

**DELAWARE COUNTY HOUSING AUTHORITY  
AGENDA  
FOR THE REORGANIZATION MEETING  
OF JANUARY 23, 2024 AT 10:30 A.M.  
AT THE EXECUTIVE OFFICES**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. REORGANIZATION

A. Reelect officers to the Authority as follows:

Chairman  
Vice Chairman  
Treasurer  
Assistant Treasurer

B. Reappoint Solicitor

C. Reappoint Financial Consultant

D. Reappoint Executive Director/Secretary

E. Reappoint all standing committees as follows:

Personnel  
Property and Supplies  
Finance and Data  
Pension  
Insurance  
Resident Outreach  
Municipal and Landlord Outreach

F. Indemnify the Board of Commissioners and Executive Director for any costs incurred as a result of claims arising out of the performance of their duties with the Authority. Indemnification shall include counsel fees and any amount equal to the judgment or settlement of a claim.

G. Review and accept the Affirmative Action Plan Progress Report.

V. APPROVAL OF MINUTES FROM THE REGULAR MEETING OF DECEMBER 19, 2023.

VI. RATIFICATION OF BILLS FOR THE PERIOD OF DECEMBER 1, 2023  
 THROUGH DECEMBER 31, 2023:

|                                |                       |
|--------------------------------|-----------------------|
| Vendor Payments                | \$795,895.59          |
| Utility Reimbursement Payments | \$59,316.00           |
| Housing Assistance Payments    | <u>\$2,430,305.93</u> |
| Total:                         | \$3,285,517.52        |

EXPENSE DISTRIBUTION REPORT  
 PROPERTY CODES

|                          |   |
|--------------------------|---|
| kpnc                     | Kinder Park New Construction                    |
| fa                       | Forrest Avenue                                  |
| nph                      | Nether Providence Homes                         |
| kph                      | Kinder Park Homes                               |
| kp-apts                  | Kinder Park Apartments                          |
| cocc                     | Central Office Cost Center                      |
| vo                       | Voucher – HCV                                   |
| hha                      | Highland Homes Affordable                       |
| me                       | Meson   |
| cga                      | Calcon Gardens Affordable                       |
| sha                      | Supportive Housing Affordable                   |
| phaa                     | Parkview Homes and Apartments Affordable        |
| fg                       | Fairground Homes                                |
| ghc                      | Greenhill Court Apartments                      |
| lp                       | Lincoln Park                                    |
| dh                       | Darby Homes Scattered                           |
| 329dt                    | Darby Terrace                                   |
| cfp/rhf                  | Capital Fund Program/Replacement Housing Factor |
| cha                      | Calcon Hook Annex                               |
| tmap                     | The Mills at Parkview                           |
| wa                       | Wallingford Avenue Homes                        |
| dcfg2aff and dcfg2tcv    | Delaware County Fairgrounds II                  |
| dcfg3aff and dcfg3pbv    | Delaware County Fairgrounds III                 |
| dcfg4aff and dcfg4tcv    | Delaware County Fairgrounds IV                  |
| kph1comb and kph1tcv     | Kinder Park Homes I                             |
| kph 2 comb and kph 2 tcv | Kinder Park Homes II                            |
| kph 3 comb and kph 3 tcv | Kinder Park Homes III                           |
| kph4acmb and kph4bcmb    | Kinder Park IV A & B                            |

VII. APPROVAL OF CASH STATEMENTS FOR THE MONTH OF DECEMBER 2023

- A. Public Housing Program
- B. Section 8 New Construction Program  
Kinder Park Apartments
- C. Housing Choice Voucher Program Housing Assistance Payment's
- D. Meson, Inc.

VIII. APPROVAL OF AGED RECEIVABLES REPORT FOR THE MONTH OF JANUARY 2024.

IX. APPROVAL OF HOUSING CHOICE VOUCHER PROGRAM VOUCHER MANAGEMENT REPORT FOR THE MONTH OF JANUARY 2024.

XI. APPROVAL OF THE UNIT AVAILABILITY REPORT FOR THE PUBLIC HOUSING PROGRAM FOR THE MONTH OF JANUARY 2024.

X. COMMITTEE REPORTS

- A. Personnel
  - 1. Personnel items to be considered in Executive Session
    - a. Approve new employee hires.
    - b. Accept employee resignations.
    - c. Approve employee terminations.
    - d. Approve/rescind employee transfers/promotions.
- C. Property and Supplies
- D. Finance and Data
- E. Pension
- F. Insurance

- G. Resident Outreach
- H. Municipal and Landlord Outreach
- I. Government Relations Report

XI. EXECUTIVE DIRECTOR

- A. Report on Pending Litigation  
Pending Litigation will be discussed in Executive Session
- B. Review Income Statements for December 2023.
- C. Report on the Kinder Park Apartments Building 1, 2 and 3 window replacement project.
- D. Report on the proposed redevelopment of Greenhill Court Apartments.

XII. NEW BUSINESS

- i. Approve new employee hires.
- ii. Accept employee resignations.
- iii. Approve employee terminations.
- iv. Approve/rescind employee transfers/promotions.

XIII. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED FOR TUESDAY, FEBRUARY 27, 2024,  
AT 10:30 A.M.**