



# REVIEW AND COMMENT

## PUBLIC HOUSING FLAT RENT SCHEDULE

### EFFECTIVE 01/01/2025

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.

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 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 at the regular meeting of the Board of Commissioners on 01/02/2025, effective 01/01/2025.

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 01/01/2025**

Location	Unit Size	FFY 2024	FFY 2025	+/-	%
MT/BB	0BR	\$ 438.00	\$ 478.00	\$ 40.00	9.1%
MT/BB	1BR	\$ 453.00	\$ 486.00	\$ 33.00	7.3%
MT/BB	2BR	\$ 601.00	\$ 645.00	\$ 44.00	7.3%
FAM	2BR	\$ 457.00	\$ 489.00	\$ 32.00	7.0%
FAM	3BR	\$ 626.00	\$ 667.00	\$ 41.00	6.5%
FAM	4BR	\$ 615.00	\$ 656.00	\$ 41.00	6.7%
FAM	5BR	\$ 718.00	\$ 765.00	\$ 47.00	6.5%