



Rent Reasonableness Notice

Published Fair Market Rents represent more than a 5% Decrease

FAIR MARKET RENTS

Effective October 1, 2011

NUMBER OF BEDROOMS						
0	1	2	3	4	5	6
477	549	661	886	914	1051	1188

VOUCHER PAYMENT STANDARD

Effective January 1, 2012

NUMBER OF BEDROOMS						
0	1	2	3	4	5*	6*
477	549	661	886	914	1051	1188

Rent Reasonableness Determinations

1. *Before entering into a HAP contact.* A PHA must not execute a HAP contract until it has documented that the charged rent is reasonable.
2. *Before any increase in the rent to owner.* Before the PHA may approve any rent increase to the owner, the PHA must determine and document whether the proposed rent is reasonable compared to similar units in the marketplace and not higher than those paid by unassisted tenants on the premises.
3. *If there is a five percent decrease in the published FMR (for the unit size rented by the family) in effect 60 days before the contract anniversary date as compared with the FMR in effect one year before the contract anniversary date.* This provision is designed to ensure that when the market goes down by a significant amount (i.e. a five percent or more reduction in the FMR) the PHA must reexamine rent reasonableness at the contract anniversary date, even if the owner does not propose a rent increase.