



HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT (HABD)

2025 SAFMR Payment Standards, Effective January 1, 2025

120% of FY 2025 SAFMRs (Based on Bedroom Sizes)

Zip Codes	SRO	0	1	2	3	4	5	6	7	8
35006,35020, 35036, 35060, 35062, 35063, 35073, 35079, 35091, 35117, 35118, 35130, 35146, 35148, 35172, 35180, 35181, 35203, 35204, 35207, 35208, 35211, 35212, 35214, 35217, 35218, 35224, 35234, 35254	\$801	\$1068	\$1200	\$1356	\$1704	\$1896	\$2180	\$2464	\$2749	\$3033
35022, 35222	\$801	\$1068	\$1224	\$1356	\$1704	\$1920	\$2208	\$2496	\$2784	\$3072
35094	\$810	\$1080	\$1236	\$1368	\$1704	\$1932	\$2221	\$2511	\$2800	\$3091
35444	\$819	\$1092	\$1200	\$1356	\$1728	\$1896	\$2180	\$2464	\$2749	\$3033
35228	\$819	\$1092	\$1248	\$1380	\$1728	\$1956	\$2248	\$2542	\$2835	\$3129
35221	\$801	\$1068	\$1212	\$1356	\$1704	\$1896	\$2180	\$2464	\$2749	\$3033
35228	\$819	\$1092	\$1248	\$1380	\$1728	\$1956	\$2248	\$2542	\$2835	\$3129
35064	\$819	\$1092	\$1260	\$1392	\$1740	\$1968	\$2263	\$2558	\$2853	\$3148
35005, 35215	\$828	\$1104	\$1272	\$1404	\$1752	\$1980	\$2276	\$2574	\$2870	\$3168
35206	\$855	\$1140	\$1296	\$1440	\$1800	\$2040	\$2346	\$2652	\$2958	\$3264
35111	\$837	\$1116	\$1200	\$1392	\$1764	\$1920	\$2208	\$2496	\$2784	\$3072
35116, 35210	\$855	\$1140	\$1308	\$1452	\$1812	\$2052	\$2359	\$2667	\$2974	\$3283
35119	\$864	\$1152	\$1320	\$1464	\$1824	\$2064	\$2373	\$2683	\$2992	\$3302
35021, 35048, 35139, 35201, 35202, 35219, 35220, 35231, 35232, 35236, 35253, 35255, 35259, 35260, 35261, 35266, 35285, 35293, 35294, 35295	\$891	\$1188	\$1368	\$1512	\$1884	\$2136	\$2456	\$2776	\$3097	\$3417
35126	\$900	\$1200	\$1380	\$1524	\$1908	\$2160	\$2484	\$2808	\$3132	\$3456
35023	\$909	\$1212	\$1392	\$1536	\$1920	\$2172	\$2497	\$2823	\$3148	\$3475
35071	\$918	\$1224	\$1404	\$1548	\$1932	\$2184	\$2511	\$2839	\$3166	\$3494
35068	\$927	\$1236	\$1416	\$1572	\$1968	\$2220	\$2552	\$2886	\$3218	\$3552
35061, 35205	\$954	\$1272	\$1464	\$1620	\$2028	\$2292	\$2635	\$2979	\$3322	\$3667
35235	\$990	\$1320	\$1512	\$1680	\$2100	\$2376	\$2732	\$3088	\$3445	\$3801
35127	\$1053	\$1404	\$1608	\$1776	\$2200	\$2508	\$2883	\$3260	\$3636	\$4012
35173, 35209, 35216, 35229	\$1089	\$1452	\$1656	\$1836	\$2292	\$2592	\$2980	\$3369	\$3758	\$4147
35244	\$1107	\$1476	\$1692	\$1872	\$2340	\$2652	\$3049	\$3447	\$3844	\$4243
35226	\$1179	\$1572	\$1800	\$1992	\$2484	\$2820	\$3242	\$3666	\$4088	\$4512
35242, 35243	\$1197	\$1596	\$1836	\$2028	\$2532	\$2868	\$3297	\$3728	\$4158	\$4588
35233, 35249	\$1251	\$1668	\$1908	\$2112	\$2640	\$2988	\$3435	\$3884	\$4332	\$4780
35213, 35223	\$1350	\$1800	\$2064	\$2280	\$2844	\$3228	\$3711	\$4196	\$4680	\$5164

These 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.