

**Greater Gadsden Housing Authority (GGHA)**  
**Resident Notice Starnes Park !!!!!**  
**Posted: February 3, 2022**

**FLAT RENT CHANGE**

HUD Publication of Notice PIH-2015-13 on September 8, 2015, eliminated the phase in of Flat Rents and allowed Housing Authorities to request exception rents based on annually updated market analysis reviews, if the study provided that the Flat Rent amount was determined to be less than the statutory required 80% of the Fair Market Rent less the applicable utility allowance. HUD approved GGHA's requested Exception Rents on February 2, 2022, and they will be effective for April 1, 2022, reexaminations.

The Flat Rent/Ceiling Rent Schedule for renovated units in Starnes Park by bedroom size are listed below:

Bedroom Size	Current Flat Rent/ Ceiling Rents	2022 FMR 80% Market Rent Less 2022 Utility Allowance	Requested Exception Rent Approved by HUD based on Market Study	<b>Flat Rents / Market Rents with proposed effective date of 4/1/2022 or re-certification</b>	Difference Increase or (Decrease)
One Bedroom	\$291	\$417	\$404	<b>\$404</b>	\$113
Two Bedroom	\$362	\$513	\$488	<b>\$488</b>	\$126
Three Bedroom	\$419	\$652	\$554	<b>\$554</b>	\$135

If you would like to submit any written comments, they must be received no later than March 10, 2022, and mailed to the following address.

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