

5717 RENT CALCULATIONS

- 5717.1 Initial Contract Rent. The amount to Owner must not exceed the lowest of:
- (a) An amount determined by DCHA, not to exceed one hundred ten percent (110%) of the applicable fair market rent for the unit bedroom size minus any utility allowance; or
 - (b) The reasonable rent as determined in accordance with 24 CFR § 983.302; or
 - (c) The rent requested by the owner.
- 5717.2 Tenant Rent. Notwithstanding provisions which may appear elsewhere in this subtitle, each tenant shall pay, as Tenant Rent, the greater of the following:
- (a) Income-based rent as the greater of one twelfth (1/12) of thirty percent (30%) of adjusted income; or
 - (b) One twelfth (1/12) of ten percent (10%) of the annual income. The value of any assets or imputed income from assets shall not be used in the calculation of income based rent. Actual net income from assets greater than the threshold described above shall be included in the determination of adjusted income;
 - (c) If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated; or
 - (d) The minimum rent, as determined in accordance with Subsection 5717.3.
- 5717.3 Minimum Rent. Based on information provided pursuant to Subsections 5717.1, 5717.2, and this subsection, rent charged shall be the lesser of:
- (a) An amount based on a percentage of household income pursuant to Subsections 5717.2 (a) or (b); or
 - (b) \$0, for families which DCHA has determined do not have any adjusted income, as defined in Section 5799, as determined by DCHA at certification or recertification.

SOURCE: Final Rulemaking at 64 DCR 12956 (December 22, 2017); as amended by Final Rulemaking published at 66 DCR 6831 (June 7, 2019).