SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

Housing Choice Voucher Program

HOUSING CHOICE VOUCHER AND PUBLIC HOUSING

INCOME LIMITS – Effective May 7, 2026

HOUSEHOLD SIZE	EXTREMELY LOW INCOME 30% of area median income	VERY LOW INCOME 50% of area median income	LOW INCOME 80% of area median income
1 Person	$27,650	$46,050	**$73,650**
2 Persons	$31,600	$52,600	**$84,200**
3 Persons	$35,550	$59,200	**$94,700**
4 Persons	$39,450	$65,750	**$105,200**
5 Persons	$42,650	$71,050	**$113,650**
6 Persons	$45,800	$76,300	**$122,050**
7 Persons	$50,040	$81,550	**$130,450**
8 Persons	$55,720	$86,800	**$138,900**
9 Persons	$61,400	$92,050	**$147,300**
10 Persons	$67,080	$97,350	**$155,700**

HOUSING CHOICE VOUCHER FAIR MARKET RENTS – Effective January 1, 2027

BEDROOM SIZE	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
HUD PUBLISHED FAIR MARKET RENTS	$1265	$1427	$1734	$2264	$2538	$2919	$3299
SCOTT COUNTY CDA PAYMENT STANDARDS	**$1265**	**$1375**	**$1734**	**$2264**	**$2790**	**$3210**	**$3299**

Larger bedroom sizes are calculated by adding 1.15% per bedroom to the 4-BR unit FMR for 5 bedroom and 1.30% for 6 bedroom.

MANUFACTURED HOME SPACE - Effective January 1, 2027

Single Wide (*Lot Rent Only*) $694

Frequently Asked Questions about payment standards

What are payment standards?

- *Payment Standards reflect the rent limit set by the CDA that is used to determine affordability of a unit and the rent portion a participant would pay.*

- *Payment standards represent the total **gross rent** for a unit, which means that it includes both the rent and estimated utilities a tenant would be responsible for in addition to the rent. For example, if rent for a unit is $1500, and expected utility responsibility on top of rent is $200, the **gross** rent for the unit is $1700.*

How do we determine the estimated utilities for a unit?

- *Estimated utility responsibility is calculated based on a schedule that is approved by Scott County CDA board every year. The schedule takes into consideration the size, type of a rental unit and the source of utilities.*

When searching for housing, how would I know if the unit qualifies under the payment standard as affordable?

- *If the unit's gross rent (rent plus estimated utilities based on unit size/type) is within the established payment standard, the unit would be deemed affordable. We determine that by reviewing paperwork provided by the landlord.*

- *If the gross rent is within the applicable payment standard, your rent portion will generally be no more than 30% of your adjusted monthly income. If the gross rent is above the payment standard, you may be responsible for paying more. At initial move-in or a move to a new unit, the unit would be deemed unaffordable if your gross rent portion for that unit is over 40% of your adjusted monthly income.*

How and when are payment standards determined?

- *The CDA must determine payment standards based on a percentage of Fair Market rents published by HUD and market data and trends for the area.*

- *Payment Standards vary based on bedroom size and are reviewed and approved annually by the Scott County CDA board in October to take effect January first of each year.*