

**Pearsall Housing Authority
Regular Meeting of the Board of Commissioners Thursday,
September 21, 2023**

A regular meeting of the Board of Commissioners of the Pearsall Housing Authority was held at the offices of the Pearsall Housing Authority located at 501 W. Medina, Pearsall, Texas on Thursday September 21, 2023.

1. Called the meeting to order.

The meeting was called to order at 6:00PM by Chairperson Reynaldo Trevino

2. Roll Call and establish meeting.

Present: Vice-Chairperson Juan Ponce Jr, Resident Commissioner Juan Garcia, and Commissioner Dave Richey, Chairperson Reynaldo Trevino, and Commissioner Joshua Bell

Members Absent:

Members Tardy:

3. Pledge of Allegiance

The members recited the United States Pledge of Allegiance.

4. Residents and citizens to be heard.

None.

5. Approve and/or correct the minutes of the meetings held on August 16, 2023.

Following a brief discussion, Commissioner Dave Richey motioned to approve the minutes as presented. Resident Vice-President Juan Ponce Jr. seconded with all in favor.

6. Executive Director Reports: Financial Reports, Disbursements, Security State Bank balances, Housing Choice Voucher Program Update, and Low Rent Public Housing Update for the months of August 2023

Secretary Jessica Ramos reviewed the Financial Reports, Disbursements, and Security State Bank balances. Secretary provided financial reports from July 2023. Secretary Jessica Ramos gave an update on the Housing Choice Voucher Program. Also, gave an update on the Low Rent Public Housing vacancy report. Following a brief discussion, Commissioner Dave Richey motioned to approve the Executive Director Reports. Resident Commissioner Joshua Bell seconded the motion with all in favor.

7. Discussed appropriate actions

A. Discussed appropriate action regarding the maintenance of AC units with current vendors.

Secretary Jessica Ramos provided a detailed listing of yearly cost of maintenance as per previous meeting. After a brief discussion, Vice-Chairperson Juan Ponce motioned to table this item so Secretary could get the maintenance and red line the current list to specify what could be done by maintenance and what needs a certified technician. Commissioner Joshua Bell seconded, all in favor.

B. Discussed appropriate action regarding the approval to set the Payment Standards for the FY 2024 Fair Market Rents (FMR) for the Low Rent Public Housing and the Housing Choice Voucher Program.

After a brief discussion, Commissioner Joshua Bell made a motion to set the FMS's for the Housing Choice Voucher Program at 105% of the Payment Standards and the Low Rent Public Housing at 80% of FMR minus the utility allowance. Commissioner Dave Richey seconded the motion with all in favor.

C. Discussed appropriate action regarding adding green yards, painting post by street, and landscaping to the priority list.

After a brief discussion, Vice-President Juan Ponce Jr made a motion to table this item so Secretary Jessica Ramos could review items with the head maintenance. Commissioner Joshua Bell seconded the motion with all in favor.

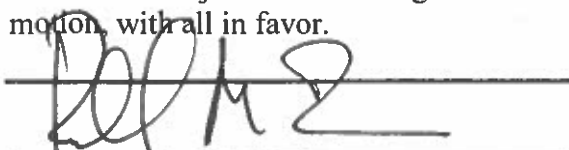
D. Discussed appropriate action regarding the submitting of a grant application for Housing Mobility-Related Services for the Housing Choice Voucher Program.

After a brief discussion, Commissioner Joshua Bell made a motion to have this item removed from the agenda due to grant expiring on August 31, 2023. Vice-President Juan Ponce Jr seconded the motion with all in favor.

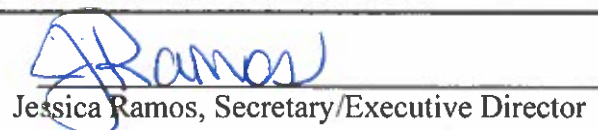
8. Discussed the approval of suggested items for the next meeting.

Provide a checklist regarding the HCVP Inspections, Maintenance update on annual reviews, Update on waiting list regarding homeless families.

9. Adjournment. With no further business to discuss, Vice-President Juan Ponce Jr motioned to adjourn the meeting at 7:28 PM. Commissioner Joshua Bell seconded the motion, with all in favor.



Reynaldo Trevino, Chairperson



Jessica Ramos, Secretary/Executive Director

10/19/23
Date: