



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 October 1, 2022

ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95608	\$1,320	\$1,452	\$1,815	\$2,574	\$3,003	\$3,452
95610	\$1,397	\$1,529	\$1,925	\$2,739	\$3,190	\$3,668
95615	\$990	\$1,078	\$1,364	\$1,947	\$2,343	\$2,693
95621	\$1,375	\$1,507	\$1,892	\$2,684	\$3,135	\$3,604
95624	\$1,661	\$1,815	\$2,277	\$3,234	\$3,773	\$4,338
95626	\$1,595	\$1,749	\$2,200	\$3,124	\$3,641	\$4,186
95628	\$1,463	\$1,606	\$2,013	\$2,860	\$3,333	\$3,832
95630	\$1,848	\$2,024	\$2,541	\$3,608	\$4,202	\$4,832
95632	\$1,353	\$1,485	\$1,870	\$2,651	\$3,091	\$3,554
95638	\$1,364	\$1,496	\$1,881	\$2,673	\$3,113	\$3,579
95641	\$979	\$1,067	\$1,342	\$1,903	\$2,222	\$2,555
95652	\$1,353	\$1,485	\$1,859	\$2,640	\$3,080	\$3,542
95655	\$1,925	\$2,112	\$2,651	\$3,773	\$4,389	\$5,046
95660	\$1,276	\$1,397	\$1,749	\$2,486	\$2,893	\$3,326
95662	\$1,573	\$1,727	\$2,167	\$3,080	\$3,586	\$4,123
95670	\$1,254	\$1,375	\$1,727	\$2,453	\$2,860	\$3,289



ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95673	\$1,397	\$1,529	\$1,914	\$2,717	\$3,168	\$3,643
95683	\$2,101	\$2,310	\$2,893	\$4,114	\$4,785	\$5,502
95690	\$979	\$1,078	\$1,353	\$1,925	\$2,244	\$2,580
95693	\$1,507	\$1,661	\$2,079	\$2,959	\$3,443	\$3,958
95742	\$2,101	\$2,310	\$2,893	\$4,114	\$4,785	\$5,502
95757	\$2,068	\$2,266	\$2,849	\$4,048	\$4,719	\$5,426
95758	\$1,507	\$1,650	\$2,068	\$2,937	\$3,421	\$3,933
95811	\$1,177	\$1,287	\$1,617	\$2,299	\$2,673	\$3,073
95814	\$1,386	\$1,518	\$1,903	\$2,706	\$3,146	\$3,617
95815	\$1,155	\$1,265	\$1,584	\$2,255	\$2,618	\$3,010
95816	\$1,628	\$1,793	\$2,244	\$3,190	\$3,718	\$4,275
95817	\$1,199	\$1,320	\$1,650	\$2,343	\$2,728	\$3,137
95818	\$1,507	\$1,650	\$2,068	\$2,937	\$3,421	\$3,933
95819	\$1,694	\$1,859	\$2,332	\$3,311	\$3,861	\$4,439
95820	\$1,298	\$1,419	\$1,782	\$2,530	\$2,948	\$3,390
95821	\$1,221	\$1,342	\$1,683	\$2,387	\$2,783	\$3,199
95822	\$1,331	\$1,452	\$1,826	\$2,596	\$3,025	\$3,478
95823	\$1,221	\$1,342	\$1,683	\$2,387	\$2,783	\$3,199
95824	\$1,100	\$1,210	\$1,518	\$2,156	\$2,508	\$2,884
95825	\$1,320	\$1,452	\$1,815	\$2,574	\$3,003	\$3,452
95826	\$1,298	\$1,419	\$1,782	\$2,530	\$2,948	\$3,390
95827	\$1,397	\$1,529	\$1,925	\$2,739	\$3,190	\$3,668
95828	\$1,309	\$1,430	\$1,793	\$2,552	\$2,970	\$3,415
95829	\$1,760	\$1,925	\$2,420	\$3,443	\$4,004	\$4,604
95830	\$1,760	\$1,925	\$2,409	\$3,432	\$3,993	\$4,591
95831	\$1,573	\$1,727	\$2,167	\$3,080	\$3,586	\$4,123
95832	\$1,595	\$1,749	\$2,189	\$3,113	\$3,619	\$4,161
95833	\$1,562	\$1,705	\$2,145	\$3,047	\$3,553	\$4,085
95834	\$1,485	\$1,628	\$2,046	\$2,904	\$3,388	\$3,896
95835	\$1,881	\$2,057	\$2,585	\$3,674	\$4,279	\$4,920
95837	\$1,375	\$1,441	\$1,837	\$2,596	\$3,080	\$3,542
95838	\$1,243	\$1,364	\$1,705	\$2,420	\$2,827	\$3,250
95841	\$1,265	\$1,386	\$1,738	\$2,475	\$2,882	\$3,314
95842	\$1,309	\$1,430	\$1,793	\$2,552	\$2,970	\$3,415
95843	\$1,518	\$1,661	\$2,090	\$2,970	\$3,465	\$3,984
95864	\$1,529	\$1,672	\$2,101	\$2,981	\$3,476	\$3,997

