



Targeted Rent Initiative Proposed Flat Rent Schedule for 2009*



Household Size	Total Gross Household Income Range	Current Flat Rent	New Studio Rent	Total Gross Household Income Range	Current Flat Rent	New One Bedroom Rent	Total Gross Household Income Range	Current Flat Rent	New Two Bedroom Rent
			2009			2009			2009
Household Size 1	\$15,320 to \$32,280	\$383	\$402	\$18,560 to \$32,280	\$464	\$487	\$21,840 to \$32,280	\$546	\$573
	\$32,281 to \$43,000	\$420	\$462	\$32,281 to \$43,000	\$509	\$560	\$32,281 to \$43,000	\$599	\$659
	\$43,001 and Above	\$500	\$575	\$43,001 and Above	\$606	\$697	\$43,001 and Above	\$713	\$820
Household Size 2	\$15,320 to \$36,840	\$383	\$402	\$18,560 to \$36,840	\$464	\$487	\$21,840 to \$36,840	\$546	\$573
	\$36,841 to \$49,150	\$420	\$462	\$36,841 to \$49,150	\$509	\$560	\$36,841 to \$49,150	\$599	\$659
	\$49,151 and Above	\$500	\$575	\$49,151 and Above	\$606	\$697	\$49,151 and Above	\$713	\$820
Household Size 3				\$18,560 to \$41,460	\$464	\$487	\$21,840 to \$41,460	\$546	\$573
				\$41,461 to \$55,300	\$509	\$560	\$41,461 to \$55,300	\$599	\$659
				\$55,301 and Above	\$606	\$697	\$55,301 and Above	\$713	\$820
Household Size 4							\$21,840 to \$46,080	\$546	\$573
							\$46,081 to \$61,450	\$599	\$659
							\$61,451 and Above	\$713	\$820
Household Size 5							\$21,840 to \$49,740	\$546	\$573
							\$49,741 to \$66,350	\$599	\$659
							\$66,351 and Above	\$713	\$820
Household Size 6							\$27,280 to \$53,460	\$682	\$716
							\$53,461 to \$71,300	\$749	\$824
							\$71,301 and Above	\$891	\$1,025
Household Size 7							\$27,280 to \$57,120	\$682	\$716
							\$57,121 to \$76,200	\$749	\$824
							\$76,201 and Above	\$891	\$1,025

Directions for using the Proposed Flat Rent Schedule Guide

Step 1 - Find your total household size in the column on the left side of the table. Total household size is the number of persons authorized to live in your apartment.

Step 2 - Find your apartment size based on the number of bedrooms in the rows across the top of the table.

Step 3 - Your rent in Year 1 is based on your total gross household income within the income range, by household size and apartment size.

Example

• A four person household (see the Household Size 4 row) in a two bedroom apartment with a total gross household income of \$31,500 (see Total Gross Household Income Range column) will have a new rent of \$573 in 2009.

Total Gross Household Income Range	Current Flat Rent	New Four Bedroom Rent 2009
\$30,560 to \$46,080	\$764	\$802
\$46,080 to \$61,450	\$839	\$923
\$61,451 and Above	\$998	\$1,148

Use the following guide to find your apartment size:

Efficiency or One/Two Room Apartments = Studio
 Three Room Apartment = One Bedroom
 Four Room Apartment = Two Bedrooms
 Five Room Apartment = Three Bedrooms
 Six Room Apartment = Four Bedrooms

***Please contact your management office for apartments larger than four bedrooms and family sizes larger than 7 persons.**

Under the **Targeted Rent Initiative**, NYCHA seeks to phase in rent increases only for the households who pay the Flat Rent, about 28% of the total households. These households will be divided into three income bands, and rent increases will be 5%, 10% and 15%, respectively in 2009. In no case will any rent exceed 30% of income. Households with incomes below the total gross household income range may not be affected. The average monthly rent increases will range from a low of \$19 to a high of \$195, with \$55 as the average.

*Please note the Proposed Flat Rent Schedules are based on the total gross household income prior to deductions and **should only be used as a guide**. The Proposed Flat Rent Schedules are subject to change. Please refer to "Proposed Flat Rent Schedule - 2010" for rents in the second year of the increase.



Targeted Rent Initiative Proposed Flat Rent Schedule for 2010*



Household Size	Total Gross Household Income Range	Current Flat Rent	New Studio Rent	Total Gross Household Income Range	Current Flat Rent	New One Bedroom Rent	Total Gross Household Income Range	Current Flat Rent	New Two Bedroom Rent
			2010			2010			2010
Household Size 1	\$16,080 to \$32,280	\$402	\$422	\$19,480 to \$32,280	\$487	\$511	\$22,920 to \$32,280	\$573	\$602
	\$32,281 to \$43,000	\$462	\$508	\$32,281 to \$43,000	\$560	\$616	\$32,281 to \$43,000	\$659	\$725
	\$43,001 and Above	\$575	\$661	\$43,001 and Above	\$697	\$802	\$43,001 and Above	\$820	\$943
Household Size 2	\$16,080 to \$36,840	\$402	\$422	\$19,480 to \$36,840	\$487	\$511	\$22,920 to \$36,840	\$573	\$602
	\$36,841 to \$49,150	\$462	\$508	\$36,841 to \$49,150	\$560	\$616	\$36,841 to \$49,150	\$659	\$725
	\$49,151 and Above	\$575	\$661	\$49,151 and Above	\$697	\$802	\$49,151 and Above	\$820	\$943
Household Size 3				\$19,480 to \$41,460	\$487	\$511	\$22,920 to \$41,460	\$573	\$602
				\$41,461 to \$55,300	\$560	\$616	\$41,461 to \$55,300	\$659	\$725
				\$55,301 and Above	\$697	\$802	\$55,301 and Above	\$820	\$943
Household Size 4							\$22,920 to \$46,080	\$573	\$602
							\$46,081 to \$61,450	\$659	\$725
							\$61,451 and Above	\$820	\$943
Household Size 5							\$22,920 to \$49,740	\$573	\$602
							\$49,741 to \$66,350	\$659	\$725
							\$66,351 and Above	\$820	\$943
Household Size 6							\$28,640 to \$53,460	\$716	\$752
							\$53,461 to \$71,300	\$824	\$906
							\$71,301 and Above	\$1,025	\$1,179
Household Size 7							\$28,640 to \$57,120	\$716	\$752
							\$57,121 to \$76,200	\$824	\$906
							\$76,201 and Above	\$1,025	\$1,179

Directions for using the Proposed Flat Rent Schedule

- Step 1** - Find your total household size in the column on the left side of the table. Total household size is the number of persons authorized to live in your apartment.
- Step 2** - Find your apartment size based on the number of bedrooms in the rows across the top of the table.
- Step 3** - Your rent in Year 2 is based on your total gross household income within the income range, by household size and apartment size.

Total Gross Household Income Range	Current Flat Rent	New Three Bedroom Rent
		2010
\$28,640 to \$41,460	\$716	\$752
\$41,461 to \$55,300	\$824	\$906
\$55,301 and Above	\$1,025	\$1,179
\$28,640 to \$46,080	\$716	\$752
\$46,081 to \$61,450	\$824	\$906
\$61,451 and Above	\$1,025	\$1,179
\$28,640 to \$49,740	\$716	\$752
\$49,741 to \$66,350	\$824	\$906
\$66,351 and Above	\$1,025	\$1,179
\$28,640 to \$53,460	\$716	\$752
\$53,461 to \$71,300	\$824	\$906
\$71,301 and Above	\$1,025	\$1,179
\$28,640 to \$57,120	\$716	\$752
\$57,121 to \$76,200	\$824	\$906
\$76,201 and Above	\$1,025	\$1,179

Total Gross Household Income Range	Current Flat Rent	New Four Bedroom Rent
		2010
\$32,080 to \$46,080	\$802	\$842
\$46,081 to \$61,450	\$923	\$1,015
\$61,451 and Above	\$1,148	\$1,320
\$32,080 to \$49,740	\$802	\$842
\$49,741 to \$66,350	\$923	\$1,015
\$66,351 and Above	\$1,148	\$1,320
\$32,080 to \$53,460	\$802	\$842
\$53,461 to \$71,300	\$923	\$1,015
\$71,301 and Above	\$1,148	\$1,320
\$32,080 to \$57,120	\$802	\$842
\$57,121 to \$76,200	\$923	\$1,015
\$76,201 and Above	\$1,148	\$1,320

Example

• A four person household (see the Household Size 4 row) in a two bedroom apartment with a total gross household income of \$31,500 (see Total Gross Household Income Range column) will have a new rent of \$602 in 2010.

Use the following guide to find your apartment size:

- Efficiency or One/Two Room Apartment = Studio
- Three Room Apartment = One Bedroom
- Four Room Apartment = Two Bedrooms
- Five Room Apartment = Three Bedrooms
- Six Room Apartment = Four Bedrooms

***Please contact your management office for apartments larger than four bedrooms and family sizes larger than 7 persons.**

Under the *Targeted Rent Initiative*, NYCHA seeks to phase in rent increases only for the households who pay the Flat Rent, about 28% of the total households. These households will be divided into three income bands, and rent increases will be 5%, 10% and 15%, respectively in 2010. In no case will any rent exceed 30% of income. Households with incomes below the total gross household income range may not be affected. The average monthly rent increases will range from a low of \$20 to a high of \$224, with \$60 as the average.

*Please note that the Proposed Flat Rent Schedules are based on the total gross household income prior to deductions and **should only be used as a guide**. The Proposed Flat Rent Schedules are subject to change. Please refer to "Proposed Flat Rent Schedule - 2009" for rents in the first year of the increase.