



Improving the Quality of Life of Families and Strengthen Communities

2027 Payment Standard Schedule Effective January 1, 2027

The payment standard generally sets the maximum subsidy payment a household can receive from the Housing Authority of Maricopa County (HAMC) while participating in a Tenant Based Voucher Program. This Payment Standard schedule is based on Small Area Fair Market Rents (SAFMRs) published annually by HUD. Under SAFMRs, HAMC uses “grouped” ZIP codes and their fair market rents (FMR) to set payment standards, rather than relying on a single FMR for the entire metropolitan area. Payment Standards below are 95% of the 2026 HUD published Small Area Fair Markets Rent.

Group	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Zip Codes
1	\$1,180	\$1,270	\$1,470	\$1,940	\$2,160	\$2,484	\$2,808	85119, 85120, 85205, 85301, 85302, 85322, 85329, 85337, 85342, 85361, 85363,
2	\$1,260	\$1,380	\$1,600	\$2,150	\$2,470	\$2,841	\$3,211	85201, 85203, 85204, 85210, 85320, 85351, 85354, 85375, 85378, 85390
3	\$1,360	\$1,460	\$1,700	\$2,240	\$2,490	\$2,864	\$3,237	85202, 85207, 85208, 85345
4	\$1,430	\$1,540	\$1,800	\$2,390	\$2,650	\$3,048	\$3,445	85127, 85206, 85213, 85236, 85269, 85299, 85327, 85372, 85376, 85380, 85381, 85385
5	\$1,510	\$1,620	\$1,880	\$2,520	\$2,830	\$3,255	\$3,679	85283, 85323, 85326, 85335, 85343, 85353, 85373, 85377
6	\$1,600	\$1,720	\$2,000	\$2,640	\$2,930	\$3,370	\$3,809	85264, 85268, 85307, 85338, 85374, 85382, 85392
7	\$1,680	\$1,810	\$2,100	\$2,770	\$3,090	\$3,554	\$4,017	85087, 85233, 85234, 85340, 85395
8	\$1,730	\$1,860	\$2,160	\$2,850	\$3,160	\$3,634	\$4,108	85295, 85379
9	\$1,800	\$1,940	\$2,250	\$3,030	\$3,390	\$3,899	\$4,407	85212, 85253, 85339, 85396
10	\$1,840	\$1,980	\$2,300	\$3,040	\$3,380	\$3,887	\$4,394	85142, 85263, 85296, 85297, 85388
11	\$1,960	\$2,110	\$2,450	\$3,230	\$3,590	\$4,129	\$4,667	85086, 85387, 85383
12	\$2,080	\$2,240	\$2,600	\$3,430	\$3,800	\$4,370	\$4,940	85298, 85331, 85355

Red font indicates Zip Code is included in New Group

The following page lists the cities included in each of the above Groups.

Group 1		Group 2		Group 3	
85119	Apache Junction	85201	Mesa	85202	Mesa
85120	Apache Junction	85203	Mesa	85207	Mesa
85205	Mesa	85204	Mesa	85208	Mesa
85301	Glendale, Peoria	85210	Mesa	85345	Peoria, Glendale, Sun City
85302	Glendale	85320	Aguila, Gladden		
85322	Arlington	85351	Sun City, El Mirage		
85329	Cashion	85354	Tonopah, Wintersburg		
85337	Gila Bend	85375	Sun City West		
85342	Morristown	85378	Surprise, Sun City, Sun City W		
85361	Wittmann, Surprise, Buckeye	85390	Wickenburg		
85363	Youngtown				

Group 4		Group 5		Group 6	
85127	Chandler Heights	85283	Guadalupe	85264	Fort McDowell
85206	Mesa, Gilbert	85323	Avondale	85268	Fountain Hills
85213	Mesa	85326	Buckeye, Goodyear	85307	El Mirage, Glendale
85236	Gilbert	85335	El Mirage, Surprise	85338	Goodyear, Avondale
85269	Fountain Hills	85343	Palo Verde	85374	Surprise
85299	Gilbert	85353	Tolleson, Avondale	85382	Peoria
85327	Cave Creek	85373	Sun City, Peoria	85392	Avondale
85372	Sun City	85377	Carefree		
85376	Sun City West				
85380	Peoria				
85381	Peoria, Glendale				
85385	Peoria				

Group 7		Group 8		Group 9	
85087	New River	85295	Gilbert	85212	Mesa
85233	Gilbert	85379	Surprise, Glendale	85253	Paradise Valley
85234	Gilbert			85339	Laveen
85340	Litchfield Park, Goodyear, Buckeye, Avondale			85396	Buckeye, Surprise
85395	Goodyear				

Group 10		Group 11		Group 12	
85142	Queen Creek, San Tan	85086	New River	85298	Gilbert, Queen Creek
85263	Rio Verde	85387	Surprise, Peoria	85331	Cave Cree, Carefree
85296	Gilbert	85383	Peoria	85355	Waddell, Surprise
85297	Gilbert				
85388	Surprise				

Program Notes

All Tenant Based Voucher programs will adhere to this new payment standard schedule on the effective date above.

Reexamination Note:

For reexaminations with an effective date prior to the effective date of the new payment standard schedule, the old payment standard schedule will be used. For reexaminations that are effective on or after the effective date of the new payment standard schedule, the new payment standard schedule will be used.

New Admissions Note:

HAP contract effective dates on or after January 1, 2027 will adhere to this new payment standard schedule.