

**REGULAR MEETING  
TUESDAY, NOVEMBER 22, 2022**

The regular meeting of the Westmoreland County Housing Authority Board of Commissioners was called to order by Mr. Abraham and the following were present:

Daniel J. Wukich, Chairman  
Thomas S. Abraham, Vice Chairman (phone conference)  
Joseph A. Dalfonso, Secretary  
Norene Price (phone conference)  
Robert T. Regola, Member

Also present:

Michael L. Washowich, Executive Director  
William McCabe, Solicitor  
Linda Metz, Executive Administrative Assistant  
Erik Spiegel, Director of Architecture and Engineering  
Mark Swetz, Comptroller

There being a quorum present, Mr. Wukich declared the meeting in session.

Public comment: None

**READING OR DISPENSING OF THE READING OF THE MINUTES**

Mr. Dalfonso moved, and Ms. Price seconded the motion to dispense from the reading of the September 20, 2022, regular meeting minutes as submitted to the Board of Commissioners and accept them as presented, subject to any correction or deletions.

On a roll call, the motion carried unanimously.

**RATIFY THE PAYMENT OF BILLS**

Mr. Regola moved, and Mr. Dalfonso seconded the motion to ratify the payment of bills that are properly authorized and signed as presented and travel expenses for the Commissioners attending this meeting.

On a roll call, the motion carried unanimously.

**MANAGEMENT REPORT**

**EXECUTIVE REPORT:**

Mr. Washowich pointed out that he was recommending the last two resolutions on the agenda that related to WCHA's Grand View Senior Residences project. The Authority's low-income housing tax credit attorney prepared the resolutions.

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Mr. Washowich also pointed out that there is a tentative closing date for the project in December.

**MODERNIZATION REPORT:** Mr. Spiegel provided a hard copy of his report for review.

**FINANCIAL REPORT:** Mr. Swetz said he didn't have anything to report but assured the Board that he would have a year-end report at the January meeting.

**CORRESPONDENCE**

Hope in Life for November newsletter

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

Mr. Dalfonso made a motion and Ms. Price seconded the motion to adopt Resolution 2022-15 approving revisions to the Public Housing flat rent schedule effective January 1, 2023.

On a roll call vote, the motion carried unanimously.

Mr. Wukich made a motion and Mr. Dalfonso seconded the motion to adopt Resolution 2022-16 approving Housing Choice Voucher payment standards effective January 1, 2023.

On a roll call vote, the motion carried unanimously.

Mr. Dalfonso made a motion and Mr. Wukich seconded the motion to adopt Resolution 2022-17 approving changes in the Public Housing Utility Allowance Schedule effective December 1, 2022.

On a roll call vote, the motion carried unanimously.

Mr. Regola made a motion and Mr. Dalfonso seconded the motion to adopt Resolution 2022-18 approving the revision of the 2023 Section 8 allowances for tenant-furnished utilities and other services effective January 1, 2023.

On a roll call vote, the motion carried unanimously.

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Mr. Dalfonso made a motion and Mr. Wukich seconded the motion to adopt Resolution 2022-19 approving the ex-tenants accounts written off to collection loss for September and October 2022.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
September 2022	\$ 15,775.75	\$ 1,890.26
October	\$ 9,863.80	\$ 4,599.89

On a roll call vote, the motion carried unanimously.

Mr. Dalfonso moved, and Mr. Wukich seconded a motion to adopt Resolution 2022-20 approving amended and restated bylaws establishing one (1) year terms for the Board of Directors of the Westmoreland Non-Profit Housing Corporation and election of Thomas S. Abraham, Norene Price, and Michael L. Washowich to the Board of Directors.

On a roll call vote, the motion carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded a motion to adopt Resolution 2022-21 approving certain transactions in connection with the development of Grand View Senior Residences.

On a roll call vote, the motion carried unanimously.

**ADJOURNMENT**

Mr. Dalfonso moved, and Mr. Wukich seconded a motion to adjourn. On a roll call, the motion carried unanimously.

The Chairman declared the meeting adjourned.