



501 W Medina, Pearsall, Texas 78061
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State of Texas
County of Frio

Board Meeting

The Housing Authority of the City of Pearsall Board of Commissioners, do hereby declare that a legal notice was posted in words and figure to wit. A special meeting of the Housing Authority of the City of Pearsall Board of Commissioners will be held Thursday, March 30, 2023, beginning at 6:00 PM at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas.

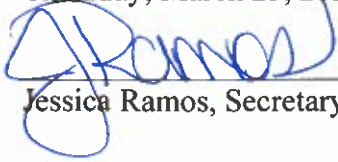
Agenda

1. Call the meeting to order.
2. Roll call. Establish quorum.
3. Pledge of Allegiance.
4. Residents and citizens to be heard.
Public comment during the public participation period of regular Board meetings shall be limited to three (3) minutes per speaker, and the subject matter of the public comment shall be limited to PHA business.
5. Discussion and appropriate action to approve and/or correct the minutes of the regular meetings held on February 23, 2023. **ACTION ITEM**
6. Executive Director Reports for February 2023
 - A. Consent Agenda: **ACTION ITEM**
 - a. Financial Reports (balance sheets and statements of revenues and expenses drafted by Lindsey Software, PHA Fee Accountant)
 - b. Disbursements
 - c. Security State Bank balances
 - B. Housing Choice Voucher Program Update
 - a. Program Update
 - b. Waiting List Trend
 - C. Low Rent Public Housing Program Update
 - a. Vacancy Report

- b. Waiting List Trend
7. **Action Items:**
- a. Discussion and appropriate action regarding the City of Pearsall Study Plan regarding the Housing Authority.
 - b. Discussion and appropriate action regarding amending the Pearsall Housing Authority Bylaws.
 - c. Discussion and appropriate action regarding the approval to conduct a Salary Study.
 - d. Discussion and appropriate action regarding the approval to update the HCV Program Administrative Plan Policy.
 - e. Discussion and appropriate action regarding the approval to update the Public Housing ACOP Policy.
 - f. Discussion and appropriate action regarding the approval to update the Financial Policy Package.
 - g. Discussion and appropriate action regarding the approval to update the Procurement Policy.
 - h. Discussion and appropriate action regarding the approval to update the Personnel Policy.
 - i. Discussion and appropriate action regarding property inspections to help control pests.
 - j. Discussion and appropriate action regarding ideas on promoting the need for 1-bedroom units for the Housing Choice Voucher Program.
 - k. Discussion and appropriate action regarding the Investment Policy for Certification of Deposits.
 - l. Discussion and appropriate action regarding the Debts Owed Policy for the Low Rent Public Housing.
 - m. Discussion and appropriate action to allow the Board of Commissioners email to be included on the PHA social media and website.
 - n. Discussion and appropriate action to approve the Annual Plan required certifications/forms
 1. Capital Fund Program (CFP) Amendment- Consolidated Annual Contributions Contract (ACC)- Form HUD-53012
 2. Certificate of Compliance with Public Hearing
 3. Certification of Payments to Influence Federal Transactions- Form HUD 50071
 4. Disclosure of Lobbying Activities
 5. Housing Authority Statement/ Amendment Modification
 6. Civil Rights Certification- HUD-50077-CR, **Resolution # 2023.03.30**
8. Discussion and appropriate action regarding the approval of suggested items for the next meeting.
9. Adjournment

The Board of Commissioners reserve the right to move any agenda item into closed session for the limited purpose of discussing matters or receiving information related to such agenda items as authorized under Chapter 551 of the Texas Government Code.

I, the undersigned, Jessica Ramos, Secretary of the Board of Commissioners of the Housing Authority of the City of Pearsall, do declare that legal notice for this meeting was posted on Thursday, March 23, 2023, at 1:30 PM in compliance with the Texas Open Meetings Act.



Jessica Ramos, Secretary/Executive Director

