

Payment Standards for Rental Assistance

New Contracts: Effective 10/1/2025

Annuals, Interims, and Rent Adjustments: Effective 1/1/2026

FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING ENGAGED
HOUSING RESIDENTS

Payment Standards for 2026 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 the area's fair market rents (FMRs)/Small Area Fair Market Rents (SAFMR's) and funding from the U.S. Department of Housing and Urban Development (HUD).

- This is *not* the maximum rent that landlords can charge.
- This is the maximum amount of rental assistance a family can receive, but the actual amount a family receives will vary based on the family's income and the specific unit they choose.



Please note: The amount of rent a landlord charges must be "reasonable" compared to similar unassisted rental units in the neighborhood with similar amenities.

What are Small Area Fair Market Rents (SAFMRs)?

SAFMRs are average rent amounts based on the size of the rental unit (e.g., one-bedroom, two-bedroom) in specific zip codes. They help determine the amount of rental assistance families can receive, ensuring that the assistance better matches the actual rent costs in different neighborhoods. Fresno Housing uses SAFMRs to set Payment Standards for zip codes within Fresno County (see chart below). For all other zip codes, the Agency uses traditional FMRs.

Payment Standards by Zip Code (SAFMRs)

These charts show the Payment Standards for zip codes in Fresno County.

- The top chart lists the zip codes using SAFMRs
- The smaller chart applies to all other zip codes in Fresno County.

These Payment Standards are designed to allow families access to modest, decent, safe and sanitary housing options across various neighborhoods within the City & County of Fresno.

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

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PAYMENT STANDARDS 2025-2026

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Find the ZIP code you are trying to rent in and the voucher size you have been issued by Fresno Housing (FH). The amount listed is the Payment Standard which is the maximum amount FH can pay for Housing Assistance Payment (HAP) for that zip code. This is not the maximum rent that can be charged by landlords. The amount a landlord can charge must be "reasonable" when compared to unassisted rental units in the neighborhood with similar amenities.

| ZIP CODE | CITY | VOUCHER SIZE | | | | | | | | | |
|----------|-------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|--|
| | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
| 93210 | Coalinga | \$ 1,962 | \$ 2,016 | \$ 2,421 | \$ 3,267 | \$ 3,564 | \$ 4,099 | \$ 4,633 | \$ 5,168 | \$ 5,702 | |
| 93602 | Auberry | \$ 1,314 | \$ 1,323 | \$ 1,638 | \$ 2,286 | \$ 2,637 | \$ 3,033 | \$ 3,429 | \$ 3,825 | \$ 4,220 | |
| 93605 | Big Creek | \$ 1,395 | \$ 1,404 | \$ 1,719 | \$ 2,394 | \$ 2,745 | \$ 3,158 | \$ 3,569 | \$ 3,981 | \$ 4,392 | |
| 93611 | Clovis | \$ 1,818 | \$ 1,836 | \$ 2,250 | \$ 3,132 | \$ 3,600 | \$ 4,140 | \$ 4,680 | \$ 5,220 | \$ 5,760 | |
| 93612 | Clovis | \$ 1,323 | \$ 1,332 | \$ 1,638 | \$ 2,304 | \$ 2,628 | \$ 3,023 | \$ 3,416 | \$ 3,811 | \$ 4,205 | |
| 93619 | Clovis | \$ 1,818 | \$ 1,836 | \$ 2,268 | \$ 3,192 | \$ 3,660 | \$ 4,210 | \$ 4,758 | \$ 5,308 | \$ 5,856 | |
| 93625 | Fowler | \$ 1,272 | \$ 1,272 | \$ 1,608 | \$ 2,268 | \$ 2,592 | \$ 2,981 | \$ 3,370 | \$ 3,758 | \$ 4,147 | |
| 93626 | Friant | \$ 1,776 | \$ 1,788 | \$ 2,268 | \$ 3,204 | \$ 3,636 | \$ 4,182 | \$ 4,727 | \$ 5,273 | \$ 5,818 | |
| 93634 | Shaver Lake | \$ 1,264 | \$ 1,368 | \$ 1,604 | \$ 2,260 | \$ 2,587 | \$ 2,975 | \$ 3,364 | \$ 3,751 | \$ 4,140 | |
| 93651 | Prather | \$ 1,584 | \$ 1,584 | \$ 2,004 | \$ 2,820 | \$ 3,228 | \$ 3,712 | \$ 4,196 | \$ 4,681 | \$ 5,165 | |
| 93664 | Shaver Lake | \$ 1,278 | \$ 1,287 | \$ 1,604 | \$ 2,260 | \$ 2,587 | \$ 2,975 | \$ 3,364 | \$ 3,751 | \$ 4,140 | |
| 93667 | Tollhouse | \$ 1,476 | \$ 1,485 | \$ 1,827 | \$ 2,538 | \$ 2,916 | \$ 3,354 | \$ 3,791 | \$ 4,229 | \$ 4,666 | |
| 93704 | Fresno | \$ 1,359 | \$ 1,368 | \$ 1,683 | \$ 2,340 | \$ 2,691 | \$ 3,096 | \$ 3,499 | \$ 3,903 | \$ 4,306 | |
| 93711 | Fresno | \$ 1,512 | \$ 1,521 | \$ 1,872 | \$ 2,640 | \$ 3,024 | \$ 3,478 | \$ 3,931 | \$ 4,385 | \$ 4,838 | |
| 93720 | Fresno | \$ 1,800 | \$ 1,809 | \$ 2,256 | \$ 3,180 | \$ 3,636 | \$ 4,182 | \$ 4,727 | \$ 5,273 | \$ 5,818 | |
| 93722 | Fresno | \$ 1,278 | \$ 1,287 | \$ 1,620 | \$ 2,280 | \$ 2,616 | \$ 3,008 | \$ 3,401 | \$ 3,793 | \$ 4,186 | |
| 93723 | Fresno | \$ 1,818 | \$ 1,836 | \$ 2,268 | \$ 3,192 | \$ 3,660 | \$ 4,210 | \$ 4,758 | \$ 5,308 | \$ 5,856 | |
| 93730 | Fresno | \$ 1,818 | \$ 1,836 | \$ 2,268 | \$ 3,192 | \$ 3,660 | \$ 4,209 | \$ 4,758 | \$ 5,307 | \$ 5,856 | |
| 93737 | Fresno | \$ 1,611 | \$ 1,620 | \$ 1,989 | \$ 2,763 | \$ 3,177 | \$ 3,654 | \$ 4,131 | \$ 4,608 | \$ 5,084 | |
| 93741 | Fresno | \$ 1,287 | \$ 1,296 | \$ 1,604 | \$ 2,260 | \$ 2,587 | \$ 2,975 | \$ 3,364 | \$ 3,751 | \$ 4,140 | |

ALL OTHER ZIP CODES NOT LISTED ABOVE

| 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| \$ 1,264 | \$ 1,272 | \$ 1,604 | \$ 2,260 | \$ 2,587 | \$ 2,975 | \$ 3,364 | \$ 3,751 | \$ 4,140 |

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