

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Annual and Regular Meeting June 14, 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

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

Commissioner Baldelli asked the other Commissioners to drive by St. Germain Manor to look at the beautiful façade work underway.

Chairman gave an update of Security Director Robert Moreau who is recuperating from a recent surgery.

4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting and the annual meeting of May 17, 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

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

Commissioner Baldelli asked if there were two inspectors for the Section 8 department and who they were. The Director said yes, there are two, Jalette and Beauregard. The Director also mentioned the WHA's new practice of conducting home visits for prospective tenants.

Commissioner Lemieux asked about the PIC consultant J. Berryman and DaneTech.

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

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 Commissioner Baldelli.

The Director discussed the ROSS grant correspondence and the WHA being deemed a "troubled agency", which District Director Blanchette in Boston clarified that the WHA is not.

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

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 Vice Chairwoman Cote and seconded by Commissioner Laliberte. The Director submitted his report as written and provided an update on the St. Germain Assisted Living regarding a cost share for the meal plans, as well as some administrative costs. The Director explained that we cannot lease St. Germain and Crepeau Court, so the assisted living plan is the best option to fill the vacancies. Commissioner Lemieux asked about the cost sharing for the meals and whether the food service would be offered to residents at other high rises. Commissioner Rochefort asked about the cost of the meals and other services provided. Commissioner Laliberte provided some information regarding state regulations for the food and other services. He explained that those issues will be taken care of by United Methodist. There was some discussion as to who holds the license for the facility. Vice Chairwoman Cote indicated that she still had many questions. The Director encouraged a work session to be scheduled for the Board with members of United Methodist Elder Care in order to clarify issues and get their questions answered. Attorney Murphy added that the contract with United Methodist is not yet completed.

The Director spoke of a meeting with residents who will be affected by the redevelopment plan at Veteran’s, and what the options are for those residents who will have to move. The Director also spoke of a letter that he sent to HUD Secretary Donovan regarding the REAC scores in which he asked for a re-inspection of the properties that received failing grades. There was some discussion among the Commissioners regarding the apparent injustice of the scores.

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

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 Commissioner Baldelli and seconded by Commissioner Laliberte.

The Deputy submitted his report as written, highlighting new business resolutions for the relocation policy for Veteran’s Memorial, and a relocation policy for St. Germain Manor to vacate units for Assisted Living, and establishing a separate Waiting List for assisted living. Commissioner Lemieux asked about the number of current vacancies. Commissioner Anthony asked if the existing waiting lists are specific to a building.

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

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 Vice Chairwoman Cote 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

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

9. Report of Committees - None
10. Unfinished Business - None
11. New Business

A. The Chairman asked for a motion to accept and place on file for the purposes of discussion Item A. Review of WHA Pet Policy. A motion was made by Commissioner Laliberte and was seconded by Chairman Lahousse.

Commissioner Baldelli suggested that new residents provide a homeowners insurance policy if they wish to bring a pet into the high rises to prevent third-party lawsuits. Attorney Murphy responded that there is a prohibition against it for the elderly developments, and under RI law, in the family developments as well. Commissioner Rochefort asked if there have ever been any law suits in the high rises. Commissioner Lemieux questioned some wording in a section of the policy. Attorney Murphy indicated that there are some wording changes necessary in the WHA’s current pet policy; he will bring those changes to the August meeting for Board approval.

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

- B. The Chairman asked for a motion to accept Resolution #1102: Relocation Plan for Veterans Memorial Building Renovations. 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

- C. The Chairman asked for a motion to accept Resolution #1103: Relocation Plan for St. Germain Manor Assisted Living. 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

- D. The Chairman asked for a motion to accept Resolution #1104: Wait List for St. Germain Manor Assisted Living Program. 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

- E. The Chairman asked for a motion to accept Resolution #1105: WHA Public Housing Flat Rent Schedule for 2012/2013. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

Commissioner Lemieux asked about flat rent units. There was some discussion about housing the homeless in apartments that cannot be rented. The Deputy explained that all residents have to meet HUD and WHA guidelines. The Vice Chairwoman suggested using those units as a hotel-type rooms for visiting family members.

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

12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Commissioner Baldelli at 5:36 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director