



DAUPHIN COUNTY BOARD OF COMMISSIONERS

WORKSHOP MEETING

MAY 1, 2013
10:00 A.M.

MEMBERS PRESENT

Jeff Haste, Chairman
Mike Pries, Vice Chairman
George P. Hartwick, III, Secretary

STAFF PRESENT

Laura E. Evans, Esq., Chief Clerk; Marie E. Rebuck, Controller; Joseph A. Curcillo, III, Esq., Solicitor; Randy Baratucci, Director of Purchasing; Kay Lengle, Human Resources; George Connor, Community & Economic Development; J. Scott Burford, Deputy Chief Clerk; Dave Schreiber, Human Resources; Fred Lighty, Esq., Human Services Director's Office; Holly Martz, Director of Tax Claim; Dan Eisenhauer, Administrator of MH/ID; Gerald Feaser, Jr., Director of Registration & Elections; August Memmi, Director of Community & Economic Development; Amy Harinath, Press Secretary; Steve Howe, Director of Tax Assessment; Bob Sisock, Courts; Leila Brown, Solicitor's Office; Julie Mackey, Commissioners' Office; Melody Osborn, Commissioners' Office and Richie-Ann Martz, Assistant Chief Clerk

GUESTS PRESENT

Jeff Frantz, Jim Roxbury, Gary Lenker, Robert Yoder, Sr., Terry Haines and Jason Scott

MINUTES

CALL TO ORDER

Mr. Haste, Chairman of the Board, called the meeting to order at 10:11 a.m.

MOMENT OF SILENCE

Everyone observed a moment of silence.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

There are several sets of meeting minutes that will be considered at next week's Legislative Meeting.

EXECUTIVE SESSIONS HELD BETWEEN MEETINGS

Ms. Evans reported that there was one Executive Session held this morning regarding personnel and matters of litigation.

PUBLIC PARTICIPATION

There was none.

DEPARTMENT DIRECTORS/GUESTS

A. **Gary Lenker and Robert Yoder, Sr.**

1. Affordable Housing Program – Quail Commons Project

Mr. Lenker stated that the Affordable Housing Trust Fund Board was established as an advisory panel to the Board of Commissioners to assess housing needs in Dauphin County and to make recommendations on affordable housing projects. County recording fees were increased with the stipulation that the increased fees be set aside in a fund to be used for affordable housing projects such as the First Time Homebuyer program. There are three sources of revenue for the housing fund: recorder fees, payoffs from previous fund mortgages and HOME funds from Housing and Urban Development.

The First Time Homebuyer program has assisted over 2,350 families in Dauphin County. The Affordable Housing Program has assisted in approximately \$25,850,000 real estate transactions throughout Dauphin County. Dauphin County has provided approximately \$8,225,000 in 0% interest 2nd mortgages to assist low-to-moderate income residents achieve home ownership.

The Dauphin County Affordable Housing Fund has been involved in the following projects: partnered with Delta Housing and Gaudenzia in the Dauphin County Rental Assistance Program, assisted Washington Township HOME project of affordable single

family homes by providing down payment/closing costs mortgages, funded a portion of the Felton Loft project in Steelton Borough and assisted in the funding of the Tri-County HDC project of Mount Pleasant which is a single family housing community in the Allison Hill section of Harrisburg.

The Affordable Housing Trust Fund Board was very excited about the Quails Common project. It is a first for Dauphin County where families can rent the house with the opportunity to purchase the home after 15 years. The Affordable Housing Trust Fund Board is requesting approval for gap funding in the amount of \$93,000 over the next two-year period.

Mr. Yoder indicated that there will be 24 single family detached homes that are a mix of ranch and two story styles. The ranch homes are approximately 1,530 square feet and the two story homes are approximately 1,650 square feet. Four of the homes are completely handicap accessible. All homes have a two car garage. There will be a community building. The homes will be HERS Rated and Green Building certified. The renter will only need to verify his income one time. The project is ready to proceed to construction of the homes. Tax credits have been awarded to the project, equity commitment is in place and a \$900,000 first mortgage commitment has been finalized. These homes will give prospective families the opportunity to rent new energy efficient homes with a right of first refusal to purchase the home at the end of 15 years. While renting, the tenant will be given the opportunity to learn the skills needed and receive the financial education that is required to own and maintain a home. At the end of each year, if they take care of their home, they will get a \$2,000 credit. After 15 years, the purchase price of the home will be established. If that person maintains their home over the 15 years, they would have a down payment of \$30,000 towards a 2nd soft mortgage.

Mr. Haste asked what the value of the homes will be.

Mr. Yoder indicated between \$220,000 and \$225,000. The average rent is \$250 a month plus utilities, which is only electric.

Mr. Haste asked if the families will be educated on how homes appreciate and what they will need to purchase the home in 15 years. You are going to have people there that cannot pay for the house after the 15 years.

Mr. Yoder indicated that the 2nd mortgage would be the difference. The partnership will hold the mortgage so someone doesn't buy the property today and then sell it and have a wind-fall.

Mr. Haste asked if someone moves out in year 6, would the new renter inherit the first 6.

Mr. Yoder indicated yes, but not the credit.

Mr. Hartwick indicated that affordable housing is one of the biggest needs in Dauphin County. There are waiting lists. He supports this project. It allows a family to rent a

home with the option to purchase. He commends the partners for working together to address this ongoing problem. He sees it from a human services side. The need for handicapped housing is huge. The Affordable Housing Trust Fund Board is the steward of the funds and the County needs more of this type of creative solutions. This puts the properties on the tax rolls and does not devalue the property.

Mr. Pries echoed Mr. Hartwick's comments. He thanked Mr. Yoder and the Board for the leadership in bringing this type of housing project to the Board. He supports the project.

Mr. Haste indicated that he is impressed with this project and hopes that they come back knocking on the door with another project. Housing seems to be one of the issues and the County has not been able to find a way to address the need. Families can be proud to have the opportunity to own their home. He asked how big the lot size is.

Mr. Yoder indicated that they are one-third of an acre. They have paved driveways and concrete sidewalks. He indicated that he is currently working on a project in Williamsport and the City used their HOME money, but did not use tax credits. That project consisted of 62 units. There were about six or seven that were turned over due to divorces. The homes in Quail Commons will be extremely energy efficient.

B. Dauphin County Commissioners

1. Proclamation for Mental Health Awareness Month

Mr. Hartwick stated that it is his honor to read a Proclamation for Mental Health Awareness Month. Earlier this year, he made a statement about dedicating this year to reforming the County's access to its community-based mental health services. The County's department is more committed than ever to addressing the needs as they exist for mental health services. The staff faces many challenges as they deal with meeting the needs of the residents. The dedication of this mental health staff is the best in the State. The County is committed to rethinking the way the system looks and to providing meaningful services to the residents.

Mr. Hartwick read the following Proclamation.

*Office of County Commissioners
Dauphin County, Pennsylvania*

Proclamation

We, the Dauphin County Board of Commissioners, are proud to join with families, advocates and health care professionals in calling attention to strategies and approaches that help all Americans achieve wellness and good mental and overall health and in recognizing May 2013 as "Mental Health Awareness Month";

Whereas, mental disorders, ranging from depression to schizophrenia, cast a dark shadow over the lives of many residents in Dauphin County and more than 44 million people nationwide;

Whereas, about 20 percent of children and adolescents are estimated to have a mental health diagnosis, while 5 to 9 percent of children ages 9 to 17 are diagnosed with a serious emotional disturbance;

Whereas, public knowledge and understanding of the unique needs of those affected have the power to foster acceptance and uphold the rights of each individual;

Whereas, citizens with mental health concerns must be supported at all ages to empower them to be productive and independent and to achieve their maximum potential;

Therefore, we join with the 268,000 residents of Dauphin County in proclaiming May 2013 as "Mental Health Awareness Month" in Dauphin County and in raising awareness of this important public health issue; we urge all citizens to support people with mental health issues and join them in their quest to enjoy productive, peaceful, healthy and happy lives.

(Applause was given.)

Mr. Eisenhauer indicated that he brought with him some of his staff. On behalf of the staff and providers, he would like to thank the Commissioners for their support. The Department is facing some difficult times from a financial point of view. This financial crisis has forced the staff to take a look at how it is being done. The staff is trying to take a look at better models for access and reducing expensive inpatient care. The staff is working with core providers. When there is a challenge, his staff rises to that challenge.

Mr. Haste indicated that unfortunately he gets to see it from a criminal justice side. He doesn't see Dan's role getting smaller anytime soon. Mental health issues continue to grow. It could be because we are more aware of the issues. The media likes to talk about the violence and place blame everywhere. They don't want to focus on what the core issues are. The sooner we can get the stability of someone's mental health, the better. He commended the staff for the great job they do.

(Pictures were taken and applause given.)

HUMAN RESOURCES

Ms. Lengle asked if there were any questions on the Salary Board Packet or the Personnel Packet. There was none.

The Salary Board and Personnel Packets will be considered at next week's Legislative Meeting.

PURCHASE ORDERS

Mr. Baratucci indicated that the Purchase Order Packet was distributed yesterday and there are some budget adjustments that will need to be made. He asked if there were any questions. There was none.

The Purchase Order Packet will be considered at next week's Legislative Meeting.

TRAINING PACKET

Ms. Evans indicated that approval is being requested for Items #1, #14 and #16.

It was moved by Mr. Hartwick and seconded by Mr. Pries that the Board approve Training Requests #1, #14 and #16.

Question: Mr. Haste – Aye; Mr. Pries – Aye and Mr. Hartwick – Aye; motion carried.

ITEMS FOR DISCUSSION

A. Customer Agreement Letter between Dauphin County (The Rutherford House) and UGI for natural gas service. (****A Vote is Requested 5/1/13****)

Mr. Hartwick indicated that a review was made of the facility and it is more cost effective to change from oil to natural gas. It will save approximately \$3,500.

It was moved by Mr. Hartwick and seconded by Mr. Pries that the Board approve Item A listed above under Items for Discussion.

Question: Mr. Haste – Aye; Mr. Pries – Aye and Mr. Hartwick – Aye; motion carried.

SOLICITOR'S REPORT – JOSEPH A. CURCILLO, III

Mr. Curcillo indicated that the items on the Solicitor's Report are currently being reviewed and will be ready for consideration at next week's meeting.

CHIEF CLERK'S REPORT – LAURA E. EVANS, ESQ.

Ms. Evans reported on the following:

- Dauphin County will hold a naturalization ceremony today at 11 a.m. in Courtroom 1 for new American citizens.
- Tomorrow, Dauphin County will host a ribbon cutting event at the new Judicial Center. A formal announcement will take place at 1 p.m., followed by tours of the facility. The center will serve as a countywide booking facility and provide night court services.

COMMISSIONERS' COMMENTS

Mr. Hartwick indicated that the Commissioners will be considering an Ordinance with regard to a Land Bank. He thanked all the staff that was involved with the crafting of the Ordinance. This will be the first of its kind in Pennsylvania. It was a collection of a lot of

minds. This would be another tool to address blight. This is not the end all. The County wants to work with smaller municipalities and meetings will be established to review the functions of a Land Bank. The goal is to develop a larger amount of properties into the type of development that was heard earlier in the meeting. This type of strategy would provide affordable housing at locations that otherwise would not be on the tax rolls. Dauphin County is the first county to move forward with this legislation. Changes can be made to the Ordinance prior to its adoption.

PUBLIC PARTICIPATION

There was none.

ADJOURNMENT

There being no further business, it was moved by Mr. Hartwick and seconded by Mr. Pries that the Board adjourn.

Transcribed by: Richie-Ann Martz