

Housing Authority of the County of Monterey

123 Rico Street, Salinas, CA 93907

Phone: (831) 775-5000 • Fax: (831) 424-9153 • TDD: (831) 754-2551

www.hamonterey.org



PUBLIC NOTICE

HOUSING CHOICE VOUCHER PROGRAM

Effective January 1, 2026 - Updated Payment Standards

The Housing Authority of the County of Monterey (HACM) announces the implementation of updated Payment Standards for the Housing Choice Voucher Program, effective January 1, 2026. These changes are based on the 2026 HUD-published Fair Market Rents (FMRs) and represent the maximum subsidy amounts that may be applied toward rent and utilities for participating households in the Housing Choice Voucher Program.

Beginning January 1, 2026

The new 2026 Payment Standards will apply to all new admissions and to current assisted participant households who move to a new unit on or after January 1, 2026. **HACM will no longer use ZIP-code-based payment exceptions.** The 2026 Payment Standard schedule will apply uniformly across Monterey County. Existing households who remain in their current unit will be **“held harmless.”** Their rent calculations or interim changes will continue using prior payment standards unless they move to a new unit on or after January 1, 2026.

2026 Payment Standards-Effective January 1, 2026

Bedroom Size	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Payment Standard	\$2,173	\$2,232	\$2,684	\$3,623	\$3,954	\$4,537

What Landlords Need to Know

- Payment Standards are the maximum amount of housing assistance HACM can contribute toward rent and utilities for a voucher assisted household.
- The 2026 Payment Standards do not affect landlord screening practices; owners may continue to apply customary rental criteria in accordance with applicable laws and program requirements.
- Currently assisted families who remain in their unit are **held harmless** and will continue to be assisted using the Payment Standards previously in effect.
- The revised 2026 Payment Standards apply only to new admissions and to assisted households that move to a different unit on or after January 1, 2026.
- No action is required for tenants who are not moving.

The 2026 Payment Standards may affect a tenant only if the family moves to a new unit on or after January 1, 2026. In those cases, housing assistance will be calculated using the revised 2026 Payment Standards, which may affect the amount of subsidy available for the new unit. Assisted families who are planning to move, or who receive a notice to vacate their current unit, are strongly encouraged to contact HACM before beginning a housing search so that unit affordability can be reviewed in advance.

What Tenants Need to Know

- The new Payment Standards take effect January 1, 2026.
- If you stay in your current unit, your assistance will not change as a result of the new 2026 Payment Standards. Existing families who do not move from their current unit are **held harmless** and will continue to receive housing assistance using the payment standards previously in effect.
- If you move to a new unit on or after January 1, 2026, your housing assistance will be calculated using the 2026 Payment Standards, which may affect the amount of rental assistance available for the new rental unit.
- If you are planning to move, or if you receive a notice to vacate from your landlord, please contact HACM before starting a housing search so staff can help review unit affordability and voucher limits under the updated 2026 Payment Standards with you.
- HACM must be notified of your move and review the new rental before housing assistance can be approved.
- Contacting HACM early allows staff to help you understand what rental amounts may be affordable under your voucher and the updated 2026 Payment Standards.
- Reaching out before you move can help avoid delays or loss of assistance for your new unit.

Questions?

For inquiries or assistance, please contact:

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TDD: (831) 754-2951
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