



REVIEW AND COMMENT

PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 11/01/2025

09/24/2025: Pursuant to **24 CFR 965.502** and **24 CFR 965.507**, the Knox County Housing Authority (KCHA) has completed its annual review of the **Public Housing Utility Allowance (UA) Schedule** for resident-paid utilities (electric, natural gas, water, sewer, and trash). Federal regulations require PHAs to establish utility allowances, review the basis at least annually, and revise allowances when warranted by rate changes or other factors (including a single or cumulative change of **10% or more**).

Review & Comment Window: September 24, 2025 through October 24, 2025.

During this period, the draft **FFY 2026 PH Utility Allowance Schedule** and supporting study materials will be available for public review. Written comments are invited from residents and the general public.

Basis for Proposed Revisions: As in prior years, KCHA's analysis incorporates current utility rates/charges, updated climate and usage data, and adjustments for **energy-efficiency measures** (e.g., windows, water heaters, insulation, water-saving fixtures) across KCHA's portfolio of **424** public housing units. The review compares the new data to the previously applied rates/charges to determine whether revisions are warranted for each structure type and bedroom size. Based on the utility study, KCHA anticipates revisions to the **Public Housing Program Utility Allowance Schedule** effective **November 1, 2025**, subject to Board action.

Anticipated Board Action: The proposed UA 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
Utility Allowance Schedule Review and Comment
Attn: Derek Antoine
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Galesburg, IL 61401
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KNOX COUNTY HOUSING AUTHORITY, IL

PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 1

UPDATE 2025

Building Type: High Rise Apartment

Moon Towers IL-085-001						
(Boiler Heat & WH) (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F,C)	\$50.00	\$52.00	\$61.00			

Building Type: High Rise Apartment

Blue Bell Tower IL-085-003						
(Boiler Heat & WH) (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F,C)	\$51.00	\$54.00	\$63.00			

Building Type: Semi-Detached/Duplex

Scattered Sites Family						
IL-085-002 (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,F)			\$59.00	\$69.00	\$74.00	\$81.00
Natural Gas (H,WH,C)			\$78.00	\$89.00	\$98.00	\$101.00
Water			\$32.00	\$38.00	\$44.00	\$49.00
Sewer			\$40.00	\$50.00	\$61.00	\$72.00
Trash Collection			\$26.00	\$26.00	\$26.00	\$26.00
Totals			\$235.00	\$272.00	\$303.00	\$329.00

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas costs.

L&A= Lights & Appliances

F= Fan Motor for Heating

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Ins= Insulation

WS= Water Saving Appliances

Note: Public Housing utility allowances are calculated similar to method of utility providers. These allowances are not calculated by end use (like Section 8), but by total usage for each utility type.

KNOX COUNTY HOUSING AUTHORITY, IL

PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES

Chart 2

UPDATE 2025

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Moon Towers IL-085-001	0	\$45.00	\$50.00	\$5.00
	1	\$45.00	\$52.00	\$7.00
	2	\$51.00	\$61.00	\$10.00
Bluebell Tower IL-085-003	0	\$45.00	\$51.00	\$6.00
	1	\$45.00	\$54.00	\$9.00
	2	\$51.00	\$63.00	\$12.00
Scattered Sites Family IL-085-002	2	\$207.00	\$235.00	\$28.00
	3	\$237.00	\$272.00	\$35.00
	4	\$267.00	\$303.00	\$36.00
	5	\$295.00	\$329.00	\$34.00

*Proposed allowances include the average for electric & natural gas summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.

