

Attention CLHA Board of Commissioners
DUE TO A RECENT EMPLOYEE COVID-19 CASE
October's Board Meeting will be held at
301 Michigan Street (CLHA Administration Building)
October 28, 2021 at 3:00pm
In the programming room.

Please enter through the back door (door on the right) off the parking lot.

Face masks, hand sanitizer, sanitizing wipes and other PPE
will be available to all attendees.

Thank you,

Kevin A. Bancroft
Executive Director



City of Lockport Housing Authority

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EXECUTIVE DIRECTOR
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FLORA HAWKINS
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RICHARD CLARK
SUZANNE WILSON
THOMAS H. BRANDT, ATTORNEY

PROPOSED AGENDA FOR THURSDAY OCTOBER 28, 2021

The meeting will be held at 3:00 pm in the board room at the Administration Building.

Call meeting to order.
Pledge of Allegiance.

Amend or approve the Regular meeting minutes of September 23, 2021.

1. Director's Report:

2. Project Reports:

Public Housing: 3 AMP'S and 352 total units

- 1). Spires-AMP 2 (100 units),
- 2). Willow Gardens & Autumn Gardens- AMP 510 (142 units)
- 3). Beacon Heights, David Woody & Gabriel Drive Apt.'s- AMP 389 (110 units)

RENTS:

October rents are current with the following exceptions:

- The Spires: 8 rents & 2 balances
- Autumn Gardens: 3 rents & 1 balance
- Beacon Heights: 5 rents & 1 balance
- David Woody: 4 rents & 2 balances
- Gabriel Drive: 6 rents & 3 balances

Currently there are about 7 residents that are between 4 and 12 months late on their monthly rent payment.

VACANCIES:

There were 3 vacancies in the month of September

- The Spires: 1 vacancy (eviction)
- Willow Gardens: 1 vacancy (deceased)
- David Woody: 1 vacancy (move out)

All of the above vacant apartments are in the process of being filled by prospective applicants from our waiting list.

3. Section 8 Program:

Housing Choice Vouchers:

September:

- 188 under budget authority
- 155 under lease and contract

The Section 8 Program housed 2 new families this month. We lost 1 family this month (withdrew). There are no families currently searching for housing and 3 existing families that were not able to find housing this month. There are 20 families in processing.

4. Capital Fund:

1. DFT Security has delayed the David Woody camera instillation because of equipment availability, They will give me an update soon according to Mike Karrer from DFT.
2. We have another security firm (Intergraded Systems) they have retracted their position to bid on this work. Stating they do not want to do anything with NVR recording but just with cloud-based systems. We are talking to Motorola security Systems for a bid.
3. We have 2 bids for repair and or replacement of property line fencing (Security Grant money) at all of our properties and new dumpster corals. Only Davidson fence Co. has responded to revising their bids since the recent ruling we received from HUD on Dumpsters will have to be bid under prevailing wages. (Davis Bacon wages)
4. Northeast Paving has 1 punch list items to complete at Spires before we release final check to them of \$87,354.10.
- 5 We have installed CO detectors at Willow in hallways and apartments. This will also be done at the Spires.

5. Maintenance:

1. We received new Kubota with a lawn cutting deck & snow blower.
2. We are also working on mulch replacement at our 3 playgrounds bids will be forth coming. (Getting Closer)

6. FSS Program:

September:

- 1). Total # of new FSS participants: 1
- 2). Total # of Active FSS participants: 31
- 3). Number of Participants getting jobs: 0
- 4). Number of Graduates: 0
- 5). Programming with some community partners has resumed

7. Old Business:

8. New Business:

1). Resolution to authorize the Director to distribute Section 8 program COVID-19 Administrative Fee funds for management costs of (\$7,889.68) associated with operating the Voucher program while the current Tenant Relations Clerk was off due to surgery.

9. Public Comment Period:

10. Adjournment

There will be no November meeting due the Thanksgiving holiday.
The next Regular Meeting is scheduled for: 3:00 pm. Thursday, December 16, 2021