

HOUSING CHOICE VOUCHER PROGRAM PAYMENT STANDARDS

Families participating in the Housing Choice Voucher (HCV) program benefit from a subsidy each month to help pay their rent and utilities. The subsidy varies for each family depending upon the family's size and income.

The U. S. Department of Housing and Urban Development (HUD) has mandated that PHAs in selected metropolitan areas, including Decatur Housing Authority, begin using Fair Market Rents (FMRs) based on zip codes, called Small Area Fair Market Rents (SAFMRs), to establish payment standards, effective April 1, 2018. The Payment Standard is the maximum amount of assistance a family can receive and is based on the area's fair market rent and funding from HUD.

Payment standards are not the maximum rent that can be charged by landlords. This is the maximum amount of assistance a family can receive, but your monthly payment from the housing authority may be different.

The amount of rent a landlord can charge must be "reasonable" in comparison to unassisted rental units in the neighborhood with similar amenities.