

**ERIE COUNTY HOUSING AUTHORITY (ECHA)
REGULAR MEETING
WEDNESDAY, JULY 12, 2023 AT 11:30 A.M.
ERIE COUNTY CONSERVATION OFFICE
1927 WAGER ROAD
ERIE, PA 16509**

Chairperson Heasley called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:47 a.m., with the following present:

BOARD

Sherri Heasley, Chairperson
John Downey, Vice-Chairperson
Jennie Hagerty, Member

EXCUSED

Dave Robinson, Member

RESIGNED

Tina Freeman, Member

STAFF

Beverly Weaver, Executive Director
Rachel Petty, Administrative Assistant

PUBLIC COMMENT

Jim McGoey, previous Erie County Housing Authority Board Member, was present and asked if the United States Department of Housing and Urban Development (HUD) had any new brick and mortar plans to build housing for veterans and the homeless?

Ms. Weaver responded that there is nothing of which she is aware and declared there is not enough Capital Funding in Erie County to support the upkeep of the existing buildings. She explained that the City of Erie receives more funding because they have more Public Housing units than Erie County Housing Authority.

She confirmed that there are no Faircloth units in Erie County or the City of Erie and stated that currently the only advantage for investors is the use of Tax Credits through Housing and Neighborhood Development Service (HANDS). She noted that the ECHA projects are too small and not feasible for the use of Tax Credits.

Ms. Hagerty began discussion relative to affordable housing and homelessness within both the City of Erie and County of Erie. She stated that she believed a contractor had been selected to either build a high rise building or select a facility to house up to 100 individuals.

Discussion continued with Ms. Hagerty noting that Kim Thomas is overseeing the project and Ms. Weaver stated she had spoken with the Consultant, Wyatt Shroeder as well as City of Erie Housing Authority Executive Director, Michael Fraley. Ms. Weaver noted further that she had also spoken with ECHA Section 8 employees about getting a list of landlords together and the possibility of having project based homeless vouchers. Ms. Weaver advised Mr. McGoey that she would reach out to him if she hears anything new.

Further discussion was held relative to Erie City properties used as an emergency shelter as well as Tiny Homes that have been built and earmarked for use by the homeless.

APPROVE MINUTES

On MOTION by Ms. Hagerty, seconded by Dr. Downey, the Minutes from the May 10, 2023 Regular Meeting were approved. Ayes: All.

FINANCIALS & BILLS

Ms. Weaver reviewed the internal financials by project for the month ending May 31, 2023 and the Yearly Income Statement Comparisons from January 1, 2023 through May 31, 2023.

She stated that the Section 8 leases are up by about 50 and she and Mr. Pettit had gone to lunch recently with the health insurance broker, who said to expect a minimum of 10% increase in costs next year.

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

NEW BUSINESS

a. FLAT RENTS

Ms. Weaver announced that Flat Rents will only increase at the Family Units.

On MOTION by Ms. Hagerty, seconded by Dr. Downey, the Flat Rents increases were approved, allowing for the Flat Rents Policy to be updated. AYES: All.

b. UPDATES

Ms. Weaver stated the Rental Assistance Demonstration (RAD) loan for funding has been submitted to the Federal Housing Administration, noting that HUD has made requests to be completed prior to closing, which is expected to be between October 15, 2023 and October 31, 2023. She noted that the closing must happen before October 31, 2023 so that all tenants can be moved to the Section 8 Platform by December 1, 2023.

HUD has requested that electric panels at Pleasant Manor be replaced prior to the RAD Conversion. Quotes are between \$30,000 and \$35,000 with another quote expected next week from Wm T. Spaeder.

She advised that another item to be addressed prior to closing, is the stairwell railings at Center Place that have an opening that may be considered dangerous. Discussion was held as to various products that can be used to close the opening. Ms. Heasley said she would email Ms. Weaver information about a product that was used in the same situation while building her office.

Ms. Weaver noted that the Public Housing Program Admissions and Continued Occupancy Policy or ACOP, as well as the Administrative Policy must be updated. She stated that new Section 8 Leases must be created because the existing Section 8 Housing Choice Voucher Leases will not work because ECHA will own the buildings after the Rad Conversion.

Ms. Weaver closed by stating a new mower deck has been purchased for the lawn mower in Albion, so they will no longer be subcontracting the mowing at that property.

STANDARD REPORTS

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

She noted that the Salsbury Building Waiting List has been purged and purging of the Marvin J. Schick Apartments Waiting List should begin soon.

She also stated that the Enterprise Income Verification (EIV) System report is run quarterly to determine if tenants have unreported income.

ADJOURNMENT

With no other business before the Board and on MOTION by Dr. Downey, seconded by Ms. Hagerty, the Erie County Housing Authority adjourned the regular meeting at 12:48 p.m. AYES: ALL.