

DATE: September 28, 2020

TO: Peter Kleeblatt, Chairman ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: VOTE FOR APPROVAL OF RESOLUTION No. 696-2020, PUBLIC HOUSING FLAT RENTS

ISSUE:

Pursuant to the FY 2015 Appropriations Act and HUD Notice, PIH 2015-13, ARHA is required to establish a flat rent for each public housing unit that is no less than 80 percent of HUD issued Small Area Fair Market Rents (SAFMR) currently in use for each zip code in ARHA's jurisdiction.

DISCUSSION:

Once a year, ARHA must give each Public Housing family the opportunity to choose between the two methods for determining the amount of tenant rent payable monthly by the family. The family may choose to pay as tenant rent either a flat rent or an income-based rent. ARHA's flat rents must be set at no less than 80 percent of its determined Small Area Fair Market Rents (SAFMR). If a new flat rent causes a family's rent to increase by more than 35 percent, the family's rent increase must be phased in at 35 percent annually until such time that the family chooses to pay the income-based rent or the family is paying the flat rent established.

The Asset Management Department has made the appropriate changes to bring ARHA in compliance with the Flat Rent requirements (CFR § 960.253). Attached you will find the new Public Housing Flat Rent Schedule. The proposed flat rents are based on 80% of each SAFMR by bedroom size, minus the utility allowance. These higher rent levels will ensure that families with higher incomes pay an appropriate market-based rent.

RECOMMENDATION:

That ARHA's Board of Commissioners vote to approve Resolution No. 695-2020 to adopt the Public Housing Program's 2020 Flat Rent Schedule.

HOUSING AUTHORITY BOARD OF COMMISSIONERS
APPROVAL FOR PUBLIC HOUSING FLAT RENT ADJUSTMENT
RESOLUTION No. 696-2020

WHEREAS, ARHA is required to submit to the Board of Commissioners for approval ARHA's 2020 Public Housing Flat Rent Schedule; and

WHEREAS, the Alexandria Redevelopment and Housing Authority is required to review the Public Housing Flat Rent Schedule annually and revise it, based on HUD issued Small Area Fair Market Rents (SAFMR); and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that, pursuant to the laws of the Commonwealth of Virginia, the action of the Chief Executive Officer approve the 2020 Public Housing Flat Rent Schedule.

Adopted this September 28, 2020

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

Peter Kleeblatt, Chairman

By: _____

Keith Pettigrew, Chief Executive Officer