



Regulatory & Housing Compliance Department

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800.848.0298 (Tennessee Relay Center)
www.kcdc.org

March 24th, 2026

Dear Five Points 3 Resident,

Take notice that on June 1st, 2026, we plan to submit a request for approval of an increase in the maximum permissible rents for Five Points 3 to the United States Department of Housing and Urban Development (HUD). The proposed increase is needed for the following reason:

A decrease in the utility allowance following KCDC's triennial baseline utility consumption analysis of Five Points 3.

The rent increases for which we have requested approval are:

Table with 5 columns: Bedroom Size, Current Rent, Proposed Rent, Current Utility Allowance, Proposed Utility Allowance. Rows for 1, 2, and 3 bedrooms.

A copy of the materials that we are submitting to HUD in support of our request will be available during normal business hours at 381 McConnell Street for a period of 30 days from the date of service of this notice for the purpose of inspection and copying by tenants of Five Points 3, 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 Five Points 3 may submit written comments on the proposed rent increase to us at 381 McConnell Street. Tenant representatives may assist tenants in preparing those comments. (If, at HUD's request or otherwise, we make any material change during the comment period in the materials available for inspection and copying, we will notify the tenants of the change or changes, and the tenants will have a period of 15 days from the date of service of this additional notice (or the remainder of any applicable comment period, if longer) in which to inspect and copy the materials as changed and to submit comments on the proposed rent increase). These comments will be transmitted to HUD along with our evaluation of them and our request for the increase. You may also send a copy of your comments directly to HUD at the following address:

Knoxville HUD Office – 710 Locust Street SW #300, Knoxville, TN 37902

RE: TN37RD00014 – Five Points 3

HUD will approve, adjust upward or downward, or disapprove the proposed rent increase upon reviewing the request and comments. When HUD advises us in writing of its decision on our request, you will be notified. If the request is approved, any allowable increase 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,

Stacey L. Ayres (handwritten signature)

Stacey L. Ayres
Compliance Director

cc: Jaycee Jackson, Property Manager Five Points 3



**KCDC Resident Comment Form  
Five Points 3  
2026 Utility Allowance Decrease/Rent Increase**

**Tenant Name (Print):** \_\_\_\_\_

**Comments:**

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant Representative**

\_\_\_\_\_  
**Date**



Apt#	Average monthly bill
339-0002	\$ 149.46
339-0003	\$ 183.75
339-0005	\$ 76.01
339-0007	\$ 129.73
339-0008	\$ 48.40
339-0009	\$ 85.92
339-0010	\$ 58.55
339-0011	\$ 164.62
339-0012	\$ 85.67
339-0013	\$ 165.97
339-0014	\$ 60.82
339-0016	\$ 71.32
339-0017	\$ 74.27
339-0018	\$ 102.72
339-0019	\$ 206.44
339-0020	\$ 89.24
339-0021	\$ 68.38
339-0022	\$ 199.20
339-0023	\$ 123.59
339-0024	\$ 241.67
339-0025	\$ 112.23
339-0026	\$ 52.82
339-0027	\$ 72.40
339-0029	\$ 88.78
339-0030	\$ 96.58
339-0031	\$ 140.51
339-0033	\$ 107.58
339-0034	\$ 93.91
339-0035	\$ 72.33
339-0036	\$ 68.62
339-0038	\$ 160.98
339-0039	\$ 84.85
339-0040	\$ 82.41
339-0042	\$ 75.25
339-0043	\$ 89.83
339-0044	\$ 59.68

N/A for FP3 N/A for FP3

1 Bdr	2 Bdr	3 Bdr	4Bdr	5Bdr	
\$ 81.39	\$ 102.65	\$ 155.70	#DIV/0!	#DIV/0!	BDR Averages

2026 Previous Year Comparison (baseline year)					
1 Bdr	2 Bdr	3 Bdr	4Bdr	5Bdr	
\$ 89.00	\$ 125.00	\$ 165.00	N/A	N/A	2025 UA
\$ 81.39	\$ 102.65	\$ 155.70	#DIV/0!	#DIV/0!	Baseline Yr Avgs
\$ 7.61	\$ 22.35	\$ 9.30	#VALUE!	#VALUE!	\$ DIFF
NO	YES	NO	#VALUE!	#VALUE!	Phase-in Req?
<b>\$ 81</b>	<b>\$ 106</b>	<b>\$ 156</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>Proposed UA 6-1-2026</b>

339-0045	\$	132.83
339-0048	\$	68.69
339-0050	\$	99.77
339-0052	\$	134.59
339-0053	\$	89.00
339-0054	\$	158.66
339-0055	\$	37.13
339-0056	\$	94.39
339-0057	\$	151.43
339-0058	\$	147.06
339-0059	\$	138.15
339-0060	\$	134.88
339-0063	\$	92.14
339-0064	\$	71.33
339-0065	\$	68.48
339-0066	\$	65.93
339-0067	\$	101.76
339-0069	\$	70.96
339-0070	\$	198.21
339-0073	\$	89.08
339-0074	\$	77.91
339-0075	\$	58.69
339-0076	\$	55.33
339-0079	\$	102.91
339-0080	\$	61.24