

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4708

Resolution establishing a Downtown Payment Standard including zip codes 53715 & 53703 and increasing Payment Standards for the CDA Section 8 Housing Choice Voucher Program.

Presented April 16, 2026
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number 92707

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.

WHERE AS, CDA implemented the use of Small Area Fair Market Rents or SAFMRs effective March 1st, 2025 for ZIP 53715; and

WHERE AS, ZIP 53715 and 53703 have the highest Fair Market Rents of any ZIP Code in Dane County; and

WHERE AS, the creation of a “Downtown” SAFMR including ZIP 53715 and ZIP 53703 will give HCV tenants access to areas of high opportunity and lower poverty areas by providing a subsidy that is adequate to cover rents in those areas, thereby reducing the number of voucher families that reside in areas of high poverty concentration.

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 07/01/2026**

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
HUD 2026 FMR	\$1,268	\$1,482	\$1,694	\$2,236	\$2,509
CDA Payment Standard for 07/01/2026	\$1,350	\$1,600	\$1,850	\$2,400	\$2,700

**2026 SMALL AREA FAIR MARKET RENT (SAFMR)
DOWNTOWN PAYMENT STANDARDS
ZIP CODES 53715 & 53703**

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
HUD 2026 SAFMR	\$1,510	\$1,770	\$2,020	\$2,670	\$2,990
CDA Payment Standard for 07/01/2026	\$1,500	\$1,800	\$2,100	\$2,700	\$3,000