

SAFMRs (Small Area Fair Market Rents)

Update effective 1/1/2024



Payment Standards for 2024 have been updated!

What are Payment Standards?

The Payment Standard is the maximum amount of rental assistance a family can receive and is based on our area’s fair market rents and funding from HUD.

- This is not the maximum rent that can be charged by landlords.
- This is the maximum amount of rental assistance a family can receive, but monthly rental assistance may be different. Monthly assistance will be based on the family’s income and the specific unit they live in.

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

What are Small Area Fair Market Rents (SAFMRs)?



SAFMRs represent average rents by bedroom size in specific zip code areas and are used by the housing authority to determine our Payment Standards. Fresno Housing (FH) has identified 14 zip codes within our county that would benefit from using the SAFMRs (see chart below). FH will use traditional FMRs (Fair Market Rents) for all other zip code areas.

Where are SAFMRs?

This chart shows the Payment Standards for Fresno County zip codes.

The top chart lists the 14 zip codes mentioned above.

The smaller chart below will apply to all Fresno County zip codes not listed in top chart.

These Payment Standard amounts should allow families reasonable selection of modest, decent, safe and sanitary housing in a range of neighborhoods within the City & County of Fresno.

PAYMENT STANDARDS EFFECTIVE 1/1/2024						
ZIP CODE	CITY	VOUCHER SIZE				
		0	1	2	3	4
93210	Coalinga	\$ 1,719	\$ 1,782	\$ 2,169	\$ 3,078	\$ 3,357
93611	Clovis	\$ 1,668	\$ 1,668	\$ 2,112	\$ 2,976	\$ 3,408
93612	Clovis	\$ 1,284	\$ 1,296	\$ 1,632	\$ 2,304	\$ 2,628
93619	Clovis	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660
93625	Fowler	\$ 1,272	\$ 1,272	\$ 1,608	\$ 2,268	\$ 2,592
93626	Friant	\$ 1,776	\$ 1,788	\$ 2,268	\$ 3,204	\$ 3,636
93651	Prather	\$ 1,584	\$ 1,584	\$ 2,004	\$ 2,820	\$ 3,228
93667	Tollhouse	\$ 1,308	\$ 1,320	\$ 1,668	\$ 2,352	\$ 2,688
93704	Fresno	\$ 1,308	\$ 1,308	\$ 1,656	\$ 2,328	\$ 2,676
93711	Fresno	\$ 1,476	\$ 1,488	\$ 1,872	\$ 2,640	\$ 3,024
93720	Fresno	\$ 1,776	\$ 1,788	\$ 2,256	\$ 3,180	\$ 3,636
93722	Fresno	\$ 1,272	\$ 1,284	\$ 1,620	\$ 2,280	\$ 2,616
93723	Fresno	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660
93730	Fresno	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660

ALL OTHER ZIP CODES NOT LISTED ABOVE					
	0	1	2	3	4
\$	1,264	\$ 1,272	\$ 1,604	\$ 2,260	\$ 2,587

For more information, please visit our website and review the payment standards at www.fresnohousing.org

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PAYMENT STANDARDS EFFECTIVE 1/1/2024

ZIP CODE	CITY	VOUCHER SIZE										
		0	1	2	3	4	5	6	7	8	9	10
93210	Coalinga	\$ 1,719	\$ 1,782	\$ 2,169	\$ 3,078	\$ 3,357	\$ 3,861	\$ 4,365	\$ 4,868	\$ 5,372	\$ 5,875	\$ 6,379
93611	Clovis	\$ 1,668	\$ 1,668	\$ 2,112	\$ 2,976	\$ 3,408	\$ 3,919	\$ 4,430	\$ 4,942	\$ 5,453	\$ 5,964	\$ 6,475
93612	Clovis	\$ 1,284	\$ 1,296	\$ 1,632	\$ 2,304	\$ 2,628	\$ 3,023	\$ 3,416	\$ 3,811	\$ 4,205	\$ 4,600	\$ 4,993
93619	Clovis	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660	\$ 4,210	\$ 4,758	\$ 5,308	\$ 5,856	\$ 6,406	\$ 6,954
93625	Fowler	\$ 1,272	\$ 1,272	\$ 1,608	\$ 2,268	\$ 2,592	\$ 2,981	\$ 3,370	\$ 3,758	\$ 4,147	\$ 4,536	\$ 4,925
93626	Friant	\$ 1,776	\$ 1,788	\$ 2,268	\$ 3,204	\$ 3,636	\$ 4,182	\$ 4,727	\$ 5,273	\$ 5,818	\$ 6,364	\$ 6,908
93651	Prather	\$ 1,584	\$ 1,584	\$ 2,004	\$ 2,820	\$ 3,228	\$ 3,712	\$ 4,196	\$ 4,681	\$ 5,165	\$ 5,649	\$ 6,133
93667	Tollhouse	\$ 1,308	\$ 1,320	\$ 1,668	\$ 2,352	\$ 2,688	\$ 3,091	\$ 3,494	\$ 3,898	\$ 4,301	\$ 4,704	\$ 5,107
93704	Fresno	\$ 1,308	\$ 1,308	\$ 1,656	\$ 2,328	\$ 2,676	\$ 3,078	\$ 3,479	\$ 3,881	\$ 4,282	\$ 4,684	\$ 5,084
93711	Fresno	\$ 1,476	\$ 1,488	\$ 1,872	\$ 2,640	\$ 3,024	\$ 3,478	\$ 3,931	\$ 4,385	\$ 4,838	\$ 5,292	\$ 5,746
93720	Fresno	\$ 1,776	\$ 1,788	\$ 2,256	\$ 3,180	\$ 3,636	\$ 4,182	\$ 4,727	\$ 5,273	\$ 5,818	\$ 6,364	\$ 6,908
93722	Fresno	\$ 1,272	\$ 1,284	\$ 1,620	\$ 2,280	\$ 2,616	\$ 3,008	\$ 3,401	\$ 3,793	\$ 4,186	\$ 4,578	\$ 4,970
93723	Fresno	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660	\$ 4,210	\$ 4,758	\$ 5,308	\$ 5,856	\$ 6,406	\$ 6,954
93730	Fresno	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660	\$ 4,209	\$ 4,758	\$ 5,307	\$ 5,856	\$ 6,405	\$ 6,954

ALL OTHER ZIP CODES NOT LISTED ABOVE											
0	1	2	3	4	5	6	7	8	9	10	
\$ 1,264	\$ 1,272	\$ 1,604	\$ 2,260	\$ 2,587	\$ 2,975	\$ 3,364	\$ 3,751	\$ 4,140	\$ 4,528	\$ 4,915	

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