



POSTING PERIOD
September 01, 2016
through
September 30, 2016

Housing Choice Voucher
Payment Standard Schedule

<u>Current</u>	<u>Proposed</u>
0-BR: \$387.00	\$415.00
1-BR: \$468.00	\$492.00
2-BR: \$627.00	\$654.00
3-BR: \$778.00	\$818.00
4-BR: \$945.00	\$945.00
5-BR: \$1,087.00	\$1,087.00

Please submit all questions or comments regarding the changes in rent to us in writing to:

Knox County Housing Authority
HCV Payment Standards
Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401

Phone: 309.342.8129 Ext. 223
Fax: 309.342.7206
E-mail: dantoine@knoxhousing.org

Review and Comment

Changes to KCHA

HCV Payment

Standards

Effective 10-01-2016

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, 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.