

East Providence Housing Authority
REGULAR MEETING
January 26, 2016

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 **4:00PM** 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 Chairman John Faria, Commissioners Antero Braga, Luci Stoddard, Valarie Lawson, Eileen Bowden, Cynthia Faria, and Executive Director Theresa Correia.

Also in attendance: Attorney Louise Marcus and Fee Accounting firm, Chaput & Feeney.

RESIDENT & PUBLIC CONCERNS:

Resident inquired as to the condition of the brick on the exterior of the south stairwell, at approximately the 8th floor. He stated that he could see cracks and was worried that the brick was loose. He then asked if there was an issue with the front doors. He stated that they could be pushed open when leaving the building. . He also expressed his concern of tenants loitering in the lobby and asked flowers could be planted on the property.

APPROVAL OF MINUTES:

Regular Meeting – 12/15/15: A motion was made by Vice Chair Faria to accept the minutes as presented, seconded by Commissioner Lawson. All Commissioners present voted aye.

DIRECTOR'S REPORT:

Director Correia reported on the following:

- Director Correia updated the board on the authority's non-compliance, and non-payment of rent issues. Atty. Louise Marcus who is working closely with both Section 8 and Public Housing departments, was present to elaborate on addressing late rent payments, non-compliance of residents either by policy violations, such as the No Smoking Policy, or where alcohol abuse disturbs the right to peaceful enjoyment of the premises.
- The EPHA annual audit is set to begin on 2/16/16. The firm of Guyder-Hurley will once again be performing the audit.
- Work in the common areas of City View Manor has begun. Floors 11 and 10 have been abated and painted. Asbestos abatement will continue on floors 9 thru 2 beginning 2/1/16. Project is going as planned. The residents have come forward to comment on how nice it looks and how well the work areas are being cleaned up at the end of the day.
- Correia informed the board that they had once again received a \$14,290.00 grant from the Department of Elderly Affairs for security. The funds will be used to upgrade the system at the Warren Avenue Apartments.
- Correia directed the board to the newly designed PHA wide, snapshot report in their packet. Requested feedback from commissioners. Chaput & Feeney were present to elaborate and answer questions.

A motion was made by Vice Chairman Faria to accept the report as presented. Seconded by Commissioner Stoddard. All Commissioners present voted aye.

PUBLIC HOUSING VACANCY REPORT

A motion by Vice Chairman Faria to accept the report as presented. Seconded by Commissioner Lawson. All Commissioners present voted aye.

HOUSING CHOICE VOUCHER REPORT

A motion was made by Commissioner Stoddard to accept the report as presented. Seconded by Commissioner Bowden. All Commissioners present voted aye.

2/23/16

HOUSING CHOICE VOUCHER FSS REPORT

A motion was made by Commissioner Braga to accept the report as presented. Seconded by Commissioner C. Faria. All Commissioners present voted aye.

PAID BILL REPORT

December 2015- \$152,922.36 A motion was made by Commissioner Stoddard to accept the paid bill report as presented, seconded by Vice Chair Faria. All Commissioners present voted aye.

NEW BUSINESS

NONE

Adjourn

At 4:35pm upon a motion by Commissioner Stoddard and second by Commissioner Braga, the meeting was adjourned. All Commissioners present voted in favor.

Respectfully submitted,

Theresa M. Correia
Executive Director
Transcribed by tmcorreia