

**Pearsall Housing Authority  
Regular Meeting of the Board of Commissioners  
Thursday, May 6, 2020**

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A regular meeting of the Board of Commissioners of the Pearsall Housing Authority was held at the PHA Board Room located at 501 W. Medina, Pearsall Texas on Wednesday 6, 2020.

**1. Roll call, establish quorum, call meeting to order.**

The meeting was called to order at 6:00 PM by Board Chairperson Lydia Nall.

**Members Present:** Chairperson Lydia Nall, Commissioner Sabino Rodriguez, Commissioner Blanca Sandoval, and Board Secretary Antonio Martinez. Commissioner Brenda Trevino arrived at 6:20 PM.

**Members Absent:** Vice-Chairperson Monica Camacho

**2. Pledge of Allegiance**

The members recited the United States Pledge of Allegiance.

**3. Residents and citizens to be heard.**

None

**4. Approve and/or correct the minutes of the meeting held February 26, 2020 and April 2, 2020.**

Commissioner Rodriguez motioned to approve the minutes of the meetings without corrections.

Commissioner Sandoval seconded with all in favor.

**5. Director's Reports: Home Choice Voucher, Public Housing – Frio Leona, COVID-19:**

- HAP utilization remains steady at \$34,706 and \$33,947 for February and March. HUD has cautioned the PHA concerning a potential increase in per unit month cost per lease (UML). We have evaluated the vouchers using HUD's Two-Year Projection tool and feel confident that we have the room to maintain current levels and maximize our budget authority.
- Frio Leona is at capacity, while PH has 3 vacancies. HUD has reached out and allowed the PHA to place the units in an "Undergoing Modernization" status. This prevents the vacant status from affecting the PHA's occupancy rates.
- While we remain open and operational, we are still operating with skeleton crew with on-call staff. The lobby remains closed to the public, but we are allowing meetings by appointment only, and with participants wearing face masks. Pest control will continue in May, but only exterior treatments at this time. Tenants may request full, interior service, but by request only.

**6. Consent Agenda: Financial Reports, Disbursements for February and March 2020, Security State Bank balances, Credit card activity**

Commissioner Rodriguez motioned to approve the consent agenda. Commissioner Sandoval seconded with all in favor.

**7. Action items**

**A. Discussion and appropriate action regarding Resolution 2020.05.06.01, approval of the Articles of Incorporation of Bluebonnet View, A Public Facilities Corporation.**

Commissioner Trevino motioned to adopt Resolution 2020.05.06.01 approving the Articles of Incorporation of Bluebonnet View, A Public Facilities Corporation. Commissioner Rodriguez seconded with all in favor.

**B. Discussion and appropriate action regarding Resolution 2020.05.06.02 amending Section 5, Part E, 1. Payday of the PHA Personnel Policy.**

After a short discussion, Commissioner Trevino motioned to adopt Resolution 2020.05.06.02 to update the pay day in the Personnel Policy from Friday to Thursday. Commissioner Sandoval seconded with all in favor.

8. **Adjournment.** With no further business to discuss, Commissioner Trevino motioned to adjourn at 6:25 PM. Commissioner Sandoval seconded with all in favor.
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Lydia Langston Nall – Chairperson

  
Antonio Martinez – Secretary