

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting June 19, 2014 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Roger Bouchard
Theresa Corbeille
Janet Lemieux

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

The Chairman asked for a motion to take New Business Item A. Presentation of two \$2000 Gerard Frappier/WHA Scholarships out of order. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony. Roll call was unanimous.

The Chairman introduced Gerry Frappier's brother Omer and his wife Sylvia. The Chair also spoke briefly about Gerry's service to the WHA and his passion for the education of children, thus the establishment of this annual scholarship in his memory. The Chairman commented on how proud Mr. Frappier would have been to see this day. Omer Frappier spoke about his brother's life and his love of learning. Scholarships were presented to two WHA residents, Angel Maldonado and Murtada Shaker.

2. Good and Welfare for the Audience

Gladys Gould representing RI Council 94, the AFSCME Union, 1179 Charles Street, North Providence requested an Executive Session with the Board to discuss issues and concerns that the bargaining unit is having with management.

Nicholas Williams representing the Teamsters Local 251 Union, 121 Brightridge Avenue, East Providence requested an Executive Session with the Board to discuss issues and problems between the bargaining unit and management.

The Chairman requested that a special meeting be held June 26, 2014 at 4:00 p.m.

Lucienne Cote of 218 Pond Street, Apt. 208 requested assistance from the Board regarding the relocation of the recycle bins which are under her apartment windows. She is awakened nightly by people disposing of recyclables. She has requested to have the bins moved before, and nothing has been done about it. There was some discussion. The Deputy said he would go see Mrs. Cote in the morning to investigate options.

3. Good and Welfare for the Commissioners
4. The Chairman asked for a motion to accept the minutes for the regular meeting of May 15, 2014. A motion was made by Commissioner Corbeille and seconded by Commissioner Anthony.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of May 2014. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Lemieux.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

6. Chairman Lahousse asked for a motion to accept and place of file the Communications and Interest of the Authority, A-C. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Corbeille.

Commissioner Lemieux asked about the correspondence. The Deputy responded that it is related to the Capital Funding and an ACC amendment; it is a formal acceptance of the WHA's funding. Vice Chair Rochefort asked what the funds are earmarked for; the first are general funds, the second are RHF funds.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. 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 Rochefort and seconded by Chairman Lahousse.

The Deputy reported on the Director's behalf. He noted a security grant being worked on by Grant Writer Ian Tink. There was a meeting with the Resident Advisory Board regarding the decoupling on the Capital Fund; the RAB had to be advised because it is considered a major change.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7A. Report of the Deputy Director

Chairman Lahousse asked for a motion to accept and place on file, the report of the Deputy Director, for purposes of discussion. A motion was made by Commissioner Corbeille and seconded by the Commissioner Lemieux.

The Deputy spoke about the security grant which would be used for 180 entry doors at Morin Heights that are over 30 years old. AEI Consultants has begun the Green Physical Needs Assessments; they have done the inspections. The assessment is for a five-year period and includes an energy survey. Capital Funds are being held up because of an environmental study that needs to be conducted; the City usually does the study, but the City's planner is no longer there, so the WHA is working with a consultant thru the City and hopefully it will be done over the next two weeks. The Deputy commended the Procurement Officer, Susan Castrataro for overseeing the lead inspections and the five year physical needs.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7B. 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 Lemieux and seconded by the Commissioner Anthony.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. Report of Committees – None
9. Unfinished Business – None
10. New Business

A. Presentation of two \$2000 Gerard Frappier/WHA Scholarships. (Taken out of order).

B. Chairman Lahousse asked for a motion to accept Resolution #1132: Acceptance of Amendment of WHA Flat Rent Schedule. A motion was made by Vice Chairwoman Rochefort and seconded by the Chair.

The Vice Chairwoman asked why the rents were going down. The Deputy explained that the results are based on an annual survey of rents in the City. The somewhat lower rents are to encourage people to become self-sufficient, and are indicative of the fact that rents are down somewhat this 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 Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

C. Chairman Lahousse asked for a motion to accept Resolution #1133: Approval of Table of Maximum Rents. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- D. The Chairman asked for a motion for approval to sell the 2006 Ford Five Hundred. The Vice Chairwoman made a motion to table this item. Commissioner Bouchard seconded the motion.

Commissioner Lemieux asked how long the item would be tabled for; until the next meeting in August.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- E. The Chairman asked for a motion to discuss over-housed residents. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard.

The Chairman explained that some residents, perhaps whose spouse has died, is living in a two bedroom unit, and should in fact have been moved into a one bedroom unit. For different reasons, many have never been moved, which ties up two bedroom units. Currently there are fourteen over-housed and seven on the waiting list for a two bedroom unit. Many of the people have been living there for a long time; many are old and frail. A few are willing to move. Many factors come in to play. After much discussion it was decided that the WHA needs to consistently enforce the policy from this point going forward.

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

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony at 5:19 p.m.

Roll call vote was unanimous.

Duncan C. Speel
Deputy Director