

# Rent and Utility Allowance Rate Schedule

## Effective April 1, 2021

Development Name and Bedroom Size  <i>FMR = Fair Market Rents</i>	HUD FMR Effective 10/1/2020	Flat Rent for Unit at 80.0% of FMR	Utility Allowance	Adjusted Flat Rent	Ceiling Rent	Minimum Rent
<b>Jane Frazier Village</b>						
1 Bedroom	\$587	\$470	\$23	\$447	\$493	\$50
2 Bedroom	\$734	\$587	\$27	\$560	\$614	\$50
3 Bedroom	\$965	\$772	\$32	\$740	\$804	\$50
4 Bedroom	\$1,223	\$978	\$36	\$942	\$1,014	\$50
<b>John F. Kennedy Apts.</b>						
Efficiency Unit	\$499	\$399	\$0	\$399	\$399	\$50
1 Bedroom	\$587	\$470	\$0	\$470	\$470	\$50
<b>Queen City Tower</b>						
Efficiency Unit	\$499	\$399	\$0	\$399	\$399	\$50
1 Bedroom	\$587	\$470	\$0	\$470	\$470	\$50
2 Bedroom	\$734	\$587	\$0	\$587	\$587	\$50
<b>Banneker Gardens</b>						
2 Bedroom Apartment	\$734	\$587	\$64	\$523	\$651	\$50
2 Bedroom Townhouse	\$734	\$587	\$64	\$523	\$651	\$50
3 Bedroom Apartment	\$965	\$772	\$76	\$696	\$848	\$50
3 Bedroom Townhouse	\$965	\$772	\$76	\$696	\$848	\$50
<b>Willow Valley Apartments</b>						
Efficiency Unit	\$499	\$399	23	\$376	\$422	\$50
1 Bedroom	\$587	\$470	23	\$447	\$493	\$50
2 Bedroom	\$734	\$587	27	\$560	\$614	\$50
<b>Grande View Apartments</b>						
Efficiency Unit	\$499	\$399	28	\$371	\$427	\$50
1 Bedroom	\$587	\$470	28	\$442	\$498	\$50
2 Bedroom	\$734	\$587	33	\$554	\$620	\$50
<b>Scattered Sites</b>						
3 Bedroom (1034 Frederick St)	\$965	\$772	84	\$688	\$856	\$50
4 Bedroom (541 National Hwy)	\$1,223	\$978	133	\$845	\$1,111	\$50
<b>River Bend Court</b>						
	<b>Contract Rent</b>		<b>UA</b>	<b>Gross Rent</b>		<b>Minimum</b>
1 Bedroom	\$611		\$93	\$704		\$25
2 Bedroom	\$783		\$101	\$884		\$25
3 Bedroom	\$1,030		\$117	\$1,147		\$25
4 Bedroom	\$1,324		\$133	\$1,457		\$25

This rate schedule is based upon the: 1) published 2020 HUD Fair Market Rents for Allegany County; 2) the Utility Allowances data prepared by the ResidentLife Utility Allowance division of Nelrod Company; 3) contract rents issued by HUD and 4) regulations established by HUD. This schedule was approved on 1/20/2021 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 4/1/2021.