

Rent and Utility Allowance Rate Schedule

Effective February 1, 2024

| Development Name and Bedroom Size <i>FMR = Fair Market Rents</i> | HUD FMR Effective 9/6/2023 | 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) | \$736 | \$589 | \$33 | \$556 | \$622 | \$50 |
| 2 Bedroom (56) | \$920 | \$736 | \$39 | \$697 | \$775 | \$50 |
| 3 Bedroom (39) | \$1,186 | \$949 | \$46 | \$903 | \$995 | \$50 |
| 4 Bedroom (6) | \$1,453 | \$1,162 | \$52 | \$1,110 | \$1,214 | \$50 |
| John F. Kennedy Apts. | | 80% | | | | |
| Efficiency Unit (40) | \$624 | \$499 | \$0 | \$499 | \$499 | \$50 |
| 1 Bedroom (60) | \$736 | \$589 | \$0 | \$589 | \$589 | \$50 |
| Queen City Tower | | 80% | | | | |
| Efficiency Unit (50) | \$624 | \$499 | \$0 | \$499 | \$499 | \$50 |
| 1 Bedroom (40) | \$736 | \$589 | \$0 | \$589 | \$589 | \$50 |
| 2 Bedroom (5) | \$920 | \$736 | \$0 | \$736 | \$736 | \$50 |
| Banneker Gardens | | 95% | | | | |
| 2 Bedroom Apartment (3) | \$920 | \$874 | \$76 | \$798 | \$950 | \$50 |
| 2 Bedroom Townhouse (7) | \$920 | \$874 | \$76 | \$798 | \$950 | \$50 |
| 3 Bedroom Apartment (3) | \$1,186 | \$1,127 | \$91 | \$1,036 | \$1,218 | \$50 |
| 3 Bedroom Townhouse (12) | \$1,186 | \$1,127 | \$91 | \$1,036 | \$1,218 | \$50 |
| Willow Valley Apartments | | 90% | | | | |
| Efficiency Unit (4) | \$624 | \$562 | 33 | \$529 | \$595 | \$50 |
| 1 Bedroom (28) | \$736 | \$662 | 33 | \$629 | \$695 | \$50 |
| 2 Bedroom (2) | \$920 | \$828 | 39 | \$789 | \$867 | \$50 |
| Grande View Apartments | | 90% | | | | |
| Efficiency Unit (7) | \$624 | \$562 | 33 | \$529 | \$595 | \$50 |
| 1 Bedroom (25) | \$736 | \$662 | 33 | \$629 | \$695 | \$50 |
| 2 Bedroom (3) | \$920 | \$828 | 39 | \$789 | \$867 | \$50 |
| 1034 Frederick St. | | 100% | | | | |
| 3 Bedroom | \$1,186 | \$1,186 | 135 | \$1,051 | \$1,321 | \$50 |
| | | | | | | |
| River Bend Court (Effective 8/1/23) | Contract Rent | | UA | Gross Rent | | Minimum |
| 1 Bedroom (12) | \$674 | | \$93 | \$767 | | \$25 |
| 2 Bedroom (31) | \$779 | | \$112 | \$891 | | \$25 |
| 3 Bedroom (30) | \$1,007 | | \$125 | \$1,132 | | \$25 |
| 4 Bedroom (4) | \$1,348 | | \$162 | \$1,510 | | \$25 |

This rate schedule is based upon the: 1) published FY2024 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 11/15/2023 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 2/1/2024.**