

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting February 17, 2011 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairwoman Lucienne L. Cote
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Deputy Director, Duncan Speel
Robert Kulik, Executive Director
Vice-Chairman Charles C. Baldelli - absent
Commissioner Normand Laliberte - arrived 4:33 p.m.
Attorney Howard Croll

2. Good and Welfare for the Audience

3. Chairwoman Cote asked for a motion to accept the minutes of the regular meeting of January 20, 2011. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Lemieux
Commissioner Remillard

4. Chairwoman Cote asked for a motion to approve the bills paid for the month of January 20, 2011. A motion was made by Commissioner Lahousse 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
Commissioner Frappier
Commissioner Lahousse
Commissioner Lemieux
Commissioner Remillard

5. Chairwoman Cote asked for a motion to accept and place on file the Communications and Interest of the Authority, A-D. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6. Report of the Secretary

Chairwoman Cote asked for a motion to receive and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

The Director submitted his report as written highlighting that the fee accountants were in to do the year end work which shows the WHA to have a \$2.2 million dollar surplus for the year 2010. The Director congratulated the staff and explained that the surplus will be used for property renovations at Morin Heights,

the high-rises and the façade work (along with the \$4.5 million in emergency funds).

A letter has been sent to Asst. Secretary of HUD Henriquez. SAC has still not responded to our second letter regarding the rehabilitation costs for the units at Veteran's Memorial. Two weeks have passed since the letter was mailed, and no response yet.

There is a resolution to approve a smoke-free policy for the Woonsocket Housing Authority. All new tenants as of March 1 will be required to adhere to the new policy; existing residents will have until January 1, 2012 to quit smoking. The WHA will provide assistance from various health organizations at no cost to the residents. There have been several complaints from neighbors of smokers. As leases expire, the leases will renew with the addendum.

There has been another delay in the sale of 18 scattered site units. We are now scheduled to close on February 24th.

The heavy snow totals this winter have taken a bite out of our funds as is reflected in the budget which is presented for approval.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6B. Report of the Deputy Director

Chairwoman Cote asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

The Deputy submitted his report as written, highlighting that we have hired three new maintenance men. The Management Assessment Subsystem for 2010 is due next week; the Deputy indicated that he did not think the numbers would be as good this year due to the high number of vacancies. The rise in vacancies is due to less demand due to there being many other facilities in the area to choose from,

and the economy. The WHA is still pursuing the assisted living with United Methodist Elder Care who is very interested. Gaskill Associates has indicated that the necessary renovations to the building would be minimal. The next meeting after the Board meeting needs to be with our elected Senators and Congressmen because HUD is still not on board with this plan. The Deputy met with HUD yesterday who thought the rent would be paid by Medicaid. The rent would actually be paid by project-based Section 8 vouchers.

There was discussion among the Commissioners and the Deputy regarding the assisted living proposal. The Deputy said there is a grant available to study the possibilities. Commissioner Lemieux asked if we might be able to “study” the situation by doing it. The Deputy indicated that the time to conduct further study is not feasible. We would have to close one of our highrises before the study was completed. Commissioner Laliberte added that assisted living is the way to go.

The Director indicated that the WHA is looking to go to Washington to meet with the Senators and Congressmen in person. The Director invited all Commissioners to attend. The Director also referenced back to the discussion about the vacancies and stated that we now have only 4 people on a waiting list for Parkview Manor and 6 on the waiting list for Kennedy Manor. These lists have historically been hundreds of people deep.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6C. Reports of Direct Staff, Legal and Financial

Chairwoman Cote asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

Commissioner Lemieux asked if we were getting ready to write off bad debts. The Director answered no, we just did that. What remains is Section 8 bad debts which must remain on the books for three years.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

7. Report of Committees

None

8. Unfinished Business

None

9. New Business

- A. Chairwoman Cote asked for a motion to accept Resolution #1083, Approval of the 2011 Operating Budget. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- B. Chairwoman Cote asked for a motion of Approval to buy an SUV for the lead security officer, for a sum not to exceed \$25,000, as requested by Commissioner Frappier. A motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

Commissioner Frappier indicated that this vehicle would enhance the superb security system in place and would facilitate the 24-7 ability of one security supervisor to assist another in difficult situations.

Commissioner Laliberte asked about the vehicle new vs. used. The Director indicated used with low mileage.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- C. Chairwoman Cote asked for a motion to accept Resolution # 1080: Approval to amend General Code Article II Smoke-Free Policy in WHA Housing; § 28-5; Prohibition in high-rises. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- D. Chairwoman Cote asked for a motion to accept Resolution # 1081: Approval to submit Management Assessment Subsystem for 2010. A motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

Commissioner Lemieux verified that the numbers shown were for last year. The Deputy confirmed that and explained that the numbers for this year are still being generated and discussed a glitch in one of the systems.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- E. Chairwoman Cote asked for a motion to accept Resolution # 1082: Approval to submit Section 8 SEMAP for 2010. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

Chairwoman Cote asked for a motion to add an item to next month's agenda, that another Resident Service Coordinator be hired. The WHA used to employ three RSCs; we are now down to one who is filling in for a Housing Manager, so in essence, the residents have no one to turn to. There is one RSC for the four highrises, not one for each highrise. When asked his opinion, the Director said he would yield to the Chairwoman, but was not sure he agreed with the need. There was further discussion among the Commissioners regarding the selection and appointment process, and how other housing authorities are staffed. The Director indicated that he would get an opinion from the housing manager at the highrises before the next meeting.

A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairwoman Cote
Commissioner Frappier

Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

10. Adjournment

Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard at 5:15 p.m. Roll call vote was unanimous.

Robert Kulik, Executive Director