

**HACA BENEFIT PAYMENT STANDARDS
EMERGENCY HOUSING VOUCHER PROGRAM (only)**

The payment standard is the maximum the Housing Authority could pay. It is not a rent amount guarantee. The actual amount the Housing Authority will pay is based on comparable rents for similar units in the same or similar neighborhood, and current rental rates.

**HACA's Payment Standards for the Emergency Housing Voucher (EHV) program are as follows:
These Payment Standards ONLY apply to HACA's EHV program.**

Move-Ins from July 1, 2021 through September 30, 2021							
City	Unit Size by Bedrooms						
	Studio	1	2	3	4	5	6
Albany, Castro Valley, Dublin Emeryville, Fremont, Hayward, Newark, Pleasanton, San Leandro, San Lorenzo and Union City	\$1,914	\$2,320	\$2,859	\$3,835	\$4,635	\$5,331	\$6,026

Move-Ins from October 1, 2021 through September 30, 2022							
City	Unit Size by Bedrooms						
	Studio	1	2	3	4	5	6
Albany, Castro Valley, Dublin Emeryville, Fremont, Hayward, Newark, Pleasanton, San Leandro, San Lorenzo and Union City	\$1,845	\$2,224	\$2,728	\$3,607	\$4,293	\$4,938	\$5,582

- **The Housing Authority must qualify the unit for rent-reasonableness. We must be able to locate comparable units to justify the owner's contract rent amount.**
- If the rent requested is more than the Payment Standard it may not be affordable for the family and the Housing Authority cannot approve the unit.
- Rent may not be approvable even at the Payment Standard because:
 - Market Rents have decreased over the last year
 - A deduction must be made if the family will be responsible for any of the utilities (i.e. PG&E)
 - The owner is asking more for this unit than for other similar units.
- Family is responsible for the full security deposit charged by the landlord (the Housing Authority may only pay a portion in certain circumstances).
- As a general rule, if the rent requested is equal to or less than the Payment Standard and the owner pays for all utilities, the unit is affordable for a family with a matching size Voucher.

- Families are encouraged to rent a unit with the same number of bedrooms on the Voucher. If you select a unit with more bedrooms than listed on your voucher, the rent level cannot be higher than the maximum subsidy level for your approved bedroom size. If you rent a unit that has more bedrooms than the voucher size for which you are approved, the payment standard for the unit is based on the voucher size for which you are qualified.
- Your share of the rent plus the utility allowance may not exceed 40% of your family monthly adjusted gross income at move-in.
- HACA will consider requesting an exception to HACA's payment standards to HUD as a reasonable accommodation for a person with a disability. This process generally takes 4-6 weeks.