

COUNTY OF EL DORADO

HEALTH & HUMAN SERVICES

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PUBLIC HOUSING AUTHORITY

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CHANGES IN PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER (HCV) PROGRAM

Effective April 1, 2018, the U.S. Department of Housing and Urban Development (HUD) began requiring an important change in the way El Dorado County Public Housing Authority (PHA) operates the HCV program. Under the new mandate, the payment standard used to determine the maximum subsidy amount the PHA pays to families will be based on fair market rents (FMR) set at the ZIP code level, rather than the previously used metropolitan-area level. The new ZIP code level rent estimates are referred to as Small Area Fair Market Rents (SAFMRs). The purpose of this change by HUD is to promote a more effective system that allows HCV-assisted families to access neighborhoods with good schools, lower crime, high frequency transportation and quality housing. As a result, the payment standards (amount available for rent and utilities) for units being rented through the HCV program may change. Depending on the ZIP code in which the rental units are located, the participant's payment standard may increase, stay the same, or decrease. Please refer to the SAFMR Payment Standards by zip code, which lists payment standard amounts for all zip codes effective April 1, 2018.

If payment standards decrease in zip codes where you own properties and rent units to voucher families, the Housing Assistance Payment (HAP) you receive from the El Dorado County PHA may be reduced and future participants may be responsible for a larger share of the rent. Such changes do not impact your current participants as long as they remain in their current property under the current contract.

If payment standards increase in zip codes where you own properties and rent units to voucher families, the Housing Assistance Payment (HAP) you receive from the El Dorado County PHA may increase and the participant may be responsible for a smaller share of the rent or there may not be any change to the participant portion. These changes will be implemented as families complete their annual recertification of eligibility.

Please be aware that the amount you charge for rent must still be "reasonable" when compared to other private market rentals in the area with the same amenities.

Please refer to HUD's Public and Indian Health (PIH) notice 2018-01 and <https://www.edcgov.us/Government/HumanServices/Housing/pages/Housing.aspx> section for more information.



FY2018 ADVISORY SMALL AREA FMRs FOR EL DORADO COUNTY, CA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

El Dorado County is part of the **Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area.**

El Dorado County, CA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
95614	\$1,140	\$1,290	\$1,630	\$2,370	\$2,870
95619	\$980	\$1,110	\$1,400	\$2,040	\$2,470
95623	\$740	\$840	\$1,070	\$1,550	\$1,880
95629	\$660	\$750	\$950	\$1,380	\$1,670
95633	\$710	\$810	\$1,020	\$1,490	\$1,800
95634	\$820	\$940	\$1,180	\$1,720	\$2,080
95635	\$760	\$870	\$1,100	\$1,590	\$1,930
95636	\$760	\$870	\$1,100	\$1,590	\$1,930
95651	\$760	\$870	\$1,100	\$1,590	\$1,930
95664	\$760	\$870	\$1,100	\$1,590	\$1,930
95666	\$760	\$870	\$1,100	\$1,590	\$1,930
95667	\$700	\$790	\$1,000	\$1,460	\$1,770
95672	\$760	\$870	\$1,100	\$1,590	\$1,930
95682	\$810	\$920	\$1,160	\$1,680	\$2,040
95684	\$730	\$830	\$1,050	\$1,530	\$1,850
95709	\$720	\$820	\$1,040	\$1,510	\$1,820
95720	\$760	\$870	\$1,100	\$1,590	\$1,930

El Dorado County, CA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
95721	\$760	\$870	\$1,100	\$1,590	\$1,930
95726	\$760	\$860	\$1,090	\$1,590	\$1,920
95735	\$760	\$870	\$1,100	\$1,590	\$1,930
95762	\$1,140	\$1,290	\$1,630	\$2,370	\$2,870
96142	\$680	\$780	\$980	\$1,430	\$1,730
96150	\$710	\$810	\$1,020	\$1,480	\$1,800
96151	\$760	\$870	\$1,100	\$1,590	\$1,930
96155	\$760	\$870	\$1,100	\$1,590	\$1,930
96158	\$760	\$870	\$1,100	\$1,590	\$1,930

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[FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#)

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