RAD Rent Phase-In   Applies only to tenants in residence at the time of the convrsion to RAD.

Data entry in Green fields only

Determine if Phase-In is Required

TTP at RAD Conversion	900		Initial RAD TTP = last PHA TTP
Calculated TTP at Conversion	990	90.0000	10 percent of TTP at Conversion
		90	Round
Increase	90	90	Amount that the increase must be greater than
	No		Phase-in Required

If a tenant's monthly rent increases by more than the greater of 10
percent or $25 purely as a result of conversion, the rent increase will be phased
in over 3 or 5 years.

Phase-In Calculatons

New Cert Year

Conversion Date	3/12/2013		This is the same date as the IC moving the in-place tenant to RAD
Conversion Date +1	3/13/2013	1 No	Any effective date > the conversion date and < the Second AR date is counted as year 1
Second AR date	3/1/2015	2 Yes	
Third AR Date	3/1/2016	3 No	
Fourth AR Date	3/1/2017	4 No	
Fifth AR Date	3/1/2018	5 No	

Phase In Period

			3-Year				5-Year		
		Year	Increase*	Round	Final TTP	Year	Increase*	Round	Final TTP
New Cert Effective Date	3/1/2015	1	66.0000	66	166	1	40.0000	40	140
TTP on the last Cert	100	2	132.0000	132	232	2	80.0000	80	180
New TTP Calculation	300	3	200.0000	200	300	3	120.0000	120	220
						4	160.0000	160	260
Difference	200					5	200.0000	200	300

No   Phase-In Complete?
If difference is 0 or negative, phase in is over and use the TTP as Calculated

* Note: The increase is the amount to be added to the TTP on the prior cert given the phase-in year and the
difference between the TTP as calculated on the new certification and the TTP on the prior certification.