

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON OCTOBER 12, 2023

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 October 12, 2023.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Commissioner	Frank Coleman
Commissioner	Cheryl Abney
Commissioner	Vanessa Soares
Commissioner	Tom Sheehan

ABSENT: Vice Chair Dave Roderick

A motion was made by Commissioner Abney to approve the minutes of the regular monthly meeting held on September 14, 2023. This motion was seconded by Commissioner Coleman, and unanimously carried.

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

- a) *Board of Commissioner Talking Points*
- b) *Advocacy Letters for Critical Housing Funds & Avoiding a Government Shutdown*

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

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

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

The Chair requested approval of the monthly bills for September 2023 in the amount of \$502,219.02.

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

The Chair presented to the Commissioners the collection loss write-offs report which reflected \$17,926.91 in write-offs for the month of August 2023.

Director of Asset Management Comments: The collection & loss is high due to unreported income in 2018; the resident could not be evicted due to COVID. Confirmed with the Property Manager that when a resident moves from one unit to another, this obligation carries with that resident and the repayment agreement needs to be completed prior to the resident moving. The Property Manager is working with the attorney on the repayment agreement. Note: This problem was inherited by this Property Manager, she did not create the problem.

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

The Chair read aloud and requested approval of Resolution No. 2045 FY 2024 Fair Market Rents & Standards.

A motion was made by Commissioner Abney to approve the adoption of Resolution No. 2045 FY 2024 Fair Market Rents & Standards and refer to the Administration. This motion was seconded by Commissioner Sheehan and unanimously carried.

Commissioners Reports & Requests: None.

Upon a motion by Commissioner Sheehan, seconded by Vice Chair Abney and unanimously carried, the meeting adjourned at 3:48 p.m.