

No changes to Intro, Chapters 1, 4-9, 11-13, and 15-16.

Chapter 2

2-III.B: Oral Interpretation

- Updated:

PHA Policy

The PHA will utilize a language line for telephone interpreter services. *When exercising the option to conduct remote hearings, the PHA will coordinate with a remote interpretation service which, when available, uses video conferencing technology rather than voice-only interpretation.*

Where LEP persons desire, they will be permitted to use, at their own expense, an interpreter of their own choosing, in place of or as a supplement to the free language services offered by the PHA. *The PHA, at its discretion, may choose to use the language services even when LEP persons desire to use an interpreter of their choosing. The interpreter may be a family member or friend. If the interpreter chosen by the family is a minor, the PHA will not rely on the minor to serve as the interpreter.*

Chapter 3

Introduction:

- Added: Not currently be receiving a duplicative subsidy.
- Added: 3-II.E. EIV SYSTEM SEARCHES [Notice PIH 2018-18; EIV FAQs; EIV System Training 9/30/20]

10-II.B: Management Approval of Pets

- Updated: ACOP being updated to reflect changes mentioned in Pet Policy.

Chapter 14

14-I.B: Scheduling an Informal Hearing

- Added: Remote Informal Hearings [Notice PIH 2020-32]

14-II.A: Informal Hearing Procedures for Applicants

- Updated:

PHA Policy

The family will be allowed to copy any documents related to the hearing at *no cost to the family.*

- Added: If the PHA hearing will be conducted remotely, at the time the notice is sent to the family, the family will be notified:
 - Regarding the processes involved in a remote grievance hearing;
 - That the PHA will provide guidance and instruction prior to and during the hearing, if needed;
 - and That if the family or any individual witness has any technological, resource, or accessibility barriers, the family may inform the PHA and the PHA will assist the family in either resolving the issue or allow the family to participate in an in-person hearing, as appropriate.

14-III.G: Procedures Governing the Hearing

- Added: Remote Hearings [Notice PIH 2020-32]
- Added: There is no requirement that grievance hearings be conducted in-person, and as such, HUD allows PHAs to conduct all or a portion of their grievance hearings remotely either over the phone, via video conferencing, or through other virtual platforms. If the PHA chooses to conduct remote grievance hearings, applicants may still request an in-person hearing, as applicable.
- Added: Ensuring Accessibility for Persons with Disabilities and LEP Individuals.

14-III.G: General Procedures

- Updated: Hearsay Evidence is evidence based not on a witness' personal knowledge. In and of itself, hearsay evidence carries no weight when making a finding of fact. The hearing officer may include hearsay evidence when considering their decision if it is corroborated by other evidence. Even though hearsay evidence is generally admissible in a hearing, the hearing officer will not base a hearing decision on hearsay alone unless there is clear probative value and credibility of the evidence, and the party seeking the change has met the burden of proof.

Public Housing and Section 8 Resident Advisory Board Meeting
Online through Zoom
November 18, 2021 5:00 p.m.

FCHA Staff in Attendance

1. Dr. Linda Thomas Worthy
2. Christine Lagana
3. Jessica Runshaw
4. Robert Barrick

Tenants in Attendance

1. James McQuait

Participants in Attendance

1. Tim Smith

Robert Presentation:

Capital Fund

1. Total Capital Funds available for 2021 was \$979,605.00.
2. 2020 Projects Completed in 2021
 - Concrete Sidewalk (AMPs 1 and 2)
 - Roof/Siding/Gutter Replacement (AMP 2A)
 - Electrical Upgrade (AMPs 3 and 4)
 - Garage Addition Completed by December (AMP 4)
 - Faucet and Sink Replacement (AMP 1)
 - Community Center Renovation Completed by December (AMP 1)
3. 2021 Upcoming Projects
 - Window Replacement (All AMPs). This may be a multi-year project due to amount of work and materials needed to replace all windows across all AMPs. We plan to start in AMPs 1 and 3, and continue from there.
 - Roof/Siding/Gutter-Continuation of work done in AMP 2A. May be incorporated with window replacement in some cases.
 - Concrete Work to Porches in AMPs 2 & 4. Follow-up from sidewalk work.
 - Landscaping Work (All AMPs) Manage overgrown trees, and curb appeal for the properties.
 - Seeking feedback from residents on their ideas for Capital Fund projects.
 - Begin process for CF2021 work.

Questions from Residents:

- Mr. McQuait asked when windows will be started. Mr. Barrick indicated there is no set start date; plan to start within next year or two. James understood.

Christine Presentation:

Handbook

1. Addition to Yard Regulations. If maintenance is required to mow your yard to keep FCHA in accordance with Borough Ordinance, your account will be charged \$25.00. A lease violation will be issued for every third occurrence.

Lease Part 1, Section III

1. Addition to Charges. At developments where utilities are provided by the Authority, a charge shall be assessed for excessive utility consumption due to the operation of major tenant-supplied appliances *or when the excessive usage reaches more than 25% of the average utility bill*. This charge does not apply to tenants who pay their utilities directly to a utility supplier. *In the event of multiple units sharing a utility, the excess charges will be divided equally between the number of units that share that meter.*

Lease Part 2

- No Changes

Pet Policy

1. Correction to Types of Pets. Any breed of dogs classified by the PHA as dangerous to include Pitbull, Bull Terrier, Staffordshire Terrier, Rottweiler, Husky, German Shepherd, Akita, Chow Chow, Doberman Pinscher, Boxer, or any dog mixed with one of the aforementioned breeds.
2. Addition to Pet Rules. Dogs and cats are required to have a current rabies vaccination per the PA Department of Agriculture and Dog Law. Residents must provide updated vaccination certificate to PHA when requested.
3. Addition to Pet Rules. No animal may be tethered or chained inside or outside the dwelling unit at any time.
4. Add Assistance/Service Animal Policy.

ACOP

1. Changes on separate sheet.

Questions from Residents:

- Mr. Smith stated his landlord says no pets. His doctor thinks he should have a pet, and he asked what the Section 8 policy is regarding this. Ms. Runshaw explained that there is a process and she would be happy to go over the steps to get approval through a Section 8 landlord. Mr. Smith will call Ms. Runshaw to discuss and get process started.

Jessica Presentation:

Admin Plan

1. Changes on separate sheet.

Questions from Participants:

- No questions.

Open Forum:

Mr. Smith moved into a new apartment in March and has concerns regarding well system. He stated well water should be required to be checked for quality control. He drew bath water for granddaughter and it was brown and dirty. It causes him anxiety when showering or bathing. Should inspect water on top of standard Section 8 inspection. Ms. Runshaw explained that water would need to be "brown" while inspector is there to see the problem. She will discuss with current inspector to seek a solution. Mr. Smith did inform landlord and he put new water filter in. The landlord instructed him to run water for few minutes before using. The filter and running water seemed to help some. Mr. Smith states it's embarrassing for him, and the smell can be very bad. Ms. Runshaw will follow up with conversation tomorrow. Mr. Smith did state unit was just recently inspected. Ms. Runshaw stated that some of the deficiencies from inspection, when fixed, may take care of some of the problem.

Closed meeting at 5:51 p.m.