



October 14, 2024

RE: NOTICE OF UPDATED UTILITY ALLOWANCES

This notice is to inform you that the Housing Authority of the City of Goldsboro (HACG) is making available for public comment the updated flat rent charges to be effective January 1, 2025.

The 30-day comment period will begin on Tuesday, October 15, 2024 and end on Friday, November 15, 2024. The proposed updated utility allowance is available for your review at each Housing Development Office, the HACG Administrative Office and the HACG website ([www.hacg.org](http://www.hacg.org)).

Comments must be made in writing. Written comments must be provided as follows:

**By email:**

[jgoldman@hacg.org](mailto:jgoldman@hacg.org)

**By mail:**

Attn: Jessica Goldman  
Housing Authority of the City of Goldsboro  
PO Box 1403  
Goldsboro, North Carolina 27533-1403

**By hand delivery:**

HACG- Administrative Office  
Attn.: Jessica Goldman  
700 N Jefferson Avenue



## INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires public housing authorities to offer flat rent as an option to residents when they move in and are reexamined.

## METHODOLOGY

Flat rents are based on 80% of the fair market rent for Wayne County, North Carolina. Units that require the resident to have the utility in their name reduce to flat rent by the current utility allowance. Proposed flat rents that increases more than 35% have phase-in requirements.

$$(FMR \times 80\%) - \text{Utility Allowance (UA)} = \text{Flat Rent}$$

## BASIS OF CALCULATIONS

2025 Fair Market Rents for Wayne County, North Carolina.

<https://www.huduser.gov/portal/datasets/fmr.html>



Property	Proposed Flat Rent
<b>Fairview AMP 01</b>	
0 Bedroom	\$ 718
1 Bedroom - RH	\$ 722
1 Bedroom - GWU	\$ 722
2 Bedroom	\$ 947
3 Bedroom	\$ 1,165
4 Bedroom	\$ 1,534
<b>Lincoln AMP 02</b>	
1 Bedroom	\$ 722
2 Bedroom	\$ 947
3 Bedroom	\$ 1,165
4 Bedroom	\$ 1,534
<b>Elmwood AMP 03</b>	
1 Bedroom - RH	\$ 598
2 Bedroom - RH - 1 Bath	\$ 803
2 Bedroom - RH - 2 Bath	\$ 803
3 Bedroom - RH - 1 Bath	\$ 1,001
3 Bedroom - Duplex - 1 Bath	\$ 1,001
3 Bedroom - SF - 1 Bath	\$ 1,001
3 Bedroom - RH - 2 Bath	\$ 1,001
3 Bedroom - Duplex - 2 Bath	\$ 1,001
3 Bedroom - SF - 2 Bath	\$ 1,001
4 Bedroom - RH	\$ 1,342
4 Bedroom - SF	\$ 1,412



Elmwood AMP 03 continued	
5 Bedroom - RH	\$ 1,540
5 Bedroom - SF	\$ 1,540
Little Washington AMP 03	
3 Bedroom	\$ 917
4 Bedroom	\$ 1,250
Woodcrest AMP 03	
1 Bedroom - RH	\$ 591
1 Bedroom - SF	\$ 591
2 Bedroom - RH	\$ 795
2 Bedroom - SF	\$ 795
3 Bedroom - RH	\$ 991
3 Bedroom - SF	\$ 991
4 Bedroom - RH	\$ 1,330
4 Bedroom - SF	\$ 1,330
5 Bedroom - RH	\$ 1,527
5 Bedroom - SF	\$ 1,527
West Haven AMP 04	
0 Bedroom	\$ 718
1 Bedroom	\$ 722
2 Bedroom	\$ 947
3 Bedroom	\$ 1,165
4 Bedroom	\$ 1,534
5 Bedroom	\$ 1,765



Elmwood AMP 03 Charles St	
2 Bedroom -Duplex RH - 1 Bath	\$ 767
2 Bedroom - Duplex - 2 Bath	\$ 767
3 Bedroom - SF - 1 Bath	\$ 946
3 Bedroom - Duplex - 1 Bath	\$ 952
3 Bedroom - SF - 1 Bath	\$ 946
3 Bedroom - SF - 2 Bath	\$ 946
3 Bedroom - Duplex - 2 Bath	\$ 952
3 Bedroom - SF - 2 Bath	\$ 946
Walnut Street Apartments AMP 02	
1 Bedroom	\$ 722
2 Bedroom	\$ 947
Trinity Court AMP 01	
2 Bedroom	\$ 704
Oleander Duplexes AMP 01	
2 Bedroom	\$ 793
Park Court AMP 01	
2 Bedroom	\$ 749