

Housing Authority of the City of Annapolis

RENT DETERMINATION POLICY

Effective May 1, 2016

Minimum Rents

The Housing Authority requires as 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	Site #	OBR	1BR	2BR	3BR	4BR	5BR
Easport Terrace	MD 1-2	N/A	\$724.00	\$845.00	\$1,085.00	\$1,207.00	N/A
Harbour House	MD 1-6	N/A	\$761.00	\$898.00	\$1,137.00	N/A	N/A
Robinwood	MD 1-7	N/A	N/A	N/A	\$1,137.0	\$1,271.00	\$1,461.00
Newtowne 20	MD 1-8	N/A	N/A	N/A	\$1040.00	N/A	N/A
Morris Blum	MD 1-9	\$703.00	\$855.00	\$1,006.00	N/A	N/A	N/A
Annapolis Gr.	MD 1-10	N/A	\$794.00	\$924.00	\$1,160.00	\$1,283.00	\$1,468.00
Bloomsbury Sq.	MD 1-15	N/A	\$761.00	\$898.00	\$1,137.00	N/A	N/A
Obery Court Phase I	MD 1-009	N/A	\$686.00	\$798.00	\$1,008.00	\$1,136.00	N/A
80% of FMR for New Admissions and New Flat Renters as of May 1, 2016	ALL	\$681.00	\$826.00	\$1,038.00	\$1,330.00	\$1,547.00	\$1,779.0.00

The Market Analysis was completed based on similar size units, unit's type and amenities were used to determine Flat Rents. This analysis must be updated annually.

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Date: _____

Resident: _____

Address: _____

Bedroom Size: _____

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:

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- 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.

Residents currently paying Flat Rent as of August 1, 2014 will be capped at 35% of the Fair Market Rent each year not to exceed 80% of the Fair Market Rent at their next annual recertification. All new admissions or transfers who choose the Flat Rent option will be required to pay 80% of the Fair Market Rent at admission and tenants who were not paying Flat Rent as of August 1, 2014 and choose to pay flat rent after August 1, 2014 will be required to pay 80% of the Fair Market Rent at their next annual recertification.

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.