Call to Order: Chairman Lenker called the meeting to order at 10:01 a.m.

Members Present: Gary Lenker, Chairman; Mona Johnson, Roy Newsome and Roy Christ

Chairman Lenker introduced Mr. Roy Christ as the newest Board member of the Affordable Housing Trust Fund Board. Mr. Christ is the head of the Department of Building and Housing in the City of Harrisburg. We now have a full complement of Board members.

Members Absent: Terry Haines

Others Present: George Connor, Executive Director (arriving at 10:15 a.m.) and Deb Laudenslager, Administrative Assistant

Public Participation: August Memmi – Mr. Memmi informed the Board members that he has retired from the County and expressed his gratitude for all of the help that he has received and also commended the Board for the great work that they have done.

Approval of Minutes: A motion was made to accept the minutes of the December 17, 2015 meeting.

Motion: Ms. Johnson
Second: Mr. Newsome

Motion passed 4 – 0, 1 absent

After the motion was passed, an error was found under “new business” within the meeting minutes. There is a correction to the day of the week that the Board meets. It states the Board meets on Tuesday. This should actually state Thursday.

Review of Financials: Mr. Haines is not present to review the financials; however, they were sent previously to the Board members.

New Business: Mr. Newsome asked a question about the new Federal Court house to Mr. Christ. There was an update from Mr. Christ about this topic.

Chairman Lenker felt that it was beneficial because of the role that we play in Affordable Housing in the County, to share with the group a few projects that are underway. They may not come before us, but it would be good to be informed.
There are two different veteran’s housing developments being proposed to the City. One is with Ralph Vartan on the 6th Street Corridor. There would be 35 units of veterans housing and a combination of retail on the 1st floor. There is a specialist involved that is familiar with this type of housing. Home Depot has grants that are available for this type of project.

The second project, which has also been discussed with the RDA, is an area in the Steelton Borough called Adams Street. They had acquired dilapidated properties, tore them down, put some infrastructure in along with a retaining wall. The site was ready. A private development has not happened. The RDA now has a working group, along with Tri County housing to see if a partnership can be formed to talk about the potential of this property. Tri County Housing receives HOME dollars on an annual basis to do affordable housing. Typically scattered site work has been done. Chairman Lenker is excited because this could provide multiple housing units that they could convert over a multi-year effort. This would be very beneficial for the County and for Steelton Borough.

There is also a potential project called Cherry Orchard Place on Linglestown Road. The Susquehanna Township Commissioners have approved the project; however, Vartan was denied PHFA tax credits. Mr. Connor is helping to prepare another application to support the project.

Last year there were three PHFA developments approved, one in the city and two outside of the city. PHFA submissions are highly competitive. Last year there were 150 submissions made and only 35 were approved.

Old Business:

Chairman Lenker informed the Board, in follow up to what was discussed at the December meeting, that he did attend the Commissioners meeting in January and a recommendation was made to support the Sunflower Fields project for $50K over a 3 year period and also the Lykens Project/Union House for $100K also over 3 years.

Board Comments:

Mr. Newsome proposed an appreciation to Mr. Memmi for the help and assistance to the Board.

Motion: Mr. Newsome  
Second: Ms. Johnson

Motion passed: 4 – 0, 1 absent

The Board members expressed their thanks and memories to Mr. Memmi.

A brief discussion was held about the reappointment of the Board members.

A motion was made to reappointment Mr. Lenker as the Chairman of the Board for the 2016 year.
Motion: Ms. Johnson
Second: Mr. Christ

Motion passed: 4 – 0, 1 absent

It was also suggested that a Vice Chairman be appointed in the instance that the Chairman was not available to attend a meeting.

A motion was made to appoint Roy Newsome as the Vice Chairman for the 2016 year.

Motion: Ms. Johnson
Second: Mr. Christ

Motion passed: 4 – 0, 1 absent

Mr. Newsome led a discussion about the homelessness situation not only in the County, but all over the nation. We could possibly get involved if someone decided to put some type of facility within the City or the County.

There are many factors that lead to homelessness and a lot of studies have been done, especially with Veterans and PTSD. A long discussion was held about this topic.

Adjournment: A motion was made to adjourn the meeting at 10:52 a.m.

Motion: Ms. Johnson
Second: Mr. Christ

Motion passed: 4 – 0, 1 absent

The next Board Meeting will be held on April 21, 2016