



**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: April 24, 2008**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 p.m.

ROLL CALL

The Executive Director called the roll:

Present

Paul Waldman
Dolores Cascella
Jaime Castillo
JT. Taylor
Robert Clarkin
Dorothy Waters
Nicholas Narducci
Raymond Murphy

Absent

John Iglizzi
Barbara Fields (Excused)
Hillary Silver (Excused)

Eight members were present, constituting a quorum.

RESIDENTS' COMMENTS

Dexter Manor residents Barney Emory Gartner and Alice Soroka stated that Verizon gave them only 24 hours or less notice to enter their apartments to work on the wiring. The Executive Director responded that per their lease they should have 48 hours notice, and that Verizon would be notified and told to comply with the lease.

Mr. Gartner also mentioned that because of the roof replacement construction we had lost 14 parking spaces in the lot, and the Housing Authority had not provided substitute parking. The Executive Director stated that we are not legally required to provide parking, however, the Housing Authority did attempt to get permission for temporary use of other lots in the area. The Johnson & Wales lots are full because they also have construction in progress and the church parking lot is leased to Gilbane starting at 6 A.M. The PHA security guards and resident volunteers have been monitoring the parking lot and allowing entrance only to residents and employees. The construction could be complete tomorrow or Monday (weather permitting), almost a week sooner than the original two week schedule.

APPROVAL OF MINUTES (January 24, 2008 and February 5, 2008)

Chairman Waldman called for approval of the February 28th meeting minutes. Commissioner Castillo moved approval of the minutes. Commissioner Waters seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved. Chairman Waldman called for approval of the March 27th meeting minutes. Commissioner Cascella moved approval of the minutes. Commissioner Narducci seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORTGeneral Comments

The Chairman thanked everyone for attending, and mentioned that it is important for the board members to attend the meetings as often as possible so there is a quorum. We did not have a quorum at the last meeting.

COMMITTEE REPORTSBudget, Finance & Audit Committee

Commissioner Castillo presented the committee report to be entered into the record. [See attached report]

Asset Management/Capital Improvements Committee

Commissioner Narducci presented the report to be entered into the record. [See attached report]

Resident Services Committee

Talitha Van Den Berghe, Special Projects Officer, presented the report to be entered into the record. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORTMonthly Management Report

The Monthly Management Report for January, 2008 shows occupancy over 99%, and tenant accounts receivable at less than 4%. All construction is on schedule. The Executive Director invited the commissioners to call him if they had any questions about the report.

Attention 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:

- Opening Statement as Prepared of Chairman John W. Olver, Secretary Alphonso Jackson/HUD Hearing, about the effects of the Administration's proposed 2009 budget on Public Housing.
- Article from MSNBC News Services about the resignation of HUD Secretary Alphonso Jackson.
- Article from Associated Press about the appointment of Steve Preston as the new HUD Secretary.
- Government Leasing News article on "*Challenges in Public Housing.*"
- A New York Times article titled "*Where the Other Half Lives: An Insider Works to Bolster the Projects.*"
- A New York Times article titled "*Washington's Grand Experiment to Rehouse the Poor.*"

Capital Funds Housing Revenue Bonds

The Executive Director stated that there is another resolution for the Capital Fund Bonds. PHA Counsel Sherry Goldin attended the meeting, and Bond Counsel, Attorney Norman Benoit from Partridge, Snow & Hahn also attended to explain the resolution.

Attorney Benoit stated that this resolution authorizes the sale of up to \$9,115,000 Capital Fund Revenue Bonds, earmarked for capital improvements at various PHA facilities. Essentially, a future stream of HUD Capital Grant monies is being used now, and being paid off over time. This is not a general obligation for the Housing Authority, the only obligation to pay is out of Capital Grant monies that are received in the future from HUD. The Chairman, Vice Chairman or Executive Director, acting singly, can sign the appropriate documents to authorize the bond. The Bond Agreement will be placed with Beekman Securities, Inc. and the owner Robert Solomon will be authorized to sign all the documents needed to execute the bond. The interest rate can not exceed 8%, but will likely be in the high fours or low fives. The rate will be locked in as soon as HUD approves the transaction. There is a sunset provision allowing the transaction to take place no later than June 30, but the closing will probably be next week or the week after. There is a Continuing Disclosure required by law, authorizing the officers

who can sign the documents to take the necessary action to keep the interest on the bonds tax exempt, which assures us of a good rate. Wells Fargo Bank is designated as the Trustee.

FY2007 Public Housing Assessment System Score

The PHA has just received the HUD PHAS Score for 2007. The Executive Director stated that he is disappointed at our score of 77, the lowest score we have had in a number of years. We are still a Standard Performer, as we were last year when we received an 81, but our goal for next year is to be a high performer which requires a score of at least 90. The primary reason for the low overall score is the Financial score of 18 out of a possible 30. Because of the shortfall in funding we have gone into our reserves.

Another reason for the overall lower rating was due to our Physical Inspection score. We received a Physical score of 21 out of a possible 30, with most of our developments scored by an inspector who historically gives very low scores, and a couple of the developments covered by a different inspector who gives high scores. The low scoring inspector also gave very low scores to a number of the other Rhode Island housing authorities this year, and next year we will request that HUD not use this inspector. Before the HUD inspections the PHA used an outside inspection service called U.S. Inspection Service (USIG), who generally gives scores 20% lower than HUD, but this year the HUD inspector was lower.

The PHA scored 29 out of 30 for Management Operations. The only part of the Management Operations score we did not receive the maximum score was for Unit Turnaround, where we lost one point. For 2008, so far, we are achieving the top score. We received 9 out of 10 for Resident Services. The Resident Services number was carried over from last year because HUD had trouble with the company they hired to complete the resident surveys.

Capital Fund Financing Program

HUD is continuing to change the requirements for the application, but we are supplying the information as they request it. We anticipate a closing the first week in May.

HUD 504 & FH/EEO Review

HUD conducted the review of our buildings and policies to determine compliance with 504 and FH/EEO regulations. The Executive Director stated that the process was less exacting than we had anticipated, and we do not expect any problems. HUD does want us to have 5% handicapped units, and we have slightly less, but we have always been able to supply a handicapped unit when needed, and some of our handicapped units are being used by people who do not have a handicap. We will receive a report from HUD detailing their findings.

RESOLUTION(S)

Resolution #4162

Resolution #4162 authorizes the Executive Director to submit the FY2008 Annual Plan to HUD. This resolution was passed at the last meeting, but we did not have a quorum and some votes were done by phone. To make this official another vote was taken at this meeting. Commissioner Taylor moved approval with Commissioner Clarkin seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

Resolution #4164

Resolution #4164 authorizes the issuance and sale of not to exceed \$9,100,000 Capital Funds Housing Revenue Bonds. Commissioner Clarkin moved approval with Commissioner Castillo seconding the motion. After some discussion a vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

EXECUTIVE SESSION

The Chairman completed a roll call for a motion to move to Executive Session at 5:35 p.m. Everyone voted in favor of going into Executive Session.

The Chairman accepted a motion from Commissioner Cascella, which was seconded by Commissioner Waters to move out of Executive Session at 5:56 p.m.

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 Narducci, which was seconded by Commissioner Taylor, to adjourn the meeting at 5:58 p.m.

Submitted by:

Approved by:

Beth Herosy
Recording Secretary

Stephen J. O'Rourke
Executive Director