

REGULAR MEETING

January 16, 2026

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

Robert T. Regola, Chairman
Joseph A. Dalfonso, Vice Chairman
Susan Kohler, Secretary
Jerry Radebaugh, Member

Also present: Michael L. Washowich, CEO / Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Rachel Fritz, Comptroller
Westmoreland County Commissioner Sean Kertes

Absent: Thomas S. Abraham, Treasurer

There being a quorum present, Mr. Regola 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 Mr. Radebaugh seconded the motion to dispense from the reading of November 25, 2025, 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. Radebaugh 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 led off wishing everyone a happy and healthy new year.

“2025 was yet another very successful year for WCHA,” he said. “We saw the award of our low-income housing tax credit allocation from the Pennsylvania Housing Finance Agency for our next new exciting development located in Rostraver Township – Willowbrook Commons.”

“So, we’re very thrilled to continue to go through the process, to lay the framework, the groundwork, to set up a closing so that we can start construction sometime in either late May or June of this year.”

Mr. Washowich also referred to the groundbreaking earlier in 2025 for Church View Senior Residences, a 20-unit cottage-style development in Mount Pleasant Township that is currently under construction.

Meanwhile, WCHA is currently laying the groundwork for a solar array on a 10-acre parcel located adjacent to Hempfield Tower, the Authority’s largest Section 8 new construction building which has 202 units.

With combined efforts between WCHA, the County and the State, the solar array that is being made possible in part through the Inflation Reduction Act will provide electricity for the building.

“Obviously, as discussed at previous meetings, this will have a long-term positive impact on this housing authority for many, many, many years,” he stated.

Mr. Washowich went on to thank the Board Member for their support. He also thanked and commended the Authority staff for their much dedication and hard work.

“Our culture, as some will tell you, is unique here at this agency,” he explained. “When I travel to state conferences and I hear some of our other neighboring housing authorities, the employees and so forth, in a lot of cases, all you hear about is the complaints and just the negative comments about the organization itself. And you don't get that here.”

“And that's a true testament to the work of our employees, and that's reflected in the success that we have.”

MODERNIZATION REPORT: Mr. Spiegel offered a written report in addition to providing a PowerPoint presentation highlighting some of our accomplishments in 2025.

His presentation included updates on the Authority as a whole while emphasizing the importance of South Greengate Commons, Odin View, Grandview Senior Residences and upcoming communities of Church View Senior Residences and Willowbrook Commons.

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He also referred to critical repairs and modernization efforts at some of WCHA's public housing sites and work on solar farms on property behind Hempfield Tower and on top of the Authority's warehouse off South Greengate Road.

FINANCIAL REPORT: Ms. Fritz provided a hard copy of her report.

"It just lists all of our various programs where we get money from federal, non-federal, and just a description of what the programs all do, the different grants and so forth, and how we generate and do what we're able to do," she said. "Page four, we have, you know, all the board numbers of everything that we own and operate here at the Housing Authority. It's a condensed version."

CORRESPONDENCE

Hope in Life newsletter for January 2026.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Dalfonso moved, and Mr. Radebaugh seconded a motion to adopt Resolution 2026-1 approving a declaration of official intent of reimbursement for the costs associated with the design and development of an energy performance contract

On a roll call, the motion was carried unanimously.

Mr. Radebaugh moved, and Ms. Kohler seconded a motion to adopt Resolution 2026-2 approving the ex-tenants accounts written off to collection loss for November and December of 2025.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
November 2025	\$ 51,730.12	\$ 884.30
December 2025	\$ 43,986.68	\$ 509.61

On a roll call, the motion was carried unanimously.

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Mr. Radebaugh moved, and Mr. Dalfonso seconded a motion to adopt Resolution of 2026-3 to include additional details in Resolution 2025-09 that was adopted on June 17, 2025.

On a roll call, the motion was carried unanimously.

ADJOURNMENT

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

On a roll call, the motion carried unanimously.

Mr. Regola declared the meeting adjourned.