



Scottsdale Housing Office
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SCOTTSDALE HOUSING AUTHORITY HAS INCREASED ITS PAYMENT STANDARDS

FREQUENTLY ASKED QUESTIONS (FAQs)

WHAT IS A VOUCHER PAYMENT STANDARD?

The Payment Standard is the maximum monthly rent assistance the Housing Authority will pay to an owner who accepts the Housing Choice Voucher. The payment standard is based on your family voucher size or unit size (see question #4), whichever is lower and includes utility costs. **Note:** the payment standard is not a cap on how much rent the owner can charge for the unit. Below are the new Housing Choice Voucher payment standards for the Scottsdale Housing Agency.

Bedroom Size	Monthly Payment Standard as of 1/1/2018
1 BR	\$978
2 BR	\$1,114

HOW WILL THE INCREASED PAYMENT STANDARD AFFECT ME?

When finding a unit to rent, the Scottsdale Housing Agency (SHA) determines whether the requested rent to the owner is reasonable compared to similar units in the area (The unit must also pass a SHA inspection.) The SHA-approved rent the owner may charge is the lower of the owner-requested rent or the reasonable rent as determined by SHA.

If you choose to rent a unit with an SHA-approved rent equal to or below your payment standard, you will pay 30% of your adjusted monthly income (or \$50, whichever is higher) towards the rent each month and the Housing Authority will pay the remainder. If the SHA-approved rent is more than the payment standard amount, your rent portion will be 30% of your adjusted monthly income plus the difference between the payment standard and the contract rent (the total of these two amounts cannot be equal than 40% of your gross monthly income). If you cannot afford that amount, you will need to look for a unit with a rent amount at or under your new payment standard.

The increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard. Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination.

WHAT IS MY VOUCHER SIZE?

Please note that the family's voucher size does not dictate how large a rental home you can rent. However, the voucher size does affect the payment standard that is used in the rent calculation. You can find your family voucher size (unit size) on your voucher.