

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, April 25, 2013; 5:30 p.m.**

PHA – Dominica Manor

100 Atwells Avenue

Providence, RI 02903

CALL TO ORDER

Chairman Nicolas Retsinas called the meeting to order at 5:32 p.m.

ROLL CALL

Present:

Nicolas Retsinas
Thomas Ryan
Dolores Cascella
Roger Giraud
John Igliazzi*
Nicholas Narducci*
JT Taylor
Ricardo Patino

Absent:

Hilary Silver
Kevin Jackson
Dorothy Waters

Chairman Retsinas called the meeting to order and stated that the board was temporarily lacking a quorum because council members were at a budget meeting at City Hall. He indicated that the meeting would proceed with official actions deferred until there was a quorum present.

**Commissioner Narducci arrived at 5:45 PM and Commissioner Igliazzi at 6:20 PM bringing the total attendance to eight and completing a quorum.*

APPROVAL OF MINUTES

Chairman Retsinas deferred action.

RESIDENT'S COMMENTS

Commissioner Cascella commented that Mayor Tavares made a visit to Dominica Manor to meet and speak with the residents.

Chairman's Report

Chairman Retsinas commented on how he met with Manton Heights Resident Planning Committee and spoke with them in regard to the possible development of Choice Neighborhood Initiative making sure that the residents are a large part of the CNI process.

Secondly, the Chairman stated that he has been in contact with the U.S. Department of HUD regarding the budgetary impacts. He will be meeting with them to share our progress and issues that lie ahead.

INTERIM EXECUTIVE DIRECTOR'S REPORT

Director Tavares reported on the Federal Sequester budget reductions which may reduce the PHA's federal funding by 20%. He feels confident that we will get through the remaining fiscal year which ends on June 30th. The FY2014 starting July 1st will pose to be a challenge. Our finance department, and the Leased Housing Section 8 Department, is keeping open communications with HUD to see what the ramifications will be and how best to address the challenge in the new budget. He reported that the PHA has instituted an immediate hiring freeze with only essential vacancies being filled and also all non-essential spending has been curtailed.

The Director also had some positive information to pass on to the board.

- First, the laborer's union contract was finally ratified and expected to be signed soon, which will bring all four union contract negotiations to completion. Director Tavares thanked the laborers and all the other unions for their cooperation.
- Secondly, the US Department of Justice completed their review of Qui-tam allegations against the PHA and concluded that they will not be intervening in the matter and will determine the matter closed.
- Third, back in November a PHA employee filed a complaint and made allegations with the Boston Office of HUD against the PHA. HUD asked us to review, respond and to affirm that the PHA was in compliance with HUD regulations. We did so and HUD has accepted the PHA response and now considers that matter closed.

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud)
- Resident Services: (Comm. Silver)
- Capital Improvements: (Comm. Cascella)
- Executive Committee: (Chair Retsinas) Verbal Report
There have been a number of firms interested in the process of finding a permanent Executive Director. The deadline for responding to the RFP is May 10th. He will report an update at the next Board Meeting on May 23rd.

RESOLUTIONS:

None

OLD BUSINESS

NONE

NEW BUSINESS

As suggested by the Chairman, a feature of the monthly meetings will be a presentation of a department of the PHA. Director Tavares introduced, Sorrel Devine, Director of Resident Services. Sorrel gave a presentation of the programs they have for the residents and youth. An interesting and important note is that most or all of the funding for running the programs is through federal and private grants.

Commissioner Narducci voiced some concerns with the after school program. He stated that there are over 600 kids in the Chad Brown school district yet there are only 135 kids that are being served. Ms. Devine explained that The Providence after School Alliance 'PASA' goes to the schools and hands out permission forms. The kids that bring back the parent signed forms are allowed to participate in the program. She said there is no cap on enrollment; all kids are invited if they all bring back their signed forms. Commissioner Narducci would like to understand how \$400,000.00 is being spent on only 135 kids. He doesn't feel that the program is serving all the kids as it should. Chairman Retsinas said that we will look into his concerns.

Chairman Retsinas stated with the attendance of Commissioner Narducci, there is a quorum to consider the minutes. The Chairman asked for a motion to accept and approve the minutes of 3/28/13 and 2/28/13, the motion was made by Commissioner Narducci, seconded by Commissioner Patino. The minutes were approved with a unanimous voice vote.

Chairman Retsinas thanked Miriam Madera for her translating the meeting to the residents and Frank Manfredi for the use of Dominica Manor.

Commissioner Narducci asked if he could get a copy of the tenant lease. He has a concern in regards to tenant guests who violate the lease agreement. He voiced his concern with problems with drugs and shootings at Chad Brown.

Commissioner Taylor commented that there is a one-strike law and tenants are responsible for their guests. She voiced her concern from the Property Managers that they do adhere to the policy, but when they get to court the Judges are dismissing the cases.

Chairman Retsinas said he will commit to getting a copy of the lease to Commissioner Narducci and asked that the Commissioner get him the addresses to where the drug and violence situations are happening. He also wants a report from the security office.

Chairman Retsinas welcomed Commissioner Iglizzi to the meeting.

Melissa Sanzaro, Director of Special Projects, commented that per HUD regulations, she handed out the FY2013 Annual Plan to the board which was approved at the March 28, 2013 meeting.

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn, and the motion was made by Commissioner Narducci, seconded by Commissioner Iglizzi. Said motion passed with a unanimous voice vote.

The meeting adjourned at 6:31 p.m.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Interim Executive Director