

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 APRIL, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Park Holm Senior Center Newport, Rhode Island at 5:00 p.m. on April 15, 2010.

Roll call followed the Pledge of Allegiance:

PRESENT:	Chairperson	Jan Shapin
	Vice Chair	Rodney Bowley
	Commissioner	Cheryl Abney
	"	Frank McCauley
	"	Frank Landry
	"	Frank Coleman
	"	Constance Vergowven

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried the minutes of the regular monthly meeting held on March 11, 2010 were approved.

The Secretary has added correspondence to this month's Board meeting. 1) Park Holm Open House Flyers. Anybody who has not yet seen the newly renovated units will be able to do so immediately following tonight's meeting. 2) Blue Cross/Blue Shield Reimbursement Letter. The letter stated the HACN would be receiving a reimbursement in the amount of \$5,868.25. The correspondence was received by the Board of Commissioners.

The monthly bills report was presented to the Commissioners.

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

The Secretary requested approval of Resolution 1052 approving the Proposed Modification to the HOPE VI Disposition Application required by HUD for the maintenance garage for Maloney Properties for Newport Heights.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, to accept and approve the Proposed Modification to the HOPE VI Disposition Application.

The Secretary requested approval for the following payments:

- a). Pezzuco Construction – Park Holm Renovations Change Order #6 in the amount of \$40,992.00.
- b). Pezzuco Construction – Park Holm Renovations - #8 in the amount of \$305,923.
- c). Valley Affordable Housing Corp. – Newport Heights Phase V Demolition - #3 in the amount of \$90,772.19.
- d). Valley Affordable Housing Corp. – Newport Heights Phase V Demolition #4 in the amount of \$16,046.14.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, payment of the above requisitions was approved.

The Secretary requested approval for the Authority to update, as indicated in the Board Packet, its Public Housing Admissions and Continued Occupancy Policy (ACOP) and/or its Section 8 Administrative Plan as well as authorization to post one of the proposed changes for public comment. Two of the updates are HUD mandated.

It was recommended by the Chair that the proposed flat rent policy should go through the Annual Plan amendment process, including the 45-day public advertisement and comment period followed by a public hearing and then be brought back to the Board for approval. However, HACN can move forward with the HUD mandated policy updates and the quarterly zero income recertification.

Vice Chair Bowley also recommended adding a provision to the flat rent annual recertification that allowed for the consideration of households with extenuating circumstances or hardships.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, approving the proposed changes, with the exception of the one policy proposal regarding flat rents that must go through the annual plan amendment process and the proposal must include language regarding hardships.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, Section 8 Report, March Collection/Loss Reports, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Consent Calendar items were accepted as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Phase V demolition work, Park Holm Master Plan, Sprinkler work at the Florence Gray Center, Capital Needs Assessment, and door work at Coddington.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, that the report regarding the Capital/ARRA Projects was received.

Yvette Harris, President of the Newport Resident Council, presented her monthly report to the Board. The Authority will work with the Resident's Council to establish their budget for possible submission at the next Board of Commissioner's meeting.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried, that the monthly report regarding the Newport Resident Council was received.

Commissioners' Request: (s)

- Commissioner Bowley: Requesting that the Newport Resident Council hold seminars for our elderly residents to make them aware of the differences in pricing between generic prescriptions, and regular prescriptions as well as what the availability is of generic drugs, with the recent changes that Blue Cross of Rhode Island has made to the Prescription Drug Plan.
- Chairperson Shapin: Requesting a "Wish List Workshop" in late May to discuss recommendations for future projects. Included in the workshop should be information regarding the windmill/energy project, including an overview of where we are with this.
- Commissioner Bowley: On behalf of the Board of Commissioners we send our deepest condolences on the passing of Mr. Bob Reed, Jim's father, in early April.

Upon a motion by Commissioner Landry, seconded by Commissioner Vergowven, and unanimously carried, the meeting adjourned at 5:45 p.m.