

**HOUSING AUTHORITY OF THE CITY OF DANBURY
FEDERAL PROGRAMS**

Federal Regulation 24 CFR 960.253(a) requires housing authorities to offer residents of its federally subsidized public housing units rent choices and stipulates that PHAs may not give families the option more than once per year, except in the case that the family has chosen the flat rent and experiences a financial hardship. Those choices are:

Income Based Rent: 30% of the family’s gross income with deductions for elderly/disabled families, childcare, dependent allowance, earned income of minors, and utility allowance. Re-certification will occur each year at regularly scheduled times as indicated on tenant lease.

Flat Rent: Based on the market rent charged for comparable units in the private unassisted rental market. To determine the flat rent, the housing authority must consider: (i) The location, quality, size, unit type and age of the unit; and (ii) Any amenities, housing services, maintenance and utilities provided by the housing authority. Further, in accordance with PIH Notice 2014-12 published May 19, 2014, Flat Rents must be set at no less than 80 percent of the applicable Fair Market Rent (FMR). Flat Rent does not include deductions or allowances.

Families who chose to pay the Flat Rent amount will receive a full **re-certification every 3 years at the regularly scheduled development-wide re-certification; however, families currently paying the flat rent amount must be offered the choice between the updated flat rent amount, and the previously calculated income-based rent on an annual basis. The flat rental amount is not locked-in for the 3-year period.**

Once exercised, the choice can only be changed in the case of extreme hardship to the family as described in the federal regulations and the Authority’s Admissions and Continued Occupancy Policy.

I have been advised concerning the rent structures offered by the Housing Authority of the City of Danbury. I understand the choices and the difference between income based and flat rent and I have been shown the amount of rent I would pay under either choice. I also understand and acknowledge that the flat rent schedule will be reviewed by the Housing Authority of the City of Danbury each year for possible adjustments.

Flat rent schedule as of January 1, 2020

Zero (0) Bedroom Unit.....	\$912.00
One (1) Bedroom Unit.....	\$1,088.00
Two (2) Bedroom Unit.....	\$1,399.00
Three (3) Bedroom Unit.....	\$1,750.00
Four (4) Bedroom Unit.....	\$2,144.00

Where the resident is responsible for utilities, the Flat Rent amount shall be adjusted downward according to the utility allowance schedule effective at the time of certification.

_____ I choose Flat Rent

_____ I choose Income Based Rent

_____ Head of Household Signature

_____ Date

_____ Address

_____ Telephone Number

