

East Providence Housing Authority

REGULAR MEETING

May 19, 2009

The Regular Meeting of the Board of Commissioners of the East Providence Housing Authority was held on the above date at Harbor View Manor. The meeting was called to order at 5:00PM by Chairman Richard Smith.

The Pledge of Allegiance was lead by Executive Director Paul Tavares and recited by those in attendance.

ROLL CALL:

Present: Chairman, Richard Smith, Vice Chairperson, Marianne Barao, Commissioners, Antero Braga, John Faria, Dorothy Tillou, Anthony Palumbo, Lynn Vargas and Director Paul Tavares

APPROVAL OF MINUTES:

Regular Meeting – April 7, 2009, Motion by Commissioner Faria to accept the minutes as presented, Second by Commissioner Palumbo. All Commissioners voted aye.

PRESENTATIONS:

None

DIRECTOR'S REPORT:

Commissioners were given a report as to the result of the recent 2008 HUD REAC property inspection compared to last years which is identified as 2007. The report is as follows:

REAC INSPECTIONS

<u>PROJECT</u>	<u>2007 SCORE</u>	<u>2008 SCORE</u>	<u>POSSIBLE SCORE</u>
Goldsmith Manor	58B	63B	65.8
Warren Avenue	85B	61C	63.8
Harbor View manor			
City View Manor	89B	81B	88.5
Duplexes	70C	76B	86.6
Totals	302 - 99%	281 - 92%	304.7

B = One or more non life threatening Health and safety deficiency

C = One or more life threatening Health and safety deficiency

Most observed defects (projected)

WINDOWS:	Missing/deteriorated caulking/seals/glazing compound	25.10%
DOORS:	Damaged hardware/locks	11.80%
WINDOWS:	Inoperable/ Not Lockable	9.10%

A motion was made by Commissioner Braga, Seconded by Commissioner Tillou to accept the report as presented. All commissioners voted aye.

Director Tavares discussed with the commissioners the ongoing Federal Stimulus Fund application process. He informed them of identified priorities as to our facility needs. As recommended by James Castellucci they would be as follows:

- Building Enveloping, - Exterior brick pointing, caulking and weather proofing.
- Replacement Windows – Newer energy efficient
- Replacement Roof – City View Manor
- Exterior Stair well - City View Manor
- Energy Star Appliances – Replace refrigerators purchased in 2000 or before

Director Tavares then answered various questions about windows and appliance repairs from Commissioner Braga and Commissioner Palumbo mentioned concerns about windows and dust particles at City View. It was resolved that the Commissioner would be kept apprized of all developments as related to the Stimulus Funds and improvement projects. A motion was made by Commissioner Palumbo and Seconded by Commissioner Faria to accept the Directors report as presented. All Commissioners voted in favor.

PUBLIC HOUSING VACANCY REPORT

Lori Pontus reported that there are 7 vacant units and a total of 236 individuals on the waiting list. There are 3 applicants waiting who have three preferences, 14 with two, 78 with one and 138 with zero preference. Commission Barao moved and Commission Vargas seconded a motion to accept the Vacancy Report as presented. Motion carried.

SECTION 8 OCCUPANCY REPORT

Terry Correia reported that there were 763 on the Section 8 waiting list, the list purging process was continuing and expected to be done in the next several months. She also informed the Commissioners that we have received our funding commitment for this year which evidenced and increase of \$26,900.00 from the previous year. The total commitment is for \$1,108,099.00. She said that she hopes that we will be able to issue another 20 to 25 vouchers. A motion was made by Commissioner Faria, Seconded by Commissioner Palumbo to accept the Section 8 Report as presented. Said motion was approved unanimously.

PAID BILL REPORT

Director Tavares noted two items in the Paid Bill Report. The first was **\$1,000.00** to Shaw's Super Market. This was to purchase food gift cards for tenants in need and was paid for with the proceeds of a Rhode Island General Assembly Legislative Grant. The second item was **\$46,638.00** to Freeport General Contractors. That was the total for work done on three apartments, a refurbished new kitchen at a duplex unit and fire damage restoration at City View Manor. Commissioner Faria moved and Commissioner Vargas seconded a motion to approve the April Paid Bill Report in the amount of **\$187,818.74**. All Commissioners voted in favor.

UNFINISHED BUSINESS:

None

REQUISITIONS:

None

RESOLUTIONS:

No. 458 Whereas, it is the desire of the East Providence Housing Authority approve original Capital Fund Budget and Five Year Plan for 2009. Commissioner Faria moved that Resolution 458 be finally adopted as introduced and read. The motion was seconded by Commissioner Palumbo. The question being upon the final adoption of the Resolution the roll was called with the following results: Seven in favor, none against, motion carried unanimously.

NO. 459 Whereas, it is the desire of the East Providence Housing Authority to approve the PHA Annual Plan for Fiscal Year 2009. Commissioner Braga moved that the Resolution 459 be finally adopted as introduced and read. He further moved that said PHA Plan would remain open for inspection and comment until July 10, 2009. If needed, the Commission would meet and amend the plan accordingly. The motion was seconded by Commissioner Barao. On a roll call vote all Commissioners voted aye and Chairman Smith declared resolution 459 adopted.

NEW BUSINESS

On a motion by Commissioner Faria and Seconded by Commissioner Braga, a two year Trash Removal contract was awarded to the low bidder, Allied Waste Services in the amount of \$70,134.00. On a roll call vote, the motion passed with all Commissioners voting in favor.

Commissioner Faria reported to the Commission on the quality and content of a recent conference which he attended.

ADJOURNMENT

Commissioner Faria moved and Commissioner Braga seconded a motion to adjourn the meeting at 5:45PM. Said motion was approved.

Respectfully submitted,

Paul J. Tavares
Executive Director/Secretary

Transcribed by pjtavares