

FRANKLIN COUNTY HOUSING AUTHORITY
BOARD MINUTES
MONDAY, AUGUST 17, 2026
202 ELDER AVENUE, WAYNESBORO, PA

In Attendance: Dave Jordan, John Flannery, Maureen O'Malley, Christopher Ardinger, Rodney Benedick (via Zoom), Daniel Myers

Staff in Attendance: Susan Pettyjohn, Christine Fogle, Lisa Bryan

- I. Call Meeting to Order – Dave Jordan**
- II. Public Comment –** John Flannery noted he was contacted by a visitor that attended a previous board meeting. The concerns she mentioned were already addressed.
Christine Fogle invited Board members to an Appreciation Dinner hosted by Waynesboro Resident Council in September to thank members and organizations for their community support.
- III. Review and Approval of 6/15/2026 and 7/30/2026 Minutes**—Motion to approve minutes first by Chris Ardinger, second by Flannery. Motion carried unanimously.
- IV. Bills and Communication**
 1. Resolution 2026-13 Write-Off Vacated Tenant Accounts
 - Motion to approve write-offs first by Maureen O'Malley, second by Rodney Benedick. Motion carried unanimously.
 2. Election of Officers for One Year Term
 - Motion to appoint Rodney Benedick as Chairman, Chris Ardinger as Vice Chairman, and Dave Jordan as Secretary first by Flannery, second by O'Malley. Motion carried unanimously.
 3. Fiscal Reports
 - COCC Financials – 5/31/26 and 6/30/26 Reviewed. For May, COCC had net income of \$116,000 due to investment income which is \$112,000 above budget for past two months. In June, COCC net income increased by \$23,000 to \$138,000 due to investments. Income is also above budget due to HUD increasing allowable management fee.
 - Section 8 Financials – 5/31/26 and 6/30/26 Reviewed. As of May, administrative net income is \$13,000, a \$2,000 decrease from previous month. Administrative fee income received is less than budgeted. For June, administrative net income is \$17,000, a \$4,000 increase from May due to expenses being below budget. As of July, average HAP for HCV increased to \$578. Leasing is currently 98.3%. We requested set-aside HUD funding due to unforeseen circumstances. This condition was met since our average HAP is more than 2% over amount of funding HUD provided for 2026. As of July, average HAP for Mainstream increased to \$591. Leasing is currently 90.1% for Mainstream. We requested set-aside HUD funding for Mainstream since average HAP in May was over \$600. If we receive additional funds, we do not know amount, so we are keeping leasing at current figures until HUD responds.
 - Public Housing Financials – 5/31/26 and 6/30/26 Reviewed. In May, all locations experienced net income mainly due to CF subsidy that was provided; largely used for purchase of \$88,000 in equipment for AMPS 1, 2, 4. All four properties booked rental income above budget, especially family properties. In May, CF24 provided \$190,000 to the AMPS, which was helpful as operating subsidy has been below budget. In June, there was a reduction in net income for all four areas compared to May. However, net income is substantially above budget for all locations.
 - Capital Fund Program Report – 6/30/26 and 7/31/26 Reviewed. In June, CF24 expenses were \$15,000; \$8,000 for administration, and \$7,000 for A&E work. In July, CF24 expenses were \$8,000 for administration. The Waynesboro pavilion project for \$197,000 was added to CF25 obligation line, increasing total obligation to 35% of total grant.

- Occupancy Report – 6/30/26 and 7/31/26 Reviewed. In June, vacancies increased from 3 to 6 units and offline decreased from 4 to 3 units. In July, vacancies increased from 6 to 8 units and offline remained at 3 units.

V. Executive Director Report

- Tree trimming/removal project almost complete; removed approximately 67 bushes in AMP1. Ground was graded and seeded.
- Basketball court project is also almost complete. Grading a few grass spots, then can open.
- Sidewalk project started today in AMP3, then to AMP4 for completion in fall. Will begin in Chambersburg AMPS in spring. Waiting for items back from borough for AMP4 pavilion project. Replacing heat pumps in AMP2B. Replacing old air conditioning units in all other AMPS. Replacing roofs in AMP1. These projects will use most of the CF25 grant.
- Received one-year extension for the hazard grant. Will hire project manager to assist.

VI. Adjournment – Motion to adjourn first by Ardinger, second by O'Malley. Motion carried unanimously.

Next Monthly Meeting: Monday, September 21, 2026 at 3:00 p.m. in the Chambersburg office.

Respectfully Submitted by,

Rodney Benedick
Secretary