

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 JANUARY, 2016

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 4:30 p.m. on January 14, 2016.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:           Chairman       Frank Landry  
                  Vice Chairman Frank Coleman  
                  Commissioner Cheryl Abney  
                  “               Charles Laranjo  
                  “               Peggy Henderson  
                  “               Nikki Vazquez  
                  “               Frank McCauley

EXCUSED:           None.

ALSO PRESENT:    Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the minutes of the regular monthly meeting held on December 10, 2015 were approved.

Under communications to this month’s Board meeting, the Secretary presented the following update:

- a). HUD Letter – REAC Inspection Scores

Upon a motion by Commissioner Coleman, seconded by Commissioner Laranjo, and unanimously carried, to receive the communications as read and refer to the Administration.

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary requested authorization and approval for requisition for payment #41 to TAG Associates, Inc. in the amount of \$5,511.50 for consulting work for the Park Holm Redevelopment Project Phases 1, 2 ,3.

Upon a motion by Commissioner Henderson, seconded by Commissioner McCauley, and unanimously carried, authorization to pay TAG Associates for requisition #41 was approved.

The Secretary presented to the Commissioners the March 31, 2015 and 2014 Financial Statements Audit to be received.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, the Financial Statements Audit was received as read including the recommendations by the Auditor and forwarded to Administration.

The Secretary presented the 2016 Annual Plan and all accompanying documents for approval and adoption for submission to HUD.

Upon a motion by Commissioner Henderson, seconded by Commissioner McCauley, and unanimously carried, the 2016 Annual Plan with all accompanying documents was adopted and approved.

**The following Resolution was introduced by the Secretary to be received and adopted it being Resolution No. 1099, to be considered by the Commissioners regarding the Phase III Tax Credit application.**

**RESOLUTION 1099**

WHEREAS, in connection with the 2009 Park Holm Master Plan, the Housing Authority of the City of Newport (“HACN”) supports and endorses the proposal to redevelop the 262 unit Park Holm public housing development in a multi-phase/multi-year redevelopment effort; and

WHEREAS, Phase I consisted of the gut renovation of 51 apartments in Park Holm and Phase II consisted of the new construction of 60 apartments in Park Holm, both phases of which have been completed; and

WHEREAS, Phase III consists of the combined rehabilitation and new construction of 38 units, as well as the selective demolition of other buildings in the Phase III project area; and

WHEREAS, the Board of Commissioners authorizes the Executive Director or Board Chair to submit funding applications and related certifications as needed to ensure the successful completion of the Phase III redevelopment effort; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners endorses the submission by the Housing Authority of an application to Rhode Island Housing to receive funding under the 4% low income housing tax credit (LIHTC) and HOME programs for Phase III of the Park Holm redevelopment;

AND BE IT FURTHER RESOLVED that the Executive Director of HACN, acting singly, or the Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effect the consummation of the transactions described above.

<u>AYES</u>	<u>NAYS</u>
Chair Landry	None.
Vice Chair Coleman	
Commissioner Abney	
“                  McCauley	
“                  Laranjo	
“                  Vazquez	
“                  Henderson	

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

**The following Resolution was introduced by the Secretary to be received and adopted it being Resolution No. 2000, to be considered by the Commissioners regarding the 2016 Section 8 FMR's /Payment Standards**

**RESOLUTION NO. 2000**  
**FY 2016 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 2015 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>
\$948	\$954	\$1185	\$1746	\$2099	\$2414	\$2729

WHEREAS, the FINAL HUD published FY 2016 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>
\$752	\$962	\$1219	\$1777	\$2128	\$2447	\$2766

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 110% of the final FY 2016 Fair Market Rents for the zero, one and two bedrooms and 100% of the final FY 2016 FMR for the 3,4,5 and 6 bedrooms 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>
\$827	\$1058	\$1341	\$1777	\$2128	\$2447	\$2766

AYES

NAYS

Chair Landry  
Vice Chair Coleman  
Commissioner Abney  
“ McCauley  
“ Laranjo  
“ Vazquez  
“ Henderson

None.

The Chairman thereupon declared said motion carried and said Resolution adopted

The following Resolution was introduced by the Secretary to be received and adopted it being Resolution No. 2001, to be considered by the Commissioners regarding the 2016 Flat Rents.

**RESOLUTION NO. 2001**  
**FY 2016 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 2016 Flat Rents are as follows:

NOW, THEREFORE, BE IT RESOLVED, the new 2016 flat rent amount will apply to all new admissions effective February 1, 2016. Current program participants, should they elect to pay the flat rent, will have their rent effective at their next annual rent re-examination, on or after February 1, 2016 for decreases in the Flat Rent ; and on or after March 1, 2016 for increases in the Flat Rent.

- 0 Bedroom = \$602
- 1 Bedroom = \$770
- 2 Bedroom = \$975
- 3 Bedroom = \$1422
- 4 Bedroom = \$1702
- 5 Bedroom = \$1958
- 6 Bedroom = \$2213

AYES

NAYS

Chair Landry  
Vice Chair Coleman  
Commissioner Abney  
“ McCauley  
“ Laranjo  
“ Vazquez  
“ Henderson

None.

The Chairman thereupon declared said motion carried and said Resolution adopted

The Secretary presented to the Commissioners the collection loss report showing four move-outs with no write-offs this month.

Upon a motion by Commissioner Abney, and seconded by Commissioner Coleman, and unanimously carried, the collection loss report was received as presented.

The Secretary submitted to the Board the Consent Calendar items which included the COP Report, Occupancy, Applications, & Section 8 Report and Resident Services Report.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the above Report of the Secretary Consent calendar items were received as presented.

The Secretary submitted to the Board the Financial reports. There was a Collection Loss Payment in the amount of \$187.10.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the above Report of the Secretary financial items were received as presented.

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

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

The Secretary presented the report of the Resident Council to the Board. The Newport Resident Council (NRC) report included the introduction of guests from the community (B. Leary; M. Jackson; J. Jackson) who spoke about challenges being experienced at the Pell School basketball court. A request was made to have the Housing Authority consider basketball courts at Park Holm in its redevelopment plans or to support the NRC and the county representatives in attendance in their effort to have basketball courts at Miantonomi Park.

Upon a motion by Commissioner Abney, seconded by Commissioner Henderson, and unanimously carried, the report of the Newport Residents Council was received as presented.

Commissioners Request (s):

- Commissioner Vazquez requested an Island Commons Initiative for a Community Garden at the Florence Gray Center.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 4:45 p.m.

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Rhonda Mitchell  
Secretary