

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 APRIL 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 4:00 p.m. on April 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
“	Frank McCauley

EXCUSED: “ Nikki Vazquez

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the minutes of the regular monthly meeting held on March 10, 2016 were approved.

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary requested authorization and approval for requisition for payment #44 to TAG Associates, Inc. in the amount of \$10,111.00 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 #44 was approved.

**The following Resolution was introduced by the Secretary to be received and adopted it being Resolution No. 2004, to be considered by the Commissioners regarding Commissioner McCauley’s stepping down from the Board.**

**RESOLUTION 2004**

**WHEREAS**, Frank McCauley was appointed by the Mayor and City Council to the Housing Authority of the City of Newport, Rhode Island on the 10th day of January, 2008 and

**WHEREAS**, Commissioner McCauley advocated for the needs of our residents for eight years with compassion, pride, and a keen sense of determination; and

**WHEREAS**, in his role as a member of the Board, Commissioner McCauley was a guiding factor in the transformation of the Housing Authority’s Park Holm redevelopment effort, and the agency’s operations and Resident Services; and

**WHEREAS**, during his term of service the U.S. Department of Housing and Urban Development awarded the Authority “High Performer” status for the agency’s Public Housing Program and the Housing Choice Voucher Section 8 program.

**THEREFORE**, be it known to all that Frank McCauley contributed to the many successes and accomplishments achieved by the Housing Authority of Newport during his tenure and the Board of Commissioners, the Executive Director, and staff hereby thank him for his commitment to improving the quality of life for the individuals and families of our community.

**BE IT FURTHER RESOLVED** our best wishes are extended to Commissioner McCauley. May he continue to have good health, prosperity and the willingness to help others.

Adopted on this the 14th day of April, 2016.

AYES

NAYS

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

None.

Excused: “ Vazquez

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. 2005, to be considered by the Commissioners regarding the 2016 Section 8 Fair Market Rent/Payment Standards.

**RESOLUTION NO. 2005**  
**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 Housing Authority administers some of its Housing Choice Vouchers and Project Based Vouchers in North Kingston, RI as part of the HOPE VI Replacement Housing Agreement; and

**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>
\$655	\$801	\$972	\$1206	\$1452	\$1669	\$1887

**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 Section 8 Payment Standard, based on 110% of the final FY 2016 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>
\$720	\$881	\$1069	\$1326	\$1597	\$1835	\$2075

AYES

NAYS

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

None.

Excused: “ Vazquez

The Secretary presented to the Board the 2016 Income Limits to receive and implement.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, to receive and authorize the implementation of the 2016 Income Limits.

The Secretary presented to the Commissioners the Disposition of Assets report to dispose of obsolete computer equipment.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the Disposition of Assets was received as read and forwarded to Administration.

The Secretary presented to the Commissioners the request for approval to amend the 2015 Capital Fund budget by \$25,000.00 for emergency telephone pole repairs in Park Holm.

Upon a motion by Commissioner Henderson, and seconded by Commissioner McCauley, and unanimously carried, the request for the \$25,000.00 amendment was approved.

The Secretary presented to the Commissioners the collection loss report in the amount of \$348.00 as uncollectible and classified as bad debt.

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

The Secretary introduced the FY 2017 Operating Budget for approval.

Upon a motion by Commissioner Abney, seconded by Commissioner Laranjo, and unanimously carried the FY 2017 Operating Budget was approved.

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

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

The Secretary submitted to the Board the Finance reports including the Actual YTD expenses, Operating Reserve Analysis, and the Collection & Loss payment in the amount of \$1,197.30.

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

The Secretary presented the Newport Resident Council report.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the above Newport Resident Council report was received as presented.

Commissioners Request (s): None.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, the meeting adjourned at 4:30 p.m.

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Rhonda Mitchell  
Secretary