

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Annual and Regular Meeting May 17, 2012 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Commissioner David Lahousse  
Commissioner Lucienne Cote  
Commissioner Sally Anthony  
Commissioner Charles Baldelli  
Commissioner Normand Laliberte  
Commissioner Janet Lemieux  
Commissioner Bernadette Rochefort

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Michael Murphy

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2. Good and Welfare for the Audience - None
3. Good and Welfare for the Commissioners

Commissioner Baldelli asked to have 1) a review of the Pet Policy and 2) residents arbitrarily moving from one apartment to another in the high rises incurring costs for the Authority.

Chairman Lahousse asked Security Director Moreau to present crime statistics on WHA properties vs. the City as a whole. The Director made a brief presentation concluding with the fact that only 188 of the 6300 crimes reported in the City were on WHA properties, about 3%.

Chairman asked for a motion to take out of order the iPad2 demonstration by Systems Administrator Owen Bebeau. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli. Owen made the presentation and explained the benefits of receiving the Board package and all other correspondence via the iPad2 rather than hard copy. There was some brief discussion among Board members. The Board unanimously voted to purchase iPad2s for the Board.

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4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting and the annual meeting of April 19, 2012. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Baldelli.

At the Chairman's request, Attorney Murphy addressed the issue of the manner of roll call and the definition of "routine" as it applies. It was decided that as most agenda items need a full roll call, not to change the current bylaws.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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5. Chairman Lahousse asked for a motion to approve the bills paid for the month of April 2012. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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6. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, A-C. A motion was made by

Commissioner Laliberte and seconded by Vice Chairwoman Cote.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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7. Report of the Secretary

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

The Director submitted his report as written, highlighting the Neighborworks Grant submission, looking for an answer in early Fall. The Director noted that he had toured some of the WHA properties with new Commissioners Anthony and Rochefort. St. Germain Manor façade work is progressing nicely. Proposals for kitchen equipment for St. Germain Manor Assisted Living are due in soon; other improvements will give the facility some ambiance. The Director thinks the program is a very positive thing and he feels comfortable with United Methodist Elder Care. Commissioner Laliberte agreed that United Methodist is a good partner. Commissioner Baldelli asked if the WHA is developing a prototype with the assisted living in public housing. Yes, and congratulations. The Director thanked Deputy Speel for his role in the assisted living program. The Director stated that he has requested grant money from Congressman Cicilline’s office to start the Tech Goes Home program. Work on Kennedy Manor is progressing well. The Director noted the failing REAC scores received at Crepeau Court and St. Germain Manor; the WHA joins most other PHAs in RI with failing scores. It seems the REAC inspectors are not providing fair assessments of the properties. The RI Public Housing Director’s Association is going to write to Washington as a united front rather than address the problem individually. On a positive note, the Director shared High Performer status notification for our Section 8 program. Commissioner Laliberte asked about financial benefits of high REAC scores vs. failing scores. Commissioner Rochefort asked if there is correction period for the deficiencies to improve the scores. The Director said the inspectors will not be back until next year.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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7B. Report of the Deputy Director

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

The Deputy submitted his report as written, highlighting the panel project at St. Germain going well, and the porch repair at Kennedy Manor starting with the removal of the rails. The Deputy mentioned that he has received many positive comments about the effectiveness of the security department. Regarding assisted living, there are still details to work through with the written agreement, billing procedures, food service, etc. Commissioner Laliberte asked about the pending issues with the contract. Attorney Murphy indicated that the outstanding issues do not appear to be insurmountable. There needs to be a better understanding of whose responsibility certain duties are. Vice Chairwoman Cote asked about Community Room usage. It will still be available to all residents. There was some further discussion regarding assisted living meal details. The Deputy indicated that this project will spend down the WHA’s reserves so this program and type of renovations will not be happening at any of the other high-rises. Commissioner Laliberte asked HUD Boston has approved the renovations at Veterans. The Director indicated that the regional office is well informed of the WHA’s plan.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony

Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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8. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Laliberte and was seconded by Commissioner Baldelli.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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9. Report of Committees - None

10. Unfinished Business - None

11. New Business

A. Systems Administrator's iPad presentation was taken out of order.

B. The Chairman asked for a motion to accept Resolution #1101: Rent Pro-Ration for Non-Citizens Rule. A motion was made by Commissioner Laliberte and was seconded by Commissioner Baldelli.

Commissioner Laliberte asked for an explanation which the Director provided.

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

AYES

NAYS

Chairman Lahousse

Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli

Commissioner Laliberte

Commissioner Lemieux  
Commissioner Rochefort

- C. Chairman asked for a motion to approve Commissioner Rochefort as an authorized WHA check signer. A motion was made by Commissioner Laliberte and seconded by Vice Chairwoman Cote.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
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Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

Vice Chairwoman Cote made a motion to move the June meeting from June 21 to June 14 to accommodate the Director's vacation schedule. The motion was seconded by Commissioner Baldelli.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Rochefort

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## 12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Commissioner Baldelli at 5:46 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director