

**MINUTES OF THE  
BOARD OF COMMISSIONERS MEETING  
HOUSING AUTHORITY OF THE CITY OF MCKINNEY**

The regular meeting of the Housing Authority of the City of McKinney was held on September 25, 2018 at 4pm.

Chairwoman Brenda Carter called the meeting to order at 4:10pm.

The following Commissioners were present.

Carter  
Beller  
Simmons  
Roberts  
Byndom

The following staff was present.

Bethany Shaulis  
Elinor Williams  
Stacy Coleman  
Layne Killingsworth  
Oscar Olvera  
Robert Brown  
Roslyn Miller

The following members of the public were present.

Sherry Lyn  
Ron Lustik  
Regina Edwards  
Angie Farquar  
Aryan Niazi  
Shannetta Williams

Invocation – Commissioner Justin Beller

Comments from the public – Resident Sherry Lyn advised the board that at least one resident was not made aware of the exact date and time of their move. Property owner Ron Lustik inquired about the demolition of the property and his concern for how it would impact the sale of his homes located across the street.

Consider/Discuss/Act on Old Business – None

Consider/Discuss/Act on Minutes of the meeting held as follows:

August 28, 2018 (09.25.18.01) Commissioner Simmons motioned to approve the minutes as presented. Commissioner Roberts seconded the motion.

A vote was taken for each motion with the following results.

Ayes: Simmons  
Byndom  
Carter  
Beller  
Roberts  
Nays: None

Consider/Discuss/Act on Resident Council Minutes/Updates – No minutes were submitted by the resident council.

Consider/Discuss/Act on Development Updates – staff provided the board with the monthly report and financials for Newsome Homes. An update of the progress of the Merritt Homes redevelopment was provided.

Consider/Discuss/Act on Transactions in Connection with the Revitalization of Merritt Homes (09.25.18.02) – staff advised that no action was required.

Consider/Discuss/Act on Financials - Tenant Account Receivables Write-Offs (09.25.18.03)  
Commissioner Beller motioned to approve the item. Commissioner Byndom seconded the motion. A vote was taken with the following results.

Ayes: Simmons  
Roberts  
Carter  
Beller  
Byndom  
Nays: None

The Housing Choice Voucher Write-Offs were presented – (09.25.18.04) - Commissioner Beller motioned to approve the item. Commissioner Byndom seconded the motion. A vote was taken with the following results.

Ayes: Simmons  
Roberts  
Carter  
Beller  
Byndom  
Nays: None

The July (09.25.18.05) and August (09.25.18.06) 2018 Financials were presented –Commissioner Beller motioned to approve the item. Commissioner Roberts seconded the motion. A vote was taken on both items with the following results.

Ayes: Roberts  
Byndom  
Carter  
Beller  
Simmons  
Nays: None

The monthly bank statements were provided for review.

Program Operations – staff provided the monthly statistics and operational reports. Also, staff advised of proposed changes to the Administrative Plan and Admissions and Occupancy Policy. The most important changes noted were as follows.  
HUD HOTMA Notice - HUD published in the Federal Register a notice (effective September 24, 2018) that implements the provision of HOTMA (Housing Opportunity Through Modernization Act of 2016) that adds an income limit for continued occupancy in the Public Housing program.  
Participant Reporting – Self-employed to provide quarterly reports.

Consider/Discuss/Act on Administrative Plan – Preference for non-elderly, low income-persons with disabilities (09.25.18.07) – Commissioner Beller motioned to approve the item. Commissioner Simmons seconded the motion. A vote was taken with the following results.

Ayes: Roberts  
Byndom  
Carter  
Beller  
Simmons  
Nays: None

Consider/Discuss/Act on Affirmatively Furthering Fair Housing Report (09.25.18.08) – Commissioner Simmons motioned to accept the report as presented upon final review of the board. The MHA board agreed to submit any recommendations for changes within one week. Commissioner Byndom seconded the motion. A vote was taken with the following results.

Ayes: Roberts  
Byndom  
Carter  
Beller  
Simmons  
Nays: None

No changes were submitted.

Executive Director's report – Ms. Miller provided a brief update on the following.  
Mainstream Housing Voucher Award  
Recognition of outgoing Commissioner Justin Beller

Chairman's Report – Madam Carter and the board members recognized Commissioner Beller for his service as did the staff and residents in attendance. Commissioner Simmons saluted the board and staff for their service as well.

The Chairwoman called for a motion to adjourn the regular meeting. The meeting adjourned at 5:09pm.



Chairman



Date

11.27.2018