

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular Meeting September 17, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Chairwoman Lucienne L. Cote
Vice Chairman Baldelli
Commissioner Albert Brien
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Gerard Remillard

Robert Kulik, Executive Director
Commissioner Normand Laliberte –Arrived at 4:10 p.m.
Deputy Director, Duncan Speel
Attorney Howard Croll

- 1B. Good and Welfare for the Audience

A realtor wanted to state that the values and comparisons for the scattered site housing were not reasonable. He felt that the decrease in density that was brought up by the Executive Director at a previous meeting was a great idea and alleviate a burden of vacancies in the private sector. The Executive Director mentioned to him that we are putting an RFP together to market these units and we know that we are not going to get \$100,000 for these units.

A resident advocate was concerned why a committee was not set up with the WHA and residents to keep everyone informed on the HUD rules. The Deputy Director responded that we are following up by all of the HUD rules. There was also discussion regarding the concerns of those who have to pay utilities with a Section 8 voucher that is not included in the rent. Deputy Director Speel explained that the rent is already reduced by the amount of the utility so it comes out the same.

The remainder of the concerns brought up were reiterations from the previous meeting and the meeting held with the Veteran's Memorial residents. The Executive Director reassured every one that HUD will supply the Section 8 vouchers and if they choose not to take a voucher, they may have another unit in the WHA and every family will be worked with on an individual basis and all of

the moving expenses will be paid for.

2. Good and Welfare for Commissioners

Vice Chairman Baldelli stated that he thought the resident meeting went very well. He then went to address the RI Housing Resource Letter. The State of Rhode Island passed an act of legislation some time ago with 10% affordable housing in each area. We have a disproportionate share here in Woonsocket and the state is not sending letters to Barrington, East Greenwich, South County because they don't want them so they stuck them in Woonsocket, it just doesn't seem right.

Vice Chairman Baldelli also went on to state that he wanted to commend the Executive Director and the Deputy for a very informational meeting with the residents from Veteran's Memorial that was attended by over a 150 people and conducted in a very orderly fashion. The profound highlight of the meeting was when he was leaving and a tenant called him over and referred to him as "Mayor", said thank you, I am finally going to get out of the projects and be in a better neighborhood and my children will attend better schools. At this point Vice Chairman Baldelli stated to the Chairwoman that he would like to move Items A & B under Unfinished Business up on the agenda.

Vice Chairman Baldelli also stated to Attorney Croll that since we are in the midst of a very political race in the City and to protect this Commission and this Authority, there are people seeking endorsements from the Director and Deputy Director, he would like to have some documentation at the next meeting that would prohibit them from endorsing candidates on behalf of the Commission. He believes that the Director and Deputy Director should not be involved in City Politics at all. Attorney Croll stated that he would draw something up for the next meeting that neither the Director nor the Deputy Director can endorse any candidate as it relates to the Housing Authority.

Commissioner Brien stated that he received a call that some tenants at Parkview have 2 cars and 1 parking place and went on to ask if it was possible to have 2 cars and use 2 different registrations for the same parking space. Bob Moreau of Security stated that he would try to work something out with reasonable accommodations.

Chairwoman Cote asked for a motion to take Unfinished Business out of order. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Frappier.

A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Vice Chairman Baldelli
Commissioner Brien
Commissioner Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- A. Chairwoman Cote asked for a motion to remove from the table the filing of the application to SAC (Special Application Center) in Chicago for disposition of 150 units at Veteran's Memorial Family Complex. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Remillard.

Commissioner Brien asked Deputy Director Speel if the entire premise that we are proceeding on is based on a Mapplan Study that we need to spend \$40 Million over the next 5 years that you and I have discussed and I have not seen the detailed Mapplan study that projected this, but I would like to. Before we proceed with something so significant that is being considered now, have we sought a second opinion because it is mind boggling over \$40 Million that is needed to be spent. Deputy Speel responded that we did not hire another consultant as we found Mapplan's numbers not to be off as we were spending \$50,000 per unit for lead abatement, we know that the fire code issues is going to take a great deal of money, all of the overhead wiring, poles and transformers needs to be addressed that Mapplan didn't take into consideration. It is not all based on Mapplan, Washington has already taken a look at revitalizing public housing and they carry a lot weight when they state substantial increases in construction costs while rents are stabilized making vouchers a more viable solution. We need to put our resources to the best use.

Commissioner Brien stated that we are totally relying on Mapplan's Study. The Executive Director stated yes but we are also relying on experience that we have encountered during the past 2 summers.

Commissioner Brien also asked that when we did the \$10 Million renovations at Morin Heights under Steven Vadnais, did we use any tax credits at that time because it is my recollection that we did a conventional loan. Deputy Speel responded that was his recollection. .

Commissioner Brien's next question was that according to Mapplan, we will be spending \$40 Million over the next 5 years, \$30 Million at Morin Heights and Veteran's Memorial, now excluding that, we look at the four high rises and according to Mapplan we are expecting to spend \$10 Million over the next 5 years and we only get in the CFP \$1.5 Million so that means at the high rises over the next 5 years, we are going to be short \$2.5 Million. How do we propose to cover that short fall of \$2.5 Million? Director Kulik stated

that this will be done with the sale of scattered sites. The Director went on to state that we propose to received \$75,000 to \$80,000 per unit which would be around \$4 Million.

Commissioner Brien also asked how we were going to market these, in totality or individual locations, etc. The Director stated the parcel of the land. Commissioner Brien also went on to state that Mapplan has recommended that we either shrink the projects or leveraging tax credits so it appears we are proceeding with both.

B. Chairwoman Cote asked for a motion for permission to file application to SAC (Special Application Center) in Chicago for demolition/disposition of 150 units at Veteran’s Memorial Family Complex and density reduction at Morin Heights Family Complex. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

- Vice Chairman Baldelli
- Commissioner Brien
- Commissioner Cote
- Commissioner Frappier
- Commissioner Lahousse
- Commissioner Laliberte
- Commissioner Remillard

3. Chairwoman Cote asked for a motion to approve the minutes of the regular meeting of August 20, 2009. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”:

AYES

NAYS

- Chairwoman Cote
- Vice-Chairman Baldelli
- Commissioner Brien
- Commissioner Frappier
- Commissioner Lahousse
- Commissioner Laliberte

Commissioner Remillard

4. Chairwoman Cote asked for a motion to approve the bills paid for the month of August, 2009. A motion was made by Commissioner Frappier and seconded by Vice Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

5. Communications and Interest of the Authority.

None

6. Report of the Secretary

- A. The Executive Director's Report was received and placed on file upon motion of Commissioner Frappier, seconded by Commissioner Remillard.

The Director submitted his report as written only adding congratulations to Bob Moreau for the successful drug raids. The Director also thanked the Commissioners for permission to submit the application to SAC.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse

Commissioner Laliberte
Commissioner Remillard

- B. The Deputy Director's report was received and place on file upon motion of Commissioner Frappier and seconded by Commissioner Remillard.

Deputy Director Speel submitted his report as written mentioning that the generators for the hi-rises are coming in and being placed and explained how the shut downs will take place for each of the high rises.

There was no further discussion. A roll call vote was taken as amended; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- C. The reports of the Direct Staff, Legal and Financial were received and placed on file upon motion of Commissioner Brien seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

7. Report of Committees
None

8. Unfinished Business

Taken out of Order following Good and Welfare for the Commissioners

9. New Business

- A. Approval to Award Contract for Purchase of New Refrigerators to Boyd Installations in the amount of \$341,279. A motion was made by Commissioner Brien and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- B. Approval to Award Contract for High Rise Sprinkler Upgrade to Pierce Fire Protection, Inc. in the amount of \$321,569. A motion was made by Commissioner Brien and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

10. Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Commissioner Brien. Roll call vote was unanimous.

Robert Kulik, Executive Director