

**MINUTES OF THE ANNUAL/REGULAR MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON MONDAY, JANUARY 12, 2014**

PRESENT: James H. Brust, Commissioner
Oscar McLaughlin, Commissioner
Paul Moses, Commissioner
Patrick Russo, Chair
Darren J. Scott, Commissioner
Agnes Zink, Commissioner

ALSO

PRESENT: Daniel P. Crawley, Executive Secretary

The Commissioners of the Troy Housing Authority met in ANNUAL/REGULAR Session on Monday, January 12, 2015, in the Community Room of the Conway Apartments, 12 Conway Court, Troy, New York 12180. Chair Russo called the Meeting to Order and led the Assembly in the Pledge of Allegiance. Upon Roll Call, six Commissioners were Present and one Commissioner was absent.

Chair Russo asked if there was anyone wishing to speak on any ITEMS on the agenda. There was no public comment on any agenda item.

Chair Russo moved to ITEM I, the approval of the Minutes of the REGULAR Meeting of the Members of the Troy Housing Authority held on Friday, December 19, 2014.

Chair Russo asked if there were any additions or deletions. There were none. Commissioner McLaughlin moved that the Minutes, as submitted by the Executive Secretary, be approved by the Members of the Authority. Commissioner Zink seconded the motion. The Minutes were unanimously approved as presented by a show of hands vote.

Chair Russo moved to ITEM II, A Resolution Authorizing the Preparation and Submission of Rental Assistance Demonstration (RAD) Program Application.

Chair Russo asked for a motion to approve ITEM II. Commissioner McLaughlin moved to approve ITEM II. Commissioner Moses seconded the motion and when put to a vote, the Resolution was unanimously adopted.

Chair Russo moved to ITEM III, A Resolution Authorizing the Initiation of a 45 Day Comment Period to Discuss a potential No Smoking Policy with Residents, Staff and Other Interested Parties.

Chair Russo asked for a motion to approve ITEM III. Commissioner McLaughlin moved to approve ITEM III. Commissioner Scott seconded the motion and when put to a vote, the Resolution was unanimously adopted.

Chair Russo moved to OTHER BUSINESS:

Chair Russo moved to A) Discussion of any Old or New Business

Chair Russo noted that there was no old or new business

Chair Russo moved to B) Monthly Report by the Executive Secretary.

Daniel Crawley, Executive Secretary discussed the January Executive Secretarial Report.

Chair Russo asked for a Motion to Adjourn. Commissioner McLaughlin moved to adjourn. Commissioner Scott seconded the motion and when put to a vote, the Motion was passed at 12:51 p.m.

Executive Secretary Report
January 12, 2015

Vacancy Statistics:

As of December 31, 2014 there were 26 Vacant Units as follows:

<u>AMP</u>	<u>Total Vacancies</u>
Corliss	1
Fallon	0
Taylor	2
Phelan	1
Sweeney	1
MLK	9
Kane	0
Conway	0
Grand	1
Griswold	11

Within the numbers above we have a total of **12** vacancies that are pending HUD approval for continued subsidy due to catastrophic, law & regulation or modernization. 1 of the vacancies is at Phelan Court Apts. for Law and Regulation; 8 of the vacancies are at Martin Luther King for Catastrophic; and 3 of the vacancies are at Griswold Heights for Law & Regulation.

1. Rent Collection Low Income Public Housing Program for the month of December 2014 was 97%:
 - We expected to collect a total of **\$368,766** for the month of December 2014 for the LIPH projects.
 - The actual total amount of rent collected for the month of December 2014 was **\$357,741.**
2. Rent Collection at Kennedy Towers for the month of December 2014 was 98%:
 - We expected to collect a total of **\$109,224** for the month of December 2014 for the K/T Project.
 - The actual total of rent collected for the month of December 2014 was **\$107,248.**
3. Maintenance and Procurement Contracts:
 - Routine purchases continue related to maintenance and office supplies

**A RESOLUTION AUTHORIZING THE APPROVAL OF THE MINUTES
OF THE REGULAR MEETING OF TROY HOUSING AUTHORITY
HELD ON FRIDAY, DECEMBER 19, 2014**

SUBMITTED BY: Daniel P. Crawley, Executive Secretary

INTRODUCED BY: Patrick Russo, Chair

WHEREAS, Daniel P. Crawley, Executive Secretary to the Troy Housing Authority, has respectfully submitted the Minutes of the REGULAR Meeting held on Friday, December 19, 2014;

NOW, THEREFORE, BE IT RESOLVED THAT the Minutes of the REGULAR Meeting of Friday, December 19, 2014 is approved, as submitted by the Executive Secretary.

INTRODUCED BY: Patrick Russo, Chair

FIRST MOTION: Oscar McLaughlin, Commissioner

SECOND MOTION: Agnes Zink, Commissioner

AYES: 6

NAYS: 0

Dated: January 22, 2015

**A RESOLUTION AUTHORIZING THE PREPARATION AND SUBMISSION OF
RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM
APPLICATIONS**

SUBMITTED BY: Daniel P. Crawley, Executive Secretary

INTRODUCED BY: Patrick Russo, Chair

WHEREAS, it is in the best interest of the Troy Housing Authority to manage its assets in a reasonable manner and preserve and improve the housing stock for low income families; and

WHEREAS, the Executive Secretary has discussed previously with the board the need to seek other funding sources and also discussed the need for a planned approach to assessing and addressing the physical needs of our properties; and

WHEREAS, our AMPs are in need of renovation or rehabilitation that can only be facilitated through the RAD program; and

WHEREAS, HUD has issued a call for additional applications for the conversion of public housing units to either Project Based Vouchers (PBVs) or Project Based Rental Assistance (PBRA) under RAD notices to support the conversion; and

WHEREAS, a RAD application for AMP 4 (Martin Luther King Apartments) has already been submitted to HUD as per Resolution # 13-32 and approved by HUD and this AMP is presently on the RAD waiting List; and

WHEREAS, the 2015 Appropriations Act recently passed by Congress increased the cap on RAD conversions from 60,000 to 185,000 units; and

WHEREAS, funding for the complete renovation of all our AMPs can be made available through RAD project-based assistance, private debt and potentially equity financing.

NOW, THEREFORE, BE IT RESOLVED that the Executive Secretary is authorized to complete the undertaking of all actions needed to make final preparations and submit Rental Assistance Demonstration application(s) to HUD for financing and rehabilitation of the following AMPs: NY012200001 (Corliss-Fallon); NY012200002 (Taylor 3 & 4); NY012200003 (Phelan-Sweeney); NY012200005 (Kane-Conway-Grand); NY012200006 (Griswold); and NY012200007 (Taylor 1 & 2).

INTRODUCED BY: Patrick Russo, Chair

FIRST MOTION: Oscar McLaughlin, Commissioner

SECOND MOTION: Paul Moses, Commissioner

AYES: 6

NAYS: 0

Dated: January 22, 2015

A RESOLUTION AUTHORIZING THE INITIATION OF A 45 DAY COMMENT PERIOD TO DISCUSS A POTENTIAL NO SMOKING POLICY WITH RESIDENTS, STAFF AND OTHER INTERESTED PARTIES

SUBMITTED BY: Daniel P. Crawley, Executive Secretary

INTRODUCED BY: Patrick Russo, Chair

WHEREAS, On May 29, 2012 the U.S. Department of Housing and Urban Renewal (HUD) issued PIH Notice 2012-25 which states that HUD “strongly encourages Public Housing Authorities (PHAs) to implement non-smoking policies in some or all of their public housing units;” and

WHEREAS, In October 2014 HUD also issued “Change Is In The Air: An Action Guide for Establishing Smoke-Free Public Housing and Multifamily Properties:” and

WHEREAS, Troy Housing Authority staff have reviewed the above HUD publications and drafted a No Smoking Policy as well as other related documents; and

WHEREAS, the Board of Commissioners have reviewed the draft No-Smoking documents and would like staff to implement the required 45 day comment period to discuss this significant amendment to our plans and operations with residents, staff and other involved parties; and

WHEREAS, Staff from the Troy Housing Authority will report back to the Board of Commissioners at a future meeting the information received during the required 45 day comment period so that the Board can make an informed decision on the implementation of said policy.

NOW, THEREFORE, BE IT RESOLVED that the Executive Secretary is authorized to initiate the required 45 day comment period to discuss the potential implementation of a No-Smoking Policy with residents, staff and other involved parties.

INTRODUCED BY: Patrick Russo, Chair

FIRST MOTION: Oscar McLaughlin, Commissioner

SECOND MOTION: Darren Scott, Commissioner

AYES: 6

NAYS: 0

Dated: January 22, 2015

NOTICE OF ANNUAL/REGULAR MEETING

TO: Patrick A. Russo, Chair
James H. Brust, Commissioner
Robert Linder, Commissioner
Oscar McLaughlin, Commissioner
Paul E. Moses, Commissioner
Darren J. Scott, Commissioner
Agnes Zink, Commissioner

You are hereby notified that the MEMBERS of TROY HOUSING AUTHORITY are called to meet in ANNUAL/REGULAR SESSION at 12:30 p.m. on Monday, January 12, 2015 in the Community Room of the Conway Court Apartments, 12 Conway Court, Troy, New York.

The purpose of the Meeting is described in the attached Agenda.

CERTIFICATE

I, DANIEL P. CRAWLEY, duly appointed, qualified and SECRETARY of TROY HOUSING AUTHORITY, do hereby certify that the attached copy of the Minutes of the REGULAR Meeting of the MEMBERS of said AUTHORITY, held on the 12th day of JANUARY 2015, is a true and correct copy of the original Minutes of said Meeting on file and of record, and I do further certify that the copy of the Resolution(s) appearing in said attached copy is a true and correct copy of the Resolution(s) adopted at said MEETING and is on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said AUTHORITY this 22 day of JANUARY 2015.

Daniel P. Crawley
Executive Secretary

(SEAL)