



HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

**2021 PAYMENT STANDARDS
(Based on Bedroom Size)**

GADSDEN AREA MSA

EFFECTIVE JANUARY 1, 2021

(The Payment Standards are based on the FY 2021 Fair Market Rents published by HUD)

Bedroom Size	SRO	0	1	2	3	4	5	6	7	8
*2021 Payment Standards 100% of FMR's	\$418	\$557	\$560	\$717	\$902	\$1,002	\$1,152	\$1,303	\$1,453	\$1,603

(* Subject to change based on program funding)

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.

The above payment standards schedule reflects 100% of the FY 2021 Fair Market Rents in the Housing Authority of Birmingham District jurisdiction for all bedroom sizes, including the Gadsden, AL Metropolitan Statistical Area (MSA) which includes Etowah County.