

Resident Advisory Meeting – Notes

Introduction – Nicole Cunningham

1. Reviewed item 1 on the agenda.
 - a. Tenants in attendance asked for specific examples of how HOTMA changes may affect them.
 - i. Example given: The medical expense threshold under HOTMA goes from 3% to 10%. The mandatory deduction will increase, but fewer people will be eligible to claim additional expenses.
 1. Both tenants paid premiums so it will likely not affect them.
 - ii. Explained the asset limits of \$100,000. This will affect new applicants and not existing tenants.
 - b. Explained the HOTMA change specific for new earned income vs. unearned income. Also reviewed the 10% threshold and no longer being able to do interims within 3 months prior to or post annual recertifications.
 - c. Quick review of NSPIRE changes.
 - i. HUD just canceled NSPIRE inspection today, notified tenants in attendance.
 - ii. Orness tenant said she hasn't had an inspection in years. I explained that while HUD may not inspect every year, we do our own internal inspections years. Typically in January at Orness Plaza.
2. Reviewed public housing conversion process.
 - a. Tenants in attendance were in PH conversion, and one had completed the Section 18 conversion in April of this year.
 - b. Tenants in process of RAD/Section 18 Small PHA Blend asked the tenant who had completed the Section 18 conversion if she noticed a change. She stated she did not and was only aware due to signing a new lease and rent recertification.
 - c. I explained to tenants under the RAD (Orness) conversion that they will keep the original recertification date and no one is screened again for admission. We are on track from completing the conversion this winter.
3. Brief review of other programs the EDA offers: Bridges, LHPA – HSWH, Bring It Home
4. Comments/Questions:
 - Will preferences at Orness change with the conversion?
 - No, preference to elderly, disabled individuals will still be given.
 - I am concerned about safety in my neighborhood; police have been called.
 - This tenant lives by campus and we discussed being extra cautious now that school is back in session.

- When will the new washing machines be in at Orness?
 - Washing machines will be installed Thursday or Friday this week.
- How do we stop people from putting clothing they have found in the machines?
 - We can't control where people get their clothing. Even clothes from a thrift store or general store should be washed prior to wearing.
- Orness tenants shared concerns about neighbors putting food directly in the trash chute.
- Is it ok to now smoke marijuana in the building?
 - Even with the legalization of marijuana, we are still enforcing the smoke free lease addendum. Our lease has not changed and it is still not acceptable to smoke/vape inside a unit or garage.

Additional EDA Response:

The feedback continues to support the conversion of public housing units. The EDA will expand explanations of the new HOTMA regulations and the NSPIRE inspection protocol to support participant understanding of the changes. The EDA will continue to support lease compliance and ensure safety for residents.