

TOWN OF SCITUATE

Scituate Housing Authority

Regular Meeting Minutes Saturday April 14, 2018 9:00 AM

Rockland Oaks Housing Project – Community Room 104 Rockland Road

NORTH SCITUATE, RI 02857

**Call to order 9:01 AM - Present - Costa, Finnegan, Butola, Fay.
Absent - Drobnis.**

**Motion to approve March minutes made by Butola and 2nd Costa
-Motion Carries.**

Bills correspondence and expenditures:

Property manager presents the bill form Frank Galasso for the halls, Chair Finnegan asks to review Galasso invoice. Chair reads the Galasso invoice into the record. Motion to pay Frank Galasso and the bills is made a discussion on the net 30 and the new proposal for payment from Galasso (pursuant to the hallway work) Ms. Albertson stresses the value of the quotes from Frank and that his quotes are low and that the work is top notch. Resident notes that Frank is so kind and accommodating to the residents especially those with mobility issuers. Costa states there is a motion and a second the motion to pay Frank Galasso motion is carried.

Barbara Butola, resident commissioner does not want to be a

signatory on the bank accounts, action passed.

Costa reminds the BOC that Ethics disclosures are due and to be ns are on file with RI Ethics Commission. Richard Stapleton from the public audience asks what they are? To which Chair Finnegan states ethic disclosures are mandated by RIGL for RI public officials and the past commissions of the SHA never filed them.

Wait list Property manager indicates that the New Real Page software is affiance at waitlist time and date. RI Housing has final fixed the subsidy and SHA has deposited back subsidy for 51K+

Costa indicates that the ED and property manager have n been working hard to get the systems in order. Costa indicates the lack of proprietary data shared with the past RCM management. A heated discussion of the waitlist and updates. Joelle explained that the wait list management was contemporaneous to the disrepair and lack of care from the management of RCM. The list is current and has fresh information and is combined with what can be gleaned from shoddy management. Joel indicates he found a person who applied 3 times and never on the pervious waitlist. Costa read a tenant integrity piece from HUD in order to maintain a fair waitlist, specifically Commissioners roles. SHA is a date and time list. Preferences can be allowed and has to be approved by HUD and USDA. Finnegan wants preferences on the next agenda. Stapleton from the audience ask if a person applies with a “mental problem” can they still get housed? Costa indicates that the HA determined eligibility from Equal Housing

guidelines.

A discussion of tenant lease compliance is held the residents are reminded of the chain of command in reporting any concerned. Smoking policy is 30 feet from any apartment.

Chair questions the waitlist about income levels. 2018 new income limits median income guidelines low, extremely low and moderate. Finnegan ask to clarify the income levels in the Tenant Selection Plan (TSP). HUD suggestions are just that, suggestions to represent the income levels in affordable housing and increase diversity. Albertson stresses the fairness of the waitlist is paramount in a housing project and she and the new use software is a terrific tool to achieve that fairness.

A discussion of governance is held. The SHA is a standalone authority and the SHA is minimally interactive with the Town Councils. Costa was first in line to ask for the deed to the Police Station property. BOC role is to be visionary Waitlist is crucial to the goal of building more housing. A robust waitlist is crucial to the future of the SHA. Norm asks about taxes and that if more housing authority property is built is not impacting anyone taxes. Costa explains the PILOT. And, also notes the SHA is operating in the black and gives much back to the town, and need to need to do more.

Audit: A conversation is held determine the next steps from the audit it draft. After a discussion of the findings in the audit and the

explanation that the auditor had to disclaim, as the full disclosures of documents was never made by the previous management (RCM) and SHA (previous boards). Clear the bifurcation of RCM/old BOC and the new board, corrective actions- referrals etc are to be noted and made clear. A narrative will be constructed by Fay and Costa to submit to the auditor in preparation of the final audit report.

Donna Tracy is infuriated by the findings and hopes that referrals will be made. The BOC agrees.

Stapleton indicates that the mentions of the previous management company have been underway for a year. And he queries why the draft audit was not undertaken in a work session. Finnegan replies that the work session is not needed and the preliminary findings are being made public in real time. Costa indicates that full transparency is happening now. Stapleton states that it is like beating a dead horse. The property manager answers, that in housing and these audits are looking a year back and sadly, the SHA finds new errors in real time, often. And they must be noted, addressed and corrected. Costa indicates she is willing to beat a dead horse in the ongoing work of the SHA.

Concerns about master s keys and fire calls as a mistake was made on a recent call to apartment 212. It will be rectified.

Referrals to legal counsel include the audit findings, and remortgage of the note.

Donna Tracy invites people to 2 events regarding seniors and indicates the new senior director wants to work with the Rockland Oaks project. This is good news says Costa, it is what we are working toward.

SHA to send certified letter to Fire Chief regarding the entry of the fire marshal to the building, as he scares people. Also send to request the reports pursuant to his many visits.

Motion to adjourn 10:42 AM