

Peoria Housing Authority

Moving Families Forward

PROPOSED FY2025 LOW-INCOME PUBLIC HOUSING FLAT RENT SCHEDULE

The Department of Housing and Urban Development Fair Market Rents for FY2025

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
\$790	\$1,003	\$1,300	\$1,364	\$1,569

Peoria Housing Authority Proposed Flat Rents for FY2025 80% of FMR - minimal

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
\$632	\$802	\$1,040	\$1,091	\$1,255

The PHA will gather all comments for review at the close of the comment period. PHA will consider comments for 30 days between 10/04/2024-11/04/2024. All written comments will be retained by PHA and shall be available for public inspection.

Proposed Effective Date of Implementation: January 1, 2025


Armecca Crawford, CEO

Date: 10/04/2024



Peoria Housing Authority

Moving Families Forward

TO: BOARD OF COMMISSIONERS

FROM: RACHEL POLLARD, CHIEF OPERATING OFFICER

DATE: NOVEMBER 4, 2024

RE: RESOLUTION 112124-02 APPROVAL OF THE LOW-INCOME PUBLIC HOUSING (LIPH) 2025 FLAT RENT SCHEDULE.

OBJECTIVE: The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to offer families residing in public housing an annual choice of rent based on either the family's income or a "flat rent" amount generally based on 80% of fair market rents for the PHA's jurisdiction, as determined by HUD;

PRESENT: On behalf of Armeca Crawford, Chief Executive Officer (CEO), the PHA seeks approval of Resolution 112124-02 to adopt the proposed flat rent schedule effective January 1, 2025. PHAs must provide families with a choice of rent at the beginning of their occupancy and at their reexamination, and PHAs are required to determine flat rents annually, generally at no less than 80% of that fiscal year's Fair Market Rent (or Small Area Fair Market Rent)
The Administration has also established that the new flat rent amounts do not exceed the 35% annual increase amount.

The Administration posted the proposed Flat Rents and Analysis for a 30-day public comment period on October 4, 2024. As of November 04, 2024, the end of the public comment period, there have been no questions/comments submitted.

ADVANTAGES: Recommended action is consistent with HUD Notice PIH 2021-27 and the FY 2014 Appropriations Act.

DISADVANTAGES: The Administration is not aware of any disadvantages.

ACTION: The Administration recommends approval of Resolution 112124-02 for the proposed LIPH Flat Rents Schedule effective January 1, 2025.

The Administration informs the Board as follows:

THAT The Administration has conducted a review of the 2025 FMR and proposes to set the flat rent at 80% of FMR by bedroom size, which resulted in an increase in flat rent across the board.

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The proposed Flat Rent Schedule and Analysis are attached.

THAT The Administration has also established that the new flat rent amounts do not exceed the 35% annual increase amount in monthly rental payments per bedroom size.

THAT the Administration recommends the Board's approval of Resolution 112124-02 to adopt the new Flat Rent Schedule effective January 1, 2025.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peoria Housing Authority, based on the Administration's recommendation, do hereby approve Resolution 112124-02 to adopt the LIPH 2025 Flat Rent Schedule presented. This Resolution shall take effect January 1, 2025.

BY: _____
Its Chairperson

ATTEST: _____
Its Secretary

Peoria Housing Authority

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**PUBLIC NOTICE
LOW-INCOME PUBLIC HOUSING
PROPOSED FLAT RENT SCHEDULE FY-2025
COMMENT PERIOD 10/04/2024-11/04/2024**

HUD requires PHAs to allow families residing in public housing a choice of rent annually. The choice of rent is based on either the family's income or is a "flat rent" amount generally based on 80% fair market rents for the PHA's jurisdiction as determined by HUD. PHAs are required to provide families a choice of rent at the onset of occupancy and at their reexamination. PHAs must determine flat rents annually, generally at no less than 80% of that fiscal year's Fair Market Rent (or Small Area Fair Market Rent). PHAs do not need to seek prior approval to set their flat rent at any level between 80-100% of the Fair Market Rent. PHAs have 90 days from the effective date of that fiscal year's Fair Market Rent to implement its flat rent, 24 CFR 960.25.

As a result of the 2025 Fair Market Rent (FMR) updates released by the U.S. Department of Housing and Urban Development (HUD) on August 14, 2024, **PHA's Flat is proposed at 80% of the FY2025 FMRs for Peoria County, IL.**

The attached flat rent schedule will be effective on January 1, 2025

A copy of the documents describing the basis on which the Flat Rents schedule were established are available at the following [FY 2025 Fair Market Rent Documentation System — Calculation for Peoria, IL HUD Metro FMR Area \(huduser.gov\)](#), scanning the below code and at our offices located at:



Peoria Housing Authority
100 S. Richard Pryor Place
Peoria, IL 61605

Comments can be submitted by **November 4, 2024** to:

Email: Comments@peoriahousing.org
Mail or in-person
Peoria Housing Authority
Attn: PHA Annual Plan
100 S. Richard Pryor Place, Peoria, IL 61605

