

Section 8 Housing Choice Voucher Payment Standards

EFFECTIVE - November 1, 2021 (new/movers)

EFFECTIVE - January 1, 2022 (annuals)

0 BEDROOM	\$	970
1 BEDROOM	\$	1,130
2 BEDROOM	\$	1,395
3 BEDROOM	\$	1,800
4 BEDROOM	\$	2,185
5 BEDROOM	\$	2,510
6 BEDROOM	\$	2,840

SECTION 8 EXISTING HOUSING

ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICE

EFFECTIVE – November 1, 2021 (no change)

M= Multiple Dwelling (Includes Low-Rise Bldgs. (4 or less stories) and High Rise Bldgs. (5 or more stories)

T/D= Townhouse/Duplex (Includes Semi-Detached, Bungalows and Rowhouses)

SF= Single Family Home

UTILITY/ APPLIANCE	0-BR	1-BR			2-BR			3-BR			4-BR			5-BR	6-BR	
		M	T/D	SF	M	T/D	SF	M	T/D	SF	M	T/D	SF			
HEATING Gas	33	35	47	64	59	69	90	67	86	100	94	101	114	138	152	
	District Energy	23	42	42	53	61	61	72	66	66	82	84	84	100	89	93
	Electric	24	31	63	79	42	72	123	58	80	119	67	91	130	140	144
COOKING Gas	5	6			11			13			14			15	16	
	Electric	7	8			13			15			17			19	21
OTHER ELECTRIC	14	22			35			45			50			52	58	
WATER HEATING Gas	8	9			17			21			25			27	31	
	District Energy	7	14			21			21			30			30	33
	Electric	11	13			21			25			32			42	45
WATER & SEWER	25	35	49	49	40	53	53	45	62	62	50	75	75	83	97	
TRASH COLLECTION	10	10	25	25	10	34	34	10	36	36	10	36	36	36	36	
RANGE	4	4			4			4			4			4	4	
REFRIGERATOR	5	5			5			5			5			5	5	

MAXIMUM RENT LIMITATION

Rent + Utilities = Gross Rent

Gross rents must be at or below the Payment Standard (see other side of this form).

The PHA has policies limiting the amount of rent that can be approved for any rental unit you select:

- The rent plus any utilities that you pay should not be more than the Payment Standard. The PHA limits the contract rent to be at or below the Payment Standard minus the Utility Allowance.
- The rent for the unit you select must be reasonable as compared to similar units that are not being assisted with Section 8.

When you are shopping for a unit, use the Utility Allowance chart on the other side of this document:

Contract Rent _____	Contract Rent _____	Contract Rent _____
Utility _____	Utility _____	Utility _____
Allowances + _____	Allowances + _____	Allowances + _____
Total _____	Total _____	Total _____

40% AFFORDABILITY LIMITATION

In some cases, the 40% affordability limitation can be granted.

1. _____ 30% of monthly adjusted income

2. _____ 40% of monthly adjusted income

3. _____ Payment standard for voucher size or size of the unit
(smaller of)

4. _____ Maximum Housing Assistance Payment
(line 3 minus line 1)

5. _____ Maximum allowable gross rent (rent plus utility allowances)
(line 2 plus line 4)

The amounts shown above are based on the current household and income that you have reported to us. If your household members or income should change, you need to call your worker immediately so they can re-calculate these amounts. We must use current and correct income figures when you lease up in a unit.