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HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1
BLUE RIDGE, GA. 30513

PHONE: 706-632-5742 FAX: 706-632-2406

Tonya Nuelle – Board Chair
Bill Tilly – Board member
Donna Gay – Board Member
Deb Cantrell – Board Member
Ellan Johnson – Resident Board Member

2020 Flat Rent Update with new Utility Allowances

April 30, 2019

The Blue Ridge Housing Authority
30 Ouida St. Bldg. G-1
Blue Ridge, GA 30513

RE: New 2020 “RAD” rents and Utility allowances.

HUD has issued our Chapp with our “Rad” Rents and “Utility Allowances” that will be phased in beginning January 2020. These are predetermined by HUD and I have no control over the rents. The rents reflect between 80% of Market Area for Blue Ridge and actual Market Rate for the Blue Ridge area. The new 2019 Market Rate Rent amounts for the counties and metropolitan area Flat Rents as indicated by HUD. These rents will be the same for ALL of our units regardless of which “site” you currently reside.

**Please note that as I explained during your re-exam appointment this past month that ALL residents who’s rent is calculated by 30% of your gross income the following will not affect you UNLESS you ever switch to the “Flat” rent.

The proposed 2020 Rents are the Following:





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(2020) RAD Rents (Rents are set between FMR and 80% of FMR). This is what the BRHA will be doing with rents.

GA202 (All Apartments)	<u>1-Bdrms.</u>	<u>2-Bdrms.</u>	<u>3-Bdrms.</u>	<u>4-Bdrms.</u>
Gross Rent	\$675	\$848	\$1,052	\$1,338
Utility Allowance	\$165	\$194	\$240	\$286
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New Proposed “RAD” Flat Rent	\$510	\$654	\$812	\$1,052

(If we stay in Public Housing) ** if we stay in Public Housing, we will continue to operate at 82% funding through the government as opposed to being funded at 100% with annual increase cost adjustment factor EVERY year. By HUD Regulations “Flat” Rents are set at 80% of FMR.

GA202-001 (Boardtown & Ashe St.) East 1st and East 2nd St.	<u>1-Bdrms.</u>	<u>2-Bdrms.</u>	<u>3-Bdrms.</u>	<u>4-Bdrms.</u>
FMR	\$629	\$720	\$969	\$1,090
80% FMR	\$503	\$576	\$775	\$872
Utility Allowance	\$139	\$159	\$186	\$226
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New “Public Housing” Proposed Adjusted Flat Rent	\$364	\$417	\$589	\$646





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Continued (If we stay in Public Housing) ** if we stay in Public Housing, we will continue to operate at 82% funding through the government as opposed to being funded at 100% with annual increase cost adjustment factor EVERY year.

GA202-002 (Office Site Apt.s)	<u>1-Bdrms.</u>	<u>2-Bdrms.</u>	<u>3-Bdrms.</u>	<u>4-Bdrms.</u>
FMR	\$629	\$720	\$969	\$1,090
80% FMR	\$503	\$576	\$775	\$872
-				
Utility Allowance	\$165	\$194	\$240	\$286
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New Adjusted Flat Rent	\$338	\$382	\$535	\$586

I will provide a separate excel spreadsheet of the breakdown of the “Phasing” in the rents at 35% increase per year for 5 years in order to get to the “New” Rents (also, each year during this phase in the “actual” rents for each bedroom size increase due to inflation and cost of living.

Thank you

Traver Aiken
 Executive Director

