

**ROCHESTER HOUSING AUTHORITY  
REGULAR BOARD MEETING**

**FEBRUARY 28, 2017**

**ROCHESTER HOUSING AUTHORITY  
February 28, 2017, 12:00 PM  
675 WEST MAIN STREET  
ROCHESTER, NEW YORK 14611**



**MEMBERS PRESENT**

George Moses, Chair  
John Page, Vice-Chair  
Hershel Patterson, Commissioner  
Willie Otis Commissioner  
Calvin Lee Commissioner  
Rosemarie Rivera

**STAFF PRESENT**

John Hill  
Melissa Berrien  
Shawn Burr  
Diana Colon  
Paul Foti  
Michael Gallo  
Jacquetta Harris  
Cynthia Herriott  
Rashondra Martin  
Melissa Santiago  
Linda Stango  
Janis White  
Sandra Whitney

**OTHERS PRESENT**

H. Todd Bullard, RHA Legal Counsel  
Heather Amidon  
Jamie Frumusa  
Monica Stepney  
Jackie Melia  
Lakeya Hall  
Meagan Moore  
Debra Milam  
Harolda Wilcox  
Pierre Dorancy

Chair Moses called the February's RHA Regular Board Meeting to order at 12:00 PM. He noted for the record that notice of this meeting was posted as required by law and there was a quorum present.

1. **Open Forum – Public Comments**

No Comments

2. **Recognitions of Successful Family Self-Sufficiency**

Melissa Berrien presented Ms. Ivey and Ms. Elliot with their check after graduation from the program. Ms. Ivey incomes increased by 209% and now exceeds the Fair Market Rent (FMR). Ms. Elliot's household income has increased by 325%, which exceeds the FMR.

3. **Approval of Minutes: December Regular Board Meeting**

Commissioner Otis moved, and Commissioner Lee seconded the motion to approve the minutes for the January 2017, Regular Board Meeting. Commissioner Lee, Commissioner Patterson, Commissioner Page, and Commissioner Otis, Commissioner Rivera, voted yes. The motion was passed.

4. **Director's Report and Board Approval Requests**

a. Executive Director John Hill presented his director's report on the following topics:

1. John Hill updated the Board on the meeting with Cynthia Elliott, from Baden Street, to discuss the use of the Lena Gantt room for the resident councils, the status of the lease agreement, and the ATTAIN lab. On Tuesday RHA hosted the first Annual Service Awards Ceremony at the Tango Café, on Tuesday, January 14. RHA recognized 51 Associates. Section 8 reorganization is complete, and the Section 8 staff was involved with the reorganization plan. John Hill attended the 46<sup>th</sup> Annual Legislative Conference in Albany, which was a great opportunity to reach out to some local legislators.

b. Board Approvals of Requests as follows:

i. Danforth Tower West Electrical Upgrades – Capital Projects

Commissioner Lee moved, and Commissioner Patterson seconded the motion to approve this request. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, and Commissioners Rivera voted yes. The motion was passed.

ii. Danforth Tower East Roof Replacement – Capital Projects

Commissioner Lee moved, and Commissioner Otis seconded the motion to approve this request. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, and Commissioners Rivera voted yes. The motion was passed.

iii. Director of Development and Capital Projects Replacement – Capital Projects

Commissioner Page moved, and Commissioner Rivera seconded the motion to approve this request. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, and Commissioners Rivera voted yes. The motion was passed.

iv. Bad Debts, Vacated Rears – Finance

Commissioner Page moved, and Commissioner Lee seconded the motion to approve this request. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, and Commissioners Rivera voted yes. The motion was passed.

v. Developer Partner – Finance

Commissioner Otis moved, and Commissioner Patterson seconded the motion to approve this request. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, and Commissioners Rivera voted yes. The motion was passed.

5. **Executive Personnel Administrator Report**

**Rashondra Martin**

Ms. Martin presented an update on the implementation of RHA's Strategic Plan Goal III: "Support our Employees to Enhance an Organizational Culture of Excellence. Her department is continuing to achieve this goal by providing resources to RHA's associates that support and enhance an organizational culture of excellence. Goal VI: "Improve Internal and External Communication. This will be done by ongoing training and to partner with the Family Self-Sufficiency Program. Training will begin in March.

6. **Compliance, Diversity and Inclusion Officer Report**

**Cynthia Herriot**

Ms. Herriott reported on her goals from 2016; she introduced her new compliance team to the Board. A planning meeting with the Section 3's Coordinator will happen in approximately 45 days. Her department will continue with ongoing training, monitoring, and risk assessment.

7. **Finance Report**

Director of Operations, Foti reported RHA's COCC, Public Housing, and Section 8 2016 vs. 2017 financials. The model that is in place is working. COCC has an increase in Management Fees, Rent, and Section 8. COCC, Public Housing, and Section 8 are currently doing well. With the new appointment of the Secretary to HUD, there will be upcoming changes, RHA received news that the HAP payments will decrease to 95%.

8. **Public Housing Report**

Public Housing Director, Whitney reported to the Board; there was a total of 32 move outs for this period: 5 Voluntary, 2 Termination, 6 Death, 9 Evictions, 8 Transfers, 1 Health, and 1 Section 8. Public Housing should see a significant rent increase in March.

9. **Leasing Operations Report (Section 8)**

**Voucher Utilization Report:** Director Harris presented the Section 8 Committee report. She also presented the Voucher Utilization report. The Public Hearing was held on Thursday, January 31, 2017, at RHA. The Voucher Utilization Rate for January was 100.85%; utilizing 9,276 vouchers.

10. **Family Self-Sufficiency Report**

Supervisor for Family Self-Sufficiency had two graduates, Ms. Ivey and Ms. Elliot that successfully completed the program. RHA has one new Section 3 Business, Starr 22. Mr. Aminahag is RHA's 2017 candidate for the PHADA Scholarship Program. This scholarship is for graduating seniors who are preparing to enter college.

11. **Planning Committee Report**

Deputy Executive Director, Shawn Burr reported on current projects that are in the construction stage, Seneca Manor Townhouses, Hudson Ridge Tower, Kennedy Tower, and Fairfield Village.

12. **Commissioners' Report**

Commissioner Lee stated that the State Constitution for N.Y.S. voter turnout is major.

Commissioner Rivera is concerned with the structure of racism, and our housing crisis. She noted the Federal Reserve bill out with the banks totaled up to 3 trillion dollars in bonds, and the banks never released that money. She would like to know how RHA can tap into solar energy.

Commissioner Otis is petitioning for Lean Gantt community room can be used by RHA residents.

Chair Moses moved to go into Executive Session; Commissioner Rivera moved, Commissioner Otis seconded to go into Executive Session for a Legal and Personnel matter at 1:25 PM. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, Commissioner Valencia, and Commissioners Rivera voted yes. The motion was passed.

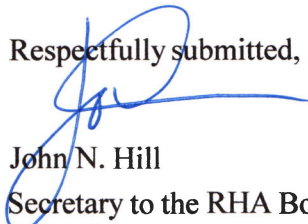
Chair Moses moved to end Executive Session; Commissioner Lee moved, Commissioner Rivera seconded to end the Executive at 2:15 PM. Commissioner Page, Commissioner Lee, Commissioner Otis, Commissioner Patterson, and Commissioners Rivera voted yes. The motion was passed.

13. **March 22 Regular Board Meeting**

The February Regular Meeting of the Rochester Housing Authority Board is scheduled for **Wednesday, March 22, 2017**, at 12:00 noon in the Board Room (Room #121) at 675 West Main Street.

There being no further Regular Meeting Business to come before the Board, Commissioner Lee moved that the Regular Meeting is adjourned. Commissioner River seconded the motion, Commissioner Patterson, Commissioner Lee, Commissioner Otis, Commissioner Rivera, and Commissioner Page voted yes. Chair Moses adjourned the Regular Board Meeting at 2:16 PM.

Respectfully submitted,

  
John N. Hill  
Secretary to the RHA Board  
Executive Director