

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: July 30, 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

Dorothy Waters

JT. Taylor

Robert Clarkin

Hilary Silver

Barbara Fields

Nicholas Narducci (Excused)

John Igliazzi

Seven members were present, constituting a quorum.

RESIDENTS' COMMENTS

Commissioner Cascella stated that new outdoor benches have been installed at Dominica Manor and they are very nice.

APPROVAL OF MINUTES (June 25, 2009)

Chairman Waldman called for approval of the June 25th meeting minutes. Commissioner Fields moved approval of the minutes. Commissioner Clarkin seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

Youth and Police Initiative

Chairman Waldman stated that he attended a meeting with the Executive Director and Paul Lewis about the Youth and Police Initiative. The program pairs 10 youth in their mid to late teens with ten Police Officers. In other cities it has been shown to be an effective way of creating understanding between the two groups. The PHA is considering implementing the program at the Chad Brown development.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

The report, prepared by the Marvin Carmody, Asset Management

Director, was presented 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 report, prepared by the Talitha Van Den Berghe, Special Projects Manager, was presented to be entered into the record. [See the attached report.] The committee was meeting after the board meeting.

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report Highlights

The Executive Director stated that the Monthly Management Report is included in each Commissioner's packet, and that this month all of the key indicators are good. Occupancy is at 99% and collections are at 84%. The figures for the year will be presented at the Annual Meeting in October or November.

New Software

The Executive Director stated that training has begun on the new authority-wide software application. Departments will be going live on the software as soon as they have completed their training. The

system will be fully operational by September. We are especially excited about the reporting capabilities that will allow for many more custom reports to be generated quickly and easily.

PHA Audit

The Executive Director stated that the Audit has been submitted to HUD, and was accepted and approved by HUD today. There were no findings. It will be presented to the Finance & Audit Committee and full board next month.

Hi-Rise Fire Safety Training

The Executive Director stated that Fire Safety Training will be taking place at the hi-rises in September. After the training at each development there will be a hot dog roast prepared by the Maintenance Department.

Prisoner Reentry Program

The Executive Director stated that representatives of the Prisoner Reentry Program will attend another board meeting in the fall after they obtain confirmation that they will receive their grant. Two articles about the successful implementation of similar programs are included in the board package. Both of the articles are from City Journal, which is a very conservative publication.

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:

- An copy of the New England Regional Council of the National Association of Housing & Redevelopment Officials newsletter including details of the recent New Hampshire conference, regional news, a list of the awards given at the conference including three for the PHA, and an article by the Executive Director who is the new president of the organization.
- An article from the Public Housing Authorities Directors Association newsletter expressing concerns with the FY 2010 HUD budget.
- An article from the New York Times about recycling efforts in the New York Housing Authority developments.
- An article from Multi-Housing News about the survival of the tax credit industry.

HUD 2010 Budget

The Executive Director stated the Congress is now considering the FY2010 federal budget. The House Appropriations Committee added \$350 million to the public housing operating subsidy but its equivalent in the Senate added only \$300 million. If either is accepted, it would give the PHA an operating subsidy in the range of 90% of total eligible operating subsidy. They have also increased the Section 8 budget for both Housing Choice Vouchers and Project-based assistance. Capital funds have been cut substantially. HUD reasons that with the stimulus funding being recent it wouldn't

have an impact.

Stimulus Fund Grants

The Executive Director stated that the PHA is applying for a number of competitive grants under ARRA, above and beyond the stimulus funds already received. [See the attached report.]

Energy Performance Contract Status Report

The Executive Director stated that 80% of the Energy Performance Contract funds have been expended, primarily on new boilers, thermostats and valves. HUD performed a mini-audit on the contract last week, which will involved reviewing the completed projects, and those still in progress.

There is also a new program called Project 20/20 that is a partnership between Wal-Mart and Brown University to provide and change to new energy efficient light bulbs for PHA residents. This will save quite a bit if money for the PHA and the residents, and new light bulbs was one of the issues frequently mentioned in the strategic planning focus groups.

Stimulus Bill Status Report

The Executive Director stated that the Stimulus Fund projects are going well. [See the attached report.] He explained each major category and its status.

The PHA will participate with the Mayor in a press conference on Monday August 17th at Chad Brown or Admiral Terrace, to highlight the stimulus projects.

PHA FY 2010 Budget

The Executive Director stated that there is still uncertainty about some of the figures we need to receive from HUD, so the budget presentation will be postponed until next month's meeting.

Presentation: Manton Heights

Lori Lovelace, Property Manager of the Hartford Park development, presented a slide show about the history, resident characteristics, and physical needs and plans for Hartford Park. [See the attached printout.]

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 Cascella, to adjourn the meeting at 5:47 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director