

Board of Commissioners
Veronica G. Blount, Chairman

Neil S. Kessler
Marilyn B. Olds
Elliott M. Harrigan
Samuel S. Young, Jr.
Jonathan Coleman
Robley S. Jones
Robert J. Adams



Chief Executive Officer
Damon E. Duncan
901 Chamberlayne Parkway
P.O. Box 26887
Richmond, VA 23261-6887
804-780-4200
Fax 804-780-4689
TTY: Dial 7-1-1
www.rrha.com

COVID-19 UPDATE:

TEMPORARY CHANGES to Public Housing Policies

Richmond Redevelopment and Housing Authority (RRHA) wants to make sure that all of our families can access our housing programs safely during the COVID-19 pandemic. RRHA is making some temporary changes to our policies for public housing. These changes will make it easier for families to get housing assistance during this difficult time. Below is a list of changes RRHA will make to our public housing policies.

PLEASE READ THIS NOTICE CAREFULLY.

If you live in RRHA public housing, ***this might affect your rights.***

1. Annual Examinations.

RRHA will delay all annual public housing “re-exams.” If you have a re-exam scheduled on a day earlier than July 31, 2020, you do not have to go to your appointment. RRHA will contact you to make up your re-exam sometime before December 31, 2020.

2. Interim re-exams: DECREASE in income.

You can still ask for an “interim” re-exam to report a change in your income. You can report a decrease in your income at any time. If your income went down, RRHA will lower your monthly rent payments moving forward. RRHA may also go back and lower your old rent charges. RRHA will lower your old rent charges as of the month your income decreased, even if you report your new income at a later time.

3. Interim re-exams: INCREASE in income.

When your income goes up, you have to report the increase in your income to RRHA. If you tell RRHA about the increase in your income more than a month after your income goes up, RRHA can charge “retro rent” for those months where you didn’t report the new income. During the COVID-19 crisis, RRHA won’t charge “retro rent” until the crisis is over. However, RRHA can charge “retro rent” once the crisis is over.

4. Income Verification.

When you report your income to RRHA (at either an *annual* or *interim* re-exam), RRHA makes sure the income you report is true by checking other “third party” records, like your taxes or paystubs. RRHA knows it might be hard to get records about your income during the COVID-19 crisis. Because of this, RRHA will allow you to self-report your income without “third party” records until the crisis is over. When the crisis is over, RRHA will check to make sure that the income you self-reported was true. If the income you reported was not true, RRHA might take legal action. This could include charging you “retro rent.”

5. Over-income TENANTS.

Only people below a certain income level can live in public housing. Sometimes, RRHA has to end a family's lease because their income is too high. RRHA does not want anyone to become homeless during the COVID-19 crisis. Until the crisis is over, RRHA will not remove a family from public housing, or increase their rent, because their income is too high.

6. Policy Changes

Before COVID-19 crisis, RRHA had to give you 30 days' notice of changes to tenant policies, like our "Admissions and Continued Occupancy Policy" or "ACOP." Because of the crisis, RRHA has to make policy changes quickly to address emergencies. Until the crisis is over, RRHA might not give all 30 days' notice before these changes take effect. During this time, RRHA will only make changes that make it easier for you to meet all the rules for public housing.

7. Community Self-Service Requirement ("CSSR").

Some public housing residents have to report 8 hours of community service to RRHA every year. This is called the "Community Self-Service Requirement" or "CSSR." (You might not have to report CSSR hours if you work, have a disabled family member, or meet another exception.) Because of the COVID-19 crisis, RRHA will not require you to meet the CSSR rules or report your community service hours until your next annual re-exam.

8. Family Self-Sufficiency

If you are part of the Family Self-Sufficiency program ("FSS"), RRHA will now consider the COVID-19 crisis when we review a request to extend your Contract of Participation.