



Payment Standards – Housing Choice Voucher Program

Families participating in the Housing Choice Voucher (HCV) program benefit from a subsidy each month to help pay their rent and utilities. The subsidy varies for each family depending upon the family’s size and income.

The U. S. Department of Housing and Urban Development (HUD) has **mandated 24** jurisdictions in the country, including the Sacramento County Housing Authority (PHA), to begin using Fair Market Rents (FMRs) based on zip codes, called Small Area FMRs (SAFMRs), to establish payment standards, effective April 1, 2018. The Payment Standard is the maximum amount of assistance a family can receive and is based on the region’s fair market rent and funding from HUD.

This is not the maximum rent that can be charged by landlords. This is the maximum amount a family can receive, but your monthly assistance may be different.

The amount of rent a landlord can charge must be “reasonable” when compared to unassisted rental units in the neighborhood with similar amenities.

If the cost of the rent plus utilities is greater than the payment standard, the PHA may approve the family to pay the difference if they have sufficient income.

The chart below shows the Payment Standard for Sacramento County zip codes and the bedroom sizes listed.

2018 Payment Standards, effective April 1, 2018							
<u>Zip Code</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
94571	832	946	1194	1738	2104	2418	2734
95608	814	924	1166	1694	2046	2353	2660
95610	832	946	1194	1738	2104	2418	2734
95615	858	924	1166	1694	2046	2353	2660
95621	832	946	1194	1738	2104	2418	2734
95624	918	1044	1314	1917	2313	2660	3007
95626	900	1017	1287	1863	2259	2598	2937
95628	832	946	1194	1738	2104	2418	2734
95630	954	1089	1377	1998	2421	2784	3147
95632	832	946	1194	1738	2104	2418	2734
95638	832	946	1194	1738	2104	2418	2734
95641	715	814	1023	1496	1804	2075	2345
95652	715	814	1023	1496	1804	2075	2345
95655	1026	1161	1467	2133	2583	2970	3358

<u>Zip Code</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
95660	814	924	1166	1694	2046	2353	2660
95662	832	946	1194	1738	2104	2418	2734
95670	803	913	1155	1672	2024	2328	2631
95673	832	946	1194	1738	2104	2418	2734
95678	832	946	1194	1738	2104	2418	2734
95683	981	1116	1413	2052	2484	2857	3229
95690	825	1023	1276	1870	2255	2593	2932
95693	781	891	1122	1628	1980	2277	2574
95742	1026	1161	1467	2133	2583	2970	3358
95757	1008	1152	1449	2106	2556	2939	3323
95758	832	946	1194	1738	2104	2418	2734
95811	832	946	1194	1738	2104	2418	2734
95814	832	946	1194	1738	2104	2418	2734
95815	803	913	1155	1683	2035	2340	2646
95816	832	946	1194	1738	2104	2418	2734
95817	748	858	1078	1562	1892	2176	2460
95818	832	946	1194	1738	2104	2418	2734
95819	832	946	1194	1738	2104	2418	2734
95820	832	946	1194	1738	2104	2418	2734
95821	770	869	1100	1606	1936	2226	2517
95822	803	913	1155	1672	2035	2340	2646
95823	748	847	1078	1562	1892	2176	2460
95824	737	847	1067	1551	1870	2151	2431
95825	814	935	1177	1705	2068	2378	2688
95826	803	913	1155	1683	2035	2340	2646
95827	832	946	1194	1738	2104	2418	2734
95828	832	946	1194	1738	2104	2418	2734
95829	990	1116	1413	2061	2493	2867	3241
95830	803	913	1155	1683	2046	2353	2660
95831	832	946	1194	1738	2104	2418	2734
95832	832	946	1194	1738	2104	2418	2734
95833	832	946	1194	1738	2104	2418	2734
95834	825	946	1188	1727	2101	2416	2731
95835	918	1044	1323	1917	2322	2670	3019
95837	792	869	1100	1606	1936	2226	2517
95838	781	880	1111	1628	1969	2264	2560
95841	781	880	1111	1617	1969	2264	2560
95842	825	935	1188	1716	2079	2391	2703
95843	832	946	1194	1738	2104	2418	2734
95864	832	946	1194	1738	2104	2418	2734