



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 Housing Authority of Sacramento County, 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, 2023

ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95608	\$1,440	\$1,584	\$1,980	\$2,808	\$3,276	\$3,766
95610	\$1,524	\$1,668	\$2,100	\$2,988	\$3,480	\$4,002
95615	\$1,080	\$1,176	\$1,488	\$2,124	\$2,556	\$2,938
95621	\$1,500	\$1,644	\$2,064	\$2,928	\$3,420	\$3,932
95624	\$1,812	\$1,980	\$2,484	\$3,528	\$4,116	\$4,732
95626	\$1,740	\$1,908	\$2,400	\$3,408	\$3,972	\$4,567
95628	\$1,596	\$1,752	\$2,196	\$3,120	\$3,636	\$4,180
95630	\$2,016	\$2,208	\$2,772	\$3,936	\$4,584	\$5,271
95632	\$1,476	\$1,620	\$2,040	\$2,892	\$3,372	\$3,877
95638	\$1,488	\$1,632	\$2,052	\$2,916	\$3,396	\$3,904
95641	\$1,068	\$1,164	\$1,464	\$2,076	\$2,424	\$2,787
95652	\$1,476	\$1,620	\$2,028	\$2,880	\$3,360	\$3,864
95655	\$2,100	\$2,304	\$2,892	\$4,116	\$4,788	\$5,505
95660	\$1,392	\$1,524	\$1,908	\$2,712	\$3,156	\$3,628
95662	\$1,716	\$1,884	\$2,364	\$3,360	\$3,912	\$4,498
95670	\$1,368	\$1,500	\$1,884	\$2,676	\$3,120	\$3,588
95673	\$1,524	\$1,668	\$2,088	\$2,964	\$3,456	\$3,974
95683	\$2,292	\$2,520	\$3,156	\$4,488	\$5,220	\$6,002
95690	\$1,068	\$1,176	\$1,476	\$2,100	\$2,448	\$2,815



ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95693	\$1,644	\$1,812	\$2,268	\$3,228	\$3,756	\$4,318
95742	\$2,292	\$2,520	\$3,156	\$4,488	\$5,220	\$6,002
95757	\$2,256	\$2,472	\$3,108	\$4,416	\$5,148	\$5,919
95758	\$1,644	\$1,800	\$2,256	\$3,204	\$3,732	\$4,291
95811	\$1,284	\$1,404	\$1,764	\$2,508	\$2,916	\$3,352
95814	\$1,512	\$1,656	\$2,076	\$2,952	\$3,432	\$3,946
95815	\$1,260	\$1,380	\$1,728	\$2,460	\$2,856	\$3,284
95816	\$1,776	\$1,956	\$2,448	\$3,480	\$4,056	\$4,664
95817	\$1,308	\$1,440	\$1,800	\$2,556	\$2,976	\$3,422
95818	\$1,644	\$1,800	\$2,256	\$3,204	\$3,732	\$4,291
95819	\$1,848	\$2,028	\$2,544	\$3,612	\$4,212	\$4,843
95820	\$1,416	\$1,548	\$1,944	\$2,760	\$3,216	\$3,698
95821	\$1,332	\$1,464	\$1,836	\$2,604	\$3,036	\$3,490
95822	\$1,452	\$1,584	\$1,992	\$2,832	\$3,300	\$3,794
95823	\$1,332	\$1,464	\$1,836	\$2,604	\$3,036	\$3,490
95824	\$1,200	\$1,320	\$1,656	\$2,352	\$2,736	\$3,146
95825	\$1,440	\$1,584	\$1,980	\$2,808	\$3,276	\$3,766
95826	\$1,416	\$1,548	\$1,944	\$2,760	\$3,216	\$3,698
95827	\$1,524	\$1,668	\$2,100	\$2,988	\$3,480	\$4,002
95828	\$1,428	\$1,560	\$1,956	\$2,784	\$3,240	\$3,726
95829	\$1,920	\$2,100	\$2,640	\$3,756	\$4,368	\$5,023
95830	\$1,920	\$2,100	\$2,628	\$3,744	\$4,356	\$5,008
95831	\$1,716	\$1,884	\$2,364	\$3,360	\$3,912	\$4,498
95832	\$1,740	\$1,908	\$2,388	\$3,396	\$3,948	\$4,539
95833	\$1,704	\$1,860	\$2,340	\$3,324	\$3,876	\$4,456
95834	\$1,620	\$1,776	\$2,232	\$3,168	\$3,696	\$4,250
95835	\$2,052	\$2,244	\$2,820	\$4,008	\$4,668	\$5,367
95837	\$1,500	\$1,572	\$2,004	\$2,832	\$3,360	\$3,864
95838	\$1,356	\$1,488	\$1,860	\$2,640	\$3,084	\$3,546
95841	\$1,380	\$1,512	\$1,896	\$2,700	\$3,144	\$3,615
95842	\$1,428	\$1,560	\$1,956	\$2,784	\$3,240	\$3,726
95843	\$1,656	\$1,812	\$2,280	\$3,240	\$3,780	\$4,346
95864	\$1,668	\$1,824	\$2,292	\$3,252	\$3,792	\$4,360

