

**NOTICE**

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**TO:** Public Housing Hidden Pines Residents

**FROM:** Severia Franklin  
Public Housing Administrator

**DATE:** April 1, 2008

**RE:** Flat Rent Increase "Proposal"

On March 18, 2008, the Board of Commissioners discussed and approved staff to notice THA residents on a proposed increase of the flat rental rate for the Hidden Pines units. The current flat rent rate is \$436.00. The "proposed" flat rent will increase to **\$663.00**. The public housing current flat rent rate(s) were compared to unassisted private rental houses listed in the Tallahassee Democrat classifieds and the Section 8 rental listings.

According to the U.S. Department of Housing and Urban Development (HUD), Codes of Federal Regulations, *(24 CFR) Section 966.3, Tenant Opportunity for Comment*, the Tallahassee Housing Authority is required to provide all affected residents the opportunity to present their written comment(s) which shall be considered by the Tallahassee Housing Authority, Board of Commissioners, before formal adoption of this proposed lease change. The last date to submit written comment(s) is **May 2, 2008, by 4:00 p.m.** The Tallahassee Housing Authority Board of Commissioner's will meet April 15, 12:00pm at the Orange Avenue Community Center (2710 Country Club Drive) if you wish to voice your comments, you are invited to attend.

All comments must be addressed to:

**Claudette Cromartie  
Executive Director  
2940 Grady Road  
Tallahassee, Florida 32312**

**Proposed change: to increase flat rental rate, for the Hidden Pines units from \$436.00 to \$663.00, for the 3 bedroom / 1 bath units. There has not been an increase of this rate since August 2004. Flat rent(s) are reviewed once every (3) years.**

Changes to flat rents, up or down will not affect residents paying a flat rent until their next annual flat rent recertification. At that time residents will be given the choice to use income-based rent (30%) or to remain on flat rent at the current rate for their unit. Permissive deduction incentives for social security taxes, federal income taxes, and medical insurance are given when a family member works 25 hours per week, for those selecting income based rent.

**Cc:** THA, Board of Commissioners  
Claudette Cromartie, Executive Director