

QUESTION #5: NEW RULES AND CHANGES

Will my rent go up as a result of RAD?

No.

Rents will not increase due solely to a RAD conversion. The way your rent is calculated will not change. Rents will continue to be set at 30% of your adjusted household income. After conversion, SFHA will be responsible for determining your adjusted income and rent. The new owners may also review your income to maintain compliance with the Low Income Housing Tax Credit Program.

As is true for you now, under RAD, your rent may change if your income or family household composition changes.

What rules stay the same? What might change?

How your rent is determined, eviction protections, grievance procedures and rights to organize resident associations and right to participate in creating or changing policies that apply to your housing will not change greatly. There are other changes, however, that might happen when you get a new owner or manager. The new owner/manager will have different policies and practices regarding things such as leases, house rules and screening criteria for future new residents.

Remember, current residents will not be rescreened.

All of these policies will still need to comply with HUD and City rules, but they might look different than they do now. For instance, the new building owners who operate other affordable housing developments might want to use



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the same lease, house rules, and screening policies that they already use elsewhere. The City and SFHA would like to have as many of the same rules and policies apply to all of the RAD properties as possible to ensure the rules are fair and reasonable and to simplify monitoring compliance by the new owners.

Housing Rights Committee and legal service groups are working with the City and the developers to design fair and reasonable house rules, grievance procedures, screening criteria and leases. Once these general rules are established, each owner might make some allowable changes.

Will my lease change due to conversion to RAD?

Yes.

The new owner will use a different lease than your public housing lease. The new lease must include a HUD form lease addendum used with project-based voucher leases. The addendum contains a number of important sections governing the resident's use of the unit, describing how the rent is set, establishing strict limitations on the charging of other fees, and establishing eviction protections.

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