



THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

RESOLUTION #9 OF 2022

August 11, 2022

The following resolutions were adopted by a majority during a meeting of the Board of Commissioners of The Municipal Housing Authority for the City of Yonkers (the “**Authority**”) on August 11, 2022, proper notice of which was given to, or waived by, each of the members of the Board of Commissioners, and at which a quorum was present:

WHEREAS, The Municipal Housing Authority for the City of Yonkers (the “**Authority**” or “**MHACY**”) is a New York State public authority that owns and manages public housing and affordable housing complexes located within the City of Yonkers, and administers a Section 8 Program; and

WHEREAS, MHACY’s By-Laws dictate in Article II, Section 3 the process by which tenant representatives are elected to serve of the Board of Commissioners; and

WHEREAS, Article II, Section 3 provides that the Board composition include two Resident Commissioner who are elected sequentially for terms of two years; and

WHEREAS, due to health and safety concerns generated as a result of Covid-19 MHACY was authorized to stay the election process set forth in the By-Laws; and

WHEREAS, the Board now seeks to re-institute the Resident Commissioner election process and has determined to amend same to generate greater inclusion into the procedure; and

WHEREAS, the Board has considered further amendments to the By-Laws to update those sections that address the management structure of the Authority and the Board’s Order of Business;

NOW, THEREFORE BE IT RESOLVED THAT Article II, Section 3 of MHACY’s By-Laws is hereby amended as follows:

Section 3 – Elected Commissioners. The Authority shall designate each of the sites it supervises (as a result of ownership and/or management) as either a family site or a senior site. The board shall consist of one (1) tenant representative elected by the

residents of the Authority's family sites and one (1) tenant representative elected by the residents of the Authority's senior sites, both of whom shall serve as Commissioners to the Authority. The two (2) elected Commissioners shall each be elected for a term of two (2) years, and their terms shall commence on January 1st, and terminate two years later, on December 31th.

In order to qualify as a Resident Commissioner Candidate a tenant must be eighteen (18) years of age or older and a legal resident of the Authority (ie. have his/her name on the lease) for at least one (1) year prior to election date, and he/she must not be in arrears or, if he/she is in arrears, they must be in compliance with an up-to-date repayment agreement.

Further, in order to qualify as a Resident Commissioner Candidate a tenant must (1) attend at least three Resident Council Meetings during the months of April-August, which must include attendance at at least two sites they seek to represent. More specifically, the potential candidate for Senior Sites must attend a total of three Resident Council Meetings held at two or more of the following sites: Curran Court, Kris Kristensen, Loehr Court, Walsh Road, Martinelli Manor, Flynn Manor or Troy Manor. The potential candidate for the Family Sites must attend three Resident Council Meetings held at two or more of the following sites: Hall Homes, Scattered Sites, Palisade Towers, Calcagno Homes, and Cottage Place Gardens (if residents are still residing at the site and applicable) **OR** the Resident Commissioner Candidate must create a campaign video that can be made available on MHACY's website and via other distribution methods. Any Resident Commissioner Candidate who wishes to create a campaign video shall notify his/her site manager and all videos shall be produced by MHACY staff within two weeks of said notification. MHACY's President & CEO shall be responsible for generating guidelines and procedures for the campaign videos that comport with the standards by which material is placed on MHACY's website. Campaign videos must be created on or before August 30th, except in 2022 campaign videos must be created on or before September 15th.

MHACY shall notify all residents of the Resident Commissioner qualification and election process at least thirty (30) days prior to September 20th.

Any resident seeking to run for Resident Commissioner Candidate must declare his/her candidacy on or before September 20th. MHACY must verify the eligibility of all proposed candidates and notify all residents of the slate of eligible candidates on or before September 30th. Elections must be held during the Resident Council Meetings held in November and/or December. Residents must be given at least 30 days' notice of the slate of candidates before the election date, which notice must be published on MHACY's website and included in the site-based newsletters distributed to the residents. All elections must be overseen by an independent third-party selected by MHACY.

AND IT IS FURTHER RESOLVED THAT all references to the principal staff member of MHACY as "Executive Director" shall be omitted and the By-Laws shall be

amended to reference the principal staff member of MHACY as “President & CEO”, and all references to the “Deputy Executive Director” be omitted and the position of “Chief Operating Officer” be referenced in its stead;

AND IT IS FURTHER RESOLVED THAT Article IV, Section 7 shall be amended as follows:

Order of Business. At the regular meetings of the Authority the following shall be the Order of Business, unless otherwise determined by the Chair:

1. Roll Call
2. Approval of minutes of previous meeting
3. President’s Report
4. Financial Report
5. Section 8 Report
6. Cybersecurity Update
7. Asset Management Report
8. Legal Reports
9. Resolutions for approval
10. Development Report
11. Old Business
12. New Business
13. Executive Session (If Warranted)
14. Adjournment.

I, JAMES J. LANDY, the Chair of the Board of Commissioners of THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS do hereby certify that the foregoing resolutions were adopted at a meeting of the Board of Commissioners of the Authority held on the date written above.

JAMES J. LANDY, CHAIR