



*A New Foundation of Hope*

2026 W. Main Street  
Springfield, OH 45504  
[www.smhaohio.org](http://www.smhaohio.org)

P: 937.325.7331  
F: 937.325.3657  
[spgfldhousing@smhaohio.org](mailto:spgfldhousing@smhaohio.org)

## **2026 PUBLIC HOUSING – NEW FLAT RENTS**

Effective January 1, 2026, the Springfield Metropolitan Housing Authority (SMHA) developed a new utility allowance for each housing development that requires residents to pay for the gas and electric service. SMHA adjusted each household utility allowance to the new utility rate. The new utility allowance will be implemented at a resident’s next recertification.

HUD requires that Utility Allowances be adjusted when there has been at least a 10% increase or decrease in utilities.

SMHA proposed new flat rents based on the HUD requirements that mandates flat rents to be no lower than 80% of the current HUD Fair Market Rent (FMR) The new flat rents will ONLY AFFECT those residents who pay flat rent. The new amount will become effective at their 2026 annual recertification.

FLAT RENT EFFECTIVE 1-1-2026	SINGLE FAMILY DEVELOPMENTS	MULTI-FAMILY DWELLING / HIGH-RISE
0 BEDROOM	N/A	\$610.00
1 BEDROOM	\$674.00 MINUS UTILITY ALLOWANCE	\$674.00
2 BEDROOM	\$885.00 MINUS UTILITY ALLOWANCE	\$885.00
3 BEDROOM	\$1,084.00 MINUS UTILITY ALLOWANCE	N/A
4 BEDROOM	\$1,258.00 MINUS UTILITY ALLOWANCE	N/A
5 BEDROOM	\$1,446.00 MINUS UTILITY ALLOWANCE	N/A

***Note: Utility Allowances vary by building type and location from Springfield and New Carlisle.***

Notice to residents about the changes was provided on October 1, 2025 and the residents had a 30-day period to submit comments. The proposed changes were presented to the SMHA Board of Commissioners at the November 2025 regular meeting that was held at the Main Office on 2026 W. Main Street, Springfield, OH 45504.



TTD 1-800-545-1833 Ext. 475  
TTY 1-800-750-0750 Ext. 711





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## **PUBLIC HOUSING 2026 UTILITY ALLOWANCE CHART**

		21-24 Scattered Sites	
21-23 Robinson/Klobdenz/Perry		Detached House - Pier-Beam	
Row House/Townhouse - Slab		2bd	\$137.00
2bd	\$128	3bd	\$152.00
3bd	\$142	Detached House - Basement	
4bd	\$146	2bd	\$148.00
5bd	\$160	3bd	\$166.00
21-23 Scattered Sites		21-24 New Carlisle Scattered Sites	
Detached House - Slab		Semi-Detached/Duplex - Slab	
2bd	\$134.00	2bd	\$119.00
3bd	\$148.00	Semi-Detached/Duplex - Basement	
Detached House - Basement		3bd	\$146.00
2bd	\$148.00	Detached House - Pier-Beam	
3bd	\$166.00	3bd	\$133.00
Detached House - Pier-Beam		21-24 Cecil Apartments	
2bd	\$137.00	Row House/Townhouse - Slab	
3bd	\$152.00	All Electric	\$172.00

21-25 Scattered Sites		Lincoln Park Apartments	
Detached House - Slab		Detached House - Slab	
2bd	\$134.00	2bd	\$123.00
3bd	\$148.00	3bd	\$133.00
4bd	\$160.00	Detached House - Basement	
5bd	\$172.00	2bd	\$135.00
Detached House - Pier-Beam		3bd	\$150.00
2bd	\$137.00	4bd	\$164.00
3bd	\$152.00	Semi-Detached/Duplex - Slab	
Detached House - Basement		1bd	\$111.00
2bd	\$148.00	2bd	\$119.00
3bd	\$166.00	3bd	\$133.00



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## ***SMHA 2026-LIPH-Individual Relief Medical Equipment Allowances***

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<b>Item</b>	<b>Utility Allowance</b>
Oxygen Concentrator	\$33.00
Nebulizer	\$1.00
Electric Hospital Bed	\$1.00
Alternating Pressure Pad	\$8.00
Low Air-Loss Mattress	\$13.00
Power Wheelchair/Scooter	\$5.00
Feeding Tube Pump	\$13.00
CPAP Machine	\$1.00
Leg Compression Pump	\$3.00
Dialysis Machine/Equipment	\$7.00