

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

October 26, 2017

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

PRESENT:	Mr. Donald Senderowitz	Chairman
	Mr. John Sherry	Vice Chairman
	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. Penn Lindsay from Wishrock. Mr. Alan Jennings, Secretary, was absent.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

Mr. Farrell introduced Mr. Penn Lindsay from Wishrock to discuss Project Based Vouchers (PBV). Wishrock has been hired by Episcopal House to put together a development package to renovate the property. Mr. Farrell explained to the Board that he would like feedback from them as to what direction the Housing Authority should proceed before he prepares a request for proposal for any future PBV projects. Mr. Senderowitz asked where the project based vouchers come from. Mr. Farrell explained that project based vouchers come from our existing allocation of 1,542 we currently have 61 PBV and we could have about 300. Ms. Nunez explained that after one year, the person with the PBV can request to move out and would be given a regular voucher. Mr. Bañuelos stated that before we can do this, the Housing Authority doesn't have the budget authority. Mr. Farrell replied that's correct; however after January 1 there will be funds available. Mr. Lindsay explained what his company Wishrock does. He described how they work with existing affordable housing properties and use the low income housing tax credit program to renovate those properties. He discussed the Episcopal House property in Allentown as an example of a current project and the significant reinvestment the property needs. He explained in order to do this project, his company will be put together an application for low income tax credits. He discussed what part the Housing Authority would play in this project and the number of vouchers they would need for this project based proposal. Mr. Bañuelos asked if without the Housing Authority's 200 vouchers, would this project work. He added that the Housing Authority might entertain 50 vouchers or less, but at this point we are not thinking about issuing project based vouchers. The Board discussed the information provided.

APPROVED MINUTES

A motion was made by Mr. Sherry and seconded by Mr. Bañuelos to approve the Board minutes of

the September 28, 2017 Board Meeting.

Ayes 4 – Senderowitz, Sherry, Guridy, Bañuelos

Nays 0

### BILLS AND TREASURER’S REPORT

Mr. Guridy reviewed the financials and stated this month was not very good. He reviewed the year to date by stating Conventional Housing had a net Income and Central Office had a net loss. He continued with the NSA’s and Section 8 which had net incomes. Mr. Guridy reviewed Cumberland Phases 1 and 2 which had net income and Phase 3 had a net loss. Mr. Guridy reviewed the investments for September and the check register.

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

Ayes 4 – Senderowitz, Sherry, Guridy, Bañuelos

Nays 0

### COMMUNICATION REPORT

Mr. Farrell discussed the hurricane response and that so far we have four families that have come to us from Puerto Rico. They brought their vouchers with them, but HUD has not advised who will reimburse us for these vouchers or when. He discussed the city of Allentown’s new fee for Storm Water Management and that it’s calculated to cost the Housing Authority about \$51,000. Mr. Farrell informed the Board that the Housing Authority applied for ten VASH vouchers from the Veterans Administration in Scranton and we hopefully will be successful in getting them. Mr. Farrell presented the Board with an alternative budget they had requested, and identified several areas of savings that will put us into balance without making significant cuts. The Board discussed the handout and possibly how to fund some of our social services activities like the day camp and Community Fair.

### OLD BUSINESS

There was no old business.

### NEW BUSINESS

Mr. Bañuelos recognized Mr. Farrell and Ms. Nunez and their work with the hurricane relief.

Mr. Sherry asked about getting more maintenance help at Central Park. Mr. Farrell replied that he would look into what the staffing situation is over there.

Mr. Farrell asked the Board to discuss the date for the next Board meeting, since the November

date would not have the financials ready. The Board decided that the next meeting will be on December 14, 2017.

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

Ayes 4 – Senderowitz, Sherry, Guridy, Bañuelos  
Nays 0

The meeting adjourned at 10:55 am.

ATTEST \_\_\_\_\_