

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: March 26, 2009**

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 Absent

Paul F. Waldman

Dolores Cascella

JT. Taylor

Robert Clarkin

Jaime Castillo

Dorothy Waters

Nicholas Narducci

Barbara Fields

Raymond Murphy

John Igliazzi

Hilary Silver (Excused)

Eight members were present, constituting a quorum.

RESIDENTS' COMMENTS

Commissioners Cascella and Taylor attended the PHA safety committee meeting last week and stated that they learned a lot about handling emergencies. Commissioner Cascella stated that some of the residents of Dominica Manor have participated in emergency evacuations elsewhere and think that they have an understanding of the issues, but that her goal is to encourage them to learn more about emergency evacuations in a high rise building.

The Executive director stated that the PHA will be scheduling the next mock evacuation at a high-rise that will involve resident volunteers and include setting up an emergency operation center, an incident control point at the site, and an emergency shelter. Also, 25 PHA employees are being sent for emergency shelter training.

APPROVAL OF MINUTES (February 26, 2009)

Chairman Waldman called for approval of the February 26th meeting minutes. Commissioner Narducci moved approval of the minutes. Commissioner Taylor seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

General Comments

Chairman Waldman welcomed everyone to the meeting and stated that the Board of Commissioners Training & Development Retreat will be start at 3 p.m. on Friday April 3rd with a HUD update. The retreat will also include a lot of board work including updating the by-laws, updating board policies and procedures, creating committee job descriptions and an annual work plan, and assigning commissioners to the various committees. The goal is to make the board more involved and the sub-committees more active.

Chairman Waldman also stated that he accompanied the Executive Director to Washington last week for the NAHRO Legislative Conference where they met with Senator Reed and also with Congressman Langevin's staff regarding the stimulus package, subsidy issues, and other housing issues. The congressional delegation has always been supportive of housing issues, but it is important to share information with them. They also attended a talk by the new HUD Secretary Shaun Donovan.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

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

Budget, Finance & Audit Committee

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

Resident Services Committee

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

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report

The Executive Director stated that the Monthly Management Report is included in each Commissioner's packet. The housing authority is doing well financially, with a \$2.1 million surplus overall. Most of the individual AMPs have a surplus, although a few have a small deficit. The largest deficit is for \$31,000 at Parenti Villa, and the largest surplus is for \$713,000 at Chad/Ad/Sun. Although this sounds good, we still need more of a surplus to replenish the reserves. These figures are updated monthly, but the water and sewer costs are large amounts that are only paid quarterly, so they are not reflected monthly. The Central Office Cost Center has a separate budget with a surplus of \$987,000, and that will be reallocated to the AMPs as needed to cover any deficits.

Work Order Completions

The Executive Director also stated that the Site Manager/Foreman meeting was held yesterday and the reports from the site managers were very good. The PHA processes approximately 82,000 work

orders per year, with all emergency work orders being completed the same day they are received, and non-emergency tenant service work orders completed in less than 3 days. These are two of important indicators that HUD tracks, and the PHA completes them in about half the time of the industry standard.

Attention to Items 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 list published by HUD of the stimulus payments granted to each housing authority in Rhode Island.
- An Article from the Providence Journal about how the stimulus payments to public housing are being used. The article includes quotes from the Executive Director and an interview with Resident Commissioner Dolores Cascella from Dominica Manor.
- An article from the New York Times about the high cost of elevator maintenance in New York City public housing.
- An article from the Asbury Park Press about the Long Branch Housing Authority's plans to spend their stimulus funds.
- An article from the Providence Journal about Senator Whitehouse visiting Olneyville, and about the community partnerships and housing issues there.

PHA 70th Anniversary

The Executive Director announced that the housing authority will be celebrating its 70th anniversary on October 28th, with an event at the Westin Hotel. HUD Secretary Shaun Donovan is being invited to be the keynote speaker, and an award will be given to Senator Jack Reed for his support of public housing over the years.

Commissioner Fields stated that Senator Reed's housing specialist Kara Stein, who has written all of the housing and homelessness act rewrites over the last 5 years, is being honored nationally by The Coalition for the Homeless, and will receive the Jack Reed Service Award. The Executive Director stated that Senator Reed and his staff have always been very supportive of the PHA, and that they are knowledgeable about housing issues.

NAHRO Legislative Conference

The Executive Director stated that he, Board Chairman Waldman, and staff member Talitha VanDenBerghe attended the conference last week in Washington along with 1,200 other housing professionals. HUD Secretary Shaun Donovan gave a presentation to the group, but also met privately with the NAHRO Board of Governors, of which the Executive Director is a member, to hear the ideas the group had to present. He is very knowledgeable and will have no learning curve at all in his new position.

U.S. Conference of Mayors

The Executive Director stated that the U.S. Conference of Mayors is holding their national meeting in Providence in June, and Secretary Donovan will be attending. He will probably visit some PHA sites, and will be shown many of the stimulus projects that will be well under way at that time. He will also be shown the Energy Management Package that controls the PHAs energy usage.

Commissioner Fields stated that there is an opportunity for LISC and the PHA to work together to display some of the work that both are doing in the Olneyville area of Providence including Olneyville Housing, two PHA developments, a park, two murals, and the bike path.

Board Retreat Agenda

The Executive Director stated that the agenda for the upcoming retreat was included in the Commissioner's packets. [See the attached agenda.]

Stimulus Bill Status

The Executive Director stated that the PHA received the \$5.1 million in stimulus funds this Monday. Some contracts are already being executed. A full report with visuals on the Stimulus Funds, the Capital Fund Program/CFFP, and the Energy Performance Contract will be presented at the board retreat.

Presentation: PHA Annual Plan

The Executive Director presented a slide show highlighting the details of the FY 2009 Annual Plan, which includes the new Goals Management Plan and the new Performance Monitoring System. Before it is submitted to HUD, the Mayor receives a briefing on the plan, and it is then approved by the City of Providence Planning Department. [See the attached handout.]

RESOLUTION(S)

Resolution #4173

The Executive Director stated that Resolution #4173 authorizes the Executive Director to submit the FY 2009 Annual Plan to HUD. Commissioner Fields moved approval with Commissioner Castillo seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Clarkin, which was seconded by

Commissioner Narducci, to adjourn the meeting at 5:45 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director