

INCOME BASE RENT POLICY

Definition: FLAT RENT: *The flat rent is based on the rent charges for comparable units in the private unassisted rental market. It is equal to the estimated rent for which the PHA could promptly lease the public housing unit after preparation for occupancy.*

The PHA must use a reasonable method to determine the flat rent for a unit. To determine the flat rent the PHA must consider:

- i) The location, quality, size , unit type and age of unit, and
- ii) Any amenities, housing services, maintenance, and utilities provided by the PHA.

The flat rent is designed to encourage self-sufficiency and avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

If the family chooses to pay a flat rent the PHA does not receive any utility reimbursement.

Note: Flat rents take into consideration the market rents, other area housing, and the FMR's, which increased slightly this year, thus resulting is slightly lower flat rents.