2026 Payment Standards Effective 12/1/2025
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 generally 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. Based on HUD's updated FMRs for 2026, the payment standards will be set at 106% of FMR.

The FY 2026 payment standards shown are effective for new admissions, recertifications, moves, and rent increases, effective December 1, 2025 or later. Note that PBV unit payment standards may differ from tenant-based voucher payment standards and may go up to 110% of FMRs.

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency (Studio)	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2026 FMR	$1,112	$1,186	$1,550	$2,156	$2,600
FY 2025 FMR	$1,065	$1,132	$1,478	$2,071	$2,482
Payment Standards, Housing Authority of the County of Humboldt					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2026 – 106% 12/1/2025	**$1,178**	**$1,257**	**$1,643**	**$2,285**	**$2,756**
FY 2025 – 110% 12/1/2024 – 11/30/2024	$1,171	$1,245	$1,625	$2,278	$2,730