AGENDA

REGULAR MEETING

OF THE

SUSQUEHANNA COUNTY HOUSING AND REDEVELOPMENT

AUTHORITY

AUGUST 13, 2025

PROSPECT PARK APTS., SUSQUEHANNA

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**NEXT MEETING- SEPTEMBER 10, 2025 HARFORD VILLAGE APTS, HARFORD**

**ITEM I** - APPROVAL OF MINUTES – JULY 9, 2025

**ITEM II** - APPROVAL OF BILL LISTS:

Susquehanna County SCP/CDBG Programs

Redevelopment Authority Revolving Account

Home/H&CD

PHARE Accounts

Turnpike Terrace Apartments

William Penn Apartments

Howard J. Emerson Apartments

Prospect Park Apartments

Central Office Revolving Account

Harford Village Apartments

Emerson Southgate Apartments

New Milford Creekside Apartments

Section 8 Housing Choice Voucher

**REDEVELOPMENT AUTHORITY**

**ITEM III** - **SUSQUEHANNA COUNTY CDBG**

**2023 CDBG -**

**-**Paving Erie Street Forest City- Re-Bid scheduled with increased scope of work

-Demolition 640 Main Street Thompson- Awaiting Fall Tax Sale

**2024 CDBG -**

-Replace Sidewalks along Center St from Erie to Railroad Street, Forest City Borough- TCR Solutions Estimated start date 08/18/2025

-Paving Depot Street Lanesboro Borough- complete

-Housing Rehab-Startup Phase

**2025 CDBG-** Letters sent to municipalities requesting eligible projects. 1st public Hearing held 5/30.

5 Project proposals were received. Proposals were sent to Commissioners for review and approval.

**ITEM IV-** **NEIGHBORHOOD STABILIZATION PROGRAM(NSP)**

Updates- 526 Hudson Street- Leased

735 Hudson Street- Leased

408 Susquehanna St- Sold

**ITEM V** –  **PHARE PROJECTS**

1.PHARE NSP PROGRAM

417 Susquehanna St.- Rented

2. PHARE HALLSTEAD HOUSING**-**  75 Franklin St- Both units leased

3. PHARE 2019 NEIGHBORHOOD STABILIZATION-

Funding to be used for New Milford duplexes (Transferred from Prospect St)

4. PHARE 2021**-**  $420,000 for neighborhood stabilization

To assist with construction of New Milford Duplexes

5. PHARE 2022- $200,000 for Housing Rehabilitation- In progress. 7 contracts awarded

to date. 5 rehab complete. 0 pending inspections

6. PHARE 2023-$1 million- New Milford Duplexes

7. PHARE 2024- Application approved for $335,000 to be used for Housing Rehab. . Awaiting contracts.

**ITEM VI** –  **WHOLE HOME REPAIR PROGRAM**

**-**$272,091 approvedfor Home Rehab Program - 13 housing rehab contracts awarded to date- 7 homes Complete.

**ITEM VII**- **OTHER BUSINESS FOR REDEVELOPMENT**

**-New Milford Johnston St Bridge Multimodal Grant-**

Construction in progress, Wood deck replacement complete

**-Susquehanna Ira Reynolds Pedestrian Crossing**-

Delta Engineering has the Planning study underway- preliminary design complete and final design anticipated by September.

-**Main Street Matters:**

DCED has issued the fully executed contract in the amount of $385,000 to assist with construction of New Milford Duplex Project.

### Signature Card Update-First National Bank Hallstead PHARE Account

### HOUSING AUTHORITY

**ITEM VII** SECTION 8, CERTIFICATE & VOUCHER PROGRAM

-Status – 77 % leased

HUD Audit Notice-Documents submitted for review

**ITEM VIII** - TURNPIKE TERRACE APARTMENTS

-Status

-180 Day Notice of Contract Rent Renewal and Rent Comparability study

-Hot water system Update

- Maintenance Report

**ITEM VIX** - WILLIAM PENN APARTMENTS

-Status Report

-Maintenance Report

**ITEM X**- PROSPECT PARK APARTM ENTS

-Status

-Maintenance Report

**ITEM XI** - HOWARD J. EMERSON APARTMENTS

-Status

-Maintenance retirement

-Appliance Upgrade project.

-Maintenance Report

**ITEM XII-** EMERSON SOUTHGATE APARTMENTS

-Status

-Return on Equity

-Maintenance Report

**ITEM XIII**- HARFORD VILLAGE APARTMENTS

-Status

-Contract Rent Increase submitted to HUD & Approved effective 12/1/24

-Maintenance Report

**ITEM XIV** – NEW MILFORD CREEKSIDE APARTMENTS

-Status

-Return on Equity

-Maintenance Report

**ITEM XV-** OTHER BUSINESS

**ITEM XVI** - PUBLIC COMMENT-