

Newport Housing Authority RAD Meetings/Minutes August 17, 2026, 3:00 P.M. EST

Walter Cole, Newport Housing Authority Executive Director presented overview/agenda of RAD program.

Questions:

Can you explain how that will affect my rent? In public housing and Section 8, the tenant contribution is set at 30% of adjusted gross income. If you are over a particular income range, then you pay a flat rent or a ceiling rent. For those people, a lot of times you are not paying 30% of your income. One of the requirements of RAD is that you do pay 30% of your income to rent and utilities. However, the rent increase will be phased in over several years rather than all at once.

How long will this take? We are currently just submitting the application to HUD. The timeline is project to be a least a year before the conversion happens. The updates/repairs to units would be even longer. But there will be multiple meetings throughout the process. We encourage you to attend. Updates and all questions and answers at these meeting will be distributed to all residents to keep everyone up to date and on the same page.

Will I have to move out? No you would not have to move out. Residents would not need to reapply for eligibility to keep their apartments/units.

What is section 9 and section 8? Section 9 public housing is the traditional federal program established under the U.S. Housing Act of 1937 that provides federally funded, government-owned affordable rental housing. Local public housing authorities own and operate the buildings, and the federal government supplies direct subsidies for their daily operations and capital repairs. Section 8 through the Public Based Rental Assistance is what the NHA is looking at. PBRA is a federal program where the government gives rental subsidies to private apartment owners. The financial help stays tied to a specific building or unit, rather than following the individual renter. Tenants pay 30% of their adjusted income for rent.

Will I have to get vouchers? No. The NHA does not have a voucher program. The NHA is looking at the Section 8 PBRA where the financial assistance is with the unit not with the applicant.

Will the HVAC ducts be cleaned out? Ducts being cleaned out would be considered a rare routine maintenance required based upon as needed situation that maintenance would have to inspect and perform. The HVAC units design would be investigated to determine if a better enclosed return box and filter location would be more efficient and effective.

What about the windows and the doors? One of the key improvements that is foreseen to be needed is the installation of new windows and doors. Many of are units already have new windows. Definitely the renovations of 60-1 and 60-2 would get new windows and doors.

Will we all get new ovens with self-cleaning? Appliances will be replaced as they become inoperable or in need of repair. 60-1 and 60-2 units are getting renovated and those units will get new kitchen

cabinets in return will get new appliances. The ovens that we purchase do not have self-cleaning functions as that function can be dangerous and a fire hazard if not operated properly.

Will I be able to keep my bushes and trees? Landscaping is part of the master plan in renovating and beautifying 60-1 and 60-2. After all the renovations are completed then we will do a large landscaping improvement to all the properties which will include planting of trees and bushes. I can't say at this time which trees and bushes would stay or be removed but the plan is to improve all the landscaping on the NHA properties.

Do I have to move from my home during the renovations? We are trying to do the renovations by nutrition meaning when someone moves out, we renovate those units. However, there may come a time that we ask a tenant to relocate so we can renovate their unit. We will assist that tenant in helping to relocate. Then when the unit is completed, the tenant would have the choice to move back into that unit.

Newport Housing Authority RAD Meetings/Minutes
September 14, 2026, 3:00 P.M. EST

Walter Cole, Newport Housing Authority Executive Director presented overview/agenda of RAD program.

Questions:

Can you explain how that will affect my rent? In public housing and Section 8, the tenant contribution is set at 30% of adjusted gross income. If you are over a particular income range, then you pay a flat rent or a ceiling rent. For those people, a lot of times you are not paying 30% of your income. One of the requirements of RAD is that you do pay 30% of your income to rent and utilities. However, the rent increase will be phased in over several years rather than all at once.

How long will this take? We are currently just submitting the application to HUD. The timeline is project to be a least a year before the conversion happens. The updates/repairs to units would be even longer. But there will be multiple meetings throughout the process. We encourage you to attend. Updates and all questions and answers at these meeting will be distributed to all residents to keep everyone up to date and on the same page.

What is section 9 and section 8? Section 9 public housing is the traditional federal program established under the U.S. Housing Act of 1937 that provides federally funded, government-owned affordable rental housing. Local public housing authorities own and operate the buildings, and the federal government supplies direct subsidies for their daily operations and capital repairs. Section 8 through the Public Based Rental Assistance is what the NHA is looking at. PBRA is a federal program where the government gives rental subsidies to private apartment owners. The financial help stays tied to a specific building or unit, rather than following the individual renter. Tenants pay 30% of their adjusted income for rent.

Will I have to get vouchers? No. The NHA does not have a voucher program. The NHA is looking at the Section 8 PBRA where the financial assistance is with the unit not with the applicant.

Will I get new floors? Developments 60-1 and 60-2 when renovated will get new flooring. Flooring for other developments would be considered during moveouts. There is no plan to replace flooring with tenants residing in their units.

Do I have to move from my home during the renovations? We are trying to do the renovations by nutrition meaning when someone moves out, we renovate those units. However, there may come a time that we ask a tenant to relocate so we can renovate their unit. We will assist that tenant in helping to relocate. Then when the unit is completed, the tenant would have the choice to move back into that unit.

Can we get outdoor charcoal grills? Due to fire safety and safety hazards, there will be no installation of outdoor grills.