

SECTION 8 FAIR MARKET RENTS (Effective October 1, 2016)

Certified Bedroom Size	HUD FAIR MARKET RENTS (FMR) (Estimated GROSS Rent: (Landlord Pays ALL Utilities and provides appliances)	Estimated Base Rent must fall below the following amounts if: 1) The Unit meets HQS Standards 2) The Tenant pays all utilities and provides their own appliances 3) The rent is REASONABLE when compared to 3 non-subsidized units in the same area.
Efficiency	\$566	Approx. \$450 + utilities
1	\$657	Approx. \$500 + utilities
2	\$822	Approx. \$600 + utilities
3	\$1028	Approx. \$775 + utilities
4	\$1133	Approx. \$800 + utilities
5	\$1302	Approx. \$900 + utilities
6	\$1472	Approx. \$1000 + utilities

** Tenants may be required to pay ALL or some of the utilities, services and provide their own stove and refrigerator

Security Deposit: Owners may charge the family the current market practice. The family is responsible for paying a security deposit.

HOUSING CHOICE VOUCHER PROGRAM

The maximum amount that the Housing Authority will pay is an amount equal to the Payment Standard minus 30% of the family's adjusted monthly income.

Voucher Work Sheet:

- \$ _____ 1. Payment Standard for _____ Bedroom
- \$ _____ 2. Minus 30% of Family Monthly Adjusted Income
- \$ _____ 3. Equals Estimated Housing Assistance Payment (HAP) (Line 1 minus 3)

The Housing Authority establishes the Payment Standard.

The Payment Standard is based on the cost of housing and utilities for your area.

The Payment Standard depends on the family composition and the bedroom size of the unit. For example, the payment standard is higher for families requiring 3-bedroom units than for families requiring 1-bedroom units.

Maximum Rent at Initial Occupancy

If the total rent is more than the Payment Standard and the rent is reasonable, the family must pay the difference. At the time a family initially receives tenant-based assistance for occupancy of a dwelling unit, the family share may not exceed 40% of the family's monthly-adjusted income.

The family share is the gross rent minus the housing assistance payment.

The family may ask the Housing Authority to assist them in negotiating a lower rent to the owner.

MOVING INTO A UNIT BEFORE IT PASSES INSPECTION.

IMPORTANT! HAP Contract and Lease are dated the day after the unit passes inspection. The Housing Authority is NOT responsible for paying rent to a landlord until after the unit passes inspection and they sign a contract. The family is responsible for all rent before the date of the contract. The Housing Authority IS NOT responsible for any portion of the rent when a family moves in before the unit passes inspection. The Housing Authority is NOT involved in a private tenant / landlord agreement.