Anniston Housing Authority
PO Box 2225
Anniston, AL 36202

October 1st, 2025

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.

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 October 21st, 2025, to:

Monique L. Pierre
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 20th, 2025. Upon approval of the proposed flat rents, they will become effective December 1st, 2025.

MIXED FLAT RENT (F.R.) CALCULATION FOR FLAT RENTS Effective 12/1/2025

Norwood Homes	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% SAFMR	544	688	936	1008
- Utility Allowance	119	136	148	188
New Flat Rent	425	552	788	828
Current Flat Rent	397	559	684	767
Increase/Decrease 405	+28	-7	+104	+53

Constantine	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
80% SAFMR	544	688	936	1008	1158
- Utility Allowance	119	152	171	206	220
New Flat Rent	425	536	765	802	938
Current Flat Rent	397	559	684	767	1034
Increase/Decrease	+28	-23	+81	+35	-96

5 BR = 1.15 x 4 BR SAFMR.

Washington	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% SAFMR	544	688	936	1008
- Utility Allowance	122	151	177	208
New Flat Rent	422	537	759	800
Current Flat Rent	397	559	684	767
Increase/Decrease	+25	-22	+75	+33

Parkwin	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
80% SAFMR	544	688	936	1008	1158
- Utility Allowance	122	149	177	208	228
New Flat Rent	422	539	759	800	930
Current Flat Rent	397	559	684	767	1026
Increase/Decrease	+25	-20	+75	_+33	-96

5 BR = 1.15 x 4 BR SAFMR.

Tinsley Manor	1 Bedroom	2 Bedroom	3 Bedroom
80% SAFMR	544	688	936
- Utility Allowance	110	128	142
New Flat Rent	434	560	794
Current Flat Rent	397	559	684
Increase/Decrease	+37	+39	+110

Fairview Terrace	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% SAFMR	544	688	936	1008
- Utility Allowance	110	127	142	189
New Flat Rent	434	561	794	819
Current Flat Rent	397	559	684	767
Increase/Decrease	+37	+2	+110	+52