



October 14, 2024

RE: NOTICE OF UPDATED FLAT RENT CHARGES

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).

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

By email:

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
Fairview AMP 01	
0 Bedroom	\$ 718
1 Bedroom - RH	\$ 722
1 Bedroom - GWU	\$ 722
2 Bedroom	\$ 947
3 Bedroom	\$ 1,165
4 Bedroom	\$ 1,534
Lincoln AMP 02	
1 Bedroom	\$ 722
2 Bedroom	\$ 947
3 Bedroom	\$ 1,165
4 Bedroom	\$ 1,534
Elmwood AMP 03	
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