

Board Meeting Minutes

The Board of Commissioners of the Housing Authority of the County of Chester held a virtual monthly Board meeting on July 28, 2026.

PRESENT:

Patrick Bokovitz, Theodore Claypoole, and Daniel Garcia.

NON-MEMBERS:

Paul Diggs, Chief Executive Director; Debra Johnson, Vice President, Senior Staff; Paul Boris; Brenda Gomez; Regina Schetroma; Bashairra Henry; Felicia Molina; Marrea Walker-Smith; and Solicitor Brian Leinhauser.

PUBLIC PARTICIPATION:

N/A

RESOLUTIONS:

N/A

CHIEF EXECUTIVE DIRECTOR/PAUL DIGGS:

- **HUMAN RESOURCES:** Performance evaluations were relaunched, the hybrid work policy was operating smoothly, and summer interns in Finance, Public Housing, and HCV were expected to conclude in the second week of August. Regina Schetroma was recognized at her final board meeting before leaving the agency that Friday.
- **FINANCE:** The financial snapshot showed total assets of \$12.1 million, total equity of \$5.17 million, and year-to-date net income of \$32,117. Revenue was tracking slightly above budget, and no significant financial concern requiring board action was reported.
- **PUBLIC HOUSING:** Public housing was reported as financially on track, with 96 percent occupancy, continued vacancy reduction, higher rental income, and repayment agreements being used to address tenant accounts receivable while supporting lease continuation.
- **HOUSING CHOICE VOUCHER PROGRAM/BRENDA GOMEZ:** The Housing Choice Voucher program was described as strong, with a 96 percent SEMAP score, 327 veterans housed, five additional veteran vouchers awarded, and 69 Emergency Housing Voucher households being transitioned to tenant-based assistance before the EHV program ends. City Clock relocation is nearly complete, with one remaining household having an identified unit and awaiting a move date. Compliance work remains on schedule. Staff completed virtual HOTMA training and planned additional in-person training before implementation. Staff also addressed NSPIRE changes for the voucher program.
- **STRATEGIC INITIATIVES:** The Agency was awarded \$525,000 for the PHARE grant. HACC received \$275,000 to assist with renovations for our vacant Public Housing units. Another \$250,000 grant was awarded for the Second Chance Academy; this initiative will target and assist individuals returning from incarceration, people currently experiencing homelessness, and households at risk of eviction, and will also provide opportunities for training and workforce development.

A motion was made by Patrick Bokovitz at 5:13 PM to adjourn the meeting. The next meeting is on September 22, 2026; the Board of Commissioners meeting will be held virtually.

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Patrick Bokovitz, Board Chair

10/5/2026

Date