



Regulatory & Housing Compliance Department

901 N. Broadway • Knoxville, TN 37917-6699
865.403.1100 • Fax 865.594.0266
800.848.0298 (Tennessee Relay Center)
www.kcdc.org

October 9, 2025

Dear Autumn Landing/Nature's Cove Resident,

KCDC has completed the required baseline Utility Allowance (U/A). As a result, a significant decrease has been calculated based on actual utility costs at Autumn Landing and Nature's Cove, and a request to adjust the U/A has been submitted to the United States Department of Housing and Urban Development (HUD). A reduction in utility allowance amounts will result in an increase in tenant rent. Whenever a decrease exceeds 15% of the most recent utility allowance amount and that decrease is equal to or greater than \$10, the decrease must be phased in. This change will take effect on 04/01/2026.

Apartment Size	2025	2026 – Prior to Phase In	Difference
1 Bedroom	\$82.00	\$64.00	-\$18.00
2 Bedroom	\$116.00	\$90.00	-\$26.00
3 Bedroom	\$138.00	\$115.00	-\$23.00
4 Bedroom	\$175.00	\$151.00	-\$24.00

Apartment Size	2026 – Phase In Effective 4/1/2026	2027 – Phase In (Completed)
1 Bedroom	\$70.00	\$64.00
2 Bedroom	\$99.00	\$90.00
3 Bedroom	\$117.00	\$115.00
4 Bedroom	\$149.00	\$151.00

You have the right to participate as provided in §245.420. A copy of the materials that we are submitting to HUD/CA in support of our request will be available during normal business, Monday – Friday, 7:30 am – 4:00 pm, at the following locations: Autumn Landing, located at 6331 Pleasant Ridge Road; KCDC's Main Office, located at 901 N. Broadway; and on KCDC's website at www.kcdc.org from the date of service of this notice for inspection and copying by tenants of Autumn Landing and Nature's Cove and, if the tenants wish, by legal or other representatives acting for them individually or as a group.

During a period of 30 days from the date of service of this notice, tenants of Autumn Landing and Nature's Cove may submit written comments on the proposed rent adjustment to us at : Autumn Landing, located at 6331 Pleasant Ridge Road; KCDC's Main Office, located at 901 N. Broadway; and on KCDC's website at www.kcdc.org. Tenant representatives may assist tenants in preparing those comments. These comments will be transmitted to HUD/CA, along with our evaluation of them and our request for a decrease.



You may also send a copy of your comments directly to the United State Department of Housing and Urban Development at the following address:

United States Department of Housing and Urban Development
710 Locust Street, Suite 300
Knoxville, TN 37902

Or e-mail your comments to: www.hud.gov/states/tennessee HUD will approve, adjust upward or downward, or disapprove the proposed UA decrease upon reviewing the request and comments. When HUD advises us in writing of the decision on our request, you will be notified. If the request is approved, any allowable adjustment will be put into effect only after a period of at least 30 days from the date you are served with that notice and in accordance with the terms of existing leases.

Sincerely,

A handwritten signature in black ink that reads "Stacey L. Ayres". The signature is written in a cursive, flowing style.

Stacey L. Ayres
Compliance Director

cc: Penny Howell, Property Manager
Autumn Landing

**KCDC
2026 Baseline Utility Analysis
Autumn Landing
Comment Form**

Tenant Name (Print): _____

Comments:

Tenant Signature

Date

Tenant Representative

Date

