



REVIEW AND COMMENT

HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2020

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.

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/owners on behalf of the participant family leasing the unit. Public housing authorities (PHAs) have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs (referred to as the "basic range"), though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes.

The proposed changes to the HCVP Payment Standard Schedule reflect the adjustments to the FMR rates for Knox County, Illinois, and 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
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



PROPOSED HCVF PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2020

Fair Market Rent (FMR) Analysis Tool						
FFY 2021	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
110%	\$ 508.00	\$ 584.00	\$ 770.00	\$ 1,026.00	\$ 1,043.00	\$ 1,200.00
100%	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
90%	\$ 415.00	\$ 477.00	\$ 630.00	\$ 839.00	\$ 854.00	\$ 981.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 415.00	\$ 508.00
1-BR	\$ 477.00	\$ 584.00
2-BR	\$ 630.00	\$ 770.00
3-BR	\$ 839.00	\$ 1,026.00
4-BR	\$ 854.00	\$ 1,043.00
5-BR	\$ 981.00	\$ 1,200.00

Payment Standard Schedule FFYE 09/30/2021			
BR	FFYE 2020	FFY 2021	+ / -
Efficiency	\$ 500.00	\$ 508.00	\$ 8.00
1-BR	\$ 583.00	\$ 584.00	\$ 1.00
2-BR	\$ 767.00	\$ 770.00	\$ 3.00
3-BR	\$ 1,036.00	\$ 1,026.00	\$ (10.00)
4-BR	\$ 1,040.00	\$ 1,043.00	\$ 3.00
5-BR	\$ 1,195.00	\$ 1,200.00	\$ 5.00