



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.

Payment Standards Effective January 1, 2019							
<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>5BR</u>	<u>6BR</u>
94571	846	1,017	1,242	1,800	2,178	2,505	2,831
95608	814	924	1,166	1,694	2,046	2,353	2,660
95610	832	946	1,194	1,738	2,104	2,418	2,734
95615	945	1,062	1,341	1,944	2,358	2,712	3,065
95621	832	946	1,194	1,738	2,104	2,418	2,734
95624	918	1,044	1,314	1,917	2,313	2,660	3,007
95626	972	1,107	1,395	2,016	2,448	2,815	3,182
95628	832	946	1,194	1,738	2,104	2,418	2,734
95630	1,080	1,224	1,548	2,241	2,718	3,126	3,533
95632	832	946	1,194	1,738	2,104	2,418	2,734
95638	909	1,026	1,296	1,872	2,277	2,619	2,960
95641	715	814	1,023	1,496	1,804	2,075	2,345
95652	649	737	935	1,353	1,639	1,885	2,131
95655	1,152	1,305	1,647	2,385	2,889	3,322	3,756
95660	814	924	1,166	1,694	2,046	2,353	2,660
95662	891	1,017	1,278	1,845	2,241	2,577	2,913
95670	803	913	1,155	1,672	2,024	2,328	2,631

<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>5BR</u>	<u>6BR</u>
95673	832	946	1,194	1,738	2,104	2,418	2,734
95678	918	1,044	1,314	1,899	2,304	2,650	2,995
95683	1,143	1,296	1,638	2,367	2,880	3,312	3,744
95690	748	924	1,155	1,683	2,035	2,340	2,646
95693	781	891	1,122	1,628	1,980	2,277	2,574
95742	1,152	1,305	1,647	2,385	2,889	3,322	3,756
95757	1,152	1,305	1,647	2,385	2,889	3,322	3,756
95758	891	1,017	1,278	1,845	2,241	2,577	2,913
95811	832	946	1,194	1,738	2,104	2,418	2,734
95814	846	954	1,206	1,746	2,115	2,432	2,750
95815	803	913	1,155	1,683	2,035	2,340	2,646
95816	909	1,026	1,296	1,872	2,277	2,619	2,960
95817	748	858	1,078	1,562	1,892	2,176	2,460
95818	832	946	1,194	1,738	2,104	2,418	2,734
95819	909	1,035	1,305	1,890	2,295	2,639	2,984
95820	832	946	1,194	1,738	2,104	2,418	2,734
95821	770	869	1,100	1,606	1,936	2,226	2,517
95822	803	913	1,155	1,672	2,035	2,340	2,646
95823	748	847	1,078	1,562	1,892	2,176	2,460
95824	737	847	1,067	1,551	1,870	2,151	2,431
95825	814	935	1,177	1,705	2,068	2,378	2,688
95826	803	913	1,155	1,683	2,035	2,340	2,646
95827	832	946	1,194	1,738	2,104	2,418	2,734
95828	832	946	1,194	1,738	2,104	2,418	2,734
95829	1,098	1,242	1,566	2,268	2,754	3,167	3,580
95830	803	913	1,155	1,683	2,046	2,353	2,660
95831	864	981	1,242	1,800	2,178	2,505	2,831
95832	832	946	1,194	1,738	2,104	2,418	2,734
95833	837	954	1,197	1,738	2,106	2,422	2,738
95834	825	946	1,188	1,727	2,101	2,416	2,731
95835	1,035	1,170	1,476	2,133	2,592	2,981	3,370
95837	792	869	1,100	1,606	1,936	2,226	2,517
95838	781	880	1,111	1,628	1,969	2,264	2,560
95841	781	880	1,111	1,617	1,969	2,264	2,560
95842	825	935	1,188	1,716	2,079	2,391	2,703
95843	837	954	1,197	1,738	2,106	2,422	2,738
95864	891	1,017	1,278	1,845	2,241	2,577	2,913