



MANAGEMENT BULLETIN #414

DATE: April 18, 2012

TO: Owners/ Agents of Section 8 Properties

FROM: Diane Smith, Assistant Director
Asset Management Services

RE: **2012 Section 8 Annual Adjustment Factors**

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The Department of Housing and Urban Development (“HUD”) has published the 2012 Annual Adjustment Factors (“AAF’s”) in the April 13, 2012 Federal Register. These factors are for use in determining the rent adjustments for those Section 8 developments whose original HAP contracts have not yet expired. **HUD requires owners to use these newly published AAFs to calculate rent adjustments for developments with anniversary dates April 13, 2012 and later.** These factors may be accessed from HUD’s website (www.hud.gov/hudclips).

Since the factors are available from the web, we will only send hard copies of the annual adjustment factors upon request. AAFs are not used to calculate renewal rents after expiration of the original Section 8 project-based HAP contract (whether renewed with or without a restructuring plan from 25 CFR part 401). In general, renewal rents after original HAP expiration are based on the Illinois Operating Cost Adjustment Factor (“OCAF”) published by HUD, and you may reference those 2012 factors in our Management Bulletin #402.

HUD requires that you send in your completed rent increase package to the Authority **at least 120 days** before your HAP contract anniversary date. This will help us process your request efficiently and insure that your rent increase becomes effective on your development’s HAP anniversary date. Be sure you are using the Rent Comparability Worksheet, HUD #92273-S8, as a part of your submission package to the Authority (reference IHDA Management Bulletin #198 dated August 30, 2000), the latest Fair Market Rents from the Authority’s Management Bulletin #413 (from our website archive), and updated Section 8 submission procedures from our Management Bulletin #243. Please contact your Program Administration Officer with any questions on your submission.

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
Midwest Region	1.016	1.011
Northeast Region	1.021	1.019
South Region	1.000	1.000
West Region	1.000	1.000
Akron, OH MSA	1.015	1.011
Anchorage, AK MSA	1.021	1.049
Metropolitan Area Components:		
Anchorage, AK HMFA		
Matanuska-Susitna Borough, AK HMFA		
Ann Arbor, MI MSA	1.000	1.000
Ashtabula County, OH	1.017	1.011
Atlanta-Sandy Springs-Marietta, GA MSA	1.000	1.000
Metropolitan Area Components:		
Atlanta-Sandy Springs-Marietta, GA HMFA		
Butts County, GA HMFA		
Haralson County, GA HMFA		
Lamar County, GA HMFA		
Meriwether County, GA HMFA		
Atlantic City-Hammonton, NJ MSA	1.006	1.003
Baltimore-Towson, MD MSA	1.015	1.022
Metropolitan Area Components:		
Baltimore-Towson, MD HMFA		
Columbia city, MD HMFA		
Boston-Cambridge-Quincy, MA-NH MSA	1.001	1.000
Metropolitan Area Components:		
Boston-Cambridge-Quincy, MA-NH HMFA		
Brockton, MA HMFA		
Lawrence, MA-NH HMFA		
Lowell, MA HMFA		
Portsmouth-Rochester, NH HMFA		
Western Rockingham County, NH HMFA		
Boulder, CO MSA	1.018	1.016
Bremerton-Silverdale, WA MSA	1.000	1.000

	HIGHEST COST UTILITY INCLUDED	EXCLUDED
Bridgeport-Stamford-Norwalk, CT MSA	1.021	1.021
Metropolitan Area Components:		
Bridgeport, CT HMFA		
Danbury, CT HMFA		
Stamford-Norwalk, CT HMFA		
Chicago-Joliet-Naperville, IL-IN-WI MSA	1.019	1.011
Metropolitan Area Components:		
Chicago-Joliet-Naperville, IL HMFA		
DeKalb County, IL HMFA		
Gary, IN HMFA		
Grundy County, IL HMFA		
Jasper County, IN HMFA		
Kendall County, IL HMFA		
Kenosha County, WI HMFA		
Cincinnati-Middletown, OH-KY-IN MSA	1.026	1.009
Metropolitan Area Components:		
Brown County, OH HMFA		
Cincinnati-Middletown, OH-KY-IN HMFA		
Grant County, KY HMFA		
Cleveland-Elyria-Mentor, OH MSA	1.015	1.011
Dallas-Fort Worth-Arlington, TX MSA	1.000	1.000
Metropolitan Area Components:		
Dallas, TX HMFA		
Fort Worth-Arlington, TX HMFA		
Wise County, TX HMFA		
Denver-Aurora-Broomfield, CO MSA	1.019	1.016
Detroit-Warren-Livonia, MI MSA	1.000	1.000
Metropolitan Area Components:		
Detroit-Warren-Livonia, MI HMFA		
Livingston County, MI HMFA		
Flint, MI MSA	1.000	1.000
Greeley, CO MSA	1.021	1.016
HAWAII	1.019	1.002
Hagerstown-Martinsburg, MD-WV MSA	1.014	1.022
Metropolitan Area Components:		
Hagerstown, MD HMFA		
Martinsburg, WV HMFA		

SCHEDULE C - TABLE 1 - 2012 CONTRACT RENT AAFS

12/06/11

	HIGHEST COST UTILITY INCLUDED	EXCLUDED
Henderson County, TX	1.000	1.000
Houston-Sugar Land-Baytown, TX MSA	1.004	1.016
Metropolitan Area Components:		
Austin County, TX HMFA		
Brazoria County, TX HMFA		
Houston-Baytown-Sugar Land, TX HMFA		
Island County, WA	1.000	1.000
Kankakee-Bradley, IL MSA	1.021	1.010
Kansas City, MO-KS MSA	1.011	1.001
Metropolitan Area Components:		
Bates County, MO HMFA		
Franklin County, KS HMFA		
Kansas City, MO-KS HMFA		
Lenawee County, MI	1.000	1.000
Los Angeles-Long Beach-Santa Ana, CA MSA	1.005	1.000
Metropolitan Area Components:		
Los Angeles-Long Beach, CA HMFA		
Orange County, CA HMFA		
Manchester-Nashua, NH MSA	1.001	1.000
Metropolitan Area Components:		
Hillsborough County, NH (part) HMFA		
Manchester, NH HMFA		
Nashua, NH HMFA		
Miami-Fort Lauderdale-Pompano Beach, FL MSA	1.000	1.000
Metropolitan Area Components:		
Fort Lauderdale, FL HMFA		
Miami-Miami Beach-Kendall, FL HMFA		
West Palm Beach-Boca Raton, FL HMFA		
Milwaukee-Waukesha-West Allis, WI MSA	1.022	1.013
Minneapolis-St. Paul-Bloomington, MN-WI MSA	1.008	1.001
Monroe, MI MSA	1.000	1.000
Napa, CA MSA	1.004	1.000
New Haven-Milford, CT MSA	1.021	1.021
Metropolitan Area Components:		
Milford-Ansonia-Seymour, CT HMFA		

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
New Haven-Meriden, CT HMFA		
Waterbury, CT HMFA		
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA	1.021	1.021
Metropolitan Area Components:		
Bergen-Passaic, NJ HMFA		
Jersey City, NJ HMFA		
Middlesex-Somerset-Hunterdon, NJ HMFA		
Monmouth-Ocean, NJ HMFA		
Nassau-Suffolk, NY HMFA		
New York, NY HMFA		
Newark, NJ HMFA		
Pike County, PA HMFA		
Westchester County, NY Statutory Exception Area		
Ocean City, NJ MSA	1.006	1.003
Olympia, WA MSA	1.000	1.000
Oxnard-Thousand Oaks-Ventura, CA MSA	1.004	1.000
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	1.006	1.003
Phoenix-Mesa-Glendale, AZ MSA	1.000	1.000
Pittsburgh, PA MSA	1.004	1.011
Metropolitan Area Components:		
Armstrong County, PA HMFA		
Pittsburgh, PA HMFA		
Portland-Vancouver-Hillsboro, OR-WA MSA	1.001	1.001
Poughkeepsie-Newburgh-Middletown, NY MSA	1.021	1.021
Racine, WI MSA	1.022	1.012
Riverside-San Bernardino-Ontario, CA MSA	1.007	1.000
Salem, OR MSA	1.001	1.001
San Diego-Carlsbad-San Marcos, CA MSA	1.000	1.000
San Francisco-Oakland-Fremont, CA MSA	1.004	1.000
Metropolitan Area Components:		
Oakland-Fremont, CA HMFA		
San Francisco, CA HMFA		
San Jose-Sunnyvale-Santa Clara, CA MSA	1.003	1.000

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
Metropolitan Area Components: San Benito County, CA HMFA San Jose-Sunnyvale-Santa Clara, CA HMFA		
Santa Cruz-Watsonville, CA MSA	1.003	1.000
Santa Rosa-Petaluma, CA MSA	1.005	1.000
Seattle-Tacoma-Bellevue, WA MSA Metropolitan Area Components: Seattle-Bellevue, WA HMFA Tacoma, WA HMFA	1.000	1.000
St. Louis, MO-IL MSA Metropolitan Area Components: Bond County, IL HMFA Macoupin County, IL HMFA St. Louis, MO-IL HMFA Washington County, MO HMFA	1.013	1.015
Tampa-St. Petersburg-Clearwater, FL MSA	1.000	1.000
Trenton-Ewing, NJ MSA	1.021	1.021
Vallejo-Fairfield, CA MSA	1.005	1.000
Vineland-Millville-Bridgeton, NJ MSA	1.007	1.003
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA Metropolitan Area Components: Jefferson County, WV HMFA Warren County, VA HMFA Washington-Arlington-Alexandria, DC-VA-MD HMFA	1.017	1.021
Worcester, MA MSA Metropolitan Area Components: Eastern Worcester County, MA HMFA Fitchburg-Leominster, MA HMFA Western Worcester County, MA HMFA Worcester, MA HMFA	1.002	1.000

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
Midwest Region	1.006	1.001
Northeast Region	1.011	1.009
South Region	1.000	1.000
West Region	1.000	1.000
Akron, OH MSA	1.005	1.001
Anchorage, AK MSA	1.011	1.039
Metropolitan Area Components:		
Anchorage, AK HMFA		
Matanuska-Susitna Borough, AK HMFA		
Ann Arbor, MI MSA	1.000	1.000
Ashtabula County, OH	1.007	1.001
Atlanta-Sandy Springs-Marietta, GA MSA	1.000	1.000
Metropolitan Area Components:		
Atlanta-Sandy Springs-Marietta, GA HMFA		
Butts County, GA HMFA		
Haralson County, GA HMFA		
Lamar County, GA HMFA		
Meriwether County, GA HMFA		
Atlantic City-Hammonton, NJ MSA	1.000	1.000
Baltimore-Towson, MD MSA	1.005	1.012
Metropolitan Area Components:		
Baltimore-Towson, MD HMFA		
Columbia city, MD HMFA		
Boston-Cambridge-Quincy, MA-NH MSA	1.000	1.000
Metropolitan Area Components:		
Boston-Cambridge-Quincy, MA-NH HMFA		
Brockton, MA HMFA		
Lawrence, MA-NH HMFA		
Lowell, MA HMFA		
Portsmouth-Rochester, NH HMFA		
Western Rockingham County, NH HMFA		
Boulder, CO MSA	1.008	1.006
Bremerton-Silverdale, WA MSA	1.000	1.000

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
Bridgeport-Stamford-Norwalk, CT MSA	1.011	1.011
Metropolitan Area Components:		
Bridgeport, CT HMFA		
Danbury, CT HMFA		
Stamford-Norwalk, CT HMFA		
Chicago-Joliet-Naperville, IL-IN-WI MSA	1.009	1.001
Metropolitan Area Components:		
Chicago-Joliet-Naperville, IL HMFA		
DeKalb County, IL HMFA		
Gary, IN HMFA		
Grundy County, IL HMFA		
Jasper County, IN HMFA		
Kendall County, IL HMFA		
Kenosha County, WI HMFA		
Cincinnati-Middletown, OH-KY-IN MSA	1.016	1.000
Metropolitan Area Components:		
Brown County, OH HMFA		
Cincinnati-Middletown, OH-KY-IN HMFA		
Grant County, KY HMFA		
Cleveland-Elyria-Mentor, OH MSA	1.005	1.001
Dallas-Fort Worth-Arlington, TX MSA	1.000	1.000
Metropolitan Area Components:		
Dallas, TX HMFA		
Fort Worth-Arlington, TX HMFA		
Wise County, TX HMFA		
Denver-Aurora-Broomfield, CO MSA	1.009	1.006
Detroit-Warren-Livonia, MI MSA	1.000	1.000
Metropolitan Area Components:		
Detroit-Warren-Livonia, MI HMFA		
Livingston County, MI HMFA		
Flint, MI MSA	1.000	1.000
Greeley, CO MSA	1.011	1.006
HAWAII	1.009	1.000
Hagerstown-Martinsburg, MD-WV MSA	1.004	1.012
Metropolitan Area Components:		
Hagerstown, MD HMFA		
Martinsburg, WV HMFA		

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
Henderson County, TX	1.000	1.000
Houston-Sugar Land-Baytown, TX MSA	1.000	1.006
Metropolitan Area Components:		
Austin County, TX HMFA		
Brazoria County, TX HMFA		
Houston-Baytown-Sugar Land, TX HMFA		
Island County, WA	1.000	1.000
Kankakee-Bradley, IL MSA	1.011	1.000
Kansas City, MO-KS MSA	1.001	1.000
Metropolitan Area Components:		
Bates County, MO HMFA		
Franklin County, KS HMFA		
Kansas City, MO-KS HMFA		
Lenawee County, MI	1.000	1.000
Los Angeles-Long Beach-Santa Ana, CA MSA	1.000	1.000
Metropolitan Area Components:		
Los Angeles-Long Beach, CA HMFA		
Orange County, CA HMFA		
Manchester-Nashua, NH MSA	1.000	1.000
Metropolitan Area Components:		
Hillsborough County, NH (part) HMFA		
Manchester, NH HMFA		
Nashua, NH HMFA		
Miami-Fort Lauderdale-Pompano Beach, FL MSA	1.000	1.000
Metropolitan Area Components:		
Fort Lauderdale, FL HMFA		
Miami-Miami Beach-Kendall, FL HMFA		
West Palm Beach-Boca Raton, FL HMFA		
Milwaukee-Waukesha-West Allis, WI MSA	1.012	1.003
Minneapolis-St. Paul-Bloomington, MN-WI MSA	1.000	1.000
Monroe, MI MSA	1.000	1.000
Napa, CA MSA	1.000	1.000
New Haven-Milford, CT MSA	1.011	1.011
Metropolitan Area Components:		
Milford-Ansonia-Seymour, CT HMFA		

	HIGHEST COST INCLUDED	UTILITY EXCLUDED
New Haven-Meriden, CT HMFA		
Waterbury, CT HMFA		
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA	1.011	1.011
Metropolitan Area Components:		
Bergen-Passaic, NJ HMFA		
Jersey City, NJ HMFA		
Middlesex-Somerset-Hunterdon, NJ HMFA		
Monmouth-Ocean, NJ HMFA		
Nassau-Suffolk, NY HMFA		
New York, NY HMFA		
Newark, NJ HMFA		
Pike County, PA HMFA		
Westchester County, NY Statutory Exception Area		
Ocean City, NJ MSA	1.000	1.000
Olympia, WA MSA	1.000	1.000
Oxnard-Thousand Oaks-Ventura, CA MSA	1.000	1.000
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	1.000	1.000
Phoenix-Mesa-Glendale, AZ MSA	1.000	1.000
Pittsburgh, PA MSA	1.000	1.001
Metropolitan Area Components:		
Armstrong County, PA HMFA		
Pittsburgh, PA HMFA		
Portland-Vancouver-Hillsboro, OR-WA MSA	1.000	1.000
Poughkeepsie-Newburgh-Middletown, NY MSA	1.011	1.011
Racine, WI MSA	1.012	1.002
Riverside-San Bernardino-Ontario, CA MSA	1.000	1.000
Salem, OR MSA	1.000	1.000
San Diego-Carlsbad-San Marcos, CA MSA	1.000	1.000
San Francisco-Oakland-Fremont, CA MSA	1.000	1.000
Metropolitan Area Components:		
Oakland-Fremont, CA HMFA		
San Francisco, CA HMFA		
San Jose-Sunnyvale-Santa Clara, CA MSA	1.000	1.000

	HIGHEST COST UTILITY INCLUDED	EXCLUDED
Metropolitan Area Components: San Benito County, CA HMFA San Jose-Sunnyvale-Santa Clara, CA HMFA		
Santa Cruz-Watsonville, CA MSA	1.000	1.000
Santa Rosa-Petaluma, CA MSA	1.000	1.000
Seattle-Tacoma-Bellevue, WA MSA Metropolitan Area Components: Seattle-Bellevue, WA HMFA Tacoma, WA HMFA	1.000	1.000
St. Louis, MO-IL MSA Metropolitan Area Components: Bond County, IL HMFA Macoupin County, IL HMFA St. Louis, MO-IL HMFA Washington County, MO HMFA	1.003	1.005
Tampa-St. Petersburg-Clearwater, FL MSA	1.000	1.000
Trenton-Ewing, NJ MSA	1.011	1.011
Vallejo-Fairfield, CA MSA	1.000	1.000
Vineland-Millville-Bridgeton, NJ MSA	1.000	1.000
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA Metropolitan Area Components: Jefferson County, WV HMFA Warren County, VA HMFA Washington-Arlington-Alexandria, DC-VA-MD HMFA	1.007	1.011
Worcester, MA MSA Metropolitan Area Components: Eastern Worcester County, MA HMFA Fitchburg-Leominster, MA HMFA Western Worcester County, MA HMFA Worcester, MA HMFA	1.000	1.000