



Rockwall Housing Authority
Where everyday is a new beginning

MINUTES

ROCKWALL HOUSING AUTHORITY BOARD OF DIRECTORS REGULAR MEETING

Thursday, September 19, 2024 - 10:00 a.m.
100 Lake Meadows Dr. - Rockwall, TX 75087

1. Call Public Meeting to Order / Declare a Quorum

Chair Matt Neyland called the meeting to order at 10:04 a.m. Present were Chair Matt Neyland, Vice Chair Teresa Sevier and Board Members Rick Crowley, Maryann Hall, and Carla Wise. Also present were RHA Executive Director Aurora Bueno, Rockwall City Councilmember Tim McCallum, Rockwall City Manager Mary Smith, and Rockwall Director of Administrative Services David Sweet. RHA's legal counsel, Lea Ream attended via telephone.

2. Pledge of Allegiance

Chairman Neyland led the Pledge of Allegiance.

3. Open Forum for Public Comments

No public comments took place.

4. Consent Agenda Items

- a. Discuss / act on approval of minutes from the July 18, 2024 board meeting

Board Member Sevier moved to approve the minutes. Board Member Crowley seconded the motion, which passed unanimously.

5. Discuss / act on RHA's Official Business, Programs and Related Reports, including:

- a. Discuss and act on resolution approving Operating Budget for Public Housing for fiscal year 2025 (ending Sept. 30, 2025)

Extensive discussion took place related to the draft budget document recently sent out to board members for review. It was agreed that the document needs some modifications, and some additional clarification is needed. Ms. Bueno indicated she believes the due date to have the budget submitted to HUD falls on October 18. The next, regular board meeting is slated for October 17. So, it was decided to wait on taking formal action to approve the resolution and associated budget until a future board meeting. In the meantime, the document will be revised and redistributed to the board members for review prior to the meeting. Board Member Hall indicated she will be out of town and unable to attend if the meeting is held on October 17; however, a quorum of board members (which is five) did indicate availability to be present on that meeting date. No formal action took place at this time concerning the budget.

- b. Hear update from Executive Director regarding management of RHA

Ms. Bueno updated the board regarding efforts to publicize and assimilate a new waiting list for Sec. 8 public housing. She will take 100 people and then begin putting additional people on the waiting list. She will be putting all related information on the RHA's website. She went on to share that five bathroom showers will initially be installed (and bathtubs removed) in some of the housing units, likely starting in the next couple of weeks. She knows of one vacancy that is upcoming, as one resident is moving to a nursing home. Other than that, the units

are totally full. She anticipates 39 vouchers (currently at about 35). Indication was given that new programs (such as a Veteran's voucher program) will be brought to the RHA board prior to implementation. Ms. Bueno will be working towards bringing those sorts of things to the board in the future.

Mrs. Smith, Rockwall City Manager, shared that now that the City of Rockwall recently surpassed the 50,000 population mark, the city is now eligible for "Community Development Block Grant Funding." She went on to explain a couple of examples related to the possibilities this sort of grant funding may present to the city and to residents in the city (i.e. some grants could possibly benefit an elderly lady who cannot afford to replace her hot water heater or an air conditioning unit). Indication was given that she and the city council members will likely begin discussing some of these sorts of grant opportunities and will collaboratively work with the RHA Board to work out how to move forward with applying for, accepting these sorts of grant funds, and managing them. She also spoke about gradual transitions that will begin occurring, such as bringing RHA staff onto the city's payroll, moving bank accounts, and related matters.

Board Member Crowley asked for clarification on a certain Section 8 landlord and his tenant. He requested that this topic be placed on an upcoming Executive Session agenda so that they board may seek legal counsel on this matter and receive an update on this topic.

c. Hear update regarding RHA financials

Discussion regarding financials mainly transpired during the above-noted discussions. Indication was given by Mrs. Smith that she will work to clean up the budget proposal document and provide some additional clarification on it, ensuring it gets sent out to board members for review in advance of the future board meeting.

Chairman Neyland read the below-listed discussion item into the record before recessing the public meeting to go into Executive Session at 10:40 a.m.

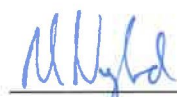
6. Executive Session: The Board of Directors will recess the public meeting to go into Executive Session to discuss the following matters, as authorized by Chapter 551 of the Texas Government Code:
 - a. discussion regarding pending or contemplated litigation (pursuant to §551.071 - Consultation with Attorney).
7. Call public meeting back to order, and take any action as a result of Executive Session.

Chairman Neyland reconvened the public meeting at 10:47 a.m.

8. Adjournment

Board Member Hall moved to adjourn. Board Member Crowley seconded the motion. The meeting was adjourned at 10:47 a.m.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE ROCKWALL HOUSING AUTHORITY (RHA)
ON THIS 30th DAY OF SEPTEMBER, 2024.



Matthew Neyland, RHA President

ATTEST:



Richard R. Crowley, RHA Secretary