

## 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
95667	\$1,144	\$1,265	\$1,595	\$2,266	\$2,717
96150	\$1,078	\$1,199	\$1,507	\$2,145	\$2,563
95682	\$1,243	\$1,375	\$1,727	\$2,453	\$2,937
95709	\$1,160	\$1,290	\$1,620	\$2,300	\$2,760
95762	\$1,577	\$1,748	\$2,195	\$3,116	\$3,734
95726	\$1,060	\$1,170	\$1,470	\$2,090	\$2,500
95623	\$1,090	\$1,210	\$1,520	\$2,160	\$2,590
96142	\$1,210	\$1,340	\$1,680	\$2,390	\$2,860
95619	\$1,425	\$1,577	\$1,986	\$2,822	\$3,382
95634	\$1,150	\$1,270	\$1,600	\$2,270	\$2,720
95720	\$1,090	\$1,210	\$1,520	\$2,160	\$2,590
95651	\$1,090	\$1,210	\$1,520	\$2,160	\$2,590
95633	\$1,090	\$1,210	\$1,520	\$2,160	\$2,590
95664	\$1,460	\$1,620	\$2,030	\$2,880	\$3,450
95672	\$1,410	\$1,570	\$1,970	\$2,800	\$3,350
95614	\$1,577	\$1,748	\$2,195	\$3,116	\$3,734
95635	\$1,380	\$1,520	\$1,910	\$2,720	\$3,260
95636	\$1,090	\$1,210	\$1,520	\$2,160	\$2,590
95684	\$1,200	\$1,330	\$1,670	\$2,370	\$2,840