



## REVISED - 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		
		2015	Old 2016 (Only for 1st Quarter)	Revised 2016 (Remainder of 2016)		2015	Old 2016 (Only for 1st Quarter)	Revised 2016 (Remainder of 2016)		2015	Old 2016 (Only for 1st Quarter)	Revised 2016 (Remainder of 2016)
Household Size 1	\$27,480 to \$35,250	\$687	\$732	\$861	\$28,680 to \$35,250	\$717	\$770	\$902	\$34,000 to \$38,360	\$850	\$891	\$1,054
	\$35,251 to \$47,000	\$775	\$827	\$905	\$35,251 to \$47,000	\$810	\$870	\$948	\$38,361 to \$47,400	\$959	\$1,006	\$1,108
	\$47,001 to \$58,750	\$957	\$1,021	\$1,034	\$47,001 to \$58,750	\$999	\$1,074	\$1,086	\$47,401 to \$58,750	\$1,185	\$1,242	\$1,257
	\$58,751 and Above	\$1,017	\$1,085	\$1,099	\$58,751 and Above	\$1,062	\$1,141	\$1,153	\$58,751 and Above	\$1,259	\$1,320	\$1,335
Household Size 2	\$27,480 to \$40,300	\$687	\$732	\$861	\$28,680 to \$40,300	\$717	\$770	\$902	\$34,000 to \$40,300	\$850	\$891	\$1,054
	\$40,301 to \$53,700	\$775	\$827	\$905	\$40,301 to \$53,700	\$810	\$870	\$948	\$40,301 to \$53,700	\$959	\$1,006	\$1,108
	\$53,701 to \$67,150	\$957	\$1,021	\$1,034	\$53,701 to \$67,150	\$999	\$1,074	\$1,086	\$53,701 to \$67,150	\$1,185	\$1,242	\$1,257
	\$67,151 and Above	\$1,017	\$1,085	\$1,099	\$67,151 and Above	\$1,062	\$1,141	\$1,153	\$67,151 and Above	\$1,259	\$1,320	\$1,335
Household Size 3	\$27,480 to \$40,300	\$687	\$732	\$861	\$28,680 to \$45,350	\$717	\$770	\$902	\$34,000 to \$45,350	\$850	\$891	\$1,054
	\$40,301 to \$53,700	\$775	\$827	\$905	\$45,351 to \$60,400	\$810	\$870	\$948	\$45,351 to \$60,400	\$959	\$1,006	\$1,108
	\$53,701 to \$67,150	\$957	\$1,021	\$1,034	\$60,401 to \$75,550	\$999	\$1,074	\$1,086	\$60,401 to \$75,550	\$1,185	\$1,242	\$1,257
	\$67,151 and Above	\$1,017	\$1,085	\$1,099	\$75,551 and Above	\$1,062	\$1,141	\$1,153	\$75,551 and Above	\$1,259	\$1,320	\$1,335
Household Size 4	\$27,480 to \$40,300	\$687	\$732	\$861	\$34,000 to \$50,350	\$850	\$891	\$1,054	\$50,351 to \$67,100	\$959	\$1,006	\$1,108
	\$40,301 to \$53,700	\$775	\$827	\$905	\$67,101 to \$83,900	\$1,185	\$1,242	\$1,257	\$83,901 and Above	\$1,259	\$1,320	\$1,335
	\$53,701 to \$67,150	\$957	\$1,021	\$1,034	\$34,000 to \$54,400	\$850	\$891	\$1,054	\$54,401 to \$72,500	\$959	\$1,006	\$1,108
	\$67,151 and Above	\$1,017	\$1,085	\$1,099	\$72,501 to \$90,650	\$1,185	\$1,242	\$1,257	\$90,651 and Above	\$1,259	\$1,320	\$1,335
Household Size 5	\$27,480 to \$40,300	\$687	\$732	\$861	\$43,720 to \$58,450	\$1,093	\$1,146	\$1,355	\$58,451 to \$77,850	\$1,234	\$1,294	\$1,426
	\$40,301 to \$53,700	\$775	\$827	\$905	\$77,851 to \$97,350	\$1,523	\$1,598	\$1,617	\$97,351 and Above	\$1,618	\$1,697	\$1,718
	\$53,701 to \$67,150	\$957	\$1,021	\$1,034	\$43,720 to \$54,400	\$1,093	\$1,146	\$1,355	\$54,401 to \$72,500	\$1,234	\$1,294	\$1,426
	\$67,151 and Above	\$1,017	\$1,085	\$1,099	\$72,501 to \$90,650	\$1,523	\$1,598	\$1,617	\$90,651 and Above	\$1,618	\$1,697	\$1,718
Household Size 6	\$27,480 to \$40,300	\$687	\$732	\$861	\$43,720 to \$58,450	\$1,093	\$1,146	\$1,355	\$58,451 to \$77,850	\$1,234	\$1,294	\$1,426
	\$40,301 to \$53,700	\$775	\$827	\$905	\$77,851 to \$97,350	\$1,523	\$1,598	\$1,617	\$97,351 and Above	\$1,618	\$1,697	\$1,718
	\$53,701 to \$67,150	\$957	\$1,021	\$1,034	\$43,720 to \$62,450	\$1,093	\$1,146	\$1,355	\$62,451 to \$83,250	\$1,234	\$1,294	\$1,426
	\$67,151 and Above	\$1,017	\$1,085	\$1,099	\$83,251 to \$104,050	\$1,523	\$1,598	\$1,617	\$104,051 and Above	\$1,618	\$1,697	\$1,718
Household Size 7	\$27,480 to \$40,300	\$687	\$732	\$861	\$43,720 to \$58,450	\$1,093	\$1,146	\$1,355	\$58,451 to \$77,850	\$1,234	\$1,294	\$1,426
	\$40,301 to \$53,700	\$775	\$827	\$905	\$77,851 to \$97,350	\$1,523	\$1,598	\$1,617	\$97,351 and Above	\$1,618	\$1,697	\$1,718
	\$53,701 to \$67,150	\$957	\$1,021	\$1,034	\$49,000 to \$55,320	\$1,225	\$1,262	\$1,502	\$55,321 to \$72,500	\$1,383	\$1,425	\$1,581
	\$67,151 and Above	\$1,017	\$1,085	\$1,099	\$72,501 to \$90,650	\$1,707	\$1,759	\$1,779	\$90,651 and Above	\$1,814	\$1,869	\$1,890

### Directions for using the 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		
	2015	Old 2016 (Only for 1st Quarter)	Revised 2016 (Remainder of 2016)
\$43,720 to \$49,360	\$1,093	\$1,146	\$1,355
\$49,361 to \$60,920	\$1,234	\$1,294	\$1,426
\$60,921 to \$75,550	\$1,523	\$1,598	\$1,617
\$75,551 and Above	\$1,618	\$1,697	\$1,718

Total Household Income* Range	Four Bedroom Flat Rent		
	2015	Old 2016 (Only for 1st Quarter)	Revised 2016 (Remainder of 2016)
\$49,000 to \$55,320	\$1,225	\$1,262	\$1,502
\$55,321 to \$68,280	\$1,383	\$1,425	\$1,581
\$68,281 to \$83,900	\$1,707	\$1,759	\$1,779
\$83,901 and Above	\$1,814	\$1,869	\$1,890

\*The 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 \$1,054 if their annual income review is between March 1, 2016 and December 31, 2016.

#### 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 January 1, 2016 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	\$1,034
One Bedroom	\$1,086
Two Bedrooms	\$1,257
Three Bedrooms	\$1,617
Four Bedrooms	\$1,779