

**REGULAR MEETING
TUESDAY, NOVEMBER 21, 2023**

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

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

Also present: Michael L. Washowich, Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Mark Swetz, Comptroller

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

PUBLIC COMMENT

No public in attendance.

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 September 19, 2023, 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.

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 was carried unanimously.

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MANAGEMENT REPORT

EXECUTIVE REPORT:

Mr. Washowich gave an update of Grand View Senior Residences. He explained that the Authority is in the process of running an application campaign.

“We have a massive postcard mailing that's going out real soon,” he said. “We're looking to enhance our 60%. Of median income.”

Grand View has staggered income eligibility requirements.

FINANCIAL REPORT: Mr. Swetz presented a hard copy of his report.

MODERNIZATION REPORT: Mr. Spiegel pointed out to the board members that the hard copy of his reports highlights the various projects that the Authority has ongoing in both the Public Housing and Capital Fund. He also added that Grand View is progressing on schedule and should be scheduled for occupancy in May.

CORRESPONDENCE

No correspondence.

OLD BUSINESS

No old business.

NEW BUSINESS

Mr. Dalfonso moved, and Mr. Wukich seconded the motion to adopt Resolution 2023-13 approving revisions to the Public Housing flat rent schedule effective January 1, 2024.

On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded the motion to adopt Resolution 2023-14 approving Housing Choice Voucher's Small Area Fair Market Rents (SAFMR) for specific ZIP code areas effective January 1, 2024.

On a roll call, the motion was carried unanimously.

**REGULAR MEETING
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Mr. Dalfonso moved, and Mr. Regola seconded the motion to adopt Resolution 2023-15 approving changes in the Public Housing Utility Allowance Schedule effective December 1, 2023.

On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded the motion to adopt Resolution 2023-16 approving the revision of the 2023 Section 8 allowances for tenant-furnished utilities and other services effective January 1, 2023.

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Wukich seconded the motion to adopt Resolution 2023-17 approving the use of the 2024 Pittsburgh Metropolitan Fair Market Rents in determining contract rents in the Project-Based Voucher Program.

On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded the adopt Resolution 2023-18 approving the SEMAP Certification for the fiscal year ending September 30, 2023, and authorizes the Executive Director to sign and submit the SEMAP Certification to HUD in accordance with 24 CFR 985.101.

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Wukich seconded the motion to adopt Resolution 2023-19 approving the ex-tenants accounts written off to collection loss for August, September, and October of 2023.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
August 2023	\$ 5,517.44	\$ 74.48
September 2023	\$ 24,874.29	\$ 1,344.75
October 2023	\$ 13,560.32	\$ 1,789.21

Mr. Regola moved, and Mr. Wukich seconded the motion to approve Resolution 2023-20 authorizing the solicitor to institute necessary proceedings and to file the necessary bond to select, appropriate and condemn certain rights of way and easements in and through properties in Sewickley Township located with the Shaner Housing Sanitary Sewer Projects.

On a roll call, the motion was carried unanimously.

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ADJOURNMENT

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

On a roll call, the motion carried unanimously.

Mr. Wukich declared the meeting adjourned.