

LAKELAND HOUSING AUTHORITY

2016 FLAT RENT COMPARSION AND RECOMMENDATION BASED ON HUD PIH NOTICE 2015-12 (HA)

HUD 2016 Fair Market	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
100%	\$684	\$689	\$901	\$1200	\$1521	\$1749
80%	\$547	\$551	\$721	\$960	\$1217	\$1399

Proposed Flat Rents to meet HUD PIH Notice 2015-12 –Minus Utility Allowances

Community's Name/AMP	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five Bedrooms
Utility Allowances					
AMP I Cecil Gober	\$635				
Utility Allowance	\$54				
AMP I West Lake/West Lake Addition	\$593	\$786	\$1055	\$1359	
	\$584	\$777	\$1047		
Utility Allowance	\$96	\$115	\$145	\$162	
John Wright		\$780	\$1051		
Utility Allowances		\$121	\$149		
AMP II Carrington Place 100%		\$736	\$850	\$949	\$1,047
AMPII Carrington Place 33%		\$245	\$272	\$291	\$308
AMP II 60%		\$576	\$655	\$718	\$780
Utility Allowances		\$160	\$195	\$231	\$267
AMP III @100%Renaissance @ Washington Ridge		\$613	\$736	\$850	\$949
AMP III @33%		\$217	\$224	\$250	\$251
AMP III @60%		\$493	\$555	\$633	\$698
Utility Allowances		\$120	\$181	\$217	\$251
AMP IIII Hampton Hills@80 FMR			\$701	\$870	

Appendix A
Flat Rent Significant Amendment

The Housing Authority of the City of Lakeland hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113-76, the Fiscal Year 2016 Appropriation Act.

The Housing Authority of the city of Lakeland will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective April 1, 2016. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

The Housing Authority of the City of Lakeland will place a cap on any increase in a family's rental payment that exceeds 35percent and is a result of changes to the flat rental amount as follows:

1. Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount.
2. The PHA will present two rent options to the family as follows:
 - A. The lower of the product of the calculation and the updated flat rental amount
 - B. And the income based rent.

Benjamin Stevenson, President

Michael Pimental, Chairman

NOTICE OF PUBLIC HEARING, PUBLIC MEETINGS AND PUBLIC NOTICE

LAKELAND HOUSING AUTHORITY

FY 2016 FLAT RENT RATES

The Lakeland Housing Authority (LHA) is posting a notice of possible changes to our flat rents effective 4/1/2016.

It is available for review at the Lakeland Housing Authority office, 430 Hartsell Avenue, Lakeland, Florida between the hours of 8:00 am and 5:00 pm, Monday –Friday starting January 18, 2016.

Inquires and comments may be directed to Jennifer Robinson, Senior Program Manager @ jrobinson@lakelandhousing.org, , and/or Florida Relay services @ 711 and/or by visiting our website @ www.lakelandhousing.org.

The Housing Authority of the City of Lakeland dated January 15, 2016

2016-public and Legal Notice



FY 2016 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2016 FMRs for All Bedroom Sizes

Final FY 2016 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$684	\$689	\$901	\$1,200	\$1,521

The Office of Management and Budget release new Core Based Statistical Area definitions in February 2013. The Census American Community Survey incorporated these definitions in the [ACS₂₀₁₃ release](#), which are the basis for FY2016 Fair Market Rents. HUD has elected to continue use of the pre-2013 definitions except where the post-2013 definitions result in a smaller FMR area. This is consistent with HUD's objective to maximize tenant choice by allowing FMRs to vary locally.

Polk County, Florida is part of the Lakeland-Winter Haven, FL MSA, which consists of the following counties: Polk County, Florida. All information here applies to the entirety of the Lakeland-Winter Haven, FL MSA.

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. 2009-2013 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2016 provided the estimate is statistically reliable. The test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself.

If an area does not have a reliable 2009-2013 5-year, HUD checks whether the area has had a reliable estimate in any of the past 5 years. If so, the most recent reliable estimate is updated by the change in the area's corresponding State metropolitan or non-metropolitan area from the year of the most recent reliable estimate to 2009. This update value becomes the basis for FY2016.

If an area has not had a reliable estimate in the past 5 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2016.

2. HUD calculates a recent mover adjustment factor by comparing a 2013 1-year 40th percentile recent mover 2-bedroom rent to the 2009-2013 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.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.
4. Rents are calculated as of 2014 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2013 to annual 2014.
5. All estimates are then inflated from 2014 to FY2016 using a trend factor based on the forecast of gross rent changes through FY2016.
6. FY2016 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.

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

1. The following are the 2013 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Lakeland-Winter Haven, FL MSA.

Area	ACS ₂₀₁₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₁₃ 5-Year 2- Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Result
Lakeland- Winter Haven, FL MSA	<u>\$780</u>	\$13	$\frac{\$13}{\$780}=0.017$	0.017 < .5 Use ACS ₂₀₁₃ 5-Year Lakeland-Winter Haven, FL MSA 2- Bedroom Adjusted Standard Quality Gross Rent

Since the ACS₂₀₁₃ Margin of Error Ratio is less than .5, the ACS₂₀₁₃ Lakeland-Winter Haven, FL MSA value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	ACS ₂₀₁₃ Rent
Lakeland-Winter Haven, FL MSA	\$780

2. A recent mover adjustment factor is applied based on the smallest area of geography which

contains Lakeland-Winter Haven, FL MSA and has an ACS₂₀₁₃ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS ₂₀₁₃ 1-Year 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₁₃ 1-Year 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Result
Lakeland-Winter Haven, FL MSA	<u>\$833</u>	\$23	0.028	0.028 < .5 Use ACS ₂₀₁₃ 1-Year Lakeland-Winter Haven, FL MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Lakeland-Winter Haven, FL MSA and has an ACS₂₀₁₃ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 is Lakeland-Winter Haven, FL MSA.

- The calculation of the relevant Recent-Mover Adjustment Factor for Lakeland-Winter Haven, FL MSA is as follows:

ACS ₂₀₁₃ 5-Year Area	ACS ₂₀₁₃ 5-Year 40th Percentile 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₁₃ 1-Year 40th Percentile 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Lakeland-Winter Haven, FL MSA	<u>\$780</u>	<u>\$833</u>

Area	Ratio	Recent-Mover Adjustment Factor
Lakeland-Winter Haven, FL MSA	$\frac{\$833}{\$780} = 1.068$	1.068 = 1.0 Use calculated Recent-Mover Adjustment Factor of 1.068

- The calculation of the relevant CPI Update Factors for Lakeland-Winter Haven, FL MSA is as follows: HUD updates the 2013 intermediate rent with the ratio of the annual 2014 local or regional CPI to the annual 2013 local or regional CPI to establish rents as of 2014.

Update Factor	Type
CPI Update Factor	<u>1.0346</u> Region CPI

5. The calculation of the Trend Factor is as follows: HUD uses the forecasted change in national gross rents from 2014 to 2016. This makes Fair Market Rents "as of" FY2016. For more information on the calculation of the trend factor, please see [here](#).

Trend Factor
1.0457

6. The FY 2016 2-Bedroom Fair Market Rent for Lakeland-Winter Haven, FL MSA is calculated as follows:

Area	<u>ACS₂₀₁₃ 5-Year Estimate</u>	<u>Recent- Mover Adjustment Factor</u>	<u>Annual 2013 to 2014 CPI Adjustment</u>	<u>Trending 1.0457 to FY2016</u>	FY 2016 2- Bedroom FMR
Lakeland- Winter Haven, FL MSA	\$780	1.068	1.0346	1.0457	$\$780 * 1.068 * 1.0346 * 1.0457 = \901

7. In keeping with HUD policy, the preliminary FY 2016 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2016 2- Bedroom FMR	FY 2016 Florida State Minimum	Final FY2016 2-Bedroom FMR
Lakeland- Winter Haven, FL MSA	\$901	<u>\$634</u>	\$901 = \$634 Use Lakeland- Winter Haven, FL MSA FMR of \$901

Final FY2016 Rents for All Bedroom Sizes for Lakeland-Winter Haven, FL MSA

The following table shows the Final FY 2016 FMRs by bedroom sizes.

Click on the links in the table to see how the bedroom rents were derived.

Final FY 2016 FMRs By Unit Bedrooms

	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
Final FY 2016 FMR	\$684	\$689	\$901	\$1,200	\$1,521

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/data/sets/fmr/fmrs/FY2016_code/2016summary.odn?&year=2016&fmrtype=Final&selection_type=county&fips=1210599999

Select a different area

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

Alachua County, FL	<input type="button" value="Select a new county"/>
Baker County, FL	
Bay County, FL	
Bradford County, FL	
Broward County, FL	

Press below to select a different state:

Select a Final FY 2016 Metropolitan FMR Area:

Lakeland-Winter Haven, FL MSA
<input type="button" value="Select Metropolitan FMR Area"/>

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Prepared by the [Economic and Market Analysis Division](#), HUD. Technical problems or questions? [Contact Us](#).
