

**Minutes of the Regular Meeting of the Board of Commissioners
of the Hudson Housing Authority
January 10, 2018**

1. **Roll Call/Establishment of Quorum**: The meeting was called to order at 6:08pm by Chairperson Weaver. Members in attendance were: Chairperson Weaver, Commissioners Anthony Pastel, Peggy Polenberg, and Mary Decker. Members absent: Tracy Brown, and Barbara Hall. A quorum has been established. Vice-Chair Martin arrived after the meeting started.
2. Welcomed newly elected Tenant Commissioners Mary Decker and Barbara Hall.
3. **Approve Meeting Minutes December 13, 2017**: Reading of the minutes from the Regular Board meeting held on December 13, 2017: The minutes of the previous meeting were ready.
Motion to approve the minutes was made by Commissioner Polenberg.
Seconded by Commissioner Decker. Minutes were approved unanimously.
4. **Accounts Payable for December 2017**: Board review of December's monthly expenses.
Motion to approve accounts payable for December 2017 was made by:_____
Seconded by:_____. Accounts Payables were:_____.
 - Commissioner Polenberg asked if the payables were for the month of December.
 - Commissioner Decker asked if the HA was losing money on the beverage vending machine sales because the payables statement showed a negative amount. The ED explained that the amount indicated on the payable sheet represents the cost to purchase the beverage not the profit from the sales.
 - Commissioner Decker suggested the HA get rid of the soda machine and just have the resident buy their own, it would be cheaper. Also, there needs to be a laundry vending machine installed in the laundry room.
 - Commissioner Polenberg asked about Sawyer Chevrolet expense. The ED explained it was related to parts and labor for the truck plow that was not covered under the sale of the vehicle.
 - Commissioner Pastel asked about an expense for Alan Weaver, it was for the purchase of pictures for the lobby upgrade that the HA is doing.
 - Commissioner Polenberg wanted to know what CDE expense was for – The ED explained it was for the electricians to install the generator.
 -
5. **Monthly Financial Review**:
Motion to approve monthly Finances for December 2017 was made by Commissioner Decker
Seconded by Vice Chairman Martin. Monthly financial review was approved unanimously.
 - The Executive Director presented the board with December's monthly financial statements.
 - Board had a lengthy discussion on the Section 8 program.
 - Vice-Chairperson Martin asked about profit and expenses of the Section 8 program and whether or not the program is profitable to the HA.
 - Vice-Chairperson Martin asked if there are other entities that could run the Section 8 program for the HA. The ED explained that there are other agencies that could run the Section 8 program, but they would face the same challenges as the HA in utilizing the full amount of vouchers because the rents are so high in Hudson, and the limited amount of landlords willing to participate in the program.

the full amount of vouchers because the rents are so high in Hudson, and the limited amount of landlords willing to participate in the program.

New Business

6. Albany Elevator Service Contract Discussion. The ED explained that Albany Elevator has dropped their service contract with the HA due to high costs the company has had to absorb due to the frequent elevator break downs under the existing service contract. The ED also mentioned that Albany Elevator had made attempts once in 2014 and again in 2016 recommending the HA budget funds to perform a complete elevator renovation because the elevators were functionally obsolete. Albany Elevator exercised their right to end the service contract with 30-day written notice to the HA. Albany Elevator has offered the HA an oil and grease contract in place of a full service contract. Under the new contract all repairs and emergency calls would be charged at straight time or overtime rates. The ED said he would look into securing a full service contract possibly from other elevator company. As it stands, the HA does not have a service contract for its elevators at this time.
7. Co-Developer RFQ for Columbia Apartments/State Street Project: The board received a copy of the RFQ. The ED wanted the board to read the RFQ before it was sent out publically, and if they had any questions to discuss it at the public meeting. Commissioner Polenbergh wanted additional background information on the proposal. The ED explained that the HA is seeking a co-developer to partner with the HA to assist with its RAD conversion and development of Bliss Towers and State Street redevelopment project. The ED stated the RFQ is due by March 30, 2018.
8. RAD: Tenant Public Information Session: Rental Assistance Demonstration Assistance Program (RAD). The Executive Director explained to the board and Bliss Tower residents that this is the second RAD public meeting about what the RAD program is, and how the Hudson Housing Authority plans to submit an application for a RAD conversion. RAD is a HUD program to convert public housing authorities from the section 9 funding platform to a PBV section 8 program. RAD also allows HA's to leverage private debt financing to either rehabilitate or redevelop public housing.

RAD Residents Comments: HA Responses:

- Will residents lose their housing and will we need to be rescreened to determine if we are income eligible: You will not lose your housing assistance and you will not be rescreened because of a RAD conversion. Even though a RAD property can use private money to make big repairs, it will still receive money from HUD. With this subsidy from HUD, PHAs will manage RAD properties through either the PBV or PBRA programs. RAD requires that converted property be owned or controlled by a public or not-for-profit entity. Most needed repairs made as part of RAD are likely to be small and you will be able to stay in your home during construction. However, some apartments and buildings will require more extensive rehab. In these cases, you will be temporarily relocated as provided by the Uniform Relocation Act (URA). You will have the right to return to your development once construction is completed. Generally, temporary relocation should not last longer than 12 months. In a few cases, your current housing may be too old or deteriorated and past the point where it can be effectively rehabilitated, requiring that it be demolished and replaced. In these instances, you will be provided temporary relocation and you will have the right to return to the replacement housing that is constructed.
- Who becomes the owner of the HA buildings after a RAD conversion: The HA will become the owner and the declaration of Trust the buildings are held under through the federal government is removed. After receiving an RCC, your property will move toward Closing. After closing, your property will no longer be part of the public housing program. The new Section 8 PBRA or PBV Housing Assistance Payment contract and the RAD Use Agreement will become effective after closing. At this point, your property is now under the PBRA or PBV programs. Your PHA will have to work on any repairs

program and the new Section 8 PBRA or PBV Housing Assistance Payment contract and the RAD Use Agreement will become effective after closing. At this point, your property is now under the PBRA or PBV programs. Your PHA will have to work on any repairs needed at the property and make sure to complete them within required timelines.

- When will the RAD Conversion be completed: The HA hopes that the RAD conversion will be completed by the beginning of 2019.
- Will residents be required to sign new leases: At conversion, you will be asked to sign a new lease. Under RAD, your lease will continue to renew, unless good cause exists. Under the PBV and PBRA programs, if the property owner needs to end your lease and has good cause, they must give you the same type of written notice as required in public housing.
Under RAD, if the property owner does not renew your lease, they will notify you of your ability to request an informal hearing, except in a few cases where the right is not provided under the lease (for example, for criminal activity). These rules are similar to the public housing rules. The owner will also need to follow state and local laws related to evictions.
- WHAT ARE THE STEPS IN A RAD CONVERSION: When your PHA decided to consider RAD, your PHA had to start making plans, looking for funding, and talking to residents. Before submitting an application to HUD, your PHA must have two meetings with residents. Your PHA must submit its response to any resident comments or questions as part of the application. If HUD determined that your property could participate in RAD after reviewing its application, HUD awards your PHA a Commitment to Enter into a Housing Assistance Payment Contract (CHAP). After receiving a CHAP, your PHA has to provide HUD with more documents, each with specific deadlines. Most of them are submitted to HUD within about a year.
- How will the HA's role change after conversion: The HA will still be responsible for maintaining the buildings to HQS standards. However the HA will no longer be part of the public housing program system. Will provide greater efficiencies with the operating of the HA. The HA will have a greater role as property managers.
- What if a resident moves out, can they take their voucher with them: In addition to improved, better quality housing, you will have greater choice in where to live through the RAD "choice-mobility option." If you would like to move after your development undergoes a RAD conversion, you may request and receive a Housing Choice Voucher (HCV). Under the PBV program, this option will be available after living in a RAD property for one year; under the PBRA program, you may request a HCV after living in a RAD property for two years.
- Is there a downside to RAD: The Rental Assistance Demonstration (RAD) is a voluntary program of the Department of Housing and Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties. Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as capital needs. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to rehabilitate, or repair, units without depending on additional money from Congress. RAD [has been hailed as a saving grace](#) for many tiny and mid-size housing authorities with no possibility to secure money to modernize and maintain their units otherwise. [Some reports have downplayed the fundamental shift](#) of housing units from public to private ownership by describing RAD as simply a way to cut out red tape and allow housing projects to receive money from private investors through Section 8 of the National Housing Act rather than from the federal government through Section 9. However, there are several causes for concern, especially in bigger cities where a loss of hard public housing units creates an unpredictable future for long-term, affordable

8 of the National Housing Act rather than from the federal government through Section 9. However, there are several causes for concern, especially in bigger cities where a loss of hard public housing units creates an unpredictable future for long-term, affordable housing. [Some residents and advocates fear that RAD would result in a further reduction of affordable housing units](#), if for example a developer buys a dilapidated housing project and then redevelops it with fewer units. Though HUD has specified that units in any development cannot be reduced by more than 5%, there may be exceptions. Switching to project-based Section 8 vouchers is also a precarious way of maintaining affordability because, for landlords, [the hassle of complying with government regulations](#) has to balance against the financial benefit of having long-term government contracts and guaranteed tenants. Another concern is that [residents could see their rents increased](#). It is also quite possible that private developers will leverage new eligibility requirements on their units, [which, as the mixed-income experiment in some cities has shown](#), will mean that the most vulnerable population in need of affordable housing is likely to slide into more troubling conditions.

- Will the Housing authority continue to manage the buildings: RAD requires that converted property be owned or controlled by a public or not-for-profit entity. HA administrative and maintenance staff will continue to manage the operations of public housing units.
- Are other HA converting to RAD: Yes, more and more housing authority's are converting in the area including, Troy Housing Authority, Watervilet Housing Authority, Rome Housing Authority, Ilion and St. Johnsville housing authority.
- How will you choose a developer for the RAD conversion and other development projects:
The HA will issue a Request for Qualifications (FRQ) to seek professional developers to assist the HA through the RAD and development process. A scoring matrix will be used to evaluate all the developer proposals before a final decision is made. A contract partnership agreement will be established between the HA and developer outlining the roles and responsibilities of both parties during the development process.

9. **Adjournment:** Motion to adjourn made by Commissioner Pastel and seconded by Commissioner Martin. Motion approved unanimously. Meeting adjourned at 7:48pm.

Respectfully submitted,

Timothy M. Mattice, Secretary