

PAYMENT STANDARDS FOR AREA-WIDE PHAS

GGHA: Interim: Effective 1/1/26 - New Lease: Effective 1/1/26 - Annual: Effective 1/1/26

BEDROOM SIZE	FMRs FY2026	GGHA Effective 1/1/26	AHA New Lease: Effective 11/1/25 Annual: Effective 2/1/26		SAHA New Lease: Effective 10/1/25 Annual: Effective 12/1/25	OCHA Effective 11/1/25		
			Zip code 92807 & 92808	Other		Basic	Central	Restricted
SRO*	N/A	N/A	N/A	N/A	N/A	1811	1853	1913
0	2682	2441	2682	2414	2414	2415	2470	2550
1	2746	2499	2746	2472	2526	2475	2525	2610
2	3236	2945	3236	2913	2977	2925	2975	3235
3	4393	3998	4393	3954	4042	3965	4045	4265
4	5246	4774	5246	4722	4774	4725	4825	5090
5	6033	5490	6033	5430	5490	5430	5550	5735
6	6820	6206	6820	6138	6206	6140	6275	6480

*SRO set at 75% of Zero Bedroom Payment Standard.
**Payment Standards for unit sizes larger than 6 bedrooms are available upon request.

As of 2/1/15 OCHA has three payment standards:

Basic Payment Standards: The following cities qualify for Basic Payment Standards: Brea, Buena Park, Cypress, Fullerton, Laguna Woods, La Habra, La Palma, Los Alamitos, Orange, Placentia, Seal Beach, Stanton, Villa Park, Westminster, Yorba Linda, and unincorporated areas (e.g. Midway City) north of the 55 freeway.

Central Payment Standards: The following "central coast" cities qualify for Central Payment Standards: Costa Mesa, Fountain Valley, and Huntington Beach.

Restricted Payment Standards: The following "high rent areas" of the county qualify for Restricted payment Standards: Aliso Viejo, Dana Point, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, Rancho Santa Margarita, San Juan Capistrano (including Capistrano Beach), San Clemente, Tustin, and unincorporated areas south of the 55 freeway.

SAHA-Portability only