

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, May 14, 2019, in the Board Room, Kingston Manor, 250 First Avenue, Kingston, PA, pursuant to the written notice of all members of the Authority.

PRESENT: Charles Adams – Chairperson
Robert Wanyo, Vice-Chairperson
Alan Yendrzejewski, Member
Atty. Bruce Anders, Solicitor
Barry Yohey, Comptroller
Deryck Bratton, Director of Security
Dan Siani, Housing Management
Patrick Stoodley, Housing Management

ABSENT: Michael Molitoris, Executive Director
Leonard Brenner, Secretary/Treasurer
Ryan Williams, Security

Chairperson, Mr. Adams called the meeting to order at 12:00 pm

APPROVAL OF MINUTES: Minutes of the regular meeting held April 9, 2019, were approved by motion of Mr. Wanyo and seconded by Mr. Yendrzejewski. All "AYES". **Resolution No. 2019-05-01.**

Mr. Yohey gave a report on behalf of Mr. Molitoris on the following:

DEVELOPMENT: The DuPont Elderly Project was put on hold another month. The PHFA meeting scheduled for May 16 has been cancelled and rescheduled for June 20, 2019. Attorney Anders did remind everyone if the tax credit money is not granted; the option to purchase the land expires by January 2020.

AMENDMENT OF THE PUBLIC HOUSING ACOP: The Housing Authority is a public housing authority authorized to administer public housing programs of HUD pursuant to and in accordance with regulations, directives, as guidelines issued by HUD. Among these is the requirement to develop an Admissions and Continued Occupancy Plan (ACOP). The Authority has developed such a plan and it has been approved by the Authority's Board of Commissioners. As part of its responsibility to ensure the ACOP remains current and accurately reflects the most recent regulations and other HUD directives, the Housing Authority has made the following two amendments to its ACOP;

The first amendment is;

Chapter 4 III B – Selection Method, Pages 4 - 16;

The following precedence will be used for tenant selection;

- First - Elderly (age 62 and older) or
Non-elderly disabled/handicapped
- Second - Near elderly (age 50 to 61) (Hi-rise Buildings)
- Third - Single persons

The Board approved amending the Public Housing ACOP by motion of Mr. Wanyo and seconded the motion by Mr. Yendrzejewski. All "AYES". **Resolution No. 2019-05-02.**

The second amendment;

Chapter 4 III B – Selection Method, Pages 4 - 16;

Pennsylvania Act 188 of 2014, section 13.2 – Veteran Preference

In selecting a tenant, the Authority shall provide a preference for any active duty United States service member or veteran. The preference shall extend to:

1. The household of which the service member or veteran is a member
2. The surviving household members of a deceased service member or veteran who died of service connected causes, provided:

(a.) The death occurred during active duty service or within five years of discharge from service.

The Board approved amending the Public Housing ACOP by motion of Mr. Yendrzejewski and seconded the motion by Mr. Wanyo. All "AYES". **Resolution No. 2019-05-03.**

CAPITAL FUNDS: The Capital Funds for 2019 have been approved for \$2,456,000.00 and this is an increase from last year.

AUDIT FOR 2018 – The unaudited financial statements have been approved by HUD for the year 2018. The auditors will be here in the office sometime soon to complete an on-site audit.

HUD NEWS – In September 2018 the Housing Authority appealed a decision from the HUD inspectors regarding the assessment scores for Public Housing and Section 8. The score has been increased and now the housing authority is considered a High Performer.

MODERNIZATION: The attending board members received a maintenance report that Joe Grady, head of maintenance prepared. To summarize the report; maintenance staff are working on vacant units in preparation to rent by replacing carpeting and removed a bath tub and installed a walk in shower stall for reasonable accommodations. The Insurance Company has completed all repairs for Unit 194 in Glen Lyon Family and is working on repairing a roof structure at 141 John Street, Kingston which was damaged by a windstorm. Installation of new appliances has been completed at Lee Park Towers, Luzerne Towers, Plymouth Elderly, Shickshinny Hi Rise, Kingston Gardens, Kingston Manor, Swoyersville Family and Swoyersville Elderly. RAM Construction Punch list is still pending.

BED BUGS – Treatments for bed bugs are an ongoing process. Patrick Stoodley is holding informal meetings at some of the housing projects to address the tenant's concerns.

OTHER BUSINESS – Deryk Bratton is preparing to apply for an Emergency Safety and Security Grant. The funds will be used to add additional cameras in the high rise buildings. The application is due by June 6 and the results should be released sometime in August or September.

BILLS AND PAYROLL: The Board reviewed the bills and payroll for the month of April 2019. Mr. Wanyo motioned to approve the bills and payroll as submitted (see attached list) and to authorize that the proper officers sign proper vouchers. Mr. Yendrzejewski seconded the motion. All "AYES". **Resolution No. 2019-05-04.**

There being no further business to discuss, the meeting was adjourned by Chairperson Adams at 12:26 pm.

Secretary – Housing Authority of the
County of Luzerne