

**PROVIDENCE HOUSING AUTHORITY**

**BOARD OF COMMISSIONERS**

**REGULAR MEETING: January 28, 2010**

**PHA Conference Room 100 Broad Street Providence, RI 02903**

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:05 p.m.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present Absent**

**Paul F. Waldman**

**Dolores Cascella**

**Dorothy Waters**

**Barbara Fields**

**Nicholas Narducci**

**Robert Clarkin**

**Hilary Silver**

**JT. Taylor**

**Roger Giraud**

**Venez Madrid John Igliazzi**

**Ten members were present, constituting a quorum.**

## **APPROVAL OF MINUTES (November 19, 2009)**

**Chairman Waldman called for approval of the November 19th meeting minutes. Commissioner Silver moved approval of the minutes. Commissioner Waters seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.**

## **RESIDENTS' COMMENTS**

**There were no resident comments.**

## **CHAIRMAN'S REPORT**

### **Board Retreat**

**Chairman Waldman stated that the board retreat will most likely be held in April. More information will be available in a week or two.**

## **COMMITTEE REPORTS**

### **Asset Management/Capital Improvements Committee**

**The report was presented by Commissioner Madrid to be entered into the record. [See the attached report.]**

### **Budget, Finance & Audit Committee**

**Commissioner Giraud 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 by**

**Commissioner Silver. [See the attached report.]**

## **EXECUTIVE DIRECTOR'S REPORT**

### **Monthly Management Report Highlights**

**The Executive Director stated that the October, November and December Monthly Management Reports are included in the packet this month. Commissioners should feel free to contact him any time with questions.**

### **Attention to Items in Board Packet**

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

- A very positive article from The Providence Journal about lower crime rates and life at the Chad Brown development. This article began on the front page of the Sunday paper and continued onto two full pages inside.**
- A Providence Journal article about the Youth & Police Initiative at Hartford Park.**
- Photos from Nuevos Horizontes of the PHA 70th Anniversary Celebration including Mayor Cicilline, the Executive Director, and Commissioner Madrid.**
- A Providence Journal article about a special event for children at Manton Heights run by the Jubilee Career Center for the Performing Arts.**

- **A short bio of Ebenezer Knight Dexter after whom Dexter Manor is named.**
- **Prepared remarks for Secretary of Housing and urban Development Shaun Donovan at the Tenth Annual John T. Dunlop Lecture.**
- **Written testimony of Secretary Shaun Donovan for “The State of the Nation’s Housing Market” hearing before the U.S. Senate Committee on Banking, Housing, and Urban Affairs.**
- **Summary: FY 2010 Transportation, Housing and Urban Development Appropriations, Consolidated Appropriations Bill.**
- **A letter from the Council of Large Public Housing Authorities to Representative Barney Frank urging him to support provisions in the jobs bill to extend the Public Housing Capital Fund Recovery Competition grant program.**
- **A PR Newswire article entitled “NAHRO Survey: Public Housing Authorities Using Recovery Act Dollars Responsibly and Efficiently.”**
- **An article from the Journal of Housing & Community Development about the 2009 Public Housing Investment Update.**
- **An article from University of Virginia Today about an urban and environmental planning class working to improve services for public housing residents in Charlottesville.**

### **Youth Police Initiative @ Hartford Park and Chad Brown**

**The Executive Director stated that the first Youth & Police Initiative group at Hartford Park graduated 12 youth in December, and the second group at Chad Brown will graduate next Wednesday evening. We hope to involve the graduates in the Youth Leadership Academy,**

and to begin a third group soon. Commissioner Narducci is arranging a city proclamation for the graduates. Commissioner Fields stated that she is looking into getting her national colleagues to agree to submit the program for a Met Life Community Award.

### **Chad Brown Video**

The Executive Director stated that the Providence Journal, in addition to the January 10th front page article, posted a video on their web site about the Chad Brown community.

### **FM Reorganization/Landscape Crew**

The Executive Director stated that, with input from the facilities management staff, he has decided to create a dedicated landscape management crew. A new position was created for a current staff member who is a landscape architect to manage the crew. In addition, a supervisor and one or two regular staff will be involved. In the spring volunteers and seasonal workers will be added to maintain lawns, prune and plant. Many of the volunteers and seasonal workers will be residents.

### **Grants: Integrated Pest Management, Greenhouse, others**

The Executive Director stated that Sean Pope, the PHA landscape architect, is applying to the Department of Agriculture for approximately \$200,000 grant to set up our own greenhouse and farm to grow plants, trees and shrubs.

**We have also applied for over \$1.0 million of other grants for economic development initiatives, on-site recycling stations, community gardens, rooftop nurseries, planning and neighborhood initiatives, an eco-friendly compost facility, purchase of equipment to support sustainable landscaping efforts.**

**We have applied for two grants from the city's Community Development Block Grant program for youth initiatives at three family developments and for a solar energy project at Parenti Villa.**

#### **Eisenhower Grant**

**We have received a \$100K grant from the Eisenhower Foundation to conduct a Youth Safe Haven at Hartford Park. The grant will allow us to hire a youth coordinator and two youth advocates.**

#### **HUD REAC Portfolio Inspection Status To Date**

**The Executive Director stated that the HUD site inspections were completed today with all sites, to date, receiving a passing score. The final number will be available for the next meeting.**

#### **Status Report: Capital Fund Program/CFFP**

**The Executive Director stated that all projects are proceeding on schedule. There may still be an opportunity for the PHA to receive ARRA competitive grant funds. While HUD's Deputy Director was in town last week, Nancy Smith, director of HUD's Providence Office, told him that our applications were lost in the electronic system. He**

**instructed her to gather some information and report to him. He stated that there were still funds available.**

**The director stated that some housing authorities are behind in spending their funds, which must be obligated by March, and there may be an opportunity to “recapture” some of these funds.**

### **Semi-Annual Financial Report**

**The Executive Director stated that the PHA ended the first half of FY 2010 with a YTD \$1.7 million surplus. All budget categories are on target, with rent collections \$68,000 higher than budgeted. At this time operating receipts are under by \$234,000 only because we have not received money owed us by other organizations, including HUD. Administrative expenses are under budget by \$202,000, resident services under by \$70,000, maintenance operations under by \$70,000, protective services under by \$19,000, general expense under by \$327,000, and utilities at this time is under by \$643,000. A \$1 million surplus is projected for this year, but it is possible that we will exceed that estimate. If we are on target the cumulative reserve will reach \$3.5 million.**

**The HUD budget for next year may be frozen at current levels, but that is not as bad as it sounds since the budget is at a higher level this year than it has been in a number of years.**

### **Hardship Exemption**

**The Executive Director stated that a change in the hardship Exemption Policy is required to adhere to Federal Regulations. Residents that are unable to pay minimum rent will not be evicted if the PHA determines that they are experiencing a qualifying financial hardship.**

### **Procurement Policy**

**The Executive Director stated that the changes to the PHA procurement policy are in response to changes in HUD regulations for the stimulus funds. [See the attached report.]**

### **CDBG Submissions**

**The Executive Director stated that the PHA has identified two areas of funding that it is eligible for in the Community Development Block Grant. Applications will be submitted for youth programs at three developments in conjunction with the Boys & Girls Club, and an energy conservation project involving the installation of solar panels at Carroll Tower.**

### **Limited English Plan**

**The Executive Director stated that HUD requires the PHA to complete a study of stakeholders to determine if there are significant populations that speak a language other than English. The studies show that at the PHA the only large non-English speaking population speaks Spanish. All key documents have been translated into Spanish, and a message placed at the bottom of all documents**

**stating the availability of an interpreter for other languages. Michelle Rocchio in the Resident Selection department oversees this process, and will facilitate the use language identification flashcards in the offices, and call the International Institute for an interpreter when necessary.**

## **RESOLUTION(S)**

### **Resolution #4182**

**Resolution approving a hardship policy for certain qualifying residents. Commissioner Fields 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 #4183**

**Resolution approving amendments to the PHA procurement policy. Commissioner Taylor moved approval with Commissioner Madrid seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.**

### **Resolution #4184**

**Resolution authorizing submittal of Community Development Block Grants. Commissioner Fields 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 #4185**

**Resolution approving a PHA Limited English Plan. Commissioner Cascella moved approval with Commissioner Waters 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 although the article in the Providence Journal about Chad Brown was positive, he was disappointed because the PHA, the city council, and Councilman Narducci did not receive any recognition for their efforts to improve conditions at Chad Brown, including installing security cameras and improving the building so that the recreation center could remain open.**

### **ADJOURNMENT**

**There being no further business, Chairman Waldman accepted a motion from Commissioner Clarkin which was seconded by Commissioner Waters, to adjourn the meeting at 5:55 p.m.**

**Submitted by:      Approved by:**

**Beth Herosy      Stephen J. O'Rourke**

**Recording Secretary      Executive Director**