FY 2014 ANNUAL PLAN
FLAT RENT AMENDMENT
PUBLIC HEARING MEETING MINUTES

August 19, 2014
4:30 P.M.

Newport Housing Authority's Administration Building
120B Hillside Avenue
Newport, RI

Roll Call:

PRESENT:	Chair	Frank Landry
	Vice Chair	Frank Coleman
	Commissioner	Cheryl Abney
	Commissioner	Charles Laranjo
	Commissioner	Frank McCauley
	Commissioner	Peggy Henderson
	Executive Director	James J. Reed
	Director of Operations	Rhonda Mitchell

The Secretary confirmed the purpose of the meeting was to hear public comment regarding the proposed Flat Rent increase requirements by HUD. Resulting in a significant amendment to the Authority's annual plan.

By Federal Law the Flat Rents are to be no less than 80% of the Fair Market Rent (FMR). Public notices have been provided for this meeting and the Housing Authority has met with the Newport Resident Council (NRC) regarding the new Flat Rent requirements.

The Secretary reviewed the FMR's currently in place including 80% of the FMR for all properties. (Attachment A).

The Secretary reviewed the implementation dates of the Flat Rent Requirements for each property. (Attachment B).

All residents currently paying the Flat Rent at the time of re-certification will have the option to elect to continue to pay the revised Flat Rent or pay 30% of their household income. Currently, the household income based rent is higher than the current flat rent for families paying the flat rent. Thus, the residents elected to pay the current Flat Rent.

The FMR's are determined annually by HUD; Newport County is considered an exception by jurisdiction. The Flat Rents are typically determined in October and HUD has just issued the proposed FMR's for October of 2015. The State of RI FMR is showing a 3% increase; Newport County is a 6% increase. Current residents' effective date will be February 1, 2015 at the earliest, Flat Rent increases for new residents will be effective October 31, 2015.

Notices will be going out to residents affected by this change next week well in advance of their recertification dates. The Authority, in conjunction with local banks, will offer financial management services to these residents for assistance in re-managing finances as needed. These services will be confidential between the resident and the bank.

The Secretary invited all resident comments/questions at this time informing the public of the comments being included with the Flat Rent Amendment which will be submitted to HUD as a significant amendment to its annual plan for approval following this meeting. (See attachment C).

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, to close the public meeting and the meeting adjourned at 5:00 p.m.