

Rent and Utility Allowance Rate Schedule

Effective January 1, 2025

Development Name and Bedroom Size <i>FMR = Fair Market Rents</i>	HUD FMR Effective 10/1/2024	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)	\$747	\$598	\$36	\$562	\$634	\$50
2 Bedroom (56)	\$933	\$746	\$42	\$704	\$788	\$50
3 Bedroom (39)	\$1,226	\$981	\$50	\$931	\$1,031	\$50
4 Bedroom (6)	\$1,388	\$1,110	\$57	\$1,053	\$1,167	\$50
Queen City Tower		80%				
Efficiency Unit (50)	\$655	\$524	\$0	\$524	\$524	\$50
1 Bedroom (40)	\$747	\$598	\$0	\$598	\$598	\$50
2 Bedroom (5)	\$933	\$746	\$0	\$746	\$746	\$50
Banneker Gardens		95%				
2 Bedroom Apartment (3)	\$933	\$886	\$84	\$802	\$970	\$50
2 Bedroom Townhouse (7)	\$933	\$886	\$84	\$802	\$970	\$50
3 Bedroom Apartment (3)	\$1,226	\$1,165	\$100	\$1,065	\$1,265	\$50
3 Bedroom Townhouse (12)	\$1,226	\$1,165	\$100	\$1,065	\$1,265	\$50
Willow Valley Apartments		90%				
Efficiency Unit (4)	\$655	\$590	\$36	\$554	\$626	\$50
1 Bedroom (28)	\$747	\$672	\$36	\$636	\$708	\$50
2 Bedroom (2)	\$933	\$840	\$42	\$798	\$882	\$50
Grande View Apartments		90%				
Efficiency Unit (7)	\$655	\$590	\$36	\$554	\$626	\$50
1 Bedroom (25)	\$747	\$672	\$36	\$636	\$708	\$50
2 Bedroom (3)	\$933	\$840	\$42	\$798	\$882	\$50
1034 Frederick St.		100%				
3 Bedroom	\$1,226	\$1,226	\$148	\$1,078	\$1,374	\$50
River Bend Court (Eff. 8/1/24)	Contract Rent		UA	Gross Rent		Minimum
1 Bedroom (12)	\$703		\$121	\$824		\$25
2 Bedroom (31)	\$812		\$146	\$958		\$25
3 Bedroom (30)	\$1,081		\$163	\$1,244		\$25
4 Bedroom (4)	\$1,406		\$212	\$1,618		\$25
JFK Apartments (Eff. 4/1/2024)	Contract Rent		UA	Gross Rent		Minimum
0 Bedroom (10)	\$832		\$0	\$832		\$25
1 Bedroom (90)	\$956		\$0	\$956		\$25

This rate schedule is based upon the: 1) published FY2025 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 9/18/2024 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 1/1/2025.**