

PART VIII
MAXIMUM ANNUAL RENT INCREASE FOR
EXISTING DEED RESTRICTED RENTAL UNITS

The maximum monthly rent for an existing affordable housing unit is calculated using the maximum monthly rent permitted under the Guidelines in effect at the time the unit was first occupied. The rent is increased each year by the maximum percentage permitted by the Guidelines.

Maximum rent increases allowed for existing units are as follows:

TABLE VI
PERMITTED INCREASE IN MAXIMUM RENT
FOR EXISTING AFFORDABLE HOUSING UNITS

<u>Year</u>	<u>Increase</u>	<u>Year</u>	<u>Increase</u>	<u>Year</u>	<u>Increase</u>	<u>Year</u>	<u>Increase</u>
1978-1982	0.0%	1993	1.2%	2002	1.63%	2011	1.3%
1983	6.6%	1994	1.0%	2003	2.15%	2012	3.0%
1984	5.0%	1995	1.1%	2004	1.6%		
1985	3.3%	1996	.99%	2005	3.0%		
1986-1988	0.0%	1997	1.31%	2006	3.0%		
1989	4.7%	1998	.73%	2007	1.7%		
1990	3.0%	1999	.54%	2008	3.0%		
1991	0.0%	2000	1.08%	2009	0.7%		
1992	2.0%	2001	1.40%	2010	2.3%		

The 3% increase is based on the lesser of the percentage change in the Consumer Price Index (Urban Wage Earners), November 2010 - November 2011, or 3%, whichever is less. The index increased at the rate of 3.8% during this period; therefore, the increase for 2012 is 3%.

Prior to 2002, operating costs for rental housing, which are subject to the CPI increase, were assumed to be 40% of rental income. In order to maintain the efficient running of existing deed restricted units, rental rates can increase at the rate of CPI, or 3%, whichever is less, on a yearly basis. Please contact the APCHA for the actual maximum rental rates available and the APCHA will assist any applicant in determining their maximum permitted rent.