COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4689	Presented November 6, 2025			
	Referred			
Resolution establishing the Payment Standards	Reported Back			
for the CDA Section 8 Housing Choice Voucher	Adopted			
Program.	Placed on File			
	Moved By			
	Seconded By			
	Yeas Nays Absent			
	Rules Suspended			
	Legistar File Number			

RESOLUTION

WHERE AS, Every Public Housing Authority must determine each year whether to adjust the Payment Standards for its Section 8 Housing Choice Voucher (HCV) Program. Payment Standards must be set within the "basic range", between 90% and 110% of HUD's Fair Market Rents (FMR). Housing Authorities must also take into account the supply of rental housing that is available within the Payment Standards and the success rate of participating families in finding suitable housing and,

WHERE AS, CDA has completed a review of these factors and determined that the payment standards should be increased to be account for the increasing cost of rental housing within its jurisdiction. The new payment standards will allow the CDA to assist the maximum number of families while allowing families to obtain suitable housing.

Now, be it resolved that payment standards for the CDA Section 8 Housing Choice Voucher Program will be changed as listed below and these payment standards will remain in effect until changed by a subsequent resolution:

HOUSING CHOICE VOUCHER PROGRAM 2026 PAYMENT STANDARDS EFFECTIVE 01/01/2026

100% of 2026 Fair Market Rents for Madison, WI HUD Metro Area

	Efficiency	One-	Two-	Three-	Four-
		Bedroom	Bedroom	Bedroom	Bedroom
HUD 2026	\$1,268	\$1,482	\$1,694	\$2,236	\$2,509
FMR					
CDA Payment Standard for 01/01/2026	\$1,268	\$1,482	\$1,694	\$2,236	\$2,509