



REVIEW AND COMMENT

PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 01/01/2025

12/04/2024: 24 CFR 965.502 requires that PHAs shall establish allowances for PHA-furnished utilities for all check metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers. 24 CFR 965.507 stipulates that PHAs shall review at least annually the basis on which utility allowances have been established and shall establish revised allowances. Further, the regulations state that PHAs may revise allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based.

The Knox County Housing Authority, IL, Public Housing (Conventional) utility allowances were calculated with updated Customization & Energy Efficiency Measures criteria and current utility rates and charges, for electric, natural gas, water, sewer, and trash collection utilities. New climate data did change from previous analysis. The Agency has 424 dwelling units at 3 developments where utility allowances are developed by structure type and unit size, for resident-paid utilities. Additionally, all the developments have one or more of the following energy efficient items: windows, water heaters, insulation, and water saving appliances. Once the data was collected, comparisons were made to the previously applied rates and charges. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule. The Nelrod Company has provided support documentation for its analysis and recommendation.

The Knox County Housing Authority PH Utility Allowance schedule shall be presented to the Board of Commissioners for adoption 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
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



KNOX COUNTY HOUSING AUTHORITY, IL PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES Chart 1

UPDATE 2024

Building Type: High Rise Apartment

Moon Towers, Blue Bell Tower IL-085-001, 003 (Boiler Heat & WH) (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)	\$45.00	\$45.00	\$51.00			

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)			\$44.00	\$50.00	\$57.00	\$63.00
Natural Gas (H,WH,C)			\$72.00	\$81.00	\$88.00	\$94.00
Water			\$31.00	\$36.00	\$42.00	\$48.00
Sewer			\$35.00	\$45.00	\$55.00	\$65.00
Trash Collection			\$25.00	\$25.00	\$25.00	\$25.00
Totals			\$207.00	\$237.00	\$267.00	\$295.00

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

L&A= Lights & Appliances

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.