



Housing Authority of the
City of South Milwaukee

d/b/a Parkcrest Housing

October 1, 2017

To: Parkcrest Housing Tenants
Re: Notice of Flat Rent Adjustments

Parkcrest Housing receives subsidy funding from HUD (Housing and Urban Development) and thus we are required to follow HUD rules. The flat rent is to be reviewed annually and adjusted according to HUD's Fair Market Rent determinations.

HUD provided notification of the Consolidated Appropriations Act of 2014 that mandates all Housing Authorities to ensure their flat rent rates are not less than 90% of the Fair Market Rent less any utility allowance. I am pleased to announce that HUD has recently passed revisions to the Public Housing Flat Rents rule which enables Public Housing Agencies to establish Flat Rent amounts based on the HUD established "Small Area Fair Market Rent" (zip code based) when 90% of the applicable FMR does not reflect the market value of a unit.

Residents currently paying flat rent will be given the choice, at their next annual re-certification due on January 1, 2018 or after, of either switching back to income-based rent or remaining on flat rent but at the new rate. Please feel free to contact the office if you need help determining if you should continue on flat rent or switch to income-based rent.

The flat rent rates below will take effect on January 1, 2018

<u>Flat Rent Schedule</u>	<u>Fair Market Rents 2018 (Milwaukee County-SAFMR)</u>
1 BR \$622	1 BR \$710 (90% = \$639 - \$17 utility allowance)
2 BR \$762	2 BR \$870 (90% = \$783 - \$21 utility allowance)
3 BR \$957	3 BR \$1090 (90% = \$981 - \$24 utility allowance)
4 BR \$1080	4 BR \$1230 (90% = \$1107 - \$27 utility allowance)

As a reminder, Parkcrest office hours are Monday through Thursday from 8:00 a.m. to 1:00 p.m. Please feel free to call the office with any questions you may have.

Peggy Holcomb
Executive Director

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