



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. 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, 2025

Zip Code	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
95608	\$1,716	\$1,815	\$2,255	\$3,058	\$3,531	\$4,060
95610	\$1,881	\$1,991	\$2,475	\$3,355	\$3,872	\$4,452
95615	\$1,078	\$1,144	\$1,419	\$1,925	\$2,222	\$2,555
95621	\$1,738	\$1,848	\$2,288	\$3,102	\$3,586	\$4,123
95624	\$2,090	\$2,211	\$2,739	\$3,718	\$4,290	\$4,933
95626	\$1,870	\$1,969	\$2,453	\$3,322	\$3,839	\$4,414
95628	\$1,925	\$2,035	\$2,530	\$3,432	\$3,960	\$4,554
95630	\$2,376	\$2,519	\$3,124	\$4,235	\$4,895	\$5,628
95632	\$1,628	\$1,727	\$2,145	\$2,915	\$3,366	\$3,870
95638	\$1,826	\$1,925	\$2,376	\$3,234	\$3,762	\$4,326
95641	\$1,166	\$1,232	\$1,529	\$2,079	\$2,398	\$2,757
95652	\$1,947	\$2,068	\$2,563	\$3,476	\$4,015	\$4,616
95655	\$2,497	\$2,640	\$3,278	\$4,444	\$5,137	\$5,907
95660	\$1,672	\$1,771	\$2,200	\$2,981	\$3,443	\$3,958
95662	\$2,013	\$2,134	\$2,651	\$3,597	\$4,147	\$4,768
95670	\$1,661	\$1,760	\$2,189	\$2,970	\$3,432	\$3,946
95673	\$1,815	\$1,925	\$2,387	\$3,234	\$3,740	\$4,301
95683	\$2,750	\$2,904	\$3,608	\$4,895	\$5,654	\$6,502
95690	\$1,364	\$1,441	\$1,793	\$2,431	\$2,805	\$3,225
95693	\$2,046	\$2,167	\$2,684	\$3,641	\$4,202	\$4,832



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Zip Code	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
95741	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95742	\$2,772	\$2,937	\$3,641	\$4,939	\$5,698	\$6,552
95757	\$2,706	\$2,860	\$3,553	\$4,818	\$5,566	\$6,400
95758	\$1,914	\$2,024	\$2,508	\$3,399	\$3,927	\$4,515
95759	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95811	\$1,892	\$2,002	\$2,486	\$3,377	\$3,894	\$4,478
95812	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95813	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95814	\$1,672	\$1,771	\$2,200	\$2,981	\$3,443	\$3,958
95815	\$1,496	\$1,573	\$1,958	\$2,651	\$3,069	\$3,528
95816	\$2,156	\$2,288	\$2,838	\$3,850	\$4,444	\$5,110
95817	\$1,628	\$1,727	\$2,145	\$2,915	\$3,355	\$3,857
95818	\$1,947	\$2,068	\$2,563	\$3,476	\$4,015	\$4,616
95819	\$2,200	\$2,332	\$2,893	\$3,927	\$4,532	\$5,211
95820	\$1,562	\$1,661	\$2,057	\$2,794	\$3,223	\$3,705
95821	\$1,595	\$1,683	\$2,090	\$2,838	\$3,278	\$3,769
95822	\$1,650	\$1,749	\$2,167	\$2,937	\$3,388	\$3,896
95823	\$1,584	\$1,672	\$2,079	\$2,816	\$3,256	\$3,744
95824	\$1,408	\$1,485	\$1,848	\$2,508	\$2,893	\$3,326
95825	\$1,738	\$1,837	\$2,277	\$3,091	\$3,564	\$4,098
95826	\$1,672	\$1,771	\$2,200	\$2,981	\$3,443	\$3,958
95827	\$1,881	\$1,980	\$2,464	\$3,344	\$3,861	\$4,439
95828	\$1,705	\$1,793	\$2,233	\$3,025	\$3,498	\$4,022
95829	\$2,255	\$2,387	\$2,959	\$4,015	\$4,631	\$5,325
95830	\$2,255	\$2,387	\$2,959	\$4,015	\$4,631	\$5,325
95831	\$2,024	\$2,145	\$2,662	\$3,608	\$4,169	\$4,793
95832	\$2,013	\$2,134	\$2,651	\$3,597	\$4,147	\$4,768
95833	\$1,980	\$2,101	\$2,607	\$3,531	\$4,081	\$4,692
95834	\$1,914	\$2,024	\$2,519	\$3,421	\$3,949	\$4,540
95835	\$2,365	\$2,497	\$3,102	\$4,213	\$4,862	\$5,591
95837	\$1,683	\$1,738	\$2,200	\$3,025	\$3,487	\$4,009
95838	\$1,705	\$1,793	\$2,233	\$3,025	\$3,498	\$4,022
95841	\$1,650	\$1,749	\$2,167	\$2,937	\$3,388	\$3,896
95842	\$1,661	\$1,749	\$2,178	\$2,959	\$3,410	\$3,921
95843	\$2,233	\$2,365	\$2,937	\$3,982	\$4,598	\$5,287
95851	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95852	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95853	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95860	\$1,804	\$1,914	\$2,376	\$3,223	\$3,718	\$4,275
95864	\$1,936	\$2,046	\$2,541	\$3,443	\$3,982	\$4,579

