



State of Connecticut Department of Economic and Community Development

## **Compliance Office & Planning/Program Support**

### All Sponsors – Section 8 Program

# Notice: COPS 07-01

**Distribution Date: January 17, 2007** 

Effective: Immediately

**SUBJECT:** Form HUD-92458

Several weeks ago, a notice was sent to all of our sponsors, requesting that they fill out form HUD-92458. We have not received a completed form from your organization. **HUD has requested this information, so it is imperative that we receive it as soon as possible**.

The form can be completed online at <u>http://www.hudclips.org/sub\_nonhud/html/</u><u>pdfforms/92458.pdf</u> or a copy can be found enclosed in HUD's Rent Schedule for Low Rent Housing (HUD-92458). **It must be completed and mailed to us by Tuesday, January 30, 2007.** 

Note: The information supplied in Part A is informational only, since DECD approves changes in rents and utility allowances by an amendment to the Housing Assistance Payments contract.

If you have any questions, please contact Christina Keune at 860-240-8204 or Michael Santoro at 860-270-8171.

Attachment.

# Rent Schedule Low Rent Housing

**U.S. Department of Housing and Urban Development** Office of Housing Federal Housing Commissioner

See page 3 for Instructions, Public Burden Statement and Privacy Act requirements.

Project Name	FHA Project Number	Date Rents Will Be Effective (mm/dd/yyy		

### Part A – Apartment Rents

 Show the actual rents you intend to charge, even if the total of these rents is less than the Maximum Allowable Monthly Rent Potential.

 Col. 1
 Contract Rents
 Col. 5
 Market Rents

 Utility
 Contract Rents
 (Sec. 236 Projects Only)

Unit Type				Utility	0.1.0	10	(Sec. 200 Fibjects Only)	
(Include Non-revenue Producing Units)	Col. 2 Number of Units	Col. 3 Rent Per Unit	Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3)	Allowances (Effective Date (mm/dd/yyyy)	Col. 6 Gross Rent (Col. 3 + Col. 5)	F	ol. 7 Rent r Unit	Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7)
			0		0			0
			0		0			0
			0		0			0
			0		0			0
			0		0			0
			0		0			0
			0		0			0
			0		0			0
			0		0			0
			0	)	0			0
			0		0			0
Total Units 0 Monthly Contrac (Add Col. 4)*		t Rent Potential \$0			Monthl (Add C	y Market F ol. 8)*	Rent Potential	
Yearly Contract Rent Potential (Col. 4 Sum x 12)*			Yearly Market Rent Potentia (Col. 8 Sum x 12)*					
* These amounts may not ex Worksheet you are now sul Part B – Items Included in	bmitting. Mark	ximum Allowable I ket Rent Potential	applies only to Se	ction 236 Projects.	ne last Rent Comput		orksheet or	r requested on the
		hose included in re			· .			
Equipment/Furnishings in Unit (Check those included in rent.)         Range       Dishwasher         Refrigerator       Carpet         Air Conditioner       Drapes         Disposal		Col. 1 Use		Col. 2 Unit Type		Col. 3 Contract Rent		
Utilities (Check those inc included in rent), E=electric; G=gas	enter E, F,	or G on line be	even those not side that item)					
	Let Mater		oto	Total Rent Loss Du	e to Non-Revenue U	Inits		\$ 0
□ Heating         □ Hot Water         □ Lights, etc           □ Cooling         □ Cooking         □		Part E – Commercial Space (retail, offices, garages, etc.)						
Cooling Cooking Services/Facilities (check those included in rent) Parking Nursing Care		Col. 1 Use	Col. Monthly Poten	2 Rent	Col. 3 Square Footage	Col. 4 Rental Rate Per Sq. Ft. (Col. 2 divided by Col. 3)		
Laundry		Linen/N	Aaid Service					

Tennis Courts					
Part C - Charges in Addition to Rent (e.g., parkin	g, cable TV, meals)				
Purpose	Monthly Charge				
	\$	\$ 0	Total Commercial Rent Potential		
	\$				
	\$	Part F – Maximum Allowable Rent Potential			
	\$	Enter Maximum Allowable Monthly Rent Potential From Rent Computation Worksheet (to be completed by HUD or lender)			
	\$			\$	
	\$ (			der)	

Part G – Information on Mortgagor Entity	
Name of Entity	
Type of Entity         Individual       General Partnership         Corporation       Limited Partnership         Trust	
List all Principals Comprising Mortgagor Entity: provide name and title • corporation, list: (1) all officers; (2) all directors; and (3) each sto • partnership, list: (1) all general partners; and (2) limited partners • trust, list: (1) all managers, directors or trustees and (2) each ber	ckholder having a 10% or more interest. having a 25% or more interest in the partnership.
Name and Title	
Part H – Owner Certification To the best of my knowledge, all the information stated herein, as well as any	r information provided in the accompaniment herewith, is true and accurate. a criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)
Name and Title	Authorized Official's Signature
Part I – HUD/Lender Approval	Date (mm/dd/yyyy)
Addendum Number	Branch Chief/Lender Official Signature
HAP Contract Number	Date (mm/dd/yyyy)
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature Date (mm/dd/yyyy)	Date (mm/dd/yyyy)
	form HUD-92458 (11/05

Previous editions are obsolete

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ref Handbook 4350.1

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

#### Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

**General.** For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

**Part A.** If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

**Column 1.** Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	<ul> <li>Bedroom</li> </ul>	LR - Living Room
В	- Bath	DR - Dining Room
к	- Kitchen	DA - Dining Alcove
KETTE	- Kitchenette	

**Column 2.** Show the number of units for each unit type. Include non-revenue producing units.

**Column 3.** For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

**Column 4.** For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

**Columns 5 and 6.** Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

**Columns 7 and 8.** Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

**Part I.** Do not complete this Part. The HUD Field Office/lender will complete this part.