

Memorandum

Pat Quinn, Governor



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Management Bulletin #450

Date: October 24, 2014

To: Owners/Agents of Section 8, Mod-Rehab, Section 236 and HOME developments

From: Diane Smith, Assistant Director
Asset Management Services

Re: **40th Percentile and 50th Percentile
Fair Market Rents for Fiscal Year 2015**

The Department of Housing and Urban Development (“HUD”) published the final 40th and 50th percentile Fair Market Rents (“FMRs”) in the October 3, 2014 Federal Register and in the online version of the Federal Register on the same day. **The final fiscal year FMRs were effective October 1, 2014**, and should be used to determine whether comparability applies for Section 8 properties that are still under their original HAP contracts. The FMRs may also be used to determine initial renewal rents for some expiring project-based Section 8 contracts and to determine annual rent adjustments in the Section 8 Mod Rehab Program. The HAP contracts affected for the 2015 fiscal year are those beginning October 1, 2014 through September 30, 2015. You may access the FMRs in HUD’s website at <http://www.huduser.org/portal/datasets/fmr.html>.

The notice sets final FMRs to reflect the 50th percentile rent levels for those locations within each state where appropriate. The areas that are at the 50th percentile are denoted with an asterisk, namely, **Chicago**, the six county area (Cook, DuPage, Kane, Lake, McHenry and Will).

Please read the entire notice to insure you understand its impact on your property’s rent determination. You should contact your Program Administration Officer with any questions regarding the appropriate FMRs to use when submitting your Section 8 rent request package.