

**HOUSING CHOICE VOUCHER PROGRAM (HCV) PAYMENT STANDARDS**

**PAYMENT STANDARD - CLARK COUNTY**  
Fair Housing Rates FY 2026 (Effective May 1, 2026)

YEAR	EFFICIENCY	ONE BR	TWO BR	THREE BR	4 BR
SMHA PS 2026	\$839	\$927	\$1217	\$1491	\$1729

**PAYMENT STANDARD - CHAMPAIGN COUNTY**  
Fair Housing Rates FY 2026 (Effective May 1, 2026)

YEAR	EFFICIENCY	ONE BR	TWO BR	THREE BR	4 BR
SMHA PS 2026	\$811	\$900	\$1151	\$1466	\$1617

\*Note: SMHA proposed new pay standards for FY 2026 and they were approved via resolution by the Board of Commissioners at the April 2026 regular board meeting.

**Payment Standards include rent plus utilities.**

Any new admission or any family who moves may not pay more than 40% of adjusted income toward the initial rent for the unit.

SMHA must conduct a rent reasonableness survey for each unit proposed for the Hosing Choice Voucher Program to determine whether the rent to the owner is a reasonable rent in comparison to rent for the other comparable unassisted units. The PHA’s comparability system must consider the following:

- Location
- Size
- Type
- Quality
- Age of unit
- Amenities
- Utilities

The PHA’s subsidy standards for determining voucher size shall be applied in a manner consistent with Fair Housing guidelines.

- For Subsidy standards, an adult 18 years or older.
- Generally, the PHA assigns one bedroom to two people within the following guidelines:

- Persons of different generations, persons of the opposite sex (other than spouse), and unrelated adults should be allocated a separate bedroom.
- Separate bedrooms should be allocated for persons of the opposite sex (other than adults who have spousal relationship and children under 6).
- Live-in attendants will generally be provided a separate bedroom. No additional bedrooms are provided for the attendant's family.
- Space may be provided for a child who is away at school but who lives with the family during school recesses.
- Space may be provided for a family member, other than a spouse, who will be absent most of the time, such as a member who is away in the military.
- Adults of different generations will have separate bedrooms.
- A single, pregnant woman with no other family members must be treated as a two-person family.
- Single-person families shall be allocated one bedroom.

The PHA shall grant exceptions from the subsidy standards of the family requests and the PHA determines the exceptions are justified by the relationship, age, sex, health, or disability of family members, or other individual circumstances.

Upon request, the PHA will grant an exception as an accommodation for persons with disabilities. Circumstances may dictate a larger size than the subsidy standards may permit when persons cannot share a bedroom because of need, such as a:

- Verified medical or health person
- Elderly persons or persons with disabilities who may require a live-in attendant

**NOTICE:**

A notice that, if family includes a disabled person, the family may request a current listing of accessible units to the PHA that may be available.