



HOUSING AUTHORITY OF THE CITY OF BALDWIN PARK (HACBP)

Small Area Fair Market Rent (SAFMR) and Voucher Payment Standard Schedule

Effective November 1, 2025

Communities	Small Area Fair Market Rent (SAFMR) determined by ZIP Code	Bedroom Size						
		Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	6-Bedroom
Baldwin Park	91706							
El Monte	91731	\$ 1,683	\$ 1,892	\$ 2,354	\$ 2,981	\$ 3,322	\$ 3,820	\$ 4,318
El Monte	91732							
South El Monte	91733							
Monrovia	91016							
Covina	91724	\$ 1,954	\$ 2,206	\$ 2,798	\$ 3,589	\$ 3,960	\$ 4,554	\$ 5,237
West Covina	91790							
West Covina	91791							
West Covina	91792							

The Payment Standards are established by the U.S. Department of Housing and Urban Development Fair Market Rents. The Payment Standards are the maximum amount the HACBP can pay property owners for gross rent (rent plus utilities) and is determined by the number of bedrooms authorized by the HACBP for each family. The Housing Authority of the City of Baldwin Park must use the smaller of the number of bedrooms in the unit or the numbers of bedrooms on the voucher to determine the Payment Standard. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two-bedroom Payment Standard must be used.

Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by the Housing Authority.

Effective 11/1/2025 for New Admissions/Recontracts and 1/1/2026 for Annual Reexaminations