

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, February 16, 2012 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Vice Chairwoman Lucienne L.Cote  
Commissioner Gerard Frappier  
Commissioner Normand Laliberte  
Commissioner Janet Lemieux  
Commissioner Gerard Remillard

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Michael Murphy  
Commissioner Charles C. Baldelli- Absent

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2. Good and Welfare for the Audience - None

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3. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of January 19, 2012. 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

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

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4. Chairman Lahousse asked for a motion to approve the bills paid for the month of January 2012. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Frappier.

Commissioner Lemieux asked if the WHA has considered Verizon services. The Deputy said it was something that would be explored at the time contract is renewed.

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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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5. Communications and Interest of the Authority – none

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- 6a. Report of the Secretary

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

The Director submitted his report as written. He updated the Board on the pending sale of the remaining 18 scattered site units. The Director briefed the Board on the condition of a long-time maintenance employee who has fallen ill. The Director explained that he reached out to the media to clarify the fact that the WHA’s funds are being cut, not being increased as some media outlets had implied. The Director requested that the Board entertain moving the March meeting to the 22<sup>nd</sup> because the Chairman will not be available on March 15, Commissioner Baldelli is unavailable and there are two new Board appointees expected next month.

Vice Chairwoman asked a question about changing the preference points for the project-based vouchers. The Deputy explained that the points change, which gives additional points to disabled veterans, applies to the project-based vouchers only, not tenant based. Commissioner Lemieux asked why the eight disabled veterans that applied the second time did not apply to the first advertisement. The Director indicated that they may not have seen the original ad.

The Executive Director thanked Commissioners Frappier and Remillard for their devotion to the Housing Authority and their service to the Board over the years.

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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approve 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 Laliberte.

The Deputy submitted his report as written. He advised the Board that there will be an ad for maintenance this week, there will also be an ad for professional services for the laundry rooms, and also for moving services if the WHA mandates a move, we are responsible for the cost of the move. The Deputy summarized his meeting with the Mayor and the social service agencies. The Deputy feels that at least he has put the Mayor on notice regarding the repairs needed on some WHA properties. Commissioner Laliberte’s response the Deputy’s summary was to go on record in favor of beginning to immediately take units off line that do not meet code, and do not meet safety. The Deputy recommended that when the Director and officers sign off for grant money, and sign the certification to meet all safety standards to provide safe, affordable housing, the Deputy suggest attaching a list of violations to it as a qualification. Commissioner Frappier agreed with Commissioner Laliberte to begin taking units off line. Chairman Lahousse stated that in light of the enormous opposition to our closing part of Veterans, maybe we should start eliminating the units through attrition and start looking at buying some three-family units in the City and refurbishing them to standards and putting in Section 8 tenants. The Executive Director asked for a little more time; he said he has invited HUD’s regional director Barbara Fields to walk through the properties. The Executive Director stated that our properties are not fire traps and they are lead-safe; some are in need of electrical upgrades and some are obsolete due to lack of space, but the WHA is not falling apart, nor are our properties detrimental to those who are entrusted to our care as residents. There was further discussion regarding regulation compliance. Commissioner Laliberte suggested an inspection of all

WHA properties by the state fire marshal so we know exactly where we stand. Commissioner Frappier suggested continuing to exhaust all possibilities in repairing the WHA properties; he does not feel closing down the buildings is the answer, adding that many of our properties are in better shape than many other properties in the City. He suggested contacting local Congressmen and Senators apprising them of today's discussion. The Executive Director stated that he is meeting with Congressman Cicilline next week.

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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6c. 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 was seconded by Commissioner Frappier.

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

AYES

NAYS

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

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- 7. Report of Committees -None
- 8. Unfinished Business – None
- 9. New Business

A. Chairman asked for a motion to accept Resolution # 1100: Approval of Amendment to Administrative Plan. 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

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

Vice Chairwoman Cote made a motion to move the March 2012 meeting from the 15<sup>th</sup> to the 22<sup>nd</sup>. The motion was 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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

## 10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard at 5:00 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director