

PCHA Board Meeting September 2023
Agenda

Date: 9/28/2023

Time: 4:00pm

Join Zoom Meeting

<https://us06web.zoom.us/j/84320229053?pwd=UlpoUVlqdlhPdHdqFR2OUZEZ1dGZz09>

Meeting ID: 843 2022 9053

Passcode: 8675309

One tap mobile

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+13092053325,,84320229053#,,,,*8675309# US

Dial by your location

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+1 309 205 3325 US

+1 646 931 3860 US

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+1 305 224 1968 US

+1 646 876 9923 US (New York)

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

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+1 408 638 0968 US (San Jose)

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Visitors (10 Minute Limit)

Action Item: Allow Public Comment Time (10 Minutes Maximum per Person)

Minutes Review

1. August 2023 Minutes (8/24/2023)

Occupancy Reports

1. September 2023 Newsletter
2. Marketing
3. Paya Credit Card Renewal 9/1/2023
4. Past Dues 8/31/2023
5. HUD Monthly OAP Update 9/13/2023

Financial Reports

1. Check Registers 8/31/2023
2. Financial Statement 8/31/2023
3. Credit Card Statement 8/27/2023

Action Item: Approve Consent Agenda – Minutes, Occupancy Reports, Financial Reports

Executive Director Report

Old Business

1. Operating Subsidy FY 2023
2. Capital Fund Program FY 2020
3. Capital Fund Program FY 2021 & 2022
 - **Action Items;**
 - **1. Approve Contract Modification #1 with Roady Exteriors**
 - **2. Approve CFP 2021 Annual Statement Revision #7**
4. Repositioning
5. Pam Simpson PHA Audit FY 2022
 - **Action Item: Approve PHA FY 2022 Audit Draft if ready**
6. PHA Wide Storm Damage 6/29/2023
7. Griggsville Property Damage

New Business

1. HUD Fair Market Rents & Flat Rent Policy Update 10/1/2023 – 9/30/2024
 - **Action Items;**
 - **1. Approve HUD prepared FY 2024 FMR's for Pike County, IL**
 - **2. Approve Flat Rent Policy Revision 10/1/2023 – 9/30/24 as Draft**
2. AHRMA Pre-Renewal FY 2024
3. Johnson Controls EPC Year 7 Report & Utility Allowance
4. Sny Island Levee Drainage District Assessment
5. HUD Civil Rights Certification FY 2024
 - **Action Item: Approve HUD Civil Rights Certification FY 2024**

Closed Session

- **Action Item: Enter Closed Session (If Necessary)**

Adjournment

- **Action Item: Adjourn Board Meeting**

