



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 December 1, 2023

ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95608	\$1,584	\$1,705	\$2,123	\$2,959	\$3,399	\$3,908
95610	\$1,705	\$1,837	\$2,288	\$3,190	\$3,663	\$4,211
95615	\$1,067	\$1,155	\$1,430	\$1,991	\$2,288	\$2,631
95621	\$1,617	\$1,749	\$2,178	\$3,036	\$3,487	\$4,009
95624	\$1,958	\$2,112	\$2,629	\$3,663	\$4,213	\$4,844
95626	\$1,826	\$1,969	\$2,453	\$3,410	\$3,927	\$4,515
95628	\$1,738	\$1,870	\$2,332	\$3,245	\$3,740	\$4,301
95630	\$2,200	\$2,365	\$2,948	\$4,103	\$4,730	\$5,439
95632	\$1,551	\$1,672	\$2,079	\$2,893	\$3,333	\$3,832
95638	\$1,705	\$1,837	\$2,288	\$3,190	\$3,663	\$4,211
95641	\$1,089	\$1,177	\$1,463	\$2,035	\$2,343	\$2,693
95652	\$1,749	\$1,881	\$2,343	\$3,256	\$3,751	\$4,313
95660	\$1,529	\$1,650	\$2,057	\$2,860	\$3,300	\$3,795
95655	\$2,376	\$2,563	\$3,190	\$4,444	\$5,115	\$5,881
95662	\$1,870	\$2,024	\$2,519	\$3,509	\$4,037	\$4,642
95670	\$1,507	\$1,628	\$2,024	\$2,816	\$3,245	\$3,731
95673	\$1,661	\$1,793	\$2,233	\$3,113	\$3,575	\$4,110



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ZIP Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
95683	\$2,552	\$2,750	\$3,421	\$4,763	\$5,489	\$6,311
95690	\$1,232	\$1,331	\$1,661	\$2,310	\$2,662	\$3,061
95693	\$1,837	\$1,980	\$2,464	\$3,432	\$3,949	\$4,540
95742	\$2,552	\$2,750	\$3,421	\$4,763	\$5,489	\$6,311
95757	\$2,497	\$2,695	\$3,355	\$4,675	\$5,379	\$6,185
95758	\$1,749	\$1,892	\$2,354	\$3,278	\$3,773	\$4,338
95811	\$1,793	\$1,936	\$2,409	\$3,355	\$3,861	\$4,439
95814	\$1,551	\$1,683	\$2,090	\$2,904	\$3,355	\$3,857
95815	\$1,353	\$1,463	\$1,815	\$2,530	\$2,904	\$3,339
95816	\$1,980	\$2,145	\$2,662	\$3,707	\$4,268	\$4,908
95817	\$1,474	\$1,595	\$1,980	\$2,761	\$3,179	\$3,655
95818	\$1,782	\$1,925	\$2,398	\$3,333	\$3,839	\$4,414
95819	\$2,035	\$2,200	\$2,739	\$3,817	\$4,389	\$5,046
95820	\$1,496	\$1,606	\$2,002	\$2,783	\$3,212	\$3,693
95821	\$1,474	\$1,595	\$1,980	\$2,761	\$3,179	\$3,655
95822	\$1,551	\$1,683	\$2,090	\$2,904	\$3,355	\$3,857
95823	\$1,463	\$1,584	\$1,969	\$2,739	\$3,157	\$3,630
95824	\$1,320	\$1,419	\$1,771	\$2,464	\$2,838	\$3,263
95825	\$1,584	\$1,716	\$2,134	\$2,970	\$3,421	\$3,933
95826	\$1,529	\$1,650	\$2,057	\$2,860	\$3,300	\$3,795
95827	\$1,705	\$1,837	\$2,288	\$3,190	\$3,663	\$4,211
95828	\$1,573	\$1,694	\$2,112	\$2,937	\$3,388	\$3,896
95829	\$2,068	\$2,233	\$2,783	\$3,872	\$4,466	\$5,135
95830	\$2,090	\$2,255	\$2,816	\$3,916	\$4,510	\$5,186
95831	\$1,881	\$2,035	\$2,530	\$3,520	\$4,059	\$4,667
95832	\$1,903	\$2,057	\$2,563	\$3,564	\$4,103	\$4,717
95833	\$1,848	\$2,002	\$2,486	\$3,465	\$3,982	\$4,579
95834	\$1,749	\$1,892	\$2,354	\$3,278	\$3,773	\$4,338
95835	\$2,233	\$2,409	\$2,992	\$4,169	\$4,796	\$5,515
95837	\$1,551	\$1,595	\$2,046	\$2,838	\$3,322	\$3,820
95838	\$1,419	\$1,529	\$1,903	\$2,651	\$3,047	\$3,503
95841	\$1,507	\$1,628	\$2,024	\$2,816	\$3,245	\$3,731
95842	\$1,551	\$1,672	\$2,079	\$2,893	\$3,333	\$3,832
95843	\$1,782	\$1,925	\$2,398	\$3,333	\$3,839	\$4,414
95864	\$1,815	\$1,958	\$2,431	\$3,388	\$3,894	\$4,478

