LITTLE ROCK HOUSING AUTHORITY (LRHA) / METROPOLITAN HOUSING ALLIANCE (MHA)

SUMMARY MEETING MINUTES

Board of Commissioners Meeting - July 29, 2026

Meeting	LRHA/MHA Board of Commissioners Meeting
Date / Time	Wednesday, July 29, 2026. Agenda time: 1:00 p.m. Actual call to order: approximately 1:01 p.m.
Location	LRHA-MHA Administration Building, 100 Bruce T. Moore Way, Little Rock, Arkansas 72201
Board Members	Donna Wickes, Chair; Daniel Sherrod
Roll Call	Donna Wickes present; Daniel Sherrod absent. Quorum announced.
Source Materials	July 29, 2026 LRHA agenda and combined raw transcript.

1. Call to Order / Roll Call

Chair Donna Wickes called the meeting to order at approximately 1:01 p.m. Dexter Brady conducted roll call. Chair Wickes was present, Commissioner Daniel Sherrod was absent, and a quorum was announced.

2. Approval of Agenda and Minutes

- Chair Wickes stated that she reviewed and approved the July 29, 2026 agenda. No separate motion or second was captured in the transcript.
- Chair Wickes stated that she reviewed and approved the June 17, 2026 monthly Board meeting minutes. No separate motion or second was captured in the transcript.

3. Public Participation

- [redacted] A resident described his prior homelessness, the assistance he received through the City and LRHA to obtain [redacted] unit, and his family's progress. He encouraged outreach at locations where people living in vehicles may stay because many do not know how to locate housing resources.
- [redacted] is daughter of housing applicant, [redacted] described repeated anticipated placements for her mother at [redacted] that did not occur, including an accessible-unit concern. Dexter Brady directed a private post-meeting discussion with the speaker and appropriate staff to review documents and determine how LRHA could assist.

4. Executive Staff Summary

- LRHA submitted a SEMAP corrective action response addressing seven indicators and submitted a separate audit-findings response to HUD before the applicable deadlines.
- Current priorities included the 2027 Annual Plan, increased Madison Heights occupancy, updates to the HCV Administrative Plan and ACOP, waiting-list purge and outreach, 2027 budget preparation, asset repositioning, departmental SOPs, and completion of annual NSPIRE inspections.
- Annual Plan meetings had begun at LRHA properties, and additional community-focused meetings with HUD were planned for August.

5. Department Reports

Financial Report

Bryant McClellan reported that Finance was beginning the 2027 operating and capital budget process with the COCC, HCV, and public housing departments. Finance was also meeting weekly with Novogradac on the 2025 audit, with a September 15 completion target and upload required before September 30. Chair Wickes anticipated Board review of the budget and audit in September.

Housing Choice Voucher / Section 8

Santisha Calhoun reported HCV utilization of 80.3 percent and 2,426 assisted families. The department completed 264 backlog certifications in July, added two certified inspectors, was pursuing a third-party PBV inspection contractor, submitted its SEMAP corrective action plan, planned quality-control inspections beginning in August, continued Administrative Plan and SOP work, and was preparing to transition 62 EHV families to HCV.

Asset Management / Compliance

Branda Gulley reported portfolio occupancy ranging from 67 to 96 percent, with updated public housing occupancy of 80 percent at Madison Heights I and 79 percent at Madison Heights II. There were 86 units in the turnover pipeline, with 15 completed and 71 remaining. Average completion time was approximately 34 days compared with a 14-day contractor target. Weekly contractor monitoring and expanded performance reporting were planned.

Annual Plan

Jada Johnson described property meetings, resident surveys, policy review, and distribution of flyers for the 2027 Annual Plan. Board approval was anticipated in September and HUD submission was planned by October 16 in advance of the October 18 due date.

Legal Updates

Dexter Brady reported continued work and meetings regarding ITEX, with no material status change in the other legal matters.

6. Motions, Resolutions, and Votes

Item	Motion / Resolution	Motion and Second	Result
Approval of Agenda	Approve the July 29, 2026 agenda.	No separate motion or second captured; Chair stated approval.	Approved.
Approval of Minutes	Approve June 17, 2026 Board meeting minutes.	No separate motion or second captured; Chair stated approval.	Approved.
Resolution #2026-07-30	Delegate contracting-officer authority to Ellis Wilson-Henri for specified procurements and future contracts defined by the Board.	No separate motion or second captured; Chair stated approval.	Approved.
Resolution #2026-07-31	Award Madison Heights I and II fortified roofing replacement contract to Elite Roofing & Rehab, LLC for $655,207.37.	No separate motion or second captured; Chair stated approval.	Approved; grant-funded execution authorized.
Resolution #2026-07-32	Renew and pay Gleason Insurance property and general liability coverage for the LRHA Administrative Office.	No separate motion or second captured; Chair stated approval.	Approved, not to exceed $34,200.48.

Item	Motion / Resolution	Motion and Second	Result
Resolution #2026-07-33	Authorize HCV exception payment standard up to 120 percent of HUD FMR.	No separate motion or second captured; Chair stated approval.	Approved for qualifying reasonable-accommodation cases.
Resolution #2026-07-34	Authorize bank-account and CD signing authority for Dexter Brady, Bryant McClellan, and Altha Russell.	No separate motion or second captured; Chair stated approval.	Approved.
Resolution #2026-07-35	Authorize contractor(s) for NSPIRE-V inspection services.	No separate motion or second captured; Chair stated approval.	Approved, not to exceed $23,000.

7. Adjournment

Chair Wickes adjourned the LRHA Board of Commissioners meeting at approximately 1:39 p.m. The CAHC Board of Directors meeting began immediately afterward.

Donna Wickes, Chair

Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION NO.: 2026-07-30

RESOLUTION TO SUPPORT DELEGATION OF AUTHORITY FOR CONTRACTING OFFICER TO ELLIS WILSON-HENRI

BE IT RESOLVED THAT at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas, held on July 29, 2026, the Board of Commissioners made the decision and requests staff to act as follows:

WHEREAS, 2 CFR 200.318 provides that non-federal entities must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders; and

WHEREAS, the Board of Commissioners is responsible to establish and follow a Procurement Policy for LRHA; and

WHEREAS, LRHA's Procurement Policy delegates authority for procurement functions to the Interim Executive Director, with authority to assign all or a portion of that responsibility to a position or individual based on the organization and staffing of the agency; and

WHEREAS, a person with authority for procurement activities is referred to as a Contracting Officer when that person performs that function, regardless of any other job or position that person may have; and

WHEREAS, LRHA has determined that it is beneficial to delegate authority for this role to an additional individual, Mr. Ellis Wilson-Henri from the HUD Recovery Team, so that he shall use sound judgment in accomplishing the procurement activities of LRHA; ensure that bidders and contractors receive fair, impartial, and equitable treatment; ensure that contract actions comply with all applicable laws and regulations, and with LRHA's approved procurement policy; and seek the best value and greatest overall benefit for LRHA in response to the needs desired; and

WHEREAS, Mr. Ellis Wilson-Henri will serve as Contracting Officer for the procurement of auditing services and legal services, and future contracts as determined by the LRHA Board.

NOW, THEREFORE, BE IT RESOLVED, that the LRHA Board of Commissioners hereby supports and approves the delegation of authority for Contracting Officer to Mr. Ellis Wilson-Henri with immediate effect.

PASSED AND ADOPTED by the Board of Commissioners of the Little Rock Housing Authority on the 29th of July 2026.

Commissioner CHAIR DONNA WICKES moved to adopt this resolution.

Commissioner ______________________ seconded the motion and upon roll call the following vote was recorded:

RESOLUTION NO.: 2026-07-30

Ayes: Commissioner(s) CHAIR DONNA WICKES

Nays: Commissioner(s) ______________________

Absent: Commissioner(s) DANIEL SHERROD

Abstain: Commissioner(s) ______________________

IN WITNESS WHEREOF, each of the undersigned has hereunto set their hand on behalf of the Housing Authority on this 29th day of July 2026.

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Donna Wickes, Chairperson

Dexter Brady

Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION 2026-07-31

THE AWARD OF A CONTRACT FOR FORTIFIED ROOFING REPLACEMENT SERVICES FOR MADISON HEIGHTS PHASE I AND MADISON HEIGHTS PHASE II TO ELITE ROOFING & REHAB, LLC IN THE AMOUNT OF $655,207.37

BE IT RESOLVED THAT at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas held on July 29, 2026, the Board of Commissioners made the following decision and requests staff to take action:

WHEREAS the Little Rock Housing Authority ("LRHA") solicited competitive sealed bids for the Fortified Roofing Replacement Project for Madison Heights Phase I and Madison Heights Phase II in accordance with applicable federal procurement requirements, HUD regulations, and LRHA Procurement Policy; and

WHEREAS bids were publicly received, opened, and evaluated by LRHA staff to determine responsiveness, responsibility, and compliance with the requirements of the Invitation for Bids; and

WHEREAS following a comprehensive evaluation of the five bids received, Elite Roofing & Rehab, LLC was determined to be the lowest responsive and responsible bidder and submitted a bid in the amount of Six Hundred Fifty-Five Thousand Two Hundred Seven Dollars and Thirty-Seven Cents ($655,207.37). *See Attachment A – Bid Tab*; and

WHEREAS, the Fortified Roofing Replacement Project is funded through the Federal Home Loan Bank, and the contract awarded herein will be paid from funds provided under that program; and

WHEREAS, based on the most reasonable and responsible bid the Interim Executive Director has recommended the award of the contract to Elite Roofing & Rehab, LLC.

NOW, THEREFORE, BE RESOLVED:

BE IT FURTHER RESOLVED that the Board of Commissioners hereby approves the award of the contract for the Fortified Roofing Replacement Project for Madison Heights Phase I and Madison Heights Phase II to Elite Roofing & Rehab, LLC in the amount of $655,207.37, subject to the contractor's completion of all required contract documents, insurance, bonding, and other pre-execution requirements.

BE IT FURTHER RESOLVED that the contract awarded herein shall be funded from the proceeds of the Federal Home Loan Bank designated for the Madison Heights Phase I and Madison Heights Phase II Fortified Roofing Project, and the Interim Executive Director, or his designee, is authorized to administer and disburse those funds in accordance with the terms and conditions of the Federal Home Loan Bank award and the executed construction contract.

BE IT FURTHER RESOLVED that the Interim Executive Director, or his designee, is authorized to execute the construction contract and all related documents necessary to implement this Resolution and complete the project.

BE IT FURTHER RESOLVED that all work performed under this contract shall comply with the requirements of the Federal Home Loan Bank and Fortified Roofing, and AEI requirements, the contract documents, applicable HUD regulations, and all applicable federal, state, and local laws governing the project.

PASSED AND ADOPTED by the Board of Commissioners of the Little Rock Housing Authority on the 29th of July 2026

Commissioner CHAIR DONNA WICKES moved to adopt this resolution.

Commissioner ______________________ seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioner(s) CHAIR DONNA WICKES

Nays: Commissioner(s) ______________________

Absent: Commissioner(s) DANIEL SHERROD

Abstain: Commissioner(s) ______________________

IN WITNESS WHEREOF, each of the undersigned has hereunto set their hand on behalf of the Housing Authority on this 29th day of July 2026.

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Donna Wickes, Chairperson

Dexter Brady

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Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION 2026-07-32

A RESOLUTION AUTHORIZING THE RENEWAL AND PAYMENT OF PROPERTY AND GENERAL LIABILITY INSURANCE COVERAGE THROUGH GLEASON INSURANCE FOR THE LRHA ADMINISTRATIVE OFFICE

BE IT RESOLVED, that at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock ("LRHA"), Arkansas held on July 29, 2026, the Board of Commissioners did make the following decision and requests staff to act as follows:

WHEREAS, due to the necessity of maintaining continuous and adequate insurance coverage for all Agency-owned and managed properties, LRHA must take all reasonable and prudent measures to secure and maintain property and liability insurance in accordance with applicable federal regulations, lender requirements, contractual obligations, and Agency standards; and

WHEREAS, LRHA has identified the need for renewal insurance coverage services for the cost breakdown; and

- Administrative Office at 100 Bruce T. Moore Way – $ 34,200.48
    - Property Insurance – $32,061.12
    - General Liability – $2,139.36

WHEREAS, KINSALE INS. CO has been identified as a qualified, responsive and responsible provider capable of providing the required insurance coverage services in accordance with HUD standards; and

WHEREAS, these services were procured through a brokerage firm, Gleason Insurance LLC: and

WHEREAS, all procurement actions shall be conducted in accordance with applicable federal regulations, including 2 CFR Part 200 and the contract amounts are determined to be fair and reasonable and within budgetary limits for the insurance coverage services; and

WHEREAS, the Interim Executive Director, or assigned designee, is authorized to enter into agreements with KINSALE INS. CO for insurance coverage services at the LRHA Administrative Office at 100 Bruce T. Moore Way, in an aggregate amount not to exceed Thirty-four thousand two hundred and 48/100 dollars ($34,200.48).

NOW THEREFORE BE IT RESOLVED THAT THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS THAT:

The Board of Commissioners hereby authorizes payment to Gleason Insurance, LLC for insurance coverage services for the properties identified herein, in the respective amounts set forth above, subject to the availability of funds and compliance with all applicable federal requirements, including 2 CFR Part 200, and LRHA procurement policies, and further authorizes the Interim

RESOLUTION 2026-07-32

Executive Director, or designee, to execute any and all necessary documents required to carry out the intent of this Resolution.

PASSED AND ADOPTED by the Board of Commissioners of the Little Rock Housing Authority on the 29th of July 2026

Commissioner CHAIR DONNA WICKES moved to adopt this resolution.

Commissioner ______________________ seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioner(s) CHAIR DONNA WICKES

Nays: Commissioner(s) ______________________

Absent: Commissioner(s) DANIEL SHERROD

Abstain: Commissioner(s) ______________________

IN WITNESS WHEREOF, each of the undersigned has hereunto set their hand on behalf of the Housing Authority this 29th day of July 2026.

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Donna Wickes, Chairman

Dexter Brady

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Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION 2026-07-33

A RESOLUTION APPROVING AN INCREASE TO THE HOUSING CHOICE VOUCHER PAYMENT STANDARD TO 120% OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FAIR MARKET RENT FOR LITTLE ROCK, ARKANSAS, PULASKI COUNTY

BE IT RESOLVED THAT at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas held on July 29, 2026, Board of Commissioners made the following decision and requests staff to take action:

WHEREAS the Little Rock Housing Authority ("LRHA") administers the Housing Choice Voucher (HCV) Program pursuant to Section 8 of the United States Housing Act of 1937, as amended, and in accordance with regulations promulgated by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS in January 2026, LRHA approved payment standards at one hundred ten percent (110%) of the applicable HUD Fair Market Rents (FMRs) for Pulaski County, Arkansas, to better address local rental market conditions and improve housing opportunities for voucher participants; and

WHEREAS on May 4, 2026, pursuant to Section 6(j)(3)(A) of the United States Housing Act of 1937, as amended, HUD took possession of the programs, projects, assets, and operations of the Little Rock Housing Authority and appointed a Receiver to exercise all powers necessary to administer the agency; and

WHEREAS, HUD regulations permit a Public Housing Authority to approve an exception payment standard of up to one hundred twenty percent (120%) of the applicable Fair Market Rent when necessary, as a reasonable accommodation for a family that includes a person with a disability; and

WHEREAS, certain families may require housing with accessibility features, additional space, a specific location, or other disability-related accommodations that cannot be secured within the Authority's standard payment standards; and

WHEREAS, allowing an exception payment standard of up to one hundred twenty percent (120%) of the applicable Fair Market Rent will assist eligible families in locating and leasing safe, decent, sanitary, and accessible housing that meets their verified disability-related needs; and

WHEREAS, each request will be reviewed and approved individually in accordance with HUD requirements, the Authority's Administrative Plan, and applicable fair housing and reasonable accommodation policies; and

WHEREAS, this exception payment standard shall be used exclusively for approved reasonable accommodations and shall not constitute a general increase in the Authority's payment standards for the Housing Choice Voucher Program.

RESOLUTION 2026-07-33

Bedroom Size	FY 2026 FMR	120% Payment Standard
Efficiency	$984	$1,180.80
One Bedroom	$989	$1,186.80
Two Bedroom	$1,147	$1,376.40
Three Bedroom	$1,540	$1,848.00
Four Bedroom	$1,822	$2,186.40

NOW, THEREFORE, BE IT RESOLVED, that the HUD Local Field Office for the Housing Authority of the City of Little Rock, Arkansas, hereby authorizes an exception payment standard of up to one hundred twenty percent (120%) of the applicable HUD-published Fair Market Rent, strictly on an as-needed, case-by-case basis, when determined necessary to provide a reasonable accommodation for a family that includes a person with a disability.

BE IT FURTHER RESOLVED that the Interim Executive Director and authorized LRHA staff are directed to:

1. Review each request individually to determine whether the exception payment standard is necessary as a reasonable accommodation;
2. Obtain and maintain all required documentation supporting the approved reasonable accommodation;
3. Apply the exception payment standard only to the eligible family for whom the reasonable accommodation is approved;
4. Revise the Housing Choice Voucher Administrative Plan and related procedures, as necessary, to incorporate the exception-payment-standard process;
5. Implement each approved exception in accordance with applicable HUD regulations, fair housing requirements, rent-reasonableness requirements, and available program funding; and
6. Take any additional administrative action necessary to carry out the intent of this Resolution.

BE IT FURTHER RESOLVED that this authorization does not establish a general payment standard of 120% of Fair Market Rent for all Housing Choice Voucher participants and shall apply solely to individually approved reasonable accommodations.

Commissioner CHAIR DONNA WICKES moved to adopt this resolution.

Commissioner ______________________________ seconded the motion and upon roll call the following vote was recorded:

RESOLUTION 2026-07-33

Ayes: Commissioner(s) CHAIR DONNA WICKES

Nays: Commissioner(s) ______

Absent: Commissioner(s) DANIEL SHERROD

Abstain: Commissioner(s) ______

IN WITNESS WHEREOF, each of the undersigned has hereunto set their hand on behalf of the Housing Authority on this 29th day of July 2026.

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Donna Wickes, Chairperson

Dexter Brady
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Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION NO.: 2026-07-34

RESOLUTION AUTHORIZING SIGNING AUTHORITY TO THE INTERIM EXECUTIVE DIRECTOR DEXTER BRADY, CFO BRYANT MCCLELLAN AND SENIOR ACCOUNTANT ALTHA RUSSELL FOR ALL BANK ACCOUNTS AND CDs

BE IT RESOLVED that at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas D/B/A Metropolitan Housing Alliance (MHA) held on July 29, 2026, the Board of Commissioners made the decision and requests staff to act as follows:

WHEREAS the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas D/B/A Metropolitan Housing Alliance is determined to grant signing authority to the Interim Executive Director Dexter Brady, CFO Bryant McClellan, and Senior Accountant Altha Russell as described hereunder; and

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS D/B/A METROPOLITAN HOUSING ALLIANCE (MHA) THAT;

The Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas d/b/a Metropolitan Housing Alliance approves signing authority to the Interim Executive Director Dexter Brady, CFO Bryant McClellan, and Senior Accountant Altha Russell for all bank accounts and CDs.

Commissioner CHAIR DONNA WICKES moved to adopt this resolution.

Commissioner ______________________ seconded the motion and upon the roll call the following votes were recorded:

AYES:	Commissioner/s	CHAIR DONNA WICKES
NAYS:	Commissioner/s	
ABSTAIN:	Commissioner/s	
ABSENT:	Commissioner/s	DANIEL SHERROD

The Chairperson thereupon declared the motion carried and the Resolution adopted.

IN WTINESS WHEREOF, each of the undersigned has hereunto set his hand of Authority this 29th day of July 2026.

Donna Wickes, Chairperson

Dexter Brady

Dexter Brady, Interim Executive Director

RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

RESOLUTION 2026-07-35

A RESOLUTION AUTHORIZING THE ENGAGEMENT OF CONTRACTOR(S) TO PERFORM NSPIRE-V INSPECTION SERVICES

BE IT RESOLVED, that at a duly constituted meeting of the Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas, held on July 29, 2026, the Board of Commissioners did make the following decision and request staff to act as follows:

WHEREAS, the Little Rock Housing Authority ("LRHA") administers the Housing Choice Voucher (HCV) program and must ensure assisted units meet applicable NSPIRE-V inspection requirements, including inspections such as initial, annual, special, and reinspection activities; and

WHEREAS, LRHA has identified the need to engage qualified contractor(s) to perform independent INSPIRE-V inspections in accordance with applicable U.S. Department of Housing and Urban Development (HUD) requirements and related inspection standards and guidance; and

WHEREAS, the Scope of Work contemplates completion of inspections and the full scope of work as provided in the RFP for NSPIRE-V issued on June 16, 2026; and

WHEREAS, the Interim Executive Director assigned staff to procure LFG Property Inspections to perform NSPIRE-V inspection services, for a total contract amount not to exceed $23,000 ("NTE Amount"), inclusive of all labor, travel, administrative costs, and any other direct or indirect costs, in a form acceptable to the Interim Executive Director; and

WHEREAS, the total contract amount shall not exceed the approved budgeted amount for inspection services for the fiscal year ending December 31, 2026; and

WHEREAS, expenditures under this Resolution shall be subject to availability of eligible program funds and shall be administered in compliance with applicable federal requirements, LRHA procurement policies, and the performance, documentation, and data security requirements.

NOW THEREFORE BE IT RESOLVED THAT THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS THAT:

The Interim Executive Director is authorized to negotiate, finalize, and execute agreements, notices to proceed, and related documents necessary to implement this Resolution, provided total expenditure does not exceed the NTE Amount and the agreements remain consistent with the approved Scope of Work.

PASSED AND ADOPTED by the Board of Commissioners of the Little Rock Housing Authority on the 29th of July 2026

RESOLUTION 2026-07-35

Commissioner CHAIR DONNA WICKES moved to adopt this resolution.

Commissioner ____________________ seconded the motion and upon roll call the following vote was recorded:

Ayes: Commissioner(s) CHAIR DONNA WICKES

Nays: Commissioner(s) ____________________

Absent: Commissioner(s) DANIEL SHERROD

Abstain: Commissioner(s) ____________________

IN WITNESS WHEREOF, each of the undersigned has hereunto set their hand on behalf of the Housing Authority this 29th day of July 2026.

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Donna Wickes, Chairperson

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Dexter Brady, Interim Executive Director