

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

August 24, 2017

The Board of Commissioners was called to order by Mr. Donald Senderowitz, Chairman, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Donald Senderowitz	Chairman
	Mr. John Sherry	Vice Chairman
	Mr. Alan Jennings	Secretary
	Mr. Julio Guridy	Treasurer
	Mr. Fred Bañuelos	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Ms. Aida Nunez, Director of Housing Management; Mr. Christian Perrucci, Esquire and Mr. John Baker, Esquire.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

Mr. Senderowitz introduced a resident who came to the meeting, Rafael Maldonado to speak on behalf of the residents of Gross Towers and Towers East regarding the proposed strike of maintenance workers at the Housing Authority. Mr. Maldonado voiced his concerns about a potential strike and what would happen if there were no maintenance workers available to maintain the properties. Mr. Senderowitz explained to him the difference between the City of Allentown and the Allentown Housing Authority and where funding for our Public Housing and Section 8 housing comes from.

APPROVED MINUTES

A motion was made by Mr. Bañuelos and seconded by Mr. Sherry to approve the Board minutes of the July 27, 2017 Board Meeting.

Ayes 5 – Senderowitz, Sherry, Jennings, Guridy, Bañuelos
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert reviewed the financials and discussed the year end accruals for the fiscal year. He started with Public Housing and stated there is net income for the month along with COCC and NSA; however Section 8/HCVF is showing a net loss due to underfunding and shortfall. Mr. Reinert discussed the short fall with Section 8 and that we are not giving out vouchers and we

are asking port outs to be absorbed. He continued with Cumberland Phase 1 and 2 had income but Phase 3 had a small net loss. He stated that the year to date numbers for Public Housing, COCC, NSA and Section 8 are the same as July as it's the first month of the Fiscal Year. Mr. Reinert explained that Cumberland Phase 1 and 2 are on the October and end of December fiscal year so there is a net income for Phase 1 and 2 and Phase 3 has a net loss. He continued with the report comparing actual versus prior year with July actual from 2017 and July of 2016. He explained the differences in salary and expenses as well as operating subsidy. The board discussed the report and how the comparison will look moving forward.

A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve the financial reports.

Ayes 5 – Senderowitz, Sherry, Jennings, Guridy, Bañuelos
Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed the PHAS (Public Housing Assessment System) score with the Board and stated this is the final score for 2016 which was 85. He stated there is another round of inspections coming up in September and we are working on getting the properties. Mr. Farrell discussed the vacant units and that we are at 98% occupancy. He went on to discuss the shortfall funding and that by end of year we should receive the full amount of short fall funds allocation for the full amount of \$344,000. The board discussed vouchers and how they are affected by the short fall.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There were no resolutions for this meeting.

Mr. Senderowitz asked for a motion to adjourn the meeting, a motion to adjourn was made by Mr. Guridy and seconded by Mr. Bañuelos.

Ayes 5 – Senderowitz, Sherry, Jennings, Guridy, Bañuelos
Nays 0

The meeting adjourned at 11:30 am.

A motion was made by Mr. Jennings to go into Executive Session and Mr. Guridy seconded the motion. The Board went into Executive Session at 10:00am.

The Executive Session ended at 11:30am and the regular Board meeting was adjourned at that time.

ATTEST _____