

Explanation of Rental Choices

30 Percent of Adjusted Annual Income Option

In this choice, the Admissions and Occupancy staff will review a family's income and family composition annually. Rent is based on 30 percent of the family's income after allowed deductions (this is a standard amount developed by HUD)

Flat Rent Option

Flat rent is the maximum rent that a family will pay at the Hendersonville Housing Authority. Although the Admissions and Occupancy staff will review the family composition annually, the flat rent amount is evaluated every year and can increase or decrease based on private market rental properties.

Flat Rents

Bedroom Size	Flat Rent
Efficiency	\$576
1-Bedroom	\$576
2-Bedroom	\$720
3-Bedroom	\$984
4-Bedroom	\$1,256
5-Bedroom	\$1,444

Rent Adjustments

Because rents are based on income, families must report any increases or decreases in their annual income to the Admission and Occupancy office within ten days of the change. If a family's income increases, their rent will be adjusted by the appropriate amount. Unlike the private rental market, the reverse is also true. If a family's income decreases, they must report their loss of income so that their rent payment may be adjusted downward.

Utility Allowances and Charges

Based on size, location, and other factors, each dwelling unit is allotted a utility allowance. Any energy costs in excess of this allowance are the responsibility of the resident. Utility charges are included on monthly rent statements.