

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE FOURTEENTH DAY OF OCTOBER 2014

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session in the Administration Building Newport, Rhode Island at 5:00 p.m. on October 14, 2014.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairman	Frank Landry
Commissioner	Cheryl Abney
“	Frank McCauley
“	Nikki Vazquez
“	Peggy Henderson

ABSENT: Vice Chairman Frank Coleman  
Commissioner Charlie Laranjo

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Henderson, seconded by Commissioner Abney, and unanimously carried, the minutes of the regular monthly meeting held on September 9, 2014 were approved.

Under communication to this month's Board meeting, the Secretary presented the following updates:

- a). RI Housing – Park Holm III Tax Credit Application
- b). Miller, Scott & Holebrook-Inquiry Re: Injury
- c). Board Meetings – By-Law change from 2<sup>nd</sup> Tuesdays at 5:00 p.m. to 2<sup>nd</sup> Thursday at 4:00 p.m. beginning in November agreeing to amend the By-Laws at the November meeting.

Upon a motion by Commissioner Vazquez, seconded by Commissioner Abney, and unanimously carried, to accept the communications as read and refer to the Administration.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, the minutes of the regular monthly meeting held on September 9, 2014 were approved.

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary requested authorization and approval for requisition for payment #26 to TAG Associates, Inc. for consulting work for the Park Holm Redevelopment Project Phase 1,2,3 in the amount of \$14,836.34.

Upon a motion by Commissioner Henderson, seconded by Commissioner Abney, and unanimously carried, authorization and approval to pay TAG Associates in the amount of \$14,836.34.

The Secretary requested authorization and approval for change order No. 003 to Stand Corporation for the Hillside Homes Project in the amount of \$12,657.42.

The Secretary requested authorization and approval for requisition No. 012 for payment to Stand Corporation for the Hillside Homes Project in the amount of \$102,254.05.

Upon a motion by Commissioner Vazquez, seconded by Commissioner McCauley, and unanimously carried, authorization to approve change order No. 003 and requisition No. 012 to Stand Corporation in the amount of \$102,254.05.

The following Resolution was introduced by Commissioner Henderson, it being Resolution No. 1090. Same was read aloud and in full by Commissioner Abney, and considered by the Commissioners regarding Section 8 Fair Market Rent.

**RESOLUTION NO. 1090**  
**FY 2015 SECTION 8 FAIR MARKET RENTS/PAYMENT STANDARDS**

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

**WHEREAS**, the FY 2014 Fair Market Rents were 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>
\$895	\$901	\$1119	\$1649	\$1982	\$2279	\$2577

**WHEREAS**, in FY 2014 HACN adopted Payment Standards at 101.4% of the Fair Market Rents are 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>
\$908	\$914	\$1135	\$1672	\$2010	\$2312	\$2613

**WHEREAS**, the FINAL HUD published FY 2015 Fair Market Rents have increased and are 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>
\$948	\$954	\$1185	\$1746	\$2099	\$2414	\$2729

**WHEREAS**, the Housing Authority is permitted to adopt a Payment Standard between 90% to 110% of the HUD published Fair Market Rents.

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Authority of the City of Newport recommends the adoption of a new Section 8 Payment Standard, based on 100% of the final FY 2015 Fair Market Rents 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>
\$948	\$954	\$1185	\$1746	\$2099	\$2414	\$2729

AYES

Chairman Landry  
 Commissioner Abney  
 “ McCauley  
 “ Vazquez  
 “ Henderson

ABSENT

Vice Chairman Coleman  
 Commissioner Laranjo

NAYS

None.

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

The following Resolution was introduced by Commissioner Abney, it being Resolution No. 1091. Same was read aloud and in full by Commissioner McCauley, and considered by the Commissioners regarding FY 2015 Fair Market Rent/Flat Rent Provision.

**RESOLUTION NO. 1091**  
**FY 2015 FLAT RENT**

WHEREAS, the 2014 Appropriations Act requires all Flat Rents be set at no less than 80% of the HUD published Fair Market Rents (FMR) adjusted, if necessary, to account for reasonable utility costs, and

WHEREAS, the Authority will place a cap on any increase in a family's rental payment that exceeds an increase of 35 percent, and

WHEREAS, the Authority will present two (2) rent options to the household as follows: the lower of the product of the calculation of 1) income based rent and 2) new flat rent amount.

WHEREAS, the Authority met with the Newport Residents Council, provided Public Notice of a significant amendment to its annual plan and held a public hearing.

NOW, THEREFORE, BE IT RESOLVED, the new 2015 flat rent amount will apply to all new admissions effective January 1, 2015. Current program participants, should they elect to pay the flat rent, will have their rent effective at their next annual rent re-examination.

AYES

Chairman Landry  
Commissioner Abney  
" McCauley  
" Vazquez  
" Henderson

ABSENT

Vice Chairman Coleman  
Commissioner Laranjo

NAYS

None.

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

The Secretary presented the 2015 Annual Plan timeline to be received including the hearing date of Tuesday, January 6, 2015 at 4:00 p.m.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the annual plan timeline was received as presented.

The Secretary presented the 2015 operating budget for the Newport Resident's Council (NRC) to the Board for approval.

Upon a motion by Commissioner Vazquez, seconded by Commissioner Abney, and unanimously carried, the NRC 2015 budget was approved.

The Secretary presented to the Commissioners no bad debt report.

The Secretary requested authorization to dispose of the following assets:

- a) 2000 GMC Sonoma Pickup Truck
- b) 1997 GMC Sonoma Pickup
- c) 2000 Utility Trailer

Upon a motion by Commissioner Henderson, seconded by Commissioner Abney, and unanimously carried, the above assets were approved for disposition.

The Secretary submitted to the Board the Consent Calendar items which included the C.O.P. Report, Occupancy, Applications, & Section 8 Report, Resident Services Report, and Collection & Loss payment in the amount of \$1,225.00.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the above Consent Calendar items were received as presented.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Hillside Homes, Park Holm, Chapel Terrace, Elderly Sites, Donovan Manor, CDBG Disaster Funding, and Florence Gray Center.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vazquez, and unanimously carried, the report regarding the Capital/ARRA Project (s) updates were received as presented.

The Secretary presented to the Board the Newport Resident Council monthly report.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, that the monthly report by the Newport Resident Council was received as written.

Commissioners Request. None.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 5:30 p.m.