

**PCHA Board Meeting**  
**April 2026**  
**Agenda**

**Date: 4/16/2026**

**Time: 4:00pm (Central Time)**

**Location: PCHA Office, 838 Mason Street, Barry, IL 62312 & Zoom**

Join Zoom Meeting

<https://us06web.zoom.us/j/81485255147?pwd=ADc75L91gwQtl0MfaFidiK7G5lnWbH.1>

Meeting ID: 814 8525 5147

Passcode: 059657

One tap mobile

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Visitors (10 Minute Limit)

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

Minutes

1. March 2026 Minutes (3/24/2026)

Occupancy Reports

1. April 2026 Newsletter
2. Marketing & Metrics
3. Past Dues 3/31/2026
4. Court-Based Rental Assistance Program
5. HUD Sample HOTMA Compliant Forms
6. HUD HOTMA Sections 102 & 104 Implementation Guidance
7. HUD 2026 Semi-Annual EIV Recertification
8. HUD Undergoing Mod Approval 4/8/2026
9. HUD Monthly OAP Update 4/6/2026

Financial Reports

1. Check Registers 3/31/2026
2. Financial Statement 3/31/2026
3. Credit Card Statement 3/29/2026
4. HUD ELOCCS Obligated & Expended 4/1/2026
5. HUD Semi-Annual Labor Reporting Period Ending 3/31/2026
6. HUD FY 2027 Budget Proposal

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

Executive Director Report

Old Business

1. Operating Subsidy FY 2026
2. Capital Fund Program FY 2024  
**Action Item: Review & Approve Demolition Bids for CFP 2024 Scope of Work by Resolution**
3. Capital Fund Program FY 2026  
**Action Item: Review & Approve CFP 2026 Draft Package of Documents by Resolution**
4. Repositioning
5. Invitation for Bids – Lawn Care Services 4/1/2026 – 3/31/2029
6. AHRMA Work Comp Audit FY 2025

New Business

1. HUD Maintenance Wage Rate Determination FY 2026 – 2027  
**Action Item: Review & Approve Maintenance Wage Rate Determination for FY 2026 – 2027 by Resolution**
2. Johnson Controls HUD EPC Year 9 Report  
**Action Item: Review & Approve EPC Year 9 Report as prepared by Johnson Controls for HUD by Resolution**
3. Illinois Department of Human Services SPCQ FY 2026
4. Staffing Discussion  
**Action Item: Review & Approve Proposed Maintenance Tech Level Increase by Resolution**
5. ACOP Revision FY 2026
6. Housing Management Software

Closed Session

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

Adjournment

- **Action Item: Adjourn Board Meeting**