

# MINUTES

## ABILENE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING

March 19, 2009

The Board of Commissioners of the Abilene Housing Authority, Abilene, Texas, met in Regular Session on March 19, 2009, at 9:30 a.m. in the Cypress Plaza Conference Room, located at 534 Cypress Street, Abilene, Texas. Board Chair Dr. Tanya Smith Brice was absent. Board Vice-Chair Larry Holmes presided over the meeting. Other Commissioners present were: Kiddy Boswell and Patricia Hippely.

Staff members present were: Gene Reed, Executive Director; Genette Edmond, Public Housing Manager; Paul Falade, Chief Financial Officer; Ebony Bond, Housing Programs Coordinator; and Wendy Guidry, Executive Assistant. Guests included: Mark Zachary, Housing Authority Attorney, and David Webb, Housing Choice Voucher (HCV) Program Landlord, who did not sign in.

### CALL TO ORDER

Board Vice-Chair Holmes called the meeting to order at 9:31 a.m.

#### 1.0 Routine Announcements

Mr. Reed announced that he attended the 2009 NAHRO Legislative Conference in Washington, DC this week. He met with representatives for two (2) Senators and with one (1) Congressman.

#### 2.0 Public Comments

David Webb commented that Mr. Reed is doing a good job and that Mr. Falade is very cooperative. He noted that he has been working with Mr. Reed on making some changes to the HCV Program Administrative Plan and that he appreciated Mr. Reed's time, as he had recently met with him for an hour.

#### 3.0 Minutes

Commissioner Boswell made a motion to approve the Minutes from **February 26, 2009** as presented. Commissioner Hippley seconded the motion. The Board voted.

AYES: Commissioners Boswell and Hippley and Board Vice-Chair Holmes.

NAYS: None.

*The motion carried.*

#### 4.0 Consent Agenda

Commissioner Boswell made a motion to approve Items 4.1 through 4.3 as presented. Commissioner Hippley seconded the motion. The Board voted.

AYES: Commissioners Boswell and Hippley and Board Vice-Chair Holmes.

NAYS: None.

*The motion carried.*

**4.4** Mr. Reed noted that Public Housing Authorities have been allotted approximately \$4 Billion, \$3 Billion initially and \$1 Billion via competitive bid, through the American Recovery and Reinvestment Act (ARRA), for the purpose of making upgrades to Low Rent Public Housing. He summarized some of the HUD requirements regarding the funds as well as how the proposed expenditure of these funds by AHA meets with ARRA goals and requirements. Mr. Reed detailed the project needs assessment timeline and summarized the results of his meetings this week in Washington, DC with Congressman Neugebauer and a legislative aide and with legislative aides to Senators John Cornyn and Kay Bailey Hutchison, with regards to the ARRA funding. Mr. Reed also clarified that the actual amount that AHA will receive from the ARRA is \$391,884.00. Commissioner Boswell made a motion to approve Item 4.4 with amendments; the actual amount of ARRA funds AHA will receive is \$391,884.00 and the handicap, low-flow toilets will be installed at all four (4) Low Rent Public Housing projects, not just at Deegan Place. Commissioner Hipple seconded the motion. The Board voted. AYES: Commissioners Boswell and Hipple and Board Vice-Chair Holmes. NAYS: None  
*The motion carried.*

## **5.0 Executive Director's Status Report**

### **5.1 Operations Report.**

- 2009 NAHRO Legislative Conference.
- Interviews with the *Abilene Reporter-News* and KTXS-TV.
- Big Country Apartment Association presentation.
- Tenmast software conversion.
- WolfePak transition.
- TCDRS Staff Presentation.
- HCV Program Utilization.
- Annual Plan.
- Family Self-Sufficiency (FSS) grant.
- New HCV Program Manager.
- Playground equipment for Low Rent Public Housing sites.

### **5.2 Housing Choice Voucher Report for February, 2009.**

Ms. Bond advised the Board that the entire Waiting List had been pulled in February and that an additional pull would most likely occur in March. She noted that Utilization is up to 88% and that her Staff set a record this month, issuing 61 new contracts. Ms. Bond noted that with the addition of approximately 70 families, her Department would reach the 95% Utilization goal required by HUD.

### **5.2 Legal Report.**

Mr. Zachary stated that there were currently no matters to report.

## **6.0 Old Business**

## **7.0 Regular Agenda**

**8.0 New Business**

**8.1 Assumed name certificate filing for Abilene Housing Authority.**

Mr. Reed advised the Board that Mr. Zachary had filed assumed name certificates for AHA. Mr. Zachary detailed some of the history of the creation of the Agency and noted that the Agency's legal name is still "Housing Authority of the City of Abilene." Mr. Zachary noted that he filed certificates with both the Taylor County Clerk's Office as well as the Secretary of the State of Texas and that the certificates must be renewed every ten (10) years.

**9.0 Executive Session**

There was no Executive Session.

**10.0 Reconvene**

**11.0 Adjournment**

Commissioner Boswell made a motion to adjourn the meeting. Commissioner Hippley seconded the motion. The meeting was adjourned at 10:07 a.m.

---

Kiddy Boswell, Board Secretary

---

Larry Holmes, Board Vice-Chair