

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON OCTOBER 2021

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 October 14, 2021.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chairperson	Nikki Vazquez
	Commissioner	Frank Coleman
	Commissioner	Vanessa Soares
	Commissioner	Tom Sheehan
	Commissioner	Frank Landry

EXCUSED:	Vice Chair	Dave Roderick
	Commissioner	Cheryl Abney

A motion was made by Commissioner Coleman to approve the minutes of the regular monthly meeting held on August 12, 2021, and September 9, 2021. This motion was seconded by Commissioner Landry, and unanimously carried.

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

- a) Newport This Week Article – Affordable Housing Shortage at Crisis Level
- b) NAHRO Awards of Merit:
 - 1. Donovan Manor Neighbor Next Door Program
 - 2. The Community Gardens
 - 3. The Big Blue Bike Barn

A motion was made by Commissioner Coleman to receive the communications as presented and refer them to the Administration. This motion was seconded by Commissioner Sheehan and unanimously carried.

The Chair submitted to the Board the Consent Calendar items which included a) COP Report, b) Asset Management Report, c) Occupancy, Applications, & Section 8 Report d) Resident Services Report, e) Executive Directors Report f) Actual YTD Expenses, g) Operating Reserve Analysis h) Collection Loss Payment i) the Capital Fund Obligated /Expenditure status report and j) the COVID Funds Report.

A motion was made by Commissioner Sheehan approving the above Report of the Secretary items as presented. This motion was seconded by Commissioner Landry and unanimously carried.

The Chair requested authorization and approval of the monthly bills for July 2021 in the amount of \$987,246.67 and August 2021 in the amount of \$1,008,861.07.

A motion was made by Commissioner Sheehan to approve all due and just bills presented for payment. This motion was seconded by Commissioner Landry and unanimously carried.

The Chair presented to the Commissioners the collection loss write-offs report which reflected \$0.00 in write-offs for the months of July & August 2021.

A motion was made by Commissioner Coleman to approve all collection loss write-offs as presented. This motion was seconded by Commissioner Sheehan and unanimously carried.

The Chair requested authorization and approval of the payment to TAG Associates for June Invoice No. 3 in the amount of \$19,725.25, July Invoice No. 4 in the amount of \$28,007.32 and August Invoice No. 5 in the amount of \$16,370.96 for the Park Holm Redevelopment Phase III Project.

A motion was made by Commissioner Coleman to approve payment to TAG Associates for Invoice No's 3, 4, and 5 for the Park Holm Redevelopment Project Phase III, this motion was seconded by Commissioner Sheehan, and unanimously carried.

The following Resolution was introduced by Chair Vazquez, it being Resolution No. 2022. Same was read aloud and in full by Chair Vazquez and considered by the Commissioners.

RESOLUTION #2031

**FY 2022 SECTION 8 FAIR MARKET RENTS & PAYMENT STANDARDS
October - 2021**

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 Newport HUD published FY 2022 Fair Market Rents (FMRs) 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>
\$1142	\$1319	\$1705	\$2367	\$2918	\$3355	\$3793

WHEREAS, the North Kingston HUD published FY 2022 Fair Market Rents (FMRs) 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>
\$913	\$1026	\$1234	\$1525	\$1868	\$2148	\$2428

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

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport recommends the adoption of up to 110% of FMR for the 2022 Section 8 Payment Standards for the various Section 8 Programs as follows:

NEWPORT Housing Choice Voucher Program

<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>
\$1256	\$1450	\$1875	\$2603	\$3209	\$3690	\$4172

NORTH KINGSTON Housing Choice Voucher Program

<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>
\$1004	\$1128	\$1357	\$1677	\$2054	\$2362	\$2670

Commissioner Landry moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Coleman, and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Chairperson	Nikki Vazquez
Commissioner	Frank Coleman
Commissioner	Vanessa Soares
Commissioner	Tom Sheehan
Commissioner	Frank Landry

Excused: Vice Chair Roderick
Commissioner Abney

RESOLUTION NO. 2032

WHEREAS, in connection with the 2009 Park Holm Master Plan, which is in process of being updated, 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 that ensures the one for one replacement of all units by project completion; and

WHEREAS, Phase I consisted of the gut renovation of 51 apartments in Park Holm and Phase II consisted of the combined demolition of 48 units and the new construction of 60 apartments in Park Holm, both phases of which have been completed and re-occupied: and

WHEREAS, Phase III consists of the combined demolition of 58 units and the new construction of 56 units, with construction nearly complete and some buildings already re-occupied; and

WHEREAS, Phase IV will consist of the demolition of 74 units and the new construction of 51 units based upon current plans and specifications; and

WHEREAS, the Board of Commissioners authorizes the Executive Director or Board Chair to submit a demolition and disposition application and various funding applications and related certifications as needed to ensure the successful completion of the Phase IV redevelopment effort: and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners endorses the submission by the Housing Authority of funding applications to Rhode Island Housing (RIH) to receive Low Income Housing Tax Credits and tax-exempt bond funding, as well as funding applications to RIH for additional soft loan funding, including Capital Magnet Funds, HOME funds, and Housing Trust Fund funds, and applications to others where there are funding opportunities for Phase IV 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 effectuate the consummation of the transactions described above.

Commissioner Landry moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Coleman, and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Chairperson	Nikki Vazquez
Commissioner	Frank Coleman
Commissioner	Vanessa Soares
Commissioner	Tom Sheehan
Commissioner	Frank Landry

Excused: Vice Chair Roderick
Commissioner Abney

Commissioners Reports & Requests:

Commissioner Coleman: Requested that the monthly meetings begin at 3:00 p.m. during the winter months going back to 4:00 p.m. in the Spring. The Board agreed and will follow-up next month to confirm if the By-Laws will need to be amended for this change or if the Board has the ability to make the change temporarily.

Chairperson Vazquez: Announced that the Board retreat is scheduled for Monday, October 25th and will be held at the Stone Acre Garden in Newport starting at 10:30 a.m. through 2:30 p.m.

Upon a motion by Commissioner Landry, seconded by Commissioner Coleman, and unanimously carried, the Commission went into Executive Closed Session in accordance with RIGL § 42-46-5 § (a) (1) PERSONNEL.

Upon a motion by Commissioner Coleman, the Board returned to open session. This motion was seconded by Commissioner Landry, and unanimously carried. The Chair announced the closed session was to discuss the Executive Director Performance Review.

Upon a motion by Commissioner Coleman, seconded by Commissioner Soares and unanimously carried, the meeting adjourned at 4:42 p.m.