

SAFMRs (Small Area Fair Market Rents)

Effective 10/01/2022



Our Payment Standards have increased and are now based on Zip Code!

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 16 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 16 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 10/1/2022						
ZIP CODE	CITY	VOUCHER SIZE				
		0	1	2	3	4
93210	Coalinga	\$ 1,656	\$ 1,752	\$ 2,136	\$ 3,024	\$ 3,336
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
93668	Tranquility	\$ 1,212	\$ 1,212	\$ 1,536	\$ 2,160	\$ 2,472
93704	Fresno	\$ 1,308	\$ 1,308	\$ 1,656	\$ 2,328	\$ 2,676
93710	Fresno	\$ 1,224	\$ 1,224	\$ 1,548	\$ 2,184	\$ 2,496
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

For larger bedroom sizes and more information, please visit:
<https://fresnohousing.org/wp-content/uploads/2022/10/HCV-Payment-Standard-website-version-10.1.2022.pdf>

ALL OTHER ZIP CODES NOT LISTED ABOVE					
	0	1	2	3	4
\$	1,189	\$ 1,196	\$ 1,510	\$ 2,126	\$ 2,435

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ZIP CODE	CITY	VOUCHER SIZE					
		0	1	2	3	4	5
93210	Coalinga	\$ 1,656	\$ 1,752	\$ 2,136	\$ 3,024	\$ 3,336	\$ 3,836
93611	Clovis	\$ 1,668	\$ 1,668	\$ 2,112	\$ 2,976	\$ 3,408	\$ 3,919
93612	Clovis	\$ 1,284	\$ 1,296	\$ 1,632	\$ 2,304	\$ 2,628	\$ 3,023
93619	Clovis	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660	\$ 4,210
93625	Fowler	\$ 1,272	\$ 1,272	\$ 1,608	\$ 2,268	\$ 2,592	\$ 2,981
93626	Friant	\$ 1,776	\$ 1,788	\$ 2,268	\$ 3,204	\$ 3,636	\$ 4,182
93651	Prather	\$ 1,584	\$ 1,584	\$ 2,004	\$ 2,820	\$ 3,228	\$ 3,712
93667	Tollhouse	\$ 1,308	\$ 1,320	\$ 1,668	\$ 2,352	\$ 2,688	\$ 3,091
93668	Tranquility	\$ 1,212	\$ 1,212	\$ 1,536	\$ 2,160	\$ 2,472	\$ 2,843
93704	Fresno	\$ 1,308	\$ 1,308	\$ 1,656	\$ 2,328	\$ 2,676	\$ 3,078
93710	Fresno	\$ 1,224	\$ 1,224	\$ 1,548	\$ 2,184	\$ 2,496	\$ 2,870
93711	Fresno	\$ 1,476	\$ 1,488	\$ 1,872	\$ 2,640	\$ 3,024	\$ 3,478
93720	Fresno	\$ 1,776	\$ 1,788	\$ 2,256	\$ 3,180	\$ 3,636	\$ 4,182
93722	Fresno	\$ 1,272	\$ 1,284	\$ 1,620	\$ 2,280	\$ 2,616	\$ 3,008
93723	Fresno	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660	\$ 4,210
93730	Fresno	\$ 1,788	\$ 1,800	\$ 2,268	\$ 3,192	\$ 3,660	\$ 4,209

ALL OTHER ZIP CODES NOT LISTED ABOVE

	0	1	2	3	4	5
\$	1,189	\$ 1,196	\$ 1,510	\$ 2,126	\$ 2,435	\$ 2,800

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