



501 W Medina, Pearsall, Texas 78061  
(P) 830.334.9416, (F) 830.334.8335  
www.PearsallHA.org

State of Texas  
County of Frio

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## 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 Regular meeting of the Housing Authority of the City of Pearsall Board of Commissioners will be held Thursday, May 21, 2026, 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. Public Comment.
5. Discussion and appropriate action to approve and/or correct the minutes of the meeting held on April 16, 2026. **ACTION ITEM**
6. Executive Director Reports for April 2026
  - A. Consent Agenda: **ACTION ITEM**
    1. Financial Reports (drafted by Lindsey Software, PHA Fee Accountant)
    2. Expenses
    3. Bank balances
  - B. Housing Choice Voucher Program Update
    1. Program Update
  - C. Low Rent Public Housing Program Update
    1. Vacancy Report
7. **Action Items:**
  - A. Discussion and appropriate action regarding the adoption of **Resolution #2025.26.07**, Approval of the Low Rent Public Housing Budget for the PHA fiscal year July 1,

- 2026 through June 30, 2027 that was prepared by Lindsey an MRI Software Company.
- B. Discussion and appropriate action regarding the adoption of **Resolution # 2025.26.08**, Approval of the Housing Choice Voucher Program budget for the PHA fiscal year July 1, 2026 through June 30, 2027 that was prepared by Lindsey an MRI Software Company.
  - C. Discussion and appropriate to approve **Resolution # 2025.26.09** for the Utility Analysis that was conducted by RKB2 Consultants for fiscal year 2026-2027.
  - D. Discussion and appropriate action regarding the approval to void checks outstanding that are longer than 6 months.
  - E. Discussion and appropriate action regarding the approval to write-off any Tenant Accounts Receivables (TAR) that the PHA considers uncollectible.
  - F. Discussion and appropriate action to approve the Annual Plan with the required certifications/forms for the fiscal year 2026.
    - i. Capital Fund Program Amendment
    - ii. Certification of Compliance with Public Hearing
    - iii. HUD-50071, Certification of Payments to Influence Federal Transactions
    - iv. HUD-50077-CR, Civil Rights Certification
    - v. Disclosure of Lobbying Activities
    - vi. Written Statement Defining Significant Amendment/Modification
8. CLOSED SESSION- In accordance with the Texas Open Meetings Act 551.074, Personnel Matters
- i. Discussion of evaluations and compensation for all employees.
9. OPEN SESSION- In accordance with the Texas Open Meetings Act 551.102, Final Actions.
- i. Discussion and appropriate action regarding the evaluations and compensation for all employees.
10. Discussion and appropriate action regarding the approval of suggested items for the next meeting.
11. Adjournment

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*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, May 14, 2026, at 12:00 PM in compliance with the Texas Open Meetings Act.

  
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Jessica Ramos, Secretary/Executive Director

