

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
January 24, 2024

The Board of Commissioners meeting was called to order by Mr. Bañuelos, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Fred Bañuelos	Chairperson
	Ms. Donald Senderowitz	Vice-Chairperson (via Zoom)
	Mr. Zachary Matthews	Treasurer
ABSENT:	Ms. Sandra Barnes	Secretary

Also participating in the Board Meeting were Mr. Julio A. Guridy, Executive Director; Ms. Arelis Torres, Executive Secretary; Mr. Eric Reinert, contracted Comptroller; Ms. Aida Núñez, Director of Housing Management; Mr. Lou Day, Director of Maintenance Operations; Mr. Doryan Campo, Director of Compliance; Ms. Melissa Aclo, Social Services Director, who joined the meeting at 10:52 a.m.; and Mr. Christian Perrucci, Esquire. Also in attendance were Sara Vigneri and Evan Schlotterbeck of the Allenton Voice, Waldo Santana, Miguel Quinones, and Daniel Hangler of Oak Street Health. The meeting information was posted on the AHA website so members of the general public could participate in-person.

The board meeting started at 9:35 am with Mr. Bañuelos asking for the roll call.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the December 27, 2023, Board Meeting. Mr. Matthews made the motion and Mr. Senderowitz seconded the motion to approve the Board minutes.

Ayes 3 – Bañuelos, Senderowitz, Matthews
Nays 0

RESOLUTIONS

There were no resolutions for this month.

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. Ms. Sara Vigneri and Mr. Evan Schlotterbeck of the Allentown Voice indicated that they were only observing. The staff at Oak Street Health began by offering the board members a folder which contained information and resources provided by this company. Mr. Miguel Quinones then presented a brief overview of the services

offered to patients in the Lehigh Valley, particularly in the Bethlehem and Allentown areas. He indicated that they have a Value Based Care System, in which Oak Street Health take on the financial risks of the patients as long as the patients remain healthy and are not admitted to the hospital. He explained that Oak Street Health hold information sessions for patients on Medicare, which are disabled and seniors. He indicated that they host and facilitate events and only need for organizations, such as the Allentown Housing Authority, to give them access to their community rooms. Mr. Julio Guridy indicated that Allentown Housing Authority has previously opened its doors to this organization and will allow such events in the future as well, but must be prescheduled with Ms. Aclo as we have many organizations that attend the AHA requesting access to our residents to make a pitch for their particular program.

BILLS AND TREASURER’S REPORT

Mr. Zachary Matthews reviewed with the Board the financials for December, which included the Treasurer’s report, and the Cash and Investment reports. Mr. Eric Reinert reviewed with the Board updates on the audit regarding the reserves for Cumberland Gardens Ph. 1 and Ph. 2. Mr. Reinert also indicated that they would be working on a new RFP for audit services. Mr. Bañuelos suggested including the RFPs not only on PennBid but also on NAHRO and Marc NAHRO in order to receive more responses. Mr. Reinert also indicated that BDO can provide suggestions. He then answered all of the Board’s questions.

Mr. Bañuelos asked for a motion to approve the financials for December. Mr. Matthews made a motion and it was seconded by Mr. Senderowitz to approve.

Ayes 3 – Bañuelos, Senderowitz, Matthews
Nays 0

COMMUNICATION REPORT

Mr. Julio A. Guridy discussed his report stating the AHA has been working on three grant applications for the 2024 PHARE (Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund) to the Pennsylvania Housing Finance Agency (PHFA). The grants would amount to nearly \$3,100,000. He discussed that the funding would be used to rehabilitate. AHA is still waiting on a response. Mr. Guridy then reviewed the latest edition of the Homefront Newsletter with the Board. He announced that Mr. Fred Bañuelos, Chairman, was chosen by NAHRO as the 2023 Commissioner of the Year among 20,000 public housing commissions in the country and congratulated him. He then continued to discuss the ribbon-cutting ceremony that was held for the two newly renovated homes eligible to purchase through the homeownership program. He indicated that AHA is working on selling the properties to qualified families. Mr. Bañuelos suggested reaching out to Shiloh Baptist Church. Pastor Phil Davis provides Homeownership Counseling Lehigh Valley-wide and may assist us with qualifying families. Mr. Bañuelos also indicated that there will be a few programs rolling out in April through the Federal Home Loan Bank (FHLB) that could also benefit first-time home buyers. Mr. Guridy briefly mentioned the new NSPIRE REAC Inspection regulations will take effect in July 2024. He continued to discuss the Bridgeside Estates, formally known as Little Lehigh, update. He indicated

that the Certificate of Occupancies were issued and they are ready for leasing. He included that the Community Services for Children, Inc., (CSC) contract has been executed and CSC is scheduled to move in on February 01, 2024. He thanked the AHA staff for assisting with the final relocation of tenants out of the two remaining buildings. These buildings were HUD approved to remove offline. Mr. Guridy also provided an update on the Community Housing Development Organization (CHDO). He indicated that the articles of incorporation have been filed and AHA is working with Attorney Perrucci on finalizing the bylaws. Lastly, Mr. Guridy touched on the partnership with the Allentown Redevelopment Authority (RACA) and the development of an 8-unit apartments building. Mr. Guridy then answered all of the Board's questions.

Mr. Lou Day began by informing the Board that he and Megan reviewed the Capital Fund Program prior to her leaving. They reviewed what was obligated and what was left to obligate. He also discussed that he is working on the Annual Plan submissions. The Annual Plan will encompass new projects such as homeownership and expansion on public housing. Mr. Matthews took the opportunity to comment that the exterior of Walnut Manor is looking great and he is excited to see the final completion. Mr. Day answered all of the Board's questions.

Mr. Julio A. Guridy provided a report in Ms. Aclo's absence. He indicated that Ms. Aclo has been working on streamlining our newsletter and moving towards a digital version to be included on our website. Mr. Guridy also mentioned that a total of 6 recipients successfully submitted to receive a scholarship in spring 2024. At this time, Ms. Aclo joined the meeting and was able to inform the board of AHA's strategy for analyzing the needs of its residents and meeting those needs. She indicated that the biggest challenge at times is having the residents participate and interact with staff. She indicated that they have several outreach events throughout the year. Ms. Aclo then answered all of the Board's questions.

Ms. Aida Núñez reviewed the HCV Reports with the Board including vacancies and unpaid rents. Ms. Núñez answered all of the Board's questions.

Mr. Doryan Campo reviewed with the Board the recertification reports and uncompleted HCV inspections report. The Board suggested hiring another inspector to assist with the inspections moving forward. Mr. Guridy indicated that he is looking into the matter. Mr. Campo then answered all of the Board's questions.

NEW BUSINESS

Mr. Bañuelos asked for a motion to go into Executive Session at 11:30 am. A motion was made by Mr. Senderowitz and seconded by Mr. Matthews to go into Executive Session.

Ayes 3 - Bañuelos, Senderowitz, Matthews
Nays 0

A motion was made to end Executive Session at 11:59 am by Mr. Senderowitz and seconded by Mr.

Matthews.

Ayes 3 - Bañuelos, Senderowitz, Matthews

Nays 0

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Senderowitz at 12:00 pm.

Ayes 3 – Bañuelos, Senderowitz, Matthews

Nays 0

ATTEST _____