

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 October 1, 2021 and annual reexamination effective December 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:**
 - 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 Effective October 1, 2021							
ZIP Code	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
95202	\$847	\$ 957	\$1,265	\$1,804	\$2,178	\$2,505	\$2,831
95203	\$847	\$ 957	\$1,265	\$1,804	\$2,178	\$2,505	\$2,831
95204	\$957	\$1,067	\$1,408	\$2,002	\$2,409	\$2,771	\$3,132
95205	\$869	\$ 968	\$1,276	\$1,815	\$2,189	\$2,518	\$2,846
95206	\$847	\$ 957	\$1,265	\$1,804	\$2,178	\$2,505	\$2,831
95207	\$946	\$1,056	\$1,386	\$1,969	\$2,376	\$2,732	\$3,089
95209	\$1,056	\$1,177	\$1,551	\$2,200	\$2,651	\$3,049	\$3,446
95210	\$924	\$1,034	\$1,353	\$1,925	\$2,321	\$2,670	\$3,017
95212	\$1,364	\$1,518	\$2,002	\$2,849	\$3,432	\$3,947	\$4,462
95213	\$979	\$1,100	\$1,441	\$2,046	\$2,464	\$2,834	\$3,203
95215	\$847	\$ 957	\$1,265	\$1,804	\$2,178	\$2,505	\$2,831
95219	\$1,584	\$1,925	\$2,365	\$3,168	\$3,828	\$4,402	\$4,976
95220	\$1,089	\$1,210	\$1,595	\$2,266	\$2,728	\$3,137	\$3,546
95231	\$847	\$ 957	\$1,265	\$1,804	\$2,178	\$2,505	\$2,831
95236	\$935	\$1,045	\$1,375	\$1,958	\$2,354	\$2,707	\$3,060
95237	\$1,012	\$1,133	\$1,485	\$2,112	\$2,541	\$2,923	\$3,303
95240	\$957	\$1,067	\$1,408	\$2,002	\$2,409	\$2,771	\$3,132
95241	\$979	\$1,100	\$1,441	\$2,046	\$2,464	\$2,834	\$3,203
95242	\$1,144	\$1,276	\$1,672	\$2,376	\$2,860	\$3,289	\$3,718
95253	\$979	\$1,100	\$1,441	\$2,046	\$2,464	\$2,834	\$3,203

95258	\$968	\$1,078	\$1,419	\$2,013	\$2,431	\$2,796	\$3,160
95267	\$979	\$1,100	\$1,441	\$2,046	\$2,464	\$2,834	\$3,203
95269	\$979	\$1,100	\$1,441	\$2,046	\$2,464	\$2,834	\$3,203
95304	\$1,177	\$1,309	\$1,727	\$2,453	\$2,959	\$3,403	\$3,847
95320	\$1,232	\$1,375	\$1,804	\$2,563	\$3,091	\$3,555	\$4,018
95330	\$1,397	\$1,551	\$2,046	\$2,904	\$3,498	\$4,023	\$4,547
95336	\$1,067	\$1,188	\$1,562	\$2,222	\$2,673	\$3,075	\$3,475
95337	\$1,199	\$1,342	\$1,760	\$2,497	\$3,014	\$3,466	\$3,918
95366	\$1,100	\$1,221	\$1,606	\$2,277	\$2,750	\$3,163	\$3,575
95376	\$1,254	\$1,397	\$1,837	\$2,607	\$3,146	\$3,618	\$4,090
95377	\$1,584	\$1,925	\$2,365	\$3,168	\$3,828	\$4,402	\$4,976
95378	\$979	\$1,100	\$1,441	\$2,046	\$2,464	\$2,834	\$3,203
95391	\$1,584	\$1,925	\$2,365	\$3,168	\$3,828	\$4,402	\$4,976