

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JULY 13, 2022, 11:30 A.M.
SALSBURY BUILDING
4004 PACIFIC AVENUE, ERIE, PA 16506**

Chairperson Robinson called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:57 a.m., with the following present:

BOARD

Dave Robinson, Chairperson (Excused at 12:23 p.m.)
Kim Stucke, Vice-Chairperson
Sheri Heasley, Member
John Downey, Member
Tina Freeman, Member (Excused at 1:52 p.m.)

STAFF

Beverly Weaver, Executive Director
Jarid Pettit, Controller
Sam Vanchieri, Facilities Manager
Rachel Petty, Administrative Assistant

GUEST SPEAKERS

Shannon Lestan, Managing Director, RECAP Real Estate Advisors, LLC
Gates Kellett, The Gates Development Group, LLC

PUBLIC COMMENT

There was no public comment.

APPROVE MINUTES

On MOTION by Vice-Chairperson Stucke, seconded by Ms. Freeman, the Minutes from the May 11, 2022 Regular Meeting were approved. AYES: ALL.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PRESENTATION

Ms. Lestan and Ms. Kellett provided a PowerPoint presentation relative to the process of transferring properties to the RAD Program, and answered questions of the board. A recommendation of Section 18 Blend was made for the Erie County Housing Authority's transfer to RAD and it was explained that the Section 18 Blend would provide more annual revenue than other RAD options.

FINANCIALS

a) **Financials**

Mr. Pettit reviewed the internal financials by project for the month ending May 31, 2022 and the Yearly Income Statement Comparisons from January 1, 2022 through May 31, 2022.

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

NEW BUSINESS

a) **Flat Rents**

Ms. Weaver announced that the annual Flat Rent Policy applies to all Public Housing Units; however, the new policy will only affect a few tenants.

On MOTION by Ms. Heasley, seconded by Dr. Downey, the Erie County Housing Authority Flat Rent Policy, effective September 1, 2022, was approved. AYES: All.

b) Updates

Ms. Weaver advised the board that during the June 22, 2022 South Hill Apartments fire all 4 units were evacuated and tenants were displaced from their apartments until July 5, 2022. She noted that the 2 downstairs apartments remain empty and the fire caused a total loss of apartment 12B. She clarified that the 4 units involved in the fire were taken offline for the June 30, 2022 Real Estate Assessment Center (REAC) Inspection.

She stated further that the REAC Inspection score was 91B and there were no exigent findings and the Department of Housing and Urban Development (HUD) will not return for 3 years.

Ms. Weaver revealed that within the next 6 months, there will be upgrades to the elevators at the Salsbury Building and Center Place, including keypads; bells; doors; mechanisms; and belts, in the amount of approximately \$250,000.

Ms. Weaver stated the housing authority is going to bid out Capital Fund Projects for 2022 Funding and she will provide updates as well as will have bids for approval at the September meeting.

She updated the board that the Weatherization Program will begin working in the City Limits of Erie and detailed some of the work done behind the scenes before accepting the program from the Department of Community and Economic Development (DCED).

Ms. Weaver commented that there is a lot going on with the RAD Program, stating that she has sent Deeds of Trust as well as property information and modifications to HUD. She stated further that properties that were not already in the PIH Information System (PIC), including the Maintenance Garage have been updated.

Discussion was held as to how comfortable board members and staff are with the RAD Program thus far and Ms. Weaver thanked everyone for their time.

Mr. Pettit advised that he will get the RAD PowerPoint out to board members via email.

STANDARD REPORTS

Ms. Weaver provided updates 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 Ms. Heasley, seconded by Dr. Downey, the Erie County Housing Authority adjourned the regular meeting at 2:22 p.m. AYES: ALL.