

**Pawtucket Housing Authority  
Resident RAD Meeting  
560 Prospect Street, Pawtucket, RI  
October 23, 2013 - 6:00PM**

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Attendees: Pawtucket Housing Authority Staff, Stephen A. Vadnais, Executive Director, James Goff, Deputy Executive Director, Vice Chairperson, Reinaldo Nieves, Jr., District #3 Councilor, Terrence E. Mercer, Maureen McNulty, Executive Secretary and AmeriCorps Vista Volunteers (Spanish Translators) and Residents of 560 Prospect.

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

- **Resident question; Will rents be affordable and will we still be allowed flat rents?**
  - Since the project-based Section 8 programs also set resident rents at 30% of adjusted income, most residents will not have rent increases as a result of a RAD conversion. However, if you are paying a flat rent in public housing, you will most likely have to gradually pay slightly more in rent over time. In these limited cases, if your rent increases more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in over the next three to five years depending on the PHA policy.
  
- **Resident question; How long will this project take?**
  - We expect the project to take up to three years.
  
- **Resident question; Will we have to have a new lease?**
  - Yes.
  
- **Resident questions; Who will we be running the development?**
  - There will be a private management company.
  
- **Resident questions; Will the Board of Commissioners play a role in the redevelopment?**
  - The Board will have input on decision and policy making throughout the process.
  
- **Resident questions; Will resident service programs continue under the redevelopment program?**
  - 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; Will the community room change?**
  - The community room will be renovated to include more open space for programs. A resident resource person will be available to coordinate activities for the residents.