

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

September 28, 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. 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. Absent was Mr. Donald Senderowitz, Chairman and Mr. Eric Reinert, Comptroller.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

There was no Public Commentary.

APPROVED MINUTES

A motion was made by Mr. Bañuelos and seconded by Mr. Jennings to approve the Board minutes of the August 24, 2017 Board Meeting.

Ayes 3 – Sherry, Jennings, Bañuelos
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Farrell reviewed the financials and discussed the Operating Income. He stated this was a pretty decent month and the Operating subsidy was up a little, however Cumberland Phases 1 and 2 got hit this month with some big bills and that is why they show a small loss in the three phases. Mr. Farrell stated that he has been working with Mr. Reinert on the alternative budget for the end of September. He advised the Board that Mr. Reinert will make that presentation and we are looking at a few alternatives for the budget. He continued we are trying to identify the dollar amount we are trying to cut from the budget. Mr. Farrell told the Board that since Mr. Reinert was off this week, the alternative budget would be presented to the Board at the October meeting.

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

Ayes 4 – Sherry, Jennings, Guridy, Bañuelos

Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed the Request For Qualifications for developer that was posted in July and that we received one proposal from Pennrose. He stated I have reviewed the proposal I am going to start the process to negotiate the developer agreement which sets the parameters for what we get paid and what they get paid and that would come before the Board for approval. Mr. Jennings asked if we can pick a contractor if there was just one bid. Mr. Farrell replied we can, as long as we can document the reasons we selected them as the sole source responder to the RFQ and deem they have the qualifications as a developer. He explained to the Board that the Housing Authority identified two projects in the RFQ. One we are looking at is the NSA properties; 95 scattered site properties in the city and the objective is to consolidate those units from 7 buildings they are in now into one or two. We would do a tax credit application for that project he explained. The other project would be Little Lehigh which would be a RAD conversion and demolition and replacement of Little Lehigh. Mr. Guridy came into the meeting at 9:45am. Mr. Farrell discussed the NSA and Little Lehigh projects and the possible advantages and disadvantages with them. The Board discussed other ways to develop Little Lehigh. Mr. Farrell discussed the REAC scores and told the Board we received 60 out of 100 for Central Park, and Overlook Park received 65. He stated that Little Lehigh received 57 points.

The Board brought up the possible influx of people from Puerto Rico due to the major destruction of their homes as a result of Hurricane Maria and how the Housing Authority would handle it. The Board decided to extend the meeting through lunch to discuss the situation in Puerto Rico and the responsibility of the Housing Authority to help families here in housing and their family members that might be coming into Allentown to stay.

During the lunch break the following issues were brought up and discussed by the Board regarding the issues in Puerto Rico. The major issue was how the AHA can absorb a large influx of people from Puerto Rico being displaced by the destruction of their homes. Along with that issue is the question of how many vacant properties does the AHA have available for potential Puerto Ricans looking for new homes with the Housing Authority. The answer was that currently the AHA has 26 vacant properties, with some limited to 2 bedrooms, and 58 portable vouchers. The second issue discussed was the waiting list and that presently the AHA's waiting list is closed. As discussed, the AHA would need to reopen the waiting list and consider giving priority to Puerto Ricans who lost their homes, based on the President declaration of State of Emergency. The third issue noted was to have a strong public outreach for AHA tenants who intend to house their family members from Puerto Rico in their units. AHA tenants need to understand that we are trying to help them and they, as members of the household, are responsible for their guest's behavior. The fourth issue discussed was extending the AHA guest policy from 14 days per year to 180 days per year with a right to extension upon proof of the following: income and job applications. The fifth issue addressed was proof of travel; to be eligible for extended guest stay the guest must show travel proof that they were residing in Puerto Rico such as flight and/or travel verification. The last item discussed was a criminal background verification; what verification should the AHA perform for

guests and do we need to perform any criminal background checks. The Board discussed at length the problems with managing the extended stays and monitoring the people that come in. The other issue brought up was how are they going to administer the program from Puerto Rico and at some point are they going to relocate the HUD Puerto Rico office to Miami or somewhere to run the program. Mr. Farrell stated that we need to do some outreach and make sure people know what the process is and follow it with regards to having people staying temporarily.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2524 – Approve Operating Budget for Cumberland Gardens Ph1 FYE October 31, 2018

A motion was made by Mr. Guridy to approve the resolution and seconded by Mr. Jennings. Mr. Farrell explained the deficit in Phase1 and the Net Income in Phase 2.

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

Resolution 2525 – Approve Operating Budget for Cumberland Gardens Ph2 FYE October 31, 2018

A motion was made by Mr. Guridy to approve the resolution and seconded by Mr. Jennings.

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

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

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

The meeting adjourned at 12:50 pm.

ATTEST _____