

**ROCHESTER HOUSING AUTHORITY**  
**October 26, 2016, 12:00 PM**  
**675 WEST MAIN STREET**  
**ROCHESTER, NEW YORK 14611**



**MEMBERS PRESENT**

George Moses, Chair  
John Page, Vice-Chair  
Calvin Lee, Jr., Commissioner  
Hershel Patterson, Commissioner  
Rosemary Rivera, Commissioner  
Sara Valencia, Commissioner  
Willie Otis Commissioner

**STAFF PRESENT**

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

**OTHERS PRESENT**

H Todd Bullard, RHA Legal Counsel  
Heather Amidon  
Bill Slocum

Chair Moses called the October'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**

Bill Slocum provided public comments about RHA's Health Care options.

2. **Elected Commissioners Oath**

Chairman Moses swore in Commissioner Patterson and Commissioner Otis.

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

Commissioner Rivera moved, and Commissioner Otis seconded the motion to approve the minutes for the September 2016 Regular Board Meeting. Commissioner Lee, Commissioner Patterson, Commissioner Page, Commissioner Valencia, Commissioners Otis, and 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. Mr. Hill presented on the Move to Work (MTW) program and how RHA can benefit from this program. Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provide them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently. MTW also help residents find employment and become self-sufficient and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their Federal funds. MTW PHAs are expected to use the opportunities presented by MTW to inform HUD about ways to better address local community needs.

b. Board Approvals of Requests as follows:

i. Tipping Point New Contract – Executive

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

ii. Retiree Medical Insurance (Retirees >65 yrs.) – HR

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

iii. Employee Medical Insurance (Active Union Employees & Retirees < 65 yrs.) – HR

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

iv. Employee Medical Insurance (Active Non-Union Employees & Retirees < 65 yrs.) – HR

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

v. Purchase Order for HAS/FSA/HAS Accounts – HR

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

vi. Social Media Policy – HR

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

vii. Security Contract Renewal – Public Housing

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

viii. 2016-2017 Snow Plowing – Public Housing

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

ix. Resolution RAD – Legal

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

5. **Executive Personnel Administrator Report**

**Rashondra Martin**

Ms. Martin presented an update from her 100-day plan of the first 60 days; September 16<sup>th</sup> through October 16<sup>th</sup>, 2016. The areas include supporting Rochester Housing Authority (RHA) employees to enhance an organizational culture of excellence, to improve internal and external communication, and to address other Human Resource (HR) matters.

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

Ms. Herriott reported her updated 90 Day Plan; she is reviewing our policies, the roles of staff, and RHA's products and services.

7. **Finance Report**

Director of Operations, Foti reported on the COCC Public Housing, and HCV budgets. RHA is very stable.

8. **Public Housing Report**

Public Housing Director, Whitney reported to the Board; there was a total of 22 move outs for this period: 7 Voluntary, 1 Termination, 1 Death, 4 Evictions, 3 transfers, 1 Health, 5 Section 8. Director Whitney also presented the monthly security report for public housing. Studio apartments are still at a high vacancy.

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

**Voucher Utilization Report:** Director Harris presented the Section 8 Committee report. She also presented the Voucher Utilization report. The Voucher Utilization Rate for August was 99.87%, utilizing 9,186 vouchers which are up from August. RHA staff is working hard to maximize the utilization rate.

10. **Family Self-Sufficiency Report**

Supervisor for Family Self-Sufficiency (FSS), Melissa Berrien presented an overview of Resident Services. Ms. Parsons and Mr. Malik have successfully completed the program. There are three new hires in October who are self-certified as Section 3 eligible.

11. **Planning Committee Report**

Architect, Linda Stango presented an overview of projects in progress, projects completed, service contracts, and projects out for bid. Some of the current projects that are in progress include Johnathan Child, 54-66 Garson Ave, 675 West Main Street, and University Tower.

12. **Commissioners' Report**

Commissioner Moses and Paul Foti met with Richard Cordray, who is the director of Consumer Financial Protection Bureau. He fined Wells Fargo for egregious acts, which are normal banking practice. He would like the Consumer Financial Protection Bureau to direct these fines back to the folks that are affected.

Chair Moses into Executive Session, Commissioner Lee moved, Commissioner Rivera seconded to go into Executive Session for a Legal and a Personnel matter at 1:23 PM. Commissioner Rivera, Commissioner Lee, Commissioner Patterson, Commissioner Page, Commissioner Otis, and Commissioner Valencia voted yes. The motion was passed.

Commissioner Rivera moved, and Commissioner Lee seconded to end the Executive Session. Commissioner Lee, Commissioner Valencia, Commissioner Rivera, Commissioner Page, Commissioner Otis, and Commissioner Patterson voted yes. The Executive Session ended at 3:08 PM. The motion was passed.

13. **November Regular Board Meeting**

The November Regular Meeting of the Rochester Housing Authority Board is scheduled for **Wednesday, November 16, 2016**, 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 Rivera moved that the Regular Meeting be adjourned. Commissioner Lee seconded the motion, Commissioner Lee, Commissioner Patterson, Commissioner Otis, Commissioner Rivera, Commissioner Page, and Commissioner Valencia voted yes. Chair Moses adjourned the Regular Board Meeting at 3:09 PM.

Respectfully submitted,

John N. Hill  
Secretary to the RHA Board  
Executive Director