



Payment Standards Housing Choice Voucher Program

Households participating in the Housing Choice Voucher (HCV) program receive a subsidy each month to help pay their rent and utilities. The subsidy varies for each household depending upon the household's size and income.

The U. S. Department of Housing and Urban Development (HUD) has mandated the Housing Authority of Sacramento County, to use Fair Market Rents (FMRs) based on zip codes, called Small Area FMRs (SAFMRs), to establish payment standards. The Payment Standard is used to calculate the maximum amount of assistance a household can receive that includes both the contract rent amount and utility allowance.

This is not the maximum rent that can be charged by landlords.

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 by the bedroom sizes listed. When using the chart, choose the payment standard amount that is the lower of the voucher size or the unit size.

Payment Standards Effective January 1, 2026

Zip Code	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
95608	\$1,802	\$1,887	\$2,321	\$3,095	\$3,562	\$4,096
95610	\$1,964	\$2,058	\$2,531	\$3,371	\$3,885	\$4,468
95615	\$1,050	\$1,100	\$1,350	\$1,800	\$2,070	\$2,380
95621	\$1,775	\$1,859	\$2,289	\$3,045	\$3,518	\$4,045
95624	\$2,145	\$2,244	\$2,761	\$3,674	\$4,235	\$4,869
95626	\$1,815	\$1,903	\$2,343	\$3,113	\$3,597	\$4,136
95628	\$1,997	\$2,101	\$2,579	\$3,432	\$3,962	\$4,556
95630	\$2,470	\$2,597	\$3,191	\$4,251	\$4,897	\$5,632
95632	\$1,661	\$1,738	\$2,145	\$2,860	\$3,300	\$3,795
95638	\$1,710	\$1,790	\$2,200	\$2,930	\$3,380	\$3,887
95641	\$1,060	\$1,110	\$1,370	\$1,820	\$2,100	\$2,415
95652	\$1,986	\$2,090	\$2,569	\$3,422	\$3,942	\$4,532
95655	\$2,618	\$2,739	\$3,377	\$4,499	\$5,181	\$5,957
95660	\$1,750	\$1,836	\$2,257	\$3,002	\$3,467	\$3,986
95662	\$2,079	\$2,178	\$2,684	\$3,575	\$4,114	\$4,731
95670	\$1,737	\$1,830	\$2,246	\$2,995	\$3,442	\$3,958
95673	\$1,851	\$1,945	\$2,392	\$3,182	\$3,671	\$4,221
95683	\$2,610	\$2,740	\$3,370	\$4,490	\$5,170	\$5,945
95690	\$1,330	\$1,400	\$1,720	\$2,290	\$2,640	\$3,036
95693	\$2,074	\$2,182	\$2,678	\$3,564	\$4,115	\$4,731
95741	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921



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Zip Code	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
95742	\$2,620	\$2,750	\$3,380	\$4,500	\$5,190	\$5,968
95757	\$2,794	\$2,937	\$3,608	\$4,807	\$5,533	\$6,362
95758	\$2,006	\$2,100	\$2,583	\$3,434	\$3,959	\$4,552
95759	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95811	\$1,969	\$2,065	\$2,547	\$3,392	\$3,906	\$4,491
95812	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95813	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95814	\$1,738	\$1,823	\$2,247	\$2,989	\$3,445	\$3,961
95815	\$1,555	\$1,631	\$2,009	\$2,678	\$3,078	\$3,539
95816	\$2,268	\$2,375	\$2,921	\$3,884	\$4,483	\$5,155
95817	\$1,675	\$1,760	\$2,162	\$2,883	\$3,318	\$3,815
95818	\$1,989	\$2,091	\$2,570	\$3,417	\$3,947	\$4,539
95819	\$2,255	\$2,365	\$2,904	\$3,861	\$4,455	\$5,122
95820	\$1,637	\$1,723	\$2,119	\$2,825	\$3,253	\$3,741
95821	\$1,663	\$1,750	\$2,149	\$2,862	\$3,294	\$3,788
95822	\$1,717	\$1,802	\$2,215	\$2,947	\$3,403	\$3,912
95823	\$1,652	\$1,739	\$2,138	\$2,851	\$3,283	\$3,776
95824	\$1,470	\$1,533	\$1,890	\$2,520	\$2,898	\$3,333
95825	\$1,803	\$1,895	\$2,328	\$3,100	\$3,574	\$4,110
95826	\$1,741	\$1,823	\$2,245	\$2,987	\$3,451	\$3,968
95827	\$1,947	\$2,046	\$2,519	\$3,355	\$3,861	\$4,439
95828	\$1,777	\$1,864	\$2,289	\$3,052	\$3,510	\$4,036
95829	\$2,321	\$2,431	\$2,992	\$3,982	\$4,587	\$5,274
95830	\$2,290	\$2,398	\$2,948	\$3,920	\$4,514	\$5,192
95831	\$2,119	\$2,215	\$2,729	\$3,627	\$4,184	\$4,811
95832	\$2,101	\$2,211	\$2,717	\$3,619	\$4,169	\$4,793
95833	\$2,074	\$2,182	\$2,678	\$3,564	\$4,115	\$4,731
95834	\$1,969	\$2,068	\$2,541	\$3,377	\$3,894	\$4,478
95835	\$2,420	\$2,541	\$3,124	\$4,158	\$4,796	\$5,515
95837	\$1,530	\$1,600	\$1,990	\$2,710	\$3,100	\$3,565
95838	\$1,771	\$1,859	\$2,288	\$3,047	\$3,509	\$4,034
95841	\$1,728	\$1,813	\$2,226	\$2,968	\$3,413	\$3,925
95842	\$1,728	\$1,814	\$2,236	\$2,981	\$3,434	\$3,950
95843	\$2,288	\$2,398	\$2,948	\$3,927	\$4,521	\$5,198
95851	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95852	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95853	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95860	\$1,720	\$1,800	\$2,220	\$2,960	\$3,410	\$3,921
95864	\$2,024	\$2,123	\$2,607	\$3,465	\$4,004	\$4,604

