

BENEFIT PAYMENT STANDARDS 2025 & 2026 HOUSING CHOICE VOUCHER PROGRAM

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 Section 8 Housing Choice Voucher program are as follows for new move-ins and annual reexamination effective October 1, 2025, through December 31, 2025:

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM							
City	Unit Size by Bedrooms						
	Studio	1	2	3	4	5	6
Albany, Ashland, Castro Valley, Cherryland, Emeryville, Fairview, Hayward, Hayward Acres, San Leandro & San Lorenzo	\$1,790	\$2,111	\$2,589	\$3,494	\$3,949	\$4,498	\$5,083
Dublin, Pleasanton, Fremont, Newark & Union City	\$1,808	\$2,233	\$2,761	\$3,609	\$4,217	\$4,850	\$5,481

HACA's Payment Standards for the Section 8 Housing Choice Voucher program are as follows for new move-ins and for annual and interim reexaminations effective January 1, 2026:

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM							
City	Unit Size by Bedrooms						
	Studio	1	2	3	4	5	6
Albany, Ashland, Castro Valley, Cherryland, Emeryville, Fairview, Hayward, Hayward Acres, San Leandro & San Lorenzo	\$1,933	\$2,153	\$2,641	\$3,494	\$3,988	\$4,588	\$5,184
Dublin, Pleasanton, Fremont, Newark & Union City	\$1,935	\$2,233	\$2,761	\$3,609	\$4,217	\$4,850	\$5,481

Note: For unit sizes over 6-bedrooms, the payment standard will be determined by adding a 13% increase over the 6-bedroom rate for each additional bedroom.

- 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 does not pay any portion).
- Generally, 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's monthly adjusted gross income at move-in.