



Carol Pontarelli, Chairman
Rosemary Andreozzi, Vice Chairman
June DiLorenzo, Commissioner
John Fleming, Commissioner
Azarig Kooloian, Commissioner

Marilee E. Arsenault
Executive Director
email: marsenault@nphousing.org
Relay RI-711

December 15, 2022

RE: Flat Rent 2023

Dear Resident:

The North Providence Housing Authority has not raised the flat rent amount for our public housing units in over four years. HUD requires housing authorities to calculate flat rent annual based on the calculation of 80% of the area Fair Market Rent.

HUD also require us not to raise flat rent any more than 35% of the flat rent you are paying now. If the amount of the new flat rent is more than 35% of what you are paying now, we are required to “phase in” the increase. Attached, please find the formula for the calculation of the new flat rent which will begin January 1, 2023 and take place at your annual recertification. As always, you will be offered the choice of rent based on your income or you may choose flat rent whichever is more cost effective for you.

If you have any questions or concerns, please feel free to contact the office.

Sincerely,

Marilee Arsenault

Marilee Arsenault
Executive Director

Quality Housing Work Responsibility Act of 1998
Public Housing Reform Act of 1998

Sec. 523

Family Choice of Rental Payments for Public Housing
(updated 12/15/2022)

Public Housing residents are afforded a choice, annually, whether to pay rent based on their income (generally up to 30% of the adjusted income), or to pay a flat rent, based on the rental value of the unit. We have determined that the following flat rents will apply in our public housing developments:

Charles Street Manor

Studio **\$805.00** One Bedroom **\$897.00**

Allendale Manor

Studio **\$805.00** One Bedroom **\$897.00**

Sunset Terrace

Studio **\$805.00** One Bedroom **\$897.00**

Marieville Manor

One Bedroom **\$897.00**

Wentworth Street

Two Bedroom **\$1,073.00** Three Bedroom **\$1,343.00** Four Bedroom **\$1,604.00**

Andover Street

Two Bedroom **\$1,073.00** Three Bedroom **\$1,343.00** Four Bedroom **\$1,604.00**

Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the annual review they otherwise would undergo.

Families who opt for the flat rent may request to have a reexamination and return to the income based method at any time for any of the following reasons:

1. The family's income has decreased;
2. The family's circumstances have changed increasing their expenses for child care, medical care, etc.;
3. Other circumstances creating a hardship on the family such that the income method would be more financially feasible for the family.

I certify that I have reviewed the above family choice of rental payments for public housing and have chosen the _____ rent based on income; or _____ flat rent, and have received a copy of this completed from.

Signature of Resident

Date

4.14.2017