

NEW HOUSING CHOICE VOUCHER PAYMENT STANDARD

CATEGORY	0/BR	1/BR	2/BR	3/BR	4/BR	5/BR	6/BR
ACTUAL FMRs Eff. 12/11/2015	\$649	\$656	\$788	\$1,034	\$1,164	\$1,339	\$1540
MHB @110% of FMR	110%	110%	110%	110%	110%	110%	110%
PS Effective 4/13/2016 VOUCHER PMT STD FAIR MARKET RENT	\$713	\$721	\$866	\$1,137	\$1,280	\$1,472	\$1,692
FULL UTILITY ALLOWANCE (Effective 11/13/2013)	\$108	\$153	\$193	\$ 229	\$ 278	\$ 316	\$ 363
*MAXIMUM RENT WITHOUT UTILITIES	\$605	\$568	\$673	\$ 908	\$1,002	\$1,156	\$1,329

REVISED 4/26/16 *UA based on Single Detached Unit – all electric

ks 4/26/16

- Remember to compare rent computed using HUD's required rent reasonableness test (Comp Form).
- The requested increase must not be excessive, especially if the family is remaining in place or very little repairs were required (check with inspector and remember to utilize the Comp Form).
- The same rents must be charged for non-assisted units.

NEW PAYMENT STANDARD WILL APPLY TO ALL NEW AND RENEWAL FAMILIES.

When MHB changes its payment standards or the family's situation changes, new payment standards are applied at the following times.

- If MHB's payment standard amount changes during the term of the HAP contract, the date on which the new standard is applied depends on whether the standard has **increased** or **decreased**:
 - If the payment standard amount has **increased**, the increased payment standard will be applied at the **first annual reexamination** following the effective date of the increase in the payment standard.
 - If the payment standard has **decreased**, the decreased payment standard will be applied at the **second annual reexamination** following the effective date of the decrease in the payment standard.
- If the family moves to a new unit, or a new HAP contract is executed due to changes in the lease (even if the family remains in place) the current payment standard applicable to the family will be used when the new HAP contract is processed.

Subsidy Standards:

If there is a change in the family unit size that would apply to a family during the HAP contract term, either due to a change in family composition, or a change in MHB's subsidy standards (see Chapter 5), **the new family unit size must be used to determine the payment standard amount** for the family at the family's **first annual reexamination following the change in family unit size**.

NOTE: Total utility allowances for other areas, such as Semmes, Grand Bay, Citronelle, Prichard may be higher than what is used in Mobile City and parts of Mobile County.