

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

December 17, 2025

The Board of Commissioners meeting was called to order by Mr. Matthews at 9:00 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
	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. Melissa Aclo, Social Services Director; Mr. Doryan Campo, Director of Compliance; and Kody K. Hines, Esquire. It should be noted that Mr. Bañuelos arrived at 9:12 AM.

APPROVED MINUTES

Mr. Matthews asked for a motion to approve the minutes of the November 19, 2025, Board Meeting. Ms. Barnes made the motion and Mr. Rodriguez seconded the motion to approve the Board minutes.

Ayes 3 –Matthews, Barnes, Rodriguez  
Nays 0

RESOLUTIONS

Resolution 2774 Approve Operating Budget for CG3 FYE December 31, 2026

Mr. Matthews asked for a motion to approve the Operating Budget for CG3 FYE December 31, 2026. Mr. Guridy reviewed the operating budget summary for Cumberland Gardens Phase III. Ms. Barnes made the motion to accept and Mr. Rodriguez second the motion.

Ayes 3 –Matthews, Barnes, Rodriguez  
Nays 0

PUBLIC COMMENTARY

After the Board meeting had commenced and Resolution 2774 was approved, two members of the public, Ms. Dania Howell and Ms. Sonia Samuels, arrived and requested public comment.

Ms. Howell stated that she has been on the housing waiting list for over 15 years and has not received any response regarding her status. She reported that her phone calls to AHA staff have not been returned and that she has been unable to access the online portal. Ms. Howell further indicated that she has contacted Mr. Doryan Campo on numerous occasions without receiving a response.

Ms. Samuels stated that she has been on the housing waiting list since 2009 and has similarly been unable to successfully contact AHA staff. She noted that she was informed at some point that AHA attempted to contact her by phone and mail; however, she stated that she did not receive the letter. Ms. Samuels also expressed dissatisfaction with how her mother's transfer was handled by AHA, stating that the process was not completed in a timely manner and that some staff members were rude during the process.

Mr. Julio Guridy stated that he will review the concerns raised with the Director of Compliance.

Mr. Guridy then introduced Mr. Francis Vargas of Elon Affordable Housing, LLC, who attended the meeting via Zoom to provide an update on Little Lehigh Phase II. Mr. Vargas reported that he is awaiting the reservation letter from PHFA confirming the award and budget amounts. Once the letter is received, Mr. Guridy will review it, and the reservation fee will be due within two weeks. Once finalized, the project may proceed to the design development phase, including cost estimating, local zoning review, and land development approvals. Mr. Vargas noted that additional funding sources will be required and stated that this will be discussed further at the next scheduled due diligence meeting. He then answered questions from the Board.

#### BILLS AND TREASURER'S REPORT

Mr. Matthews reviewed with the Board the financials for November. He provided a summary of the treasurer's report, the active CAP Fund receipts, and the cash and investment reports. Lastly, he indicated that the FASS/MASS scores for the month of October were good. Ms. Tina Sargent commented that for January's Board Meeting, the FASS/MASS scores will be updated accordingly. Lastly, she stated that the AHA audit is in final review by the auditors and we can expect a draft presentation in January's Board Meeting.

Mr. Matthews made a motion to approve the financials for the month of October, and it was seconded by Ms. Barnes to approve.

Ayes 4 – Bañuelos, Matthews, Barnes, Rodriguez  
Nays 0

#### COMMUNICATION REPORT

Mr. Julio A. Guridy began by thanking Mr. Francis Vargas for the update on Little Lehigh Phase II. He indicated that they would continue to meet and discuss biweekly to monitor all aspects of the project. Mr. Guridy continued to briefly discuss the 428 N. 6<sup>th</sup> Street Project. He indicated that the housing authority is ineligible for the LSA funds from the City of Allentown since AHA will own and maintain the project. He then stated that this project should be ready to advertise for bids by the first week of January 2026. The

plan is to gain approval from the Board of Commissioners in February's Board Meeting to the award the contract. He is confident that construction will begin in March and is looking forward to a groundbreaking event. Lastly, Mr. Guridy highlighted the Allentown Blueprint Community's attendance at the Juniata Blueprint Communities Committee neighborhood in Philadelphia. They toured the Tookany/Tacony-Frankford Watershed Partnership project. This project is working to restore a creek that runs through the Juniata community. Their goal is to protect the creek, and clean and keep the watershed healthy. Mr. Guridy answered the Board's questions.

Mr. Lou Day briefly mentioned that there are a few exterior work projects that are wrapping up. Those projects are in the final punch list stage. He then mentioned that the 5 Year Plan will be discussed and approved in February. He is working on the preparations. Lastly, he touched on the homeownership units. He indicated that there could be three more units for completion in the next few months. Mr. Day answered the Board's questions.

Ms. Melissa Aclo highlighted the Friendsgiving events that took place at some of the high-rises. The residents were provided with a free thanksgiving meal. AHA staff were on site and assisted the residents with serving the food. She also mentioned the "Service of Remembering" activities that took place at the high-rises to help prevent social isolation during the holiday season. Lastly, Ms. Aclo highlighted that New Bethany donated 100 turkeys for the families at Cumberland Gardens. She answered the Board's questions.

Mr. Julio Guridy reviewed the HCV Reports on behalf of Ms. Aida Núñez. He indicated that there are 16 vacant units and she has scheduled regular meetings with the property managers to assist with this. He indicated that rent collection is 89%, and HAP utilization is at 100%. Lastly, he announced that AHA received a SEMAP score of 100%. He answered the Board's questions.

Mr. Doryan Campo briefly reviewed his report. He indicated that he was able to absorb EHV and regular vouchers with an effective date of 12/1/2025. He also mentioned that HUD will provide us with \$1,000 for each EHV voucher. Lastly, he recognized Ms. Melissa Aclo for her hard work in completing the first Homeownership Voucher. He answered the Board's questions.

Mr. Kody K. Hines, Esquire indicated that his office has been assisting the AHA with a few landlord tenant issues. He also assisted with finalizing the documents for the 501C which the Board will have to sign.

### NEW BUSINESS

Mr. Fred Bañuelos highlighted that the federal government recently rescinded older guidance regarding criminal screening for housing applicants. He mentioned the "One Strike" policy, allowing PHAs to evict tenants with drug-related or violent criminal activity by anyone in the household or guests. They will not be given a second chance. He urged AHA staff to become familiar with the new compliance and eligibility procedures.

Mr. Bañuelos asked for a motion to go into Executive Session at 10:46 a.m. to discuss a personnel matter. A motion was made by Mr. Matthews and seconded by Ms. Barnes to go into Executive Session.

Ayes 4 - Bañuelos, Matthews, Barnes, Rodriguez  
Nays 0

A motion was made to end Executive Session at 11:16 a.m. by Mr. Matthews and seconded by Mr. Rodriguez.

Ayes 4 - Bañuelos, Matthews, Barnes, Rodriguez  
Nays 0

A motion was made to adjourn the meeting by Ms. Barnes and seconded by Mr. Rodriguez at 11:17 a.m.

Ayes 4 – Bañuelos, Matthews, Barnes, Rodriguez  
Nays 0

ATTEST \_\_\_\_\_