

**Pawtucket Housing Authority
Resident RAD Meeting
560 Prospect Street, Pawtucket, RI
December 3, 2013 - 6:00PM**

Attendees: Pawtucket Housing Authority Staff and Residents, Omni-Winn Development Corporation and EJP Consulting Group, LLC.

RESIDENT CONCERNS AND COMMENTS CONCERNING A RAD REDEVELOPMENT PROJECT FOR
560 PROSPECT STREET, PAWTUCKET, RHODE ISLAND

- **Resident questions; If this turns into a Section 8 project, will I still qualify to live here?**
 - You will not lose your housing assistance and you will not be rescreened because of a RAD conversion.

- **Resident questions; Can we take our Section 8 voucher someplace else?**
 - The mobility of the Section 8 voucher is dependent on whether the project is Section 8 based vouchers or Section 8 project based assistance.

- **Resident questions; What if you are already on the Section 8 waiting list?**
 - If you are on the Section 8 waiting list, you will remain on it.

- **Resident question; Will there be washing machine hookups in the renovated apartments?**
 - This will be a consideration but, there are a lot of obstacles to overcome such as the size of the apartments.

- **Resident questions; What is the design for the handicapped units?**
 - There will be 15 accessible units designed to current accessibility standards.

- **Resident questions; There are people here now who are handicapped without wheelchairs. How will the units be for them?**
 - If a person lived in a handicap unit but whose disability is hearing or sight impaired, the units will be designed accordingly.

- **Resident questions; Will we have ventilation in the apartments for circulation and will we have ceiling lights?**
 - We will look into both of these issues.

- **Resident questions; Will the heating systems be individual?**
 - They will probably not be individual units attached to the building but, the heating system will be upgraded.

- **Resident questions; What about access to crawl spaces especially when access is through an apartment?**
 - We are aware of this condition and will review the options.

- **Resident questions; Will we have fenced-in back yards?**
 - Back yards will be addressed in site improvements. There are other options available such as landscaping to delineate space as an alternative to fencing.

- **Resident questions; Will the tall perimeter fencing remain?**
 - The current perimeter fence will most likely remain as a way to control the area so resident's yards are not used as pass troughs.

- **Resident questions; How will the parking be addressed?**
 - We will review how many parking spaces are required under zoning regulations and will make the appropriate adjustment. We will have a parking policy and it will be enforced.

- **Resident questions; Will the security guard station stay or go?**
 - The guard station is coming out. We will install modern security systems.

- **Resident questions; Will the back exit gate be open?**
 - No it will not be open but we will open it for sanding and plowing.

- **Resident questions; Do you have to have a car in order to have a parking place?**
 - In order to get a parking space one has to have a car registered to the address and the proper liability insurance.

- **Resident questions; Would you improve the basketball court and playground area?**
 - Recreational space will be upgraded as part of the site improvements.

- **Resident questions; What about pets?**
 - A pet policy will be in place and hopefully a dog park for tenants to walk their dogs and pick up their trash with disposal capabilities.

- **Resident questions; What type of resident programs will there be?**
 - There will be a fulltime supportive service person on staff with programs for children and adults. If you are in an FSS program, you will be able to continue your program with the housing authority.

- **Resident questions; When are you starting this project?**
 - First we have to apply for the RAD and submit it by the end of December 2013. In addition we will be evaluating funding sources to reach our goal. The best case scenario will have Phase I construction starting in the beginning of year 2015.

- **Resident questions; How will the payments of utilities work?**
 - Most likely there will be a re-metering of electrical usage where residents will have to pay the electric company directly but, receiving a utility allowance to compensate for this amount against their rent.

- **Resident questions; What other remodeling will be done?**
 - Besides kitchen and bath remodeling in the units, the unit will be painted and in some cases some changes to the way the rooms are currently laid out.