



"Embracing the Community  
for over 35 years"

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## REASONABLE RENT

The following are the 9 HUD factors that go into determining the rent:

- \*Location
- \*Quality
- \*Size
- \*Type
- \*Age
- \*Amenities
- \*Housing services
- \*Maintenance
- \*Utilities
- \* A point system is used for each

- **Location** – Where the unit is located. (i.e. urban, rural, mixed commercial, etc.)
- **Quality** – Is the unit in good shape or barely meeting HQS? (See Amenities)
- **Size** – The unit size is based on square feet, not bedroom size. (i.e. a 500 sq. ft. 1 bedroom unit vs. a 900 sq. ft. 1 bedroom unit would not receive the same amount of rent)
- **Type** – Is the unit a high rise, garden apartment, single family, row home, duplex, or multifamily.
- **Age** – Was the unit built in the 1920's or within the last year? Has the unit been extensively rehabilitated within the last 5 years? (\$25,000 or more)
- **Amenities** – Everything in the unit from number of bathrooms, to ceiling fans, carpet, wall covering windows, kitchen cabinets, counter top space, closets, fireplace, washer/dryer.
- **Housing services** – Is there on site management, high security?
- **Maintenance** – How well does the landlord keep up with repairs? Is the unit being maintained?
- **Utilities** – What utilities are included in the rent? What utilities are paid by the tenant and what utilities are paid by the landlord?

\* Attached is a copy of the Rent Reasonable Survey form (similar to the point system, only with out the points) that is used during the inspection process. The information is then entered into a data base to be used in determining rent reasonableness.

This institution is an equal opportunity provider.