

HOUSING VOUCHER FACT SHEET

Families who hold a Housing Voucher are able to secure reasonable housing at their own choice. The Voucher subsidy is determined by Gross Rent or the Applicable Payment Standard based on the family's unit size, per HUD occupancy standards. The family will use the information about the Voucher subsidy to decide if the unit they have selected is reasonable and within their budget. A Voucher holder may not pay more than 40% of their adjusted income toward rent. However, the maximum subsidy is calculated by using the lower of the Voucher Payment Standard or the gross rent **minus** the total tenant payment.

The family is encouraged to shop wisely and investigate a wide range of housing opportunities. The family may rent a larger unit than assigned, but the allocated Applicable Payment Standard for the family size will still determine the subsidy. This will more than likely require the family to pay a higher portion of the rent. Should a smaller unit be selected, the Payment Standard for the smaller unit will apply. However, the unit must comply with the Housing Quality Standards space requirement.

It is the family's responsibility to negotiate directly with the landlord to secure rental accommodations suited to their needs, and for the best lease terms. The lease must not be for less than one (1) year.

A Voucher holder can, by abiding by the rules of the Program, participate in the Program as long as funds are available and the family remains eligible. In order for a Family to move with continued assistance or to exercise portability (moving outside of the Housing Authority's jurisdiction), the Family must be in compliance with all program procedures and regulations.