



**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 as follows for new move-ins and annual reexamination effective January 1, 2021 based on the corresponding zip code and unit bedroom size. Area 5 will be applied to annual reexaminations beginning 2022.**

| <b>Area 1</b>                                |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Zip Codes: 95219, 95212, 95330, 95377, 95391 |               |               |               |               |               |               |
| <b>0 BDRM</b>                                | <b>1 BDRM</b> | <b>2 BDRM</b> | <b>3 BDRM</b> | <b>4 BDRM</b> | <b>5 BDRM</b> | <b>6 BDRM</b> |
| \$1,220                                      | \$1,475       | \$1,818       | \$2,466       | \$3,015       | \$3,467       | \$3,920       |

| <b>Area 2</b>                                |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Zip Codes: 95220, 95304, 95320, 95337, 95376 |               |               |               |               |               |               |
| <b>0 BDRM</b>                                | <b>1 BDRM</b> | <b>2 BDRM</b> | <b>3 BDRM</b> | <b>4 BDRM</b> | <b>5 BDRM</b> | <b>6 BDRM</b> |
| \$1,062                                      | \$1,215       | \$1,602       | \$2,295       | \$2,772       | \$3,187       | \$3,603       |

| <b>Area 3</b>                                |               |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Zip Codes: 95209, 95242, 95336, 95366, 95237 |               |               |               |               |               |               |
| <b>0 BDRM</b>                                | <b>1 BDRM</b> | <b>2 BDRM</b> | <b>3 BDRM</b> | <b>4 BDRM</b> | <b>5 BDRM</b> | <b>6 BDRM</b> |
| \$855  | \$927         | \$1,287       | \$1,845       | \$2,232       | \$2,567       | \$2,902       |

| <b>Area 4</b>   |               |               |               |               |               |               |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Zip Codes: 95201, 95204, 95205, 95206, 95207, 95208, 95210, 95213, 95215, 95240, 95241, 95258, 95267, 952679, 95378 |               |               |               |               |               |               |
| <b>0 BDRM</b>   | <b>1 BDRM</b> | <b>2 BDRM</b> | <b>3 BDRM</b> | <b>4 BDRM</b> | <b>5 BDRM</b> | <b>6 BDRM</b> |
| \$782   | \$912         | \$1,201       | \$1,733       | \$2,109       | \$2,426       | \$2,743       |

| <b>Area 5</b>                         |               |               |               |               |               |               |
|---------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Zip Codes: 95202, 95203, 95231, 95236 |               |               |               |               |               |               |
| <b>0 BDRM</b>                         | <b>1 BDRM</b> | <b>2 BDRM</b> | <b>3 BDRM</b> | <b>4 BDRM</b> | <b>5 BDRM</b> | <b>6 BDRM</b> |
| \$748                                 | \$869         | \$1,133       | \$1,639       | \$1,990       | \$2,290       | \$2,588       |

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.