



Proposed Flat Rent Schedule for 2016*



	Total Household Income* Range	Studio Flat Rent		Total Household Income* Range	One Bedroom Flat Rent		Total Household Income* Range	Two Bedroom Flat Rent	
		Current Rent - June 1, 2015 to May 30, 2016	Proposed Rent - June 1, 2016 to May 30, 2017		Current Rent - June 1, 2015 to May 30, 2016	Proposed Rent - June 1, 2016 to May 30, 2017		Current Rent - June 1, 2015 to May 30, 2016	Proposed Rent - June 1, 2016 to May 30, 2017
Household Size 1	\$25,600 to \$35,250	\$687	\$811	\$26,760 to \$35,250	\$717	\$846	\$31,680 to \$37,320	\$850	
	\$35,251 to \$47,000	\$775	\$861	\$35,251 to \$47,000	\$810	\$900	\$37,321 to \$47,400	\$959	\$1,065
	\$47,001 to \$58,750	\$957	\$957	\$47,001 to \$58,750	\$999	\$999	\$47,401 to \$58,750	\$1,185	\$1,185
	\$58,751 and Above	\$1,017	\$1,017	\$58,751 and Above	\$1,062	\$1,062	\$58,751 and Above	\$1,259	\$1,259
Household Size 2	\$25,600 to \$40,300	\$687	\$811	\$26,760 to \$40,300	\$717	\$846	\$31,680 to \$40,300	\$850	\$1,003
	\$40,301 to \$53,700	\$775	\$861	\$40,301 to \$53,700	\$810	\$900	\$40,301 to \$53,700	\$959	\$1,065
	\$53,701 to \$67,150	\$957	\$957	\$53,701 to \$67,150	\$999	\$999	\$53,701 to \$67,150	\$1,185	\$1,185
	\$67,151 and Above	\$1,017	\$1,017	\$67,151 and Above	\$1,062	\$1,062	\$67,151 and Above	\$1,259	\$1,259
Household Size 3				\$26,760 to \$45,350	\$717	\$846	\$31,680 to \$45,350	\$850	\$1,003
				\$45,351 to \$60,400	\$810	\$900	\$45,351 to \$60,400	\$959	\$1,065
				\$60,401 to \$75,550	\$999	\$999	\$60,401 to \$75,550	\$1,185	\$1,185
				\$75,551 and Above	\$1,062	\$1,062	\$75,551 and Above	\$1,259	\$1,259
Household Size 4				\$31,680 to \$50,350	\$850	\$1,003	\$40,760 to \$50,350	\$1,093	
				\$50,351 to \$67,100	\$959	\$1,065	\$50,351 to \$67,100	\$1,234	\$1,370
				\$67,101 to \$83,900	\$1,185	\$1,185	\$67,101 to \$83,900	\$1,523	\$1,523
				\$83,901 and Above	\$1,259	\$1,259	\$83,901 and Above	\$1,618	\$1,618
Household Size 5				\$31,680 to \$54,400	\$850	\$1,003	\$40,760 to \$54,400	\$1,093	\$1,290
				\$54,401 to \$72,500	\$959	\$1,065	\$54,401 to \$72,500	\$1,234	\$1,370
				\$72,501 to \$90,650	\$1,185	\$1,185	\$72,501 to \$90,650	\$1,523	\$1,523
				\$90,651 and Above	\$1,259	\$1,259	\$90,651 and Above	\$1,618	\$1,618
Household Size 6							\$40,760 to \$58,450	\$1,093	\$1,290
							\$57,801 to \$77,050	\$1,234	\$1,370
							\$77,051 to \$96,300	\$1,523	\$1,523
							\$96,301 and Above	\$1,618	\$1,618
Household Size 7							\$40,760 to \$62,450	\$1,093	\$1,290
							\$62,451 to \$83,250	\$1,234	\$1,370
							\$83,251 to \$104,050	\$1,523	\$1,523
							\$104,051 and Above	\$1,618	\$1,618

Directions for using the Proposed 2016 Flat Rent Schedule

- Step 1 - Find your total household size in the column on the left side of the table. Total household size is the number of persons authorized to live in your apartment.
- Step 2 - Find your total household income (after NYCHA federal deductions) reported on your Annual Income review.
- Step 3 - Find your apartment size based on the number of bedrooms in the rows across the top of the table.
- Step 4 - Find the date of your annual income review.

Total Household Income* Range	Three Bedroom Flat Rent	
	Current Rent - June 1, 2015 to May 30, 2016	Proposed Rent - June 1, 2016 to May 30, 2017
\$40,760 to \$48,000	\$1,093	
\$48,001 to \$60,920	\$1,234	\$1,370
\$60,921 to \$75,550	\$1,523	\$1,523
\$75,551 and Above	\$1,618	\$1,618

Total Household Income* Range	Four Bedroom Flat Rent	
	Current Rent - June 1, 2015 to May 30, 2016	Proposed Rent - June 1, 2016 to May 30, 2017
\$45,680 to \$53,800	\$1,225	
\$53,801 to \$68,280	\$1,383	\$1,536
\$68,281 to \$83,900	\$1,707	\$1,707
\$83,901 and Above	\$1,814	\$1,814

\$40,760 to \$50,350	\$1,093	
\$50,351 to \$67,100	\$1,234	\$1,370
\$67,101 to \$83,900	\$1,523	\$1,523
\$83,901 and Above	\$1,618	\$1,618

\$45,680 to \$54,400	\$1,225	
\$54,401 to \$72,500	\$1,383	\$1,536
\$72,501 to \$90,650	\$1,707	\$1,707
\$90,651 and Above	\$1,814	\$1,814

\$40,760 to \$58,450	\$1,093	\$1,290
\$57,801 to \$77,050	\$1,234	\$1,370
\$77,051 to \$96,300	\$1,523	\$1,523
\$96,301 and Above	\$1,618	\$1,618

\$45,680 to \$58,450	\$1,225	\$1,446
\$57,801 to \$77,050	\$1,383	\$1,536
\$77,051 to \$96,300	\$1,707	\$1,707
\$96,301 and Above	\$1,814	\$1,814

\$40,760 to \$62,450	\$1,093	\$1,290
\$62,451 to \$83,250	\$1,234	\$1,370
\$83,251 to \$104,050	\$1,523	\$1,523
\$104,051 and Above	\$1,618	\$1,618

\$45,680 to \$62,450	\$1,225	\$1,446
\$62,451 to \$83,250	\$1,383	\$1,536
\$83,251 to \$104,050	\$1,707	\$1,707
\$104,051 and Above	\$1,814	\$1,814

*The Proposed 2016 Flat Rent Schedule is based on the total household income after the Federal deductions. **This schedule should only be used as a guide.** The actual Flat Rent amount is calculated automatically by the computer system and is available to management staff at each management office. A Lease Addendum and Rent Change Notice listing the new rent is sent after the completion of the Annual Income Review.

Example

- A three person household (see the Household Size 3 row) in a two bedroom apartment with a total household income of \$45,000 (see Total Household Income Range column) will have a Flat Rent of \$850 if their annual income review is between June 1, 2015 and May 30, 2016). This household will have a Flat Rent of \$1,003 if their annual income review is between June 1, 2016 and May 30, 2017.

Use the following guide to find your apartment size:

(*Please contact your management office for apartments larger than four bedrooms and family sizes larger than 7 persons.)

- Efficiency or One/Two Room Apartment = Studio
- Three Room Apartment = One Bedroom
- Four Room Apartment = Two Bedrooms
- Five Room Apartment = Three Bedrooms
- Six Room Apartment = Four Bedrooms

Annual Review Quarter	
Annual Review Quarter	Effective Date of New Rent
1	May
2	August
3	November
4	February

New tenants admitted on or after December 7, 2014 will be charged the lower of 30% of their income for rent or the Flat Rents shown in the table below.

Apartment Size	Flat Rent
Studio	\$957
One Bedroom	\$999
Two Bedrooms	\$1,185
Three Bedrooms	\$1,523
Four Bedrooms	\$1,707