

## CA011 - SEMAP Certification - Indicator #8 - Page 2

Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response: Yes  No

### Enter Current FMRs and Payment Standards (PS) Effective 10/1/2024:

Bedroom Size	0	1	2	3	4
FMR	\$1,937	\$2,201	\$2,682	\$3,432	\$4,077
Payment Standard	\$2,130	\$2,421	\$2,950	\$3,775	\$4,484

Bedroom Size	0	1	2	3	4
FMR	\$1,937	\$2,201	\$2,682	\$3,432	\$4,077
Payment Standard	\$2,034	\$2,311	\$2,816	\$3,604	\$4,281

### Enter Current FMRs and Payment Standards (PS) Effective 10/1/2025:

Bedroom Size	0	1	2	3	4
FMR	\$2,142	\$2,385	\$2,912	\$3,724	\$4,413
Payment Standard	\$2,356	\$2,623	\$3,203	\$4,096	\$4,854

Bedroom Size	0	1	2	3	4
FMR	\$2,142	\$2,385	\$2,912	\$3,724	\$4,413
Payment Standard	\$2,142	\$2,385	\$2,912	\$3,724	\$4,413

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

# ALL HCV PROGRAM PARTICIPANTS IMPORTANT PROGRAM INFORMATION



## Attachment to Rent Adjustment Letter

Tenant Number:

Head of Household Name:

EFFECTIVE DATE: October 1, 2024

### SECTION 1: NEW PAYMENT STANDARD

**Table 6**

**EAST COUNTY - Antioch, Bay Point, Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, Oakley**

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
<b>PS</b>	<b>\$2,034</b>	<b>\$2,311</b>	<b>\$2,816</b>	<b>\$3,604</b>	<b>\$4,281</b>	<b>\$4,922</b>	<b>\$5,565</b>	<b>\$6,207</b>
% of FMR	105%	105%	105%	105%	105%	105%	105%	105%

EFFECTIVE DATE: October 1, 2024

**Table 8**

**All Other Cities Except Pittsburg:**

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
<b>PS</b>	<b>\$2,130</b>	<b>\$2,421</b>	<b>\$2,950</b>	<b>\$3,775</b>	<b>\$4,484</b>	<b>\$5,156</b>	<b>\$5,830</b>	<b>\$6,502</b>
% of FMR	109.96%	110.00%	109.99%	109.99%	109.98%	109.98%	110.00%	110.00%

FMR	<b>\$1,937</b>	<b>\$2,201</b>	<b>\$2,682</b>	<b>\$3,432</b>	<b>\$4,077</b>	<b>\$4,688</b>	<b>\$5,300</b>	<b>\$5,911</b>
110% of FMR	<b>\$2,130</b>	<b>\$2,421</b>	<b>\$2,950</b>	<b>\$3,775</b>	<b>\$4,484</b>	<b>\$5,156</b>	<b>\$5,830</b>	<b>\$6,502</b>

### SECTION 2: INCOME LIMITS - EFFECTIVE 04/01/2025

Family Size (# of persons)	Extremely Low ( 30%) Income	Very Low (50%) Income	Low (80%) Income
01	\$33,600	\$55,950	\$87,550
02	38,400	63,950	100,050
03	43,200	71,950	112,550
04	47,950	79,900	125,050
05	51,800	86,300	135,100
06	55,650	92,700	145,100
07	59,500	99,100	155,100
08	63,300	105,500	165,100

**Disclaimer:** This information is provided as a courtesy of the Housing Authority of the County of Contra Costa to assist you on determining if you are eligible for housing programs within the agency. **Payment Standards represent the maximum subsidy permitted not the maximum rent available. All rents are subject to Rent Reasonableness Determination.** This information is subject to change without notice.

# ALL HCV PROGRAM PARTICIPANTS IMPORTANT PROGRAM INFORMATION



## Attachment to Rent Adjustment Letter

**Tenant Number:**

Head of Household Name:

The Housing Authority will apply the Payment Standard below at your annual recertification. This new Payment Standard will be used to calculate both tenant rent responsibility and owner Housing Assistance Payments (HAP) in compliance with HUD’s voucher calculation methodology.

**EFFECTIVE DATE: October 1, 2025**

### SECTION 1: NEW PAYMENT STANDARD

**Table 6**

**EAST COUNTY - Antioch, Bay Point, Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, Oakley**

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
<b>PS</b>	\$2,142	\$2,385	\$2,912	\$3,724	\$4,413	\$5,075	\$5,737	\$6,399
% of FMR	100%	100%	100%	100%	100%	100%	100%	100%

**EFFECTIVE DATE: October 1, 2025**

**Table 8**

**All Other Cities Except Pittsburg:**

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
<b>PS</b>	<b>\$2,356</b>	<b>\$2,623</b>	<b>\$3,203</b>	<b>\$4,096</b>	<b>\$4,854</b>	<b>\$5,582</b>	<b>\$6,310</b>	<b>\$7,038</b>
% of FMR	109.99%	109.98%	109.99%	109.99%	109.99%	109.99%	109.99%	109.99%

FMR	<b>\$2,142</b>	<b>\$2,385</b>	<b>\$2,912</b>	<b>\$3,724</b>	<b>\$4,413</b>	<b>\$5,075</b>	<b>\$5,737</b>	<b>\$6,399</b>
110% of FMR	<b>\$2,356</b>	<b>\$2,623</b>	<b>\$3,203</b>	<b>\$4,096</b>	<b>\$4,854</b>	<b>\$5,582</b>	<b>\$6,310</b>	<b>\$7,038</b>

### SECTION 2: INCOME LIMITS EFFECTIVE 04/01/2025

Family Size (# of persons)	Extremely Low ( 30%) Income	Very Low (50%) Income	Low (80%) Income
01	\$33,600	\$55,950	\$87,550
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03	43,200	71,950	112,550
04	47,950	79,900	125,050
05	51,800	86,300	135,100
06	55,650	92,700	145,100
07	59,500	99,100	155,100
08	63,300	105,500	165,100

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