

## SUBSIDY PAYMENT STANDARDS HOUSING CHOICE VOUCHER PROGRAM

Section 8 Housing Choice Voucher participants shall be issued a Housing Choice Voucher (HCV) based on subsidy standards and occupancy standards listed below;

Number of Bedrooms	Subsidy Standard Amount	Occupancy Standard	
		Minimum Persons	Maximum Persons
1 bedroom	\$ 545	1	2
2 bedrooms	\$ 717	2	4
3 bedrooms	\$ 981	3	6
4 bedrooms	\$ 1,181	4	8

\* These Subsidy Payment Standards are effective as of September 1, 2021

\*Please be advised, these numbers change each year beginning September 1<sup>st</sup> of each year. These amounts will have an effect on the amount of rent that can be charged to an applicant when trying to place the unit on Section 8

The Housing Authority HA may grant an exception to the above subsidy standard if the HA determines that the exception is justified by the age, sex, health, handicap or relationship of family members.

A family that consists of pregnant woman (with no other persons) must be treated as a one person family.

**ALEXANDER CITY HOUSING AUTHORITY  
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCV)**

**When seeking housing, you should consider:**

1. Is the rent the landlord is asking reasonable?
2. What utilities can I expect to be responsible for at the unit?
3. What is the general condition of the unit?
4. Location of the unit as it relates to your situation.

The following are rent ranges that we suggest you attempt to stay within. These are NOT guaranteed rents, as the landlord's asking rent must be determined reasonable by the HCV Office.

Voucher Size	Suggested Rent Range
1 bedroom	\$ 400 or less
2 bedrooms	\$ 400 - \$ 500
3 bedrooms	\$ 500 - \$ 700
4 bedrooms	\$ 600 - \$ 800

The amount of rental assistance that you would receive is based on a number of items. Some of these include your household income, the utilities you would be responsible for at the unit and the number of people in your household.

The HCV cannot calculate your rent until you turn in a **Request for Tenancy Approval**. At the time will give an estimate of the amount assistance that the family may receive.

**You are responsible for paying the security deposit to landlord and any deposits for utilities. The tenant is responsible for getting utilities on and paying monthly utility bills.** Please keep in mind that different locations have different rates. Do not have utilities turned on for the inspection; this is the responsibility of the landlord.

Rental assistance starts **AFTER** the unit's passes inspection and the Housing Contract is signed.

## **RENT FORMULA**

**Maximum Subsidy is equivalent to the lower of:**

**Payment Standard (-) Total Tenant Payment**

**Or**

**Gross rent minus Total Tenant Payment**

**Note: Total Tenant Payment is the highest of the following:**

- 1. 10% of monthly income**
- 2. 30% of adjusted income**
- 3. Or minimum rent (ACHA minimum rent is \$50.00)**

Any new admissions or any family, who moves, may not pay more than 40% of adjusted monthly income toward the initial rent and utilities for the unit. This limit applies only at time of leasing of a unit and not after being continuously assisted in the same unit.