

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
August 27, 2025

The Board of Commissioners meeting was called to order by Mr. Bañuelos at 9:05 am, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Fred Bañuelos	Chairperson
	Mr. Carlos Rodriguez, Esquire	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; Ms. Tina Sargent, Comptroller; Mr. Lou Day, Director of Maintenance Operations; Ms. Aida Núñez, Director of Housing Management; Mr. Doryan Campo, Director of Compliance; Ms. Melissa Aclo, Social Services Director; and Kody K. Hines, Esquire. Also in attendance was Katarah Jordan and AJ Rolon of the Boys and Girls Club of Allentown and Danielle Mineo Unhoused Services Coordinator for the City of Allentown.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the July 23, 2025, Board Meeting. Ms. Barnes made the motion and Mr. Rodriguez seconded the motion to approve the Board minutes.

Ayes 3 – Bañuelos, Barnes, Rodriguez
Nays 0

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. Ms. Katarah Jordan, CEO of the Boys and Girls Club of Allentown introduced herself to the Board. She began by indicating that she values the long-standing partnership with AHA and that because of it, we can provide families with the resources they need to thrive. She indicated that The Boys and Girls Club has been serving the Youth of Allentown for many years. Mr. AJ Rolon, Cumberland Gardens Unit Director, who was also a club kid for 30 years, introduced himself to the Board. He indicated that The Boys and Girls Club provide many after school programs for the kids, including academic support, athletics, arts, etc. He also indicated that they have partnered with other agencies such as Valley Health Partners and United Way to provide connections between families and services. Lastly, he mentioned Emily P, who was the 2024 BGCA Youth of the Year. Both answered all the Board's questions.

Ms. Danielle Mineo, Unhoused Service Coordinator for the City of Allentown, took the time to

introduce herself to the Board. She indicated that she is working on connecting resources for the homeless in the City of Allentown and is hoping to gain knowledge regarding AHA and its housing programs. She answered the Board's questions. Lastly, Ms. Aida Núñez informed her that our waiting lists will be opening on September 22, 2025, through September 26, 2025, and staff will be on site to assist with registration on Monday, September 22, 2025, from 9 a.m. to 4 p.m. only.

RESOLUTIONS

Resolution 2765 Approve Boys and Girls Club 2025-2026 Contract

Mr. Bañuelos asked for a motion to approve the Boys and Girls Club 2025-2026 Contract. Mr. Guridy discussed the renewal of the Boys and Girls Club of Allentown Agreement for the period of September 01, 2025, through August 31, 2026. Mr. Bañuelos thanked the staff of the Boys and Girls Club for their presentation. He explained that funding cuts have impacted the housing authority and proposed that the Boys and Girls Club cover some of the costs, for instance utilities to continue their partnership upon the expiration of this contract. Ms. Barnes made the motion and Mr. Rodriguez second the motion.

Ayes 3- Bañuelos, Barnes, Rodriguez
Nays 0

Resolution 2766 Approve Tuition Reimbursement Policy

Mr. Bañuelos asked for a motion to accept the Tuition Reimbursement Policy. Mr. Guridy explained that the policy was updated with the assistance of our solicitor. The policy also includes a new form that must be completed as a pre-requisite. Ms. Barnes made the motion not to accept and Mr. Rodriguez second the motion.

Ayes 0
Nays 3 - Bañuelos, Barnes, Rodriguez

Mr. Bañuelos asked for a motion to table this resolution. The Board recommended that the new form be included with the resolution and that it states that it is an amendment to the current policy. Ms. Barnes made the motion and Mr. Rodriguez second the motion.

Ayes 3 - Bañuelos, Barnes, Rodriguez
Nays 0

Resolution 2767 Write-Off Uncollectable Accounts – Port In Vouchers

Mr. Bañuelos asked for a motion to Write-Off Uncollectable Accounts for the fiscal year ending June 30, 2024. Mr. Guridy explained that the total amount of delinquent balances of former port-in vouchers was \$16,878.00. He then stated that this does not relieve tenants from their obligation to repay this debt. Ms. Barnes made the motion and Mr. Rodriguez second the motion.

Ayes 3- Bañuelos, Barnes, Rodriguez
Nays 0

BILLS AND TREASURER'S REPORT

Ms. Tina Sargent reviewed with the Board the financials for July. She provided a summary of the treasurer's report, the cash and investment reports, and active CAP Fund receipts. She also indicated that we have a CD up for renewal with Penn Community Bank at 4.1%. She answered all the Board's questions.

Mr. Bañuelos asked for a motion to approve the financials for the month of July. Ms. Barnes made a motion, and it was seconded by Mr. Rodriguez to approve.

Ayes 3 – Bañuelos, Barnes, Rodriguez
Nays 0

COMMUNICATION REPORT

Mr. Julio A. Guridy briefly mentioned that the 428 N. 6th Street project is on schedule. He indicated that this project will be out to bid in September, and construction will begin in December. He then continued to discuss Bridgeside Estates Phase II. He indicated that he has been working on the submission of all documents into the DRGR portal for the two million dollars grant award from former Senator Bob Casey. He also continues to work with our local legislators in support of the Low-Income Housing Tax Credit (LIHTC) application submitted to the Pennsylvania Housing Finance Agency (PHFA). He briefly mentioned that the staging process for the NSA Montrone Project has begun. AHA received a grant for this project. He continued to discuss the recent REAC Inspections performed at Gross Towers and Towers East. AHA will be advised of any findings. Mr. Guridy also took this time to congratulate staff on their recent SEMAP score of 100. Ms. Aida Núñez explained the process and indicated that there were a few areas that could use improvement. AHA has been a high performer and she would like to continue that achievement. She indicated that it was a team effort, and she has already begun next year's SEMAP. Lastly, Mr. Guridy mentioned that he is preparing for a presentation on September 18, 2025, in Harrisburg with the Allentown Blueprint Communities. He answered all the Board's questions.

Mr. Lou Day began by mentioning a few projects he is currently working on. He stated that several of the exterior building and landscape upgrades projects are weather sensitive and should be completed by mid-November. One of the projects he highlighted was Central Park. Central Park will have replaced siding, new windows and patio sliding doors, and painting of all balconies. Mr. Day mentioned that CAP Funds and PHARE grants received are being applied for some of the current projects. Lastly, he indicated that the 516 W. Gordon St property should be completed and ready for homeownership in about a month and a half. Flyers and email contact have been created and

ready for disbursement. Mr. Day answered all the Board's questions.

Ms. Melissa Aclo highlighted the back-to-school event that took place on August 15, 2025, at Cumberland Gardens. AHA was able to provide school supplies to 75 youths. The event included games, food, giveaways and community resources. Ms. Aclo also mentioned the 12-week DJ Camp session in which youths were able to participate and perform at this event. She answered all the Board's questions.

Ms. Aida Núñez reviewed the HCV Reports with the Board. She indicated that there were 1.5% vacant units, rent collection is at 90.10%, and our HAP Utilization was at 95%. She answered all the Board's questions.

Mr. Doryan Campo briefly reviewed the voucher report. He indicated that 20 vouchers were absorbed in July. He also mentioned the transitioning of EHV families to HCV. He indicated that there is a software plug-in that will be utilized for this transition. He answered all the Board's questions.

Mr. Christian Perrucci, Esquire indicated that he has been assisting Julio with the obtaining documents with regards to the two million dollars grant award. He also stated that his office was able complete the Declaration of Trusts for the two properties that were sold.

A motion was made to adjourn the meeting by Ms. Barnes and seconded by Mr. Rodriguez at 10:23 a.m.

Ayes 3 – Bañuelos, Barnes, Rodriguez
Nays 0

ATTEST _____