

FLAT RENT SCHEDULE FOR THE PUBLIC HOUSING PROGRAM

This Exhibit sets forth the procedures for setting the Flat Rents available to households under MPP 201:1 IIA and 24CFR 960.53.

I. GENERAL

A. Setting the Flat Rent

1. Each year the HACLA will reassess the Flat Rent structure as part of the Annual Plan process. The flat rent is based on the market rent charged for comparable units in the private unassisted rental market. It is equal to the estimated rent for which the HACLA could lease its public housing units in the private, unassisted market.
2. In setting the flat rent, the HACLA considers the following items:
 - a. Location
 - b. Quality (capital repair needs)
 - c. Unit size – number of bedrooms and square footage
 - d. Building type
 - e. Age of property
 - f. Amenities available in the unit and property (include, but is not limited to closeness to schools, shopping, recreation facilities, public transportation, parking, laundry facilities, child care, and appliances available in the units)
 - g. Services & maintenance provided by the HACLA
 - h. Utilities provided by the HACLA
3. The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

- B. Revised Flat Rents are effective January 1st and are phase-in with family's annual reviews. The Flat Rent schedule is as follows:

Bedroom Size	2010	2011
0	\$ 547	\$ 563
1	\$ 645	\$ 664
2	\$ 809	\$ 833
3	\$ 893	\$ 920
4	\$ 1,028	\$ 1,059
5	\$ 1,232	\$ 1,269