

Rent and Utility Allowance Rate Schedule Effective April 1, 2022

Development Name and Bedroom Size <i>FMR = Fair Market Rents</i>	HUD FMR Effective 10/1/2021	Flat Rent for Unit (% of FMR Charged)	Utility Allowance	Adjusted Flat Rent	Ceiling Rent	Minimum Rent
Jane Frazier Village		80%				
1 Bedroom	\$606	\$485	\$30	\$455	\$515	\$50
2 Bedroom	\$757	\$606	\$35	\$571	\$641	\$50
3 Bedroom	\$987	\$790	\$41	\$749	\$831	\$50
4 Bedroom	\$1,261	\$1,009	\$46	\$963	\$1,055	\$50
John F. Kennedy Apts.		80%				
Efficiency Unit	\$503	\$402	\$0	\$402	\$402	\$50
1 Bedroom	\$606	\$485	\$0	\$485	\$485	\$50
Queen City Tower		80%				
Efficiency Unit	\$503	\$402	\$0	\$402	\$402	\$50
1 Bedroom	\$606	\$485	\$0	\$485	\$485	\$50
2 Bedroom	\$757	\$606	\$0	\$606	\$606	\$50
Banneker Gardens		95%				
2 Bedroom Apartment	\$757	\$719	\$68	\$651	\$787	\$50
2 Bedroom Townhouse	\$757	\$719	\$68	\$651	\$787	\$50
3 Bedroom Apartment	\$987	\$938	\$80	\$858	\$1,018	\$50
3 Bedroom Townhouse	\$987	\$938	\$80	\$858	\$1,018	\$50
Willow Valley Apartments		90%				
Efficiency Unit	\$503	\$453	30	\$423	\$483	\$50
1 Bedroom	\$606	\$545	30	\$515	\$575	\$50
2 Bedroom	\$757	\$681	35	\$646	\$716	\$50
Grande View Apartments		90%				
Efficiency Unit	\$503	\$453	30	\$423	\$483	\$50
1 Bedroom	\$606	\$545	30	\$515	\$575	\$50
2 Bedroom	\$757	\$681	35	\$646	\$716	\$50
Scattered Sites		100%				
3 Bedroom (1034 Frederick St)	\$987	\$987	129	\$858	\$1,116	\$50
River Bend Court (Effective 8/1/21)	Contract Rent		UA	Gross Rent		Minimum
1 Bedroom	\$626		\$93	\$719		\$25
2 Bedroom	\$724		\$101	\$825		\$25
3 Bedroom	\$962		\$117	\$1,079		\$25
4 Bedroom	\$1,252		\$133	\$1,385		\$25

This rate schedule is based upon the: 1) published FY2022 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 1/19/2022 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 4/1/2022.**