

**The Change in rents to this schedule is being done by HUD by including the 2019 OCAF factor amount**  
***The Blue Ridge Housing Authorities 5-year plan to increase current Rents to the new RAD proposed Rents***

<b>GA202 (All Apartments)</b>	<u>1-Bdrms.</u>	<u>2-Bdrms.</u>	<u>3-Bdrms.</u>	<u>4-Bdrms.</u>
Gross Rent	\$ 690.00	\$ 867.00	\$ 1,075.00	\$ 1,368.00
Utility Allowance	\$ 165.00	\$ 194.00	\$ 240.00	\$ 286.00
<b><u>New 2020 Proposed Rent</u></b>	<b><u>\$ 525.00</u></b>	<b><u>\$ 673.00</u></b>	<b><u>\$ 835.00</u></b>	<b><u>\$ 1,082.00</u></b>

35% increase per year is determined by subtracting the difference between the new RAD rent and the current Rents for each site of Apartments. Years 4 and 5 increase will vary because of the amount that it takes to reach the new rents. At the end of year 5 ALL of the 4-bedrooms rents will be at the new rents regardless of the percentage rate increase. The reason being is that the BRHA currently has ZERO 4-bdrm. Flat renters and based on our history of not having many if at all 4-bdrm Flat renters.

<b>GA202-001 (Current Rents)</b>		<b><u>\$ 255.00</u></b>	<b><u>\$ 342.00</u></b>	<b><u>\$ 440.00</u></b>	<b><u>\$ 577.00</u></b>
GA202-001 Year 1 Phase In at 35%	\$ 90.00	\$ 345.00	\$ 432.00	\$ 530.00	\$ 667.00
GA202-001 Year 2 Phase In at 35%	\$ 90.00	\$ 435.00	\$ 522.00	\$ 620.00	\$ 757.00
GA202-001 Year 3 Phase in at 35%	\$ 90.00	<b><u>\$ 525.00</u></b>	\$ 612.00	\$ 710.00	\$ 847.00
GA202-001 Year 4 Phase in at 35%	\$ 90.00		<b><u>\$ 673.00</u></b>	\$ 800.00	\$ 937.00
GA202-001 Year 5 Phase in at 35%	\$ 90.00			<b><u>\$ 835.00</u></b>	<b><u>\$ 1,082.00</u></b>

<b>GA202-002 (Current Rents)</b>		<b><u>\$ 229.00</u></b>	<b><u>\$ 307.00</u></b>	<b><u>\$ 386.00</u></b>	<b><u>\$ 517.00</u></b>
GA202-001 Year 1 Phase In at 35%	\$ 99.00	\$ 328.00	\$ 406.00	\$ 485.00	\$ 616.00
GA202-001 Year 2 Phase In at 35%	\$ 99.00	\$ 427.00	\$ 505.00	\$ 584.00	\$ 715.00
GA202-001 Year 3 Phase in at 35%	\$ 99.00	<b><u>\$ 525.00</u></b>	\$ 604.00	\$ 683.00	\$ 814.00
GA202-001 Year 4 Phase in at 35%	\$ 99.00		<b><u>\$ 673.00</u></b>	\$ 782.00	\$ 913.00
GA202-001 Year 5 Phase in at 35%	\$ 99.00			<b><u>\$ 835.00</u></b>	<b><u>\$ 1,082.00</u></b>

by or In year 5, All bedroom sizes will be at the new "RAD" Rents. Year 5 3-bedroom rents will be less than a 35% increase but the 4-bedroom year 5 rent increase will be a little more than 35% for both different site of apartments.

If there are no residents on a flat rent in year 4 or 5 of the phase in then the new rents will be effective immediately.