



December 21, 2023

Dear Morgan Manor Residents,

On October 1, 2016, Morgan Manor was converted from Public Housing to Multifamily Project-Based Rental Assistance. Annually, Fayetteville Housing Authority (FHA) conducts a rent adjustment based on an Operating Cost Factor. Additionally, utility allowances are subject to annual change. Due to staff turnover, the last approved rent adjustment was for 2022.

The rent adjustment is factored into your rent determination at annual recertification and takes effect on your move-in anniversary date. Prior to the implementation of any rent increase, you, the Morgan Manor Residents, must be given notice and be permitted the opportunity to make written comments on the proposed rent increase and change in utility allowance.

These comments should be turned in to the FHA office by **4 PM, Saturday, January 20, 2024**. You may hand deliver, mail, or email your comments. Mailed comments should be sent to Fayetteville Housing Authority, 1, N. School Ave., Fayetteville, AR 72702. The email address from comments is housing@fayettevilleha.org.

At recertification, your new rent amount will still be based on your income. The requested adjustment is for the Contract Rent and utility allowances. If you have questions or need additional information, please call or email Property Manager, Daniel Robertson at (479) 521-3850 ext. 113, email: daniel@fayettevilleha.org.

Apartment Size	Current Contract Rents	Proposed Contract Rent
1 Bedroom	\$486	\$503
2 Bedroom	\$626	\$647
3 Bedroom	\$921	\$952
4 Bedroom	\$1087	\$1124

Apartment Size	Current Utility Allowance	Proposed Utility Allowance
1 Bedroom	\$73	\$78
2 Bedroom	\$81	\$87
3 Bedroom	\$90	\$97
4 Bedroom	\$103	\$111

Best Regards,

Derrek Sherburne
Executive Director



If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please call 479-521-3850 or email housing@fayettevilleha.org