

FRANKLIN COUNTY HOUSING AUTHORITY
BOARD MINUTES
MONDAY, MAY 18, 2026
436 WEST WASHINGTON STREET, CHAMBERSBURG, PA

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

Staff in Attendance: Susan Pettyjohn, Lisa Bryan

- I. Call Meeting to Order** – Dave Jordan
- II. Public Comment** – None
- III. Review and Approval of 4/20/26 and 5/4/2026 Minutes**–Motion to approve 4/20/26 and 5/4/26 minutes first by Maureen O'Malley, second by Rodney Benedick. Motion carried unanimously.
- IV. Bills and Communication**
 1. Resolution 2026-9 Write-Off Vacated Tenant Accounts
 - Motion to approve write-offs first by Benedick, second by O'Malley. Motion carried unanimously.
 2. Resolution 2026-10 Resolution Authorizing Approval of Section 8 Management Assessment Program
 - Motion to approve Section 8 Management Assessment Program first by O'Malley, second by Benedick. Motion carried unanimously.
 3. Resolution 2026-11 Purchase of 2026 Ford Van
 - Motion to approve purchase of 2026 Ford Van first by Benedick, second by O'Malley. Motion carried unanimously.
 4. Fiscal Reports
 - COCC Financials – 3/31/26 Reviewed. COCC has net income excluding depreciation of \$91,000 due to investment income of \$183,000 which was above budget by \$78,000. Expenses under budget at \$31,000. This has been the third-best year for investments in the last ten years.
 - Section 8 Financials –3/31/26 Reviewed. Administrative net income for the year is \$78,000, nearly double budgeted amount, due to income above budget and expenses below budget by combined \$38,000. As of April, average HAP for both HCV and Mainstream continue to increase due to HOTMA implementation. Due to these increases, we will not increase leasing, which is currently at 98.1% for HCV and 91.1% for Mainstream.
 - Public Housing Financials – 3/31/26 Reviewed. Excluding depreciation, which is listed separately, all AMPS experienced net income for the year. AMP1 had largest increase while AMP3 had the smallest. This is due to AMP1's expenses being below budget by \$46,000 and income and subsidy being higher than expected while AMP3's expenses were on target.
 - Capital Fund Program Report – 4/30/26 Reviewed. Payments for April were \$14,000 and paid with CF24 funds. The CF24 obligation has been updated to 100%. All tree trimming and basketball court contracts, and \$468,000 of the nearly \$600,000 sidewalk/step project were added to CF24. The balance was added to CF25.
 - Occupancy Report – 4/30/26 Reviewed. In April, vacant units decreased from 4 to 3, and offline units remained at 4.
 - Fiscal year end financials submitted to HUD last week.
- V. Executive Director Report**
 - Intent letters were provided to contractors for basketball court project. Anticipate work to begin in 30-45 days. As all work cannot be completed in 180 days, an extension is being requested to split between Chambersburg and Waynesboro; 180 days in each location.
 - Sending letters for tree trimming project. Expect work to be completed in 1-2 weeks.

- Coordinating bid preparation for AMP3 pavilion project. Discussing location of AMP4 pavilion with Borough of Waynesboro.
- Boys & Girls Club and Franklin Fire Department are holding an egg drop in our parking lot tomorrow.
- HUD inspections are scheduled on Thursday and Friday for AMP3 and AMP4.

VI. Unfinished Business – None

VII. Executive Session – Board Member Vacancy, Personnel, Legal

- Motion to move to Executive Session first by O’Malley, second by Benedick. Motion carried unanimously.

VIII. Return to Public Session

- Motion to return to Public Session first by O’Malley, second by Benedick. Motion carried unanimously.
- Motion to approve reinstating John Flannery as board member first by Benedick, second by O’Malley. Motion carried, with Flannery abstaining.

IX. Adjournment – Motion to adjourn first by O’Malley, second by Benedick. Motion carried unanimously.

Next Monthly Meeting: Monday, June 15, 2026 at 3:00 p.m. in the Waynesboro office.

Respectfully Submitted by,

Rodney Benedick
Secretary