

---

## SHARED HOUSING HUD GUIDELINES / RENT GUIDANCE

---

**Does HUD allow shared housing in all housing assistance programs?** HUD allows and promotes shared housing in CoC-funded programs (RRH, PSH, Diversion, Prevention), and also in all Housing Choice Voucher Programs ( [Shared Housing in the Housing Choice Voucher Program](#) and ESG, HOME, ARPA, HOPWA, and CDBG.

Shared Housing is **explicitly** permitted in the following HUD programs, based on CFR regs:

- Public Housing- Housing Choice Voucher Program (HCV) / EHV
- Housing Opportunities for Persons with AIDS (HOPWA)
- Community Development Block Grant Program (CDBG)

Shared Housing is **implicitly** permitted in the following programs, based on CFR regs, which means it is allowed by HUD:

- Emergency Solutions Grant (ESG)
- Continuum of Care (CoC) Programs
- HOME Program / ARPA

Shared Housing is not permitted in Public Housing or with Project Based Vouchers (PCV). **HUD regulations on Shared Housing can be found in 24 CFR § 982.615 through 24 CFR § 982.618.\***

\*For detailed information on utilizing Shared Housing in each program listed above see the PPT link [Shared Housing HUD Rules & Regulations](#)

### Shared Housing in the Housing Choice Voucher (HCV) Program

On January 15, 2021 [HUD Notice PIH 2021-05](#) was published to remind PHA's that Shared Housing was permissible and to provide program requirements.

- Each household must have a separate HAP (Housing Assistance Payment) contract and lease with the landlord.
- The household will pay a pro-rata portion of the rent, based on the # of bedrooms a household will occupy, divided by the total number of bedrooms in unit.

#### Determining Payment Standard in Shared Housing

**Example:** Household Includes Married Couple and 2-year old son  
Shared housing unit size: bedrooms available to assisted family= 2

Total bedrooms in the unit: 3  
2 Bedrooms for assisted family  
÷ 3 Bedrooms in the unit

.667 pro-rata share

2 BR payment standard: \$1200

3 BR payment standard: \$1695

$\$1695 \times .667$  (pro-rata share) = \$1131

\$1131 is lower than the \$1200 payment standard for the 2 BR family unit size

\$1131 is the payment standard used to calculate the HAP

# SHARED HOUSING HUD GUIDELINES / RENT GUIDANCE

## Rent Determination for Shared Housing

In this competitive housing market, tools can help with landlord negotiations around rent and the inclusion of utilities. The maximum\* HUD permits for rent in Shared Housing is the pro-rata share of the Fair Market Rent (FMR). [Rentometer](#) provides instant market analysis by calculating the average rent within a specific radius of a zip code or address, taking into consideration unit amenities (# of bedrooms, # of bathrooms, square footage, etc.).

The screenshot shows the Rentometer search interface. It includes tabs for ADDRESS SEARCH, NEIGHBORHOOD, ZIP CODE, and CITY. The ADDRESS SEARCH tab is active, showing an input field for 'Enter an address'. Below this are filters for 'Look Back' (12 mon), 'Radius' (3.00 mi), and 'Building Type' (All). There are also fields for 'Rent' (with a dollar sign), 'Beds' (Select), and 'Baths' (Any). Further down are 'Min / Max Price' and 'Min / Max Sqft' fields. A 'Report Branding' dropdown is set to 'Rentometer'. A blue 'Analyze' button is at the bottom right.

**Example: Maricopa County, AZ**, the nation's fastest growing county. **2022/2023 FMR's below:**

| Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms |            |             |             |               |              |
|---|------------|-------------|-------------|---------------|--------------|
| Year  | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| FY 2023 FMR   | \$1,344    | \$1,467     | \$1,740     | \$2,386       | \$2,716      |
| <a href="#">FY 2022 FMR</a>                         | \$1,005    | \$1,091     | \$1,311     | \$1,825       | \$2,078      |

Maricopa County, AZ is part of the Phoenix-Mesa-Scottsdale, AZ MSA, which consists of the following counties: Maricopa County, AZ; and Pinal County, AZ. All information here applies to the entirety of the Phoenix-Mesa-Scottsdale, AZ MSA.

**Rentometer** shows the average area rent for a 3-bedroom unit is \$2,061, based on a specific apartment address. 2023 FMR for a three-bedroom unit = \$2,386. This difference can be used to negotiate rent and utilities. **Rent as shared housing could then be Master room w/bath: \$750; Bedroom 2: \$675; Bedroom 3: \$675**

