Anniston Housing Authority
PO Box 2225
Anniston, AL 36202

September 3rd, 2026

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 6th, 2026 to:

Lisa Willingham
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 19th, 2026. Upon approval of the proposed flat rents, they will become effective December 1st, 2026.

MIXED FLAT RENT (F.R.) CALCULATION FOR FLAT RENTS Effective 12/1/2026

Norwood Homes	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% SAFMR	584	736	976	984
- Utility Allowance	122	139	152	192
New Flat Rent	462	597	824	792
Current Flat Rent	425	552	788	828
Increase/Decrease	+37	+45	+36	-36

Constantine	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
80% SAFMR	584	736	976	984	1132
- Utility Allowance	122	155	175	211	225
New Flat Rent	462	581	801	773	907
Current Flat Rent	425	536	765	802	938
Increase/Decrease	+37	+45	+36	-29	-31

5 BR = 1.15 x 4 BR SAFMR.

Washington	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% SAFMR	584	736	976	984
- Utility Allowance	125	154	182	212
New Flat Rent	459	582	794	772
Current Flat Rent	422	537	759	800
Increase/Decrease	+37	+45	+35	-28

Parkwin	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
80% SAFMR	584	736	976	984	1132
- Utility Allowance	125	152	182	212	233
New Flat Rent	459	584	794	772	899
Current Flat Rent	422	539	759	800	930
Increase/Decrease	+37	+45	+35	-28	-31

5 BR = 1.15 x 4 BR SAFMR.

Tinsley Manor	1 Bedroom	2 Bedroom	3 Bedroom
80% SAFMR	584	736	976
- Utility Allowance	113	131	146
New Flat Rent	471	605	830
Current Flat Rent	434	560	794
Increase/Decrease	+37	+45	+36

Fairview Terrace	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% SAFMR	584	736	976	984
- Utility Allowance	113	130	146	193
New Flat Rent	471	606	830	791
Current Flat Rent	434	561	794	819
Increase/Decrease	+37	+45	+36	-28