

# Rent Determination

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The Cayce Housing Authority is managed by the Columbia Housing Authority. The Cayce Board of Commissioners has approved the following rent policies for the Public Housing Program.

## **PUBLIC HOUSING**

1. The CHA continues to calculate rent payment at the greater of 30% adjusted monthly income or 10% of monthly income.
2. The CHA has not added any income exclusions (Excluding those required by HUD) in the calculation of adjusted income.
3. The CHA has an established minimum rent of \$50.00.
4. The CHA is phasing in rent for qualified residents that transition from welfare to work according to Section 508 of QHWRA. There will be no increase in their rent for the first year; it will increase by 50% of the normal increase in the second year; it will fully phase in on the third year.
5. Due to lack of demand, the CHA has not established individual savings accounts for qualified residents.

## **FLAT RENTS**

Beginning in October, 1999, the Quality Housing and Work Responsibility Act of 1998 mandated that housing authorities implement changes, regarding the calculation of rents. The primary change was that each family that resides in public housing units owned or operated by the agency would be given an option regarding their rent. Those options are as follows:

Option 1: Income-based Rent

Option 2: Flat Rent

The **Flat Rent** process is explained and offered to residents at the initial interview for occupancy and when they meet with the Manager on an annual basis at reexamination. At that time, the manager explains the choices on an individual basis to each resident. Lease addendums are signed, verifying choice of rents.

In 2014, HUD issued new regulations regarding the calculation of Flat Rents. These regulations required Authorities to utilize the Fair Market Rents in each geographic area as the standard for the Flat Rents. Flat Rents are currently set at 80% of Fair Market Rent as required by HUD. The 2018-2019 Flat Rent Schedule is included in this section of the Annual Plan.

The Fair Market Rent includes rent and utilities

## Flat Rent Schedule

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**For the Cayce Housing Authority:**

<b>Bedroom Size</b>	<b>Flat Rent</b>
1	\$533
2	\$607
3	\$809
4	\$1044

These rents were effective July 1, 2019

Note: There are no efficiencies or 5 bedroom units at the Cayce Housing Authority.