



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Pike County, IL FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$597	\$663	\$870	\$1,048	\$1,308
FY 2024 FMR	\$610	\$614	\$807	\$976	\$1,183

Pike County, IL is a non-metropolitan county.

Fair Market Rent Calculation Methodology

= [Show/Hide Methodology Narrative](#) =

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.

2. **[Calculate the Basis for Recent Mover Adjustment Factor](#)**: HUD calculates a recent mover adjustment factor by comparing an ACS 2022 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2018-2022 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **[Adjust for Inflation](#)**: In order to calculate rents that are "as of" 2023, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses

a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $W_{2023} = 0.7499$ assigned to the private gross rent factor and $(1 - W_{2023}) = 0.2501$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor:** To further inflate rents from CY2023 to FY2025, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2025.
5. **Multiply the Factors:** HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum:** FY2025 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios:** HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR:** FY2025 FMRs may not be less than 90% of FY2024 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2022 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Pike County, IL.

Area	ACS ₂₀₂₂ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₂ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Pike County, IL	\$654	\$39	$\frac{\$39}{\$654} = 0.05963$	2	2 < 4 Check for reliable local ACS estimates from previous years

ACS ₂₀₂₂	ACS ₂₀₂₂	ACS ₂₀₂₂ 5-year	ACS ₂₀₂₁	ACS ₂₀₂₁	ACS ₂₀₂₁ 5-year	ACS ₂₀₂₀	ACS ₂₀₂₀	ACS ₂₀₂₀ 5-year
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5-year Estimate	5-year Error	Estimate Minimally Reliable?	5-year Estimate	5-year Error	Estimate Minimally Reliable?	5-year Estimate	5-year Error	Estimate Minimally Reliable?
\$654	\$39	\$39 / \$654=0.05963	\$611	\$42	\$42 / \$611=0.06874	\$568	\$66	\$66 / \$568=0.11620

Since 3 of the 3 ACS estimates are minimally reliable, the base rent is the average of those estimates, with each estimate first inflated to 2022 dollars (not shown).

Area	FY2025 Base Rent
Pike County, IL	\$646

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Pike County, IL that has an ACS₂₀₂₂ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₂ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Pike County, IL – ACS 1-year recent mover 2 Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Pike County, IL
Pike County, IL – ACS 1-year recent mover All Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Pike County, IL
Pike County, IL – ACS 2-year recent mover 2 Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Pike County, IL
Pike County, IL – ACS 2-year recent mover All Bedroom	N/A	N/A	N/A	N/A	No ACS ₂₀₂₂ 1-Year All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Produced For Pike County, IL
Illinois Non-metropolitan Portion – 2 Bedroom	\$783	\$31	0.04	6	0.04 < .5 6 ≥ 4 Use ACS ₂₀₂₂ 1-Year Non-metropolitan Portion 2-Bedroom Adjusted Standard

Quality Recent-Mover
Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Pike County, IL is as follows:

ACS ₂₀₂₂ 5-Year Area	ACS ₂₀₂₂ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₂ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Illinois Non-metropolitan Portion – 2 Bedroom	\$742	\$783

Area	Ratio	Recent-Mover Adjustment Factor
Pike County, IL	$\frac{\$783}{\$742} = 1.055$	$1.0553 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.0553

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Pike County, IL is not covered by at least 3 private data sources, a region-based private rent factor is applied. Furthermore, since Pike County, IL is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2023 Inflation Adjustment Factor for Pike County, IL					
	R ₂₀₂₃ = Shelter Rent Change, 2022 to 2023	U ₂₀₂₃ = CPI Annual Utilities Change, 2022 to 2023	C ₂₀₂₃ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R ₂₀₂₃ × (1 - C ₂₀₂₃) + U ₂₀₂₃ × C ₂₀₂₃)	Inflation Factor Type
P ₂₀₂₃ = Private Inflation Factor	1.05661	0.98918	0.19358	$(1.05661 * 0.80642) + (0.989185 * 0.1936) = 1.04356$	Region
CPI ₂₀₂₃ = CPI Inflation Factor	1.07588	0.98918	0.1936	$(1.07588 * 0.8064) + (0.98918 * 0.1936) = 1.0591$	Region

The 2023 Gross Rent Inflation Factor for Pike County, IL is computed as follows:

$$\begin{aligned}
 &= \mathbf{CPI}_{2023} \times (1 - \mathbf{W}_{2023}) + \mathbf{P}_{2023} \times \mathbf{W}_{2023} \\
 &= (1.0591 \times 0.2501) + (1.04356 \times 0.7499) \\
 &= (0.264881) + (0.782566) \\
 &= \mathbf{1.04744}
 \end{aligned}$$

4. Trend Factor Adjustment

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2023 to 2025 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2025.

	Trend Factor	Trend Factor Type
Trend Factor	1.08013	Region

5. Combination of Factors

The FY 2025 2-Bedroom Fair Market Rent for Pike County, IL is calculated as follows:

Area	Base Rent		Recent-Mover Adjustment Factor		Annual 2022 to 2023 Gross Rent Inflation Adjustment		Trending 2023 to FY2025		FY 2025 2-Bedroom FMR
Pike County, IL	\$646	*	1.0553	*	1.04744	*	1.08013	=	\$771

6. State Minimum Comparison

In keeping with HUD policy, the preliminary FY 2025 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2025 2-Bedroom FMR	FY 2025 Illinois State Minimum	Final FY2025 2-Bedroom FMR
Pike County, IL	\$771	\$870	\$771 < \$870 Use Illinois minimum of \$870

7. Bedroom Ratios Application

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2025 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$597	\$663	\$870	\$1,048	\$1,308

8. Comparison to Previous Year

The FY2025 FMRs for each bedroom size must not be below 90% of the FY2024 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2024 FMR	\$610	\$614	\$807	\$976	\$1,183
FY2024 floor	\$549	\$553	\$727	\$879	\$1,065
FY 2025 FMR	\$597	\$663	\$870	\$1,048	\$1,308
Use FY2024 floor for FY2025?	No	No	No	No	No

Final FY2025 Rents for All Bedroom Sizes for Pike County, IL



Final FY 2025 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2025 FMR	\$597	\$663	\$870	\$1,048	\$1,308

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?&year=2025&fmrtype=Final&selection_type=county&fips=1714999999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

- Adams County, IL
- Alexander County, IL
- Bond County, IL
- Boone County, IL
- Brown County, IL

Press below to select a different state:

Select a Final FY 2025 Metropolitan FMR Area:

- Abilene, TX MSA

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Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).



FY2025 SMALL AREA FMRs FOR PIKE COUNTY, IL

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Pike County, IL Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
62312	\$600	\$660	\$870	\$1,050	\$1,310
62314	\$620	\$690	\$910	\$1,100	\$1,360
62323	\$600	\$670	\$880	\$1,060	\$1,320
62340	\$600	\$660	\$870	\$1,050	\$1,310
62343	\$600	\$660	\$870	\$1,070	\$1,270
62345	\$600	\$660	\$870	\$1,050	\$1,310
62352	\$900	\$1,000	\$1,310	\$1,580	\$1,970
62355	\$840	\$880	\$1,090	\$1,410	\$1,640
62356	\$600	\$660	\$870	\$1,050	\$1,310
62357	\$600	\$660	\$870	\$1,050	\$1,310
62361	\$640	\$700	\$910	\$1,100	\$1,310
62362	\$600	\$660	\$870	\$1,050	\$1,310
62363	\$620	\$690	\$900	\$1,080	\$1,350
62366	\$840	\$880	\$1,090	\$1,410	\$1,640
62370	\$610	\$670	\$880	\$1,060	\$1,310

IL	1714999999	Pike County, IL	529	588	771	929	1159
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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Special Attention of:

Public Housing Agencies
Regional and Field Office Directors of
Public Housing
Regional Administrators
Resident Management Corporations

Notice: PIH 2022- 33 (HA)

Issued: November 22, 2022

Expires: Effective until amended, superseded, or rescinded

Cross References: 24 CFR Part 960, 24 CFR Part 903, Notice PIH 2014-12, Notice PIH 2015-13, Notice PIH 2017-23, Notice PIH 2021-27

Subject: Updates to Flat Rent Exception Request Submission Requirements

1. Purpose

This Notice supersedes and replaces the guidance provided in Notice PIH 2021-27 concerning the statutory amendment related to flat rents, and updates flat rent exception and extension request submission requirements, including the ability to include applicable justifications directly into HUD Form 5880 (Sections 5c. and 5d.). This Notice also serves as supplemental guidance to the final rule on Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs (81 FR 12354, published on March 8, 2016), whereby certain Public and Indian Housing regulations were amended, including 24 CFR 960.

2. Applicability

This Notice applies to public housing agencies (PHAs) that operate a Public Housing program. It also applies to families residing in, or applying to, the Public Housing program.

Moving to Work (MTW) PHAs operating a Public Housing program can exercise flexibility and establish alternative requirements, in accordance with the terms of their respective MTW Agreement and approved Annual MTW Plan, or in accordance with the terms of the MTW Operations Notice and approved MTW Supplement to the Annual PHA Plan. If an MTW PHA's Annual MTW Plan or MTW Supplement to the Annual PHA Plan does not include alternative policies regarding flat rent requirements, then the policies set forth in this Notice will apply to the MTW PHA.

3. Background

The FY 2014 Appropriations Act, found at Sections 210 and 243 of Title II of P.L 113-76, the Consolidated Appropriations Act of 2014, required PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR), and established rent increase phase-in

requirements to prevent family rental payments from increasing by more than 35 percent. HUD implemented these requirements through Notice PIH 2014-12. Through FAQs accompanying Notice PIH 2014-12, HUD provided flexibility to PHAs to phase in all flat rent increases over a three-year period, including those increases that were 35 percent or less.

The FY 2015 Appropriations Act (Act), found at Section 238 of Title II of P.L. 113-235, the Department of Housing and Urban Development Appropriations Act of 2015, maintained the FY 2014 rent increase phase-in requirements and amended the 2014 Act to require that flat rents be set at no less than the lower of:

1. 80 percent of the applicable FMR established under Section 8(c) of this Act; or
2. At the discretion of the Secretary, 80 percent of such other applicable FMR established by the Secretary that the Secretary determines more accurately reflects local market conditions and is based on an applicable market area that is geographically smaller than the applicable market area used for purposes of the applicable FMR under Section 8(c) of this Act (such as the applicable Small Area Fair Market Rent (SAFMR) or unadjusted rent).

A PHA may apply for a flat rent amount that is lower than the two options outlined above if:

- The PHA demonstrates, through the submission of a market analysis, that those rent options are not reflective of the unit's market value; and
- HUD agrees with the PHA's market analysis determination (see Section 5 of this Notice).

HUD implemented the FY 2014 and 2015 Appropriations Act provisions identified above in 24 CFR 960.253(b)(1)-(3).

In accordance with 42 U.S.C. 1437a(a)(2)(A)(ii), PHAs that established and were administering ceiling rents prior to October 1, 1999, are authorized to continue to administer ceiling rents in lieu of flat rents, provided such ceiling rents are set at the level required for flat rents as required by 24 CFR 960.253(d). Further, such PHAs must follow the requirements for calculating, adjusting, and reporting flat rents when calculating and adjusting ceiling rents. To improve transparency and accuracy of reporting, PHAs administering ceiling rents may no longer use line 10c (income-based ceiling rent) on the HUD Form-50058 to report ceiling rents for any household. Instead, PHAs must use line 10b (flat rent) to report the applicable maximum rental amount.

4. Smaller Geographic Area FMRs

If a PHA does not believe the 80 percent FMR is reflective of its local market conditions (flat rent setting Option 1), it may use a HUD-established FMR that is based on an area geographically smaller than the effective FMR published to determine the minimum flat rent amount (flat rent setting Option 2).

To satisfy Option 2, PHAs may use the applicable Small Area Fair Market Rent (SAFMR), which HUD will publish annually on its website, available at:

<http://www.huduser.org/portal/datasets/fmr/smallarea/index.html>.

For some areas for which HUD does not publish a SAFMR, HUD will permit PHAs to use 80 percent of the unadjusted rent to satisfy Option 2, which HUD will publish annually on its website.¹

While 80 percent of the unadjusted rent will always be lower than 100 percent of the FMR, it may or may not be lower than 80 percent of the FMR. Therefore, PHAs should assess all available options when setting its flat rent rates:

- 80 percent of the FMR; or
- 80 percent of the SAFMR (or if a SAFMR is not available, 80 percent of the unadjusted rent).

PHAs must choose from these two options and are not permitted to establish any other smaller geographical FMRs. For areas where HUD has not determined a SAFMR or an unadjusted rent, PHAs must set rents at no less than 80 percent of the FMR or apply for an exception flat rent pursuant to the requirements of Section 5 of this Notice.

5. Exception Flat Rents

a. When a Flat Rent Exception is Required

HUD only requires flat rent exception requests when PHAs are setting flat rents at an amount that is lower than the lesser of the following (less utility allowances, if applicable):

- 80 percent of the FMR; or
- 80 percent of the SAFMR (or if a SAFMR is not available, 80 percent of the unadjusted rent).

PHAs do not need to submit exception requests to set flat rents at or above 80 percent of the FMR or SAFMR, or if the SAFMR is not available, 80 percent of the unadjusted rent. HUD is aware that not all PHAs will have an SAFMR or unadjusted rent that encompasses their locality.

The flat rent exception request process is for a PHA that wishes to base its flat rents on specific market conditions supported by a market analysis. PHAs do not need to submit a request to HUD in order to use the FMR, SAFMR, or unadjusted rent to set flat rents in accordance with Sections 3 and 4 of this Notice. However, PHAs are encouraged to maintain the justification locally for all flat rent amounts. If the flat rent amount is set above 80 percent of the FMR, PHAs are encouraged to maintain whatever records are appropriate documenting their rent levels.

¹ The unadjusted rent is the FMR estimated directly from the American Community Survey (ACS) source data that HUD uses to calculate FMRs before HUD applies its state non-metropolitan minimum rent policy. HUD maintains a minimum FMR policy within the Public Housing (PH) program in response to numerous public concerns that FMRs in rural areas were too low to operate the PH program successfully. The policy establishes the FMRs at the higher of the local FMR or the State-wide average FMR of non-metropolitan counties, subject to a ceiling rent cap. The rationale for having a state minimum FMR is that some low-income, low-rent non-metropolitan counties have ACS-based FMR estimates that appear to be below long-term operating costs for standard quality rental units and raise concerns about housing quality. State minimum FMRs have been set at the respective statewide population weighted median non-metropolitan rent level, but are not allowed to exceed the U.S. median non-metropolitan rent level.

FMRs can be found at <https://www.huduser.gov/portal/datasets/fmr.html>. Review the FMR for the applicable fiscal year. To find the unadjusted rent use the Data tab and click on the current fiscal year’s Excel spreadsheet titled “Unadjusted Rents – Only For Use In Setting Public Housing Flat Rents.”

b. Flat Rent Exception Request Timeframes and Key Dates

HUD updates and posts new FMRs annually. Typically, the final FMR rates for the current fiscal year are effective on or around October 1. PHAs may access FMR rates here: <https://www.huduser.gov/portal/datasets/fmr.html>.

From the effective date of the current fiscal year’s FMRs, PHAs have 90 days to either implement new FMR-based flat rents or submit exception request. In a typical year, this would mean that a PHA will have until December 31 to either update its flat rents based on the new FMRs or submit an exception request.² In the event that a PHA submits an incomplete flat rent exception request or incomplete supporting market analysis, HUD may give the PHA the opportunity to cure deficiencies. However, HUD has the full discretion to disapprove incomplete or unresponsive flat rent exception requests.

While HUD is reviewing a PHA’s flat rent exception request or any supplemental information, the PHA may continue to utilize its current flat rent schedule. PHAs must receive written HUD approval to utilize an exception flat rent prior to implementing the new exception flat rent rates.

An approved exception request will remain in effect until the end of the 90-day period commencing upon the effective date of HUD’s Final Fiscal Year FMRs or the date on which a PHA updates and makes effective its flat rent schedule based on that fiscal year’s FMRs, whichever comes first.

The PHA must update its flat rents to the approved flat rent exception amount after the date of HUD’s approval. Thereafter, the PHA may immediately apply the exception flat rent amount to intakes and reexaminations. However, the PHA must apply the approved exception flat rent amount to all intakes and reexaminations that take effect 60 days or more after HUD’s approval date.

Below is a sample timeline of a typical flat rent exception request submission cycle, including an extension.

Sample Exception Flat Rent Submission	Example Dates
HUD publication of FMRs	10/1/2022
Flat Rent Exception Request Submitted	Before 12/31/2022

² A PHA or other interested party may request a HUD reevaluation of its FMRs, as provided for under Section 8(c)(1)(B) of the U.S. Housing Act, as amended by the Housing Opportunity Through Modernization Act (HOTMA). HUD will review FMR reevaluation requests and supporting data, and following the reevaluation, will post revised FMRs with an accompanying Federal Register notice stating the revised FMRs are available. For areas affected by a request for an FMR reevaluation, the 90-day flat rent implementation timeframe described in Section 7 of this Notice will commence upon the effective date of the revised FMRs.

Rent Exception Request Approved	During FY23
PHA Submits Extension	Before 12/31/2023
Flat Rent Exception Extended	Until 12/31/2024
PHA submits a new Flat Rent Exception Request	Before 12/31/2025

c. Process to Submit a New Flat Rent Exception Request

Submitting a new flat rent exception request is required when PHAs fall into any of the following categories:

- The PHA has a first-time submission;
- The PHA has a change in local market conditions since the previous flat rent exception approval; or
- The PHA’s previous flat rent exception extension has expired.

HUD has updated its submission process beginning in Fiscal Year 2023. The submission process is detailed below. PHAs must submit their new request electronically to HUD’s Flat Rent Team at flatrentexceptionrequests@hud.gov.

- Submit an email to HUD’s Flat Rent Team with the subject format of *Flat Rent Exception Request - PHA Code Formal PHA Name - New* (example: *Flat Rent Exception Request - US101 US Housing Agency - New*). Attach a letter signed by the executive director that includes:
 - The name of the PHA property (or properties) subject to the flat rent exception request including AMP number(s)
 - The address of the property (or properties) subject to the flat rent exception request
- Attach the Flat Rent Market Analysis (HUD Form 5880) as an Excel workbook ending in the .xlsx extension
- Attach any supplemental documentation

If a PHA does not have Microsoft Excel, please email flatrentexceptionrequests@hud.gov to discuss an alternative format for completion of the Flat Rent Market Analysis. Do not use the subject format above when inquiring about an alternative format or technical assistance questions. See Section 5e. of this Notice for market analysis requirements.

d. Process to Extend a Previously Approved Flat Rent Exception Request

If HUD approved a PHA’s flat rent exception request from a previous fiscal year, the PHA may request an extension of this approval under the following circumstances:

- The request is for the exact rents as previously approved by HUD;
- The market study accompanying the previously approved request is no more than two years old;
- The market conditions remain unchanged; and
- The PHA submits the extension request to HUD no later than 90 days after the effective date of the final FMRs published by HUD (typically December 31 of that calendar year).

PHAs must submit extension requests electronically to flatrentexceptionrequests@hud.gov.

The following process must be followed:

- Submit an email to HUD’s Flat Rent Team with the subject format of *Flat Rent Exception Request - PHA Code Formal PHA Name - Extension* (example: *Flat Rent Exception Request - US101 US Housing Agency - Extension*);
- Attach the following documents:
 - The original Flat Rent Market Analysis (HUD Form 5880) that was submitted in the previously approved request as an Excel workbook ending in the .xlsx extension, that is no more than two-years-old;
 - A copy of the previous HUD approval letter;
 - HUD Form 5880 submitted in the previously approved request; and
 - A letter signed by the executive director that includes:
 - A request for the previously approved flat rents be extended.
 - The date of the previous market study.
 - The flat rent schedule to be extended.
 - A certification that the market conditions remain unchanged.

Please note, HUD will not approve extension requests that include changes or additions to previously approved exception flat rents. Instead, a new request would need to be submitted to make the proposed changes or additions. HUD has updated its submission process beginning in Fiscal Year 2023. Do not use the subject format above for technical assistance questions.

If during the 2-year renewal period the PHA becomes aware of a change in local market conditions that would impact the market (e.g., a major employer enters or leaves the area, significant private sector redevelopment), the PHA must either:

1. Discontinue the use of the current flat rent exception and implement a flat rent that is at least equal to the lower of 80 percent of the FMR or 80 percent of the SAFMR (or if no SAFMR is available, 80 percent of the unadjusted rent), or
2. Conduct a new market analysis and submit a new flat rent exception request to HUD for approval (if the PHA selects this option, it may continue to use the current flat rent exception amounts until HUD issues its decision).

While HUD is not requesting this information, PHAs may consider reviewing the U.S. Housing Market Conditions Market-at-a-Glance report to make a market continuity determination. The Market-at-a-Glance for the counties and metropolitan areas are based on data from the Bureau of Labor Statistics and American Community Survey data from the U.S. Census Bureau. Some adjustments are made by HUD field economists based on regional information. The Market-at-a-Glance reports can be found here: <https://www.huduser.gov/portal/ushmc/mag.html>.

e. Market Analysis Content and Justifications

To demonstrate the need for a flat rent exception, PHAs are required to submit a market analysis that demonstrates the value of the unit. The PHA may not request a flat rent that is lower than the demonstrated market value of the unit.³

³ For example, if the market analysis determines that the value of the PHA unit is \$500, then the flat rent exception request for that unit should be set at \$500 (not 80 percent of \$500).

A market analysis must be submitted using HUD Form 5880 “Flat Rent Market Analysis Summary,” which can be accessed at <https://www.hud.gov/sites/dfiles/OCHCO/documents/5880.xlsx>. Training for how to use the original version of the Flat Rent Market Analysis can be accessed at <https://youtu.be/jpGUicpzVTM>.

A Flat Rent Exception Request must include:

- **“Flat Rent Market Analysis Summary,” HUD Form 5880.** The form must:
 - Be submitted in the Excel file format using one market analysis (Excel workbook) per Asset Management Property (AMP).
 - Must use the AMP number located in HUD’s Inventory Management System/PIH Information Center (IMS/PIC), or successor system, when completing the market analysis.
 - Include three distinct, unsubsidized market rate comparable units per bedroom size.
 - Identify utility amounts paid by the PHA, tenant, and market rate unit, as applicable.
 - Include applicable FMR, SAFMR, and Unadjusted Rents on lines 35 & 36. If the PHA is located in an area with no SAFMR, the PHA must use the Unadjusted Rent. If no Unadjusted Rent is available, it is acceptable to only include the FMR.

- **Local market related justifications, as applicable.** HUD strongly encourages that units included in the market study be similar in amenities and general conditions. If it is necessary to include units that are substantially different, the study should demonstrate or provide information as to why other units that are comparable are not available. If the market analysis includes the following elements, then a reasonable brief explanation related to the local market conditions must be submitted.
 - **Joint Submissions.**

HUD will permit PHAs from neighboring cities or within the same county with a shared executive director to submit a joint exception flat rent request. The justification should include information that explains how there is no substantive difference between the PHAs’ rental and employment markets.

For example, a PHA may provide a justification explaining that the two cities included in the joint submission are five miles apart from one another and each within commuting distance of a regional warehouse that employs residents of both populations.
 - **Comparable Using Different Bedroom Sizes.**

Generally, comparable units should use market comparable units of the same bedroom size. HUD will make exceptions for this when there are no market rate comparable units for a specific bedroom size in a local market. When making an

adjustment for using a different bedroom size across properties, the monetary value of the adjustment must be the same.

For example, for a 0-bedroom unit, a PHA may use a 1-bedroom unit and make an adjustment. The justifications may include an explanation that the rural community surrounding the PHA is mostly comprised of single-family homes and there are no 0-bedroom units/studios available for rent.

- **Amenity Adjustments greater than 25% of Actual Rent.**

Any adjustment that is more than 25% of the comparable unit's actual rent must include a reasonable justification that is based on local market conditions. The justifications are to include market specific explanations of how the adjustment was made using local data.

For example, If the actual rent of a comparable unit is \$600 and it has an adjustment for 'Year Built/Renovated' that is \$150 or greater, a PHA may provide a justification explaining that PHA units at a specific development have not been renovated in 20 years as compared to other market rate units in the area, which are more modern.

These criteria are meant to assist PHAs in developing a commonsense approach to valuing a unit and to streamlining reviews by HUD. It remains important to note that HUD places a high priority on accurate rent determinations and requires that such determinations be performed in a documented, reasonable, and consistent manner. To the extent possible, rent valuation should be based on rents paid for similar units in the same general rental market that are similar in terms of the overall quality of housing services provided. In certain cases, rental markets may consist of neighboring towns and cities. Any procedures or documentation used should reflect this approach.

f. Disapproved Flat Rent Exception Requests

After HUD receives and reviews a flat rent exception request, HUD will either approve or disapprove the request. HUD may disapprove incomplete, unresponsive, or otherwise deficient flat rent exception requests. However, prior to making a final determination, HUD may, in its full discretion, provide a PHA the opportunity to cure a deficiency or submit additional information requested by HUD. If HUD provides such an opportunity to a PHA, the PHA must respond in writing no later than 15 days after receiving HUD's notification of an insufficient submission or HUD's request for more information. The response should include any new information the PHA believes is necessary to supplement the original submission and must include the corrections that were identified in HUD's review. While awaiting HUD's final determination, the PHA may continue to utilize its current flat rent schedule. If the PHA cannot provide sufficient information to justify the exception after requests for additional information, HUD will deny the flat rent exception request. If the PHA's exception request is denied, the PHA must immediately revise its flat rent rates using an applicable FMR product (per Section 3 and 4 of this Notice) and the updated flat rent rates must be applied to any intake or

reevaluation that takes effect 60 days after the denial date.

6. FMRs and Utility Payments

FMRs are gross rent estimates that cover the rent plus the cost of all necessary utilities regardless of who pays the utilities. Although the inclusion of utilities in the FMR is an accurate estimate of the cost of renting a unit in a particular area, their inclusion for purposes of setting Public Housing flat rents may lead to families paying more in gross rent if the rent is not adjusted to reflect utility payments that are the family's responsibility. Specifically, families that pay a flat rent for Public Housing units and that pay their own utilities would pay more in gross rent (i.e., rent plus utilities) than a family in a similarly situated unit where the PHA pays the utilities.

To address this issue when establishing flat rents, PHAs must consider who is responsible for direct utility payments to the utility company and provide for a utility allowance as necessary. Such utility allowances must be established consistent with the requirements of 24 CFR 960.253(b)(4) and 24 CFR 965, Subpart E.

Flat rents are always inclusive of utilities. In the case of a flat rent set using the FMR, utilities should be subtracted before setting the rent. The formula to calculate an FMR-based flat rent is

(FMR [or SAFMR, Unadjusted Rent (UR) as applicable] x 80%) – Utility Allowance (UA).

If a PHA sets an exception flat rent using a market study, then the market study takes this into account and adjusts for the value of utilities. The cost of utilities is included in the flat rent.

For example, if a PHA has a flat rent of \$500 per month and a utility allowance for that size unit is \$75, then:

- The FMR based flat rent would be \$500 (FMR x 80%) minus the utility allowance (\$500-\$75), resulting in the final flat rent amount of \$425.
- The flat rent derived from a market study would be \$500.

7. Flat Rent Policies – How to comply on an annual basis

To comply with the flat rent requirements annually, no later than 90 days after the effective date of new FMRs or SAFMRs published by HUD, the PHA must:

- Compare the current flat rent amount to the applicable FMR and SAFMR/unadjusted rent. If the PHA is in compliance with this the law, no further steps are necessary:
 - If the flat rent is at least equal to the lower of:
 - i. 80 percent of the FMR, or
 - ii. 80 percent of the SAFMR (or if no SAFMR is available, 80

percent of unadjusted rent).

- If the current flat rent is less than the lower of Option i or Option ii above, the PHA must set flat rents at no less than 80 percent of the lower of the 80 percent FMR or 80 percent SAFMR/80 percent unadjusted rent, subject to the utility's adjustment in Section 6 of this Notice, or the PHA may request an exception flat rent pursuant to the requirements of Section 5 of this Notice;
- Update the flat rent policies in the Admissions and Continued Occupancy Policies (ACOP) as necessary;
- Permit the family to choose between the flat rent amount and the income-based rent for all new admissions; and
- Offer the updated flat rent amount at the next annual rent option for families that are current Public Housing residents and permit the family to choose between the flat rent amount and the income-based rent, subject to the phase-in requirements in Section 8 of this Notice.

For those PHAs with an approved flat rent exception request, the PHA must update its flat rents to the approved flat rent exception amount immediately after approval for all intake and reexamination activities. The PHA may apply the approved flat rent exception amount immediately to intakes and reexaminations and must apply it to any intake or reexamination that takes effect 60 days or more after the approval date.

8. Flat Rent Phase-in Requirements

If an existing flat rent tenant's rental payment prior to any applicable adjustments for utilities payments increases by more than 35 percent as a result of changes to the flat rent amount, the increase must be phased-in such that a family does not experience an increase in their rental payment of more than 35 percent.

To determine how to phase-in increases in rental payments, PHAs must on a case-by-case basis, at the family's next annual rent option, compare the updated flat rent amount applicable to the unit to the rent that was being paid by the family immediately prior to the annual rent option:

- If the new flat rent amount would not increase a family's rental payment by more than 35 percent, the family may choose to pay either the updated flat rent amount or the previously calculated income-based rent; OR
- If the PHA determines that the updated flat rent amount would increase a household's rental payment by more than 35 percent, the family may choose to pay the phased-in flat rent amount resulting from the flat rent impact analysis or the previously calculated income-based rent.

Example 1 – Flat Rent Increase Does Not Require Phase-In

The Gordon family is currently paying the flat rent amount of \$350 per month, rather than the income-based rent of \$500. When the Gordon family meets with the PHA to discuss rent options for the upcoming year, the PHA informs the Gordon family that the flat rent amount has increased to \$450 per month. Because the increase in the flat rent amount does not represent an increase of more than 35 percent from the Gordon’s previous rental payment amount, they have the option to pay the new flat rent amount of \$450 or pay the income-based rent of \$500. The Gordon family chooses to pay the new flat rent amount of \$450. To review:

Initial Flat Rent: \$350
 New Flat Rent: \$450

Income-Based Rent: \$500

Family Rent Increase Impact Analysis:

Initial Household	New Flat Rent amount	Impact Analysis (HR x 1.35)	Income-Based Rent	New Household
\$350	\$450	\$472.50	\$450	\$450

The Gordon family was paying the Initial Flat Rent (\$350). Because the New Flat Rent (\$450) is **less** than a 35% increase on the Initial Flat Rent ($\$350 \times 1.35 = \472.50), the Gordon family can choose to pay the New Flat Rent or the Income-Based Rent (\$500). Since \$450 is less than \$500, the Gordon family chooses to pay the New Flat Rent.

Example 2 – Flat Rent Increase Requires Phase-In

The Jones family is currently paying the flat rent amount of \$500 per month. When the Jones family meets with the PHA to discuss rent options, the PHA tells the family that the flat rent amount has increased to \$700. However, the PHA tells the family that the family’s flat rent payment would only increase to \$675 because flat rent changes must be phased-in as necessary to ensure that the family’s existing rental payment does not increase by 35 percent or more annually. The family has the option to pay either the \$675 per month, or an income-based rent of \$800 per month based on the most recent examination of the Jones’ family income. The Jones family chooses to pay the flat rent amount of \$675. To review:

Initial Flat Rent: \$500
 New Flat Rent: \$700
 Income-Based Rent: \$800
 Phase-in Adjusted New Flat Rent: \$675

The Jones family was paying the Initial Flat Rent (\$500). Because the New Flat Rent (\$700) is **more** than a 35% increase on the Initial Flat Rent ($\$500 \times 1.35 = \675), the New Flat Rent for the Jones family would be the phase-in adjusted amount of \$675. The Jones family can choose to pay the phase-in adjusted New Flat Rent or the Income-Based Rent (\$800). Since \$675 is less than \$800, the Jones family chooses to pay the phase-in adjusted New Flat Rent.

The following year, at the next annual rent option meeting between the Jones family and the

PHA, the PHA informs the Jones family that the flat rent amount has increased to \$750 per month due to an increase in the FMR. Because the new flat rent amount represents less than a 35 percent increase from the previous rental payment, the Jones family has the option to pay the new flat rent amount of \$750 or the income-based rent amount of \$800 based on the most recent examination of family income and composition. The Jones family chooses to pay the new flat rent amount of \$750. To review:

Initial Flat Rent: \$675
 New Flat Rent: \$750
 Income-Based Rent: \$800

Family Rent Increase Impact Analysis:

Year	Initial Household	New Flat Rent Amount	Impact Analysis (HR x 1.35)	Income-Based Rent	New Household
1	\$500	\$700	\$675	\$800	\$675
2	\$675	\$750	\$911.25	\$800	\$750

The Jones Family was paying the Initial Flat Rent (\$675). Because the New Flat Rent (\$750) is less than a 35% increase on the Initial Flat Rent ($\$675 \times 1.35 = \911.25), the Jones Family can choose to pay the New Flat Rent or the Income-Based Rent (\$800). Since \$750 is less than \$800, the Jones Family chooses to pay the New Flat Rent.

9. Annual Review of Rent Options

HUD regulations at 24 CFR 960.253(a) require PHAs to annually give families the option to choose between paying the flat rent or the income-based rent and stipulate that PHAs may not give families the option more than once per year, except in the case that the family has chosen the flat rent and experiences a financial hardship. Further, 24 CFR 960.253(e) stipulates that PHAs provide sufficient information to allow a family to make an informed choice regarding rent options. PHAs must provide at least the following information:

- The PHA’s policies on switching the type of rent due to financial hardship; and
- The dollar amount of the flat rent and the income-based rent.

For families who choose to pay flat rents, PHAs are provided the flexibility not to conduct income reexaminations annually. HUD regulations at 24 CFR §960.253(e)(2) and §960.257(a)(2) provide that for families that chose to pay flat rents PHAs must conduct reexaminations of family income at least once every 3 years, not annually. In years when a PHA does not conduct a full reexamination of family income, PHAs are not released from the requirement to give the family the option of paying the flat rent or the income-based rent as calculated from the most recent examination of family income and composition.

For PHAs to comply with the requirements to review rent options annually with families, and to provide families with sufficient information to make an informed choice, PHAs must do the following:

At initial occupancy, or in any year where a current program participating family is paying the income-based rent:

- Conduct a full examination of family income and composition at the first annual rent option (Year 1);
- Inform the family of the flat rent amount and the rent amount determined by the examination of family income and composition;
- Inform the family of the PHA's policies on switching rent types due to financial hardship; and
- Apply the family's rent decision at the next lease renewal.

At the second and third annual rent options, for families that choose to switch from income-based rent to pay the flat rent:

- PHAs may, but are not required to, conduct a full examination of family income and composition for the second and third annual rent options. If a PHA chooses not to conduct an examination of family income for these annual rent options, PHAs must use the income information from the examination of family income and composition from the first annual rent option;
- PHAs must inform the family of the updated flat rent amount, and the rent amount determined by the most recent examination of family income and composition;
- PHAs must inform the family of the PHA's policies on switching rent types due to financial hardship; and
- PHAs must apply the family's rent decision at the next lease renewal.

For the purpose of conducting the rent option meeting for a family that has paid the flat rent for the previous three years, and for which the PHA has not conducted a re-examination of family income and composition in the last three years, the PHA must complete a full re-examination of family income and composition in order to update the income-based rent amount.

PHAs are reminded that the flat rent amount a family pays is not locked in for the three-year period. Instead, the PHA must revise the flat rent amount from year to year based on changes to the FMR. Families currently paying the flat rent amount must be offered the choice between the updated flat rent amount, and the previously calculated income-based rent.

10. Flat Rent Reporting

PHAs are required to report the amount of a flat rent and any ceiling rent to be charged to a household on line 10b of the form HUD-50058, as outlined in Section 3 of this Notice. As per the requirements of Section 6 of this Notice, PHAs must consider whether households are responsible for any utility expenses for a unit when establishing the flat rent for a unit. In the case that a household is responsible for paying for utilities, PHAs should report the amount of such utility allowance on line 10e of the form HUD-50058.

11. Flat Rents and Low-Income Housing Tax Credit Properties

For Low-Income Housing Tax Credit (LIHTC) Public Housing units, it is possible that the

minimum flat rent amount may exceed the LIHTC maximum rent. In other cases, the HUD minimum flat rent may be less than the LIHTC maximum rent. If these amounts conflict, PHAs should set flat rents so as not to exceed the LIHTC maximum rent.

Example 1: LIHTC Maximum Rent is Lower than 80 Percent of HUD’s FMR

- 80 percent of HUD’s FMR for a 1-bedroom unit is \$450
- The LIHTC maximum rent is \$400
- The PHA should set its LIHTC Public Housing flat rents at \$400

Example 2: 80 Percent of HUD’s FMR is Lower than LIHTC Maximum Rent

- 80 percent of HUD’s FMR for a 1-bedroom unit is \$400
- The LIHTC maximum rent is \$450
- The PHA should set its LIHTC Public Housing flat rents at no less than \$400 and no greater than \$450

Example 3: Exception Flat Rent is Lower than LIHTC Maximum Rent and 80 Percent of HUD’s FMR

- 80 percent of HUD’s FMR for a 1-bedroom unit is \$400
- The LIHTC maximum rent is \$450
- The PHA has a HUD-approved flat rent exception request of \$375
- The PHA should set its LIHTC Public Housing flat rents at \$375

12. Contact Information

If you have questions regarding this Notice, please contact the Public Housing Management and Occupancy Division Flat Rent Review Team at flatrentexceptionrequests@hud.gov.

13. Paperwork Reduction Act

The information collections referenced in this Notice have been approved by OMB pursuant to the Paperwork Reduction Act under, OMB# 2577-0220 and OMB# 2577-0226.

_____/s/_____
Dominique Blom
General Deputy Assistant Secretary for
Public and Indian Housing