

Section 8 Payment Standard, Target Rent and Utility Allowance

Lincoln Housing Authority administers the federal Section 8 Housing Choice Voucher Program under a Moving to Work Agreement. Eligible households receive a voucher which allows them to lease a home or apartment with rental assistance paid directly to the landlord. Tenants generally pay 27% of their adjusted household income toward rent and utilities. The Lincoln Housing Authority pays the difference between what the tenant can afford to pay and the rent the landlord charges.

Federal guidelines and LHA policies determine the size of a unit a family may rent and the maximum level of subsidy based on bedroom size. Tenants will pay more than 27% if the rent and utility costs for their unit are greater than the payment standard. LHA inspects the rental properties to ensure that they meet federal Housing Quality Standards and that the rent charged by the landlord is a reasonable rent compared to similar units on the market. The following table lists the Voucher Payment Standards.

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	Voucher Payment Standard	Utility Allowance	Target Rent
0 Bedroom	\$451	\$42	\$409
1 Bedroom	\$506	\$65	\$441
2 Bedroom	\$644	\$106	\$538
3 Bedroom	\$904	\$146	\$758
4 Bedroom	\$1,095	\$191	\$904
5 Bedroom	\$1,259	\$222	\$1037
6 Bedroom	\$1,423	\$250	\$1173
Mobile Home Lot	\$258		