# MINUTES

LRHA

LITTLE ROCK HOUSING AUTHORITY

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

# SUMMARY MEETING MINUTES

**Board of Commissioners Meeting - August 26, 2026**

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| **Meeting** | LRHA/MHA Board of Commissioners Meeting |
| **Date / Time** | Wednesday, August 26, 2026. Agenda time: 1:00 p.m. Actual call to order: approximately 1:01 p.m.; adjournment: approximately 1:19 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 is absent. No separate LRHA quorum announcement was captured in the transcript. |
| **Source Materials** | August 26, 2026, revised LRHA agenda and combined raw transcript. |

**Draft Minutes Note |** These summary minutes were prepared from the agenda and raw transcript and are intended for review and correction before final approval.

## 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 and Commissioner Daniel Sherrod was absent. The transcript does not capture a separate LRHA quorum announcement.

## 2. Approval of Agenda and Minutes

- Chair Wickes stated that she reviewed and approved the August 26, 2026, agenda. No separate motion or second was captured in the transcript.
- Chair Wickes stated that she reviewed and approved the July 29, 2026, monthly Board meeting minutes. No separate motion or second was captured in the transcript.

## 3. Public Participation

Dexter Brady reported that no residents or other public attendees wished to speak.

## 4. Executive Staff Summary

- Audit work remained a primary agency focus, with Finance and staff continuing to supply required information.
- Annual Plan, ACOP, and Administrative Plan materials were made available at the sites for resident review in preparation for the next hearing.
- Staff completed a waiting-list purge mailing of approximately 8,000 letters.
- Executive staff reviewed the field-office assessment and began implementation planning with the recovery administrator; the public housing team was identified as the next group for focused meetings.
- Madison Heights improvements included current mortgage payments, higher occupancy, Southern Bancorp approval to begin work on four units, lighting work, and anticipated roofing-grant funding for approximately 50 roofs.

## 5. Department Reports

### Financial Report

Bryant McClellan reported that 2027 budget development would begin with HCV and proceed through all departments. Finance will build the budget from 2026 actual revenue, administrative fees, and operating costs and require supporting follow-up for each line item. The 2026 Capital Fund Program submission was progressing through HUD's EPIC process with no current blockers reported.

### Housing Choice Voucher / Section 8

Santisha Calhoun reported approximately 75% overall voucher utilization and 100% VASH utilization. HCV completed 88 backlog certifications in July, an additional 55 backlog certifications, and 102 certifications due within the next 90 days. A weekly standard of 10 completed certifications per housing specialist was implemented. HCV also reported 122 past-due inspections, ongoing corrective-action work, portability reconciliation, and 203 system errors cleared with approximately 46 files remaining for review.

### Asset Management / Compliance

Dexter Brady presented the report in Branda Gulley's absence. Clear occupancy improvements were reported for Madison I, Madison II, Elm Street, and scattered sites, with overall public housing occupancy reported at 75% as of the end of July. Staff also continued work-order cleanup, customer-service documentation, marketing through Zillow and Apartments.com, and community partnerships.

## 6. Resolution

The Board considered one contract-approval policy resolution. Resolution #2026-08-36

## 7. Motions, Decisions, and Votes

| Item | Motion / Resolution | Motion and Second | Result |
|---|---|---|---|
| Approval of Agenda | Approve the August 26, 2026, agenda. | No separate motion or second captured; Chair stated approval. | Approved. |
| Approval of Minutes | Approve July 29, 2026, Board meeting minutes. | No separate motion or second captured; Chair stated approval. | Approved. |
| Resolution #2026-08-36 | Establish an up to $50,000 contract-approval threshold under which the Executive Director and Contracting Officer may execute contracts. Contracts at or above the threshold require Board approval. | No separate motion or second captured; Chair stated approval. | Approved |

## 8. Adjournment

Chair Wickes adjourned the LRHA Board of Commissioners meeting at approximately 1:19 p.m.

Greg Jungman (Nov 9, 2026 07:26:41 CST)

**Greg Jungman, Chair**

**Dexter Brady, Interim Executive Director**

# RESOLUTIONS

LRHA

LITTLE ROCK HOUSING AUTHORITY

**RESOLUTION 2026-08-36**

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**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS ("LRHA"), D/B/A METROPOLITAN HOUSING ALLIANCE ("MHA") ESTABLISHING A POLICY FOR CONTRACT APPROVAL BY THE BOARD OF COMMISSIONERS**

**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 August 26, 2026, Board of Commissioners made the following decision and requests staff to take action:

**WHEREAS** the Board of Commissioners of the MHA desires to approve all contracts Fifty Thousand Dollars ("$50,000.00") or more prior to execution; and

**WHEREAS** the Board of Commissioners has determined that the Executive Director and Contract Officer may execute all contracts up to $50,000.00.

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

SECTION 1. The Board of Commissioners of the Housing Authority of the City of Little Rock, Arkansas d/b/a Metropolitan Housing Alliance hereby establishes the policy that all contracts of the LRHA/MHA more than $50,000.00, shall be first approved by the Board of Commissioners.

SECTION 2. The Executive Director and Contract Officer of the LRHA/MHA has authority to execute all contracts up to $50,000.00.

Commissioner Chair Donna Wickes moved to adopt this resolution.

Commissioner Chair Donna Wickes 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 26th day of August 2026.

**Donna Wickes, Chair**

**Dexter Brady, Interim Executive Director**