



HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

2024 Payment Standards

110% of FY 2024 FMRs

(Based on Bedroom Size)

Effective October 1, 2023

Bedroom Size	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Payment Standards 110% of the 40th Percentile FY 2024 FMRs	\$810	\$1,081	\$1,219	\$1,369	\$1,727	\$1,927	\$2,216	\$2,505	\$2,794	\$3,083

These Payment Standards Apply Only to the following ZIP Codes:

35005, 35006, 35016, 35020, 35021, 35022, 35023, 35036, 35048, 35060, 35062, 35064, 35068, 35073, 35074, 35091, 35094, 35111, 35116, 35117, 35118, 35119, 35130, 35139, 35150, 35172, 35173, 35180, 35181, 35201, 35202, 35203, 35204, 35206, 35207, 35208, 35210, 35211, 35212, 35214, 35215, 35217, 35218, 35219, 35220, 35221, 35222, 35224, 35228, 35229, 35231, 35232, 35234, 35236, 35249, 35253, 35254, 35255, 35259, 35260, 35261, 35266, 35285, 35293, 35294 and 35295.

The above payment standards are used to calculate the maximum amount of Housing Assistance Payments the Housing Authority of the Birmingham District (HABD) is authorized to pay for the family. Payment Standards do not determine the amount of contract rent to the property owner. Payment Standards are used to calculate the maximum amount of Housing Assistance Payments (HAP) otherwise known as rent subsidy payments that HABD is authorized to pay on behalf of voucher-assisted households after also factoring 30 percent of their monthly adjusted income and tenant-paid utility allowances.

The amount of gross rent that HABD may offer a property owner is governed by HUD's rent reasonableness regulations [24 CFR 982.507(4)] under which HABD considers: the location, size, unit type, quality and age of the contract unit; as well as amenities, housing services, maintenance and utilities to be provided by the owner in accordance with the lease. HABD's rent reasonableness process includes comparable rents being charged for similar unassisted dwelling units in the area of the subject property. Reasonable rents must not exceed rents charged for comparable unassisted units in which tenants have lived for approximately the same amount of time. Reasonable rents also factor in the amount of HABD's tenant-paid utility allowances.

Upon initially leasing a dwelling unit, a voucher-assisted participant cannot pay more than 40% of their adjusted gross income for rent and tenant-paid utilities (as established by the utility allowance). If the rent plus utility allowance cost is at or below these Payment Standards the participant will only pay 30% of their adjusted gross income and the 40% figure would not apply.