

2023 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 and annual reexamination effective January 1, 2023 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 January 1, 2023							
ZIP Code	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
95202	\$ 810	\$ 900	\$ 1,180	\$ 1,670	\$ 2,020	\$ 2,323	\$ 2,626
95203	\$ 810	\$ 900	\$ 1,180	\$ 1,670	\$ 2,020	\$ 2,323	\$ 2,626
95204	\$ 980	\$ 1,090	\$ 1,430	\$ 2,030	\$ 2,440	\$ 2,806	\$ 3,172
95205	\$ 900	\$ 1,000	\$ 1,310	\$ 1,860	\$ 2,230	\$ 2,565	\$ 2,899
95206	\$ 890	\$ 990	\$ 1,290	\$ 1,830	\$ 2,200	\$ 2,530	\$ 2,860
95207	\$ 1,010	\$ 1,130	\$ 1,470	\$ 2,090	\$ 2,500	\$ 2,875	\$ 3,250
95209	\$ 1,110	\$ 1,240	\$ 1,620	\$ 2,300	\$ 2,760	\$ 3,174	\$ 3,588
95210	\$ 960	\$ 1,070	\$ 1,400	\$ 1,990	\$ 2,380	\$ 2,737	\$ 3,094
95212	\$ 1,460	\$ 1,620	\$ 2,120	\$ 3,010	\$ 3,610	\$ 4,152	\$ 4,693
95213	\$ 1,040	\$ 1,160	\$ 1,510	\$ 2,150	\$ 2,570	\$ 2,956	\$ 3,341
95215	\$ 870	\$ 970	\$ 1,270	\$ 1,800	\$ 2,160	\$ 2,484	\$ 2,808
95219	\$ 1,390	\$ 1,670	\$ 2,050	\$ 2,710	\$ 3,230	\$ 3,715	\$ 4,199
95220	\$ 1,110	\$ 1,230	\$ 1,610	\$ 2,290	\$ 2,740	\$ 3,151	\$ 3,562
95231	\$ 890	\$ 990	\$ 1,290	\$ 1,830	\$ 2,200	\$ 2,530	\$ 2,860
95236	\$ 1,090	\$ 1,220	\$ 1,590	\$ 2,260	\$ 2,710	\$ 3,117	\$ 3,523
95237	\$ 1,060	\$ 1,180	\$ 1,540	\$ 2,190	\$ 2,620	\$ 3,013	\$ 3,406
95240	\$ 1,010	\$ 1,130	\$ 1,470	\$ 2,090	\$ 2,500	\$ 2,875	\$ 3,250
95241	\$ 1,040	\$ 1,160	\$ 1,510	\$ 2,150	\$ 2,570	\$ 2,956	\$ 3,341
95242	\$ 1,220	\$ 1,360	\$ 1,780	\$ 2,530	\$ 3,030	\$ 3,485	\$ 3,939
95253	\$ 1,040	\$ 1,160	\$ 1,510	\$ 2,150	\$ 2,570	\$ 2,956	\$ 3,341

95258	\$ 1,020	\$ 1,130	\$ 1,480	\$ 2,100	\$ 2,520	\$ 2,898	\$ 3,276
95267	\$ 1,040	\$ 1,160	\$ 1,510	\$ 2,150	\$ 2,570	\$ 2,956	\$ 3,341
95269	\$ 1,040	\$ 1,160	\$ 1,510	\$ 2,150	\$ 2,570	\$ 2,956	\$ 3,341
95304	\$ 1,380	\$ 1,540	\$ 2,010	\$ 2,860	\$ 3,420	\$ 3,933	\$ 4,446
95320	\$ 1,270	\$ 1,420	\$ 1,850	\$ 2,630	\$ 3,150	\$ 3,623	\$ 4,095
95330	\$ 1,440	\$ 1,600	\$ 2,090	\$ 2,970	\$ 3,560	\$ 4,094	\$ 4,628
95336	\$ 1,160	\$ 1,290	\$ 1,690	\$ 2,400	\$ 2,880	\$ 3,312	\$ 3,744
95337	\$ 1,280	\$ 1,420	\$ 1,860	\$ 2,640	\$ 3,170	\$ 3,646	\$ 4,121
95366	\$ 1,160	\$ 1,290	\$ 1,690	\$ 2,400	\$ 2,880	\$ 3,312	\$ 3,744
95376	\$ 1,310	\$ 1,450	\$ 1,900	\$ 2,700	\$ 3,240	\$ 3,726	\$ 4,212
95377	\$ 1,560	\$ 1,740	\$ 2,270	\$ 3,230	\$ 3,870	\$ 4,451	\$ 5,031
95378	\$ 1,040	\$ 1,160	\$ 1,510	\$ 2,150	\$ 2,570	\$ 2,956	\$ 3,341
95391	\$ 1,560	\$ 1,740	\$ 2,280	\$ 3,230	\$ 3,870	\$ 4,451	\$ 5,031