

Gregg Fortner  
Executive Director



September 23, 2024

TO: AHA RESIDENTS

SUBJECT: NOTICE OF PLAN TO REQUEST APPROVAL OF A FLAT RENT CHANGE

Anniston Housing Authority recently completed its annual review of Flat Rents with HUD regulations. These provisions recommend that the Housing Authority review its flat rents annually and make necessary changes due to changes in utility rates, rental adjustments, and age of comparable units.

The Housing Authority is required to post the flat rent study for a 30-day comment period which will then be submitted to our Board of Commissioners to approve the change in the flat rents.

Using the Rent Reasonableness Study and the Fair Market Rents (FMR) this provided a higher flat rent proposal for 2024 – 2025 for all apartments.

Records that document the basis for which the proposed utility allowances have been established may be reviewed at the Glen Addie Main Office, the Norwood office, and Constantine office during normal business hours.

All comments will be considered by the Housing Authority and the Board of Commissioners. Residents may submit written comments regarding the proposed change no later than October 21, 2024 to:

Gregg Fortner  
Executive Director  
Anniston Housing Authority  
P.O. Box 2225  
Anniston, AL 36202-2225

**Comments may be mailed, or hand delivered. A Public Comment meeting will be held on October 21 at 12:00 pm at the Residents Services Building located at 500 Glen Addie Avenue.**

**The Housing Authority plans to submit the proposed flat rent proposal for Public for Board approval at the regular meeting on November 14<sup>th</sup>, 2023. Upon approval of the proposed flat rents, they will become effective December 1<sup>st</sup>, 2024.**

# FLAT RENT SCHEDULE 2024-2025

**Effective 12/1/2024**

<b>Norwood</b>	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Homes</b>				
Current Flat Rent	397	559	684	767
<b>New Flat Rent</b>	<b>442</b>	<b>594</b>	<b>861</b>	<b>900</b>
<b>Increase/Decrease</b>	45	35	177	133

<b>Constantine</b>	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	397	540	684	767	883
<b>New Flat Rent</b>	<b>442</b>	<b>578</b>	<b>837</b>	<b>883</b>	<b>1034</b>
<b>Increase/Decrease</b>	45	38	153	116	151

<b>Washington</b>	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	394	541	684	767
<b>New Flat Rent</b>	<b>439</b>	<b>579</b>	<b>831</b>	<b>880</b>
<b>Increase/Decrease</b>	45	38	147	113

<b>Parkwin</b>	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	394	544	679	785	881
<b>New Flat Rent</b>	<b>439</b>	<b>581</b>	<b>831</b>	<b>880</b>	<b>1026</b>
<b>Increase/Decrease</b>	45	37	152	95	145

<b>Tinsley Manor</b>	1 Bedroom	2 Bedroom	3 Bedroom
Current Flat Rent)	408	566	754
<b>New Flat Rent</b>	<b>452</b>	<b>602</b>	<b>868</b>
<b>Increase/Decrease</b>	44	36	114

<b>Fairview Terrace</b>	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	408	566	754	813
<b>New Flat Rent</b>	<b>452</b>	<b>603</b>	<b>868</b>	<b>900</b>
<b>Increase/Decrease</b>	44	37	114	87