



HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

2020 EXCEPTION PAYMENT STANDARDS FOR SAFMRS

(Based on Bedroom Size)

EFFECTIVE JANUARY 1, 2020

(The Payment Standards are based on the FY 2020 Small Area Fair Market Rents published by HUD)

| Bedroom Size | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 35061 | \$1,080 | \$1,160 | \$1,330 | \$1,740 | \$1,920 | \$2,208 | \$2,496 | \$2,784 | \$3,072 |
| 35068 | \$880 | 940 | 1,080 | \$1,410 | \$1,560 | \$1,794 | \$2,028 | \$2,262 | \$2,496 |
| 35071 | \$850 | \$910 | \$1,040 | \$1,360 | \$1,500 | \$1,725 | \$1,950 | \$2,175 | \$2,400 |
| 35117 | \$980 | \$1,050 | \$1,200 | \$1,570 | \$1,730 | \$1,990 | \$2,249 | \$2,509 | \$2,768 |
| 35126 | \$920 | \$990 | \$1,130 | \$1,480 | \$1,630 | \$1,875 | \$2,119 | \$2,364 | \$2,608 |
| 35127 | \$980 | \$1,050 | \$1,200 | \$1,570 | \$1,730 | \$1,990 | \$2,249 | \$2,509 | \$2,768 |
| 35173 | \$1,000 | \$1,070 | \$1,230 | \$1,610 | \$1,780 | \$2,047 | \$2,314 | \$2,581 | \$2,848 |
| 35209 | \$940 | \$1,000 | \$1,150 | \$1,510 | \$1,660 | \$1,909 | \$2,158 | \$2,407 | \$2,656 |
| 35213 | \$1,080 | \$1,160 | \$1,330 | \$1,740 | \$1,920 | \$2,208 | \$2,496 | \$2,784 | \$3,072 |
| 35216 | \$980 | \$1,050 | \$1,200 | \$1,570 | \$1,730 | \$1,990 | \$2,249 | \$2,509 | \$2,768 |
| 35223 | \$1,120 | \$1,200 | \$1,370 | \$1,790 | \$1,980 | \$2,277 | \$2,574 | \$2,871 | \$3,168 |
| 35226 | \$1,080 | \$1,150 | \$1,320 | \$1,730 | \$1,910 | \$2,197 | \$2,483 | \$2,770 | \$3,056 |
| 35233 | \$1,000 | \$1,070 | \$1,230 | \$1,610 | \$1,780 | \$2,047 | \$2,314 | \$2,581 | \$2,848 |
| 35235 | \$900 | \$960 | \$1,100 | \$1,440 | \$1,590 | \$1,829 | \$2,067 | \$2,306 | \$2,544 |
| 35242 | \$1,040 | \$1,110 | \$1,270 | \$1,660 | \$1,840 | \$2,116 | \$2,392 | \$2,668 | \$2,944 |
| 35243 | \$1,040 | \$1,120 | \$1,280 | \$1,680 | \$1,850 | \$2,128 | \$2,405 | \$2,683 | \$2,960 |
| 35244 | \$1,100 | \$1,180 | \$1,350 | \$1,770 | \$1,950 | \$2,243 | \$2,535 | \$2,828 | \$3,120 |

(* Subject to change based on program funding)

The above payment standards schedule reflects 100% of the FY 2020 Small Area Fair Market Rents in the Housing Authority of Birmingham District jurisdiction for all bedroom sizes in the **specified zip code areas**. All other zip code areas are calculated using the traditional payment standards.

Payment Standards are used to calculate the maximum amount of Housing Assistance Payments the Housing Authority is authorized to pay for the family. Payment Standards do not determine the amount of rent to the owner.

The amount of rent an owner can receive is determined by bedroom size, family income, voucher size, and comparable rents being charged for similar units in the area of the subject property. The Housing Authority will also apply HUD's Rent Reasonableness requirements for the Housing Choice Voucher Program.