

**ROCHESTER HOUSING AUTHORITY
REGULAR BOARD MEETING
FEBRUARY 25, 2015 12:00PM
675 WEST MAIN STREET
ROCHESTER, NEW YORK 14611**



MEMBERS PRESENT

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

MEMBERS ABSENT

Calvin Lee, Jr., Commissioner

STAFF PRESENT

Shawn Burr
Mark Hill
Sandra Whitney
John Mooney
Jackie Milne
Linda Stango
Maria Dewhirst

OTHERS PRESENT

H. Todd Bullard, RHA Legal Counsel
Heather Amidon, AP Safety and Security
Harry Davis, Section 8 participant
Bonnie Cannon, advocate

Chair Moses called the February 2015 RHA Regular Board Meeting to order at 12:01pm. He noted for the record that notice of this meeting was posted as required by law.

1. **Open Forum – Public Comments**

Chair Moses welcomed members of the public Mr. Harry Davis and Ms. Bonnie Cannan. Mr. Davis noted his concerns regarding his Section 8 eligibility and status. Ms. Cannan further advocated for Mr. Davis and Section 8 participants in general. Chair Page thanked them for their comments noted that they would receive a response to their concerns.

2. **Swearing in of new commissioner Ms. Rosemary Rivera**

Chair Moses administered Ms. Rivera's oath of office; RHA Board Counsel Bullard notarized her signature. Interim Executive Director Burr welcomed Ms. Rivera to the Board, upon which staff and Board Members applauded.

3. **Approval of Minutes: January 21, 2015**

Vice Chair Page noted that item 5. b. noted in the minutes might need rewording for clarification. Counsel Bullard concurred. After discussion, Commissioner Otis moved and Commissioner Rivera seconded the motion to approve the minutes, as amended, of the January Board Meeting. Commissioners Patterson, Valencia, and Page concurred; the motion was passed unanimously.

4. **Director's Report**

Interim Executive Director Shawn Burr presented his Interim Executive Director's Report regarding the following topics:

- a.) RHA's Agency Plan/Consulting Services
- b.) RAD (Rental Assistance Demonstration)
- c.) Section 3 Update
- d.) Energy Performance Contract
- e.) REAC (Real Estate Assessment Center, HUD) Inspections
- f.) Section 8 Landlord Forums
- g.) RHA Newsletter
- h.) City of Rochester Consolidated Plan
- i.) County of Monroe Consolidated Plan

Copies of the complete Interim Executive Director's report were sent to Board Members and Senior Staff in advance of the meeting and are available upon request.

5. **Finance Report - FY 2015 First Quarter Results**

- a.) Finance Director Hill presented the FY 2015 First Quarter Financial Reports. Overall, RHA's three main businesses did well in staying within budgeted amounts. Mr. Hill presented performance of the Central Office Cost Center, Low Income Public Housing and the Housing Choice Voucher Program. He compared current results with both the FY 2015 budget and FY 2014 results, all of which were satisfactory. Complete information was sent to the Board in advance of the meeting.

6. **Public Housing Board Approval Request and Monthly Statistical Report**

- a.) Public Housing Director Whitney reported collections for January were at 99.66% of the amounts due, which is much higher than last month. She reported the vacancy rate at 4.27% for January, a bit higher than last month. There were a total of 46 move outs for this period: 16 voluntary, 6 terminations, 3 Section Eight transfers, 10 transfers, 5 deaths and 4 health transfers. There were six evictions, five for non-payment and one for another reason. She also presented a security report for public housing.
- b.) Ms. Whitney presented the 2014 annual report from AP Security to the Board members, as requested at the January meeting. The report was well received.
- c.) Ms. Whitney presented a request to approve a renewal for Extermination Services in the amount of \$225,000 with a contingency amount of \$50,000 to Town and Country Pest Control. Ms. Whitney also presented a report regarding extermination services, as requested at the January meeting. Chair Moses thanked Ms. Whitney for her follow-up. Following a brief discussion, Commissioner Valencia moved and Commissioner Rivera seconded the motion. Commissioners Page, Patterson and Otis concurred. The motion was passed unanimously.

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

- a.) **Voucher Utilization Report:** Ms. Whitney presented for Director of Housing Operations Sturgis. Ms. Whitney reported that the Voucher Utilization Rate enjoyed an increase compared to last month at 95.57%, utilizing 8,371 vouchers.