

Greater Gadsden Housing Authority (GGHA)
Resident Notice Colley Homes !!!!!
Posted: December 15, 2021

FLAT RENT CHANGE

Non-Renovated Units

GGHA has completed its market analysis reviews for exception rents and the study determined that it is more beneficial to residents to use the statutory required 80% of the Fair Market Rent less the applicable utility allowance to set Flat Rents for 2022. Comparable rents in the Gadsden area have seen substantial increases since the last study in 2018 and will result in large increases for 2022.

The Flat Rent/Ceiling Rent Schedule for non-renovated units in Colley Homes by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents/Market Rents with an effective date of 2/1/2022 or re- certification	Difference Increase or (Decrease)
Two Bedroom	\$426	\$539	\$539	\$113
Three Bedroom	\$519	\$684	\$684	\$165
Four Bedroom	\$597	\$742	\$742	\$145
Five Bedroom	\$675	\$856	\$856	\$181

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

If you would like to submit any written comments, they must be received no later than January 18, 2022, and mailed to the following address.

Greater Gadsden Housing Authority
P. O. Box 1219
Gadsden, AL 35902-1219

Greater Gadsden Housing Authority (GGHA)
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FLAT RENT CHANGE

Renovated Units (Phase I)

GGHA has completed its market analysis reviews for exception rents and the study determined that it is more beneficial to residents to use the statutory required 80% of the Fair Market Rent less the applicable utility allowance to set Flat Rents for 2022. Comparable rents in the Gadsden area have seen substantial increases since the last study in 2018 and will result in large increases for 2022.

The Flat Rent/Ceiling Rent Schedule for phase I renovated units in Colley Homes by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents/Market Rents with an effective date of 2/1/2022 or re- certification	Difference Increase or (Decrease)
One Bedroom	\$349	\$437	\$437	\$88
Two Bedroom	\$458	\$539	\$539	\$81

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

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FLAT RENT CHANGE

Renovated Units (Phase II)

GGHA has completed its market analysis reviews for exception rents and the study determined that it is more beneficial to residents to use the statutory required 80% of the Fair Market Rent less the applicable utility allowance to set Flat Rents for 2022. Comparable rents in the Gadsden area have seen substantial increases since the last study in 2018 and will result in large increases for 2022.

The Flat Rent/Ceiling Rent Schedule for phase II renovated units in Colley Homes by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents/Market Rents with an effective date of 2/1/2022 or re- certification	Difference Increase or (Decrease)
One Bedroom	\$371	\$454	\$454	\$83
Two Bedroom	\$481	\$558	\$558	\$77
Three Bedroom	\$573	\$705	\$705	\$132
Four Bedroom	\$659	\$766	\$766	\$107
Five Bedroom	\$745	\$883	\$883	\$138

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

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Greater Gadsden Housing Authority (GGHA)
Resident Notice Carver Village !!!!!
Posted: December 15, 2021

FLAT RENT CHANGE

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The Flat Rent/Ceiling Rent Schedule for units in Carver Village by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents/Market Rents with an effective date of 2/1/2022 or re- certification	Difference Increase or (Decrease)
One Bedroom	\$286	\$383	\$383	\$97
Two Bedroom	\$381	\$463	\$463	\$82
Three Bedroom	\$465	\$595	\$595	\$130
Four Bedroom	\$535	\$636	\$636	\$101
Five Bedroom	\$605	\$742	\$742	\$137

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

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Greater Gadsden Housing Authority (GGHA)

Resident Notice Emma Sansom Homes!!!!

Posted: December 15, 2021

FLAT RENT CHANGE

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The Flat Rent/Ceiling Rent Schedule for units in Emma Sansom Homes by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents / Market Rents with an effective date of 2/1/2022 or re- certification	Difference Increase or (Decrease)
One Bedroom	\$294	\$382	\$382	\$88
Two Bedroom	\$390	\$463	\$463	\$73
Three Bedroom	\$473	\$594	\$594	\$121
Four Bedroom	\$544	\$634	\$634	\$90
Five Bedroom	\$615	\$739	\$739	\$124

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

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Greater Gadsden Housing Authority (GGHA)
Resident Notice Gateway Village !!!!
Posted: December 15, 2021

FLAT RENT CHANGE

GGHA has completed its market analysis reviews for exception rents and the study determined that it is more beneficial to residents to use the statutory required 80% of the Fair Market Rent less the applicable utility allowance to set Flat Rents for 2022. Comparable rents in the Gadsden area have seen substantial increases since the last study in 2018 and will result in large increases for 2022.

The Flat Rent/Ceiling Rent Schedule for units in Gateway Village by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents / Market Rents with an effective date of 2/1/2022 or re- certification	Difference Increase or (Decrease)
One Bedroom	\$294	\$386	\$386	\$92
Two Bedroom	\$375	\$470	\$470	\$95
Three Bedroom	\$447	\$598	\$598	\$151
Four Bedroom	\$514	\$657	\$657	\$143

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

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Greater Gadsden Housing Authority (GGHA)
Resident Notice Colley-Northside Homes !!!!!
Posted: December 15, 2021

FLAT RENT CHANGE

GGHA has completed its market analysis reviews for exception rents and the study determined that it is more beneficial to residents to use the statutory required 80% of the Fair Market Rent less the applicable utility allowance to set Flat Rents for 2022. Comparable rents in the Gadsden area have seen substantial increases since the last study in 2018 and have resulted in large increases for 2022.

The Flat Rent/Ceiling Rent Schedule for units in Northside Homes by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2018 FMR 80% Market Rent Less 2022 Utility Allowance	Flat Rents / Market Rents with an effective date of 21/2022 or re- certification	Difference Increase or (Decrease)
One Bedroom	\$238	\$302	\$302	\$64
Two Bedroom	\$326	\$364	\$364	\$38

The Flat rent calculation does not include the garbage fee and all residents will pay the \$10.00 garbage charge in addition to the flat rent charge. This change does not affect the total amount Flat/Ceiling renters pay. For example: if garbage had been included in the calculation, all flat rent amounts would have increased by \$10.00.

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