

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON FEBRUARY 13, 2025

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 February 13, 2025.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Dave Roderick
Commissioner	Frank Coleman
Commissioner	Cheryl Abney
Commissioner	Tom Sheehan
Commissioner	Kevin Beesley
Commissioner	Vanessa Soares

ABSENT:               None.

A motion was made by Vice Chair Roderick to approve the minutes of the regular monthly meeting held on January 16, 2025. This motion was seconded by Commissioner Abney and unanimously carried.

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

*a) HUD Emails: 1) Pause on Federal Financial Assistance; and 2) Pause Lifted.*

*Director Mitchell explained that there was no warning of the Trump Administration's pause on all disbursements of federal funds, yet HACN was locked out of the HUD financial portal for a day in January. The Public Housing Association of RI acted swiftly in reaching out to our federal delegates and they immediately responded. As a result of the public outcry, and advocacy work by our agencies and delegates, the pause was lifted the following day. We note however, that the Housing Authority does maintain more than the required 4-month minimum HUD reserves in the Public Housing Program to cover Public Housing operating expenses. However, we have very limited reserve funds for the Section 8 Housing Choice Voucher Program and not enough to cover 1-month of housing assistance payments as most of those limited reserves are held by HUD. The Authority does have non-federal funds that could be used in an emergency to cover at least one month of housing assistance payments. We continue to focus on contingency planning in the event of another event like this or a government shut down.*

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 Abney 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 Operating Expenses, g) Operating Reserve Analysis h) Collection Loss Payment i) 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 Sheehan and unanimously carried.

The Chair requested approval of the monthly bills for January 2025 in the amount of \$2,109,604.59.

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

The Chair presented to the Commissioners the collection loss write-offs report which reflected \$0.00 in write-offs for the month of January 2025.

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

The Chair presented to the Commissioners the FYE 2024 Audited Financials of the Housing Authority.

A motion was made by Commissioner Sheehan to approve the FYE 2024 Audited Financials of the Housing Authority as presented and refer to the Administration. This motion was seconded by Vice Chair Roderick and unanimously carried.

**Commissioners Reports & Requests: None.**

- Public Comment:

Charlie Laranjo attended the Board meeting and commented about concerns he has regarding the operation of Miantonomi Park. The park is important to the residents and to the students that are running various programs in the park, and he would like to see the programs and the utilization of the park stay as is. Mr. Laranjo would like the board to speak to the Park Commission or speak to our representatives.

The Board further expressed that Miantonomi Park is important to the Housing Authority and its residents.

Upon the motion by Commissioner Sheehan, seconded by Commissioner Abney and unanimously carried, the meeting adjourned at 3:47 p.m.