POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the May 14, 2025 Meeting

Present:	Shirley Adams, Chairman Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary Felicia Watson, Treasurer Terriciena Brown, Member Robin Johnson, Member 5:20 pm
Absent:	Thomas O'Neill, Assistant Secretary-Treasurer
Also Present:	Sandra Boothe, Executive Director Thomas Shanley, Accountant Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on May 14, 2025, at 5:16 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

April 23, 2025/Regular Meeting: Vice-Chairman Brugger a motion to put the minutes on the floor. Commissioner Brown seconded. Motion passed unanimously. Commissioner Watson made a motion to accept the minutes. Commissioner J. Brown seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Bryan Sarchi, of Air Smith Development, said that he was just here to inquire about leasing some of the rooftop space at the Phillip Allen Swartz, but he had received his answer about needing to contact K2 Towers as we are contracted with them for leasing.

RESOLUTIONS

None

COMMITTEE REPORTS

Building and Security: Commissioner J. Brown asked if we could get additional signage in front of the center. Commissioner Johnson said that people who live in a different complex nearby are parking in our visitors' parking. Chairman Adams asked how long someone can park in visitor's parking. Ms. Boothe said that there is no current time limit but maybe we need to revisit the policy. Commissioner Watson suggested having our legal counsel draft a letter to the landlord informing them about their tenants parking in our lot.

At 5:32 pm, the Board met virtually with Eelco Kessels and Jen Radicone from Habitat for Humanity. They gave an overview of what Habitat does in the community and how they would like to form partnerships with local organizations such as the Housing Authority.

At 5:51 pm, the Board went back to the agenda. Chairman Adams asked if we could get the license plates of the neighboring people to put a warning sticker on the car. Commissioner J. Brown said that we have a resident who does not have a sticker because the paperwork for her car is not in her name. Chairman asked if the tenant could get a letter from the owner to say that the tenant is using the car and make an allowance. Commissioner Johnson said why can it just stay the way it is. She feels we are just opening a can of worms by allowing this.

Vice-Chairman Brugger asked about having proof of insurance. Ms. Boothe replied that sometimes the car is not insured in the resident's name because the insurance will be too high. Commissioner Johnson feels that if we go outside of the rules, we will have a flood of people who do not legally live here. Commissioner T. Brown said that the rules are the rules. If it's not her car, she has to do what she needs to do. Chairman Adams said that we need to make allowances for legitimate tenants. Ms. Longcore said that the tenant who is on the lease is using this person's car, when that person is an illegal tenant. Chairman Adams said that we should take this case by case.

Ms. Longcore said that if this is going to be an exception, the actual owner of the vehicle needs to provide a lease of where they live.

Finance: Mr. Shanley said that he is working on year-end financials for the annual submission. He will have financials for the next meeting

Personnel: Chairman Adams said that we will review the Executive Director evaluation draft in Executive Session. Vice-Chairman Brugger asked where this came from as it was done very professionally. Chairman Adams said that Commissioner Watson created it. Commissioner Watson said that she had tried to get one from someone else but they did not so she made it herself. Chairman Adams said it was very well done, and she even included the a logo.

Tenant Relations: Commission Johnson said she had a question about homelessness. She said that she reached out to Ms. Mahoney and received the answers she needed. Chairman Adams said that she needs to get on the list with Hudson River Housing.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe handed out a synopsis of the cuts that the Federal Government is looking at for Public Housing. They are looking at 43.6% cuts for the next fiscal budget which begins in October 1. They want to do away with homeless vouchers, and they want to limit the vouchers to two years going forward.

The laundry rooms have been painted, the plumbing work has been done, and we are just waiting on a date for the installation.

Regarding towing, we should look at our towing policy, specifically the visitors' portion.

In Choice Neighborhood updates, we have six tenant ambassadors, two from Thurgood Marshall Terrace and four from Martin Luther King Jr., and they have started the tenant surveys. They have completed 21 surveys so far, and they want to get a total of 88 by June 16. Commissioner Watson spoke of tenant, Norma, that brought over food she had made for the whole group and paid for out of her own pocket. She said that it was a beautiful interaction. Ms. Boothe said that it was six weeks of training, and Matt did a great training.

CHAIRMAN'S REPORT

No report

COUNSEL'S REPORT

Ms. Longcore reported that there have been some issues with getting rental assistance from DSS. They are denying applications based on the rent being unaffordable. They cannot make that determination as it is contrary to federal law. Legal Services of the Hudson Valley have limited funding programs to pay arrears they cannot access until they get a denial on the merits from DSS. A denial based on unaffordable rent is not a denial on the merits. It is holding up a lot of funding. She saw a tenant with a $50 rent get denied for an unaffordable rent. They have also been trying to institute a rule that if the rent is paid, we agree not to evict for six months. We obviously cannot promise this.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:38 pm, Commissioner Watson made a motion to go into Executive Session. Vice-Chairman Brugger seconded the motion. Meeting resumed at 7:29 pm.

The meeting was adjourned at 7:30 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of June 11, 2025.

Jaquetta Brown, Secretary