2027 Payment Standards Effective 12/1/2026
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 ("FMRs").

The Department of Housing and Urban Development ("HUD") calculates and publishes Fair Market Rents ("FMRs") annually. These FMRs are used to calculate local payment standards for tenant-based vouchers. The tenant-based voucher payment standard ("Tenant-Based Voucher Payment Standard") is generally between 90% and 110% of the FMRs, which represents the cost to rent a moderately-priced dwelling unit in the local housing market. The Tenant-Based Voucher 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. The Housing Inspector for the PHA 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 Tenant-Based Voucher 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 FMRs and Tenant-Based Voucher Payment Standards for Humboldt County for the bedroom sizes listed. Based on HUD's updated FMRs for 2027, the Tenant-Based Voucher Payment Standards will **remain at 106% of 2026 FMRs unless or until it is determined that a change in proration is warranted**.

The Tenant-Based Voucher Payment Standards shown are effective for new admissions, recertifications, moves, and rent increases, effective December 1, 2026 or later. Note that Project-Based Voucher unit payment standards may differ from Tenant-Based Voucher Payment Standards and may go up to 110% of FMRs. See table demonstrating Maximum Project-Based Voucher Payment Standards* below.

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency (Studio)	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2027 FMR	$1,122	$1,188	$1,554	$2,152	$2,597
FY 2026 FMR	$1,112	$1,186	$1,550	$2,156	$2,600
Tenant-Based Voucher Payment Standards, Housing Authority of the County of Humboldt					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2027 & FY 2026 106% 2026 FMR 12/1/2025; 12/1/2026	**$1,178**	**$1,257**	**$1,643**	**$2,285**	**$2,756**
Maximum Project-Based Voucher Payment Standards*, Housing Authority of the County of Humboldt					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2027	$1,234	$1,306	$1,709	$2,367	$2,856
FY 2026	$1,223	$1,304	$1,705	$2,371	$2,860
**Subject to any rent floors or limits on rent decreases per the PBV-HAP Contract.*					