



MEMORANDUM

TO: Housing Programs Department

FROM: Rosa Elaine Garcia, Housing Programs Director

SUBJECT: 2026 Payment Standard Schedule

DATE: October 27, 2025

HUD has released the new Fair Market Rents (FMRs) for 2026. Some of the FMR amounts have decreased, which could result in higher tenant rent portions if the Payment Standards were adjusted accordingly.

To prevent any negative impact on program participants, each bedroom size will continue to be calculated based on its designated percentage of the Fair Market Rent (FMR). Maintaining the current Payment Standards ensures consistency and stability for our families and prevents any households from being adversely affected by the recent FMR adjustments.

The 2026 Payment Standard Schedule will be effective January 1, 2026, for all new admissions, moves, and annual recertifications.

The new payment standards are EFFECTIVE on January 1, 2026

YEAR	Efficiency	1 BR	2 BR	3 BR	4 BR	5BR	6BR	7BR
FY 2026 FMR	\$1,333	\$1,478	\$1,735	\$2,413	\$2,764	\$3,179	\$3,593	\$4,008
Payment Standards 2026	\$1,381	\$1,550	\$1,838	\$2,575	\$2,983	\$3,430	\$3,878	\$4,325
%	104%	105%	106%	107%	108%	108%	108%	108%

The 2025 income limits for SNRHA remain effective April 1, 2025

INCOME LIMITS FOR HCV AND PH PROGRAMS								
Family Size	1	2	3	4	5	6	7	8
Extremely Low	21,450	24,500	27,550	32,150	37,650	43,150	48,650	54,150
Very Low 50%	35,700	40,800	45,900	51,000	55,100	59,200	63,250	67,350
Low 80%	57,150	65,300	73,450	81,600	88,150	94,700	101,200	107,750