

**ERIE COUNTY HOUSING AUTHORITY
SPECIAL MEETING
THURSDAY, MAY 30, 2024
ZOOM CALL**

Vice-Chairperson Downey called the Special ZOOM Meeting of the Housing Authority of the County of Erie to order at 10:31 a.m., with the following present:

BOARD

John Downey, Vice-Chairperson
Jennie Hagerty, Member
Bob Williams, Member
William "Buzz" Hammond

EXCUSED

Sherri Heasley, Chairperson

STAFF

Beverly Weaver, Executive Director
Rachel Petty, Administrative Assistant

ROLL CALL

Meeting attendance was taken and Vice-Chairperson Downey deemed a quorum was present.

NEW BUSINESS

a) Resolution RAD/Section 18 Blend

Ms. Weaver corrected the Resolution Number to 2024-02 and introduced the item by stating the Rental Assistance Demonstration (RAD) Application had already been submitted, so the physical condition of converting the public housing units needed to be updated. She stated no physical needs assessment is required because this is a straight conversion and financing is not necessary.

She reviewed the items listed on the Resolution, stating the Authority certifies each with respect to the physical condition of the converting public housing units. She clarified that the conversion is a Streamlined Small PHA RAD/Section 18 Blend and that it is a significant amendment to the Authority's last Public Housing Agency (PHA) Annual Plan, submitted last year.

Ms. Weaver stated that the Authority attempted to hold a meeting with all residents and offered both in-person or ZOOM attendance; however, no tenants showed up. She noted that this is not uncommon.

She continued reviewing the Resolution relative to the Financing Plan, announcing that the Authority will set aside money each year for reserves. She informed the board that upon closing, current Operating Funds and Capital Funds will be transferred into a reserve account for repairs. She stated that by converting to RAD, if something significant were to happen, that insurance would not cover, the Authority would be able to borrow against the property to make the repairs or upgrades.

Ms. Weaver answered questions relative to the ability of the Authority to increase rents and the necessity of a Letter of Support from the County Executive. She clarified that only Letters of Support from the Mayors of Corry and North East are required and she was asked to update the County Executive.

On MOTION by Mr. Hammond, seconded by Mr. Williams, the Erie County Housing Authority adopted Resolution 2024-02 authorizing the submittal of an application to the United States Department of Housing and Urban Development (HUD) to convert thirty-four (34) units of Public Housing, located at Marvin J. Schick, West Court Apartments, and Random Court Single Family Dwellings to the Section 8 Project-Based Voucher Program as part of the Authority's Public Housing Portfolio Repositioning Plan through HUD'S Rental Assistance Demonstration (RAD) and Section 18 Small PHA Streamlined Blend Program. AYES: All.

b) Enterprise Income Verification (EIV) Use and Security Policy

Ms. Weaver explained the purpose of the EIV System and stated that reports are run every 6 months to detect whether current residents are working and have not reported their income to the Authority. She announced that it is a great tool and that the reports include subsidies from other Authorities as well as non-reported income.

On MOTION by Mr. Williams, seconded by Ms. Hagerty, the Erie County Housing Authority approved the revisions and updates to the Enterprise Income Verification (EIV) Use and Security Policy. AYES: All.

ADJOURNMENT

With no other business before the Board and on MOTION by Mr. Williams, seconded by Ms. Hagerty, the Erie County Housing Authority adjourned the Special Zoom Meeting at 10:44 a.m. AYES: ALL.