

Rent and Utility Allowance Rate Schedule

Effective January 1, 2026

Development Name and Bedroom Size <i>FMR = Fair Market Rents</i>	HUD FMR Effective 10/1/2025	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)	\$823	\$658	\$39	\$619	\$697	\$50
2 Bedroom (56)	\$973	\$778	\$46	\$732	\$824	\$50
3 Bedroom (39)	\$1,333	\$1,066	\$54	\$1,012	\$1,120	\$50
4 Bedroom (6)	\$1,452	\$1,162	\$62	\$1,100	\$1,224	\$50
Queen City Tower		80%				
Efficiency Unit (50)	\$694	\$555	\$0	\$555	\$555	\$50
1 Bedroom (40)	\$823	\$658	\$0	\$658	\$658	\$50
2 Bedroom (5)	\$973	\$778	\$0	\$778	\$778	\$50
Banneker Gardens		95%				
2 Bedroom Apartment (3)	\$973	\$924	\$91	\$833	\$1,015	\$50
2 Bedroom Townhouse (7)	\$973	\$924	\$91	\$833	\$1,015	\$50
3 Bedroom Apartment (3)	\$1,333	\$1,266	\$109	\$1,157	\$1,375	\$50
3 Bedroom Townhouse (12)	\$1,333	\$1,266	\$109	\$1,157	\$1,375	\$50
Willow Valley Apartments		90%				
Efficiency Unit (4)	\$694	\$625	\$39	\$586	\$664	\$50
1 Bedroom (28)	\$823	\$741	\$39	\$702	\$780	\$50
2 Bedroom (2)	\$973	\$876	\$46	\$830	\$922	\$50
Grande View Apartments		90%				
Efficiency Unit (7)	\$694	\$625	\$39	\$586	\$664	\$50
1 Bedroom (25)	\$823	\$741	\$39	\$702	\$780	\$50
2 Bedroom (3)	\$973	\$876	\$46	\$830	\$922	\$50
1034 Frederick St.		100%				
3 Bedroom	\$1,333	\$1,333	\$121	\$1,212	\$1,454	\$50
River Bend Court (Eff. 8/1/25)	HUD FMR	Contract Rent	UA	Gross Rent	Minimum	
1 Bedroom (12)	\$823	\$728	\$114	\$842	\$25	
2 Bedroom (31)	\$973	\$841	\$135	\$976	\$25	
3 Bedroom (30)	\$1,333	\$1,120	\$151	\$1,271	\$25	
4 Bedroom (4)	\$1,452	\$1,457	\$194	\$1,651	\$25	
JFK Apartments (Eff. 4/1/2025)	HUD FMR	Contract Rent	UA	Gross Rent	Minimum	
0 Bedroom (10)	\$694	\$832	\$0	\$832	\$25	
1 Bedroom (90)	\$823	\$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 11/19/2025 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 1/1/2026.**