

PUBLIC NOTICE

HOUSING CHOICE VOUCHER PROGRAM

Effective January 1, 2027 - 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, 2027. These changes are based on the 2027 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, 2027

The 2027 Payment Standards will apply uniformly across Monterey County to all new admissions and to current participant households who move to a new unit on or after January 1, 2027. Current participant households who stay in their unit will keep the payment standard they have now, and it will continue to be used for their annual and interim rent calculations. The 2027 Payment Standards will apply to these households only if they move to a new unit on or after January 1, 2027.

Current participants who are planning to move, or who receive a notice to vacate, are strongly encouraged to contact HACM before beginning a housing search so that unit affordability can be reviewed in advance.

2027 Payment Standards (Effective January 1, 2027)

Bedroom Size	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Payment Standard	$1,956	$2,009	$2,416	$3,261	$3,551	$4,084

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 2027 Payment Standards do not affect landlord screening practices; owners may continue to apply customary rental criteria in accordance with applicable laws and program requirements.
- The 2027 Payment Standards apply only to new admissions and to current participants who move to a new unit on or after January 1, 2027. Current participants who stay in their unit will keep the payment standard they have now.
- No action is required by landlords whose tenants are not moving.

Voucher Holders Currently Searching for a Unit

Voucher holders who are currently searching for a unit should know that the payment standard for their new rental unit is based on the date the Lease and the Housing Assistance Payments (HAP) contract is executed (signed). The HAP contract is the agreement between HACM and the landlord that sets the terms for the monthly rent payments HACM makes to the landlord for a voucher holder's unit.

- If the Lease and HAP contract is executed before January 1, 2027, the current 2026 Payment Standards will apply.
- If the Lease and HAP contract is executed on or after January 1, 2027, the new 2027 Payment Standards will apply.

Voucher holders who are finalizing a unit close to January 1, 2027, when the new 2027 Payment Standards take effect, are encouraged to contact their HACM Housing Specialist for guidance. Their Housing Specialist can help determine which payment standard will apply and provide information on the approval and qualification process.

What Current Participants Need to Know

- The new Payment Standards take effect January 1, 2027.
- If you stay in your current unit, the payment standard you have now will continue to apply, and your housing assistance will not change because of the 2027 Payment Standards.
- If you move to a new unit on or after January 1, 2027, your housing assistance will be calculated using the 2027 Payment Standards, which may affect the amount of assistance available for the new 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. Staff can review unit affordability and voucher limits under the new 2027 Payment Standards with you and help you understand what rental amounts may be affordable.
- You must notify HACM before you move, and HACM must review and approve the new unit before housing assistance can begin.

Questions?

For inquiries or assistance, please contact:

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