



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. 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 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 December 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	1,177	1,384	1,668	2,409	2,932	3,372	3,812
95608	981	1,101	1,384	1,995	2,431	2,795	3,160
95610	1,036	1,166	1,472	2,126	2,583	2,971	3,358
95615	1,199	1,341	1,700	2,453	2,976	3,422	3,868
95621	1,036	1,166	1,472	2,126	2,583	2,971	3,358
95624	1,079	1,210	1,526	2,202	2,681	3,084	3,486
95626	1,308	1,472	1,853	2,671	3,248	3,735	4,223
95628	1,177	1,243	1,570	2,267	2,758	3,171	3,585
95630	1,428	1,602	2,017	2,910	3,543	4,074	4,605
95632	1,079	1,221	1,537	2,224	2,703	3,109	3,514
95638	1,145	1,286	1,624	2,344	2,856	3,284	3,713
95641	839	948	1,188	1,711	2,082	2,394	2,706
95652	719	818	1,025	1,482	1,799	2,068	2,338
95655	1,559	1,744	2,202	3,172	3,870	4,450	5,030
95660	981	1,101	1,384	1,995	2,431	2,795	3,160
95662	1,188	1,330	1,679	2,420	2,943	3,384	3,826



ZIP Code	0 BR	1 BR	2 BR	3 BR	4 BR	5BR	6BR
95670	948	1068	1,352	1,951	2,376	2,733	3,089
95673	1,090	1,232	1,548	2,235	2,714	3,121	3,528
95683	1,515	1,700	2,147	3,096	3,771	4,337	4,903
95690	730	828	1,036	1,504	1,820	2,093	2,366
95693	905	1,014	1,275	1,842	2,235	2,570	2,905
95742	1,559	1,744	2,202	3,172	3,870	4,450	5,030
95757	1,548	1,744	2,191	3,161	3,848	4,425	5,002
95758	1,188	1,330	1,679	2,420	2,943	3,384	3,826
95811	1,057	1,188	1,493	2,158	2,627	3,021	3,415
95814	1,101	1,243	1,559	2,245	2,736	3,146	3,557
95815	948	1,068	1,352	1,951	2,376	2,733	3,089
95816	1,199	1,352	1,700	2,453	2,987	3,435	3,883
95817	905	1,025	1,286	1,853	2,256	2,595	2,933
95818	1,068	1,199	1,515	2,191	2,660	3,059	3,457
95819	1,232	1,384	1,744	2,518	3,063	3,522	3,982
95820	1,036	1,155	1,461	2,104	2,562	2,946	3,330
95821	905	1,014	1,275	1,842	2,235	2,570	2,905
95822	992	1,112	1,406	2,027	2,463	2,833	3,202
95823	905	1,014	1,275	1,842	2,235	2,570	2,905
95824	872	992	1,243	1,788	2,180	2,507	2,834
95825	981	1,112	1,395	2,017	2,453	2,820	3,188
95826	981	1,101	1,384	1,995	2,431	2,795	3,160
95827	1057	1,188	1,493	2,158	2,627	3,021	3,415
95828	992	1,112	1,406	2,027	2,463	2,833	3,202
95829	1,450	1,635	2,060	2,976	3,619	4,162	4,704
95830	1,330	1,493	1,875	2,714	3,303	3,798	4,294
95831	1,145	1,286	1,624	2,344	2,856	3,284	3,713
95832	1,112	1,254	1,581	2,278	2,780	3,196	3,613
95833	1,123	1,264	1,591	2,300	2,790	3,209	3,628
95834	1,014	1,145	1,439	2,071	2,529	2,908	3,287
95835	1,428	1,602	2,017	2,910	3,543	4,074	4,605
95837	1,057	1,123	1,450	2,082	2,529	2,908	3,287
95838	970	1,090	1,373	1,984	2,409	2,770	3,132
95841	948	1,068	1,341	1,929	2,354	2,708	3,061
95842	992	1,112	1,406	2,027	2,463	2,833	3,202
95843	1,112	1,243	1,570	2,267	2,758	3,171	3,585
95864	1,199	1,352	1,700	2,453	2,987	3,435	3,883

