

What can I pay for rent?

The Housing Authority establishes a payment standard for different bedroom sizes. **Most of the families being served under the Housing Choice Voucher Program are below the payment standard for the size unit they are eligible.**

A family initially being served by the program or a family that moves from one unit to another under the program, can not pay more than 40% of their income for their housing cost, i.e., landlord's rent plus the utility allowance.

A landlord cannot charge higher rent to a tenant under the program than an unassisted family for a comparable unit. The landlord cannot charge a tenant extra side payments in accordance to the contract. Both the tenant and landlord are committing fraud if there are side payments.

The rent the landlord is charging must be rent reasonable. The Housing Authority must be able to compare the rent to three unassisted units in the area with similar amenities, facilities, square footage, type of dwelling, etc.

When selecting a unit, ask yourself if you could afford the unit without assistance from the Housing Authority. Many families leave the program after one year because they can afford to pay the rent themselves.

What are the Payment Standards?

Effective 10/01/2016	Fond du Lac County
0 Bedroom (all utilities included)	\$470
1 Bedroom (all utilities included)	\$540
2 Bedroom (all utilities included)	\$685
3 Bedroom (all utilities included)	\$885
4 Bedroom (all utilities included)	\$1,045
5 Bedroom (all utilities included)	\$1,200

Most clients are able to find a unit in which the landlord's rent **plus** the utility allowance is **below** the payment standard. The payment standard includes the utilities.