

POUGHKEEPSIE HOUSING AUTHORITY
Minutes of March 25, 2026 Special Meeting

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

Also Present: Sandra Boothe, Executive Director
Thomas Shanley, Accountant
Joanna Longcore, Attorney

The Special Meeting of the Poughkeepsie Housing Authority was held on March 25, 2026, at 4:30 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

The PHA Board was joined virtually by members of Beacon Communities, The Kearny Real Estate Group, and Brian Lawlor, PHA counsel for RAD. Vincent DeCesare, of Beacon Communities said that the purpose of this meeting was to go over some brief updates on where Beacon and Kearney are with regard to the redevelopment of Hudson Gardens and the vacant land that is part of the Martin Luther King Jr. site.

They spoke with HCR to discuss timeline and funding availability. There was good news in that HCR thought we should be able to close by the end of 2027. Mr. DeCesare said that they are going to start moving very fast on design. For the past couple of months, they have been working on a zoning review.

They will need to go through the State Environmental Quality Review (SEQR). He said the requirement for SEQR is triggered by the HCR funding as well as rezoning that would be needed for Hudson Gardens.

They will also start working on the RAD application over the coming months. Before the application can be submitted, there are a couple of requirements, such as community meetings.

Ms. Longcore asked about the rezoning district choice of RC3 instead of RND. She said it was her understanding that they both do allow for similar density in terms of the number of residential units that can be built but RND does allow for a little bit more mixed-use, which would allow for a restaurant, a coffee shop, etc., which is not allowed in RC3. She said that the commissioners said they might be interested in a little mixed-use option.

Mr. DeCesare said that they were looking at RC3 because the priority was to rebuild or preserve the existing affordable housing that is on the site as opposed to any sort of mixed-use. Ms. Steinberg, of Beacon Communities, said that each step of those processes will have lots of conversations with the board and the community and figuring out what really works best. Ms. Longcore said that the RND does allow for four stories, which would allow for more units.

Vice-Chairman Watson asked what some things from their perspective or expertise they see as delays that could possibly hinder that timeline. Ms. Steinberg replied that the process has to go through HUD, and we have had government shutdowns and changes in staff. She also said that it is a tough financing market. In the federal system, there have been increases in costs overall and making sure they get a budget that lines up.

Vice-Chairman Watson said that she was very much in support of the mixed-use idea. She also said how community input is being integrated into the SEQR process. Ms. Steinberg said the SEQR piece is very formulaic. She said that we must have meetings with the residents before we submit to the RAD resource desk, and they must meet the formula. She said that what they would like to do is work with the Housing Authority to figure out what, beyond the required meetings is an appropriate level of engagement for the PHA as every community is different. She said that at this point they do not have a lot of information to share.

Vice-Chairman Watson asked if in conversations with HCR, have they communicated outside of anything Jennifer already stated that could adversely impact the funding itself or anything from their perspective. Ms. Steinberg said that in late summer, they will present the State with a concept paper that shows them our draft budget, a narrative that hits a number of due diligence items that we've spoken about here that we talked about with our next steps. At that meeting in the late summer, they'll give us a better indication of whether there's anything that they could identify as any key deficiencies or risks and whether we could still be on track for that end of 2027. So, at the end of the summer, we'll have a much better sense of it because at this point, they are very tentative dates.

Vice-Chairman Watson asked if there are any delays, who will communicate this with the Board. Ms. Steinberg said that we are at this point ready for monthly meetings to discuss the ongoing steps.

Chairman Adams asked when we can anticipate the next meeting. Ms. Steinberg said that it would likely be either end of April or beginning of May.

Brian Lawlor, counsel for the PHA, asked as they look at the site, what do you think our options are for design in terms of putting that many units on a particular site. Ms. Steinberg said that at this point we have the survey but not a site plan yet. She hopes that by the next meeting, they will have some type of site plan.

Chairman Adams said it is her understanding that it is a one for one replacement. Vice-Chairman Watson said that what she read, she concurs.

Vice-Chairman Watson said that we need to update the website regarding the RAD piece of this.

At 5:27 pm, the meeting adjourned.

I hereby certify that the minutes are true
and correct and approved at the
Meeting of May 13, 2026.

Jaquetta Brown, Secretary