

BOARD MEETING #592
March 16, 2022

The regular meeting of the Housing Authority of the County of Union was held on February 16, 2022. Tom Beck, chairperson, called the meeting to order at 2:00 pm. Members present were Gale Reish, Matt Schumacher, and Diane Meixell. Also, present were Bruce Quigley, Executive Director; Melissa Lobos, Solicitor, Sharon Leon, Deputy Director, and Allyson Weaver, Secretary. Absent from the meeting was Chenoa Lee.

An Executive Session was held prior to the public meeting at which time various personnel issues were discussed.

Call to Order:

1. Diane Meixell made a motion to approve the minutes of the February 16, 2022, Regular Meeting (591). Matt Schumacher seconded same, and the Board unanimously passed by those present.

2. TREASURER'S REPORT & FINANCIAL:

Matt Schumacher made a motion to approve the February 2022 Treasurer's Report as presented. Diane Meixell seconded same, and the Board unanimously passed by those present.

- a. The Residential Rehabilitation account includes deposits of administration fees for the HOME grant and a reimbursement for a rehab project contractor prepayment.
- b. The Housing Authority was reimbursed by the CDBG CARES grant of Union County for the Healthy Hands program. This program distributed items to 123 tenants at 5 Housing sites that supported families in keeping their homes healthy and safe. Some of these items included hand sanitizers, cleaning products, thermometers, laundry detergent, etc.
- c. Due to the weather over the past month, all of our sites have seen an increase in snow removal bills.

3. HOUSING STAFF REPORTS:

Gale Reish made a motion to approve the February 2022 staff reports of the Authority including Housing Choice Voucher Program, Datesman Village Apartments, Meadow View Apartments, White Deer Commons, Penn Commons, Newky Apartments, Justice Bridge, FSS and the Residential Rehabilitation programs. Dianne Meixell seconded same, and the board unanimously passed by those present.

PUBLIC PARTICIPATION:

Richard Owen was in attendance via Zoom.

UNFINISHED BUSINESS:

1. COVID-19 strategy- The Housing Authority continues to follow CDC guidelines.
Bruce L. Quigley, *Executive Director* | Sharon Leon, *Deputy Director* | Martin & Lobos, *Solicitor*
AUTHORITY MEMBERS: Thomas Beck, *Chairperson* | Dr. W. Gale Reish, *Vice-Chairperson*
Diane Meixell, *Treasurer* | Matt Schumacher | Chenoa Lee | Allyson Weaver, *Secretary*



2. Update on Interagency Agreement with Snyder County PHA

- a. Snyder County did not hold a board meeting las month. They will be discussing the agreement at their meeting today.

3. Agreement for services with Rural Housing Works (RHW).

Gale Reish made a motion to take the agreement for services with RHW off the table. Diane Meixell seconded same, and the Board unanimously passed by those present.

Gale Reish made a motion to put the agreement for services with RHW back on the table. Matt Schumacher seconded same, and the Board unanimously passed by those present.

- a. An agreement for management services and an agreement for development services is being drawn up by the solicitor for review by the Housing Authority and RHW.

NEW BUSINESS:

1. Gale Reish made a motion to approve the updated 2021 Utility Allowances effective 4/01/2022. Matt Schumacher seconded same, and the Board unanimously passed by those present.

- a. The Housing Authority was directed by HUD to update Utility Allowances to accommodate all housing complexes and higher energy efficient units.

2. Gale Reish made a motion to approve the 2021 Housing Choice Voucher (HCV) Administrative Plan. Diane Meixell seconded same, and the Board unanimously passed by those present.

- a. The HCV Administrative Plan dictates policies for the program. Changes include the approval by HUD to conduct remote briefings and hearings due to the pandemic. Other changes included grammatical edits.

INFORMATIONAL ITEMS:

1. Bruce Quigley met with the Lewisburg Borough's Housing Ad Hoc committee last month.

- a. The committee inquired about programs available to work in the flood plains. Housing Authority programs are unable to do this due to the guidelines of the grants being administered. The one exception to working in the flood plain is in regards to housing assistance. If a unit meets Housing Quality Standards and is approved for the HCV program, a voucher can be utilized for that unit. The committee also expressed interest in facilitating affordable housing in the borough.
- b. Union County is receiving approximately 8.7 million in American Rescue Plan Act funds. They have announced the opportunity for non-profit organizations, municipalities and authorities to apply for funding. The funding is available until 2026 and applications are due May 31, 2022.

ADJOURNMENT:

Gale Reish made a motion to adjourn at 2:33pm.

Allyson Weaver, Secretary