

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
February 18, 2025

In attendance: Revonda Smith, Chairperson; Claire Cousin, Vice Chairperson; Rebecca Wolff, Treasurer (via Zoom); Nick Zachos (via Zoom); Sarah Black; Mary Decker and Debra McPherson, Resident Commissioners; Jeffrey Dodson, Executive Director

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

Minutes

Ms. Cousin made a motion to approve the minutes of January 21, which was seconded by Ms. Decker and approved by all members in attendance.

Accounts Payable

Ms. Smith made a motion to approve accounts payable for January. Ms. Cousin offered a second and the motion was approved by all members in attendance.

Executive Director's Report

Mr. Dodson said a residents meeting was scheduled for Tuesday, March 4 to provide an opportunity for all to ask questions or voice concerns. It will take place in the Community Room of Bliss Towers.

A new asset manager, Latisha Owens, will begin work on Wednesday, March 3. She comes with a wealth of experience, including the Albany Housing Authority. Ms. Wolff asked what the job entailed. Mr. Dodson said the asset manager essentially managed the building, property and office staff. That will allow him to focus on his duties as executive director. Tenants will bring their complaints directly to her. Anything she is unable to resolve will then be brought to his attention.

Resident Comments

Resident Anthony Bennett asked how many apartments were vacant. Mr. Dodson said about 30 were open.

Mr. Bennett also asked if Executive Orders signed by President Donald Trump had any effect on the Housing Authority. Mr. Dodson said there was an immediate freeze on funding across the entire Housing Authority world but advocacy from professional organizations and members of the House and Senate resulted in release of funds. "Right now there's no immediate impact," he said. "We really are taking it month to month."

Mr. Dodson re-introduced Commissioner Black, who joined the board last month. She formerly worked with the Hudson Community Development and Planning Agency.

Public Comments

A resident asked if there was anything new with redevelopment plans. Mr. Dodson said the proposal was sent to Housing and Community Renewal. The agency was moving forward with other steps necessary to obtain approval. Applications for funding will be submitted when they become available. Also, the agency has begun addressing various entities that will be

involved in the process, such as the Hudson Planning Board. An update to the question-and-answer portion of the website was forthcoming. “We’re in a good space at a good pace.”

Commissioner Comments

Ms. Decker reported that the fourth floor of Bliss was dirty and that the tiles had begun to buckle. Mr. Dodson said he had been to the fourth floor but would take another look. He added that buckling tiles was one of the problems with the building.

Ms. McPherson also reported cleanliness issues, especially around the garbage chutes. She said that tenants had to make sure trash was put in the chute and anything that didn’t fit had to be brought downstairs.

Ms. McPherson also stated that tenants had come to her with complaints when they should be going to management. Mr. Dodson said the process, which is included in leases, was to submit a work order. “It’s for their safety as well as for the safety of other residents.”

Ms. Decker said it was difficult to get tenants to come to the monthly tenant meetings and suggested that food might motivate them. Ms. Cousin asked if there was money in the budget for refreshments. Mr. Dodson said that refreshments only drew a few new tenants. Ms. Decker said the same people tended to come to the meetings.

There being no further business and no tenant or public comment, Ms. Decker made a motion to adjourn at 6:24 p.m., which was seconded by Ms. Smith and approved by all members in attendance.