

Resolution No. 3853

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES AS WACO HOUSING AUTHORITY AND AFFILIATES DESIRES TO OBTAIN ADMISSION TO MTW DEMONSTRATION PROGRAM: ASSET BUILDING COHORT.

WHEREAS, MTW allows PHAs to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by permitting PHAs to use assistance received under Section 8 and 9 of the United States Act of 1937, as amended, 42 U.S.C. 1437, et seq., (1937 Act) more flexible and by allowing certain exemptions from existing public housing and Housing Choice Voucher program rules, as approved by the U.S. Department of Housing and Urban Development.

WHEREAS, to complete Waco Housing Authority's entry into the MTW Demonstration Expansion; Asset Building Cohort program, WHA must fully comply with MTW objectives, statutory requirements and the MTW Operations Notice.

WHEREAS, engaging the WHA community is a critical component to the success of the MTW initiative. The MTW demonstration program encourages individuals and families to engage in dialogue with the Waco Housing Authority (PHA) on program proposed policies and activities.

WHEREAS, the proposed MTW initiatives include:

1. Asset Building Initiatives that encourage growth of savings accounts and aim to build credit for assisted households
2. WHA will design a local asset building program to further both goals.

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves the Moving to Work Demonstration Program; Asset Building Cohort and the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chairperson of the Board

(SEAL)

Resolution No. 3852

RESOLUTION 3852 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES AUTHORIZING THE SALE OF THE WHA PROPERTY LOCATED AT 1001 WASHINGTON, WACO, TEXAS IN THE AMOUNT OF \$1,200,000.

WHEREAS, the Housing Authority submitted a contract to sell the property at 1001 WASHINGTON, WACO, TEXAS.

WHEREAS, Communities in School (CIS) has hereby accepted the Purchase and Sale Agreement for 1001 WASHINGTON, WACO, TEXAS in order to effectively manage, rehabilitate, market, and operate the property;

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chairperson of the Board

(SEAL)

Resolution No. 3850

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY & AFFILIATES APPROVING THE ANNUAL REPORT TO BE SUBMITTED
TO THE CITY COUNCIL OF THE CITY OF WACO

WHEREAS, the policy governing the City of Waco Board & Commissions provides that an annual report be submitted to the City Council, and

WHEREAS, the Board of Commissioners of Waco Housing Authority & Affiliates falls into the category of boards that are approved by the Board of Commissions of the City of Waco, and

WHEREAS, the annual report has been compiled according to the guidelines and is ready for submission upon approval by the Board of Commissioners of Waco Housing Authority & Affiliates, and

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chairperson of the Board

(SEAL)

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
4400 Cobbs Drive
HYBRID MEETING
May 12, 2022
12:00 Noon

Interim Chair Jon Ramos called the meeting to order at 12:01 p.m.

I. Establishment of Quorum

Commissioner's present: Jon Ramos, John Bible, LaTonya Lewis

Commissioners absent: Melli Wickliff

II. Hearing from Visitors

- Recognition of Officials

III. Presentation from the Auditor – David Boring

Mr. Boring provided an update to the board regarding our audit this year. There were no findings.

IV. Approval of Minutes

Interim Chair Jon Ramos asked for a motion to approve the minutes of the April 2022 Board Meeting. Commissioner John Bible made the motion and Commissioner LaTanya Lewis seconded the motion. Interim Chair Jon Ramos called for a vote and the motion passed unanimously.

V. Updates

President/CEO gave the floor to Peter with Brinshore, and he provided an update to the South Terrace RAD project.

President/CEO updated the board on the process for Melody Grove (Estella Maxey) RAD Development and talked about the contract with Urban strategies for community and resident services.

President CEO updated the board on Trendwood and that we are still working on submitting paperwork in partnership with Steele Properties to HUD and TDHCA and WHA.

VI. New Business

RESOLUTION NO. 3848 RESOLUTION APPROVING THE ISSUANCE, SALE AND DELIVERY BY WACO HOUSING AUTHORITY PUBLIC FACILITY CORPORATION OF ITS MULTIFAMILY HOUSING REVENUE BONDS (TRENDWOOD APARTMENTS) SERIES 2022; APPROVING THE FORM AND SUBSTANCE OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS NECESSARY TO CARRY OUT THE FINANCING OF SUCH MULTIFAMILY RENTAL RESIDENTIAL DEVELOPMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Milet Hopping advised the board that WHA would be using the PFC to issue bonds for Trendwood apartments.

Interim Chair Jon Ramos asked for a motion to approve Resolution No. 3848. Commissioner John Bible made the motion to approve if the and Commissioner LaTonya Lewis seconded the motion. Interim Chair Jon Ramos called for a vote and the motion passed unanimously.

Resolution No. 3848

A copy of this resolution may be found in the resolution file.

VII. Reports

Administrative Services

Everything for Admin was usual business.

Information Technology

Every for I.T. was usual business.

OPERATIONS –Vice President Gloria Dancer

Rising Images

The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.

MOD

Everything for MOD was usual business.

PUBLIC HOUSING

There are 482 applicants on the WHA Public Housing Waiting list.

MAINTENANCE

The Maintenance Department continues to work on make readies.

SECTION 8 - Milet Hopping

The Section 8 department currently is leasing 2584 vouchers and has 3359 total applicants on the combined waiting lists. There are 56 veterans in the VASH program.

COMMUNITY SERVICES - Milet Hopping

Our Community Services Department was working to get vaccination clinics for residents and tenants.

FINANCE – Vice President Edwina Viera

A summary of the financial statements and the new Consolidated Financial Report was provided.

VIII. Consideration of Future Agenda Items

IX. Adjournment

Interim Chair, Jon Ramos, adjourned the meeting at 1:45 p.m.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chair of the Board

Seal

Resolution No. 3851

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES AUTHORIZING THE PURCHASE OF THE NEW HILL COUNTY OFFICE LOCATED AT 200, 207, 208, 210 E FRANKLIN ST., HILLSBORO TEXAS IN THE AMOUNT OF \$772,000.

WHEREAS, the Housing Authority submitted a contract to purchase property at 200, 207, 208, 210 E FRANKLIN ST., HILLSBORO TEXAS.

WHEREAS, WHA has hereby accepted the assignment of, the Purchase and Sale Agreement for 200, 207, 208, 210 E FRANKLIN ST., HILLSBORO TEXAS in order to effectively manage, rehabilitate, market, and operate the property;

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chairperson of the Board

(SEAL)

Synopsis of the Minutes
WACO HOUSING OPPORTUNITIES CORPORATION
ANNUAL MEETING
Board Room
4400 Cobbs Dr.
Waco, Texas
May 12, 2022

- I. Call to Order
President Jon Ramos called the meeting to order at 1:01 pm.
- II. Establishment of Quorum
Directors present: Jon Ramos, Melli Wickliff, John Bible, Latonya Lewis
Directors absent:
- III. Approval of Minutes
Minutes were approved as presented.
- IV. New Business
- RESOLUTION 055 RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITIES CORPORATION(WHOC)AUTHORIZING THE PURCHASE OF 1600 GURLEY LANE WACO, TEXAS 76706 IN THE AMOUNT OF \$508,000.
Milet Hopping, President/CEO reviewed the details of the purchase for Gurley Lane with the Board. Interim Chair Jon Ramos asked for a motion to approve Resolution No. 055. Commissioner Melli Wickliff made the motion and Commissioner John Bible seconded the motion. Interim Chair Jon Ramos called for a vote and the motion passed unanimously.

Resolution No. 055

A copy of this resolution may be found in the resolution file.
- V. Adjournment
President Malcolm Duncan Jr. adjourned the meeting at 1:12 pm.

Milet Hopping 7/21/2022

Secretary

 7/21/2022

President of the Board

Seal

Resolution No. 3854

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY AND AFFILIATES ACCEPTING THE REVISED BY-LAWS FOR THE
WACO HOUSING AUTHORITY & AFFILIATES.

WHEREAS, the commissioners read over the proposed revised by-laws and voted to accept them.

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves the above resolution, and it was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chairperson of the Board

(SEAL)

RESOLUTION NO. 056

RESOLUTION BY THE BOARD OF DIRECTORS OF WACO HOUSING OPPORTUNITES CORPORATION(WHOC) ACCEPTING THE REVISED BY-LAWS FOR THE WACO HOUSING OPPORTUNITES CORPORATION

WHEREAS, the commissioners read over the proposed revised by-laws and voted to accept them.

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW; THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the Board of Directors of Waco Housing Opportunities Corporation on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

President of the Board

(SEAL)

Resolution No. 3856

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING
AUTHORITY AND AFFILIATES (WHAA) APPROVING EXPENSES TO COVER \$123,468
OF SOUTH TERRACE PLUMBING REPAIRS

WHEREAS, the board of commissioners approve expenses of \$123,468 to cover South Terrace plumbing repairs and

WHEREAS, this approval will promptly allow Waco Housing Authority and Affiliates (WHAA) to make the necessary repairs to the plumbing at South Terrace apartments

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves the above resolution, and it was approved by the Board of Commissioners of Waco Housing Authority & Affiliates on this the 21st day of July 2022.

Milet Hopping

7/21/2022

Secretary



7/21/2022

Chairperson of the Board

(SEAL)