

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TWENTY-EIGHTH DAY OF JUNE, 2007

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, Newport at 4:30 p.m. on June 28, 2007.

Roll call followed:

PRESENT:	Commissioner	Jan Shapin
	"	Rodney P. Bowley
	"	Frank Coleman
	"	Frank Landry

ABSENT:	Commissioner	John J. Crowley, Jr.
	"	Jade Hall

ALSO PRESENT:	Attorney	Joseph J. Nicholson, Jr.
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Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, the Minutes of the Regular Monthly Meeting of May 10, 2007 were approved.

Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, the Minutes of the Special Meeting of May 29, 2007 were approved.

Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, the Minutes of the Special Meeting of June 12, 2007 were approved.

The monthly bills report was presented to the Commissioners.

Following review, a motion was made by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, authorizing payment of the bills.

The Chair recognized the monthly report provided by Officer Piermont for the Park Holm and Tonomy Hill developments.

Upon a motion by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried, Officer Piermont's monthly report was accepted.

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

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

The Secretary presented to the Commissioners a report submitted by screening committee member, Commissioner Crowley, regarding the procedures utilized by the committee with respect to their review of proposals submitted to provide elderly security services.

In his report, Commissioner Crowley indicated that the committee conducted interviews on June 20th and that they will meet again on July 11th for evaluation purposes. A recommendation will be made to the board at the August meeting for a contract award to be effective September 1st.

The Secretary presented to the Commissioners a Resolution in recognition of Commissioner Fuerte's efforts during her tenure on the board.

The following Resolution was introduced by Commissioner Bowley, it being Resolution No. 1024. Same was read aloud and in full by Commissioner Bowley and considered by the Commission.

Resolution No. 1024

WHEREAS, on June 25, 1998 David Gordon, as Mayor of the City of Newport, Rhode Island, did appoint Elizabeth Fuerte as a Commissioner of the Housing Authority of the City of Newport, Rhode Island; and

WHEREAS, commencing at that time Elizabeth Fuerte, as a resident Commissioner of the Housing Authority of the City of Newport, Rhode Island, devoted her time to assisting those families and individuals of our city who have found it difficult to find decent, affordable housing in Newport's tight rental market; and

WHEREAS, Elizabeth was an active participant at numerous meetings when the Authority decided to submit an application to the Department of Housing and Urban Development for a HOPE VI grant that would enable it to demolish obsolete housing in the Tonomy Hill development and replace it with new, affordable, mixed-income housing; and

WHEREAS, following the Authority's successful HOPE VI grant application and award, the HOPE VI program moved forward to provide greater opportunities for residents, and Elizabeth tirelessly provided assistance to our Hispanic community by helping them to adjust to a new lifestyle and providing them with valuable information in their native language; and

WHEREAS, Elizabeth Fuerte represents the type of individual with a genuine concern for public welfare, who can be relied upon to work diligently to provide affordable housing for the low-income, elderly and handicapped citizens of our community, and who, through her membership on this board, influenced the policies of this Authority during one of the most exciting and challenging periods of the public housing program.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners, Executive Director and staff of the Housing Authority of the City of Newport, Rhode Island, in recognition of her dedication to the Authority and unselfish service to the citizens of the City of Newport, wish to express to Elizabeth our sincere appreciation for her efforts and devotion to others.

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

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
" Landry	
" Bowley	
" Coleman	

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

The HOPE VI Director reviewed with the Commissioners her monthly report and informed them that Newport Heights is at 98% occupancy.

The HOPE VI Director informed the Commissioners that with regard to Phase 4, the contractors are on site and demolition of the units will begin within the next few weeks and completed within sixty days.

The HOPE VI Director informed the Commissioners that we have received approval from HUD and Rhode Island Housing to demolish twenty-three units on Cowie Street. We have to determine to either amend the current demolition application or do another procurement for twenty-three units on Cowie Street as well as the Luna Market.

The HOPE VI Director informed the Commissioners that there are only six families left in Tonomy Hill to be relocated and that four are awaiting replacement housing and two are under eviction. Three hundred and thirty families have been relocated to date.

The HOPE VI Director informed the Commissioners that the CSS program is currently focused on a summer youth program as well as employment opportunities for adults. CSS staff are working with the City of Newport Parks Department to widen the paths and trails at Sunset Hill. The Lyme Disease Awareness Program training scheduled for July 13th will be provided for the eight youth and three supervisors that have been hired.

The HOPE VI Director provided the Commissioners with a copy of proposed changes to the HOPE VI On the Move Voucher Program policies and requested approval.

Upon review a motion was made by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried, approving the proposed changes.

The HOPE VI Director provided the Commissioners with a copy of a Memorandum from Diana Kelly of Maloney Properties in which she informs the Authority as to how the funds budgeted for resident services are expended. A report on resident service activity along with a copy of the budget was also included.

Following discussion concerning funds reserved for resident services, the Chair indicated that the Authority should provide oversight to Maloney's operating budget to ensure a significantly larger amount of money is dedicated to security and resident services.

The Chair stated that the Authority reserves the right to do an annual budget review and that process should begin within the next few months.

The Chair stated that more in-depth discussion with Maloney Properties is needed regarding their entire resident services budget and not just the money from the management fee, but money that should be budgeted from their operating budget, to get them back to the levels that were anticipated in the original proformas that were approved by Rhode Island Housing.

The HOPE VI Director informed the Commissioners that an amendment is required to the Phase IV disposition application. Approval was received for the original disposition application when Trinity Financial was the developer however an amendment is needed due to the new developer for Phase IV.

Commissioner Bowley requested that the last paragraph in the Resolution be changed to read, "...a request to dispose of the land in Phase IV of Tonomy Hill, HUD project number RI 43P005003 to Valley Affordable Housing Corporation through a seventy-five year ground lease."

The following amended Resolution was introduced by Commissioner Bowley, it being Resolution No.1025. Same was read aloud and in full by Commissioner Bowley and considered by the Commissioners.

Resolution No. 1025

WHEREAS, the Housing Authority of the City of Newport, Rhode Island wishes to redevelop the remaining 225 obsolete units in the Tonomy Hill public housing development with a mixed-income, mixed-financed development known as Newport Heights which will be privately owned and managed; and

WHEREAS, the Housing Authority has a new developer, Valley Affordable Housing Corporation, has secured federal financing through the HOPE VI grant, and is in the process of securing additional financing which will allow the fourth phase of this development to begin. Phase IV shall involve the demolition of up to 123 units, already approved by HUD, and the construction of another 37 new tax credit rental units as well as the construction of 7 new affordable homeownership units;

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is authorized to execute documents, provide certifications, and submit to HUD for approval, a request to dispose of the land in Phase IV of Tonomy Hill, HUD project number RI 43P005003 to Valley Affordable Housing Corporation through a seventy-five year ground lease.

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

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
" Bowley	
" Coleman	
" Landry	

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

The Director of Finance provided the Commissioners with his monthly reports.

The Director of Finance informed the Commissioners that the subsidy calculation was revisited and revised to include the units that became leased up in Phase 3. He stated that HUD made an amendment to their regulatory notice allowing funding of the Elderly Service Coordinator at Donovan Manor which will result in an additional \$44,000 this year. We will receive \$3.7 million based upon 83% funding from HUD.

The Director of Finance informed the Commissioners that with regard to the Section 8 program, meetings have begun for the 140+ units that we will be acquiring. This will bring our Section 8 program to over 400 vouchers and we have hired one of our current employees to transfer over to the Section 8 division. We are now at 91% lease-up rate as of this date.

The Chair requested that Mr. Robert Sabel of Rhode Island Legal Services contact Rhode Island Housing in an effort to expedite the joint Request for Proposals for Project-Based Section 8 Vouchers which was expected to be accomplished by June 15th.

The Secretary presented to the Commissioners the monthly maintenance report.

The Secretary presented to the Commissioners a bill from Architectura, Inc. in the amount of \$2,124.60 for work items in conjunction with the Park Holm exterior painting.

Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, the Secretary was authorized to pay the bill from Architectura, Inc. in the amount of \$2,124.60.

The Secretary presented to the Commissioners Application #2 from Freeport General Contracting in the amount of \$22,330.00 in conjunction with their contract with the Authority for interior painting at Edgar Court and Pond Avenue.

Upon a motion by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried, the Secretary was authorized to pay the bill from Freeport General Contracting in the amount of \$22,330.00.

The Director of Social Services presented to the Commissioners her monthly report and informed them that she was offered some free slots at the yachting center and she signed up six children to participate in their program.

The Director of Social Services informed the Commissioners that the senior walking program is underway.

The Chair acknowledged the monthly report submitted by the Newport Resident Council.

Upon a motion by Commissioner Landry, seconded by Commissioner Coleman, and unanimously carried, the Newport Resident Council monthly report was accepted.

The Chair recognized Brandon Massey who had appeared before the board at their previous meeting with a request to utilize the Florence Gray Center as a background for a movie he was planning to film.

Mr. Massey addressed the Commission and informed them that his original proposal is no longer feasible however he would like to film a documentary on the Tonomy Hill development.

Discussion followed and Commissioner Bowley suggested that Mr. Massey put together liability insurance and release forms.

The Chair requested that Mr. Massey provide them with a written request detailing the specifics of his proposal for the documentary, along with any release forms for the Authority's legal counsel to review, for consideration at their next meeting.

Upon a motion by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried the meeting adjourned at 5:10 p.m.