

Kirksville Housing Authority 2025 Payment Standards - HCV

Kirksville Housing Authority's Payment Standards are determined by the Fair Market Rent (FMR) values set by the Department of Housing and Urban Development (HUD) and based on how many bedrooms a family is eligible for under the agency's Administrative Plan. The Payment Standards for our agency are set at 120% of HUD's established FMRs for the area as of January 2025, and they include both the contract rent and a set Utility Allowance. In the event a tenant's contract rent amount is less than their maximum subsidy, they *may* be eligible for a monthly utility reimbursement.

When determining the voucher size a household is eligible for, Kirksville Housing Authority will assign one bedroom for each two persons, except in specific circumstances. The following chart illustrates this guideline.

Voucher Size	Persons in Household (Minimum – Maximum)
1 Bedroom	1-2
2 Bedrooms	2-4
3 Bedrooms	3-6
4 Bedrooms	4-8
5 Bedrooms	6-10

By first determining what bedroom size a family is eligible for and then determining the family's Tenant Rent, this establishes the maximum amount of subsidy that the tenant family qualifies for. The example below illustrates how this process works.

Example: Shelly has an eight-year-old daughter and a six-year-old son. Under the program guidelines she qualifies for a three-bedroom voucher. Shelly's responsible rent is calculated to be \$397.00 per month. Since Shelly qualifies for and has selected a three-bedroom unit, the Payment Standard applied is \$1,386.00. (See below table for Payment Standard amounts by bedroom size.)

Payment Standard by Voucher Size

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$728.00	\$763.00	\$988.00	\$1,386.00	\$1,660.00

Payment Standard	\$1,386.00
- Tenant Rent	- \$397.00
Maximum Subsidy	\$989.00

In short, the most that the Kirksville Housing Authority can pay on Shelly's rent is \$989.00 per month.