

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
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 (Eff. 8/1/24)	HUD FMR	Contract Rent	UA	Gross Rent	Minimum	
1 Bedroom (12)	\$736	\$703	\$121	\$824	\$25	
2 Bedroom (31)	\$920	\$812	\$146	\$958	\$25	
3 Bedroom (30)	\$1,186	\$1,081	\$163	\$1,244	\$25	
4 Bedroom (4)	\$1,453	\$1,406	\$212	\$1,618	\$25	
JFK Apartments (Eff. 4/1/2024)	HUD FMR	Contract Rent	UA	Gross Rent	Minimum	
0 Bedroom (10)	\$624	\$832	\$0	\$832	\$25	
1 Bedroom (90)	\$736	\$956	\$0	\$956	\$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.**