

Payment Standards Housing Choice Voucher Program

Families participating in the Housing Choice Voucher (HCV) program benefit from a monthly subsidy 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 El Dorado County Housing Authority (PHA), 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. If the cost of the rent plus utilities is greater than the payment standard, the PHA may approve the family to pay the difference if they have sufficient income.

The chart below shows the Payment Standard for El Dorado County zip codes and the bedroom sizes listed.

Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
95667	\$1,100	\$1232	\$1551	\$2222	\$2684	\$3087
96150	\$1034	\$1166	\$1463	\$2090	\$2530	\$3289
95682	\$1177	\$1320	\$1661	\$2376	\$2871	\$3302
95709	\$1169	\$1302	\$1644	\$2356	\$2850	\$3,278
95762	\$1,431	\$1,602	\$2,016	\$2,889	\$3,492	\$4,016
95726	\$1030	\$1150	\$1450	\$2080	\$2510	\$2887
95623	\$1,060	\$1,190	\$1,500	\$2,150	\$2,600	\$1,060
96142	\$1,150	\$1,290	\$1,620	\$2,320	\$2,800	\$3,220
95619	\$1,260	\$1,413	\$1,782	\$2,547	\$3,087	\$3,054
95634	\$1,090	\$1,220	\$1,540	\$2,200	\$2,670	\$3,071
95720	\$1,060	\$1,180	\$1,490	\$2,130	\$2,580	\$3,071
95651	\$1,060	\$1,180	\$1,490	\$2,130	\$2,580	\$3,071
95633	\$1,040	\$1,170	\$1,470	\$2,100	\$2,550	\$2,933
95664	\$1,269	\$1,422	\$1,791	\$2,565	\$3,096	\$3,560
95672	\$1,245	\$1,397	\$1,758	\$2,518	\$3,040	\$3,496
95614	\$1,431	\$1,602	\$2,016	\$2,889	\$3,492	\$4,016
95635	\$1,310	\$1,470	\$1,850	\$2,650	\$3,210	\$3,692
95636	\$1,007	\$1,121	\$1,416	\$2,024	\$2,451	\$2,819
95684	\$1,140	\$1,283	\$1,615	\$2,309	\$2,793	\$3,212