



*This is an important document. Please let us know if you need help with translation.
Este es un documento muy importante. Por favor déjeme saber si necesita ayuda con la traducción*

FAMILY CHOICE IN RENTS

HUD Regulations and NHA Policy provide that families may choose to pay either:

- a. Rent based on the income of the family (which includes the minimum rent, if applicable),
- b. Rent based on a “Ceiling” or “Flat Rent” (maximum rent charged to a family). This rate is determined by rents in Northampton for similar sized apartments with similar amenities, and the costs of operating the development.

McDonald House

<u>Bedroom Size</u>	<u>2019 Flat Rents:</u>	<u>2018 Flat Rents:</u>	<u>Change in Flat Rent</u>
1 Bedroom	\$ 831.00	\$ 884.00	\$ (53.00)
2 Bedroom	\$ 1,061.00	\$ 1,117.00	\$ (56.00)

Florence Heights

<u>Bedroom Size</u>	<u>2019 Flat Rents:</u>	<u>2018 Flat Rents:</u>	<u>Change in Flat Rent</u>
2 Bedroom	\$1,061.00	\$1,117	\$ (56.00)
3 Bedroom	\$1,329.00	\$1,400	\$ (71.00)
4 Bedroom	\$1,521.00	\$1,627	\$ (106.00)

Utility Allowances are provided to residents at Florence Heights. Residents who choose to pay the Flat Rent will not be required to have an annual re-certification of their incomes, but each year the Flat Rent may change. Residents may opt for the other rent calculation method at any time based on changing family circumstances.

___ I choose to have my rent determined based on 30% of my income.

___ I choose to base my rent on the NHA’s Flat Rent.

___ I choose the lesser of the two options.

Print Name

Date

Sign Name

Print Address





Payment Standards

Effective October 1, 2019

For the Northampton Housing Authority's Jurisdiction

Belchertown, Chesterfield, Cummington, Easthampton, Florence, Goshen, Hatfield, Haydenville, Huntington, Leeds, Middlefield, South Hadley, Sunderland, Westhampton, & Williamsburg

Fair Market Rents for Springfield MSA

Sunderland, Southwick, Hatfield, Hadley, South Hadley, Granby, Pelham, Ware, Blandford, Tolland, Montgomery, Russell, Granville, Westfield, Southwick, Holyoke, West Springfield, Brimfield, Agawam, Longmeadow, East Longmeadow, Springfield, Chicopee, Ludlow, Wilbraham, Hampden, Palmer, Monson & Wales

Bedroom Size	2019 FMR	2020 FMR	2019 Payment Standards**	2020 Payment Standard	Increase in Payment Standard
Efficiency	\$702	\$737	\$772	\$810	\$38
1	\$831	\$875	\$914	\$962	\$48
2	\$1061	\$1115	\$1167	\$1226	\$59
3	\$1329	\$1389	\$1461	\$1527	\$66
4	\$1521	\$1611	\$1673	\$1772	\$99

*2019 Payment Standard at 110% of 2019 FMR

**2020 Payment Standard at 110% of 2020FMR