

Rent and Utility Allowance Rate Schedule

Effective January 1, 2027

Development Name and Bedroom Size <i>FMR = Fair Market Rents</i>	HUD FMR Effective 10/1/2026	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)	\$888	\$710	\$34	\$676	\$744	\$50
2 Bedroom (56)	\$1,014	\$811	\$38	\$773	\$849	\$50
3 Bedroom (39)	\$1,383	\$1,106	\$43	\$1,063	\$1,149	\$50
4 Bedroom (6)	\$1,468	\$1,174	\$46	\$1,128	\$1,220	\$50
Queen City Tower		80%				
Efficiency Unit (50)	\$862	\$690	\$0	\$690	\$690	\$50
1 Bedroom (40)	\$888	\$710	\$0	\$710	\$710	\$50
2 Bedroom (5)	\$1,014	\$811	\$0	\$811	\$811	\$50
Banneker Gardens		95%				
2 Bedroom Apartment (3)	\$1,014	\$963	\$103	\$860	\$1,066	\$50
2 Bedroom Townhouse (7)	\$1,014	\$963	\$103	\$860	\$1,066	\$50
3 Bedroom Apartment (3)	\$1,383	\$1,314	\$115	\$1,199	\$1,429	\$50
3 Bedroom Townhouse (12)	\$1,383	\$1,314	\$115	\$1,199	\$1,429	\$50
Willow Valley Apartments		90%				
Efficiency Unit (4)	\$862	\$776	\$30	\$746	\$806	\$50
1 Bedroom (28)	\$888	\$799	\$32	\$767	\$831	\$50
2 Bedroom (2)	\$1,014	\$913	\$37	\$876	\$950	\$50
Grande View Apartments		90%				
Efficiency Unit (7)	\$862	\$776	\$30	\$746	\$806	\$50
1 Bedroom (25)	\$888	\$799	\$32	\$767	\$831	\$50
2 Bedroom (3)	\$1,014	\$913	\$37	\$876	\$950	\$50
River Bend Court (Eff. 8/1/26)	HUD FMR	Contract Rent	UA	Gross Rent	Minimum	
1 Bedroom (12)	\$888	\$756	\$103	\$859	\$25	
2 Bedroom (31)	\$1,014	\$873	\$129	\$1,002	\$25	
3 Bedroom (30)	\$1,383	\$1,163	\$163	\$1,326	\$25	
4 Bedroom (4)	\$1,468	\$1,512	\$185	\$1,697	\$25	
JFK Apartments (Eff. 4/1/2026)	HUD FMR	Contract Rent	UA	Gross Rent	Minimum	
0 Bedroom (10)	\$862	\$899	\$0	\$899	\$25	
1 Bedroom (90)	\$888	\$1,033	\$0	\$1,033	\$25	

This rate schedule is based upon the: 1) published FY2027 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 9/16/2026 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 1/1/2027.**