



CT Rental Assistance Program (RAP)

Information for Landlords

Program Snapshot

The Connecticut Rental Assistance Program (RAP) is the major state-supported program for assisting very-low-income families to afford decent, safe, and sanitary housing in the private market.

What are RAP Certificates?

RAP certificates provide a subsidy that is paid directly to the landlord on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. **RAP certificates provide a source of guaranteed income for eligible landlords.**

Who administers RAP Certificates?

RAP certificates are funded through the Department of Housing (DOH) and are administered statewide by DSS and its agent, J. D'Amelia & Associates (JDA). JDA subcontracts operation of the housing choice program to seven local Public Housing Authorities (PHAs) and one Community Action Agency throughout Connecticut. DOH also develops policies and procedures, provides technical assistance to JDA and its subcontractors, and is responsible for monitoring administration of the program.

Who is eligible for RAP Certificates?

In order to participate in RAP, a household must meet certain income and eligibility requirements. In general, the family's income may not exceed 50 percent of the annual median income (AMI) for the area in which the family chooses to live. These levels vary by location throughout the state. During the application process, information on family composition, income, and assets is collected by the PHA and used to determine the family's eligibility and the amount of their housing assistance payment.

How do I participate in RAP?

A landlord may not reject a tenant because they are participating in RAP. Participating families find their own housing, including apartments, townhouses, and single-family homes. The participant is free to choose any private rental housing that meets the requirements of the program. In order to be eligible to accept RAP payments:

- » The rental unit must meet minimum standards of quality and safety as defined by the State of Connecticut, which has adopted the federal Housing Quality Standards (HQS) as established by the U. S. Department of Housing and Urban Development (HUD).
- » The rent amount for the unit must not exceed the maximum allowable rent (MAR).
- » The landlord must provide the services agreed to as part of the rental agreement signed with the tenant and the contract signed with the PHA.