City Of Buffalo Urban Renewal Agency
Loan Committee Meeting
Loan Committee Meeting Minutes for August 7, 2014

1.0 Members Present

Brendan Mehaffy, Vice Chairman
Commissioner Donna Estrich
Timothy Ball, Corporation Counsel

Members Excused

Council President Darius Pridgen

Staff Present

Scott C. Billman
Risë Geller
Yvonne McCray
Thomas Baines
Jennifer Jacobs

2.0 Reading of the Minutes

Mr. Mehaffy called the meeting to order at 9:40 am. Mr. Ball the motion to waive the reading of the minutes from the July 17, 2014 meeting, and that they are accepted; seconded by Commissioner Estrich and carried unanimously.

Mr. Ball made a motion to re-consider the approval of the minutes of the June 5, 2014 meeting and amend to state that the PUSH HOME funding was recommended for approval and that Council President Pridgen emphasized the need for HOME projects to be considered within each Council District and requested that the Housing Division gather additional information regarding prior project locations, seconded by Commissioner Estrich and carried unanimously.

3.0 Housing Department Action Items

54 Young Street - Request for Reduced Payoff

Owner of the two family home at 54 Young Street, died on January 17, 2014. Homeowners daughter currently resides in the rental unit and was appointed the executor of the estate. The daughter is on social security and unable to maintain the property and plans to move. The family is selling the property and has requested approval of a reduced payoff of $7,500 to allow the estate to settle a number of outstanding debts and to provide the daughter an allowance for relocation. A contract of sale has been executed for $23,500. The daughter is asking for waiver of the duplicate discharge fee for a loan provided in 1984. A discharge was issued in 1989, but was never recorded. (11/08/1984 - $8,564.00 Loan terms were adhered to and the loan was discharged 11/08/1989). The Division of Housing Loan Review Committee recommends denial of this request.

Commissioner Estrich made a motion to table this item to gather additional information regarding the request for reduced payoff, seconded by Mr. Ball and carried unamiously.

233 High Street - Request for waiver of Emergency Roofing Program Eligibility Guidelines

Homeowner applied to the emergency roofing program due to water infiltrating her home. It was determined that homeowner does not meet the BURA established eligibility guidelines of being elderly, disabled or very low income but falls in the moderate income category of 80% below the AMI. Homeowner is requesting that BURA waive the policy and allow her access to the emergency roofing program. The house was from the City of Buffalo tax auction in 2008. Homeowner received assistance in December 2010 to install a new furnace, hot water tank, rebuild the chimney and replace the porch deck and stairs. The loan has been paid. Homeowner is not elderly, disabled, or low income, however has moderate income for a family of three, herself and her two children, ages 7 and 9 months. The Division of Housing Loan Review Committee recommends denial of this request.

Commissioner Estrich made a motion to deny the request for a Waiver of the Emergency Roofing Program Eligibility Guidelines, seconded by Mr. Ball and carried unamiously.

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31 Alice Avenue - Request for waiver of the one year ownership requirement – Emergency Roof Program
Homeowner purchased the property on May 1, 2014. A letter from Bickford/ Edith /Alice Streets Block Club President, Doris Corley stated that previously to buying the home the homeowner rented 31 Alice Avenue for 14 Years as a tenant. Homeowner is requesting that the Loan Review Community consider waiving the 1 year ownership requirement since she has occupied the property for many years prior to purchasing the property. The repairs that are needed for this property would pose a financial burden and she is asking for any consideration and assistance. The Division of Housing Loan Review Committee recommends approval of this request.

Mr. Ball made a motion to made a motion to approve the request for waiving pthe one year ownership requirement for the emergency roof program, seconded by Commissioner Estrich, and carried unanimously.

281 Barnard Request for Waiver of County Tax Payments Requirement

Homeowner applied to the emergency roofing repair program in 2010 but was found to be ineligible since she was not elderly, disabled or very low income. Homeowner applied again in 2012 and was eligible however all available slots allocated to the Matt Urban Center had been used and and her application was not able to be accepted at that time. Soon thereafter, HUD issued its moratorium regarding new activities pending resolution of the subrecipient issues and CBOs were prohibited from submission of new applications. When the program reopened the homeowner applied for assistance. Since her original application, her income has been substantially reduced and both City and County taxes are delinquent. Homeowner is current on her payment plans with the City. The County requires payment in full for each year of delinquency and homeowner is in arrears for 2013 and 2014 for a total of $745.91 due. Homeowner is requesting a waiver of the policy requirement that county taxes be paid in full prior to participation in the OSP programs. This waiver will allow the homeowner to get the work done and stop the continuing damage to the interior of her house. The Division of Housing Loan Review Committee recommends approval of this request.

Commissioner Estrich made a motion to table this item to gather additional information regarding homeowner paying the 2013 County tax balance due prior to closing on any BURA assistance, seconded by Mr. Ball, and carried unanimously.

Update on Tabled Items – For Discussion Only

98 Kehr
Owner is working on issues and is checking in with Department of Housing.

127 Grider
Owner has had no further contact or has given any additional information to the Department of Housing.

4.0 Adjournment
Commissioner Estrich made a motion to adjourn the meeting at 10:00 am, seconded by Mr. Ball and carried unanimously.

Approved,

Scott C. Billman

Scott C. Billman, General Counsel