

Blair County Affordable Housing Trust Fund (AHTF/Act 137) Advisory Board

Meeting Minutes

Blair County Courthouse: Conference Room 4B

February 11, 2026

Present: Tricia Johnson, Scott Durbin, Ron Beatty, Susan Eberhart, Jim Gehret, Don Delozier, Commissioner Amy Webster, Lisa Hann, Missy Gillin, Trina Illig, Eric Luchansky and Jennifer Kensinger

Self-Introductions were made.

Approval of Advisory Board Meeting Minutes

The minutes of the November 12, 2025 meeting were emailed to the Advisory Board members prior to today's meeting.

Scott Durbin made the motion to accept the minutes as presented. Jim Gehret seconded the motion. All were in favor. Motion carried.

Public Comment: *No public comments were made.*

Missy Gillin reviewed the AHTF Current Accounts as shown below:

Act 137 Account Balance

Affordable Housing Trust Fund (AHTF)	Team Effort Committed Meeting 2/27/25 Approved	Lead Committed Meeting 12/13/18	Owner Occupied Rehab Meeting 3/12/21 3/28/24 2/27/25 (50,000) Approved	1 st Time Homebuyer Commissioner Meetings 4/5/22, 5/5/22, 5/12/22, 5/27/22, 12/14/23 4/30/24	Sustainable Housing Program	Code Compliance Repair Assistance Program 5/14/2024 9/25/25 Approved (\$50,000)	TOTAL
Allocation	\$20,000	\$50,000	\$100,000	\$3,000	\$150,000	\$100,000	
Paid Out as of 1/31/26	\$20,000	\$50,000	-\$53,545.82	-\$18,000	-\$50,000	-\$51,100	
Pending						-\$30,000	
Program Available BALANCE 1/31/26	\$0	\$0	\$46,454.18	\$0	\$100,000	\$28,900	\$175,354.18

AHTF Bank Statement Balance of 1/31/2026: \$390,631.27

AHTF Committed Pending Payments: **\$195,354.18**

AHTF Available Non-Committed Funds: \$195,277.09

AHTF Recording Fee Deposits (excluding interest)	
September 2024	\$6,994
October 2024	\$6,578
November 2024	\$7,020
December 2024	\$6,344
January 2025	\$5,967
February 2025	\$5,135
March 2025	\$4,459
April 2025	\$5,746
May 2025	\$6,110
June 2025	\$6,890
July 2025	\$6,877
August 2025	\$0
September 2025	\$16,237
October 2025	\$7,384
November 2025	\$8,320
December 2025	\$5,850
January 2026	\$8,060

Demo Fund Current Account

Demolition Fund Bank Statement 1/31/26	\$534,187.21
Demolition Projects Approved Not Paid	\$78,120.20
Demolition Program Funds Available Non-committed	\$456,067.01

Demolition Fund Recording Fee Deposits (excluding interest)	
July 2025	\$7,935
August 2025	\$0
September 2025	\$18,735
October 2025	\$8,520
November 2025	\$9,600
December 2025	\$6,750
January 2026	\$9,300

Demolition Fund Update

ADDRESS	DEMO AMOUNT REQUESTED (not to exceed \$10,000 per unit)	COST	
628 N 9 th Ave Altoona	\$4,470	\$8,940	
515 3 rd St Altoona	\$5,000	\$10,000	
720 1 st Ave Altoona	\$5,470	\$10,940	Approved
2019 3 rd Ave Altoona	\$7,500	\$15,000	
2119 Mill Rd. Duncansville	TBD not to exceed \$10,000	TBD	
516 N 10 th St Altoona	\$4,262.50	\$8,525	Approved
712 3 rd Ave Altoona	\$6,625	\$13,250	Approved

1339 N 9 th Ave Altoona	\$4,332.50	\$8,665	Approved
2308 3 rd Ave Altoona <i>Garage Only</i>	\$3,275	\$6,550	Approved
901 4 th Ave Altoona	TBD not to exceed \$10,000	TBD	
223 3 rd Ave Altoona	\$7,075	\$14,150	Approved
223 6 th Ave Altoona	TBD not to exceed \$10,000	TBD	
1000 3 rd Ave Altoona Abandoned Camper	\$425	\$850	Approved
131 E 5 th Ave Altoona	\$9,740	\$19,480	Approved
1006 3 rd Ave Altoona	TBD not to exceed \$10,000	TBD	
1104 13 th Ave Altoona <i>Fire damaged</i>	TBD not to exceed \$10,000	TBD	
1106 13 th Ave Altoona <i>Fire damaged</i>	TBD not to exceed \$10,000	TBD	
806 6 th Ave, Altoona (pool deck & shed)	County Repository TBD not to exceed \$10,000	TBD	
922 5 th Ave, Altoona	\$4,225	\$8,450	Approved
2617 6 th Ave Altoona	\$6,105.2	\$12,210.40	Approved
850 25 th St, Altoona		\$11,000	
1009 4 th Ave, Altoona	\$4,925	\$9,850	Approved
709 4 th Ave, Altoona	\$4,925	\$9,850	Approved
1408 18 th St, Altoona	\$5,485	\$10,970	Approved
1521 18 th Ave Altoona	\$5,500	\$11,000	Approved
138 Lazy Hollow Rd, Allegheny Twp (trailer)	County Repository TBD not to exceed \$10,000	TBD	
Short Street (shed in wooded lot) Allegheny Twp	County Repository TBD not to exceed \$10,000	TBD	
414 Yukon Drive (trailer) Allegheny Twp	County Repository TBD not to exceed \$10,000	TBD	In Progress
1492 Reservoir Rd (trailer) Blair Twp	County Repository TBD not to exceed \$10,000	TBD	
822 Braim Lane (trailer) Frankstown Twp	County Repository TBD not to exceed \$10,000	TBD	In Progress

230 McDonald Rd (trailer) Freedom Twp	County Repository TBD not to exceed \$10,000	TBD	
125 Chevrolet Dr (trailer) Freedom Twp	County Repository TBD not to exceed \$10,000	TBD	
109 Fleetwood Court (trailer) Freedom Twp	County Repository TBD not to exceed \$10,000	TBD	
148 Redmen Court (trailer) Freedom Twp	County Repository TBD not to exceed \$10,000	TBD	
261 Tuscarora Rd (trailer) Freedom Twp	County Repository TBD not to exceed \$10,000	TBD	
420 Hilltop Rd (trailer) Greenfield Twp	County Repository TBD not to exceed \$10,000	TBD	
841 Scarlet Dr (trailer) Greenfield Twp	County Repository TBD not to exceed \$10,000	TBD	In Progress
119 Nora Dr (trailer) Juniata Twp	County Repository TBD not to exceed \$10,000	TBD	
116 Grove Dr (trailer) Juniata Twp	County Repository TBD not to exceed \$10,000	TBD	
579 Sandy Run Rd (trailer) Logan Twp	County Repository TBD not to exceed \$10,000	TBD	
218 N Third Alley (trailer) Martinsburg Borough	County Repository TBD not to exceed \$10,000	TBD	
2105 Washington Ave Altoona	\$11,500	\$11,500	
1339 N 9 th Ave Altoona	\$8,665	\$8,665	
521 Tara Lane, Logan Twp Trailer	County Repository TBD not to exceed \$10,000	TBD	New
601 Lock Mountain Rd, Huston Twp Trailer	County Repository TBD not to exceed \$10,000	TBD	New
231 Buckboard Dr, Allegheny Twp Trailer	County Repository TBD not to exceed \$10,000	TBD	New In Progress
207 Tulane Ln, Logan Twp Trailer	County Repository	TBD	New

	TBD not to exceed \$10,000		
94 Madison Rd, Martinsburg Borough Trailer	County Repository TBD not to exceed \$10,000	TBD	New
549 Camerer Ln, North Woodbury Twp Trailer	County Repository TBD not to exceed \$10,000	TBD	New
1006 20th Ave, Altoona	\$12,900 (over the \$10,000 Max)	\$25,800	New
2105 Washington Ave Altoona	\$5,750	\$11,500	Approved
915 6th Ave, Altoona	\$9,470	\$18,940	New
903 2nd Ave, Altoona	\$8,550	\$17,100	New
509 21st St, Altoona	\$4,970	\$9,940	New
227 3rd Ave, Altoona	\$6,900	\$13,800	New
127 6th Ave, Altoona	\$6,970	\$13,940	New
1002 3rd Ave, Altoona	\$8,265	\$16,530	New
309 14th St, Altoona	\$8,250	\$16,500	New
1907 11th St, Altoona	\$7,822.75	\$15,645.5	New
1010 3rd Ave, Altoona	\$6,100	\$12,200	New

Missy explained the status of the properties on the demolition list.

Scott asked the status of the demolition guideline revision(s) that the Board asked the commissioners to consider and approve, which included eliminating the municipality match when requesting demolition funds. Tricia answered that the recommendations are still in review with the commissioners. Trina added that the commissioners are discussing possibly increasing the demolition “max” per project and discussing the municipality match.

The AHTF is receiving the maximum dollar amount from the fees received in the Recorder of Deeds office for recording of deeds and mortgages. \$15 of that fee goes into the AHTF and another \$15 goes into the demolition fund. Trina added that there is another fee that the county could charge on Sheriff’s or Tax Sales that would contribute to the AHTF, but that idea is also only in the discussion stages.

Program Updates

First Time Home Buyer Program (Wendy Melius)

- Wendy sent an update via email to Missy.
- Lisa Hann questioned why the First Time Home Buyer Program is not in use. It was last active in 2024. She suggested having another provider run the program if CCA does not have the staff to support it. Missy reported that the update from Wendy had stated that Center for Community Action (CCA) is waiting for Pennsylvania Housing Finance Agency (PHFA) to come in March 2026 to certify CCA.

- Once the program is back up and running, there should be a push to educate realtors/lenders about the program and who may qualify. Qualified buyers should start the process immediately.

Weatherization/Housing Rehab Program (Wendy Melius/Trina Illig)

- Department of Energy (DOE) funds have not been received yet for FY 25/26.
- Trina stated that CCA received one type of funding to do some weatherization projects.

Weatherization List

ADDRESS	WEATHERIZATION DEFERRAL	AMOUNT	
1507 Logan Ave Tyrone	Chimney Repair, water softener leaking, furnace duct work repair	\$10,000	No Income Received
1816 20 th Ave Altoona	Missing gutter moisture in basement, knob & tube, duct asbestos	\$10,000	No Application
505 N 9 th Ave Altoona	Moisture in Basement, French Drains		
607 N 7 th Street Bellwood	Standing Water Basement, French Drains	\$10,000	
209 E Cherry Ave Altoona	Extend Gutters, French Drains	\$10,000	No Application

Homeless Family Shelter Update (Lisa Hann/Tricia Johnson)

- Lisa reported that the shelter has been at capacity or near capacity. Currently, there are nineteen (19) individuals (Eight (8) women, Seven (7) men and four (4) kids). There has been a lot of turnover due to individuals bringing drugs and/or drug paraphernalia into the shelter. Family Services have been working with Healthy Community Living (HCL) by referring individuals with mental health to HCL and by taking HCL residents into the shelter once their mental health has improved.
- The Overflow Church Warming Center is booming. Tricia stated that no ID is required to stay there overnight, but must be eighteen (18) years of age.
- The Salvation Army church is also hosting a day warming center and on really cold nights they have opened a night time warming center for those who are not allowed attend the Overflow church.
- Lisa stated if emergency placement (individual(s) with child) is needed that the police can be called. Once a quick background check is made, the police can transport them to the shelter.

Other Programs:

Lead Abatement Program - Trina Illig

- No update given

Owner Occupied Rehab – Trina Illig

- Trina reported that she used the last of the allocated 2024 Owner Occupied funds. Trina matched that \$50,000 allocation using \$140,000 in other funding sources.

Whole Home (WH) Program – Trina Illig

- Trina reported that this program ends December 2026.
- Forty-three (43) units were approved and worked on, exceeding the forty (40) unit threshold.
- Trina has been talking to Julie at the Vo-Tech (Adult programs) and the money available for workforce development. If the funds are not utilized for workforce development, they would be able to be used for rehab on a few more units. Scott said that the Carpenters' Union may be interested in those funds.

TEAMeffort – Scott Durbin

- Scott spoke to Justin, TEAMeffort Representative. The campers will be in Blair County an extra week this year doing small home repairs/construction/maintenance/landscaping.
- Local churches are identifying individuals in need.
- A presentation will be prepared for a future commissioners' meeting, aligning with the funding approval request.

Scott Durbin made a motion to recommend to the Commissioners to approve an allocation up to \$20,000 in funds to TEAMeffort, for the Summer of 2026, to be used to buy materials to do light construction work/lawn maintenance for Blair County individuals in need. Ron Beatty seconded the motion. All present were in favor. Motion carried. This motion will be presented to the commissioners for their approval.

Sustainable Housing Program – Missy Gillin

- This program was started to help create affordable housing in the county.
- Scott reported that Cornerstone Builders may be interested in applying for this program again.
- The Board decided to reallocate \$50,000 of the \$100,000 in this program back into the AHTF funds.

Scott made a motion to retain \$50,000 of the remaining \$100,000 in the Sustainable Housing Program while reallocating the other \$50,000 back in the Affordable Housing Trust Fund (AHTF) to use toward other AHTF programs. Don Delozier seconded the motion. All present were in favor. Motion carried. This motion will be presented to the commissioners for their approval.

Missy will move forward with opening this program back up for applications for suitable affordable housing projects.

Blair County Code Compliance Repair Assistance Program

Code Compliance Project List

ADDRESS	Code Violation	AMOUNT REQUESTED (not to exceed \$5,000 per unit)
1828 11 th Ave Altoona	Siding repair/replacement	\$5,000
1526 Crawford Ave, Altoona	Siding repair/replacement	\$5,000

916 N 5 th Ave Altoona	Repair/replace siding	\$5,000
1914 4 th Ave Altoona	Paint/scrape exterior siding, remove litter, rubbish	\$5,000
903 Lexington Ave Altoona	Scrape paint siding, replace soffit fascia	\$5,000
1006 5 th Ave Altoona	Repair/replace siding damage, repair/replace windows & casings damaged by neighbor fire	\$5,000
198 Sandy Run Rd Altoona	Remove garbage, cut grass weeds	\$5,000
609 5 TH Ave Altoona	Porch Repair	\$5,000
910 6 TH Ave Altoona	Siding Repair/Replacement	\$5,000
601 E Walton Ave Altoona	Porch Roof & Cornice Repairs	\$5,000
212 N 12 th Ave Altoona	Paint/Repair Siding	\$5,000
2123 6 th Ave Altoona	Window Replacement, Siding Repair/Replacement	\$5,000 – Under Contract combined with Housing Rehab
1102 16 th Ave Altoona	Window casings, paint/scrape siding, roof flashing	\$5,000 in Progress - Work Pending Weather
1613 Crawford Ave Altoona	Repair/Replace Front Porch Columns, Rear Siding, Roof, Soffit, Fascia	\$5,000
523 N 10th Ave Altoona	Front Porch Repairs	\$5,000 New Application – Approved Work Pending Weather
510 11th St Altoona	Scrape & Paint Exterior of House	\$5,000 New Application- Approved Work Pending Weather
1510 18th Ave Altoona	Soffit, fascia, rotted wood replacement on eaves, gables, etc	\$5,000 New Application
924 1st Ave Altoona	Soffit, fascia replacement	\$3,500 New Application
1215 17th Ave Altoona	Garbage Clean Up Hoarding	\$5,000 – New Application
1208 19th Ave Altoona		New Application

2618 6th Ave Altoona	Scrape & Paint Exterior	New Application
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- Missy reported that this program is demanding a lot of her attention.
- Previously, Trina blended her PHARE/Whole Home funding to help with projects that exceeded the \$5,000 max per project, but those funds are not available.
- Missy stated that an application for this program should not be given to a homeowner if the home repairs exceed \$5,000. Most homeowners do not have the additional funding to cover the costs.
- Lisa Hann is going to talk about this issue at the next Faith Based Round Table meeting, which is this Thursday, to see if that group could help homeowners with code violations.
- Jim stated that this program was designed to address minor code violations, not whole home rehabs. Homeowners should only be referred to this program if code violation can be fixed with the program cap, currently at \$5,000 per project.
- Board decided to make a recommendation to the commissioners to increase the Code Compliance project cap from \$5,000 to \$7,500 per unit.
- ***Ron Beatty made a motion to increase the Code Compliance Repair Assistance Program project cap from \$5,000 per unit to \$7,500 per unit. Sue Eberhardt seconded the motion. All present were in favor. Motion carried. The recommendation will be presented to the commissioners for their approval.***
- At the May 13, 2026 meeting, the board would like to review the current Code Compliance Program application to see it should be tweaked so that homeowners with extensive project requests would not be referred to the program.

Board Members Term Renewal

- Susan Eberhardt, Scott Durbin and Don Delozier are up for reappointments. Jen will email a talent bank application to each of them to submit so that they can be reappointed to the board.

Open Discussion

No further discussion

Next Steps:

Sustainable Housing

Follow-Up on Demolition/Blight Fund

Missy thanked everyone for coming and closed the meeting.

Next Meeting:

The next meeting is scheduled for **Wednesday, May 13, 2026** at 8:15am in Conference Room 4B