Union County
HOUSING AUTHORITY
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BOARD MEETING #649
August 28, 2026

The regular meeting of the Housing Authority of the County of Union was held on August 28, 2026. Tom Beck, chairperson, called the meeting to order at 11:08am. Members present were Gale Reish, Mike Stoltzfus, Matt Schumacher and Catherine Reed. Also, present Sharon Leon, Executive Director, Allyson Weaver, Secretary, and Melissa Lobos, Solicitor.

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

1. Mike Stoltzfus made a motion to approve the minutes for the Regular Meeting #648 held July 24, 2026. Gale Reish seconded same, and the Board unanimously passed by those present.

2. TREASURERS REPORT & FINANCIAL:
   Gale Reish made a motion to approve the Treasurer's Reports for July 2026. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.

3. HOUSING STAFF REPORTS:
   Gale Reish made a motion to accept the Housing Authority staff reports for July 2026. Matt Schumacher seconded same, and the Board unanimously passed by those present.

PUBLIC PARTICIPATION: members of the public, Susan Colon and Tony Swartz, spoke to those present.

1. Susan Colon received rehab on her home in 2020 and shared a current issue with her home which requires repairs.
2. Marcos Colon did not participate
3. Tony Swartz expressed his opinion of the current issue with Ms. Colon's home repair need.

UNFINISHED BUSINESS:

1. None scheduled.

NEW BUSINESS:

1. Mike Stoltzfus made a motion to approve HCV Payment Standards update for 2026. Matt Schumacher seconded same, and the Board unanimously passed by those present.

   a. The current HCV Payment Standards were lowered to 100% from 110% for cost saving measures due to currently being in shortfall with the Housing Choice Voucher Program. HUD's new Payment Standards will be coming out in September for October, and the HA will review at that time to see if changes need to be made.

Sharon Leon *Executive Director* | Allyson Weaver, *Secretary* | Martin & Lobos, *Solicitor*
AUTHORITY MEMBERS: Thomas Beck, *Chairperson* | Dr. W. Gale Reish ,*Vice-Chairperson*
Matt Schumacher, *Treasurer* | Mike Stoltzfus | Catherine Reed

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2. Matt Schumacher made a motion to approve HCV Utility Allowances for 2026-27. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.

    a. Utility Allowances are used for calculations in regards to rental properties on the HCV Program and propose what a tenant would pay for utilities that they are responsible for as a renter. Utility Allowances are updated annually.

3. Matt Schumacher made a motion to approve the resignation of Christopher Post, Administrative Assistant. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.

4. Matt Schumacher made a motion to approve the retirement of Brian Glass with regret and well wishes effective October 2, 2026. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.

5. Gale Reish made a motion to approve the hiring of Dedra Mowery as an Administrative Manager. Mike Stoltufus seconded same, and the Board unanimously passed by those present.

6. Catherine Reed made a motion to approve rescheduling the September board meeting to September 30th at 3pm. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.

    a. The change in schedule will be advertised as required.

INFORMATIONAL ITEMS:

1. The Housing Choice Voucher Program is currently in shortfall. Applicants cannot be added to the program at this time and ports outs must be absorbed by the Housing Authority in that area.

ADJOURNMENT:

1. Matt Schumacher made a motion to adjourn at 11:37 am.

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Allyson Weaver, Secretary