



**Summary of Proposed Changes to the 2018-2019
CMHA Admissions and Continued Occupancy Policy
October 29, 2018**

CMHA is proposing changes to the Asset Management Admissions and Continued Occupancy Policy (ACOP). A summary of the proposed updates to the ACOP and Lease follows below:

PROPOSED CHANGES TO CMHA PUBLIC HOUSING FLAT/CEILING RENTS

The 2014 Appropriations Act requires PHAs to establish flat rents at no less than 80 percent of the fair market rent (FMR) to be updated annually. If the current flat rents are below the threshold, the PHA is required to revise its flat rent schedule to **at least 80 percent** of FMR.

Below are the figures used to determine if the CMHA's flat rent schedule meets HUD requirements.

Fair Market Rents FY 2019 Hamilton County

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$584	\$670	\$884	\$1,223	\$1,414	\$1,626

80 Percent of FY 2019 Fair Market rents

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$467	\$536	\$707	\$978	\$1,131	\$1,301

Current Flat Rents with Utilities Provided

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$370	\$525	\$665	\$815	\$897	\$1032

Current Flat Rents – No Utility Allowance

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$350	\$470	\$560	\$775	\$890	\$1010

Proposed Flat Rents FY 2019

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$467	\$536	\$707	\$978	\$1,131	\$1,301

Because some of the current flat rents are below 80 percent of the (FMR), adjustments must be made to meet the guidelines. The chart above reflects the proposed changes to the current flat rent schedule. Also, in an effort to simplify the flat/ceiling rent schedule CMHA will eliminate the ceiling rent and the current two tiered flat rent schedule and move to a single one tier flat rent schedule for all residents. This change reflects HUD's mandate in **24 CFR § 960.253(b)(4)** that states flat rents are gross rent estimates that cover the rent plus the cost of all necessary utilities regardless of who actually pays the utilities. Therefore, the PHA must adjust the flat rent down by the amount of the utility allowance provided to the tenant. As a result, the two tier system is no longer needed as utility allowances will be subtracted from the one standard flat rent set by CMHA if a tenant pays utilities directly to the utility company. This will ensure that both families that are responsible for paying utilities and those families

who are not pay the same gross flat rent amount for rent plus utilities. By making these changes CMHA will simplify the flat rent process thus making it easier from both a tenant and compliance standpoint.