

Delaware State Housing Authority
FACT BOOK
Program Summaries: DSHA Payment Standards

Effective 04/1/2016

These are rents based on the HUD Fair Market Rents which are used in the Section 8 Housing Choice Voucher Program (HCV), Family Unification Program (FUP) and State Rental Assistance Program (SRAP). In general, landlords must set rents far enough below these amounts so that when tenant-paid utilities are added, the total does not exceed the Payment Standard established by DSHA.

Effective April 1, 2016, DSHA has adopted a new program, Areas of Opportunity, that will allow the use of higher Payment Standards for pre-determined sections of each county (identified by zip codes) to increase the geographic distribution of vouchers and voucher holders' access to areas that offer economic opportunity, proximity to employment centers and quality schools.

HOUSING CHOICE VOUCHERS & STATE RENTAL ASSISTANCE PROGRAM

BASE PAYMENT STANDARDS

<u>Unit size</u>	<u>Kent County</u>	<u>Sussex County</u>	<u>New Castle County (FUP/SRAP)</u>
Efficiency	\$683	\$703	\$830
1 Bedroom	\$823	\$756	\$1,003
2 Bedroom	\$952	\$1,012	\$1,210
3 Bedroom	\$1,385	\$1,388	\$1,502
4 Bedroom	\$1,662	\$1,563	\$1,659

AREA OF OPPORTUNITY PAYMENT STANDARDS

<u>Unit size</u>	<u>Kent County</u>	<u>Sussex County</u>	<u>New Castle County (FUP/SRAP)</u>
Efficiency	\$751	\$773	\$913
1 Bedroom	\$905	\$832	\$1,103
2 Bedroom	\$1,047	\$1,113	\$1,331
3 Bedroom	\$1,523	\$1,527	\$1,652
4 Bedroom	\$1,828	\$1,719	\$1,825