

PROVIDENCE HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING: August 27, 2009

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:07 p.m.

ROLL CALL

The Executive Director called the roll:

Present Absent

Paul F. Waldman

Dolores Cascella

Dorothy Waters

JT. Taylor

Robert Clarkin

Hilary Silver

Barbara Fields

Nicholas Narducci

John Igliazzi

Eight members were present, constituting a quorum.

RESIDENTS' COMMENTS

There were no resident comments.

APPROVAL OF MINUTES (July 30, 2009)

Chairman Waldman called for approval of the July 30th meeting minutes. Commissioner Fields 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'S REPORT

New Commissioners Nominated

Chairman Waldman stated that two new commissioners have been nominated to replace Commissioners Castillo and Murphy. Jaime Salazar is the owner of a local news publication, a business man, and a leader in the local Hispanic community. Roger Giraud is an investment advisor at Wells Fargo, and has experience in economic development and housing. Both will be welcome additions to the board. The nominations have been presented to Mayor Cicilline for approval.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

The committee met prior to the board meeting. The report was presented by Commissioner Cascella to be entered into the record.

[See the attached report.]

Budget, Finance & Audit Committee

A meeting of the committee took place prior to the board meeting. Commissioner Clarkin presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

The committee meeting took place prior to the board meeting. The report was presented by Commissioner Silver to be entered into the record. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report Highlights

The Executive Director stated that the Monthly Management Report for this month is not complete due to the time required to close the FY 2009 books, and the transfer of data from the old agency-wide software application to the new software. The report will be ready for the next board meeting.

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 press release from Mayor Cicilline's office about the August 17th press conference on the stimulus projects.**

- **An article from the WPRI website about the PHA stimulus projects and the jobs created or retained.**
- **An article from the Providence Journal on the PHA stimulus projects and the jobs retained or created.**

FY 2008 Audit

The Executive Director stated that the FY 2008 audit has been completed with no findings. The most pertinent information from the audit document was included in the commissioners' packets, and a full copy of the document is available for review. The Board's Finance Committee received a full report prior to the meeting.

Stimulus Bill Status Report

The Executive Director stated that the Stimulus Fund projects are on track. He summarized the categories and status of the projects. [See the attached weekly status report.]

The PHA participated with the Mayor in a press conference on Monday August 17th at Chad Brown to highlight the projects funded by the Stimulus Bill; the event received a lot of press. There will be a follow-up editorial in the Providence Journal tomorrow. Another press conference will be scheduled in a month or two at the same location to cover the installation of the new co-generation plant. The plant will be used for domestic heating hot water, and there will be surplus sold back to the utility company.

Energy Performance Contract Status Report

The Executive Director stated that the new boilers, flush valves and new toilets have been installed. The contract is over 80+% complete and the PHA will now begin to see the savings on utility costs.

FY 2010 Annual Operating and Section 8 Budget Presentation

The PHA has many budgets including Capital Funds, Operating Funds, Section 8 and Resident Services. The primary budget is the Annual Operating Budget. It is the one for which the PHA receives a subsidy from HUD. Both the Operating Budget and the Section 8 Budget are determined by formulas governed by HUD. Unfortunately the actual amount the PHA will receive is not determined by HUD until the 8th or 9th month of the fiscal year and depends on the amount appropriated by Congress. This year's Operating Budget has been prepared based on an 85% subsidy, although it is likely to be higher. Any extra funds received beyond the 85% will go into the reserve fund. To receive a high score under the PHAS system we do need to add to the reserve fund again this year. The fiscal year just ending has a reserve of approximately \$3 million. [See the attached report.]

Chairman Waldman stated that although the budget is based on an 85% proration, the PHA will not receive the final number from HUD until sometime during the 7th to 9th months of the fiscal year.

The Section 8 budget is based on a subsidy from HUD called Housing

Assistance Payments (HAP). For each HAP payment that is processed, the PHA receives an administrative fee. At this time the PHA has a HAP surplus of over \$500,000. The estimated surplus for next year is slightly less than \$500,000. In the past there were no surpluses in the account because the funds could be transferred to the public housing account, but 5 years ago HUD changed the regulations and the funds are no longer transferrable. [See the attached budget.]

Commissioner Silver asked if the HAP subsidy is broken down into categories for Housing Choice, Mod Rehab, and other types of vouchers; and does the PHA have any way to choose categories that are the most profitable? The Executive Director stated that the HUD subsidy is broken down into categories for different types of vouchers, the Housing Choice vouchers being the largest category, but due to the complexity of the system and the differences of rents in different locations, it is not possible to predict which categories will be the most profitable ahead of time. The PHA is reimbursed by HUD with a flat fee that is an average based on a two bedroom unit.

Juvenile Justice and Delinquency Prevention/Intervention Program (JJDP) Grant

This is the fourth year the PHA has applied for this grant. It will cover arts enrichment and organized sports programs including basketball, soccer and hockey, at Hartford Park and Chad Brown, for 50 plus youth at each site.

RESOLUTION(S)

Resolution #4177

Resolution authorizing the FY 2010 Annual Operating and Section 8 Budgets. Commissioner Fields moved approval with Commissioner Silver seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

Resolution #4178

Resolution authorizing the submission of a Juvenile Justice and Delinquency Prevention/Intervention Program (JJDP) Grant. Commissioner Clarkin moved approval with Commissioner Taylor 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

Commissioner Narducci stated that the scattered site on Opper Street had issues with trash in the yard and untrimmed shrubbery this week. He was impressed with the PHA's response to the problem. He raised the issue of requiring the scattered site tenants to take more responsibility for their properties by changing the scattered site

lease. The Executive Director stated that he believes that creating an incentive program for public housing tenants, who want to move to a scattered site, would be a workable plan. Paul O'Rourke, Senior PHU Officer, stated that the city regularly fines property owners for issues with trash. The Executive Director stated that when the Housing Authority receives a fine for a scattered site it is paid by the PHA and charged back to the tenant at that address.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Narducci which was seconded by Commissioner Waters, to adjourn the meeting at 6:16 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke
Recording Secretary Executive Director