

February 5, 2013

**East Providence Housing Authority**  
**REGULAR MEETING**  
**December 18, 2012**

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 **4:30PM** by Chairman Richard Smith.

The Pledge of Allegiance was lead by Executive Director Theresa Correia and recited by those in attendance.

**ROLL CALL:**

Present: Chairman, Richard Smith, Vice Chairperson, Lynn Vargas, Commissioners, Antero Braga, Luci Stoddard, John Faria and Executive Director Theresa Correia.

Excused: Commissioner's Patricia Diffley, Dorothy Tillou

**RESIDENT & PUBLIC CONCERNS:**

None

**APPROVAL OF MINUTES:**

Regular Meeting 11/20/12: Motion by Commissioner Faria to accept the minutes as presented, seconded by Vice Chair Vargas. All Commissioners voted aye.

**DIRECTOR'S REPORT:**

Director Correia reported on the following:

- Director Correia updated the board on the status of the 2012 Operating Reserve Litigation. 350 PHA's from 46 states make up the plaintiff list. Once complaint is filed, attorney will notify us.
- The bed bug situation at Harbor View has subsided. No new cases reported. Aggressive treatments on units that had an infestation and those that did not, have been extremely effective. A tenant informational meeting was also held at City View/Goldsmith Manor and was very well received. Correia informed the board that there are cases being reported in City View Manor that are also being treated aggressively.
- On 12/3/12 4 cars were vandalized in the parking lot at Harbor View Manor. Damage included slashed tires and smashed windows. A tenant in the building did see someone by one of the cars, however did not know his name, therefore no arrest was made. On 12/4/12 there was another incident in the building's front lobby. A tenant confronted two tenants in the lobby and a third in the office, which was witnessed by Housing Specialist Xavier. Correia informed the board that EPHA will take all measures necessary to assure that the tenants' rights to peaceful living conditions is not threatened. Conversation ensued and several board members impressed upon following up with eviction if necessary. Chairman Smith expressed the importance of the tenants reporting any suspicious activity immediately to the office. Commissioner Faria expressed the importance of protecting the residents.
- Correia informed the board that the Security Grant application had been submitted to Dept. of Elderly Affairs. Six grants of \$14,290 each are being awarded. All wards are weighed by points, 50 of those being for demonstration of need. Given the recent vandalism, proximity to wooded areas, and rear of shopping plaza, Correia felt there was a good chance that EPHA would be chosen.
- REAC Inspections are now complete. The final inspection was done at City View Manor. Correia informed the board that she anticipated a much higher score than previous year, as only a few deficiencies were found. She went on to mention that HUD had emailed her asking why so few deficiencies. Her response was that it was attributable to due diligence on the part of the tenants in reporting and the maintenance department's response to repairs.

February 5, 2013

Prior to making a motion to approve the Directors report, Commissioner Faria commended Director Correia and the staff on the superb work they have done over the past year. Correia acknowledged his praise and went on to say that it is a result of all staff working together with the best interest of the housing authority in mind.

Commissioner Faria made a motion to accept the director's report as presented. A second was made by Commissioner Stoddard. The motion carried.

### **PUBLIC HOUSING VACANCY REPORT**

Commissioner Faria moved and Commissioner Braga seconded a motion to approve the report. The motion carried.

### **SECTION 8 OCCUPANCY REPORT**

A motion was made by Commissioner Stoddard, seconded by Vice Chair Vargas to accept the report as presented. The motion carried.

### **FAMILY SELF SUFFICIENCY REPORT**

A motion was made by Commissioner Faria, seconded by Commissioner Stoddard to accept the report as presented. The motion carried.

### **PAID BILL REPORT**

**November 2012 - \$197,150.34** A motion was made by Vice Chair Vargas, seconded by Commissioner Faria to accept the report as presented. The motion carried.

### **REQUISITIONS:**

None

### **APPROVALS**

- a. Smoke Free Housing Policy Implementation: After a brief explanation by Director Correia, a motion was made by Commissioner Faria to go forward with the steps to implement a Smoke Free Housing Policy. Second was made by Commissioner Stoddard. By a voice vote the motion carried unanimously.

### **ADJOURNMENT**

At 5: 05PM upon a motion by Commissioner Faria with a second by Commissioner Stoddard, the meeting was adjourned. All Commissioners present voted in favor.

Respectfully submitted,

---

Theresa M. Correia  
Executive Director  
Transcribed by tmcorreia