

MAY 21, 2008
WAYNESBORO, PA 17268
SPECIAL MEETING

The special meeting was called to order at 6:30 p.m. by Council President Craig Newcomer with the following in attendance:

Borough Council – Ronald Martin, C. Harold Mumma, Charles McCammon, Benjamin Greenawalt and Craig Newcomer

Borough Staff – Lloyd R. Hamberger, II, Borough Manager
Kevin Grubbs, Head of Engineering Services

Valley Housing/Franklin Co. Housing Authority – Bonnie Zehler and Pat Grove

Council President Newcomer noted the meeting was called to discuss housing needs in the Borough.

Mr. Martin noted there exists the possibility of a senior citizens housing project and displayed floor plans. Mrs. Zehler noted projects such as these are done utilizing federal and state programs. This is a non-profit entity acting as the builder and utilizing for-profit financing, such as banks, which then are eligible for federal tax credit through programs such as the Community Reinvestment Act. These funds then can leverage other state and federal grants. The ultimate ownership may result in the financing entity as owner, with the non-profit acting as owner or property manager.

Mrs. Zehler noted that Valley Community Housing has such a project ongoing in Greene Township, with funds through the Pennsylvania Housing Finance Agency; and developed one next to the Terrace housing off of Fairview Avenue in the Borough, utilizing similar funds. She noted these projects are taxable properties but are regulated rental units for middle income (not low income) clients. To proceed with such a project, a market analysis and other studies need to be done.

Mr. Martin noted the proposed development could be done in the Town Center or sites in the Borough or Township.

Mrs. Zehler noted the state and federal agencies prefer to deal with communities that have affordable housing development plans. The Borough Manager was directed to explore the possibility of the Borough developing such a plan.

Council adjourned at approximately 7:16 p.m.

Respectfully Submitted,

Lloyd R. Hamberger, II
Borough Manager