



REVIEW AND COMMENT

PUBLIC HOUSING FLAT RENT SCHEDULE

EFFECTIVE 12/01/2020

On 08/14/2020, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2020 through 9/30/2021.

FMRs are used in the calculation of flat rents for Public Housing units. The FY 2014 Appropriations Act, along with subsequent appropriations acts, require PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR), with implementation guidance in Notice PIH 2014-12 and Notice PIH 2015-13 (24 CFR §960.253(b)).

Further, as FMRs are developed to include shelter rent plus the cost of all necessary utilities, their inclusion for purposes of setting Public Housing flat rents may lead to families paying more in gross rent if the shelter rent is not adjusted to reflect utility payments. Thus, PHAs must consider who is responsible for direct utility payments to the utility company, and adjust the flat rent accordingly. In the case the family is responsible for making direct utility payments to the utility company, as is the case with KCHA public housing units, the PHA must adjust the flat rent amount downward, using a utility allowance, to account for reasonable utility costs of an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

At all new admissions, families choose between the compliant flat rent amount and the income-based rent. During annual reexaminations, PHAs must offer an annual rent option, where the family may choose to pay either the lower of the compliant flat rents or the calculated income-based rent. (24 CFR §960.253).

The proposed changes to the Flat Rent Schedule reflect the adjustments to the FMRs for Knox County, Illinois, and the Knox County Housing Authority Utility Allowance schedule, shall be adopted on 10/27/2020.

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
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PROPOSED FLAT RENT SCHEDULE PUBLIC HOUSING PROGRAM EFFECTIVE 12/01/2020

Location	Unit Size	FFY 2020	FFY 2021	+/-	%
MT/BB	0BR	\$ 328.00	\$ 336.00	\$ 8.00	2.4%
MT/BB	1BR	\$ 388.00	\$ 391.00	\$ 3.00	0.8%
MT/BB	2BR	\$ 519.00	\$ 522.00	\$ 3.00	0.6%
FAM	2BR	\$ 418.00	\$ 407.00	\$ (11.00)	-2.6%
FAM	3BR	\$ 595.00	\$ 572.00	\$ (23.00)	-3.9%
FAM	4BR	\$ 582.00	\$ 567.00	\$ (15.00)	-2.6%
FAM	5BR	\$ 679.00	\$ 661.00	\$ (18.00)	-2.7%