

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
July 15, 2026

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

Ms. Smith called the meeting to order at 5:07 p.m. in the community room of Bliss Towers and remotely via Microsoft Teams.

Minutes

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

Accounts Payable

Ms. Decker made a motion to approve accounts payable for April, May and June. Ms. Joyner offered a second and the motion was approved by all members in attendance.

Executive Director's Report

Mr. Dodson announced that Tenants Appreciation Day will be July 17. A grant from the Bank of Greene County Charitable Foundation is largely responsible for the event. Various vendors will be on hand to explain services they offer. The Hudson Police and Fire Departments, Columbia County Sheriff's Office and local government officials will be on hand as well. Food, music, dancing and a bounce house will help make the day fun.

An elevator has been out of service for a couple of weeks. Mr. Dodson said repairs were delayed because parts were obsolete.

An audit has been completed, and a report will be given at the board's annual meeting in September.

Redevelopment Update

Mountco Executive Vice President of Development and General Counsel John Madeo said the Housing Authority was supposed to appear before the Zoning Board of Appeals this evening, but the meeting was canceled for lack of a quorum. A number of variances are needed for the redevelopment project. He said the meeting was rescheduled for August 19. In the meantime, the redevelopment team continued preparations for a public hearing on the housing authority's site plan and subdivision application to the Planning Board. The hearing will be July 21 at 6 p.m. at the central fire station, 77 North Seventh Street. He did not think the Planning Board would act on the application without a decision from the Zoning Board.

Mr. Madeo said the team continued to work toward closing on financing for the project and was working on a tax credit application. He also outlined new design guidelines intended to make buildings more energy efficient.

Ms. Joyner asked him to elaborate on tax credits and the design guidelines. Mr. Madeo explained that instead of subsidizing construction directly, federal and state governments issue tax credits to developers, who sell them to private investors to raise capital for building or rehabilitating affordable homes.

Design guidelines for affordable housing in the state aim to produce functional, safe and cost-effective housing. The requirements emphasize sustainability, climate resiliency, tenant health and accessibility, but primarily energy efficiency.

Resolutions

Ms. Decker made a motion to approve resolution #558 authorizing a contract with CliftonLarsonAllen CPAs for accounting services from July 16, 2020 through May 1, 2028. Ms. Joyner offered a second and the motion was approved of a roll call vote of all members in attendance.

Ms. Decker made a motion to approve resolution #559 authorizing advance of development fees, which was seconded by Ms. Smith and approved in a roll call vote of all members in attendance.

Ms. Decker made a motion to approve resolution #560 approving a tenant selection plan for the Tenant-Based Rental Assistance Program. Ms. Joyner seconded the motion, which was approved in a roll call vote of all members in attendance.

Public Comment

In response to a tenant's query, Mr. Dodson explained how the rental assistance program worked and who was eligible.

Tenant Commissioner Comment

Ms. Decker wondered when a truck would be replaced as the authority's truck had been out of service since last November, when it caught fire. Mr. Dodson said he was working on it. Ms. Decker also asked about staffing. Mr. Dodson said the agency lacked maintenance staff and that limited applications had been received. A security guard is on loan to the maintenance department.

There being no further business, the meeting was adjourned at 6:07 p.m.