

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING
November 21, 2013

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 Chair
	Ms. Sara Hailstone	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Christian Perrucci, Esquire; and Mr. Kyle Speece from Pennrose. Mr. Alan Jennings and Mr. Julio Guridy were absent.

PUBLIC COMMENTARY

There was no Public commentary.

APPROVED MINUTES

A motion was made by Mr. Sherry and seconded by Ms. Hailstone to approve the Board minutes of the October 24, 2013 Board Meeting.

Ayes 3 – Senderowitz, Sherry, Hailstone
Nays 0

BILLS & TREASURER’S REPORT

Mr. Senderowitz stated the postings seem to be in line but questioned the water and sewer for Walnut Manor. Mr. Farrell explained the reason may be the new water meter that was installed and is reading more accurately.

Mr. Senderowitz asked if there were any questions.

The motion was made by Ms. Hailstone to accept the financial reports and seconded by Mr. Sherry.

Ayes 3 – Senderowitz, Sherry, Hailstone
Nays 0

COMMUNICATION REPORT

Mr. Farrell said there wasn't anything new in addition to the report as the Housing Authority is busy trying to get Cumberland closed and get the energy performance audit reviewed and closed. He added that we are also working on the final details on the online waiting list.

Mr. Senderowitz asked about the Towers East improper installation of wall system issue. Mr. Perrucci stated that after the Housing Authority officially filed suit against the general contractor and the roofer, they have plans to come in to make the repairs to the panels.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2419 – Approve Operating Budget for Cumberland Gardens Phase One FYE October 31, 2014

Mr. Farrell explained that the Phase 1 at Cumberland Gardens has a different Fiscal Year than the Housing Authority Fiscal Year, it starts November 1. He explained this is the budget for Cumberland Phase 1 which is much the same budget as the one given to the Board in June. This will give us a budget to work from for the next twelve months at Cumberland. The Board discussed several items on the budget. Mr. Senderowitz asked if this was for the 74 units that are done and Mr. Farrell replied it is for those 74 units in the first Phase. Mr. Farrell added that next year there will be a Phase 1 and a Phase 2 budget for the same reporting period. Mr. Senderowitz asked if there were any questions.

A motion was made by Ms. Hailstone and seconded by Mr. Sherry to approve this resolution.

Ayes 3 – Senderowitz, Sherry, Hailstone

Nays 0

Resolution 2420 – Authorization to Apply for Rental Assistance Demonstration (RAD) Program for Overlook Park AMP 910 and 920

Mr. Farrell explained that one of the changes made in the Rental Assistance Demonstration program is they've opened it up for HOPE VI sites that meet a certain criteria and two of the three public housing phases at Overlook Park meet that criteria and Pennrose wants to make a RAD application for those two sites which are 1A, which is 80 units, and 2A, which is 60 units. He introduced Mr. Kyle Speece who was here to discuss this in general. Mr. Senderowitz asked him to explain the difference between the RAD program and what the Housing Authority has now. Mr. Speece explained that of the four Phases at Overlook Park, three of them are completely public housing and one has no public housing. He continued that RAD allows them

to convert two of the all public housing phases to all Section 8 under RAD. The board discussed the pros and cons of the RAD program and the potential for people to move out with the voucher after two years. Ms. Hailstone voiced concern that one problem with the RAD program now is it allows people to get to the top of the portable voucher list. The board discussed this possibility and what could happen.

A motion was made by Mr. Sherry and seconded by Ms. Hailstone.

Ayes 3 – Senderowitz, Sherry, Hailstone
Nays 0

Resolution 2421 – Authorization for Phase Two Closing Cumberland Gardens

Mr. Farrell explained we passed a resolution for the Cumberland closing and the numbers have changed. This resolution shows that the total is down about \$200,000.

A motion was made by Mr. Sherry and seconded by Ms. Hailstone.

Ayes 3 – Senderowitz, Sherry, Hailstone
Nays 0

Mr. Senderowitz asked if there were any questions. Mr. Sherry asked about security cameras in all the buildings and if the placement is the same in all buildings. Mr. Farrell replied that cameras were set up initially at buildings to pick up exits so they could see people coming and going through exit doors. He added that the last round of cameras was set up to pick up the laundry rooms and outside of the bathrooms. Mr. Farrell continued that if it's needed to pick up the lobby, it's just a matter of placing another camera on the system and picking up the lobby. Mr. Sherry explained the situation at Central Park and Mr. Farrell said it wouldn't be a problem to move the camera position or add another camera there.

Mr. Sherry made the motion to adjourn the meeting and it was seconded by Ms. Hailstone.

Ayes 3 – Senderowitz, Sherry, Hailstone
Nays 0

Mr. Senderowitz adjourned the meeting at 10:30 am.

Mr. Senderowitz asked for a motion to go into Executive Session. The motion was made by Mr. Sherry and seconded by Ms. Hailstone. The board went into Executive Session at 10:30 am.

ATTEST _____