



Housing Authority of the City of Raleigh, North Carolina

Leased Housing

Priscilla Batts
Director of
Leased Housing

900 Haynes Street
Raleigh, NC 27604

Applications
(919) 831-6387

Section 8 HAPP
(919) 831-6620

5/8/2013

RE: Reduction of Housing Assistance Payment (HAP) Contract Rent

Dear Landlord,

As a result of the current budgetary restrictions associated with the Federal sequestration, the Raleigh Housing Authority's (RHA) Leased Housing Department will immediately implement the reduction of current HAP contract rent amounts which are over the minimum reasonable rent comparable amount. This cost saving measure as supported in the Housing Assistance Payment (HAP) contract, Part B, Section 6(c), which allows the PHA to re-determine the reasonable rent at any time in accordance with HUD requirements.

Effective May 6, 2013, all HAP contract rents will be lowered to the minimum rent reasonable comparable amount. If it is determined, during the processing of the rent reasonable calculation, that your current HAP contract rent exceeds the minimum rent reasonable for your unit, you will be contacted in writing and asked to lower your rent. You must respond on the notice that will be provided of your decision concerning the lowering of your HAP contract rent.

If you agree to lower the HAP contract rent, the newly lowered rent amount will become effective at the beginning of the new HAP contract term and remain in effect until otherwise notified RHA. Please note that the tenant's rent portion may also change and you will receive a rent adjustment notice of the rent change. The tenant cannot be requested to pay any rent amount above or outside of the rent amount determined by the Housing Authority.

If you decline to lower the rent, the tenant will be processed to relocate as the Housing Authority is currently not able to sustain any HAP contracts rents higher than the minimum amount reasonable. From this notification, RHA will begin the process to notify the tenant of the need to relocate. We recommend that you also provide the tenant and Raleigh Housing Authority a written notice to vacate at the end of the current HAP contract to prevent any prolonged timeframes of the tenant being in your unit without you receiving any rental assistance payments.

We understand that this measure may adversely impact the Property Owner or Manager but it is necessary in order for RHA to continue to provide housing assistance to as many low income families in Wake County as possible. We further understand that you must make the best business decision concerning your property, which may result in your inability to retain your current Section 8 resident at a lower HAP contract rent.

The Raleigh Housing Authority is unable to provide an estimated length of time before HUD funding becomes available but will notify you as funding becomes available for rental increases.

We appreciate your understanding and patience through this process.

Sincerely,

Benita Wilson
Inspections Supervisor