

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

**I. INCOME LIMITS**

47 U.S.C. 1436

Effective 5-1-2026 (Updated 5-4-2026)

<b>Family Size:</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
EXT LOW	30%	27,250	31,150	35,050	38,900	42,050	45,150	50,040	55,720
V. LOW	50%	45,400	51,850	58,350	64,800	70,000	75,200	80,400	85,550
LOW	80%	72,600	83,000	93,350	103,700	112,000	120,300	128,600	136,900

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)

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

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

<b>Bedroom Size:</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>All County Areas Except Davis:</b>	<b>1523</b>	<b>1695</b>	<b>1998</b>	<b>2771</b>	<b>3019</b>	<b>3471</b>	<b>3924</b>
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