



GARDNER HOUSING AUTHORITY

HCV (Section 8) Program
116 Church Street; Suite 1
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Subsidy Standards / Maximum Rent For Assistance

Bedroom Size Determination

Voucher Size	Minimum Of Persons In Household	Maximum Of Persons In Household
1 Bedroom	1	2
2 Bedroom	2	4
3 Bedroom	3	6
4 Bedroom	5	8

General: The Gardner Housing Authority subsidy standards provide for the smallest number of bedrooms necessary to house a family while avoiding overcrowding; the standards are consistent with HUD's housing quality standards concerning space requirements for the particular type of unit.

Exceptions: The Gardner Housing Authority, may grant an exception to its established subsidy standards if it makes a determination that the exception is justified by the age, sex, health, handicap or relationship of family members or other personal circumstances

Gardner Housing Authority (GHA) Policy

- Two adults will share a bedroom unless they are related by blood.
- Two children of the opposite sex will share a bedroom unless the oldest of the two children is age six (6) or above.
- Two children of the same sex will share a bedroom.
- Adults and children will not be required to share a bedroom

Maximum Subsidy

The family unit size, as determined for a family under the Gardner Housing Authority subsidy standards, is used to determine the maximum rent subsidy for the family

Voucher Program: The Gardner Housing Authority establishes payment standards by number of bedrooms. The payment standard for the family **must be the lower of:**

1. The payment standard for the family unit size.
2. The payment standard for the unit rented by the family.

The family may lease an otherwise acceptable dwelling unit with fewer bedrooms than the family unit size. However, the dwelling unit must meet the applicable HQS space requirements.