

Gregg Fortner
Executive Director



October 3rd, 2022

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 2023 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, Glen Addie Rental 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 November 3rd, 2022 to:

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

Comments may be mailed or hand delivered

The Housing Authority plans to submit the proposed flat rent proposals for Board approval at the regular meeting on November 17th. Upon approval of the proposed flat rents, they will become effective January 1st, 2023.

FLAT RENT SCHEDULE 2023

Effective 1/1/2023

Norwood Homes	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	334	411	485	562
New Flat Rent	355	497	*600	748
Increase/Decrease	21	86	115	186

Constantine	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	334	409	485	555	681
New Flat Rent	355	470	*597	731	860
Increase/Decrease	21	61	112	176	179

Washington	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	331	406	483	576
New Flat Rent	353	487	*584	729
Increase/Decrease	22	81	101	153

Parkwin	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	331	406	483	576	683
New Flat Rent	353	487	*584	729	852
Increase/Decrease	22	81	101	153	169

Tinsley Manor	1 Bedroom	2 Bedroom	3 Bedroom
Current Flat Rent	341	468	569
New Flat Rent)	364	501	720
Increase/Decrease	23	33	151

Fairview Terrace	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	341	469	569	676
New Flat Rent	364	501	720	749
Increase/Decrease	23	32	151	73