HOUSING AUTHORITY OF THE COUNTY OF CHESTER

BOARD OF COMMISSIONERS | REGULAR MEETING AGENDA

October 27, 2026 • Public Session: 4:30 p.m. • Hybrid / Virtual

Closed Session: 4:00 p.m. (subject to an authorized executive-session purpose)

I. Call to Order and Roll Call

II. Executive Session / Solicitor Update (report any executive session as appropriate)

III. Public Comment on Agenda Items and Non-Agenda Items

IV. Approval of Minutes — September 22, 2026

V. Resolutions Requiring Board Action

RESOLUTION	Subject/Proposed Action	Description
26-01	Reconsideration and Approval of Temporary Maintenance Contract: JMB	Reconsideration and approval of temporary maintenance services agreement to support property operations.
26-02	Reconsideration and Approval of Change-Order: Temporary Maintenance: JMB	Reconsideration and approval of contract modification for temporary maintenance services.
26-03	Reconsideration and Approval of DVCCC Policy Change	Reconsideration and approval of policy revisions establishing a referral preference for domestic violence survivors.
26-04	Reconsideration and Approval of City Clock PBV Contract Termination	Reconsideration and approval of policy revisions establishing a referral preference for domestic violence survivors.
26-05	Reconsideration and Approval of Remote/Hybrid Work Policy	Reconsideration and approval of employee remote and hybrid work guidelines.
26-06	Reconsideration and Approval of Froios v. HACC Settlement	Reconsideration and approval of proposed legal settlement resolving pending litigation.
26-09	Reconsideration and Approval of 2027 HCV Utility Allowances	Reconsideration and approval of updated utility allowance schedules for the Housing Choice Voucher Program.
26-10	Reconsideration and Approval of 2026 CY Budget Amendment	Review and approval of amendments to the 2026 calendar-year operating budget.
26-13	Reconsideration and Approval of Cost Allocation Plan	Reconsideration and approval of methodology for allocating shared administrative and operating costs.

26-14	Reconsideration and Approval of Finance Internal Control Policy	Reconsideration and approval of financial oversight, accountability, and internal control procedures.
26-15	Reconsideration and Approval of 2027 Annual Plan	Reconsideration and approval of HACC's 2027 Annual PHA Plan and program priorities.
26-16	Reconsideration and Approval of HACC Bylaws	Reconsideration and approval of updated Board governance and organizational bylaws
26-17	Reconsideration and Approval of 2027 Flat Rent Updates Public Housing	Reconsideration and approval of updated 2027 flat rent schedules for public housing residents.
26-18	For consideration and Approval of 2027 HCV Payment Standards	Approves the 2027 Housing Choice Voucher (HCV) Payment Standards used to determine rental assistance amounts based on HUD Fair Market Rents.
26-19	For consideration and Approval of Dev/Redev. Legal Counsel	Authorizes the engagement of legal counsel to provide specialized legal services related to HACC's development and redevelopment initiatives.
26-20	For consideration and Approval of HCV Inspection Services	Authorizes the procurement of HCV inspection services to ensure participating rental units meet HUD housing quality and safety requirements.
***AMENDED 26-21**	For Reconsideration and Ratification, and Readoption	Reconsideration and Adoption of Prior Board Actions in Accordance with the PA Sunshine Act

VI. Executive Director Dashboard and Department Reports (information/discussion)

VII. Other Business (if properly noticed and permitted)

VIII. Next Board Meeting — Dec 1, 2026, 30 W Barnard Street, Board Room.
IX. Adjournment