

# Section 8 Housing Choice Voucher

Lincoln Housing Authority administers the federal Section 8 Moving to Work Program. 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 30% 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 30% 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.

	<b>Voucher Payment Standard</b>	<b>Utility Allowance</b>
0 Bedroom	\$387.00	\$41.00
1 Bedroom	\$468.00	\$67.00
2 Bedroom	\$596.00	\$108.00
3 Bedroom	\$836.00	\$142.00
4 Bedroom	\$1013.00	\$186.00
5 Bedroom	\$1154.00	\$219.00
6 Bedroom	\$1295.00	\$245.00

Mobile Home Lot

In order to be eligible for the program, families must meet income and other eligibility guidelines. Current income guidelines are:

<b>Family Size</b>	<b>Income Limit</b>
1	\$ 22,500
2	\$ 25,700
3	\$ 28,950
4	\$ 32,150
5	\$ 34,700
6	\$ 37,300
7	\$ 39,850
8	\$ 42,450

Families must apply for the assistance. If families appear to meet the eligibility requirements for assistance, the family is placed on a waiting list. A preference on the waiting list is given to victims of domestic violence, homeless families, families participating in Employment First, and families displaced by natural disaster. Once a families name reaches the top of the waiting list, LHA verifies their income and checks their criminal history. If they are still eligible for assistance, LHA issues the family a Section 8 Voucher. Generally a family is given 60 days to look for a rental unit owned by a landlord who is willing to participate in the program. Once they find a unit, the family receives a subsidy as long as they meet income qualifications and other program guidelines. Lincoln Housing Authority serves nearly 2800 families through this program.

Listings of landlords who are willing to rent units under the Section 8 program and who have current vacancies in their units are available at the office, 5700 R St. or on this [website](#). If you are a landlord and would like to learn more about participating in this program, contact Betty Sweeney at (402)434-5507 or [betty@L-housing.com](mailto:betty@L-housing.com).