

# FALL RIVER HOUSING AUTHORITY PUBLIC HOUSING PROGRAM (Federal)

## ANNUAL CHOICE OF RENT

In accordance with 24 CFR §960.253, Fall River Housing Authority (FRHA) shall offer families residing in federally-assisted public housing a **choice of rent** once annually. At **initial occupancy** and at every **annual reexamination**, each family shall be given the opportunity choose between the **two (2) methods** for determining the amount of **monthly tenant rent** payable:

- a. **income-based rent**, or
- b. the applicable **flat rent** (80% of the Fair Market Rent, as determined by HUD).

## APPLICABILITY

The choice of rent option shall be offered to every family at the time of **Admission** and at every **Annual Re-examination** or **Flat Rent Annual Update** thereafter. FRHA shall apply the FFY24 Flat Rents as follows:

50058 Action Type & Code	50058 Effective Date
New Admission (2a = 1)	⇒ On or after <b><u>October 1, 2023</u></b>
Annual Recertification (2a = 2)	⇒ On or after <b><u>January 1, 2024</u></b>
Flat Rent Annual Update (2a = 12)	

## FFY24 FLAT RENT & MAXIMUM RENT TABLES

# Bedrooms	FFY24 HUD Fair Market Rent	Fall River Housing Authority	
		Flat Rent	Maximum Rent*
0	\$1,289	<b>\$1,031</b>	\$1,031
1	\$1,398	<b>\$1,118</b>	\$1,118
2	\$1,693	<b>\$1,354</b>	\$1,354
3	\$2,047	<b>\$1,638</b>	\$1,638
4	\$2,536	<b>\$2,029</b>	\$2,029
5	\$3,804	<b>\$3,043</b>	\$3,043

*\*Used for calculating Prorated Rent under the HUD Mixed Family Rule*

## GUIDANCE ON THE FLAT RENT OPTION

- A family paying income-based rent may not change to the flat rent between Annual Recertifications.
- A family paying flat rent may, at any time, request a switch to income-based rent if the family is unable to pay flat rent because of financial hardship.