

**REGULAR MEETING**  
**JUNE 18, 2024**

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

Thomas S. Abraham, Vice Chairman  
Joseph A. Dalfonso, Secretary  
Robert T. Regola, Member (phone conference)

Absent: Daniel J. Wukich, Chairman  
Vacant

Also present: Michael L. Washowich, Executive Director  
William J. McCabe Solicitor  
Linda Metz, Executive Administrative Assistant  
Erik Spiegel, Director of Architect and Engineering  
Rachel Fritz, Comptroller  
Rich Cholodofsky, Tribune Review

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

**PUBLIC COMMENT**

No public in attendance wanting to speak.

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

Mr. Dalfonso moved, and Mr. Regola seconded the motion to dispense from the reading of the March 19, 2024, 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 was carried unanimously.

**REGULAR MEETING  
JUNE 18, 2024**

**RATIFY THE PAYMENT OF BILLS**

Mr. Dalfonso moved, and Mr. Regola 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 was carried unanimously.

**MANAGEMENT REPORT**

**EXECUTIVE REPORT:**

Mr. Washowich reported that WCHA recently awarded more than \$700,000 in federal and state grant awards for three separate projects.

The U.S. Department of Housing and Urban Development awarded WCHA \$245,000 through its Capital Fund Emergency Safety and Security Program. The grant money is for improvements in its public housing developments that will enhance safety and security for residents.

Richard Monocchio, Principal Deputy Assistant Secretary for HUD Public and Indian Housing and Matthew Heckles, HUD Region III Director, came to WCHA to present the checks.

Specifically, WCHA's proposal calls for the installation of a system to prevent stove fires at all its public housing sites.

WCHA also received a \$216,500 from Housing and Urban Development's Resident Opportunities and Self-Sufficiency (ROSS) program that provides services to residents. These services included, but are not limited to, applying for health care benefits, and navigating open enrollment, bringing in educational speakers and making sure residents have regular appointments with their primary care physician.

Richard Monocchio, Principal Deputy Assistant Secretary for HUD Public and Indian Housing, and Matthew Heckles, HUD Region III Director, came to WCHA to present the checks. They also toured South Greengate Commons.

Finally, WCHA is the recipient of a \$250,000 grant for the Pennsylvania Housing Finance Agency. Through the agency's PHARE/Realty Transfer Tax Grant the grant money will be used to restore the 57,898 square foot, six-story Troutman Building located in the Historic District of downtown Greensburg. M & L Associates applied for the grant on behalf of WCHA.

**REGULAR MEETING  
JUNE 18, 2024**

Mr. Washowich also offered an explanation to the board regarding Resolution 2024-05 ex-tenant accounts written off to collection loss for February, March, April and May of 2024. Referring to the \$41,000 amount for March, he pointed out that the high amount was due to three evictions, including one which the tenants caused approximately \$17,000 in damages before moving out.

FINANCIAL REPORT: Ms. Fritz, who recently replaced Mark Swetz as WCHA's CFO presented a hard copy of his financial report for the six months ending March 31, 2024.

MODERNIZATION REPORT: Mr. Spiegel presented a hard copy of his report to the board. He pointed out that the Commissioners were being asked to approve a resolution for dedication of a roadway in New Florence which according to records was never officially handed over to the borough.

**CORRESPONDENCE**

Hope in Life newsletter for June 2024.

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

Mr. Dalfonso moved, and Mr. Regola seconded a motion to approve Resolution 2024-03 approving the submission of the Annual PHA Plan for Fiscal Year 2024-2025.

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Regola seconded a motion to approve Resolution 2024-04 approving the submission of the 2024 Capital Fund Program Annual Statement and the 5-year Action Plan for WCHA.

On a roll call, the motion was carried unanimously.

**REGULAR MEETING  
JUNE 18, 2024**

Mr. Regola moved, and Mr. Dalfonso seconded a motion to approve Resolution 2024-05 approving the ex-tenants accounts written off to collection loss for February, March, April and May 2024.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
February 2024	\$ 31,621.91	\$ 1,219.28
March 2024	\$ 41,253.64	\$ 3,427.54
April 2024	\$ 7,320.56	\$ 153.06
May 2024	\$ 20,390.51	\$ 4,885.33

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Regola seconded a motion Resolution 2024-06 authorizing Westmoreland County Housing Authority to amend sections of its HCV/PBV Administrative Plan and Public Housing Admission and Continued Occupancy Policy to comply with all HOTMA requirements including those found in HUD Notice PIH 2023-37.

On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded a motion to approve Resolution 2024-07 authorizing the Board Chairman to execute the attached Deed of Dedication of Roadway Rights for the New Florence Manor Housing Project.

On a roll call, the motion was carried unanimously.

**ADJOURNMENT**

Mr. Regola moved, and Mr. Dalfonso seconded a motion to adjourn.

On a roll call, the motion carried unanimously.

Mr. Abraham declared the meeting adjourned.

**SEAL**

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Secretary

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JUNE 18, 2024**