



## PAYMENT STANDARDS HOUSING CHOICE VOUCHER PROGRAM

Families participating in the Housing Choice Voucher (HCV) program benefit from a subsidy each month 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) publishes Fair Market Rents (FMR) annually. These FMRs are used to calculate local Payment Standards. Payment Standards are set between 90% and 110% of the FMRs. As FMRs increase or decrease, Payment Standards are revised accordingly.

The Payment Standard is the maximum amount of assistance a family can receive based on the region’s FMR and funding from HUD. This is not the maximum rent that can be charged by landlords. In the HCV Program, Payment Standards are used in the calculation of the housing assistance payment (HAP) that the Housing Authority pays to the landlord on behalf of the family leasing the unit.

The amount of rent a landlord can charge must be “reasonable” when compared to unassisted rental units in the neighborhood with similar amenities.

The chart below is the Payment Standards for the Fairfield Housing Authority for the bedroom sizes listed calculated based on HUD Fair Market Rents.

### Payment Standards Effective January 1, 2025

Payment Standards, Fairfield Housing Authority					
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
\$1,622	\$1,782	\$2,275	\$3,069	\$3,593	\$4,131

HUD Fair Market Rents (Effective 10/1/2024)					
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
\$1,724	\$1,894	\$2,420	\$3,234	\$3,663	\$4,212



Equal Housing  
Opportunity



It is the policy of the Fairfield Housing Authority to provide reasonable accommodation to persons with disabilities, so that they may fully access and utilize the housing program and related services. Requests for reasonable accommodation must be made in writing. The Housing Authority must be allowed reasonable time to evaluate all requests.