

SUMMARY OF COMMENTS FROM THE RESIDENT ADVISORY BOARD (RAB) REGARDING THE SIGNIFICANT AMENDMENT AGENCY PLAN AND TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY IN ORDER TO IMPLEMENT REGULATORY CHANGES REGARDING OVER-INCOME HOUSEHOLDS LOW-INCOME PUBLIC HOUSING

1. A RAB member wondered if the policy would apply specifically to her since she pays slightly over the flat rent amount. HACM staff evaluated her situation and replied that it does not affect her as it only applies to households that earn more than 120% of area median income.
2. RAB members asked whether the policy applied to all residents who paid a flat rent. It was clarified that this was a completely different policy from flat rents that only applied to households that earn more than 120% of area median income.
3. Another member asked why over-income households even want to remain in public housing if the applicable fair market rent may be even higher than a flat rent. HACM staff clarified that, if HACM were to have chosen that option, that it was felt that many of those households may also voluntarily choose to move to the private market rather than paying the increased rent. HACM selected the option to terminate households that have been over-income for 24 months
4. RAB members requested an updated document showing the newly revised HUD income limits. The schedule of HUD income limits will be provided in the next regular RAB meeting mailing.
5. RAB members requested an updated presentation on HUD rules over income (gross vs net, etc.) and how rent is calculated (a similar presentation had been done for the RAB within the past 1-2 years). HACM will provide a presentation in the next couple months.
6. HACM confirmed that a summary of all the RAB member's comments and concerns would be presented to the HACM Board of Commissioners prior to the vote at the June 7th meeting on the proposed change to the ACOP and Agency Plan.

A member stated that since the vote will occur on the same date as the public hearing, how will any comments from the public be communicated to the RAB Board. He said his understanding of the regulations were that the RAB Board must also be presented with the comments from the public hearing prior to the vote. HACM staff stated that they believed that the requirement is that HACM take into account both the RAB comments as well as any comments from the public (whether received in writing before the

hearing or at the public hearing), but did not believe there was a requirement to present them to the RAB prior to approval.

HACM staff suggested that a RAB meeting be scheduled for the evening of June 7th after the Board of Commissioners meeting and that HACM summarize any comments from the Public Hearing to the RAB Board at that time. He also encouraged RAB members to attend the Board of Commissioners meeting if they wish. HACM will also inquire with HUD regarding what the regulations are regarding comments from the Public Hearing and the RAB.