

PCHA Board Meeting October 2023
Agenda

Date: 10/19/2023

Time: 4:00pm

Join Zoom Meeting

<https://us06web.zoom.us/j/84320229053?pwd=UlpoUVlqdlhPdHdqFR2OUZEZlIdGZz09>

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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+1 305 224 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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Visitors (10 Minute Limit)

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

Minutes Review

1. September 2023 Minutes (9/28/2023)

Occupancy Reports

1. October 2023 Newsletter
2. Marketing
3. Annual Inspection 2023 Notice Baylis Perry & Pittsfield Griggsville Re-Inspects
10/23/2023 – 10/27/2023
4. Past Dues 9/30/2023
5. HOTMA 102 & 104 Update
6. HUD Monthly OAP Update 10/10/2023
7. HUD Market Conditions Request 10/16/2023
8. HUD Quarterly EIV Discrepancy Notice 10/10/2023

Financial Reports

1. Check Registers 9/30/2023
2. Financial Statement 9/30/2023
3. Credit Card Statement 9/26/2023

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: Approve Revised Contract Modification #1 with Rody Exteriors**
4. Capital Fund Program FY 2023
5. Repositioning
6. Pam Simpson PHA Audit FY 2022
 - **Action Item: Approve Pam Simpson PHA FY 2022 Final Audit**
7. PHA Wide Storm Damage 6/29/2023
8. HUD Fair Market Rents & Flat Rent Policy Update 10/1/2023 – 9/30/2024
 - **Action Item: Approve Flat Rent Policy 10/1/2023 – 9/30/2024 as Final**
9. Johnson Controls EPC Year 7 Report & Utility Allowance
 - **Action Items: Approve Johnson Controls FY 2024 Utility Allowance as Draft**

New Business

1. Operating Subsidy FY 2024
2. HUD Semi-Annual EIV Reporting October 2023
3. HUD Semi-Annual Labor Reporting 9/30/2023
4. IDES Data Agreement
5. AHRMA Auto & Property Claim 10/3/2023
6. HVAC Replacement Landess Terrace Community Building

7. Small & Large Copier Replacement October 2023

Closed Session

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

Adjournment

- **Action Item: Adjourn Board Meeting**

