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ATTENTION LANDLORDS

Please read the following information as the Appleton Housing Authority is seeking your help in both continued participation with the Section 8 Housing Choice Voucher Program and cost reduction measures to continue operating a highly efficient and effective Rental Assistance Program during these times of economic hardship.

- Effective January 1, 2012, the Department of Housing and Urban Development issued new rates for Fair Market Rents (FMR's) in the Appleton/Outagamie County Area. These new FMR's determined by statistics and data obtained through HUD, have decreased by 6% for all bedroom sizes from 2011. This is not determined by a cut in government funding, but by actual rent studies and data. With this information, the Appleton Housing Authority is forced to closely monitor Landlord Rent Increases in 2012. It will be difficult for the Housing Authority to justify rent increases when HUD has determined rents have actually decreased in our community. It will be important for you to keep this information in mind when addressing lease renewals in the coming year.

Fair Market Rents 2011

<u>1 bdrm</u>	<u>2 bdrm</u>	<u>3 bdrm</u>	<u>4 bdrm</u>	<u>5 bdrm</u>
542.00	672.00	969.00	997.00	1296.00

New Fair Market Rents 2012

<u>1 bdrm</u>	<u>2 bdrm</u>	<u>3 bdrm</u>	<u>4 bdrm</u>	<u>5 bdrm</u>
524.00	650.00	937.00	964.00	1143.10

Please note these FMR's include all utility costs needed to operate the unit for a month. (Heat, Water/Sewer, and Electric)

- The Appleton Housing Authority receives a certain dollar amount per year in Budget Authority from the Federal Government to be used for Rental Assistance in the Housing Choice Voucher Program. It is projected that the AHA will see a 7% decrease in that Budget Authority for 2012. This is a drastic cut to our funding which will directly impact this program.
- The AHA is giving you this information because we don't want to unreasonably terminate or re-locate families due to high rent increases the program cannot support. We are looking to you for help in keeping rents reasonable in a time when the economy is still struggling.

Thank you for taking the time to read this important notice. We will continue to operate our program with the highest integrity and service the families in our community in need of affordable rental housing. We appreciate your participation in the HCV Program.