



Pender County Housing Department

Post Office Box 1149
805 South Walker Street
Burgaw, North Carolina 28425

Telephone: (910) 259-1208
FAX: (910)259-1343

TO: All Interested Parties
FROM: Judith Herring, Director
DATE: August 21, 2019
SUBJECT: **NOTICE TO POTENTIAL TENANTS OF PROPOSED RENT AND/OR UTILITY ALLOWANCE CHANGE**

You as tenants are hereby notified that, subject to approval by Rural Development, rents and/or utility allowances may be changed effective August 1, 2019.

Pender County Housing Authority has filed a request for approval of a change in the monthly rent and/or utility allowances with Rural Development of the U. S. Department of Agriculture for the following reason(s):

- Increases in staff time, septic system maintenance, routine maintenance & software expenses.

Planned rent changes are as follows:

<u>UNIT SIZE</u>	<u>PRESENT RENT</u>	<u>PROPOSED RENT</u>	<u>AMOUNT OF CHANGE</u>
3	\$651/850	\$676/875	+\$25

Planned utility allowance changes are as follows:

<u>UNIT SIZE</u>	<u>PRESENT UTILITY ALLOWANCE</u>	<u>PROPOSED UTILITY ALLOWANCE</u>	<u>AMOUNT OF CHANGE</u>
3	\$215	\$151	-\$64**

UNITS COMPLETELY REHABBED IN 2019 AFTER HURRICANE FLORENCE. ENERGY EFFICIENCY IMPROVED.



If you receive rental assistance, your contribution toward your rent and utilities will not be changed **UNLESS** the utility allowance, your income and/or your household composition changes. For those tenants receiving rental assistance (RA), their costs for rent and utilities will continue to be based on the higher of 30 percent of their adjusted monthly income or 10 percent of their gross monthly income or, if the household is receiving payments for public assistance from a public agency, the portion of such payments that is specifically designated by that agency to meet the family's shelter costs.

All materials justifying the proposed changes have been reviewed by Rural Development and will be made available to you and other tenants to inspect at the Housing Department's office during normal office hours.

You may submit comments or objections in writing to Rural Development during the 20 day period immediately following the posting of this notice. Comments or objections should include reasons or information you feel should be considered by the Agency. Your comments or objections must be filed prior to September 13, 2019 with:

USDA Rural Development
ATTN: Helen Gorham
PO Box 6189
Kinston, NC 28501

These comments will be reviewed by Rural Development and forwarded to the official who will decide if the change(s) will be should be approved.

Each tenant will be notified in writing of any decision by Rural Development's to deny or modify the change. If no further notification is received, the change will be implemented as stated in this notice. The approved rents and utility allowances will become effective upon the effective date given above.

If you receive Rental Assistance, and the portion of the rent that you pay will either remain the same or decrease, then you will NOT receive another written notice of an increase in rent. If you receive Rental Assistance and the portion of the rent you pay will increase, this notice will serve as your 30-day notice.

Thank you.

Section 8 Existing Housing Allowances for Tenant Furnished Utilities & Other Services

Utility or Service	Single Family				Apartments				Mobil Home		
	1-BR	2-BR	3-BR	4-BR	1-BR	2-BR	3-BR	4-BR	2-BR	3-BR	DW
Heating											
a. Oil	\$65	\$71	\$84	\$99	\$27	\$36	\$48	\$53	\$48	\$58	\$68
c. Bottle Gas	\$81	\$89	\$105	\$125	\$34	\$46	\$60	\$66	\$61	\$73	\$85
d. Electric Heat Pump	\$44	\$48	\$57	\$67	\$19	\$26	\$34	\$38	\$32	\$38	\$45
Air Conditioning											
	\$19	\$23	\$28	\$34	\$12	\$16	\$21	\$24	\$18	\$22	\$26
Cooking											
a. Electric	\$6	\$7	\$8	\$9	\$6	\$7	\$8	\$9	\$7	\$8	\$9
b. Bottle Gas	\$14	\$17	\$20	\$22	\$14	\$17	\$20	\$22	\$17	\$20	\$22
Lighting, Refrigerator, TV & Other Appliances											
	\$47	\$54	\$62	\$73	\$45	\$50	\$58	\$64	\$54	\$62	\$73
Water Heating											
a. Electric	\$21	\$26	\$32	\$41	\$20	\$25	\$30	\$39	\$26	\$32	\$41
b. Bottle Gas	\$31	\$39	\$46	\$57	\$29	\$37	\$44	\$54	\$39	\$46	\$57
Trash Collection											
a. Waste Industries	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
b. City of Burgaw	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18
c. Surf City	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
d. Topsail Island	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18
e. No Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water											
a. City of Burgaw (In Town)	\$16	\$21	\$27	\$33	\$15	\$20	\$25	\$32	\$21	\$27	\$33
b. City of Burgaw (Out of Town)	\$32	\$42	\$53	\$66	\$30	\$40	\$51	\$63	\$42	\$53	\$66
c. Pender Co. Utilities - Central Pender & Moore's Cr.	\$55	\$61	\$69	\$77	\$53	\$60	\$67	\$75	\$61	\$69	\$77
d. Pender Co. Utilities - Maple Hill	\$40	\$46	\$53	\$61	\$39	\$45	\$51	\$59	\$46	\$53	\$61
e. Pender Co. Utilities - Hampstead, Rocky Point, Topsail & Scott's Hill	\$50	\$56	\$64	\$72	\$48	\$55	\$62	\$70	\$56	\$64	\$72
f. Surf City	\$31	\$34	\$39	\$44	\$30	\$34	\$38	\$43	\$34	\$39	\$44
g. Topsail Island	\$47	\$52	\$59	\$65	\$46	\$51	\$57	\$64	\$52	\$59	\$65
h. Well	\$2	\$2	\$3	\$3	\$2	\$2	\$3	\$3	\$3	\$3	\$3
Sewer											
a. City of Burgaw (In Town)	\$50	\$59	\$70	\$82	\$48	\$57	\$67	\$79	\$59	\$70	\$82
b. City of Burgaw (Out of Town)	\$100	\$118	\$140	\$164	\$96	\$114	\$135	\$159	\$118	\$140	\$164
c. Pender Co. Utilities - Central Pender & Moore's Cr.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
d. Pender Co. Utilities - Maple Hill	\$36	\$46	\$59	\$72	\$34	\$44	\$56	\$69	\$46	\$59	\$72
e. Pender Co. Utilities - Hampstead, Rocky Point, Topsail & Scott's Hill	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
f. Pluris	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64
g. Surf City	\$48	\$53	\$58	\$65	\$47	\$52	\$57	\$63	\$53	\$58	\$65
h. Topsail Island	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
i. Septic Tank	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Others (Credit)											
a. Range - Tenant supplied	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
b. Refrig. - Tenant supplied	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4

Actual Family Allowances (To be used to compute allowances. Complete below for actual unit rented.)

Utility or Service	Per Month
Heating.....	_____
Air Conditioning.....	_____
Cooking.....	_____
Light/Refrig/Etc.....	_____
Water Heating.....	_____
Trash Collection.....	_____
Water.....	_____
Sewer.....	_____
Others (Specify).....	_____

Address of Rental Unit:

Rental Utility Allowance
Rate for County Court
 Number of Bedrooms Rented: 3
3 apts.

Number of Bedrooms of Certif./Voucher: _____

Total
\$151

All units are 3 bedroom apts.