

**REGULAR MEETING
NOVEMBER 26, 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
Susan Kohler, Member

Absent: Daniel J. Wukich, Chairman

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

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 Ms. Koehler seconded the motion to dispense from the reading of the Nov. 6, 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.

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 said he had no further report.

FINANCIAL REPORT: Ms. Fritz provided a hard copy of financials for the past year.

MODERNIZATION REPORT: Mr. Spiegel also presented a hard copy of his report to the board. He said he had nothing more to report that he did not present in the workshop meeting.

NEW BUSINESS

Mr. Dalfonso moved, and Ms. Kohler seconded a motion to adopt Resolution 2024-13 approving changes in the Public Housing Utility Allowance Schedule effective December 1, 2024.

On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded a motion to adopt Resolution 2024-14 approving the revision of the 2023 Section 8 allowances for tenant-furnished utilities and other services effective January 1, 2025.

On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Ms. Kohler seconded a motion to adopt Resolution 2024-15 approving the SEMAP Certification for the fiscal year ending September 30, 2024, 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. Regola seconded a motion to adopt Resolution 2024-16 approving Housing Choice Voucher's Small Area Fair Market Rents (SAFMR) for specific ZIP code areas effective January 1, 2025.

On a roll call, the motion was carried unanimously.

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Mr. Regola moved, and Mr. Dalfonso seconded a motion to adopt Resolution 2024-17 approving the use of the 2025 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. Dalfonso moved, and Ms. Kohler seconded a motion to adopt Resolution 2024-18 approving revisions to the Public Housing flat rent schedule effective January 1, 2025. On a roll call, the motion was carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded a motion to adopt Resolution 2024-19 approving the ex-tenants accounts written off to collection loss for August, September and October of 2024.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
August 2024	\$ 29,968.66	\$ 3, 616.94
September 2024	\$ 24,420.30	\$ 00.00
October 2024	\$ 5,452.52	\$ 2,274.54

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Regola seconded a motion to adopt Resolution 2024-20 of the Westmoreland County Housing Authority, as sole member of Westmoreland Non-Profit Housing Corporation, approving the third amended and restated bylaws of the Westmoreland Non-Profit Housing Corporation and appointing Susan Kohler, Thomas S. Abraham and Michael L. Washowich to the board of directors of Westmoreland Non-Profit Housing Corporation.

On a roll call, the motion was carried unanimously.

ADJOURNMENT

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

On a roll call, the motion carried unanimously.

Mr. Abraham declared the meeting adjourned.