

FY 2016 ANNUAL PLAN
PUBLIC HEARING MEETING MINUTES

JANUARY 7, 2016

4:00 P.M.

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

Roll call :

PRESENT:	Chair	Frank Landry
	Commissioner	Charles Laranjo
	Commissioner	Peggy Henderson
	Executive Director	Rhonda Mitchell
	Director of Operations	Tammy Nelson
	Director of Facilities	Peter Ruggeri

The Secretary confirmed that the written comments from Yvette Harris-Evans, President of the Newport Resident Council (NRC) on behalf of the Residents have been received and the Housing Authority of Newport (HACN) is preparing a response.

The NRC comments related to 11 items including: Rent Calculations; Late Rent Fee; Social Security Award Letters; Work & Bank Debit Card Printout; Work Incentive Removal; Maintenance & Utility Fees; Spring vs. Key Door Locks; Lighting; Sidewalks; Phase I Fencing and Other Safety Issues.

A discussion ensued regarding the above subject matters related to the comments received from NRC.

In addition to the above subjects the following verbal comments were received during the public hearing:

- ✓ A Resident of Earl Ave. asked about chipping paint, fallen shingles and drafty windows at the Earl Ave. sites.
- ✓ *The Secretary referred to the 2016 5-Year Plan where exterior painting and shingle replacement is included for upcoming completion.*
- ✓ A Park Holm resident asked if it was allowed for residents to replace window blinds and light bulbs in the new units; she understood that they were not allowed to replace themselves, instead they needed to contact maintenance.
- ✓ *Peter Ruggeri responded they are allowed to replace the above items when necessary, otherwise if maintenance replaces the items there will be a charge, therefore we encourage the resident to replace themselves.*
- ✓ A Park Holm resident inquired about the new stop signs that were recently installed and the concern is residents are unaware of the new signage and are driving right through it.
- ✓ *Peter Ruggeri responded that some of the stop signs were previously there and were being replaced post construction. There will be new markings going in at the location of the new sign within the next week. In addition, there will be new stop signs being installed at Truman & Kennedy as well as Jade Way & Kennedy with new markings in all areas.*

- ✓ A resident from Donovan Manor reported that the TV in the Wellness Center was not working.
- ✓ *Peter responded that the TV was working, however we cannot install Cable on that TV, it runs off the antenna as does the TV in the Community Room at Donovan Manor.*
- ✓ A resident from Earl Ave. reported that the cable does not work in that Community Room at Earl Ave.
- ✓ *Peter responded that he would check into that problem.*
- ✓ A resident of Park Holm asked if an antenna could be installed at the Park Holm Senior Center.
- ✓ *Peter responded that he would check into it.*
- ✓ A resident of Park Holm asked what happens when a resident moves from one unit to the other during a transfer in regards to their damage deposit that has already been paid, does that need to be paid again? What about the wear and tear fee?
- ✓ *The Secretary responded that HACN will clarify with the residents the process for relocation verses a new move-in. There is no fee for wear & tear only tenant damage.*
- ✓ A resident of Park Holm asked about the elimination of the \$50 rent incentive reimbursement when rent is paid by the 15th of the month. When will that practice end and will there be any other incentive to replace it?
- ✓ *The Secretary responded by confirming the \$50 incentive will end by March 31, 2016 which is the end of the Authority's fiscal year. No other incentive is planned at this time, however the Authority is willing to hear any suggestions that the residents may have.*

The secretary updated the residents regarding the 2016 Flat Rents. The Secretary announced the new flat rents to the residents adding that once approved by the Board the list of rents and their increased amount will be posted in the Management offices. The rent increases are effective February 1, 2016.

The Secretary stated that a formal response to the comments from the HACN to the NRC will be included in the Annual Plan for adoption at the January 14, 2016 Board of Commissioners meeting.

The Secretary will send RI Legal Services a copy of the HACN responses once they are completed in regards to the NRC comments about the annual plan.

Upon a motion by Chair Landry, seconded by Commissioner Laranjo, and unanimously carried, to close the public meeting and the meeting adjourned at 4:30 p.m.