

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: October 28, 2010**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:05 PM.

ROLL CALL

The Executive Director called the roll:

Present: Absent:

Paul F. Waldman John Igliazzi

Robert Clarkin Dolores Casella (Excused)

Dorothy Waters Nicholas Narducci (Excused)

JT Taylor

Roger Giraud

Barbara Fields

Hilary Silver

Venez Madrid

Eight members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES (9-30-10)

Commissioner Taylor moved to approve the meeting minutes of 9-30-10. The motion was seconded by Commissioner Madrid. The chairman called for a vote. The minutes were approved unanimously.

RESIDENT'S COMMENTS

There were no resident comments.

CHAIRMAN'S REPORT

Chairman Waldman stated that the Annual Board Meeting will be on either November 18th or in the first week of December. The meeting itself will be held at the Housing Authority, and there will be a dinner afterwards at a local restaurant. The Commissioners will be notified as soon as the date is selected. Commissioner Clarkin suggested having it in December because we can't have a meeting because of the holiday.

COMMITTEE REPORTS:

Asset Management/Capital Improvements

Commissioner Madrid presented the committee's report citing progress on projects that are underway, in development, and completed. At this time the site work at all of the developments is nearing completion, and the installation of security cameras at all developments is being planned, along with sprinkler installation at four of the highrises. [See the attached committee report.]

Budget, Finance & Audit Committee

Commissioner Giraud stated that the committee met prior to the board meeting for a briefing from the CFO Donna Pariseau. This year HUD is funding PHA's at 103% of eligible operating subsidy, which is well above the previously planned budget. NOTE: The PHA's fiscal year (July-June) is different from HUD's funding cycle (January-December) for PHAs. Therefore, the amount may not be congruous. [See the attached committee report.]

Resident Services Committee

Commissioner Silver stated that the committee met before the board meeting. The 8th session of the painter training program has just been completed, and the group was the most enthusiastic to date. The fire safety training and hot dog roasts at all the developments are complete for this year, and the smoke-free initiative is underway. [See the attached committee report.]

EXECUTIVE DIRECTOR'S REPORT:

Monthly Management Report

The Executive Director reminded the board that the board committee reports only highlight the PHA's activities and invited them to review the MMR for greater detail on all PHA activities, and feel free to get in touch with him in they have any questions or comments.

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 the

Commissioners with information on housing issues. This month's packet includes the following:

- The Providence Housing Authority Community News Bulletin for Fall 2010.**
- An article from the New York City Uptowner about public housing residents' satisfaction with VIPER cameras.**
- A New York Times article about the need for public housing repairs being much greater than the available funding.**
- An AP article about rampant mismanagement in public housing.**

Choice Neighborhoods Initiative (CNI) Planning Grant

Mr. O'Rourke informed the board that the PHA, in partnership with the Providence Planning Department, LISC, and the Olneyville Housing Corporation, is applying to HUD for a Choice Neighborhood Initiative planning grant. The grant application will focus on the Olneyville area, which includes the Manton Heights development. There are only two full grants available in this round, so it was decided by the group to apply for a \$250,000 planning grant.

Mr. O'Rourke, Commissioner Fields, who is also the Executive Director of the RI LISC office, and Frank Shea, Director of the Olneyville Housing Corporation, met with Senator Reed and received his support for the grant. The Senator also commended the PHA for using awarded stimulus funds quickly and efficiently, unlike some of the other state entities who were unable to expend their funds and had to return them.

Grants Status Report

Mr. O'Rourke announced a new HUD NOFA for Capital Fund Community Facilities that the PHA is intending to apply for. This new NOFA allows a PHA to build, purchase, or rehabilitate a building which will provide job training and child care. The PHA has been waiting for a grant that could fund a new gym at Hartford. Sorrel Devine, Director of Resident Services, feels we are well placed to be awarded this one. Commissioner Fields stated that LISC has pre-development funds available that could be part of a match for the grant. Other partners would include the Boys and Girls Club, and possibly Children's Friend and/or Family Services.

Mr. O'Rourke stated there is also another grant that we will be applying for that may integrate nicely with the Capital Fund Community Facility grant. LISC has just announced they are seeking applications from qualified entities for their Social Innovation Fund. Commissioner Fields stated that this is a new program for Providence, but it is in use in other places in the country where LISC is also involved. The PHA is a perfect candidate because of the tie-in our Family Self Sufficiency program. This would be the first site in Providence, but two others are planned in addition to one in Woonsocket.

The Director also stated that the PHA is applying for a grant that would fund education and training on the serious bed bug issue.

This will be part of a strong new initiative to work on the bedbug problem building by building and unit by unit. Because some residents are unable to comply with the cleaning required to implement the elimination of bedbugs, the PHA will also be looking for a grant to fund some cleaning services.

Mr. O'Rourke has also met recently with Brown University on three other grants, including a nutrition program, and an asthma program.

Capital Fund Project Status Report

The Executive Director informed the board that all Capital Fund Program projects are going well and on schedule. He stated that details on all of the completed, in-progress and planned projects are available in the Monthly Management Report and the Asset Management Committee report. There will also be a comprehensive slideshow featuring these projects at the Annual Meeting.

Guest Speaker: Curtis Gomes (Resident Owned Business)

The Executive Director introduced Curtis Gomes, a PHA resident and graduate of the Sherwin-Williams Painter Training Program. Mr. Gomes started a painting business and hired seven other graduates of the program to work for him. Mr. Gomes thanked the PHA and the Board of Commissioners for this opportunity, which he says has changed his life. The PHA helped create his business plan and has marketed the new business. At this time Mr. Gomes has received contracts from 3 other housing authorities, and is also painting a

private home. He is working on becoming an installer for a major window manufacturer, which will broaden his customer base and allow him to offer different kinds of training and experience to his employees.

RESOLUTION

Resolution #4195

Resolution authorizing the Executive Director to submit a Social Innovation Fund (SIF) grant application to implement a “Financial Opportunity Center” for Hartford and Olneyville. Commissioner Clarkin moved approval with Commissioner Waters seconding the motion. Commissioner Fields recused herself as LISC is a partner in the grant. 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 to adjourn from Commissioner Taylor, seconded by Commissioner Clarkin. The meeting adjourned at 5:40 PM.

Minutes Submitted and Approved By:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director