

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JULY 10, 2024 AT 11:30 A.M.
BARNETT BUILDING
32 WEST PEARL STREET
ALBION, PA 16401**

Chairperson Heasley called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:48 a.m., with the following present:

BOARD

Sherri Heasley, Chairperson
Jennie Hagerty, Member

BOARD BY TELEPHONE

Bob Williams, Member
William "Buzz" Hammond, Member

EXCUSED

John Downey, Vice-Chairperson

STAFF

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

ROLL CALL

Meeting attendance was taken.

PUBLIC COMMENT

There was no Public Comment.

APPROVE MINUTES

On MOTION by Mr. Williams, seconded by Mr. Hammond, the Minutes from the May 8, 2024, Regular Meeting were approved. Ayes: All.

APPROVE MINUTES

On MOTION by Mr. Williams, seconded by Mr. Hammond, the Minutes from the May 30, 2024, Special Meeting were approved. Ayes: All.

FINANCIALS & BILLS

Mr. Pettit reviewed the internal financials by project for the month ending May 31, 2024 and the Yearly Income Statement Comparisons from January 1, 2024 through May 31, 2024.

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

NEW BUSINESS

a) Flat Rents

Ms. Weaver stated that the Erie County Housing Authority Flat Rent Policy, the most a family must pay for rent, is reviewed annually to ensure that rents coincide with fair market rates and noted that the effective date is September 1, 2024.

On MOTION by Mr. Hammond, seconded by Mr. Williams, the Erie County Housing Authority approved the updated Flat Rent Policy as presented. AYES: All.

b) Resolution 2024-03 Significant Amendment to 2024 Annual Plan

Ms. Weaver introduced the Resolution and stated that adding the New Activities related to Disposition, Conversion of Public Housing to Project Based Assistance under Rental Assistance Demonstration (RAD), and Project Based Vouchers will not require any new loans or refinancing, noting this is a Straight Conversion.

On MOTION by Mr. Williams, seconded by Mr. Hammond, the Erie County Housing Authority adopted Resolution 2024-03 Significant Amendment to the 2024 Public Housing Agency Annual Plan as presented. AYES: All.

c) Updates

Ms. Weaver advised the Board that the Section 8 Management Assessment Program (SEMAP) Score from the Department of Housing and Urban Development (HUD) for the Section 8 Choice Voucher Program is 100/100.

She stated that work at College View Apartments is complete and everything but the generator has been completed at Pleasant Manor.

She provided updates relative to the current status of work awarded with bids, including the installation of generators and medical cords as well as cabinets at West Court and Random Court.

She stated that elevator upgrades are expected to start in September and are expected to be completed within 2 weeks.

Ms. Weaver stated further that the fire pump and generator at Salsbury Building are expected to be replaced by William T. Spaeder Company and noted that all funding will be in place before closing.

Ms. Weaver provided information about the LIHEAP Cooling Program, managed by the Weatherization Program and how many of the applicants weren't assisted due to very limited funding this year.

She advised that Roth Marz Partnership is finishing drawings and the modifications to the Barnett Building are expected to go to bid in August.

She informed the Board that updates to the Rental Lease will need to be made after a renter at one of the 3 houses taken back from Stairways installed a trampoline and a swimming pool, which are not covered by the Housing Authority insurance.

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 stated the Marvin J. Schick Waiting List was just purged, reducing the number on the list to approximately 300.

She stated further that properties are the most leased up they have been within the last couple of years and advised that the Section 8 Choice Voucher Program Waiting List is currently closed and in the process of being purged.

Discussion was held relative to where people live while they are on a Waiting List and whether any were considered homeless.

ADJOURNMENT

With no other business before the Board and on MOTION by Mr. Williams, seconded by Ms. Haggerty, the Erie County Housing Authority adjourned the regular meeting at 12:03 p.m. AYES: ALL.