

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON MAY 12, 2022

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session from the Administration Building Newport, Rhode Island at 3:00 p.m. on May 12, 2022.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chairperson	Nikki Vazquez
	Vice Chair	Dave Roderick
	Commissioner	Frank Coleman
	Commissioner	Vanessa Soares
	Commissioner	Frank Landry

EXCUSED:	Commissioner	Cheryl Abney
	Commissioner	Tom Sheehan

A motion was made by Chairperson Nikki Vazquez to approve the minutes of the regular monthly meeting held on April 14, 2022. This motion was seconded by Commissioner Landry, and unanimously carried.

Under communications to this month's Board meeting, the Chairperson presented the following update:

- a) Senator Reed Press Release – May 4, 2022 Re: \$27 Million to Public Housing
- b) HUD Approval of Waivers – April 25, 2022
- c) Boys & Girls Club Letter – April 11, 2022

A motion was made by Vice Chair Roderick to receive the communications as presented and refer to the Administration. This motion was seconded by Commissioner Landry 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) Executive Directors Report e) Actual YTD Expenses, f) Operating Reserve Analysis g) Collection Loss Payment h) the Capital Fund Obligated /Expenditure status report.

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

The Chairperson requested authorization and approval of the monthly bills for April 2022 in the amount of \$659,497.93.

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

The Chairperson presented to the Commissioners the collection loss write-offs report which reflected \$0.00 in write-offs for the months of March 2022.

A motion was made by Vice Chair Roderick to approve all collection loss write-offs as presented. This motion was seconded by Commissioner Landry and unanimously carried.

The Chair requested authorization and approval of the payment to TAG Associates for Invoice No. 11 in the amount of \$14,060.21 for the Park Holm Redevelopment Phase III Project.

The Vice Chair requested authorization and approval of the payment to TAG Associates for Invoice No. 12 in the amount of \$19,794.60 for the Park Holm Redevelopment Phase III Project.

A motion was made by Commissioner Landry to approve payment to TAG Associates for Invoice No.'s 11 & 12 for the Park Holm Redevelopment Project Phase III, this motion was seconded by Commissioner Soares and unanimously carried.

The Chair requested approval of the FY 2022 Income Limits for Public Housing & Section 8 Housing Choice Voucher Program.

A motion was made by Vice Chair Roderick to approve the FY 2022 Income Limits for Public Housing & Section 8 Housing and forward to the Administration. This motion was seconded by Commissioner Landry and unanimously carried.

The Chair requested approval of the FY 2022 Income Limits for the Tax Credit Program.

A motion was made by Vice Chair Roderick to approve the FY 2022 Income Limits for the Tax Credit Program and forward to the Administration. This motion was seconded by Commissioner Soares and unanimously carried.

The following Resolution was introduced by Chair Vazquez, it being Resolution No. 2037. Same was read aloud and in full by Chair Vazquez and considered by the Commissioners.

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

RESOLUTION #2037

**CY 2022 SECTION 8 FAIR MARKET RENTS & PAYMENT STANDARDS
May, 2022**

WHEREAS, the Housing Authority of the City of Newport updates the Section 8 Housing Choice Voucher Program 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 Housing Authority is permitted to adopt a Payment Standard between 90% to 110% of the HUD published Fair Market Rents (FMRs).

WHEREAS, the Housing Authority previously adopted a Payment Standard of up to 110% of the HUD published Fair Market Rents (FMRs) as follows:

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WHEREAS, on April 25, 2022, HUD approved a waiver for the Housing Authority to allow the adoption of a payment standard of up to **120% of FMR** for Newport, RI, as part of the COVID-19 Pandemic waiver authority through December 31, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport recommends the adoption of **up to 120% of FMR** for the Calendar Year 2022, through December 31, 2022 as follows:

NEWPORT Housing Choice Voucher Program at 120% of FMR

<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>
\$1370	\$1582	\$2046	\$2840	\$3501	\$4026	\$4551

NOW, THEREFORE, BE IT FURTHER RESOLVED that unless additional extensions are authorized by HUD for the 120% Payment Standard beyond December 31, 2022, that the Section 8 Housing Choice Voucher Payment Standard shall revert back to the amount of up to 110% of the HUD published Fair Market Rent.

AYES	NAYS
Chairperson Nikki Vazquez Vice Chair Dave Roderick Commissioner Coleman Commissioner Tom Sheehan Commissioner Landry	None.

Excused: Commissioner Vanessa Soares
 Commissioner Cheryl Abney

The Chair requested approval of the Park Holm Phase IV Cooperation Agreement.

A motion was made by Vice Chair Roderick to approve the Park Holm Phase IV Cooperation Agreement Program and forward to the Administration. This motion was seconded by Commissioner Soares and unanimously carried

The Chair presented the FYE 2021 & 2020 Audited Financials for the Park Holm Redevelopment LP for approval to receive and forward to Administration.

A motion was made by Vice Chair Roderick to approve the FYE 2021 & 2020 Audited Financial for the Park Holm Redevelopment LP to receive and forward to the Administration. This motion was seconded by Commissioner Soares and unanimously carried.

The Chair presented the FYE 2021 Audited Financials for the Park Holm Redevelopment III LP for approval to receive and forward to Administration.

A motion was made by Vice Chair Roderick to approve the FYE 2021 Audited Financial for the Park Holm Redevelopment III LP to receive and forward to the Administration. This motion was seconded by Commissioner Soares and unanimously carried.

Yvette Harris-Evans, President of the Newport Resident Council presented a verbal report to the Board. The report included the NRC's participation in the Aging in Place program; NRC's Support of the \$15 minimum wage proposal; Kennedy Plaza relocation concerns; Senior Agenda; NRC in-office schedule currently 3-days per week; Park Holm Senior Center resuming their activities. the Newport Resident Council report submitted by Yvette Harris-Evans, President of the Newport Resident Council.

A motion was made by Commissioner Coleman to receive the above Newport Resident Council report as presented. This motion was seconded by Vice Chair Roderick, and unanimously carried

Commissioners Reports & Requests:

Commissioner Coleman:

- Proposed a vote in the June meeting not to hold monthly meetings for the month of July and August. Chairperson Vazquez confirmed the decision would be made in the June meeting.

Commissioner Landry:

- Appreciated Steve Mariano's assistance and correspondence to the city in requesting the light posts be fixed. All 3 poles are down again. Poles are where residents park on sidewalk.
- Do we have a camera view from the Administration Building? Do we have cameras facing Hillside Ave., may need to angle them differently? If not, can we add a camera?

Upon a motion by Vice Chair Roderick, seconded by Commissioner Landry and unanimously carried, the meeting adjourned at 4:02 p.m.