



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 December 1, 2021

ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95608	\$1,155	\$1,276	\$1,606	\$2,277	\$2,728	\$3,137
95610	\$1,210	\$1,342	\$1,683	\$2,387	\$2,860	\$3,289
95615	\$1,067	\$1,188	\$1,496	\$2,156	\$2,596	\$2,985
95621	\$1,188	\$1,320	\$1,661	\$2,354	\$2,827	\$3,250
95624	\$1,243	\$1,375	\$1,727	\$2,453	\$2,937	\$3,377
95626	\$1,441	\$1,595	\$2,002	\$2,838	\$3,399	\$3,908
95628	\$1,287	\$1,430	\$1,793	\$2,552	\$3,047	\$3,503
95630	\$1,606	\$1,782	\$2,244	\$3,190	\$3,817	\$4,389
95632	\$1,243	\$1,386	\$1,738	\$2,475	\$2,959	\$3,402
95638	\$1,188	\$1,309	\$1,650	\$2,343	\$2,805	\$3,225
95641	\$902	\$1,001	\$1,254	\$1,782	\$2,134	\$2,454
95652	\$1,067	\$1,177	\$1,485	\$2,112	\$2,530	\$2,909
95655	\$1,749	\$1,936	\$2,431	\$3,454	\$4,136	\$4,756
95660	\$1,111	\$1,232	\$1,551	\$2,200	\$2,640	\$3,036
95662	\$1,364	\$1,518	\$1,903	\$2,706	\$3,234	\$3,719
95670	\$1,100	\$1,221	\$1,529	\$2,167	\$2,596	\$2,985
95673	\$1,243	\$1,386	\$1,738	\$2,464	\$2,959	\$3,402



ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95683	\$1,815	\$2,013	\$2,530	\$3,597	\$4,301	\$4,945
95690	\$869	\$957	\$1,199	\$1,716	\$2,046	\$2,352
95693	\$1,210	\$1,364	\$1,716	\$2,453	\$2,970	\$3,415
95742	\$1,826	\$2,024	\$2,541	\$3,608	\$4,323	\$4,970
95757	\$1,804	\$2,002	\$2,519	\$3,575	\$4,290	\$4,933
95758	\$1,375	\$1,518	\$1,914	\$2,717	\$3,256	\$3,744
95811	\$968	\$1,067	\$1,342	\$1,903	\$2,288	\$2,631
95814	\$1,243	\$1,375	\$1,727	\$2,453	\$2,937	\$3,377
95815	\$1,045	\$1,155	\$1,452	\$2,068	\$2,475	\$2,845
95816	\$1,397	\$1,551	\$1,947	\$2,761	\$3,311	\$3,807
95817	\$1,056	\$1,177	\$1,474	\$2,090	\$2,508	\$2,884
95818	\$1,320	\$1,463	\$1,837	\$2,607	\$3,124	\$3,592
95819	\$1,463	\$1,617	\$2,035	\$2,893	\$3,465	\$3,984
95820	\$1,166	\$1,298	\$1,628	\$2,310	\$2,772	\$3,187
95821	\$1,045	\$1,166	\$1,463	\$2,079	\$2,486	\$2,858
95822	\$1,177	\$1,309	\$1,639	\$2,332	\$2,783	\$3,199
95823	\$1,045	\$1,166	\$1,463	\$2,079	\$2,486	\$2,858
95824	\$979	\$1,089	\$1,364	\$1,936	\$2,321	\$2,668
95825	\$1,144	\$1,265	\$1,595	\$2,266	\$2,717	\$3,124
95826	\$1,155	\$1,276	\$1,606	\$2,277	\$2,728	\$3,137
95827	\$1,210	\$1,342	\$1,683	\$2,387	\$2,860	\$3,289
95828	\$1,144	\$1,265	\$1,595	\$2,266	\$2,717	\$3,124
95829	\$1,595	\$1,771	\$2,222	\$3,157	\$3,784	\$4,351
95830	\$1,496	\$1,661	\$2,079	\$2,948	\$3,531	\$4,060
95831	\$1,353	\$1,507	\$1,892	\$2,684	\$3,223	\$3,705
95832	\$1,353	\$1,507	\$1,892	\$2,684	\$3,223	\$3,705
95833	\$1,353	\$1,507	\$1,892	\$2,684	\$3,223	\$3,705
95834	\$1,265	\$1,397	\$1,760	\$2,497	\$2,992	\$3,440
95835	\$1,672	\$1,859	\$2,332	\$3,311	\$3,971	\$4,566
95837	\$1,254	\$1,320	\$1,694	\$2,387	\$2,882	\$3,314
95838	\$1,122	\$1,243	\$1,562	\$2,222	\$2,662	\$3,061
95841	\$1,100	\$1,221	\$1,529	\$2,167	\$2,596	\$2,985
95842	\$1,133	\$1,265	\$1,584	\$2,255	\$2,695	\$3,098
95843	\$1,342	\$1,485	\$1,870	\$2,651	\$3,179	\$3,655
95864	\$1,364	\$1,518	\$1,903	\$2,706	\$3,234	\$3,719

