SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

BOARD OF COMMISSIONER'S MEETING

OUR MISSION IS TO IMPROVE QUAILITY, SAFE, AND AFFORDABLE HOUSING; TO CREATE OPPORTUNITIES FOR RESIDENTS' SELF-SUFFICIENCY AND ECONOMIC INDEPENDENCE, AND TO EMPOWER INDIVIDUAL POTENTIAL IN AN ENVIORNMENT WHERE PEOPLE WANT TO LIVE, WORK, AND BUILD COMMUNITIES.

SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Board of Commissioner's Meeting

Date: November 19, 2026

Time: 12 PM

Mission: To provide quality, safe, and affordable housing; to create opportunities for SHA residents' self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work, and build communities.

TAB 1. APPROVAL OF MINUTES

- Motion to Approve SHA Board Meeting Minutes Dated October 22, 2026

TAB 2. ANNUAL OFFICER ELECTIONS

TAB 3. MANAGEMENT – Jalyn Clifford

- East Adams Resident Services Update – Urban Strategies Inc. – Eva Mosby, Tonya Atkins, & Kevin Daniel
- Section 3 Reporting
- RSS Yearly Recap
- 1115 Waiver
- 2027 Board Calendar

TAB 4. MODERNIZATION, DEVELOPMENT, & CONTRACTS

- Committee Highlights
- Development Updates
  - East Adams
  - Eastwood Heights

TAB 5. FINANCIAL REPORTS

- Committee Highlights
- Yardi Update
- October Financials

TAB 6. RESOLUTIONS

1. Resolution to Approve October Financial Report
2. Resolution Approving the Amended SHA Admin Plan
3. Resolution Authorizing an Agreement between the Syracuse Housing Authority and NRG Business Marketing LLC for the Supply of Natural Gas

EXECUTIVE SESSION

To Obtain Advice of Counsel

TAB 1

Board Commissioner's Board Meeting Minutes
Date: October 22, 2026
Start Time: 12:00PM
Quorum: 12:04PM

Mission: To provide quality, safe, and affordable housing; to create opportunities for SHA residents' self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work, and build communities.

Commissioner Attendees: Rickey Brown, Milton Martinez, Quwanka Ellerby, Douglas Reicher, Monica Williams, Patricia McBride, and Bethaida (Bea) Gonzalez

Other: Counsel Brad Hunt of Mackenzie Hughes, Allyson Carpenter of McCormack Baron Salazar, Acting Executive Director Jalyn Clifford, SHA Staff Members, and Linda Veit, Rachel Osiecki, Elizabeth Fuertes-Binder, and Gabby McGlaughlin of SUNY Upstate.

Motion made to go into Executive Session to Obtain Advice of Counsel at 12:07PM: Motion made by Milton Martinez, 2nd by Patricia McBride, motion carried unanimously.

Motion made to exit Executive Session and return to Regular Session at 12:41PM: Motion made by Douglas Reicher, 2nd by Rickey Brown, Doug Reicher, motion carried unanimously. No action taken in Executive Session.

Approval of Meeting Minutes

Resolution Authorizing Approval of 09/09/2026 Meeting Minutes: Motion made by Douglas Reicher, 2nd by Monica Williams, abstention by Bea Gonzalez, motion carried unanimously.

Committee Reports:

Modernization & Development Committee

- **AOT:** Renovations in B Wing were complete. C Wing, the final wing, had been vacated and interior demolition was complete. Residents affected by the renovation had completed their moves. The project was ahead of schedule, with occupancy for incoming seniors anticipated to begin in June 2027.
- **East Adams Phases 1 and 2:** Phase 1 was more than 25% complete, with second-floor framing underway. Phase 2 was approaching 15% completion, with aboveground construction underway.
- **East Adams Phase 3:** The team reported a target financial closing of December 17, 2026. The phase will include 147 units, of which 72 will be replacement units.
- **East Adams Phases 4, 6, and 8:** The development team submitted initial narratives to New York State seeking declarations of intent to support HUD Choice Neighborhoods Initiative (CNI) financing. SHA and the development team continued planning for 2027 relocation and expected to schedule a resident meeting within approximately 30 days.
- **Resident workforce development:** Approximately 150 people registered for OSHA 10 training, and 45 had completed it. The training was offered at no cost, with priority given to Pioneer Homes residents. The contractor was interviewing participants and connecting them with subcontractors. At least five targeted Section 3 workers were already employed on site.
- **Modernization projects:** The rowhouse siding and window project was scheduled for completion by July 31, 2027. Scattered-site flooring was expected to wrap up by mid-November, and elevator modernization was ahead of schedule. The Benderson bathroom renovation scope was complete and bid documents were being prepared. Staff were also obtaining pricing for roof replacement.

Finance Committee

- Staff reported that the Yardi conversion was substantially complete, with the fixed assets module still pending. The utility module went live in late September and took over utility bill data entry.
- Rent collections were approximately $900,000 below expectations. Staff reported a collection rate of approximately 75%, compared with a historical rate of 90% to 95%. SHA drew $750,000 from the Capital Fund to support cash flow and hired a staff member focused on collections.
- Staff discussed check scanning problems, training needs, and tenant ledger discrepancies following the conversion. Staff were reconciling accounts, distributing rent notices, and helping residents resolve account balances and register for RentCafé.
- Commissioners requested a more comprehensive collections strategy and an update at the November Board meeting. Staff targeted the end of November for account reconciliation and agreed to seek Yardi's guidance on standard procedures, including same-day check scanning.
- Staff reported that HUD accepted the Financial Data Schedule submission. SHA continued working with BDO on corrections, including outstanding GASB adjustments. Audit work was expected to begin in mid-November.
- Counsel reported that the New York State Department of Transportation requested signed waivers from nine parties with potential interests in property being acquired from SHA. Two waivers had been obtained, and counsel continued pursuing the remaining waivers.
- Staff discussed the decline in HUD operating subsidy following the removal of AOT and McKinney Manor from the public housing portfolio. Staff were updating energy costs for the subsidy request and pursuing an electric supply agreement.

Governance Committee

- Staff reported that SHA had received three FOIL requests since July 2026, most concerning the former Executive Director's settlement.
- Staff planned to circulate a redlined conflict of interest policy for Board review and bring it forward in November alongside annual disclosures. The proposed policy would require disclosure of conflicts as they arise.
- The committee proposed combining the Finance and Modernization committees in 2027 and holding the combined meeting at 11:00 a.m. on the Friday before each regular Board meeting. The Board also discussed reviewing the bylaws and polling commissioners about moving regular meetings to a different Thursday. The 2027 calendar was expected in November.
- Staff were coordinating dates for a two-day, in-person Board training and collecting commissioners' availability for a property tour.

SUNY Upstate Medical University Presentation

- Representatives presented an update on the Healthy Neighbors Partnership and the She Matters program. They described how resident health advocates provide outreach, help residents schedule screenings, and connect them with transportation and other support.
- Upstate reported that She Matters had facilitated approximately 1,400 mammograms and identified 14 cases of breast cancer. Representatives also discussed colorectal and lung cancer screening, mental health education, chronic disease programming, and pathways to health careers.
- Upstate proposed resuming quarterly partnership meetings in 2027 and expressed interest in an updated resident needs assessment. The discussion also identified mental health outreach as an area for future collaboration.

Management Reports

- The Board deferred the remaining management reports to the November meeting. The East Adams and financial updates had already been covered.

Resolutions

Resolution to Approve August Financial Report: Motion made by Milton Martinez, 2nd by Douglas Reicher, abstention by Bea Gonzalez, no objections or further discussion, motion carried.

Resolution to Authorize Syracuse Housing Authority's Participation in the Phase III Financial Closing of the East Adams Redevelopment Project: Motion made by Monica Williams, 2nd by Milton Martinez, abstention by Bea Gonzalez, no objections or further discussion, motion carried.

Resolution Resolutions of the Syracuse Housing Authority Approving the Use of up to $395,000 in CNI Grant Funds for the Taylor Street Murals Project: Motion made by Quwanka Ellerby, 2nd by Milton Martinez, motion carried unanimously.

Regular meeting concluded at 1:51PM: Motion by Monica Williams, 2nd by Douglas Reicher, motion carried unanimously.

_____

Chair

ATTESTS:

_____

Jalyn Clifford, Secretary

TAB 2

TAB 3

USI Urban Strategies Inc.

At the Heart of Transforming Communities

Syracuse Housing Authority Board Meeting

November 19, 2026 | People Lead



Nice to meet you.



EVA MOSBY
Regional Vice President
10 Years



TONYA ATKINS
Director of Operations
6 Years



KEVIN DANIEL
Director of Operations
3.5 Years

USI

Agenda

- USI at Work in East Adams
  - USI Partners
  - Family Support Services
  - Health & Wellness
  - Early Learning & Education
  - Economic Mobility & Employment
- Key Strategies and Events
- Let’s Connect











USI At Work in East Adams

In 2024, USI was selected as the People Lead of the Choice Neighborhoods grant in East Adams. In this role, we lead with care and conviction, designing, managing, and implementing bold strategies that dismantle barriers to opportunity. Our work is grounded in the belief that all families deserve to live in safe, vibrant communities where they can grow, contribute, and thrive.



USI Partners

We connect government, nonprofit, philanthropic, business, and resident partners together to deliver results that are measurable, meaningful, and rooted in equity to ensure the communities we serve don't just survive but thrive.

65+

Organizations are connected to USI and East Adams families

842

connections were made between families and partners from January through October 2026.

$44,960,676

was leveraged among partners as part of the original Choice Neighborhoods grant for People services.

USI

FAMILY SUPPORT SERVICES

Building Connections

480

households are currently enrolled in USI's Family Support Services

76% of our 629 goal has been met in just 2 years

100%

of households enrolled in USI's Family Support Services have completed assessments



"[If it wasn't for] Tania, I wouldn't have a house. She has been the backbone throughout the entire process."

- Nancy

Nancy's Story

Nancy started her partnership with USI after she arrived at Eastwood Home with a Housing Choice Voucher. After enrolling in USI Family Support and completing her 360° Assessment, she set her sights on a goal previously considered out of reach: homeownership. In early 2027, she will move into her newly built home.

Her USI Family Support Specialist (Tania Bennett-Clere) connected Nancy with one of our key partners, Blueprint 15, to complete the F.A.I.T.H. Home Ownership Program and obtain her certificate. Despite numerous challenges throughout the homeownership journey, USI's family support services, community connections, advocacy, and strong trust helped her achieve homeownership and take a significant step toward creating generational wealth for her family.

USI

HEALTH & WELLNESS

Accessing Healthcare

90%

of residents have health insurance

90% of our 100% goal has been met in just 2 years

7% away from our Year 2 goal of 97%

85%

of residents have a health home

86%

residents reported seeing a doctor within the past 12 months for preventive and routine healthcare

62%

of residents reported receiving dental care within the past 12 months



"Thank you, USI, for helping me."

- Jason

Jason's Story

Jason faced significant challenges related to substance use that left him vulnerable to exploitation and instability. Through his Individual Development Plan created with the guidance of a USI Family Support Specialist, he became connected with recovery services and coordinated support offered by a community partner, the Office for People With Developmental Disabilities (OPWDD).

After exploring options, Jason chose to enroll in the Teen Challenge Program, recognizing it as an opportunity to make positive changes in his life. Since entering the program, he has embraced recovery, built healthy relationships, joined the praise team, and is creating a foundation for a healthier, safer, and more independent future.

USI

Early Learning & Education

Making Impact

289

families have children

65 early learners

483 school-aged youth

23+

schools attended by East Adams youth

30%

of early learners are kindergarten ready

+23.7 points up from 5.9% at baseline

10%

of scholars are proficient in math

Up 3.9 points from 6.1% at baseline

16%

of scholars are proficient in reading

Up 0.8 points from 15.3% at baseline

58%

of scholars graduated on-time

Up 8.3 points from 50% at baseline





KINDERGARTEN READINESS

- 30 connections made to early learning partners
- 73% of early learners assessed received developmental screenings

EDUCATIONAL ENRICHMENT

- 130 school-aged youth assessed enrolled in educational enrichment programs

GRADUATION

- 4 scholars assessed received connections to On-Point for college assistance

ADULT EDUCATION

- 38 connections made to partners for adult education programs

USI

Economic Mobility & Employment

Growing Wealth

210

able-bodied, working-age adults are employed

Up from 190 in January 2026

60% employment rate for 349 able-bodied, working-age adults currently enrolled in USI family support in October 2026

$32,303

is the average annual employment income

We exceeded our Year 2 goal by **47%**

19% away from our final goal of $40,000

$18.79

is the average hourly wage



"USI provided me with consistent support and assistance with getting my CDL."

- Denzel

Denzel's Story

Denzel's employment story shows what determination and strategic planning can achieve. Raised in the community where his mother still lives, he committed to building a future rooted in independence and economic stability.

With support from USI, Denzel was able to obtain his Commercial Driver's License (CDL) while pursuing a Bachelor's Degree in cybersecurity.

Through hard work and dedication, Denzel turned his aspirations into a clear pathway toward economic self-sufficiency. He now works for one of the nation's largest freight companies, earning over which has significantly improved his financial stability. His journey shows how determination, informed career decisions, and supportive partnerships can create lasting opportunities for families.

USI



Key Strategies and Events

USI has a Christmas resident engagement event in December 2026 and a partner engagement event with the Gifford Foundation in January 2027.

Increasing Capacity to Meet Community Needs Through Staffing:

- Senior Project Manager (SPM) - The SPM plans and directs all aspects of the People Implementation Strategy. Currently, Kevin Daniel, USI Director of Operations, is serving as the interim SPM. USI leadership continues to provide dedicated support to the site staff.
- Family Support Specialist II (FSS) - The FSS provides comprehensive case management, referrals, and seamless coordination with community and supportive service activities.
- Education Specialist (ES) - The ES supports the individual needs of children and youth in partnership with parents to foster lifelong learning and career readiness.

USI

Let's Connect!

EVA MOSBY
Regional Vice President
Eva.Mosby@usi-inc.org

TONYA ATKINS
Director of Operations
Tonya.Atkins@usi-inc.org

KEVIN DANIEL
Director of Operations
Kevin.Daniel@usi-inc.org

USI Urban Strategies Inc.

Families at the Center of Results
usi-inc.org

Section 3 and M/WBE Participation Report - July 1 2025 – June 30, 2026

Submitted by: Reggie Seigler
To: Jalyn Clifford, Acting Executive Director, & SHA Board of Commissioners
Date: 2026-10-19

SECTION 3 PARTICIPATION

Aggregate Contractor and SHA worker hours

385,543 Total hours worked

146,210 Total Section 3 worker hours

38% Percentage of total hours performed by Section 3 workers

06% Percent total hrs by targeted Section 3 workers (actual .0564) (12 workers x 36.25 x50)

SHA Hours July 1, 2025 - June 30, 2026 (Breakdown)

382,438 Total worker hours (211 workers 36.25 hours x 50 weeks)

145,000 Section 3 worker hours (80 workers 36.25 hours x 50 weeks)

38% Percentage of total hours performed Section 3 worker hours

06% Targeted Section 3 Worker hours (actual .0568) (12 workers x36.25 hours x 50 weeks)

Contractor hours July 1, 2025 - June 30, 2026 (Breakdown)

3105 Total hours worked

1210 Total Section 3 worker hours

39% Percentage of total hours performed by Section 3 workers

39% Targeted Section 3 worker percentage *(Due to 75% of worker hours over a 3-month period on the project qualify as section 3 worker hours, the business qualifies as Section 3; hence qualifying the employes as targeted.)*

Below is Copy/Paste from HUD Section 3 Reporting Portal

Benchmark Goal is greater than or equal to 25%
Total Section 3 Worker Labor Hours Percentage: 37.92%
Benchmark Met: ✅

Benchmark Goal is greater than or equal to 5%
Targeted Section 3 Worker Labor Hours Percentage: 5.64%
Benchmark Met: ✅

Workforce trained via partnerships

12, EOC; 2 OCMBOCES

Section 3 workers found employment on SHA Projects

7 Fahey Cout Windows

M/BE PARTICIPATION

Aggregate M/WBE Participation

MBE Participation 382,431

WBE Participation 544, 214

- 267,311 Hours MBE Participation Fahey Court Windows
- 530,400 Hours WBE Participation Fahey Court Windows
- 115,120 Hours MBE Participation Toomey Abbot Elevator Repair (electrical)
- 13,814 Hours WBE Participation Toomey Abbott Elevator Repair (electrical)

VERBAL DISCUSSION

VERBAL DISCUSSION

Syracuse Housing Authority – Board of Commissioner's Calendar | 2027

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
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21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
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18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
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27	28	29	30			

July						
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25	26	27	28	29	30	31

August						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
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4	3	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November*						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

***Changes due to holidays**

Calendar Key

Regular Meeting – 12PM	
Governance Committee Meeting – 11AM	
Finance, Modernization, Development, & Contracts Committee Meeting – 11AM	
Board of Commissioner Officer Elections – November Meeting	

Committee Overviews & Meeting Dates

Governance Committee

Overview: Responsible for ensuring adherence to policies, regulations, and ethical standards governing SHA's operations and decision-making processes. The Committee also conducts the Executive Director's annual evaluation, handles personnel matters involving the Executive Director, and addresses HUD compliance issues.

Meeting Schedule: The Governance Committee meets quarterly on the second Thursday at 11am of March, June, September, and November (there are no regular meetings in December). Additional meetings may be scheduled as needed.

The Executive Director's annual evaluation process begins at the **June** meeting, and the evaluation takes place in July.

Meeting Dates: 03/11, 06/10, 09/09, and 11/12 (due to Veterans Day)

Finance, Modernization, Development, & Contracts Committee

Overview: The Committee oversees SHA's finances, including operating budgets and capital funding. It reviews contracts and plans to modernize, renovate, or expand SHA's housing portfolio. The Committee also updates the Board on development activities and on fiscal year-end FDS and SEMAP submissions.

Meeting Schedule: The Friday before each regular Board meeting at 11am.

Meeting Dates: 01/22, 02/19, 03/19, 04/16, 05/21, 06/18, 07/16, 09/17, 10/22, and 11/12

TAB 4

SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Modernization, Development & Contracts Committee Meeting
Date: November 5, 2026
Time: 3PM

Attendees: Commissioners Patricia McBride, Douglas Reicher, Allyson Carpenter of MBS, Acting Executive Director Jalyn Clifford, and SHA staff members

Board Meeting Location

- Staff confirmed that Board meetings would return to 516 Burt Street. Parking will be available in the rear lot and along the street, with spaces reserved for commissioners and accessible parking.

Section 8 Administrative Plan

- Staff reviewed proposed revisions to the Housing Choice Voucher Administrative Plan to implement the Housing Opportunity Through Modernization Act (HOTMA). The revisions address voucher briefings, medical and childcare hardship relief, payment standards, income verification, interim reexaminations, and correction of agency errors.
- The proposed changes retain the 30-day reporting requirement and allow staff to process any reported decrease that lowers a family's rent. The proposal also protects families from payment standard decreases while they remain in the same unit and establishes a process for considering retroactive rent decreases when a family can document an earlier attempt to report a change.
- A resolution will be presented to the full board. If approved, staff plan to release the revisions for public comment and submit them to the HUD field office.

Yardi Conversion

- Staff reported more than 20 unresolved conversion issues affecting Public Housing and Section 8. Examples included missing Family Self-Sufficiency participant and escrow records and missing utility allowances. Staff reported that the issues continued to affect HCV and Public Housing operations.
- Commissioners discussed escalating the outstanding issues to Yardi leadership and offered to assist.
- Staff will provide Yardi with a list of the outstanding conversion issues and request that Yardi address the disruption to SHA's operations, including by providing technical support at no additional cost to resolve the issues.

Modernization Updates

James Geddes Siding and Window Replacement

- Zero Draft of CNY was preparing submittals. Construction was expected to begin in early December, pending receipt of the City permit.

James Geddes Security Camera Project

- Staff were awaiting the bid bond from IK Systems. C&S Companies revised the drawings, and staff will discuss reducing the scope with IK Systems to bring the project within the $250,000 grant award.

Other Modernization Projects

- **Benderson Heights:** Staff were preparing bid documents for a December posting, with Board approval anticipated in January.
- **Vinette Security Station Upgrades:** Property management and maintenance reviewed the RSA Architects drawings and agreed with the design approach. Staff received the updated preliminary cost proposal and anticipated bidding in January.

- **James Geddes Roof Replacement:** Staff were awaiting proposals from three architectural and engineering firms. Bidding was targeted for April 2027.
- **James Geddes Elevator Modernization:** Staff were awaiting a proposal. The work is expected to be phased because of the elevator configuration.
- **Central Village Flooring Replacement:** The grant application was denied. Staff were evaluating how to complete a reduced scope in phases using available resources.
- **Scattered Sites Flooring Replacement:** Work was nearing completion, with substantial completion anticipated in mid-November.
- **Fahey Court Window and Lintel Replacement:** Work was complete. Final retainage remained pending.
- **Toomey Abbott Towers Elevator Modernization:** The final elevator was being tested. In response to a question about inspections, staff explained that Bison Elevator handles testing and certification for most SHA elevators. The modernization contractor will maintain the Toomey Abbott elevators for one year before they transfer to the Bison contract.

Grants Update

- Staff reported that SHA received $100,000 through the HAI Group Equity Dividend Program. Funds were used for parking lot repairs at Vinette Towers and Ross Towers. Vinette Towers was complete, and work at Ross Towers remained underway.

Development Updates

Eastwood Heights

- Elevator repairs were expected to be completed that week, allowing residents to return to their units by November 9. Entrance work was expected to be completed around December 7.
- National Grid's electrical upgrade was scheduled for November 30 through December 7. Staff were working with National Grid to shorten the interruption. Residents will be offered hotel accommodations or a $250 stipend to residents who arranged their own accommodations.

Almus Olver Towers

- Allyson Carpenter of MBS has reported that residents had moved into their final renovated units and demolition of the C Wing was nearly complete.
- Additional C Wing units could be available in early February 2027, with overall completion projected for summer 2027.

East Adams | Phase I

- Construction was approaching 30% completion. Framing was underway, and completion was projected for approximately November 2027.

East Adams | Phase II

- Construction was approaching 20% completion and remained on schedule for completion in the first quarter of 2028.

East Adams | Phase III

- The development team received state credit committee approval and continued to work toward closing. Board and HUD approvals remained pending.

- The state awarded an additional $2 million for the Phase III retail buildout. The development team was working with a community-based restaurant operator on a lease for the space.

Future East Adams Relocation

- Staff reported that SHA and its partners were preparing for Pioneer Homes relocation associated with Phases IV and VI. A resident meeting was planned for Thanksgiving week.
- SHA expects to issue 90-day notices in early Summer 2027. Staff are meeting with households individually to discuss their preferences and will consider earlier moves where feasible.
- Staff are working with landlords to support households choosing vouchers and identifying SHA transfer units, including accessible units. SHA posted an additional relocation position to support this work.

Urban Strategies Update

- SHA requested that Urban Strategies, Inc. provide an update at the next Board meeting.
- SHA and the City asked USI to recruit a permanent senior project manager with Choice Neighborhoods Initiative experience. USI opened the position internally and assigned an experienced interim manager who was already on site.

Adjourned @ 3:45 PM

DEVELOPMENT REPORT

Eastwood Heights Rehabilitation

- 53 Units
- Project closing completed February 26, 2026
- Cohorts A – H; resident returns completed
- Cohort I to return November 9th after elevator modernization completion
- Community Room Completed
- Entrance work is progressing. Side entrance is being used, and mailboxes have been relocated temporarily
- Elevator repair started Monday October 12, 2026, and is expected to be completed Monday November 9, 2026
- SHA has updated Eastwood Heights waitlist
- Residents were offered relocation options during the elevator modernization project:
  - **20%**: Temporary Relocated to Candlewood Suites Hotel.
  - **34%**: Temporary Relocated with friends/family and received a stipend.
  - **46%:** Remaining in unit during elevator renovations.

Almus Olver Tower (RAD Rehabilitation)

- B-Wing finalized August 26, 2026
- C-Wing is completely vacant, and demolition is underway and near completion
- Hueber-Breuer anticipates project completion in June 2027

East Adams Phase 1 - McKinney Manor, Angelou Terrace - 132 Units

- Financial Closing: 10.28.2025
- Construction
- Vertical is in progress- approximately 26% complete, targeting Q4 2027 completion

East Adams Phase 2 - State & Burt Senior Housing - 125 Units

- Financial Closing: 12.18.2025
- Groundbreaking occurred on 09.29.2026
- Construction

- Vertical is in progress- approaching 20% complete, groundbreaking great success, targeting Q1 2028 completion

East Adams Phase 3 - McKinney Manor, Chavez Terrace - 147 Units

- Financial Closing Anticipated: End of 2026
- Subcontractor bids received, MWBE Utilization Plan underway to be shared in late November
- Targeting HUD evidentiary submission, HCR Credit Committee Approval, and Investor Credit Committee approval, all by end of month

East Adams Resident Support

- Project team sponsored two OSHA 10 training sessions, 15 SHA clients received their certifications, 45 total received their certifications opening construction job opportunities at East Adams and beyond; more training opportunities to be scheduled over next few months

Resident Relocation & Construction Impacts

- SHA continues to identify and strengthen partnerships with housing providers outside of its portfolio to expand relocation options for residents during current and future relocation efforts. Ongoing coordination includes TKE, CHIMES, Housing Visions, and Christopher Community, with resident referrals underway to support housing placement opportunities.
- USI & SHA are engaging with phase 4 & 6 households to prepare for relocation June 2027 -September 2027
- Phase 4: 87 households, 86 enrolled with USI
- Phase 6: 71 households, 61 enrolled with USI
- I-81 Early Relocation: 11 families voluntarily relocated with Housing Choice Vouchers.

Urban Strategies Inc.

- People Strategy: Urban Strategies, Inc. (USI) continues implementation of the East Adams CNI People Strategy, focusing on housing stability, economic mobility, health and wellness, education, and family support services
- Resident Engagement: As of the October reporting period, 503 of the 629 target households have been served (80%), with 476 households actively enrolled and assessed.

DEVELOPMENT REPORT

- Case Management: USI continues individualized case management, referrals, and follow-up with East Adams families to address identified needs and advance family development goals.
- Economic Mobility & Supportive Services: USI continues connecting residents with employment, education, financial empowerment, health and wellness, and other supportive services.

TAB 5

SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

SHA - Finance Committee Meeting Minutes

Date: November 13, 2026
Time: 2PM

Attendees: Commissioners Bea Gonzalez, Patricia McBride, Douglas Reicher, and SHA staff

Energy Supply Contracts

- Staff reviewed a proposal to secure fixed electricity and natural gas supply rates for 12 months through contracts competitively procured by MEGA. The proposed suppliers are Constellation for electricity and NRG for natural gas. Staff were completing the procurement documentation and planned to present an authorizing resolution at the November 19th Board meeting.
- Staff estimated savings of approximately 25% on electricity supply costs and 50% on natural gas supply costs based on the rates he reviewed. The Committee discussed the budget predictability of fixed rates and the possibility that market rates could fall during the contract term.

Cash Position and Rent Collections

- Staff reported that cash remained tight.
- SHA collected 77% of Public Housing rent and nearly 93% of affordable housing rent in October. At the time of the meeting, November collections were approximately 67% higher than at the same point in October, and SHA had collected about 35% of November rent billed.
- Improvements may be contributed to hiring a collections employee, sending letters to residents, and following up on account balances affected by the Yardi conversion. The letters provided a contact for resolving balance discrepancies and identified community rental assistance resources.
- Staff shared Yardi data showing that affordable housing rent collections averaged approximately 89% nationally and 83.3% in New York State. Staff also noted that affordable housing providers across the country were experiencing collection challenges.
- The Committee discussed the financial risk to SHA if collections did not improve. Staff will continue efforts to collect outstanding rent.
- RentCafé use continued to increase. Staff reported that payments directly from a checking account carry no fee, while credit card payments carry a processing fee. SHA prepared materials for residents explaining their payment options.
- Commissioners asked when SHA should assess its financial risk if collections do not recover. Staff agreed that the discussion should begin now, with auditors scheduled to arrive the following week. Staff also reported that DSS provided rental arrears assistance in September.

Financial Statements and Property Performance

- The financial statements showed a net loss of approximately $1.2 million before accounting for roughly $1 million in Capital Fund transfers made in November. After factoring in those transfers, staff estimated the loss at approximately $220,000. Staff identified an additional July payroll period and a separation payout in July as contributing factors.

SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

- Section 8 unrestricted results were slightly ahead of budget, while Public Housing was slightly behind budget. Public Housing subsidy from HUD was down approximately $250,000 from the same point last year following the removal of Almus Olver Towers and McKinney Manor from the subsidy calculation. Staff submitted utility cost information to HUD and discussed a possible subsidy adjustment beginning no earlier than January.
- Occupancy remained generally steady, with a slight decline at Pioneer Homes as households continued to move in advance of redevelopment and I-81 activity.
- Eastwood Heights had 36 of 49 units occupied due to the rehabilitation and continued to operate profitably.
- Staff discussed reviewing expense and staffing allocations at Central Village and exploring a future RAD and Section 18 conversion to address ongoing operating losses at Vinette and Fahey.
- Staff also discussed SHA leading the rehabilitation of Eastwood Homes directly so the agency could retain more of the developer fee.

Accounting and Audit Preparation

- Staff are developing standard procedures for the monthly close, with a goal of closing within 10 days. A new Assistant Director of Accounting joined SHA in late October. Staff discussed continuing coverage needs in accounts payable and Section 8 accounting.
- Staff are preparing for January 1099 filing, including registering for the IRS filing system and bringing reportable accounts payable activity from Tenmast into Yardi. Staff are also transferring fixed asset records before the audit is completed.
- Auditors were scheduled to begin preliminary fieldwork the following week, with Single Audit testing expected for the Section 8 and Choice Neighborhoods Initiative programs.

Yardi Conversion

- Staff reported that the consolidated receipt function required manual adjustments at Freedom Commons and was not posting at the Leonard Buildings. Staff will also work with Yardi to investigate apparent duplicate utility postings and confirm that invoices are paid only once.
- Staff provided Yardi with the list of outstanding conversion issues. Staff planned to meet with Yardi the following week to prioritize the issues, starting with accounting, and discuss how Yardi could address the disruption to SHA's operations.
- Yardi committed to providing support at no additional cost to resolve the conversion issues. Department heads will be able to submit tickets directly. The Committee also discussed using Yardi to streamline financial reporting and develop dashboards that show trends.

NYSDOT Eminent Domain Update

- Staff reported that Mackenzie Hughes continued to work with the affected parties to obtain the remaining sign-offs needed to release eminent domain proceeds.

Staffing and Training

- Accountant I position was posted. The Committee discussed recruitment challenges, the need for stronger accounting skills as SHA's portfolio changes, and opportunities to reassign duties as Yardi changes how work is performed.

SYRACUSE HOUSING AUTHORITY

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- Staff discussed expanding systems training for new and existing employees through role-specific Yardi Aspire courses and more hands-on instruction.

Adjourned
@ 3:50PM

Syracuse Housing Authority
October 2026 Dash Board

	Total	Occupied	Vacancies	Oct Occ %	Sep Occupied	Occ %
Public Housing Occupancy	2,077	1,887	190	90.9%	1,900	91.5%
Pioneer Homes ***	609	527	82	86.5%	539	88.5%
Central Village	183	165	18	90.2%	167	91.3%
Toomey Abbott	308	276	32	89.6%	279	90.6%
James Geddes	477	457	20	95.8%	451	94.5%
Vinette	153	142	11	92.8%	144	94.1%
Fahey	30	25	5	83.3%	25	83.3%
Benderson	56	54	2	96.4%	55	98.2%
Scattered Sites	101	97	4	96.0%	94	93.1%
Ross rt	160	144	16	90.0%	146	91.3%

Other Developments

	Total	Occupied	Vacancies	Occ %	Occupied	
Eastwood Heights *	49	36	13	73.5%	36	73.5%
Eastwood Homes **	134	123	11	91.8%	123	91.8%
Leonard Building **	47	41	6	87.2%	41	87.2%
Homes of Syracuse	50	47	3	94.0%	48	96.0%
Freedom Commons	54	48	6	88.9%	49	90.7%
All Developments	2,411	2,182	229	90.5%	2,197	91.1%

* Pending redevelopment
** units held for relocation
*** Units held for redevelopment and Rt 81 relocation

	Month	Fiscal YTD
Public Housing Rent Billed October	754,226	2,836,261
Public Housing Rent Collected October	584,574	2,202,487
Percent Collected	77.5%	77.7%
Other Developments Rent Billed October	145,628	
Other Developments Rent Collected October	134,979	
Percent Collected	92.7%	
HUD Subsidy Ocotober	912,163	3,412,917
HUD Subsidy Received October 2025	1,165,925	3,912,532
Difference	(253,762)	(499,615)

Section 8 HAP received October	3,443,438
Section 8 HAP paid October	3,161,320
Excess (Deficit)	282,118
Section 8 HAP received August	3,443,438
Section 8 HAP paid August	3,161,320
Excess (Deficit)	282,118

F'27 Year To Date October Public Housing

	YTD Bud	YTD Act	Var.	FY 2026 YTD Act
Pioneer Homes				
Rental Income	777,338	947,809	170,471	773,461
HUD Subsidy	1,141,068	996,693	(144,375)	963,440
Other Income	92,833	21,876	(70,958)	97,077
Total Income	**2,011,239**	**1,966,377**	**(44,861)**	**1,833,978**
Expenses	**1,912,599**	**1,941,592**	**(28,992)**	**1,930,966**
Net Income	**98,639**	**24,786**	**(73,854)**	**(96,988)**
Previously Reported Numbers	*0*	*0*	*0*	*0*
Central Village				
Rental Income	275,000	350,240	75,240	267,905
HUD Subsidy	347,122	609,206	262,084	497,883
Other Income	85,242	42,166	(43,076)	52,881
Total Income	**707,364**	**1,001,612**	**294,249**	**818,670**
Expenses	**1,033,587**	**1,025,705**	**7,882**	**971,702**
Net Income	**(326,224)**	**(24,093)**	**302,131**	**(153,032)**
Previously Reported Numbers	*0*	*0*	*0*	*0*

SHA OPERATING RESULTS
JULY 1, 2026 - JUNE 30, 2027

() = unfavorable

SECTION 8 - RESTRICTED	Proposed Annual Budget FY 2027	Budget YTD October	% of Annual	Actual YTD October	% of Annual	Variance	FY 2026 Actual YTD October
OPERATING RECEIPTS:							
Housing Assistance Payments	37,780,000	12,593,333	33.3%	13,540,881	35.8%	947,548	11,343,538
Other Income	8,500	2,833	33.3%	0	0.0%	(2,833)	2,726
Total Income	**37,788,500**	**12,596,167**	**33.3%**	**13,540,881**	**35.8%**	**944,714**	**11,346,264**
EXPENDITURES							
Housing Assistance Payments:	37,780,000	12,593,333	33.3%	12,710,560	33.6%	(117,227)	10,914,844
Total Expenses	37,780,000	12,593,333	33.3%	12,710,560	33.6%	(117,227)	10,914,844
Net Income	**8,500**	**2,833**		**830,321**		**827,488**	**431,420**
Previously Reported Numbers	*0*	*0*		*0*		*0*	*0*

SECTION 8 - UNRESTRICTED	Proposed Annual Budget FY 2026	Budget YTD October	% of Annual	Actual YTD October	% of Annual	Variance		FY 2025 Actual YTD October
OPERATING RECEIPTS:								
Administrative Fees	3,918,258	1,306,086	33.3%	1,232,736	31.5%	(73,350)	(1)	1,110,952
Other Income	20,723	6,908	33.3%	0	0.0%	(6,908)		35,663
Total Income	**3,938,981**	**1,312,994**	**33.3%**	**1,232,736**	**31.3%**	**(80,258)**		**1,146,615**
EXPENDITURES								
Administration	3,003,591	962,154	32.0%	816,211	27.2%	145,942		868,872
General Expense	923,033	307,678	33.3%	353,788	38.3%	(46,110)	*2	286,490
Total Expenses	**3,926,624**	**1,269,831**	**32.3%**	**1,169,999**	**29.8%**	**99,832**		**1,155,361**
Net Income	**12,357**	**43,162**		**62,737**		**19,574**		**(8,747)**
Previously Reported Numbers								

	YTD Bud	YTD Act	Var.	YTD Act
Toomey Abbott				
Rental Income	369,600	342,060	(27,540)	356,576
HUD Subsidy	1,057,173	604,752	(452,421)	1,024,448
Other Income	63,964	19,266	(44,698)	145,769
Total Income	**1,490,737**	**966,077**	**(524,660)**	**1,526,793**
Expenses	**989,202**	**442,609**	**546,593**	**1,024,336**
Net Income	**501,536**	**523,468**	**21,933**	**502,457**
Previously Reported Numbers	*0*	*0*	*0*	*0*
James Geddes				
Rental Income	644,859	604,047	(40,811)	646,278
HUD Subsidy	907,412	809,434	(97,978)	1,047,031
Other Income	167,000	20,041	(146,959)	81,895
Total Income	**1,719,270**	**1,433,522**	**(285,748)**	**1,775,203**
Expenses	**1,662,145**	**1,644,350**	**17,796**	**1,636,580**
Net Income	**57,125**	**(210,827)**	**(267,952)**	**138,623**
Previously Reported Numbers	*0*	*0*	*0*	*0*
Vinette Tower/Fahey Court				
Rental Income	242,421	234,461	(7,960)	238,558
HUD Subsidy	351,902	227,994	(123,908)	245,062
Other Income	69,936	10,104	(59,833)	85,998
Total Income	**664,260**	**472,559**	**(191,701)**	**569,618**
Expenses	**705,363**	**672,687**	**32,677**	**721,805**
Net Income	**(41,104)**	**(200,128)**	**(159,024)**	**(152,187)**
Previously Reported Numbers	*0*	*0*	*0*	*0*

	YTD Bud	YTD Act	Var.	YTD Act
Benderson Heigts/Scattered Site				
Rental Income	259,036	288,988	29,952	272,453
HUD Subsidy	319,545	294,933	(24,612)	272,879
Other Income	26,988	12,273	(14,715)	40,152
Total Income	**605,569**	**596,194**	**(9,375)**	**585,484**
Expenses	**453,491**	**424,688**	**28,803**	**494,368**
Net Income	**152,078**	**171,506**	**19,428**	**91,116**
Previously Reported Numbers	*0*	*0*	*0*	*0*
Ross Towers				
Rental Income	205,165	204,859	(306)	201,843
HUD Subsidy	211,630	189,420	(22,210)	193,625
Other Income	30,705	8,687	(22,019)	29,006
Total Income	**447,500**	**402,966**	**(44,535)**	**424,474**
Expenses	**414,894**	**461,530**	**(46,636)**	**413,256**
Net Income	**32,606**	**(58,565)**	**(91,171)**	**11,218**
Previously Reported Numbers	*0*	*0*	*0*	*0*

Year To Date October 2026 - Other SHA Developments (Unaudited)

Eastwood Heights

	FY 2027 YTD Bud	FY 2027 YTD Act	FY 2026 Var.
INCOME			
Rental Income	101,667	64,903	(36,764)
Sec. 8 Subsidy	66,667	82,429	15,762
Other	5,167	4,655	(512)
Total Income	173,500	151,987	(21,513)
TOTAL EXPENSES	112,818	109,341	3,477
NET INCOME	**60,682**	**42,646**	**(18,036)**

Previously Reported Numbers

Leonard Buildings

	FY 2027 YTD Bud	FY 2027 YTD Act	FY 2027 Var.
INCOME			
Rental Income	65,932	73,112	7,180
Sec. 8 Subsidy	54,568	54,890	322
Other	198	973	774
Total Income	120,698	128,975	8,276
TOTAL EXPENSES	117,058	104,101	12,958
NET INCOME	**3,640**	**24,874**	**21,234**

Previously Reported Numbers

Eastwood Homes

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	183,333	243,998	60,665
Sec. 8 Subsidy	141,667	186,416	44,749
Other	1,667	1,702	35
Total Income	326,667	432,116	105,449
TOTAL EXPENSES	317,985	294,623	23,362
NET INCOME	**8,682**	**137,493**	**128,811**

Previously Reported Numbers

Homes of Syracuse

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	279,063	366,734	87,671
Sec. 8 Subsidy	210,521	199,944	(10,577)
Other	3,333	3,112	(221)
Total Income	492,917	569,790	76,873
TOTAL EXPENSES	423,083	437,212	(14,129)
NET INCOME	**69,833**	**132,578**	**62,744**

Previously Reported Numbers

Freedom Commons

	FY 2026 YTD Bud	FY 2026 YTD Act	FY 2026 Var.
INCOME			
Rental Income	238,963	235,419	(3,545)
Sec. 8 Subsidy	187,096	234,700	47,604
Other	24,333	61	(24,272)
Total Income	450,393	470,180	19,787
TOTAL EXPENSES	409,265	303,733	105,532
NET INCOME	**41,127**	**166,447**	**125,319**

Previously Reported Numbers

TAB 6

Resolution to Approve Financial Statements

Whereas, the financial statements through October 2026 were reviewed and put forth to the Finance Committee on November 13, 2026.

Now therefore be it resolved, that the Financials through October 2026 be approved.

_____

Rickey Brown – Chairperson

November 19, 2026

RESOLUTION APPROVING THE AMENDED ADMINISTRATIVE PLAN

WHEREAS the Administrative Plan is SHA's written statement of policies used to carry out the Housing Choice Voucher Program in accordance with federal law and regulations;

WHEREAS, in addition to mandatory policies set forth by the United States Department of Housing and Urban Development (HUD) that govern the amended Administrative Plan, it consists of optional and discretionary SHA policy;

WHEREAS all amended SHA policies in the amended Administrative Plan follow HUD's rules, regulations, and HUD's suggestions, recommendations, written issuances, and guidance for the Housing Choice Voucher Program.

BE IT THEREFORE RESOLVED that the Syracuse Housing Authority Board of Commissioners approves the amended Administrative Plan.

I, Rickey Brown, CHAIRMAN, of the Syracuse Housing Authority, do hereby certify that this resolution was adopted at a regular meeting of the Members of the Authority, held on November 19th, 2026, and I do further certify that this resolution is a true and correct copy of the resolution adopted at such meeting and on file and of record.

IN TESTAMENT WHEREOF, I have hereunto set my hand, and the seal of said Authority this 19th day of November 2026.

_____

Rickey Brown, Chairperson,
Syracuse Housing Authority

RESOLUTION AUTHORIZING THE SYRACUSE HOUSING AUTHORITY TO ENTER AN AGREEMENT WITH NRG BUSINESS MARKETING LLC FOR THE SUPPLY OF NATURAL GAS

RESOLUTION: Authorizing the Syracuse Housing Authority to enter into an initial 12-month agreement with NRG Business Marketing LLC for the Supply of Natural Gas, with an option to extend (1) year terms through the contract period of October 31, 2029

WHEREAS, the Syracuse Housing Authority ("SHA") requires a reliable and cost-effective supply of natural gas to support the operation of its residential properties and facilities; and

WHEREAS, SHA has evaluated available procurement options for natural gas supply to secure competitive pricing and provide budgetary stability for its operations; and

WHEREAS, the Municipal Electric and Gas Alliance ("MEGA"), a not-for-profit organization, conducted a competitive solicitation for municipal energy supply services, to which NRG Business Marketing LLC submitted a proposal and was subsequently awarded a contract for the supply of natural gas; and

WHEREAS, SHA has elected to utilize the piggyback method of procurement, leveraging the competitively solicited and awarded MEGA contract to obtain natural gas supply services from NRG Business Marketing LLC, subject to applicable procurement requirements; and

WHEREAS, NRG Business Marketing LLC has offered SHA a fixed natural gas commodity supply rate of **$3.531 per MMBtu (Dth)** for an initial twelve (12) month term, providing price certainty and protection against fluctuations in natural gas commodity market rates during the contract period, and

WHEREAS, SHA has determined that entering into this agreement is in the best interest of the Authority and supports its commitment to responsible fiscal management and efficient procurement practices.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Syracuse Housing Authority hereby authorizes SHA to enter into an Agreement with NRG Business Marketing LLC for the supply of natural gas, utilizing the piggyback procurement method through the competitively awarded MEGA contract

Ricky Brown
Chairperson

November 19, 2026