



**REGULAR MONTHLY MEETING  
January 15, 2026 at 3:00 p.m.**

**AGENDA**

**Pledge of Allegiance to the Flag & Moment of Silence**

- 1. Roll Call**
- 2. Minutes**  
a) Regular Monthly Meeting – December, 2025
- 3. Communications:**  
a) *An Important Note on PHA Budget Management in 2026 for RI 005 (HUD Email 12/22/2025)*
- 4. Report of the Secretary:**
  - I) **CONSENT CALENDAR:**
    - (a) C.O.P. 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 Payments – \$1,386.70 December
    - (i) Capital Fund Obligated/Expenditure Status
- 5. Action Items:**
  - I). **Bills**  
a) \$702,845.32 – December 2025
  - II). **Collection Loss Write-Offs**  
a) \$0 – December 2025
  - III). **Approval of the Audited Financial Statements FYE 3/31/2025**
  - IV). **Approval of the 2026 Annual Plan & the 2026-2030 5-Year Capital Fund Action Plan**
- 6. Newport Residents Council Report**
- 7. Commissioners' Reports & Requests**
- 8. Public Comments/Citizens' Forum**
- 9. Adjournment**

