

POUGHKEEPSIE HOUSING AUTHORITY
Minutes of July 8, 2026 Meeting

Present: Shirley Adams, Chairman
Felicia Watson, Vice-Chairman
Jacquetta Brown, Secretary
Robin Johnson, Treasurer
Terriciana Brown, Member
Thomas O'Neill, Member

Also Present: Sandra Boothe, Executive Director
Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on July 8, 2026, at 5:33 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

May 13, 2026/Regular Meeting: Vice-Chairman Watson made a motion to put the minutes on the floor. Commissioner O'Neill seconded. Motion passed unanimously. Vice-Chairman Watson made a motion to accept the minutes. Commissioner O'Neill seconded. Motion passed unanimously.

June 10, 2026/Regular Meeting: Commissioner O'Neill made a motion to put the minutes on the floor. Vice-Chairman Watson seconded the motion. Motion carried. Vice-Chairman Watson made a motion to accept the minutes. Commissioner O'Neill seconded the motion. Motion carried.

TENANT AND PUBLIC PARTICIPATION

Tiffany Copher, a city resident, asked about the waiting list process and termination from the waiting list. She was present on behalf of a relative who was terminated from the waiting list. Ms. Boothe said she would set up a meeting with Ms. Copher the next day to discuss the situation. Ms. Darlene Baker, a city resident, and Mr. Richard Distel, city planner, were also in attendance.

Commissioner T. Brown asked if the power was restored at Boulevard Knolls. She wanted the Board to be informed if the power was out at one of our sites.

RESOLUTIONS

Resolution 2026-11 Scheduling the Date of the Regular Elections for Tenant

Commissioners: Commissioner T. Brown made a motion to put the resolution on the floor. Vice-Chairman Watson seconded the motion. Motion carried. Ms. Longcore said that she chose Saturday, September 19, as she thought it would be a good weekend for the tenants

with kids being back in school and the holidays over. Commissioner T. Brown made a motion to accept the resolution. Commissioner J. Brown seconded. Motion carried.

COMMITTEE REPORTS

Building and Security: No report.

Finance: Ms. Boothe presented the financials. The Dwelling Rental Income for the quarter ended June 30, 2026, is higher by \$47,538.92 from last year at this time. The revenues for HUD Capital Fund Grant for the quarter are lower by \$138,711 compared to last year at this time.

The Net Surplus for the month of April is \$197,821.03, May has a Net Surplus of \$48,299.51, and a Net Deficit in June of \$79,932.51. The Net Surplus year-to-date is \$166,188.03. As of June 2026, we are leased at 117 of 117 for AMP 11 and 236 of 242 for AMP 22. Overall, we are at 353 of 359 units leased .

In Section 8, the Net Surplus for the month of April is \$10,261.99; for May a Net Surplus of \$1,609.61, and Net Surplus in June of \$1,229.08. Year-to-date, our Net Surplus is \$13,100.58. We are leased at 87 of 91 for HCV; 56 of 60 for VASH; and 12 of 18 for the Foster Youth to Independence vouchers.

Chairman Adams noted that for the first time in a while, one of the AMPs is completely filled. Ms. Boothe said that this information is as of June 30, and we do have one vacancy in AMP 11 and as of today there are 4 vacancies in AMP 22.

Vice-Chairman Watson said that it is imperative that we do a complete fiscal analysis of things. She said that it is alarming to her that we have a current increase in liabilities of \$107,196.78 and it says that we are not paying our vendors as soon as we receive the bills, which means we are not paying our bills on time. Ms. Boothe replied that we pay our bills on time, just not the minute they are received. Vice-Chairman Watson said her recommendation is that we have a very intensive finance meeting because this report is alarming where we are financially.

Chairman Adams said that our Finance Committee Chair has resigned. Vinnie Brugger has been on the Board for 20 plus years, and he will be sorely missed. She would like to give him a formal goodbye. Vice-Chairman Watson said his term was up this month.

Personnel: Chairman Adams said that we have some things that the Personnel Committee needs to meet about and will report back to the Board.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that our occupancy rate is 99% for both AMPs. In Section 8, we have 160 of 169 vouchers leased.

we have confirmed the meeting with Beacon Communities for Thursday, July 23. There will be one at 12:30 pm and one at 5:30 pm. It will be held in the gym, and we can only enter from the Hudson Gardens side.

We received our final SEMAP scores of 93, which ranks us as a high performer. We also received our NSPIRE scores, an 88 for AMP 11 and a 70 for AMP 22, which means we passed.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

Ms. Longcore said that court is changing the process for evictions. They will need to filed through the NYCEF program. This is pilot program but has not been fully rolled out.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:03 pm, the meeting adjourned.

I hereby certify that the minutes are true and correct and approved at the Meeting of August 12, 2026.

Jaquetta Brown, Secretary