

Housing Authority of the City of Pittsburgh 2021 Flat Rent Schedule Effective 1-1-2021

Traditional Sites - Family and High Rise - HACP Pays All Utilities

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	\$ 571.00	\$ 618.00	\$ 752.00	\$ 965.00	\$ 1,057.00	\$ 1,215.00	\$ 1,374.00

High Rise where Tenants Pay Electric (Caliguiri, Finello, Morse, Carrick, Gualtieri)

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	\$ 523.00	\$ 570.00	N/A	N/A	N/A	N/A	N/A

Scattered Sites - Duplex, townhouse, Semi-detached - Tenant Pays Utilities

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	\$ 822.00	\$ 1,069.00	\$ 1,171.00	N/A	N/A

Scattered Sites - Single Family - Tenant Pays Utilities

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	\$ 782.00	\$ 1,020.00	\$ 1,117.00	N/A	N/A

Scattered Sites - Single Family New Construction Tenant Pays All Utilities - Natural Gas

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	\$ 802.00	\$ 1,046.00	\$ 1,159.00	\$ 1,335.00	N/A

Scattered Sites - Single Family New Construction Tenant Pays All Utilities - Electric

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	\$ 770.00	\$ 1,002.00	\$ 1,086.00	\$ 1,255.00	N/A

Manchester Row/Townhouse

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	\$ 660.00	\$ 809.00	\$ 1,051.00	\$ 1,149.00	N/A

Manchester Apartments (Phase 3)

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	\$ 833.00	N/A	N/A	N/A	N/A

Manchester All Electric

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	\$ 623.00	\$ 758.00	\$ 993.00	\$ 1,079.00	N/A	N/A

East Liberty Scattered Sites - Rowhouse

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	N/A	\$ 1,056.00	N/A	N/A	N/A

East Liberty Scattered Sites - Detached

Unit Size	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
2021 Flat Rent	N/A	N/A	N/A	\$ 1,003.00	N/A	N/A	N/A

Factors considered when establishing flat rents:

1. Location - Scattered Sites - single family, duplex, or part of a row, are generally more desirable and in demand.
2. Quality - at this time, HACP has not made flat rent schedule adjustments based upon housing quality, as all units meet UPCS standards.
3. Size - HACP provides different flat rent levels based upon number of bedrooms.
4. Unit Type - generally single family, duplex and row houses in a row of largely owners are of a more desirable type than the apartment or garden type units available on other HACP owned and operated properties, contributing to the higher base flat rent for scattered sites.
5. Age - As all of HACP's units (with a few exceptions in the case of accessible units) are more than 30 years old, no adjustment is made to the flat rent schedule for this factor.
6. Amenities - Amenities at HACP properties vary significantly, but none are such as to add significantly to the value of the unit (such as pools, gym facilities, etc.) and therefore no adjustments to the base flat rents are made.
7. Services provided or available - like amenities, the services available at HACP properties vary significantly, but none are such as to add significantly to the value of the unit.
8. Utilities provided - HUD Notice directs housing authorities to modify flat rents to take into account tenant paid utility costs,

*Families are subject to the 2021 Flat Rent Schedule at biennial recertification.