

# Monthly update

A service of the Cuyahoga Metropolitan Housing Authority for landlords and program participants in Cuyahoga County.  
September 2009

## Understanding Rent Determination

**T**he HCVP recently hosted the second installment of the 2009 Brown Bag Lunch Workshop series focused on the rent determination process. As a re-cap, Landlords can use the following information to gain a better understanding of how rents are determined:

Housing authorities take several factors into consideration to ensure that owners are provided reasonable rents that are affordable for the HCVP participant. These include:

### Payment Standards

Bedroom Size	Payment Standard
0	\$590
1	\$673
2	\$783
3	\$1,026
4	\$1,155
5	\$1,327
6	\$1,501
7	\$1,674
8	\$1,848

Payment standards are **not** the approved contract rent. The payment standards represent the maximum amount of money the HCVP can contribute toward a tenant's rent and utilities. These standards are based on HUD Fair Market Rents and vary according to voucher size.

When considering payment standards the HCVP looks at the lower of the unit or voucher size. CMHA's current payment standards went into effect on July 1, 2009 and can be found at [www.cmha.net](http://www.cmha.net).

### Utility Allowances

Utility allowances represent the estimated costs of utilities paid for by the participant. Based on normal patterns of consumption, the HCVP takes into consideration the typical costs of utilities and services paid by energy-

conservative households occupying similar housing types. Typical utilities include gas and electric, and in some cases water. Landlords can obtain a chart of the current utility allowance schedule on our company website.

### Rent Reasonableness

Rent reasonableness is determined by using comparables obtained from advertised rents within Cuyahoga County. They are based on the neighborhood, the structure and type of unit, the number of bedrooms, amenities, and landlord utility responsibility.

### Affordability

Affordability is another factor which frequently impacts the final rent offer. These guidelines state that the tenant's contribution toward rent and utilities cannot exceed 40% of their adjusted income during the initial year of the contract. All rents must fall within this constraint.

### Who Pays What?

The final contract rent is broken down into CMHA's and the client's portion. In all cases, the sum of the two shall not exceed the contract rent and there shall be no deviation from the portions assigned. The tenant's portion is usually limited to 30% of their monthly adjusted income.

The  
Housing  
Choice  
Voucher  
Program

## Update:

The 3rd Brown Bag Lunch Workshop on Tenant Screening will be held on September 25, 2009 from 12:00-2:00 p.m. at the Westlake Porter Public Library.



**Board of Commissioners:** William H. Smith, Chairman; Doris V. Jones, Vice-Chairperson; Robert E. Davis, Ronald V. Johnson, Natoya J. Walker  
**Chief Executive Officer:** George A. Phillips, **HCVP Director,** Priscilla Pointer-Hicks  
**Housing Choice Voucher Program:** 3400 Hamilton Avenue, Cleveland, Ohio 44114, (216) 431-1471, TTY (216) 426-2903 or (216) 426-2904, [www.cmha.net](http://www.cmha.net)