

## **IX. Choice of Rent**

The amount payable monthly by the family as rent to the Housing Authority is the rent selected annually by the family from the two options offered below:

### **A. Flat Rent**

1. The flat rent method is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency for families who are attempting to become economically self-sufficient. The flat rents will be determined by comparing the HUD FMR with the Housing Authority of Billings Section 8 Rent Reasonableness Data. This data will survey unassisted housing units in the community by type of structure, bedroom size, age, census tract location and amenities. The Flat Rent will be established by choosing, for any given unit size, the lower of the survey rent or the FMR. The Housing Authority will attach current flat rent rates to the end of this section annually and maintain records as to calculation and establishment of flat rents.
2. Annual Update of Flat Rents. PHA shall review the flat rent structure annually and adjust the rents as needed. When a resident chooses Flat Rent, his/her rent shall be adjusted only at the next regular reexamination/recertification rather than at the point the flat rent may change.
3. Recertification of Families on Flat Rents. Families paying flat rents are required to recertify income annually and are still required to participate in an Annual Reexamination in order to ensure that unit size is still appropriate and Community Service requirements are met. Although Flat Rent families are only required to re-certify annually, they are still required to comply with income and family composition reporting requirements.

### **B. Income-based Rent.**

The Housing Authority of Billings will use the 30 percent of the family's monthly-adjusted income or the 10 percent of the family's monthly income in determining the rent under the income-based rent method. The income-based rents, including any applicable utility allowance must not exceed the total tenant payment.

### **C. Information for Families**

1. For the families to make an informed choice the Housing Authority staff will present:
  - (a) The dollar amounts of tenant rent under each option: and
  - (b) The Housing Authority's policies on switching type of rent in circumstances of financial hardship.

2. Changing type of rental payment

When the Housing Authority determines that the family is unable to pay the flat rent because of a financial hardship the Housing Authority must immediately switch the family's rental payment from the flat rent to income-based rent. The change will be effective the 1<sup>st</sup> of the following month.

3. Financial hardships

- (a) The Housing Authority of Billings will consider financial hardship circumstances for families in the following situations:
  - (b) Families who experienced a decrease in income because of changed circumstances, loss or reduction of employment, a death in the family, and reduction in or loss of earnings or other assistance;

(c) Families who have experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education, or similar items.

## FLAT RENT RATES

03/01/2011

### Multi-Family Units

#### Rent

#### **MT 1-2, 8 South Side Units, Morgan, Bunting, Byrd & Scattered**

##### **CT 9.02**

2bd	\$567
3bd	\$690
4bd	\$751

#### **MT 1-3 (Heights)**

##### **CT 7.03**

1bd	\$423
2bd	\$551
3bd	\$741

#### **MT 1-4 (St. Johns)**

##### **CT 10**

2bd	\$609
3bd	\$900

#### **MT 1-5 (Woody Drive)**

##### **CT 13**

2bd	\$524
3bd	\$718

#### **MT 1-6 (South Park Units)**

##### **CT 3**

2bd	\$524
3bd	\$650

#### **MT 1-7 (Phyllis Circle Units)**

##### **CT 17.01**

1bd	\$467
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## Single Family Homes

### **CT 6**      Rent

**4bd**      \$976  
2524 McCormick

### **CT 7.01**

**3bd**      \$814  
1937 Lake Elmo

**4bd**      \$976  
405 W. Wicks

### **CT 7.02**

**4bd**      \$976  
905 Ahoy

### **CT 7.03**

**3bd**      \$814  
1320 Claimjumper  
665 Aronson  
825 Nutter  
1127 Patriot  
873 Calico  
662 Aries  
746 Aronson  
824 Sargent At  
Arms  
1016 Governors  
689  
Bazaar

**4bd**      \$976  
447 Caravan  
914 Nutter  
1025  
Nutter  
217 Hilltop

### **CT 9.01**

**3bd**      \$814

4429 Clevenger  
**4bd** \$805  
4435 Clevenger

**Single Family  
Homes**

**CT 9.02** **Rent**  
**3bd** \$702  
4120 Murphy  
410 Bunting  
4129 Jansma  
4102 Phillips  
4111 Phillips

**4bd** \$879  
3802 Cambridge

**CT 11** **Duplex**  
**3bd** \$714  
2224 Yellowstone  
2226 Yellowstone  
2301 Yellowstone  
2303 Yellowstone  
2309 Yellowstone  
2311 Yellowstone

**CT 12**  
**3bd** \$814  
1823 Avenue E.

**CT 13**  
**4bd** \$976  
1502 Patricia

**CT 17.01**  
**3bd** \$814  
344 Phyllis Circle  
352 Phyllis Circle  
456 Greensprings  
3314 Windmill

608 Acorn  
575 Chokecherry  
586 Chokecherry  
471 Greensprings  
750 Torch  
714 Coliseum  
3530 Granger  
West

**CT 17.01**     Rent  
**4bd**             \$976  
3637  
Relay  
561 Coliseum  
760 Coliseum

**CT 17.02**  
**3bd**             \$814  
207 S. Santa Fe  
1611 Cook Ave

**CT 18.02**  
**3bd**             \$814  
2619 Golden  
1825 Rehberg  
1605 Rehberg

**CT 18.03**  
**3bd**             \$814  
2934  
Lewis  
2807 Manhattan

**4bd**             \$976  
2822  
Lewis

**CT 18.04**  
**3bd**             \$814  
3617 Custer  
2425 Cook