

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
January 21, 2026

In attendance: Revonda Smith, Chairperson; Rebecca Wolff; Nick Zachos; Sarah Black; Theresa Joyner; Mary Decker and Annette Young, Resident Commissioners; Jeffrey Dodson, Executive Director

Ms. Smith called the meeting to order at 6:04 p.m. It was conducted in person and via Zoom teleconferencing.

Minutes

Ms. Decker made a motion to approve the minutes of December 15, 2025, which was seconded by Ms. Black and approved by all members in attendance.

Accounts Payable

Ms. Decker made a motion to approve accounts payable for December. Ms. Black offered a second and the motion was approved by all members in attendance.

Executive Director's Report

Mr. Dodson read a letter from Homes and Community Renewal, on behalf of Governor Kathy Hochul and the Housing Trust Fund Corporation, congratulating the Housing Authority for being selected to receive a \$1.25 million award as part of the 2025 New York State Home Program funding round. Funding will go toward tenant-based rental assistance program, which provides monthly assistance for households at or below 60 percent of area median income (AMI). The assistance can move with the household and varies based on income and rent considerations. Mr. Dodson said it could be used for rental assistance including utility costs, utility deposits and security deposits of up to one month's rent. It cannot be coupled, so residents who receive a housing choice voucher, Section 8 or project-based voucher are ineligible. "This enables us to assist others with rental assistance up to two years and in some cases, we will give an extension. This is good news because it grows the Housing Authority, adding an additional program to our portfolio."

Mr. Dodson also reported that he received acknowledgement of a grant application to the Bank of Greene County's Charitable Foundation. An award was granted last year for the tenants' appreciation day party. If awarded, funds will be used to expand the celebration, perhaps with a gala in December, if there is money in the budget and sponsorships obtained.

There was a good turnout for the Toys for Tots giveaway in December, which included a visit by Santa Claus. He thanked the food pantry for its sponsorship.

A list of suggested names for the new development was submitted. The board will review them and come up with a short list, then decide how and which one to choose. The names were Bliss Gardens, Harbor of Hope Homes, Hudson Gardens, Hudson Housing Community, Legacy Commons, New Horizons, New Roots Community Homes, Pearl Place, Riverview Apartments, the High End and the Hudson Collective. He said the reference to Pearl was in recognition of Ida Pearl Cross, who was a revered community member. Mr. Zachos said it was a good start-off activity that was fun. "I think it gives more life to our project," Mr. Dodson said.

Ms. Joyner asked for clarification on who would qualify for tenant-based rental assistance. Mr. Dodson said eligible residents of Bliss Towers and Columbia Apartments received project-based vouchers that were attached to their units. The other program administered by the Housing Authority, Section 8, allows people to live anywhere in the city as long as they get approval and are income qualified. The new funds cannot be applied to any of those recipients because dual subsidies are not allowed. Ms. Joyner asked who would be eligible. “We’re going to establish this,” Mr. Dodson said. “We will open up a waiting list for it, but people on our waiting list currently that are not assisted that income qualify can be a part of the program. They can apply for this as well.” The award essentially created a third type of assistance for people to apply for.

Development Update

Carlos Espinell, director of compliance for Mountco Construction and Development Corp., the agency’s development partner, said the state confirmed receipt of a \$3 million pro-housing award. Also, a status update and discussion on logistics of the project was given at a meeting with U.S. Housing and Urban Development (HUD) and state Housing and Community Renewal (HCR) representatives. He said HCR indicated that the project would be on the October closing schedule. “We were pushing for June, but having a confirmed date is great. That means they’re going to be working with us moving forward.”

Subsequent to that meeting, Mayor Joe Ferris toured the property. “Now that we have a commitment from HUD and from HCR, we wanted to make sure that the city is also behind us and pushing the project forward,” Mr. Espinell said. A meeting with city representatives, HUD and HCR was planned for January 22 to present a timeline for the project and to ensure that the city was committed. Mr. Dodson said he would meet with Planning Board Chairman Ron Bogle on the same day to give a tour “and help him understand a little bit more about our initiative and how it’s going to impact the community.” A site plan is already under review by the Planning Board. “The crucial part there is that we just want them to understand the project, where it stands, will move forward and we don’t want any delays moving forward,” Mr. Espinell said. “I think it’s great progress. I think we’re meeting our milestones.”

John Madeo, executive vice president of development and general counsel for Mountco, emphasized the significance of having an October closing date. “We’re effectively in competition with all the other housing authorities in the state and all the developers in the state who also have worthy projects that they’re looking for the state to fund. The state can only fund a certain number of projects. It’s not a locked up deal that’s done. We still have a lot of work to do to show the state that by the time we get to October, we’ll have our site plan approval, our building permits, all the other funding sources that we told them about. All those things are falling into place...”

He said site plan approval was a major component. It sometimes can take several months for new Planning Board members and consultants to begin reviewing applications. That was one of the main purposes of the meetings—“to impress upon the Planning Board and the mayor that if the Planning Board is not going to begin review of our application for a couple of months, then that October date is really in jeopardy. I’m not saying that’s what their plan is. I’m just saying I know of cases where in sort of worst-case scenarios it takes a while for a Planning Board to get going again.”

Mr. Madeo said he wanted the Planning Board to designate itself as lead agency in the environmental review of the project. He said that board had rules and regulations it had to adhere to,

“but we need to have them review it expeditiously. We may need to ask them to have a special meeting so we don’t have to wait more than a month, depending on the timing of certain things. So, it’s important just to convey that urgency to the mayor and to the Planning Board chair.”

Mr. Dodson said the agency did not want to miss the deadline. “What we don’t want people to miss is that this building is beyond repair. It’s not viable and we need to move as quickly as possible. I don’t want to let people forget that to get people into something new, better and stable. Housing stability is everything. It affects everything in your life. I don’t want to let anyone forget that the building was declared obsolete, beyond its usefulness, about 10 years ago. We are doing our best to keep it together, but we don’t want it to be a situation where we’ve done too little too late.”

Mr. Zachos thought that site plan approval was needed prior to closing. Mr. Madeo said he would like to obtain site plan approval by May. “It’s an aggressive schedule, but I don’t think it’s unreasonable given the material we have.” He said the Planning Board had been given an intended design. The number of units and height of the buildings were reduced and a lot of public input was received on the overall design, “so it’s not as if this is coming to the Planning Board out of the blue. There’s been a lot of work that’s been put in. It’s a matter of the Planning Board consultants having the opportunity to review it, to focus on the site plan aspects.”

Ms. Smith asked when the next tenants’ meeting would be held. Mr. Dodson said there was a reduction in staff, but he would work on scheduling a meeting.

Ms. Joyner asked if commissioners were invited to the January 22 meeting with city representatives. Mr. Dodson replied in the negative. Mr. Madeo reiterated that the goal of the meeting was to have the mayor and Planning Board chairman hear from HCR and HUD that they were committed to the project. “They’ve got a closing date and they really need the city to get on board and to help expedite it,” he said. “We’re hoping that HUD and HCR are really going to take the lead in that meeting. Based on the meeting that we had a week or so ago with them, they were very, very clear in articulating that. I think it’s really important... to let the mayor and the Planning Board chair hear from the state agency and the federal agency, not just from us locally.”

Tenant Commissioners Comments

Ms. Decker asked when the agency’s website was last updated. Mr. Dodson said he recently connected with a vendor who sent a proposal for review. He said there had been an access problem and some information was outdated. He hoped that an entirely new website would be completed in the next eight to 10 weeks.

Public Comment

A woman in the audience asked for another explanation of what the \$1.25 million award could be used for. Mr. Dodson repeated his earlier report on what the award could be used for and who would be eligible for it.

The woman also asked if people who were part of that program would be eligible to vote in tenant elections. Mr. Dodson said that would require further research.

There being no further public comment, Mr. Zachos made a motion to adjourn at 6:45 p.m., which was seconded by Ms. Black and approved by all members in attendance.