

State of Texas
County of Tarrant
City of Grapevine

The Board of Commissioners of the Grapevine Housing Authority held a meeting in regular session on this the 24th day of April 2014 in the Conference Room of Grapevine Housing Authority, with the following members present to wit:

Jane Everett	Chair
Randy Bacon	Vice Chair/Finance Officer
Joetta King	Commissioner
Karen Rice	Commissioner

Constituting a quorum, with the following also present:

Debra Wells	Executive Director
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CALL TO ORDER

CITIZEN COMMENTS

REPORT OF THE EXECUTIVE DIRECTOR (INFORMATIONAL ONLY)

Item #1. Rent Delinquency and Information Sheet

The executive director reported to the board on the rent delinquencies, number of empty units, work orders and statistical information for the waiting list for Public Housing. Also reported was the statistical information for the Section 8 Voucher Program including number of Vouchers leased up, cost per voucher, number of applications on the waiting list, and the Portability and Receipts report. Portability accounts receivables aging report included.

Item#2 Capital Funds Activity Report

The Board was provided with an update on expended funds for the capital funds projects.

Item #3 Report of Public Housing and Section 8 Activity and issues

The board was provided with a report for Public Housing and Section 8 activity and issues.

Item#4 Minutes from the Resident Advisory Board for April 2014

The board was provided with minutes from the April 2014 Resident Advisory Board meeting.

NEW BUSINESS

Item #1 Consideration of the minutes from the March 27, 2014 Board Meeting

The board was provided with minutes from the March 27, 2014 meeting for approval.

Commissioner King moved and Commissioner Rice seconded a motion to accept the minutes as presented.

Ayes: Everett, Bacon, King and Rice
Nays: None
Absent: None

Motion passed.

Item #2 Consideration and discussion of amendment to the ACOP concerning the new flat rent requirement.

The board was presented with changes to the Admissions and Continued Occupancy Policy (ACOP) to implement changes to the flat rent policy as required in the Consolidated Appropriations Act of 2014. They were informed that until HUD provides guidance on how to implement the changes to existing residents the flat rent requirements would only apply to new admissions. The board was also informed that the ACOP would have to be revised again once guidance from HUD was provided.

Commissioner Rice moved and Commissioner King seconded to revise section XXI of the ACOP regarding the flat rent policy.

Ayes: Everett, Bacon, King and Rice
Nays: None
Absent: None

Motion passed.

Item #3 Consideration and discussion of an amendment to the lease regarding time out of the unit.

The board was provided amended wording in the lease to clarify how long a resident is allowed to be out of the unit. After discussion it was decided the changes needed more work to provide clearer and better understanding of length of absences from the unit. It was recommended to seek help from the City Attorney.

Commissioner King moved and Commissioner Bacon seconded to table the item until clearer and better language was provided.

Ayes: Everett, Bacon, King and Rice
Nays: None
Absent: None

Motion passed.

Item #4 Consideration and acceptance of the December 2013, January, February and March 2014 monthly financial statements

Commissioner Bacon reported that he reviewed and found the monthly financial statements for December 2013 as well as January, February and March 2014 acceptable.

Commissioner Bacon moved and Commissioner King seconded to accept the monthly financial statements for December 2013, January, February and March 2014 as presented.

Ayes: Everett, Bacon, King and Rice
Nays: None
Absent: None

Motion passed

ADJOURNMENT

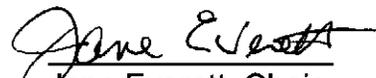
Commissioner King moved and Commissioner Bacon seconded that the meeting be adjourned.

Ayes: Everett, Bacon, King and Rice
Nays: None
Absent: None

Motion passed. Meeting adjourned at 5:45 p.m.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
GRAPEVINE HOUSING AUTHORITY ON THE 29TH DAY OF MAY, 2014.

APPROVED:


Jane Everett, Chair

ATTEST:


Debra Wells,
Executive Director