



919-735-4226
www.hacg.org
700 N. Jefferson Avenue
Goldsboro, NC 27530

November 18, 2025

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 February 1, 2026.

The 30-day public comment period will begin on Tuesday, November 18, 2025 and end on Monday, December 22, 2025. The proposed updated flat rent charges are 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



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INTRODUCTION

Each year, The U.S. Department of Housing and Urban Development (HUD) requires public housing authorities to establish, in accordance with 24 CFR Part 960, Subpart 960.253, to establish and 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 (FMR) for Wayne County, North Carolina. For units where the residents are responsible for utilities in their name, the flat rent is reduced by the applicable utility allowance.

Flat rents are calculated as follows:

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

If the proposed flat rent increases by more than 35%, HUD requires a phase-in process.

BASIS OF CALCULATIONS

2026 Fair Market Rents for Wayne County, North Carolina.

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



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Property	Proposed Flat Rent
Fairview AMP 01	
0 Bedroom	\$ 754
1 Bedroom - RH	\$ 758
1 Bedroom - GWU	\$ 758
2 Bedroom	\$ 995
3 Bedroom	\$ 1,197
4 Bedroom	\$ 1,617
Lincoln AMP 02	
1 Bedroom	\$ 758
2 Bedroom	\$ 995
3 Bedroom	\$ 1,197
4 Bedroom	\$ 1,617
Elmwood AMP 03	
1 Bedroom - RH	\$ 634
2 Bedroom - RH - 1 Bath	\$ 851
2 Bedroom - RH - 2 Bath	\$ 851
3 Bedroom - RH - 1 Bath	\$ 1,033
3 Bedroom - Duplex - 1 Bath	\$ 1,033
3 Bedroom - SF - 1 Bath	\$ 1,033
3 Bedroom - RH - 2 Bath	\$ 1,033
3 Bedroom - Duplex - 2 Bath	\$ 1,033
3 Bedroom - SF - 2 Bath	\$ 1,033
4 Bedroom - RH	\$ 1,425
4 Bedroom - SF	\$ 1,425
5 Bedroom - RH	\$ 1,634
5 Bedroom - SF	\$ 1,634



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Little Washington AMP 03	
3 Bedroom	\$ 949
4 Bedroom	\$ 1,333
Woodcrest AMP 03	
1 Bedroom - RH	\$ 627
1 Bedroom - SF	\$ 627
2 Bedroom - RH	\$ 843
2 Bedroom - SF	\$ 843
3 Bedroom - RH	\$ 1,023
3 Bedroom - SF	\$ 1,023
4 Bedroom - RH	\$ 1,413
4 Bedroom - SF	\$ 1,413
5 Bedroom - RH	\$ 1,621
5 Bedroom - SF	\$ 1,621
West Haven AMP 04	
0 Bedroom	\$ 754
1 Bedroom	\$ 758
2 Bedroom	\$ 995
3 Bedroom	\$ 1,197
4 Bedroom	\$ 1,617
5 Bedroom	\$ 1,859
Elmwood AMP 03 Charles St	
2 Bedroom -Duplex RH - 1 Bath	\$ 851
2 Bedroom - Duplex - 2 Bath	\$ 851
3 Bedroom - SF - 1 Bath	\$ 1,033
3 Bedroom - Duplex - 1 Bath	\$ 1,033
3 Bedroom - SF - 1 Bath	\$ 1,033



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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