

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE EIGHTH DAY OF JUNE, 2006

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Florence Gray Center, One York Street, at 4:30 p.m. on June 8, 2006.

PRESENT:           Commissioner Jan Shapin  
                      "           Rodney P. Bowley  
                      "           John J. Crowley, Jr.  
                      "           Elizabeth Fuerte  
                      "           Jade Hall  
                      "           Frank Landry

ALSO PRESENT:    Attorney       Joseph J. Nicholson, Jr.

ABSENT:           Commissioner Joseph T. Houlihan

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, the Minutes of the Regular Monthly Meeting of May 11, 2006 were approved.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, the Minutes of the Executive Session of June 1, 2006 were approved.

The itemized monthly bills reports were presented to the Commissioners.

Upon a motion by Commissioner Landry, seconded by Commissioner Fuerte, and unanimously carried, payment of the bills was approved.

The Chair recognized Community Oriented Policing Officer, Anthony Piermont, who provided the Commission with a copy of his monthly report and a verbal summary of activities within the developments.

Officer Piermont informed the Commissioners that a number of arrests were recently made subsequent to the conclusion of a ten-month narcotic investigation in the north end of the city.

The Secretary informed the Commissioners that staff, along with members of the Newport Police Department and legal counsel, met to review the arrests that were made and an aggressive eviction action has been implemented for households in the Authority's developments that were involved in this activity.

Upon a motion by Commissioner Crowley, seconded by Commissioner Hall, and unanimously carried, the C.O.P. monthly reports were accepted.

Commissioner Bowley requested that the Minutes reflect his pleasure at the action taken by staff and Officer Cortes prohibiting a registered sex offender from the Chapel Terrace development as indicated in Officer Cortes' monthly report.

The Secretary reviewed with the Commissioners the Consent Calendar items which included the Occupancy, Applications, and May Collection Loss Reports.

The Director of Finance indicated that with regard to the Collection Loss Report, a revision was made to the format to coincide with the grouping of developments and cost centers.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, the Consent Calendar items were approved.

The Secretary provided the Commissioners with a copy of the score sheet that was prepared following the first round of interviews for a developer for Phase IV of Newport Heights.

The Chair suggested that comments may be received regarding any modifications of the scoring sheet, followed by a decision as to the preferred developer.

Commissioner Landry made a motion to select Valley Affordable Housing as the developer for Newport Heights Phase IV, which motion was seconded by Commissioner Hall.

Commissioner Bowley requested clarification regarding the limited equity coop, specifically that there will be no land transfer, or sale of land currently owned by the Authority, to any developer or individual and further, that title for such land will remain the property of the Authority.

The Chair confirmed that there is no land sale and that it will be a long-term land lease similar to what the Authority entered into with Trinity Financial.

The Chair indicated that once a developer has been selected the Authority will enter into a contract that will be structured similarly to the contract we have with Trinity.

Commissioner Landry amended his motion to specify that the selection of Valley Affordable Housing is contingent upon a developer agreement, and must include all members of the development team.

Following discussion concerning the proposed limited equity coops, a motion was made by Commissioner Landry to: 1) select Valley Affordable Housing as the developer subject to the condition that no land will be transferred under sale; 2) that all partners in the development team will be approved by this board and be a part of the contract; and 3) that a process of resident participation will be involved in the design. Said motion was seconded by Commissioner Hall and carried on a four to one vote with Commissioner Crowley opposed.

Commissioner Bowley requested that for future purposes the term "homeownership" be discontinued and more specific language used for clarity to prospective homebuyers.

The HOPE VI Director stated that HUD's position is that because we received additional points in our HOPE VI grant application by committing to homeownership during the HOPE VI phases, we are obligated to incorporate some type of homeownership into Phase 4.

The HOPE VI Director indicated that we have several options to fulfill our obligation to HUD for homeownership, a limited equity coop may be considered as homeownership; providing mortgage assistance to residents who wish to purchase homes outside of the community; or building single family units or condos for homeownership, however, if a homeownership in Phase 4 is not included, HUD has stated it will not release any funds.

The HOPE VI Director stated that the developer should be consulted for input as to how the Authority might fulfill its obligation to HUD to provide some type of homeownership in this phase.

Following further discussion and clarification, Commissioner Crowley requested that his vote to the aforementioned motion be changed from a Nay to a Yea.

The Secretary informed the Commissioners that an amendment is required to a previous Resolution, Number 1002, Section 8 Payment Standards. The one and three-bedroom units were miscalculated at 110% of current fair market value and should be \$836 for the one-bedroom and \$1,402 for the three-bedroom as opposed to the previous calculations of \$839 and \$1,404 respectively.

The following amended Resolution was introduced by Commissioner Crowley, it being Resolution No. 1002. Same was read aloud and in full by Commissioner Crowley and considered by the Commissioners.

#### Resolution No. 1002

WHEREAS, the Housing Authority of the City of Newport updates the Section 8 Payment Standard as required by 24CFR 982.505; and

WHEREAS, the following new Fair Market Rents are final effective October 1, 2005:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
623	760	939	1275	1648	1895	2142

WHEREAS, The Housing Authority's payment standards are set at 110% of the current FMR;

NOW, THEREFORE, BE IT RESOLVED, that the Section 8 Payment Standard, based on 110% of current fair market, is as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
685	836	1033	1402	1813	2084	2356

Commissioner Crowley moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Hall, and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
" Bowley	
" Crowley	
" Fuerte	
" Hall	
" Landry	

The Chair thereupon declared said motion carried and said Resolution adopted.

The HOPE VI Director informed the Commissioners that Phase 1 at Newport Heights has five vacancies consisting of families requesting transfers to larger bedroom units in Phase 2. There are twenty vacancies in Phase 2, the majority being market-rate units. The Phase 3 construction report will be provided by the Director of Maintenance, and a developer has been selected for Phase 4.

The HOPE VI Director informed the Commissioners that under the CSS program, a Notice of Funding Availability was prepared however, after meeting with the CSS staff, she would like to make a recommendation that the Authority extend the Boys and Girls Club contract for one additional year without going out for proposals. Proposals will still be solicited for job development services and this NOFA will be published by the end of June. Quotes will also be solicited for mental and behavioral health services which include substance abuse services.

The HOPE VI Director informed the Commissioners that the Neighborhood Networks Center is gearing up for the summer camp program for kids. This is a four-week camp program at a cost of \$25.00 per person for four weeks or \$10 per person per week. A computer training course has been developed for staff and a number of staff members have signed up for this training. Due to summer vacation schedules the Authority is considering postponing the training until the fall.

The HOPE VI Director stated that with regard to the Section 3 program she plans to modify this report in response to some requests to provide additional information.

The HOPE VI Director provided the Commissioners with a copy of a modified contract with Abt Associates to provide additional HOPE VI program manager services. Funds for these additional services will come from the case management budget for EBCAP (\$14,000) and HOPE VI (\$50,000) budgets for a total of \$64,000.

Commissioner Hall added that the Neighborhood Networks Lab is applying for a 501(c)(3), non-profit status to sustain its services beyond the HOPE VI grant.

Following discussion regarding the contract extension with Abt Associates, the Secretary suggested that an amendment to the contract be made approving the \$64,000 as budgeted, and changing the conclusion date from March 31, 2007 to September 30, 2008.

A motion was made by Commissioner Landry, seconded by Commissioner Fuerte, and unanimously carried, authorizing the contract extension for Abt Associates in the total amount of \$64,000, and extending the date from March 31, 2007 to September 30, 2008.

The HOPE VI Director presented the Commissioners with a copy of the contract extension with the Boys and Girls Club of Newport County and recommended approval in the amount of \$88,750.

Upon a motion by Commissioner Crowley, seconded by Commissioner Hall, and unanimously carried, the contract extension with the Boys and Girls Club was approved in the amount of \$88,750.

The Director of Finance presented to the Commissioners copies of the Investment, Budget Review, Rental Income, Grant Fund Expenditure, HOPE VI Spending Summary, and the Medical Trust Investment Reports. A copy of the Section 8 Voucher Program monthly report was also provided.

The Director of Finance informed the Commissioners that the Park Holm management and Section 8 offices will be relocating on Friday to the former Building of Hope at One Park Holm. Computer equipment and telephone services have been installed.

The Secretary thanked both Tim and Terry Gallagher for their efforts in this relocation.

The Director of Finance provided the Commissioners with a copy of the FYE 3/31/06 financial statements and reviewed various line items with them. He responded to questions and informed the Commissioners that HUD changed their funding cycle from a fiscal year to a calendar year beginning in January of this year.

Upon a motion by Commissioner Fuerte, seconded by Commissioner Hall, and unanimously carried, the FYE 3/31/06 financial statements were approved.

The Director of Finance informed the Commissioners that the Authority received updated information from HUD to include the sixty-four units in Phase 2 that become subsidy eligible on July 1<sup>st</sup> of this year. A Resolution is required approving the revised calendar year 2006 operating subsidy.

The following Resolution was introduced by Commissioner Crowley, it being Resolution No. 1012. Same was read aloud and in full by Commissioner Crowley and considered by the Commissioners.

Resolution No. 1012  
(see attached)

Commissioner Crowley moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Hall, and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
" Bowley	
" Crowley	
" Fuerte	
" Hall	
" Landry	

The Chair thereupon declared said motion carried and said Resolution adopted.

The Director of Maintenance provided the Commissioners with a copy of his monthly report.

The Director of Maintenance provided the Commissioners with a progress report on the miscellaneous mechanical renovations and informed them that the spence valve has been installed in the Donovan Manor boiler room and that completes that job. A walk-through with the mechanical contractor, Lincoln Energy, will be performed and this work should be complete by the next monthly meeting.

The Director of Maintenance provided the Commissioners with a progress report on the fire alarm upgrade work being done by Aurora Electric. Some heat detectors had to be changed at Coddington Street as requested by the fire department. Chapel Street is almost complete and will be scheduled for testing next week then work on Edgar Court and Pond Avenue can begin.

The Director of Maintenance provided the Commissioners with a progress report on the sidewalk replacement job. Weather initially delayed this work but it is now underway beginning at the rear of Donovan Manor.

The Director of Maintenance informed the Commissioners that with regard to the dumpster enclosures, the Executive Director met with residents at Chapel Terrace and materials have been selected. Work should begin next week.

The Director of Maintenance informed the Commissioners that regarding construction in Phase 3 of Newport Heights, paving is presently the main focus. Winslow Place is still on schedule for the end of July. The vacated section of Phase 4 is totally enclosed with fencing.

Commissioner Hall expressed concern that the main entrance to the mid-rise building does not have handrails.

The Secretary indicated that code requires a handrail if there are three stairs or more and that does not apply in this instance. Additionally there is also a ramp leading from the main entrance.

The Director of Maintenance stated that he will address this issue with both Trinity and Maloney Properties at his next meeting with them.

A resident in the audience, Cindy Warren, addressed the Commission on behalf of her fellow residents and she expressed concern about the growing vandalism problem at the Donovan Manor.

The Secretary stated that this matter has been discussed with staff and the Community Oriented Policing officer for that area as well as Hope Security personnel.

The Director of Maintenance stated that he will make arrangements to have an additional camera installed to help monitor activities.

The Director of Social Services provided the Commissioners with a copy of her monthly report.

The Director of Social Services informed the Commissioners that each year Stop and Shop sponsors fund raising activities and the proceeds are donated to both the Florence Gray Center and the Rhode Island Food Bank. She informed them that a donation was recently received for the Florence Gray Center in the amount of \$2,591.00.

The Director of Social Services informed the Commissioners that on June 21<sup>st</sup> there will be an International Cook-Off held at the Sullivan School and extended an invitation to everyone.

The Director of Social Services informed the Commissioners that the Boys and Girls Club is holding their awards ceremony this evening and seventy-five members will be presented with awards for various activities.

The Director of Social Services informed the Commissioners that she, along with the Executive Director and HOPE VI Director, met with staff at Salve Regina in an effort to implement a mentoring program which is planned to start in September.

Commissioner Bowley requested that the Director of Social Services contact the Department of Health and arrange for someone from that department to introduce a program for residents that will inform them of the seriousness of lime disease and methods they can utilize to prevent it.

The Director of Social Services indicated that she would also include this information in the monthly resident newsletter.

Elizabeth Fuerte, President of the Newport Resident Council, informed the Commissioners that they are still trying to recruit resident volunteers for the board election process this year.

Commissioner Hall indicated that prior to any election of new board members, an audit or inventory of Resident Council property be performed.

The Chair indicated that this is a matter that the Resident Council should address internally but it will be duly noted in the Minutes.

Upon a motion by Commissioner Landry, seconded by Commissioner Fuerte, and unanimously carried, the Commission moved to closed session in accordance with RIGL §42-46-5(a)(1) to discuss a personnel matter.

Upon a motion by Commissioner Landry, seconded by Commissioner Fuerte, and unanimously carried, the Commissioners returned to open session and the Chair announced a general description of the executive session.

Upon a motion by Commissioner Fuerte, seconded by Commissioner Landry, and unanimously carried the meeting adjourned at 5:55 p.m.