

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JANUARY 10, 2024 AT 11:30 A.M.
GERALD S. SALSBURY APARTMENTS
4004 PACIFIC AVENUE
ERIE, PA 16506**

Chairperson Heasley called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:35 p.m., with the following present:

BOARD

Sherrí Heasley, Chairperson
John Downey, Vice-Chairperson (By Phone)
Jennie Hagerty, Member (By Phone)
Bob Williams, Member

STAFF

Beverly Weaver, Executive Director
Rachel Petty, Administrative Assistant

PUBLIC COMMENT

William “Buzz” Hammond was present and stated that he had spoken to Doug Smith, former Erie County Director of Administration, who recommended he become a board member for the Erie County Housing Authority.

Chairperson Heasley advised Mr. Hammond that he would first have to be appointed by County Council to which he replied that he was scheduled for next month. Ms. Weaver noted that she had seen the possible appointment of Mr. Hammond to the Board on County Council’s agenda.

Discussion was held relative to the appointment of new board members.

APPROVE MINUTES

On MOTION by Ms. Hagerty, seconded by Chairperson Heasley, the Minutes from the November 11, 2023, Regular Meeting were approved. Ayes: All.

On MOTION by Ms. Hagerty, seconded by Chairperson Heasley, the Minutes from the December 20, 2023, 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

Ms. Weaver reviewed the internal financials by project for the month ending November 30, 2023 and the Yearly Income Statement Comparisons from January 1, 2023 through November 30, 2023.

She stated that the financials show operating expenses are up due to the Rental Assistance Demonstration Program (RAD) and the much higher cost of rents.

Discussion was held relative to where prior year comparisons could be found within the Financials Packet.

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

UPDATES

Ms. Weaver stated that the new walk-in showers, new bathroom flooring, plumbing and fixtures at the Salsbury Building are installed and welcomed Board members to do a walk-thru of one of the apartments after today's board meeting. She stated further that tenants are happy with the work.

She reminded the Board that new kitchens will be installed at College View Apartments in North East and advised that bed bugs were found at Center Place Apartments by maintenance during a visit for another matter.

She announced that Bids are being requested for the replacement of furnaces and hot water tanks at Pleasant Manor Apartments and for siding at Marvin J. Schick Apartments in North East.

She also reviewed the scope of work for the Random Court 7 family homes as well as the West Court units.

Chairperson Heasley announced that future Board Meetings will be held at the different Public Housing locations in the upcoming months.

Mr. Williams requested a list of subsidized properties with addresses to which Ms. Weaver responded that while a Public Housing property list could be generated, a list for Section 8 Choice Voucher Program is not readily available and she would have to check into running the report.

She stated that only 20% of all housing within the City of Corry is classified as Public Housing with additional units spread throughout the County of Erie. She stated further that she had met with the County Executive, who approached her about moving the Erie County Housing Authority (ECHA) out of Corry.

She stated that she explained to him that the building where ECHA offices are housed is owned by ECHA and there is no funding available to move or re-establish the Housing Authority.

Ms. Weaver stated further that her discussion with the County Executive also covered the moving of low-income tenants out of Corry to which she reminded him that ECHA holds Use Agreements as well as Declarations of Trust with the United States Department of Housing and Urban Development (HUD).

Ms. Hagerty questioned the rate of homelessness in Corry, asking if helpless individuals were walking the streets. Mr. Williams responded by saying the state and school district explanation of homeless is considered differently and it appears to drive the statistics up. He noted that he has not seen a lot of homelessness in Corry; however, he has heard of an incidence where a person was loitering at the empty SAVE A LOT building.

Ms. Hagerty stated she would look into whether Corry homelessness is part of the count in which she has access.

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 announced that there have been very few in-person meetings with tenants due to the use of Zoom Meetings. She explained how HUD's Enterprise Verification System (EIV) keeps track of tenant's unreported income as well as how the Section 8 Choice Voucher Program is implemented.

She advised that the standards for post inspections will be changing due to the implementation of NSPIRE Inspections and discussion was held relative to the purchase of properties for the purpose of destruction by Erie County Land Bank.

Discussion was also held relative to how Code Enforcement is conducted within the City of Corry.

ADJOURNMENT

With no other business before the Board and on MOTION by Ms. Hagerty, seconded by Mr. Williams, the Erie County Housing Authority adjourned the regular meeting at 12:28 p.m. AYES: ALL.