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Pamela Davis, Chief Executive Officer

GainesvilleHousingAuthority.org

## Public Notice

March 27, 2024

### Notice of Proposed Flat Rent Rates *Attention Public Housing Residents*

The Gainesville Housing Authority (GHA) intends to adjust current Public Housing flat rent rates to 80 percent of the FY2024 Fair Market Rents (FMR) established by HUD for the Gainesville, FL HUD Metro FMR Area.

On January 17, 2014, President Obama signed the Department of Housing and Urban Development Appropriations Act 2014. Section 210 of that act amended the U.S. Housing Act of 1937 to create new rules for flat rents for public housing residents. Specifically, the Act requires PHAs to comply with the new requirements by June 1, 2014. The change applies only to residents in Public Housing who are currently paying flat rent (not income based).

A schedule of the current flat rents and amended rates are below. Residents and other interested parties have 30 days from the date of this notice to submit comments regarding this change. Comments may be submitted via email to [malcolmk@gnvha.org](mailto:malcolmk@gnvha.org) or in writing at:

**Gainesville Housing Authority**  
 Attn: Chief Operating Officer  
 1900 SE 4<sup>th</sup> Street  
 Gainesville, FL 32641

GHA will respond to all comments submitted. All comments and responses will be retained by GHA and made available for review by residents upon request.

#### CURRENT FLAT RENTS

| Property                  | 0BR   | 1BR   | 2BR   | 3BR   | 4BR     | 5BR     |
|---------------------------|-------|-------|-------|-------|---------|---------|
| Caroline Manor            |       |       | \$581 |       |         |         |
| Eastwood Meadows          |       |       |       | \$693 | \$844   |         |
| Forest Pine               |       |       |       |       | \$948   | \$1,081 |
| Lake Terrace/Pine Meadows |       | \$497 | \$611 | \$836 | \$948   | \$1,081 |
| Oak Park                  | \$645 | \$670 |       |       |         |         |
| Sunshine Park             |       | \$695 |       |       |         |         |
| Woodland Park             |       | \$575 | \$779 | \$930 | \$1,056 |         |



**PROPOSTED FLAT RENT RATES**

| <b>Property</b>         | <b>0BR</b> | <b>1BR</b> | <b>2BR</b> | <b>3BR</b> | <b>4BR</b> | <b>5BR</b> |
|-------------------------|------------|------------|------------|------------|------------|------------|
| <b>Caroline Manor</b>   |            |            | \$839      |            |            |            |
| <b>Eastwood Meadows</b> |            |            |            | \$1,109    | \$1,078    |            |
| <b>Forest Pine</b>      |            |            |            |            | \$1,449    | \$1,673    |
| <b>Lake Terrace</b>     |            | \$771      | \$925      | \$1,223    | \$1,224    |            |
| <b>Pine Meadows</b>     |            | \$775      | \$927      | \$1,226    | \$1,228    |            |
| <b>Oak Park</b>         | \$768      | \$856      | \$1,024    |            |            |            |
| <b>Sunshine Park</b>    |            | \$856      |            |            |            |            |
| <b>Woodland Park</b>    |            | \$819      | \$987      | \$1,304    | \$1,324    |            |