

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JANUARY 8, 2025 AT 11:30 A.M.
ZOOM CALL**

Chairperson Heasley called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:33 a.m., with the following present:

BOARD

Sherri Heasley, Chairperson
John Downey, Vice-Chairperson
Jennie Hagerty, Member
Bob Williams, Member
William "Buzz" Hammond

STAFF

Beverly Weaver, Executive Director
Jarid Pettit, Controller
Rachel Petty, Administrative Assistant

PUBLIC COMMENT

There was no Public Comment.

APPROVE MINUTES

On MOTION by Mr. Hammond, seconded by Mr. Williams, the Minutes from the November 13, 2024 Regular Meeting were approved. Ayes: All.

On MOTION by Mr. Williams, seconded by Mr. Hammond, the Minutes from the November 25, 2024, Special Meeting were approved. Ayes: All.

STATE ETHICS FORMS

Ms. Weaver advised the Board that she has State Ethics Forms or the forms can be completed online.

FINANCIALS & BILLS

Mr. Pettit reviewed the internal financials by project for the month ending November 30, 2024 and the Yearly Income Statement Comparisons from January 1, 2024 through November 30, 2024.

He stated this is the last time that the board will see Public Housing on the Operating Budget due to the Rental Assistance Demonstration (RAD) Conversion.

On MOTION by Mr. Williams, seconded by Dr. Downey, the Erie County Housing Authority Operating Budget and Income Statements were approved. AYES: All.

UPDATES

Ms. Weaver announced that elevator upgrades have started at both Gerald S. Salsbury and Center Place. She noted that both Fire and Ambulance have been notified.

She advised the board that the RAD work is complete; however, the Closing Report was extended to February 17, 2025 and the Department of Housing and Urban Development (HUD) Inspector is expected January 20, 2025. A final bill will then be submitted to HUD for payment and all information will be entered into the RAD Resource Desk for completion and certification.

Ms. Weaver stated that she had been contacted by Wyatt Schroeder of Build Community Development Corporation, now Hemlock & Forge, and that he had requested project-based vouchers for a new homeless development in the City of Erie.

Discussion was held relative to communication Ms. Weaver had with Wyatt Schroeder in regard to the possibility of the ECHA project basing 20 Section 8 Housing Choice Vouchers in the City of Erie. Ms. Weaver did have communication also with Attorney Sennett as to whether or not the ECHA would be permitted to do this in the City of Erie, and according to our Articles of Incorporation and Resolution adopted March 23, 1971 the City of Erie is within the territorial limits of the ECHA. Discussion was held with regard to whether or not the ECHA should PBV all or any part of the 20 vouchers asked for. No decision was made. Ms. Hagerty stated that she is familiar with the separation of Erie County and Erie City vouchers and stated that she has clients who have not been able to secure vouchers.

Mr. Hammond noted that many areas of Erie County are not equipped with infrastructure to support homelessness and he would want to know more before a vote is taken.

Discussion was held relative to the possibility of homeless shelters opening in other areas of Erie County and the need for project-based vouchers there.

Market values and the current cost of rentals was reviewed amongst board members while Ms. Weaver reminded the board that ECHA Section 8 Housing Choice Voucher Program is 98% leased up because the cost of rent has risen so high.

Ms. Hagerty shared she would be attending a round table discussion on housing and homelessness in Clarion on Tuesday afternoon.

Ms. Weaver stated that she will be meeting tomorrow with Mr. Schroeder and Dusti Dennis, Executive Director of the Housing Authority of the City of Erie (HACE). She stated further that no commitments will be made at this time.

STANDARD REPORTS

Ms. Weaver provided updates and answered questions relative to the vacancies, applications, delinquencies, evictions and waiting lists for each Housing Authority Development.

ADJOURNMENT

With no other business before the Board and on MOTION by Mr. Williams, seconded by Dr. Downey, the Erie County Housing Authority adjourned the regular meeting at 12:19 p.m. AYES: ALL.