

**YOLO COUNTY HOUSING
HCV PROGRAM
INCOME LIMITS - FMR - PAYMENT STANDARDS**

I. INCOME LIMITS

47 U.S.C. 1436

Effective 4-1-2025 (Updated 4-15-2025)

Family Size:		1	2	3	4	5	6	7	8
EXT LOW	30%	26,450	30,200	34,000	37,750	40,800	43,800	48,650	54,150
V. LOW	50%	44,100	50,400	56,650	62,950	68,000	73,050	78,100	83,100
LOW	80%	70,500	80,600	90,650	100,700	108,800	116,850	124,900	132,950

For each person in excess of eight, there is an addition of 8% to the four-person base. (e.g., the 9-person income limit is 140% of the 4-person base, rounded to the nearest \$50).

II. FAIR MARKET RENTS (Final FMR for FY 25-26, Effective 10-01-2025)

Bedroom Size:	0	1	2	3	4	5	6
Fair Market Rent	1604	1615	2104	2917	3178	3654	4131

Add 15% to the 4-bedroom FMR for each extra bedroom (i.e., 1.15 x 3178 for a 5 bd; 1.30 x 3178 for a 6 bd). FMRs for single-room occupancy units are 0.75 times the zero-bedroom (efficiency) FMR.

III. PAYMENT STANDARD SCHEDULE

Implemented: January 1, 2026

Bedroom Size:	0	1	2	3	4	5	6
All County Areas Except Davis:	1523	1695	1998	2771	3019	3471	3924
City of Davis Only:	1684	1695	2209	3062	3336	3836	4337

The FMR for unit sizes larger than four bedrooms is calculated by adding 15 percent to the four-bedroom FMR for each extra bedroom.

Payment Standards Effective: January 1, 2026
Approved by the Housing Commission: October 15, 2025