

Back@Home Shared Housing Rent Calculation Policy

Shared housing is a situation in which multiple households have private bedrooms but share common areas, sanitary facilities, and cooking facilities.

In most shared housing situations, Fair Market Rent (FMR) for a household in shared housing is the pro-rata share of the FMR for the shared housing unit size.

- The pro-rata share is calculated by dividing the number of bedrooms available for occupancy by the assisted household in the private space by the total number of bedrooms in the unit.
- The utility allowance for an assisted household living in shared housing is the pro-rata share of the utility allowance for the shared housing unit.
- **FMR and utility allowances should be calculated in this way for all shared housing situations, except those that meet the criteria to be classified as SROs (which are outlined below).**

Regular shared housing FMR calculation example:

Scenario 1: Three bedroom house, three adult roommates, all Back@Home clients.

In this case, the full unit rent must be within the allowable three bedroom FMR for the county and the utility allowance for each client is the 3 bedroom utility allowance divided by 3.

Scenario 2: Three bedroom house, only one bedroom occupied by a Back@Home client.

If this unit is in New Hanover County, the three bedroom FMR in New Hanover County is \$1404 for a 3 bedroom unit. The Back@Home client's allowable FMR is \$1404 divided by 3 or \$468. The Back@Home client's utility allowance is the three bedroom utility allowance divided by 3.

SRO Shared Housing

In limited circumstances a shared housing situation may instead use the SRO FMR. To qualify as an SRO, the shared housing situation must have the following characteristics:

- There is only one person per bedroom.
- Each household holds a separate lease.
- All bedrooms in the housing unit must qualify as SROs. E.g. There's a four-bedroom house in which one household holds a separate lease but two households share leases for multiple bedrooms, none of the units qualify as SROs. Or if one bedroom has multiple people living in it, none of the bedrooms qualify as SROs.

The SRO FMR is 75% of the efficiency (aka 0 bedroom) FMR and the utility allowance is 75% of the efficiency (0 bedroom) utility allowance. [The 0-bedroom utility allowance is \$140, so the SRO utility allowance is \$105]

Procedure for submitting shared housing for FMR/Debarment/Inspection checks:

Rehousing agencies should use this guidance to determine whether they are submitting units for a regular shared housing situation or as SROs. They should indicate whether the housing unit is an SRO in the Type of Unit field. They should indicate the total number of bedrooms in the house and total number of Back@Home households who will be moving in in the comments.