

Public Housing Resident Advisory Board Meeting
Online through Zoom
December 5, 2024 5:00 p.m.

FCHA Staff in Attendance

1. Christine Fogle
2. Diana Onativia
3. Robert Barrick
4. Amanda Keefer
5. Daniel Myers

Tenants in Attendance

1. Michael Wessell

Robert Barrick Presentation:

Capital Fund

1. Total Capital Funds available for 2024 was \$1,197,279.00.
2. 2024 Upcoming Projects
 - Security cameras across all AMPs.
 - Site lighting in AMP3.
 - Smoke/CO detector replacement for all AMPs.
 - Begin the process of taking the 2024 items through the necessary steps to begin work.

Questions from Residents:

- No questions from Michael Wessell regarding upcoming projects. Michael asked about current UGI project. Robert stated it should be completed next week. Michael noted he is concerned about lighting and dark spots along the property.

Diana Onativia Presentation:

2025 Public Housing Lease and ACOP

1. ACOP changes on separate sheet.

No changes to Pet/Assistance Animal Policy

No changes to Lease Part 2

Lease Part 1

1. Termination of the Lease
 - Failure to pay the rent in full by the 16th of the month shall be reason for the Authority to issue a Proposed Termination Notice. **Four late payments within a 12-month period shall constitute a repeated late payment and a lease violation will be issued;**

Christine Fogle Presentation:

2025 Public Housing Handbook

1. Maintenance Costs
 - Updated: Increase charge from \$30 to \$35 per labor hour.
2. Page 6 Utilities
 - Added: Heat must be kept on during the winter months or when outside temperatures are below 32 degrees.
3. Page 7 Yard Regulations
 - Added: No fireworks of any kind. Sparklers are permitted outside ONLY.

- Pavers, gravel, stones, mulch, fencing, or other landscaping materials are **only** permitted around the perimeter of your individual dwelling. These materials cannot be placed away from the building or in the yard.
 - Flowers and vegetation are permitted in the flowerbed area only.
4. Page 8 Indoors
- Added: Windows, doors, hallways, or stairwells cannot be blocked by personal items. At least one window must be accessible in each room.
 - Personal items, utensils, pots/pans, cutting boards, or décor cannot be stored on top of stoves.
5. Page 12 Security Deposit
- Edited: You must provide the office with your forwarding address in order to receive your refund.

Questions from Residents

- Michael asked about heat; keeps heat inside unit above 63. Christine stated that it was ok as long as temperature in unit stays warm to avoid freezing pipes.

Open Forum

- Michael discussed issues with people driving through the property connecting the alleys. Safety issues. Four-wheeler on property. Security cameras will help, but considered trees, bushes, posts, etc. to deter that behavior. Reminded us about privacy beside unit.

Closed meeting at 5:20 p.m.

All chapters have been updated to remove ``fax'' as an option for communication and third-party verifications.

Chapter 6

1. Income

- 6-I.H. Periodic Payments [Notice PIH 2023-27] Added: In order to verify that payments are not being made, the PHA will review child support payments over the last three months. If no payments have been made in the past three months and there are no lump sums, the PHA will not include alimony or child support in annual income.