

DEPARTMENT OF SOCIAL SERVICES

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Section 8 Housing Choice Voucher Program

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PAYMENT STANDARDS / RENTAL GUIDELINES

Effective 1/1/2026

The numbers in this chart are guidelines to help you select an apartment that you can afford. Choosing numbers above the guidelines below may result in you paying more than 30% of your monthly income towards rent and utilities.

These numbers are only estimates and are not exact. Rockland HCV Program will not be able to tell you exactly what you can afford until we determine the type of building and verify the bedroom size of the unit.

| Bedroom Size | Payment Standard (Landlord pays for all utilities) | Tenant pays for all utilities (Cooking Gas, Electricity, Heat & Hot Water, Water) | | | | |
|--------------|--|---|------------------------|----------|-------------------------|-------------------|
| | | Type of Building | | | | |
| | | Semi-detached & rowhouse | Single Family Detached | Low-rise | High-rise with elevator | Manufactured home |
| 0 bedroom | \$2,382 | \$2,194 | \$2,181 | \$2,175 | \$2,217 | \$2,189 |
| 1 bedroom | \$2,488 | \$2,274 | \$2,261 | \$2,253 | \$2,302 | \$2,269 |
| 2 bedrooms | \$2,736 | \$2,444 | \$2,423 | \$2,428 | \$2,483 | \$2,436 |
| 3 bedrooms | \$3,430 | \$3,011 | \$2,982 | \$3,002 | \$3,058 | \$3,000 |
| 4 bedrooms | \$3,723 | \$3,149 | \$3,114 | \$3,146 | \$3,207 | \$3,136 |
| 5 bedrooms | \$4,281 | \$3,553 | \$3,509 | \$3,556 | \$3,620 | \$3,536 |
| 6 bedrooms | \$4,840 | \$4,026 | \$3,977 | \$4,030 | \$4,101 | \$4,007 |
| 7 bedrooms | \$5,398 | \$4,498 | \$4,444 | \$4,502 | \$4,581 | \$4,477 |

Rockland Housing Choice Voucher Program will review the RTA to make sure:

1. The rent and utilities are affordable for you.
2. The rent the owner is charging is fair compared to other units in the area.