

**Table of Fees Under Asset Management**

Category	Property Management Fee (excluding Bookkeeping Fee)				Bookkeeping Fee	Asset Management Fee	Capital Fund Management Fee	Administrative Fee For Mixed Finance Development	Housing Choice Voucher Program Management Fee.	Fee for Service for Central Maintenance and Certain Administrative Functions	Other Public Housing Grants
	COCC-Managed	Privately-Managed	Units Undergoing Demolition	Units Undergoing Disposition							
<b>1. Allowable Amounts</b>	Fee based on one of the following methods: (1) fee schedule established for each HUD Multifamily Field Office; (2) 80th percentile of property management fees paid by all profit-motivated, limited-dividend, and non-profit FHA properties, by HUD Multifamily Field Office (Attachment A to Supplement to PIH Notice 2007-9); or (3) other local compelling market data.	Same conditions as COCC-Managed apply, except: COCC can retain difference between a reasonable property management fee and actual cost of the property management fee paid by the project.	COCC may earn fee for 3 years, as follows: (1) 75% of the normal management fee in Year 1; 50% of the normal management fee in Year 2; and 25% of the normal management fee in Year 3.	COCC may earn fee for 2 years, as follows: 75% of the normal management fee in Year 1 and 50% of the normal management fee in Year 2.	Up to \$7.50 PUM	Up to \$10.00 PUM, subject to applicable Excess Cash restrictions (3 yr phase in, per below)	Up to 10% of Annual Capital Fund Grant, applicable for FFY 2007 Grants and beyond.	Up to 3% of total project development costs (6% with HUD approval).	The higher of: (1) 20% of the PHA's annual administrative fee or (2) up to \$12.00 monthly per voucher leased. Additionally, the PHA may earn \$7.50 monthly per voucher leased as a bookkeeping fee. For "ports", PHA earns the combined management and bookkeeping fee, as described above, but not to exceed 20% of total administrative fee for the unit.	All centrally provided maintenance must be performed as fee-for-service, i.e., based on market prices and services actually received. PHA must document reasonableness of rate charged. A PHA may also charge fee-for-service for centrally provided front-line administrative functions where market pricing exists (e.g., centrally provided eviction services). In all cases, centrally provided services must be in the best interests of the project.	If no fee rate established, COCC can charge not more than 15% of grant amount as management fee.
<b>2. Qualified Units</b>	Occupied and HUD-approved vacancies. Fee not earned on "limited vacancies."	Occupied and HUD-approved vacancies. Fee not earned on "limited vacancies."	ACC Units.	ACC Units.	Occupied and HUD-approved vacancies. Fee not earned on "limited vacancies."	ACC Units (including mixed finance ACC units), regardless of occupancy status. Not eligible for fee for any vacant unit following HUD approval of demo/dispo plan.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
<b>3. Fee Timing</b>	For new units, fee begins the month the unit is first occupied.	For new units, fee begins the month the unit is first occupied.	Fee structure begins first month the project earns an Asset Repositioning Fee.	Fee structure begins first month the project earns an Asset Repositioning Fee.	For new units, fee begins the month the unit is first occupied.	For new units, fee begins the month the unit is first occupied.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
<b>4. Excess Cash</b>	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	For first year of implementation, no excess cash requirement. For second year, current assets must exceed current liabilities to earn asset management fee. For third year, current assets must exceed current liabilities by one month of operating expenses to earn an asset management fee. Fee may not be accrued by COCC if insufficient excess cash.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.