AGENDA

REGULAR MEETING

OF THE

SUSQUEHANNA COUNTY HOUSING AND REDEVELOPMENT

AUTHORITY

SEPTEMBER 10, 2025

HARFORD VILLAGE APTS., HARFORD

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**NEXT MEETING- OCTOBER 08, 2025 CENTRAL OFFICE, MONTROSE**

**ITEM I** - APPROVAL OF MINUTES – AUGUST 13, 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 09/10/2025

-Demolition 640 Main Street Thompson- Awaiting Fall Tax Sale (Scheduled for Sept.)

**2024 CDBG -**

-Replace Sidewalks along Center St from Erie to Railroad Street, Forest City Borough- TCR Solutions was the low bidder and Construction has begun.

-Paving Depot Street Lanesboro Borough- complete

-Housing Rehab-Startup Phase

**2025 CDBG-**  Commissioners have approved eligible projects. Second public hearing is scheduled for September 24th at 5:00pm at New Milford Creekside Community Room.

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

Updates- 526 Hudson Street- Leased

735 Hudson Street- Leased

**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- 9 homes Complete. Remote file review underway.

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

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

Final Change orders are being completed. Awaiting final inspection.

**-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.

**-Transportation Set Aside Grant (TASA)**

The redevelopment authority is working with Lanesboro Borough to submit a grant application through the PennDOT’s TASA program to secure funding to construct sidewalks from the Susquehanna Community School District to Lanesboro Borough. Preliminary project proposal has been submitted to PennDot for review.

### HOUSING AUTHORITY

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

-Status – 76 % leased

HUD OIG Fraud Audit-Documents submitted for review.

**ITEM VIII** - TURNPIKE TERRACE APARTMENTS

-Status

-Notice of Contract Rent Renewal -Awaiting Rent Comparability study

- Maintenance Report

**ITEM VIX** - WILLIAM PENN APARTMENTS

-Status Report

-Contract Rent Renewal Submitted

-Maintenance Report

**ITEM X**- PROSPECT PARK APARTM ENTS

-Status

-Contract Rent Increase approved by HUD effective 1/1/26.

-Transfer Request

-Maintenance Report

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

-Status

-Maintenance retirement

-Appliance Upgrade project.

-Maintenance Report

**ITEM XII-** EMERSON SOUTHGATE APARTMENTS

-Status

-Maintenance Report

**ITEM XIII**- HARFORD VILLAGE APARTMENTS

-Status

-PRAC Renewal and Contract Rent Increase approved effective 12/1/25

-Maintenance Report

**ITEM XIV** – NEW MILFORD CREEKSIDE APARTMENTS

-Status

-CREA File Monitoring- Perfect Review

-Maintenance Report

**ITEM XV-** OTHER BUSINESS

Retirement

Travel Request-PAHRA Conference- Oct 26-29 Lancaster PA

**ITEM XVI** - PUBLIC COMMENT-