



REVIEW AND COMMENT

PUBLIC HOUSING FLAT RENT SCHEDULE

EFFECTIVE 11/01/2025

09/24/2025: Pursuant to **24 CFR §960.253(b)** and HUD guidance (PIH 2014-12; PIH 2015-13), the Knox County Housing Authority (KCHA) has completed its annual review of the **Public Housing Flat Rent Schedule** for **FFY 2026**. Federal law requires PHAs to set flat rents at **no less than 80% of the applicable Fair Market Rent (FMR)** and to review/update flat rents annually as FMRs change. Because FMRs represent **shelter plus utilities**, KCHA must adjust flat rents to reflect who pays utilities; where the family pays utilities directly, KCHA applies the **Public Housing utility allowance** to set a compliant flat rent. At admission and at each annual reexamination, families may elect the **flat rent** or the **income-based rent**.

Public Review & Comment Period: September 24, 2025 – October 24, 2025

During this window, the draft **FFY 2026 PH Flat Rent Schedule** and supporting materials will be available for public review. Written comments from residents and the public are invited and will be considered prior to Board action.

Basis for Proposed Revisions: HUD released updated **FMRs for FY 2026 (10/1/2025–9/30/2026)**. KCHA used those FMRs, together with KCHA's proposed **Public Housing utility allowance schedule**, to calculate proposed flat rents that meet the **≥80% of FMR** requirement and appropriately account for tenant-paid utilities.

Anticipated Board Action: Following the close of the comment period, the proposed FFY 2026 Flat Rent Schedule will be presented to the **KCHA Board of Commissioners** for adoption on or about **10/28/2025**, with an **effective date of 11/01/2025**, consistent with HUD requirements.

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 11/01/2025

Location	Unit Size	FFY 2025	FFY 2026	+/-	%
MT	0BR	\$ 478.00	\$ 506.00	\$ 28.00	5.9%
MT	1BR	\$ 486.00	\$ 507.00	\$ 21.00	4.3%
MT	2BR	\$ 645.00	\$ 672.00	\$ 27.00	4.2%
FAM	2BR	\$ 489.00	\$ 498.00	\$ 9.00	1.8%
FAM	3BR	\$ 667.00	\$ 688.00	\$ 21.00	3.1%
FAM	4BR	\$ 656.00	\$ 668.00	\$ 12.00	1.8%
FAM	5BR	\$ 765.00	\$ 787.00	\$ 22.00	2.9%
BB	1BR	\$ 486.00	\$ 505.00	\$ 19.00	3.9%
BB	2BR	\$ 645.00	\$ 670.00	\$ 25.00	3.9%