

Housing Authority of the City of Annapolis

RENT DETERMINATION POLICY

Minimum Rents

The Housing Authority requires a Minimum Rent of \$50 for public housing residents.

Flat Rents

The Following chart indicates the amount of the Flat Rents per development per bedroom composition.

Site	0 BR	1BR	2BR	3BR	4BR	5BR	6BR
MD 1-1	N/A	\$433	\$509	\$637	N/A	N/A	N/A
MD 1-2	N/A	\$505	\$594	\$743	\$832	N/A	N/A
MD 1-3	N/A	\$469	\$469	\$690	N/A	N/A	N/A
MD 1-4	N/A	\$433	\$509	\$637	\$713	N/A	N/A
MD 1-5	N/A	\$505	\$594	\$743	\$832	\$957	N/A
MD1-6	N/A	\$469	\$552	\$690	N/A	N/A	N/A
MD 1-7	N/A	N/A	\$552	\$690	\$773	N/A	N/A
MD 1-8	N/A	N/A	N/A	\$637	N/A	N/A	N/A
MD 1-9	\$386	\$469	\$552	N/A	N/A	N/A	N/A
MD1-10	N/A	\$469	\$552	\$690	\$773	\$888	1,004

The Market Analysis completed to determine Flat Rents is included as the last page of the Rent Determination Policy. The open market apartments and the apartment communities owned by the Authority were accessed based upon a standard two-bedroom unit. A standard two-bedroom unit is considered to be carpeted and air conditioned with a dishwasher and washer and dryer hook-ups provided. Amenities and curb appeal are factors considered in the determination of the percent of standards as reflected in the analysis.

Housing Authority of the City of Annapolis

Date:

Resident:

Address:

Bedroom Size:

Client ID:

30% Income Based Rent: \$ _____

Flat Rent: \$ _____

I understand that the Housing Authority of the City of Annapolis will calculate my monthly rent based on the 30% Income Based Rent Method of the Flat Rent Method as indicated by me below. I also understand that I may change rent calculations method at any time for any of the following reasons:

- 1. Family income has decreased**
- 2. Family circumstances have changed increasing expense for childcare, medical care, etc.**
- 3. Other circumstances creating a hardship where by the formula method is more feasible.**

____ **My choice is the Income Based (30%) Method of rent calculation.**
My rent will be \$ _____.

____ **My choice is the Flat Rent Method of rent calculation.**
My rent will be \$ _____.

____ **My choice is the Minimum Rent Method of \$50.00.**
My rent will be \$ _____.

Resident Signature

Date

HACA Representative

Date

Income-Based Rents

Income-based rents will be calculated based on the higher of:

- a. 30 percent of Monthly Adjusted Income; or
- b. 10 percent of Monthly Adjusted Income;

Resident Choice

Resident may choose rental payments annually, based on either a Flat Rent or Income Based Rent method. Residents may choose to pay the established income-based rental payments, which does not exceed 30 percent of the adjusted monthly income. However, if the resident's income decreases due to a financial hardship, the resident may elect to pay an income based rent because the higher Flat Rent is no longer affordable.

Rent Reductions Relative to Public Assistance Benefits Reductions

In the event a family's public assistance benefits are reduced due to non-compliance with program requirements or fraud, the Authority may not reduce the family's rent. The Authority will not refuse to decrease a family's rental contributions due to a reduction in public assistance benefits until it receives official, written notification from the welfare agency indicating that the reduction in income in determining the family's rent is a family's benefits are otherwise reduced.

Phase In Rent Policy

A two-year phase in of any rent increase for a newly employed family is effective October 1, 1999. For a family who has been unemployed for at least 12 months and becomes employed; or for family members whose employment income increase as a result of participation in any family self-sufficiency or job training program; or for family members who are receiving TANF benefits in the last six months and whose earned income increase, the following considerations must be made:

- (1) Rent shall not increase for the initial 12 months
- (2) For the second 12 month period, the resident's rent can be increased by an amount representing 50 percent of the total rent increase; and
- (3) In the third year, the balance of the rent can be phased-in.

Families may request the Authority to set up an escrow account as an incentive for saving money. The funds that are exempt as a result of the phase-in may be deposited in an escrow account.

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