

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, OCTOBER 5, 2023 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 12:03 p.m., with the following present:

BOARD

Sherri Heasley, Chairperson
John Downey, Vice-Chairperson
Dave Robinson, Member

EXCUSED

Jennie Hagerty, Member

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. Robinson, seconded by Dr. Downey, the Minutes from the July 12, 2023, Regular Meeting were approved. Ayes: All.

NEW BUSINESS

a) PHA Annual Plan – HUD Resolution

Ms. Weaver reminded the board that changes are made annually and announced that she was not sure if an Annual Plan would be submitted in 2024 due to the Rental Assistance Demonstration (RAD) Conversion of properties.

Mr. Pettit stated that there is a possibility that a Section 8 Housing Choice Voucher version will still be submitted in 2024.

Discussion was held relative to the status of the RAD Conversions and renovations that will be made to properties after closing. Discussion was also held relative to how Flat Rent tenants may be affected financially or whether they may be displaced during renovation of the apartments.

Ms. Weaver stated that very few tenants will be displaced during renovations and announced that there is another meeting with tenants scheduled before the closing date. She noted that tenants will be signing new contracts and any increase for Flat Rent tenants will be phased in over 3 years.

On MOTION by Mr. Robinson, seconded by Dr. Downey, submission of the PHA Annual Plan was approved and the Department of Housing and Urban Development (HUD) Resolution 2023-07 was adopted. AYES: All.

b) 2023 Pension MMO

Mr. Pettit reminded the board how the calculation is completed and stated no approval was required. Discussion was held relative to how the payment is made.

c) Bank Account Changes

Ms. Weaver stated that Erie County Housing Authority (ECHA) wanted to move accounts from Northwest Savings Bank and Key Bank to new accounts at First National Bank for reasons including not receiving the necessary signatures on a required regulatory deposit form and better interest rates.

Discussion was held relative to any concerns about having so many accounts at 1 bank and Federal Deposit Insurance Corporation (FDIC) protection.

On MOTION by Mr. Robinson, seconded by Dr. Downey, bank account changes to move monies from Northwest Savings Bank and Key Bank to new accounts at First National Bank were approved. AYES: All.

d) Updates

Discussion was held relative to RAD Conversions and Ms. Weaver stated critical repairs must be done prior to closing.

She said HUD is pushing back on the amount the contractor is charging and she reminded the board that those amounts have already been approved.

Ms. Weaver stated the Community Development Block Grant (CDBG) application, in the amount of \$307,194, is almost ready to submit. She noted that the Storm Sewer Separation Project has been allotted \$197,194; \$50,000 will go towards another new fire truck and \$50,000 will be put towards the Code Enforcement Officer's salary. She stated further that ECHA's fee for managing the program will be \$30,000.

FINANCIALS

Mr. Pettit reviewed the internal financials by project for the month ending August 31, 2023 and the Yearly Income Statement Comparisons from January 1, 2023 through August 31, 2023.

He stated that the financials show substantially less monies because they have been moved for RAD projects.

Ms. Weaver announced that Section 8 landlord rents are extremely expensive, exceeding 110% of the fair market rent. She said consideration was given to increase the payment standard to 120%; however, it isn't feasible because there are not that many people willing to pay that amount.

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

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. Robinson, seconded by Dr. Downey, the Erie County Housing Authority adjourned the regular meeting at 12:51 p.m. AYES: ALL.