

**2021 VOUCHER PAYMENT STANDARDS
HOUSING CHOICE VOUCHER PROGRAM**

The payment standard is the maximum HACSJ *could* pay. It is not the maximum rent that can be charged by landlords nor is it a rent amount guarantee. The actual amount HACSJ will pay is based on comparable rents for similar units in the same or similar neighborhood, and current rental rates.

HACSJ's Voucher Payment Standards for the Section 8 Housing Choice Voucher program are listed below for new move-ins effective July 1, 2021 and annual reexamination effective September 1, 2021 based on the corresponding zip code and unit bedroom size.

The rent must pass the reasonableness test. HACSJ will perform this test by using a third-party rent reasonableness software to locate comparable units to justify the owner's contract rent amount.

If the rent requested is more than the corresponding Payment Standard, it may not be affordable for the family and the Housing Authority cannot approve the unit.

Things you should know:

- **Rent may not be approvable even at the Payment Standard because:**
 - Market Rents have decreased over the last year
 - A deduction must be made if the family will be responsible for any of the utilities (i.e. PG&E, water, sewer, garbage, etc.)
 - The owner is asking more for this unit, than for other similar units.
 - Your share of the rent plus the utility allowance may not exceed 40% of your family monthly adjusted gross income at move-in.

Payment Standards							
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five Bedroom	Six Bedroom
95202	\$748	\$869	\$1,133	\$1,639	\$1,991	\$2,290	\$2,588
95203	\$748	\$869	\$1,133	\$1,639	\$1,991	\$2,290	\$2,588
95204	\$924	\$1,056	\$1,397	\$2,002	\$2,420	\$2,783	\$3,146
95205	\$836	\$957	\$1,254	\$1,793	\$2,167	\$2,492	\$2,817
95206	\$814	\$924	\$1,221	\$1,749	\$2,112	\$2,429	\$2,746
95207	\$880	\$1,012	\$1,331	\$1,903	\$2,299	\$2,644	\$2,989
95209	\$990	\$1,133	\$1,496	\$2,145	\$2,585	\$2,973	\$3,361
95210	\$880	\$1,001	\$1,320	\$1,892	\$2,288	\$2,631	\$2,974
95212	\$1,298	\$1,485	\$1,958	\$2,805	\$3,388	\$3,896	\$4,404
95213	\$924	\$1,056	\$1,397	\$2,002	\$2,420	\$2,783	\$3,146
95215	\$825	\$946	\$1,243	\$1,782	\$2,156	\$2,479	\$2,803
95219	\$1,474	\$1,793	\$2,222	\$3,014	\$3,685	\$4,238	\$4,791
95220	\$1,067	\$1,221	\$1,606	\$2,299	\$2,783	\$3,200	\$3,618
95231	\$792	\$902	\$1,188	\$1,705	\$2,057	\$2,366	\$2,674
95236	\$781	\$880	\$1,166	\$1,672	\$2,024	\$2,328	\$2,631
95237	\$968	\$1,111	\$1,463	\$2,090	\$2,530	\$2,910	\$3,289
95240	\$913	\$1,045	\$1,375	\$1,969	\$2,376	\$2,732	\$3,089

95241	\$924	\$1,056	\$1,397	\$2,002	\$2,420	\$2,783	\$3,146
95242	\$1,045	\$1,199	\$1,573	\$2,255	\$2,728	\$3,137	\$3,546
95258	\$924	\$1,056	\$1,386	\$1,980	\$2,398	\$2,758	\$3,117
95267	\$924	\$1,056	\$1,397	\$2,002	\$2,420	\$2,783	\$3,146
95269	\$924	\$1,056	\$1,397	\$2,002	\$2,420	\$2,783	\$3,146
95304	\$1,177	\$1,342	\$1,771	\$2,530	\$3,069	\$3,529	\$3,990
95320	\$1,111	\$1,265	\$1,672	\$2,398	\$2,893	\$3,327	\$3,761
95330	\$1,353	\$1,540	\$2,035	\$2,915	\$3,520	\$4,048	\$4,576
95336	\$968	\$1,111	\$1,463	\$2,090	\$2,530	\$2,910	\$3,289
95337	\$1,100	\$1,254	\$1,650	\$2,365	\$2,860	\$3,289	\$3,718
95366	\$1,034	\$1,177	\$1,551	\$2,222	\$2,684	\$3,087	\$3,489
95376	\$1,188	\$1,364	\$1,793	\$2,563	\$3,102	\$3,567	\$4,033
95377	\$1,474	\$1,793	\$2,222	\$3,014	\$3,685	\$4,238	\$4,791
95378	\$924	\$1,056	\$1,397	\$2,002	\$2,420	\$2,783	\$3,146
95391	\$1,474	\$1,793	\$2,222	\$3,025	\$3,685	\$4,238	\$4,791