

FLAT RENT VERSUS INCOME-BASED RENT

FLAT RENTS

24 CFR 960.257(a)(2)
Notice PIH 2015-13,
FR Notice 9/8/15

- For a family that chooses the flat rent option, the PHA must conduct a reexamination of family income at least once every three years. The PHA must conduct a reexamination of family composition at least annually.
- The flat rent amount is not locked in for three years. The PHA must revise the flat rent annually if necessary, and must offer the family a choice between their applicable income-based rent and the current flat rent.
- PHAs are now required to apply a utility allowance to flat rents. For units where utilities are tenant paid, the PHA must adjust the flat rent downward by the amount of the utility allowance for the unit.
 - For example, if the current FMR for a one-bedroom unit in a PHA's area is \$400:
 - PHA utility allowance for a one-bedroom unit is \$50, the flat rent is \$350
 - PHA utility allowance for a one-bedroom unit is \$0, the flat rent is \$400

Cheyenne Housing Authority
 Flat Rent Calculation
 for FYE 2018 Agency Plan

Consistent with HUD requirements, flat rents are set at 80% of the Fair Market Rent.

Cheyenne Flat Rents				
Bedroom Size	2017 Flat Rent	2018 Fair Market Rent	80% of Fair Market Rent	Proposed Flat Rent
1	\$463	\$664	\$531	\$531
2	\$620	\$883	\$706	\$706
3	\$880	\$1,231	\$984	\$984
4	\$1,010	\$1,526	\$1,220	\$1,220
5	\$1,161	\$1,612	\$1,289	\$1,289

Laramie Flat Rents				
Bedroom Size	2017 Flat Rent	2018 Fair Market Rent	80% of Fair Market Rent	Proposed Flat Rent
2	\$606	\$796	\$636	\$636
3	\$882	\$1,158	\$926	\$926
4	\$1,067	\$1,402	\$1,121	\$1,121

Buffalo Housing Authority
Flat Rent Calculation
for FYE 2018 Agency Plan

Consistent with HUD requirements, flat rents are set at 80% of the Fair Market Rent.

Bedroom Size	Current Flat Rent	2018 Fair Market Rent	80% of Fair Market Rent	Proposed Flat Rent
1	\$505	\$653	\$522	\$522