

Kenner Housing Authority

An Equal Housing Opportunity
~ 1003 31st Street ~ Kenner, Louisiana 70065 ~
Phone 504-467-9166 ~ Fax 504-464-7781

MEMORANDUM

TO: All Residents of Kenner Housing Authority

FROM: Richard L. Murray, Executive Director

RE: Proposed Revised Flat Rents

DATE: April 4, 2016

The Kenner Housing Authority (KHA) revised its Flat Rents for the Public Housing Program and this notice post the proposed revised Flat Rents for resident comments. Copies of the proposed revised Flat Rents are available at the Administrative Office located at 1003 31st Street, Kenner, Louisiana 70065 or visit the Kenner Housing Authority's website at www.kennerhousingauthority.com.

Written comments relative to the proposed revised Flat Rents for the Public Housing Program will be received until Wednesday, May 4, 2016. You may submit your comments to Mr. Richard L. Murray, Kenner Housing Authority, 1003 31st Street, Kenner, Louisiana 70065 or you may email your comments to cjohnson@kennerha.com.

If you have any questions pertaining to the Flat Rent schedule, please contact Ms. Cindy Johnson, Housing Supervisor, at (504) 467-9166.

LA012 Kenner PHA

Flat Rent Schedule - FY2017

Effective July 1, 2016

Per Notice PIH2014-12 (HA)

Minimum 80% FMR less Tenant UA

2016 FMR	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
	\$ 787	\$ 963	\$ 1,219	\$ 1,464
80% FMR	\$ 630	\$ 770	\$ 975	\$ 1,171

LA12-1 UA	56	25	27	
FLAT RENT	\$ 686	\$ 795	\$ 1,002	

LA12-3 UA		64	83	
FLAT RENT		\$ 834	\$ 1,058	

	<u>2BR</u>	<u>3BR</u>	<u>3BR*</u>	<u>4BR</u>	
LA12-6 UA	92	101	111	128	
FLAT RENT	\$ 862	\$ 1,076	\$ 1,086	\$ 1,299	

	<u>2BR</u>	<u>2BR*</u>	<u>3BR</u>	<u>3BR*</u>	<u>3BR**</u>	
LA12-7 UA	95	101	104	111	117	
FLAT RENT	\$ 865	\$ 871	\$ 1,079	\$ 1,086	\$ 1,092	



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>
\$669	\$787	\$963	\$1,219	\$1,464

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.

Jefferson Parish, Louisiana is part of the New Orleans-Metairie-Kenner, LA HUD Metro FMR Area, which consists of the following counties: Jefferson Parish, Louisiana; Orleans Parish, Louisiana; Plaquemines Parish, Louisiana; St. Bernard Parish, Louisiana; St. Charles Parish, Louisiana; St. John the Baptist Parish, Louisiana; and St. Tammany Parish, Louisiana. All information here applies to the entirety of the New Orleans-Metairie-Kenner, LA HUD Metro FMR Area.

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