



Housing Authority of the County of DeKalb

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HUD RULING REGARDING CHOICE OF RENT DETERMINATION

Each year in preparation for the annual reexamination, each family will be given the choice of having their rent determined under the formula method or having their rent set at the flat rent amount.

- A. Families who opt for the flat rent will be required to go through the income recertification process every three years, rather than the annual review they would otherwise undergo.
- B. Families who opt for the flat rent may request to have a reexamination and return to the formula-based method at any time for any of the following reasons:
 - 1. The family's income has decreased.
 - 2. The family's circumstances have changed increasing their expenses for childcare, medical care, etc.
 - 3. Other circumstances creating a hardship on the family such that the formula method would be more financially feasible for the family.

The formula method is the way rent has been calculated in the past which is 30% of the adjusted monthly income.

The Housing Authority of the County of DeKalb has set a flat rent for each unit. In doing so, it considered the size and type of the unit, as well as its condition, amenities, services and neighborhood. The Housing Authority of the County of DeKalb determined the market value of the unit and set the rent at the market value. The amount of the flat rent will be reevaluated annually and adjustments applied.

Bedroom Size	Flat Rent Amount <i>(Effective 1/2023)</i>
1 (Civic Apartments)	\$640.00
1 (Taylor Street Plaza)	\$640.00
2 (Lewis Court)	\$697.00
2 (Mason Court)	\$732.00
2 (Garden Estates)	\$738.00
3 (Lewis Court)	\$1,023.00
3 (Mason Court)	\$1,071.00
3 (Garden Estates)	\$1,079.00

RENT CHOICE CERTIFICATION

Effective on my annual recertification date I choose to have my rent amount determined by the following method:

_____ **Formula Method 30% of adjusted monthly income**
 _____ **Flat Rent Amount**

Signature

Date

Revised 10/2021



THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER & EMPLOYER

