

August 14, 2014

The Board of Commissioners held its Regular Meeting on Thursday, August 14, 2014, in the Forand Manor Community Room – at 4:00pm for the following reasons:

1. Meeting Called to Order

2. Roll Call

3. Resident/Community Concerns or Comments

4. Approval of Minutes of Previous Meeting of June 10, 2014 & July 23, 2014

5. Executive Summary

- Grant Funding Update**

- Pest Control**

- Modernization and Funding Obligation Updates – CFP**

- Upcoming Conferences - NAHRO/NERC/PHADA**

6. Consent Agenda – Department Reports

- Financial Management**

- Health Insurance Premium Update and Discussion**

- Housing Management**

- Leased Housing**

- Facilities Management/Modernization**

7. Resolution's for Review and Possible Approval

- Public Housing Fair Market Rents**

- Section 8 Administrative Plan Changes - Waitlist**

8. Adjournment

The meeting was called to order at 4:00pm by Chairperson Flynn.

Upon a Roll Call, those “Present” and “Absent” were as follows:

Present

Absent

Cornelius Flynn, Chairperson

Gladys Burns, Commissioner

Paul Charette, Vice Chairman

Lucia DeGamma, Therriault, Commissioner

Jackeline Parra, Commissioner

Others in attendance

Tina Sullivan, Executive Director

Paula Llera-Delgado, Executive Administrative Assistant

Sue Levasseur, PH Manager

Public Comment or Concern: Resident Charlie Corriveau asked when the renovations of the kitchens in the Annex will begin, and asked what was included in the new kitchen. Executive Director Sullivan explained what the job included, and also the preparation on the tenant’s part. The complete project will start in mid-September 2014.

Approval of Minutes:

Chairman Flynn asked if there were any questions or concerns regarding the regular meeting minutes of the previous meetings of June 10, 2014 & July 23, 2014. There being no questions or concerns, a motion were made by Commissioner Parra to approve the 6/10/2014 & 7/23/2014 minutes, the motion was seconded by Vice Chairman Charette and carried by all present.

Executive Summary

Executive Director, Sullivan provided the BOC with a monthly update of Grant Funding, Pest Control, Modernization & Funding, upcoming conferences.

Unit turn over on an average is 14days for both buildings.

Only a few pest control problems right now, effected units are being baited for pests, they are minor concerns as of right now, and are continually being treated aggressively as a preventive measure.

Section 8 list will be opening up soon, and the Housing Authority is well prepared for the opening day.

The Authority will be hosting a Kickball Tournament on September 27, 2014 at Higginson Avenue Field. This purpose of the fundraiser is to raise funds, so that the Housing Authority can continue to hire

teens for the youth summer employment program.

The Authority applied for CDBG Funds through the City of Central Falls, and Social Service Funding also to assist with the salary of the Resident Services.

Chairman Flynn asked if there were any comments or concerns regarding the Executive Summary. There being no questions or concerns Chairman Flynn asked for a motion to approve. Vice Chairman Charette made a motion to accept the consent agenda, seconded by Commissioner DaGamma Therriault and passed by all.

Consent Agenda

Executive Director, Sullivan provided updated department reports which consisted of Financial Management, Housing Management, Leased Housing, and Facilities Management/Modernization. Executive Director Sullivan stated that all departments are running smoothly. Executive Director Sullivan explained that the Fee Accountant has been in working on the new budget, and also states it's that time of year as we relook at renewal of contracts, Blue Cross/Delta Dental, and continually search for savings to the Housing Authority. Executive Director Sullivan explains as of YTD all expenditures are on target with the last year's budget, and states there are no concerns at this time.

Chairman Flynn asked if there were any questions, comments or

concerns regarding the Consent Agenda. There being no questions or concerns Chairman Flynn asked for a motion to approve Vice Chairman Charette made a motion to accept the consent agenda, seconded by Commissioner Parra and passed by all.

Resolutions for Review and Possible Approval

Public Housing Fair Market Rents- Resolution # 1037

The following Resolution was introduced by TINA SULLIVAN, EXECUTIVE DIRECTOR, and read in full and considered.

HUD regulates all Public Housings to take 80% of current fair market rent as a formula. This will increase Flat Rents for the CFHA residents.

After much discussion regarding the PH Fair Market Rents, Commissioner DaGamma-Therriault, moved that the foregoing Resolution be adopted and introduced, which was seconded by Vice Chairman Charette. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes Nays

CORNELIUS FLYNN, CHAIRMAN

PAUL CHARETTE, VICE CHAIRMAN

LUCIA DA GAMMA-THERRIAULT, COMMISSIONER

GLADYS BURNS, COMMISSIONER

JACKIE PARRA, COMMISSIONER

The **CHAIRMAN** thereupon declared said motion carried and said resolution adopted.

Section 8 Administrative Plan Changes – Waitlist – Resolution # 1038

The following Resolution was introduced by **TINA SULLIVAN, EXECUTIVE DIRECTOR**, and read in full and considered.

Viana DeCastro, Section 8 Manager explained some of the procedures of the opening of the section 8 waitlist as well as a couple of options the Housing Authority has. One being a lottery as CFHA did in the past or an online process which would be an additional cost to the CFHA, and changes would have to be made to the Administrative Plan to accommodate the opening. Section 8 will be processing only 1000 applications of the quantity that's received.

After much discussion regarding the Section 8 Administrative Plan Changes-Waitlist, Commissioner Parra, moved that the foregoing Resolution be adopted and introduced, which was seconded by Commissioner Burns. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes Nays

CORNELIUS FLYNN, CHAIRMAN

PAUL CHARETTE, VICE CHAIRMAN

LUCIA DA GAMMA-TERRIAULT, COMMISSIONER

GLADYS BURNS, COMMISSIONER

JACKIE PARRA, COMMISSIONER

The CHAIRMAN thereupon declared said motion carried and said resolution adopted.

Chairman Flynn asked if there were any further business to discuss, there being no further business, questions or concerns to come before the board, a motion was made by Commissioner, Burns and seconded by Vice Chairman Charette, to adjourn the meeting at 4:20 pm. The motion w