

2024 Payment Standards Housing Choice Voucher Program Humboldt County, CA

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 many factors, which include household income, number of people in household, and the local Fair Market Rents.

HUD calculates and publishes Fair Market Rents (“FMRs”) annually. These FMRs are used to calculate local payment standards. The payment standard is between 90% and 110% of the FMRs, which represent the cost to rent a moderately-priced dwelling unit in the local housing market. The Payment Standard is the maximum amount of assistance a family can receive and is based on the region’s FMRs and funding from HUD. This is not the maximum rent that can be charged by landlords; it is the maximum amount a family can receive, but monthly assistance may be different.

The amount of rent a landlord can charge must be “reasonable” when compared to unassisted rental units in the neighborhood with similar amenities. Our Housing Inspector does an analysis for every unit to determine whether it meets rent reasonableness requirements.

If the cost of the rent plus utilities is greater than the payment standard, the PHA may approve the family to pay the difference if they have sufficient income. However, this is subject to limits per HUD’s program requirements.

The chart below shows the Fair Market Rents and Payment Standards for Humboldt County for the bedroom sizes listed. Note that for 2022 and 2023, HUD approved waivers for the payment standard to exceed 110% of FMR. The Housing Authority of the County of Humboldt has HUD approval for a payment standard up to 120% of 2023 FMRs through December 31, 2023 for existing tenant-based voucher assistance.

The FY 2024 payment standard is effective for new admissions, recertifications, moves, rent increases, and PBV contracts effective December 1, 2023 or later.

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency (Studio)	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$950	\$1,032	\$1,352	\$1,905	\$2,294
FY 2023 FMR	\$812	\$ 907	\$1,183	\$1,681	\$2,015

Payment Standards, Housing Authority of the County of Humboldt					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 – 110%	\$1,045	\$1,135	\$1,487	\$2,095	\$2,523
FY 2023 – 120%	\$ 974	\$1,088	\$1,419	\$2,017	\$2,418