

MELISSA MAHURIN
EXECUTIVE DIRECTOR

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Housing Authority

CITY OF SALEM
Salem, Missouri 65560



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February 01, 2022

Take notice that on 1/10/2022 we submitted a request for approval of an automatic cost adjustment factor (OCAF) increase in the rents for Bright Meadows to HUD / Missouri Housing Development Commission (MHDC). The proposed increase is needed for the following reason:

1. cost of inflation factor to adjust the Contract Rent amount

The rent increases for which we have requested approval are for:

(1) Bedroom Current Rent Proposed Rent

A copy of the materials that we are submitting to HUD / MHDC in support of our request will be available during normal business hours at 606 McGrath, Salem, MO. 65560 for a period of 30 days from the date of service of this notice for inspection and copying by tenants of Bright Meadows and if the tenants wish, by legal or other representatives acting for them individually or as a group.

During a period of 30 days from the date of service of this notice, tenants of Bright Meadows may submit written comments on the proposed rent increase to us at 606 McGrath. Tenant representatives may assist tenants in preparing those comments. If, at HUD/MHDC's request or otherwise, we make any material change during the comment period in the materials available for inspection and copying, we will notify the tenants of the change or changes, and the tenants will have a period of 15 days from the date of service of this additional notice (or the remainder of any applicable comment period, if longer) in which to inspect and copy the materials as changed and the submit comments on the proposed rent increase. The comments will be transmitted to HUD / MHDC, along with our evaluation of them and our request for the increase. You may also send a copy of your comments directly to HUD / MHDC at the following address:

Missouri Housing Development Commission
Re: MO36-H195-015
(Bright Meadows)
505 N. 7th Street, 20th Floor, Ste. 2000
St. Louis, Missouri 63101

HUD/MHDC will approve, adjust upward or downward, or disapprove the proposed rent increase upon reviewing the request and comments. When HUD/MHDC advises us in writing of its decision on our request, you will be notified. If the request is approved, any allowable increase will be put into effect only after a period of at least 30 days from the date you are served with that notice and in accordance with the terms of existing leases.

Melissa J Mahurin

Executive Director
Salem Housing Authority / Bright Meadows
606 McGrath
Salem, MO. 65560

Please, know that as of Feb 1, 2022 this proposed request has been approved and the executed finalized Rent Schedule and Basic Renewal Contract Exhibit A has been received by SHA for Bright Meadows.

This notice is just to inform you that an annual cost of living adjustment was applied for. The rent increase factor amount that has been requested is 1.028.

Which translates to:

<u>Contract Rent Currently</u>	<u>Verses</u>	<u>(Proposed) Contract Rent / Gross Rent</u>
398.00	vs	409.00

This will only affect the Market Rate Tenants that pay the maximum amount.

For those that are subsidized, it means MHDC will pay an increased amount \$11.00 per unit.

Market Rate Residents paying \$398.00 currently, will see an increase of \$11.00 from \$398 to \$409...effectively 6/01/2021.

Questions, please call Salem Housing Authority Office 729-6453.

Missy Mahurin

Melissa J. Mahurin
Executive Director
Salem Housing Authority / Bright Meadows