

November 18, 2025

POSTING FOR COMMENT

The Housing Authority of Kansas City, MO has completed a review of its Public Housing flat rents as required by regulations. It is required that flat rents established are no lower than 80% of the current HUD-published Small Area Fair Market Rents (SAFMR). The proposed effective date for the flat rents is February 1, 2026. See Exhibit A & B.

The Housing Authority will visit each Development for explanation and comments beginning November 18, 2025. The Housing Authority will also accept written comments through February 1, 2026. Written comments must be received before 5:00 p.m. on February 1, 2026, and must be submitted to:

The Housing Authority of Kansas City, Missouri
Attention Jacquelyn Banks
3822 Summitt
Kansas City, Missouri 64111

OR at Email to: jbanks@hac.org
Attention: Director of Housing Operations

3822 Summit.
Kansas City, MO 64111

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(816) 968-4100



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HOUSING AUTHORITY OF KCMO FLAT RENT SCHEDULE

Effective February 1, 2026

PROPERTY	BEDROOM SIZE						
	0	1	2	3	4	5	
Guinotte Manor 64106		\$964	\$1,097	\$1,450	\$1,737		
Theron B. Watkins 64106		\$955	\$1,088	\$1,440	\$1,726	\$1,998	
Wayne Miner 64106					\$1,443	\$1,729	
Wayne Miner 64127					\$1,003	\$1,209	
West Bluff 64108			\$1,231	\$1,398	\$1,839	\$2,201	
Brush Creek 64130	\$752	\$816	\$928				
Dunbar Gardens (Gas Heat) 64128	\$611	\$675	\$764				
Dunbar Gardens (Electric Heat) 64128	\$585	\$649	\$727				
Pemberton Heights 64130		\$778	\$887				
Riverview Gardens 64106		\$958	\$1,088	\$1,440	\$1,727		
Scattered Sites Central (Row/Townhouse) 64123			\$629				
Scattered Sites Central (Semi Detached/Duplex) (Overton)64133			\$758	\$1,004			
Scattered Sites Central (Semi Detached/Duplex) 31st&32nd 64129			\$662	\$876			
Scattered Sites Central (House - Electric) E 38th 64133			\$736	\$978			
Scattered Sites Central (House - Gas)			All Other Scattered Sites Please See				
Scattered Sites Central (House - (mixed fuel - gas stove))		Flat Rent Chart minus Utility Allowance					
Scattered Sites Central (House - (mixed fuel - electric stove))							
Scattered Sites South (Row House/Townhouse)							
Scattered Sites South (Semi Detached/Duplex)							
Scattered Sites South (Detached House)							
Scattered Sites North (Row House/Townhouse)							
Scattered Sites North (Semi Detached/Duplex)							
Scattered Sites North (Detached House)							
Cardinal Ridge (Mixed Income Site) 64136		\$996	\$1,101	\$1,446			
Crooked Creek (Mixed Income Site) 64118			\$945	\$1,387			
Willow Glen Town Homes (Mixed Income Site) 64118			\$1,185	\$1,559			
Willow Glen Apartments/North Park Place (Mixed Income Site) 64118		\$1,067	\$1,206				
Mount Cleveland Heights (Mixed Income Site) 64130				\$1,031			
Beacon Park (Mixed Income Site) 64108			\$1,367	\$1,787			