

Rent and Utility Allowance Rate Schedule

Effective February 1, 2023

Development Name and Bedroom Size <i>FMR = Fair Market Rents</i>	HUD FMR Effective 9/1/2022	Flat Rent for Unit (% of FMR Charged)	Utility Allowance	Adjusted Flat Rent (FMR-UA)	Ceiling Rent (FMR+UA)	Minimum Rent
Jane Frazier Village		80%				
1 Bedroom (24)	\$668	\$534	\$27	\$507	\$561	\$50
2 Bedroom (56)	\$838	\$670	\$31	\$639	\$701	\$50
3 Bedroom (39)	\$1,073	\$858	\$36	\$822	\$894	\$50
4 Bedroom (6)	\$1,356	\$1,085	\$41	\$1,044	\$1,126	\$50
John F. Kennedy Apts.		80%				
Efficiency Unit (40)	\$560	\$448	\$0	\$448	\$448	\$50
1 Bedroom (60)	\$668	\$534	\$0	\$534	\$534	\$50
Queen City Tower		80%				
Efficiency Unit (50)	\$560	\$448	\$0	\$448	\$448	\$50
1 Bedroom (40)	\$668	\$534	\$0	\$534	\$534	\$50
2 Bedroom (5)	\$838	\$670	\$0	\$670	\$670	\$50
Banneker Gardens		95%				
2 Bedroom Apartment (3)	\$838	\$796	\$60	\$736	\$856	\$50
2 Bedroom Townhouse (7)	\$838	\$796	\$60	\$736	\$856	\$50
3 Bedroom Apartment (3)	\$1,073	\$1,019	\$71	\$948	\$1,090	\$50
3 Bedroom Townhouse (12)	\$1,073	\$1,019	\$71	\$948	\$1,090	\$50
Willow Valley Apartments		90%				
Efficiency Unit (4)	\$560	\$504	27	\$477	\$531	\$50
1 Bedroom (28)	\$668	\$601	27	\$574	\$628	\$50
2 Bedroom (2)	\$838	\$754	31	\$723	\$785	\$50
Grande View Apartments		90%				
Efficiency Unit (7)	\$560	\$504	27	\$477	\$531	\$50
1 Bedroom (25)	\$668	\$601	27	\$574	\$628	\$50
2 Bedroom (3)	\$838	\$754	31	\$723	\$785	\$50
Scattered Site		100%				
3 Bedroom (1034 Frederick St)	\$1,073	\$1,073	108	\$965	\$1,181	\$50
River Bend Court (Effective 8/1/22)	Contract Rent		UA	Gross Rent		Minimum
1 Bedroom (12)	\$626		\$93	\$719		\$25
2 Bedroom (31)	\$724		\$101	\$825		\$25
3 Bedroom (30)	\$962		\$117	\$1,079		\$25
4 Bedroom (4)	\$1,252		\$133	\$1,385		\$25

This rate schedule is based upon the: 1) published FY2023 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 11/16/2022 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 2/1/2023.**