

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE FIFTEENTH DAY OF NOVEMBER, 2007

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Administration Building, 120B Hillside Avenue, Newport, Rhode Island at 4:30 p.m. on November 15, 2007.

Roll call followed the Pledge of Allegiance:

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

ABSENT:	Commissioner	Frank Landry
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ALSO PRESENT:	Attorney	Joseph J. Nicholson, Jr.
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Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, the Minutes of the Regular Monthly Meeting of October 11, 2007 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Bowley, seconded by Commissioner Crowley and unanimously carried to defer paying the bill to the Newport Partnership for Families until the report from the Director of Social Services has been received.

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

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

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley and unanimously carried to receive communication regarding Florence Gray in the Newport Daily News.

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

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

The Secretary reviewed with the Commissioners Resolution No. 1030 the Deconcentration & Income Mixing Policy along with the Average Income Analysis.

A motion was made by Commissioner Crowley, seconded by Commissioner Coleman and unanimously carried to support and approve Resolution No. 1030.

The Secretary gave a progress report update to the Commissioners on the Resident Commissioner Election. All required notices and requests for nominations have been provided to residents. The election will be held Sunday, December 9, 2007 from 12:00 noon to 6:00 p.m. Information has been sent out seeking poll workers that will be paid a stipend of \$75.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, to accept the Progress Report.

The Secretary reviewed with the Commissioners the Grievance Process Notice for authorization to proceed. Bob Sabel voiced concerns regarding the effectiveness of the State Law as it pertains to this grievance procedure.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, to accept the Grievance Process Notice as read, send the notice to all residents including written comments section. Jim Reed and Attorney Sabel will review the process and comments reporting back to the Commissioners in the January meeting.

The Secretary reviewed the Annual Plan process for authorization to post for public comment and set the date for the public hearing for Wednesday, January 2nd or Thursday, January 3rd.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried of adopting the hearing schedule on Wednesday, January 2nd at the Administration Building, with Commissioner Coleman, Commissioner Hall, and Commissioner Crowley in attendance at the hearing. Bob Sabel will have his comments prepared one week prior to the hearing.

The HOPE VI Director provided the Commissioners with a copy of her monthly report and informed them that Phases I, II, III of Newport Heights are at 97% occupancy. The demolition of the original Phase IV site is complete and we are now working on the Luna Market and Cowie Street units. The development team is working toward Phase IV closings for the home ownership this month and the rental next month so that we can have the construction contractor on site by December and start to plan the section 3 job fairs for job opportunities for the residents.

The HOPE VI Director informed the Commissioners that there is one remaining occupant in Tonomy Hill in Phase V, who is under eviction. The replacement housing plan was approved and we are currently working on other PHASE V planning activities.

The HOPE VI Director informed the Commissioners that included in the board package is the 2006 HOPE VI Program Evaluation that was conducted by RI College. She highlighted some of the major successes, including the physical transformation of the community and the property; Newport Heights becoming a community asset, as well as community investment with CCRI, MET School and Bank of Newport; and property values in the North End rising more than the property values in the City of Newport. Other highlights included reductions in crime rates as drug crimes are down 67%, other violent crime is down 63%, property related crimes are down 50%, and there were 465 less calls for arrests on the property than the previous year. CSS participation has doubled from 100 participants last year to 200 active participants this past year. Most CSS goals were either met or exceeded. Residents have been pleased with relocation.

The major challenge facing the program, however, is that the number of residents, with wages as their primary source of income, is not increasing. The HOPE VI Director noted that she expects these numbers to be higher in the 2007 report.

A motion was made by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried accepting the reports as read and also a letter filed and sent to Rhonda and her staff commending them on a job well done.

The Secretary in the absence of the Director of Finance provided the Commissioners with copies of his monthly reports.

Upon a motion by Commissioner Bowley seconded by Commissioner Crowley, and unanimously carried, to accept reports as read.

The Secretary presented to the Commissioners the monthly Maintenance Report.

Upon a motion by Commissioner Bowley seconded by Commissioner Crowley, and unanimously carried, to accept reports as read.

The Secretary presented to the Commissioners the following two action items and recommended approval.

1. Application #6 from Freeport General Contracting in the amount of \$80,375.75 in accordance with their contract with the Authority for exterior painting at Park Holm.
2. ARCHITECTURA Invoice #4108 - \$3,772.09

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, the aforementioned action items were approved.

The Director of Social Services presented to the Commissioners her monthly report.

Commissioner Bowley asked the Director of Social Services to inquire with the Newport Partnership & Families Coordinator Sharon Carter to add to the agenda the proposals and packages hand carried by Commissioner Bowley for opportunities to meet regarding Beth's Quest. These agenda items were given to Sharon Carter and were not addressed at the September & October meetings. The Director of Social Services will call Sharon Carter and request that this item be added to the Agenda for the December 4, 2007 meeting. Payment will be held until item is added to Agenda.

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

Ms. Yvette Harris approached the Commission regarding the problems experienced by the Newport Resident Council regarding no access to the Resident Council office and asked if keys could be issued to other members of the Resident Council.

Commissioner Bowley suggested that a key card system be installed on the door of the Resident Council office that would only be accessed by using the key card. The key cards cannot be duplicated and there would be knowledge of the responsible key card holders.

Following a lengthy discussion, Commissioner Crowley suggested the Resident Advisory Board meet with the Executive Director to discuss the issues of the Newport Resident Council and request that those board members review the functioning procedures of the Newport Resident Council as well as key access issues. The Executive Director will setup meeting with the RAB Committee.

The Chair offered to receive requests from Commissioners.

Commissioner Crowley requested a congratulations letter be sent out to Pauline Moyer on her recent recognitions for her work in the community from the Newport Elks Lodge and the Human Rights Award from the Church Women United.

Commissioner Crowley made a request to establish 501(C)3 for general purposes. The Chair acknowledged the receipt of the request and would like a decision made as to what the 501(C)3 would be used for in respect to the grant process.

The Executive Director will begin establishing a 501(C)3 and report back to the board next month.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman and unanimously carried the meeting adjourned at 6:00 p.m.