The Regular Meeting of the Board of Commissioners of the East Providence Housing Authority was held on the above date at City 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, Commissioners Antero Braga, Luci Stoddard, Eileen Bowden, Valarie Lawson, Cynthia Faria and Executive Director Theresa Correia.
Excused: Vice Chairman John Faria

RESIDENT & PUBLIC CONCERNS:
NONE

PRESENTATION
NONE

APPROVAL OF MINUTES:
Regular Meeting – 6/20/17: A motion was made by Commissioner Stoddard to accept the minutes as presented, seconded by Commissioner Braga. All Commissioners voted aye.
Special Meeting – 7/11/17: A motion was made by Commissioner Stoddard to accept the minutes as presented, seconded by Commissioner Lawson. All Commissioners voted aye.

DIRECTOR’S REPORT:
Director Correia reported on the following:

Correia reported that the CV balcony project was completed. A few minor punch list items remain to be done. Overall Correia reported being satisfied with the work performed by East Coast Masonry.

The director referred to board to the FYI section of their packets, where there was information regarding the RI Open Meeting Laws and how they are changing for 1/1/18. She noted that the 2 changes were NOT including weekends in the 48 hour posting time frame and requirement to file minutes within 35 days of a regular scheduled meeting.

HUD REAC inspectors have reached out to EPHA and inspections have been scheduled as follows:
Goldsmith Manor on October 19th
Harbor View Manor/Warren Ave. on November 16th.

Correia reported that the final PHAS scores had been released and EPHA had once again scored a 94 and remains at High Performer status. She went on to say how hard the staff have worked over the years to maintain this status, a status that has been seen in years 2010, 2012, 2013, 2014, 2015, and now 2016. She added that REAC scoring of the units/buildings plays a huge part as it is 40% of the overall score. It is crucial that residents report issues and maintenance staff stays on top of those repairs. We look for continued high scoring and resident cooperation.

The director reported that a member of the maintenance staff had been out on medical leave for 6 weeks. She reported that he had fully recovered and would be back to work on October 2nd.

Correia brought up the cockroach issue that EPHA had been having, confined to one or two units. She expressed how frustrating it has been for all concerned, attempting to eliminate the pest over the past few months. She assured the board that the EPHA was doing all it could, both working with professional exterminators and inspecting and educating affected residents, to eradicate this “beast”.
Correia was delighted to report that the courts ruled in favor of the 350 PHA's (plaintiffs) in the operating reserve litigation and EPHA would be receiving approximately 80% of their 2012 operating subsidy or roughly $800,000.00. These funds were held by HUD when an allocation adjustment was made based on the amount of so-called “excess” operating reserves that the PHA’s each had. Correia stated that it was her understanding that the funds could be used for “housing purposes” but has yet to receive clarification. Regardless, as capital funds continue to decline; these monies will be able to satisfy large capital needs that the EPHA has. The funds are expected to be wired into an account that we opened, shortly.

Procurement for Trash Collection Services and Physical Needs Assessment/Energy Audit are due in the coming weeks.

Contract negotiations began this week. We hope to have something for the next meeting in October.

A motion was made by Commissioner Bowden to accept the report as presented. Seconded by Commissioner C. Faria. The motion carried.

PUBLIC HOUSING VACANCY REPORT
A motion was made by Commissioner Stoddard voted to approve the vacancy report. That motion was seconded by Commissioner Braga and passed unanimously.

HOUSING CHOICE VOUCHER REPORT
Rose Ott reported on the status of the centralized waiting list. After some conversation a motion was made by Commissioner Stoddard to accept the report as presented. Seconded by Commissioner Braga. The motion carried.

HCV/PH FSS REPORT
A motion was made by Commissioner Lawson to approve the HCV FSS report as presented. Seconded by Commissioner C. Faria. The motion carried.

FINANCE REPORTS
Paid Bill- June 2017 - $134,341.36
Commissioner Braga questioned costs to landscaper. Correia reported that the billing from landscaper was from work done in the spring. Correia agreed to provide copy of the bills for the next meeting. Conversation ensued after which a motion was made by Commissioner Lawson to approve the report. That motion was seconded by Commissioner C. Faria and passed unanimously.

Paid Bill- July 2017 - $201,362.13
A motion was made by Commissioner C. Faria to approve the report. That motion was seconded by Commissioner Bowden and passed unanimously.

Paid Bill- August 2017 - $202,005.57
A motion was made by Commissioner Stoddard to approve the report. That motion was seconded by Commissioner Bowden and passed unanimously.

RESOLUTIONS
#525: HCV 2018 Payment Standards
After a brief explanation by Rose Ott and questions from the board, a motion was made by Commissioner Lawson to approve the payment standards. That motion was seconded by Commissioner Stoddard and passed unanimously.
#526: FY2018 Operating Budget
After an explanation by Director Correia, a motion was made by Commissioner Braga to accept the budget as presented, seconded by Commissioner C. Faria. All Commissioners present voted aye.

**APPROVALS**
FYE 2016 PILOT: $99,698.18
A motion was made by Commissioner Stoddard to approve the payment, seconded by Commissioner Lawson. All Commissioners voted aye.

FYE 2017 Write-Offs: $11,535.36
Correia explained the process of reporting any unpaid rent and fees to HUD website. She went on to say that in the event a former tenant attempted to lease up elsewhere at any time, they would not be able to unless they satisfied their debt with that agency. A motion was made by Commissioner Braga to accept the budget as presented, seconded by Commissioner Stoddard. All Commissioners voted aye.

**FYI**
May 2017 thru July 2017 Financial Snapshots
State of RI Open Meetings Act changes
5 Year Capital Fund approval letter from HUD
FYE 2016 PHAS Score Report/High Performer

At 5:00pm, upon a motion by Commissioner Stoddard and seconded by Commissioner Braga, the meeting was adjourned. All Commissioners present voted in favor.

Respectfully submitted,

Theresa M. Correia  
Executive Director  
Transcribed by tmcorreia