

**NOTICE OF
PUBLIC HEARING & REVIEW PERIOD FOR A
SIGNIFICANT AMENDMENT TO THE FWHS
ANNUAL/FIVE YEAR AGENCY PLAN**

**Thursday, May 18, 2017 at 5:00 PM
Fort Worth Housing Solutions
Administrative Office, 2nd Floor Board Room
1201 E. 13th Street, Fort Worth, TX 76102**

Public Notice is hereby given that Fort Worth Housing Solutions (FWHS) will hold a Public Hearing regarding the Significant Amendment to the FWHS Annual Plan and the Flat Rent Adjustment as required by HUD.

The purpose of the hearing will be to discuss the FWHS Annual Plan, changes in flat rent amounts, and to receive public comments about this required change.

FLAT RENT AMENDMENT:

Prior to the Public Hearing, a draft of the proposed Significant Amendment (proposed Flat Rents) will be available for review on the FWHS website (www.fwhs.org) and at the following locations beginning Monday, April 3, 2017:

City of Fort Worth Secretary
Fort Worth Star Telegram
FWHS Administrative Office 1201 E. 13th Street
Development & Asset Management, 300 S Beach Street
Butler Place Apartments, 1201 Luella
Cambridge Court Apartments, 8135 Calmont Avenue
Candletree Apartments, 7425 S Hulen Street
Cavile Place Apartments, 1401 Etta Street
Overton Park Townhomes, 5501 Overton Ridge Blvd
Scattered Sites to be posted at Fair Oaks Apartments, 4401 Quail Trail
and Fair Park Apartments, 4401 Fair Park Blvd
Sycamore Center Villas, 7901 Chandra Lane
Villas of Oak Hill, 2501 Oak Hill Circle
Wind River Apartments, 8725 Calmont Drive

COMMENT/REVIEW ITEMS FOR ANNUAL PLAN AND FLAT RENT ADJUSTMENTS

CURRENT LANGUAGE FROM ACOP:

ALLOWABLE RENT STRUCTURES

a. Flat Rents

FWHS has established a flat rental amount for each dwelling unit in public housing based on 80 percent of the applicable Fair Market Rent (FMRs) for the larger area for each bedroom size. The percentage is reviewed and adjusted annually as determined every year by FWHS.

FWHS may submit a request to HUD for an exception to use a flat rental amount that is lower than the amount allowed under the FMR. This request, if made, must include a market analysis and a demonstration that the proposed lower flat rental amount is based on a market analysis of the applicable market and is reasonable in comparison to other comparable unassisted units. This is NOT a requirement.

FWHS must adjust flat rents downward to account for tenant-paid utilities and to revise flat rents within 90 days of HUD's issuance of new FMRs.

FWHS shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be no utility deduction.

Each year at the time of the annual reexamination, the family has the option of selecting a flat rent amount in lieu of completing the reexamination process and having their rent based on the formula amount.

Once a family has selected flat rent, the rent will remain constant throughout the twelve (12) months even though FWHS may have adjusted the flat rent amounts during that period. If at reexamination, the family chooses to remain on flat rent, the new amount will take effect.

Families who opt for the flat rent are not entitled to a utility reimbursement. Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the regular annual reexamination; however FWHS will conduct a reexamination of family composition at least annually.

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.

PROPOSED LANGUAGE FOR ACOP:

b. Flat Rents

The flat rent amount for each dwelling unit in public housing is based on 80 percent of the applicable Fair Market Rent (FMRs). Fair Market Rents are gross rent estimates that cover the rent plus the cost of all necessary utilities regardless of who pays the utilities. The percentage is reviewed and adjusted annually as determined every year by FWHS.

FWHS shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will also be a utility deduction.

At all new admissions, the family may choose between the flat rent amount and the income-based rent. For current public housing residents, the updated flat rent amount will be offered at the next annual rent option.

Each year at the time of the annual reexamination, the family has the option of selecting a flat rent amount in lieu of completing the reexamination process and having their rent based on the formula amount.

Once a family has selected flat rent, the rent will remain constant throughout the twelve (12) months even though FWHS may have adjusted the flat rent amounts during that period. If at reexamination, the family chooses to remain on flat rent, the new amount will take effect.

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Flat Rent changes in FMRs appear in October, 2016. If there is an increase, for new move-ins, new Flat Rents would begin in June, 2017. For current tenants – increase will apply upon next annual recertification.

See attached Public Housing Flat Rent Schedule for 2017.

Public Housing Flat Rents for 2017

2017 Public Housing Flat Rents and UA's

PROPERTY	0-Eff	1	2	3	4
Butler Place					
PH Flat Rents		616	778	1070	1362

Cavile Place					
PH Flat Rents		616	778	1070	1362

Scattered Sites					
PH Flat Rents			778	1070	

Overton					
PH Flat Rents		661	793	916	
PH UA		80	101	116	
Net Rent		581	692	800	

Candletree					
PH Flat Rents		616	778		
PH UA		101	109		
Net Rent		515	669		

Wind River					
PH Flat Rents	572	616	778		
PH UA	60	69	84		
Net Rent	512	547	694		

Villas of Oak Hill					
PH Flat Rents		616	778	1070	
UA		85	109	144	
Net Rent		531	669	926	

Cambridge					
PH Flat Rents		560	677	772	
PH UA		101	116	144	
Net Rent		459	561	628	

Sycamore Center					
PH Flat Rents			778	984	1083
PH UA			101	116	144
Net Rent			677	868	939

