



REVIEW AND COMMENT

HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2024

On 09/01/2024, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2024 through 9/30/2025.

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 shall be adopted at the regular meeting of the Board of Commissioners on 09/24/2024, effective 10/01/2024.

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
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PROPOSED HCVF PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2024

| Fair Market Rent (FMR) Analysis Tool | | | | | | |
|--------------------------------------|------------|-----------|-----------|-------------|-------------|-------------|
| FFY 2025 | Efficiency | 1-BR | 2-BR | 3-BR | 4-BR | 5-BR |
| FMR | \$ 653.00 | \$ 663.00 | \$ 870.00 | \$ 1,130.00 | \$ 1,153.00 | \$ 1,325.00 |
| 110% | \$ 718.00 | \$ 729.00 | \$ 957.00 | \$ 1,243.00 | \$ 1,268.00 | \$ 1,457.00 |
| 100% | \$ 653.00 | \$ 663.00 | \$ 870.00 | \$ 1,130.00 | \$ 1,153.00 | \$ 1,325.00 |
| 90% | \$ 587.00 | \$ 596.00 | \$ 783.00 | \$ 1,017.00 | \$ 1,037.00 | \$ 1,192.00 |

| Basic Range | | |
|-------------|-------------|-------------|
| SIZE | MINIMUM | MAXIMUM |
| EFF | \$ 587.00 | \$ 718.00 |
| 1-BR | \$ 596.00 | \$ 729.00 |
| 2-BR | \$ 783.00 | \$ 957.00 |
| 3-BR | \$ 1,017.00 | \$ 1,243.00 |
| 4-BR | \$ 1,037.00 | \$ 1,268.00 |
| 5-BR | \$ 1,192.00 | \$ 1,457.00 |

| Proposed Payment Standard Schedule | | | |
|------------------------------------|-------------|-------------|----------|
| BR | FFY 2024 | FFY 2025 | + / - |
| Efficiency | \$ 655.00 | \$ 718.00 | \$ 63.00 |
| 1-BR | \$ 675.00 | \$ 729.00 | \$ 54.00 |
| 2-BR | \$ 887.00 | \$ 957.00 | \$ 70.00 |
| 3-BR | \$ 1,160.00 | \$ 1,243.00 | \$ 83.00 |
| 4-BR | \$ 1,182.00 | \$ 1,268.00 | \$ 86.00 |
| 5-BR | \$ 1,359.00 | \$ 1,457.00 | \$ 98.00 |