



**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: March 27, 2008**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:03 p.m.

ROLL CALL

The Executive Director called the roll:

Present

Paul Waldman
Dolores Cascella
Jaime Castillo
JT. Taylor
Robert Clarkin

Absent

Raymond Murphy (Excused)
John Iglizzo (Excused)
Hillary Silver (Excused)
Dorothy Waters (Excused)
Barbara Fields (Excused)
Nicholas Narducci

Five members were present, not constituting a quorum. Board members agreed to continue as an unofficial meeting, with Resolutions voted upon by members present, allowing the staff to continue to conduct business. The Executive Director stated that he would speak with one or more members by phone to determine their votes.

RESIDENTS' COMMENTS

There were no comments from residents.

CHAIRMAN'S REPORT

General Comments

Chairman Waldman stated that the reception and book signing last Thursday at Conley's Wharf on Allens Avenue was wonderful. There was a good turnout, including Commissioners Cascella, Narducci and Silver.

COMMITTEE REPORTS

Budget, Finance & Audit Committee

Commissioner Castillo stated that the Audit was completed with no findings, and presented the committee report to be entered into the record. [See attached report]

Asset Management/Capital Improvements Committee

Asset Management Director Marv Carmody presented the report to be entered into the record. [See attached report]

Resident Services Committee

The Executive Director presented the report to be entered into the record. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORTAttention to Articles in Board Packet

Each month one or more articles related to public housing will be included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- A letter from the Executive Director of the National Association of Housing and Redevelopment Officials to the Chairman of the Senate Budget Committee to seek full funding for Public Housing, Section 8, Community Development Block Grants, HOME, and programs to assist the homeless.
- A press release from the New York City Housing Authority detailing their workforce reduction as a result of the current funding.
- An article from the Wall Street Journal about credit losses stalling affordable housing projects.

Monthly Management Report

The Monthly Management Report for January, 2008 shows occupancy over 98%, and collections at 96%, which is very good for this industry. The Executive Director invited the commissioners to call him if they had any questions about the report.

Update: Energy Performance Contract

The Executive Director stated that Ameresco has presented an Energy and Water Conservation slide show in each of the developments to explain to residents about the changes we are making including new water-saving showerheads and faucet aerators, pressure-assist toilets, gas dryers, common area lighting, beverage and snack machine controls, and thermostats. Ameresco is also in the process of hiring a resident liaison at each development to assist them in orienting the residents to the upcoming changes. Electrical and plumbing work has already begun at Hartford Park.

Budget Status

The budget is still showing a slight surplus, but HUD has reviewed our financial status and ordered the PHA to create and implement a plan to restore some of our reserve, which has been severely impacted by HUD's cutbacks of the Operating Subsidy over the last several years. The Executive director explained that a plan has been submitted and we will begin implementing it next week. The staff we returned to service after last year's layoff will be laid off again, along with additional staff.

PHA History Book

The Executive Director stated that the sales of the book have been brisk, both at the book signing last week and at the PHA offices.

HUD 504 & FH/EEO Review

HUD conducted the review of our buildings and policies to determine compliance with 504 and FH/EEO regulations today. The Executive Director stated that the process was less exacting than we had anticipated, and that the HUD representatives were pleased. We will eventually receive a report from them detailing their findings.

Update: Capital Fund Financing Program

The Executive Director stated that we had difficulty submitting the paperwork to HUD because the national and regional offices could not agree on whether we should organize it by the new AMP system or the old Development system. But we will begin planning the capital improvements next week by hiring Landscape Architects.

Annual Plan Presentation

Talitha Van Den Berghe, Special Projects Officer, presented a slide show detailing the information contained in the Annual Plan. [See the attached printout.]

RESOLUTION(S)

Resolution #4162

Resolution #4162 authorizes the Executive Director to submit the FY2008 Annual Plan to HUD. Commissioner Cascella moved approval with Commissioner Taylor seconding the motion. After some discussion a vote was taken. There was no opposition by members present. Commissioners Narducci and Waters voted in favor by phone. Chairman Waldman declared the resolution passed.

Resolution #4163

Resolution #4163 supports the acceptance of the FY2007 Annual Audit. Commissioner Castillo moved approval with Commissioner Clarkin seconding the motion. After some discussion a vote was taken. There was no opposition by members present. Commissioners Narducci and Waters voted in favor by phone. Chairman Waldman declared the resolution passed.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Clarkin, which was seconded by Commissioner Cascella, to adjourn the meeting at 5:46 p.m.

Submitted by:

Approved by:

Beth Herosy
Recording Secretary

Stephen J. O'Rourke
Executive Director