

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: January 26, 2012**

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

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:03 PM.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present: Absent:**

**Paul F. Waldman John Igliazzi**

**Dolores Casella Kevin Jackson**

**Dorothy Waters**

**Thomas Ryan**

**JT Taylor**

**Venez Madrid**

**Roger Giraud**

**Hilary Silver**

**Nicholas Narducci**

**Nine members were present constituting a quorum to conduct business.**

## **APPROVAL OF MINUTES (12-01-11)**

**Commissioner Cascella moved to approve the meeting minutes of 12-01-11. The motion was seconded by Commissioner Waters. The chairman called for a vote, and the minutes were approved unanimously.**

## **RESIDENT'S COMMENTS**

**There were no resident comments.**

## **CHAIRMAN'S REPORT**

### **Annual Meeting**

**Chairman Waldman stated that the annual meeting in December was held at the Fabre Line Club and it was a very nice event. The Employees of the Quarters and Year were honored, and he was happy to see everyone who was able to attend.**

### **Board Retreat Dates**

**The Chairman announced that the dates for the Annual Board Retreat are Friday afternoon April 27th through Sunday morning April 29th at the Dan'l Webster Inn in on the Cape in Sandwich. He hopes all the Commissioners will be able to attend.**

### **Board Reappointments**

**Chairman Waldman was pleased to announce that he, Commissioner Silver, and Commissioner Taylor have been reappointed to the board by the Mayor for five-year terms.**

## **COMMITTEE REPORTS:**

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

**Commissioner Madrid presented the committee's report citing major projects underway, and completed Energy Savings projects including the Geo-Thermal feasibility study at Manton Heights, the insulating of attics and basements in all buildings at Chad Brown, and the approval of \$400,000+ grant for insulation at Admiral Terrace. The total amount of grant funds through RI Housing for energy conservation now totals more than \$700,000. [See the attached committee report.]**

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

**Commissioner Giraud stated that the authority is still waiting for HUD to process the CY 2012 subsidy forms and allocation adjustments due to the Allocation Adjustment offset approved by Congress in the 2012 HUD Appropriation Act. Many PHAs filed appeals to request reserve exclusions adding to the burden of the assurance/quality control process. He stated that finances are in line with our budget projections. We are currently operating with an operating reserve. For the first six months of the year, the PHA received 100% of eligible operating subsidy. For January, HUD allocated an amount at 93%. [See the attached committee report.]**

### **Resident Services Committee**

**Commissioner Silver provided a report on activities conducted by the**

**Resident Services Department including the planning for the upcoming Community Job Fair, the funding application submitted to HUD for Housing Counseling, and licensing process for pre-school care at the Thomas J. Anton Community center at Hartford Park. [See the attached committee report.]**

## **EXECUTIVE DIRECTOR'S REPORT**

### **Monthly Management Report**

**The Executive Director presented the November and December MMRs to the board and indicated that all key performance indicators were positive with the exception of rent collections which are down. There was a Property Management meeting yesterday and some of the Managers have been advised to concentrate on raising their rent collection rates. Mr. O'Rourke further explained that the formula used to report the collections data had been changed to include not just rent but all accounts receivable. This makes collections appear to have dipped more than they really have since the beginning of the year, but it is just a more accurate way of looking at the numbers.**

### **Items in Board Packet**

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

- The program for the January 25th press event at the new Education & Training Center located at the Coddington Court development.**

- **The quarterly PHA News Winter 2012 edition.**
- **A Providence Journal article about the new Education & Training Center at Coddling Court.**
- **An article from the Broadband Rhode Island web site featuring the training offered at the PHA computer labs.**
- **A Providence Business News article about the Chad Brown Health Center merging with Providence Community Health Centers.**
- **An article from the New York Times about Smoke-Free Public Housing.**
- **A Washington Post article about the many causes of the decline of public housing.**

### **Presentation of Commissioner Plaques**

**The Executive Director announced that three of the Commissioners were being presented with plaques to commemorate their years of service to the board. Commissioners Silver and Taylor received plaques for their five years of service, and Commissioner Waldman received a plaque for his 20 years of service.**

**Mr. O'Rourke also stated that he considers it a sign of confidence and respect from Mayor Taveras that he reappointed three of our existing commissioners. He also stated that he will be preparing a letter to the mayor thanking him for the reappointments and to inform him of the information provided to commissioners in the Monthly Management Reports.**

### **New Staff Member: Lisa Cancellieri**

**Mr. O'Rourke introduced new staff member Lisa Cancellieri who has been hired as a Paralegal/HR Assistant to work with General Counsel Mark Ouellet, Staff Attorney Michelle Bergin and HR Manager Kim Dawley.**

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

**The Executive Director stated that all of the Capital Fund Program Projects are going well, and that more detailed information can be found in the Monthly Management Report.**

### **FY 2012 HUD Budget: Status**

**Mr. O'Rourke stated that it appears that the PHA will be funded by HUD at no less than the amounts for which we have budgeted, and possibly more.**

### **HUD Security Grant**

**The Executive Director announced that the PHA has applied for a \$250,000 Security Grant from HUD that would allow for the upgrading of existing security cameras and the installation of new ones throughout the developments.**

### **Choice Neighborhood Initiative Status Report**

**The PHA and its partners will be applying for the Choice Neighborhood Initiative Implementation Grant, which will be more difficult to secure than the planning grant, especially since the**

**Manton Heights scores high (86/100) on the REAC physical inspection and we are not demolishing any units. There is also a matching requirement of 5%. If we are selected for an implementation grant, the planning grant amount (\$250,000) will be deducted from the the implementation grant.**

#### **Presentation: Eviction Process and Section 8 Grievances**

**Michelle Bergin, Staff Attorney, presented a slideshow detailing the work she does for the PHA including Tenant-Landlord law, evictions, Section 8 hearings, unemployment hearings, and arbitrations. [See the attached presentation.]**

**Commissioner Silver asked if we have historic data on evictions for comparison. Ms. Bergin stated that this is the first year she has worked at the PHA and that the evictions were handled by outside attorneys previously. The Executive Director stated that the PHA did track evictions during that time and the historical data is available. Commissioner Ryan asked if Ms. Bergin relied on police reports when considering reversing Section 8 terminations. She stated that she often does and that they do carry a lot of weight. Often it is the best information available on which to base a decision. Commissioner Silver asked if the drug dealing and lodgers are also considered as sources of unreported income. Ms. Bergin said that although income can be generated in those ways, it is almost difficult to prove, therefore terminations are usually based on the offenses themselves rather than the unreported income. Mr. O'Rourke asked if the data on**

**the Section 8 hearings handled by General Counsel Mark Ouellet were included in this slide presentation. Ms. Bergin stated that they were not. [See the attached slideshow.]**

### **Presentation: Training & Education Center Grand Opening**

**Melissa Sanzaro, Special Projects Coordinator, presented a slideshow of photos taken at the press conference for the opening of the Education and Training Center at Coddington Court. The event was well attended and the presenters included PHA Executive Director Stephen J. O'Rourke; Gary Bliss from the Providence Department of Planning & Development representing Mayor Taveras; Michael Solomon, Providence City Council President; Dr. Philip Less, Director of Adult Education and GED Programs, Rhode Island Department of Education; Mike Van Leesten, Executive Director, OIC of Rhode Island; Charles Fogarty, Director, Rhode Island Department of Labor and Training; Robert L. Ricci, Esq., Administrator, Workforce Solutions of Providence/Cranston; and Latoya Williams, Graduate of the Home Work Program, PHA Resident and Employee. [See the attached slideshow and program.]**

**Bernice Morris, PHA Education and Training Coordinator, will be participating in a ten minute interview about the Training & Education Center on the TC & Kristin morning show which will air on Sunday February 12th between 7:00 a.m. and 7:30 a.m. on the Public Affairs radio show. This show is carried by all the Clear Channel radio stations at that time including 94 HJY, B101 and Coast 93.3.**

## **RESOLUTIONS:**

**There were no resolutions.**

## **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 Madrid, seconded by Commissioner Taylor. The meeting adjourned at 6:06 PM.**

**Minutes Submitted and Approved By:**

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

**Recording Secretary      Executive Director**