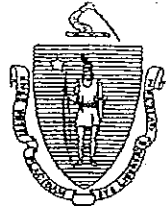


FRAMINGHAM HOUSING AUTHORITY

1 John J. Brady Drive
Framingham, MA 01702-2300



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Date: November 3, 2016
To: Board of Commissioners
From: Crystal Victorine, Director of Public Housing
Re: Increase in Flat Rents

Please see the following for your review. This new Flat Rent Policy shall be implemented as of December 1, 2016. This is based on 100% of the approved Fair Market Rent.

Flat Rent VS Income-Based Rent

Flat Rent: The Flat rent is based on the market rent charges for comparable unit in the private unassisted rental market.

Income-Based Rent: An income based rent is a tenant rent that is based on the family income and the PHA's rent policies for determination of such rents.

The Framingham Housing Authority has determined the flat rent to be:

MASS 28-1 New Applicants: (Electric Utility allowance deducted from Flat Rent)

Table with 4 columns: 1BR, 2BR, 3BR, 4BR and corresponding rent amounts: \$1,324, \$1,629, \$2,049, \$2,258

MASS 28-2 ALL UTILITIES INCLUDED

Table with 2 columns: 1BR, 2BR and corresponding rent amounts: \$1,372, \$1,691

Please check on of the following:

Yes, I would like the income-based rent.

OR

Yes, I would like the flat-based rent

Signature

Date

Print Name

Address



EQUAL HOUSING OPPORTUNITY

FLAT RENT SIGNIFICANT AMENDMENT

The Framingham Housing Authority hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113-76, the Fiscal Year 2014 Appropriation Act.

The Framingham Housing Authority will set the flat rental amount for each public Housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new Flat rental amount will apply to all new program admissions effective July 1, 2014. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

The Framingham Housing Authority will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated Flat rental amount;
- The PHA will present two rent options to the family as follows:
 - the lower of the product of the calculation and the updated flat rental amount;
 - the income – based rent