POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the January 11, 2023 Regular Meeting

Present:	Shirley Adams, Chairman Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary Yvonne Flowers, Member @ 5:23 pm Joseph Krakower, Member Thomas O'Neill, Member @ 5:28 pm
Also Present:	Sandra Boothe, Executive Director Thomas Shanley, Accountant Joanna Longcore, Counsel
Absent:	Felicia Watson, Assistant Secretary-Treasurer

The Regular Meeting of the Poughkeepsie Housing Authority was held on Wednesday, January 11, 2023 at 5:22 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

December 14, 2022/Regular Meeting: Vice-Chairman Brugger made a motion to put the minutes on the floor. Commissioner Brown seconded. Motion passed unanimously. Commissioner Brown made a motion to accept the minutes. Vice-Chairman Brugger seconded. Motion passed unanimously.

Ms. Joanna Longcore read a statement that was prepared on behalf of the Housing Authority Board of Commissioners regarding redevelopment under RAD (Rental Assistance Demonstration).

Chairman Adams asked if the Board would go out of order to allow for public participation. Each person would have a maximum of three minutes. Vice-Chairman Brugger made motion to go out of order of the agenda. Commissioner Brown seconded. Motion passed unanimously.

Scott Johnson asked if it is going to be converted to vouchers and what type of rents can they charge. Chairman Adams replied that we did not know at this time.

Barrington Atkins, Dutchess County Legislator, asked what weight the input of residents will hold. Ms. Longcore said that the Board will bringing the residents input to the negotiation table with the developer. She stated that there cannot be any involuntary resident displacement under RAD. There may be some temporary relocation if the repairs cannot be done with resident in the unit. Any expenses incurred for the relocation would not be the responsibility of the resident. It is not clear at this time if that will be necessary.

Mr. Atkins asked about the timeline and how will they be getting the input from the residents. Ms. Longcore said that we will be hosting town hall type meetings throughout the year. She believes that the HUD requirements are at least five meetings. There can be more than that. The timeline at this point is not clear. The PHA needs to hire outside legal counsel to represent them, which will take a few months. Negotiations can then begin but we do not know how long it will take to reach an agreement.

Laurie Sandow, a city resident, had some questions for the Board. Chairman Adams asked her to put her questions in writing and submit them.

ELECTION OF OFFICERS

It was decided to postpone the election until the next meeting.

RESOLUTIONS

Resolution 2023-01 Contract for Lead Based Paint Testing: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner Brown seconded. Motion passed. We are required to do lead based paint testing and procured proposals. The firm ranked and rated the highest was Quality Environmental Solutions & Technologies, Inc. QuES&T. Vice-Chairman Brugger made a motion to approve the resolution. Commissioner Krakower seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: Commissioner Flowers asked about the bathtub problem at Hudson. Ms. Boothe replied that is has been fixed.

Finance: Mr. Shanley presented the financials. The Net Deficit for the month of December is $149,837.22 and the Net Surplus Year-to-Date is $171,345.09. As of December 31, we are leased at 113 of 117 for AMP 11 and 235 of 242 for AMP 22, with an overall 348 of 359 units that are leased up.

For the month of December in Section 8, the Net Surplus is $21,321.25. Year-to-date, our Net Surplus is $24,846.57.

As of December 31, we are leased at 87 of 91 for Housing Choice Vouchers; 47 of 60 for VASH; and 9 of 18 for the Foster Youth to Independence vouchers.

Personnel: No report.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

No report.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

Ms. Longcore reported that ERAP is starting to process the applications for public housing authority residents. Ms. Boothe said that she did get information on these particular tenants saying that their applications were pending approval. She said that ERAP did not know that these are public housing tenants. She's not sure if they will be approved.

OLD BUSINESS

None

NEW BUSINESS

None

TENANT PARTICIPATION

Cicely Brown, Hudson Gardens resident, asked about the mice issue. Ms. Boothe replied that we have signed a contract with the new pest control company. They will be starting on the 17th. Ms. Brown said that there is also an issue with the hot water. Ms. Boothe replied that she would look into it.

ADJOURNMENT

The meeting was adjourned at 6:23 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of February 8, 2023.

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Jaquetta Brown, Secretary