



## 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.

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

Payment Standards Effective January 1, 2021						
Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
95608	\$1,079	\$1,199	\$1,515	\$2,169	\$2,627	\$3,021
95610	\$1,123	\$1,264	\$1,591	\$2,278	\$2,758	\$3,172
95615	\$1,166	\$1,308	\$1,646	\$2,365	\$2,856	\$3,284
95621	\$1,134	\$1,275	\$1,602	\$2,289	\$2,780	\$3,197
95624	\$1,177	\$1,330	\$1,668	\$2,387	\$2,889	\$3,322
95626	\$1,406	\$1,570	\$1,984	\$2,834	\$3,434	\$3,949
95628	\$1,232	\$1,373	\$1,733	\$2,485	\$2,998	\$3,448
95630	\$1,526	\$1,711	\$2,158	\$3,085	\$3,739	\$4,300
95632	\$1,210	\$1,352	\$1,700	\$2,442	\$2,954	\$3,398
95638	\$1,155	\$1,297	\$1,635	\$2,344	\$2,834	\$3,259
95641	\$927	\$1,036	\$1,308	\$1,875	\$2,267	\$2,607
95652	\$883	\$992	\$1,243	\$1,777	\$2,147	\$2,470
95655	\$1,679	\$1,875	\$2,365	\$3,390	\$4,098	\$4,713
95660	\$1,068	\$1,199	\$1,504	\$2,147	\$2,605	\$2,996
95662	\$1,308	\$1,461	\$1,842	\$2,638	\$3,194	\$3,673
95670	\$1,036	\$1,155	\$1,461	\$2,093	\$2,529	\$2,908



<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>
95673	\$1,199	\$1,341	\$1,690	\$2,420	\$2,921	\$3,359
95683	\$1,690	\$1,897	\$2,387	\$3,412	\$4,131	\$4,751
95690	\$807	\$905	\$1,145	\$1,635	\$1,973	\$2,269
95693	\$1,330	\$1,493	\$1,886	\$2,692	\$3,259	\$3,749
95742	\$1,733	\$1,940	\$2,442	\$3,499	\$4,229	\$4,864
95757	\$1,722	\$1,929	\$2,431	\$3,477	\$4,207	\$4,839
95758	\$1,308	\$1,461	\$1,842	\$2,638	\$3,194	\$3,673
95811	\$959	\$1,079	\$1,352	\$1,951	\$2,365	\$2,721
95814	\$1,199	\$1,341	\$1,690	\$2,420	\$2,921	\$3,359
95815	\$1,014	\$1,134	\$1,428	\$2,038	\$2,474	\$2,846
95816	\$1,308	\$1,472	\$1,853	\$2,649	\$3,205	\$3,685
95817	\$1,003	\$1,123	\$1,417	\$2,027	\$2,453	\$2,821
95818	\$1,210	\$1,363	\$1,711	\$2,453	\$2,965	\$3,410
95819	\$1,373	\$1,537	\$1,940	\$2,780	\$3,357	\$3,861
95820	\$1,123	\$1,254	\$1,581	\$2,267	\$2,736	\$3,147
95821	\$970	\$1,090	\$1,373	\$1,962	\$2,376	\$2,733
95822	\$1,112	\$1,243	\$1,570	\$2,245	\$2,714	\$3,122
95823	\$981	\$1,101	\$1,384	\$1,984	\$2,398	\$2,758
95824	\$937	\$1,057	\$1,330	\$1,908	\$2,300	\$2,645
95825	\$1,079	\$1,199	\$1,515	\$2,169	\$2,627	\$3,021
95826	\$1,079	\$1,210	\$1,526	\$2,180	\$2,638	\$3,033
95827	\$1,155	\$1,286	\$1,624	\$2,322	\$2,812	\$3,234
95828	\$1,079	\$1,199	\$1,515	\$2,169	\$2,627	\$3,021
95829	\$1,581	\$1,777	\$2,235	\$3,194	\$3,870	\$4,450
95830	\$1,450	\$1,624	\$2,038	\$2,921	\$3,532	\$4,061
95831	\$1,264	\$1,417	\$1,788	\$2,562	\$3,096	\$3,560
95832	\$1,254	\$1,406	\$1,766	\$2,529	\$3,052	\$3,510
95833	\$1,264	\$1,406	\$1,777	\$2,540	\$3,074	\$3,535
95834	\$1,145	\$1,286	\$1,613	\$2,311	\$2,790	\$3,209
95835	\$1,591	\$1,788	\$2,245	\$3,216	\$3,891	\$4,476
95837	\$1,155	\$1,221	\$1,570	\$2,245	\$2,703	\$3,109
95838	\$1,079	\$1,199	\$1,515	\$2,169	\$2,627	\$3,021
95841	\$1,036	\$1,155	\$1,461	\$2,093	\$2,529	\$2,908
95842	\$1,079	\$1,199	\$1,515	\$2,169	\$2,627	\$3,021
95843	\$1,243	\$1,395	\$1,755	\$2,507	\$3,041	\$3,498
95864	\$1,308	\$1,472	\$1,853	\$2,649	\$3,205	\$3,685





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