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Effective March 1, 2022, the Mobile Housing Authority (MHA) Housing Choice Voucher Program implemented 120% of the Fair Market Rent (FMR) payment standard as permitted under a regulatory waiver authorized by the U.S. Department of Housing and Urban Development (HUD). This waiver is available through December 31, 2022. The Program also implemented an *exception payment standard* based on HUD’s Small Area Fair Market Rent (SAFMR) for five (5) zip codes in Mobile. The tables below provide the FMR, and the SAFMR exception payment standards detail available for all tenant-based vouchers issued under this program.

The HCV Program has also established a budget of \$150,000 for landlord incentives to encourage leasing to new voucher holders. For details on the incentive program, please review the attached flyer.

Final FY 2022 FMRs and MHA Payment Standards (120%) By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$662	\$690	\$861	\$1,148	\$1,244
Payment Standard	\$794	\$828	\$1,033	\$1,378	\$1,493

* Available through December 31, 2022.

Final FY 2022 Small Area FMRs as applied for five (5) zip codes to establish an *Exception Payment Standard (120%)* by Unit Bedrooms

MHA SAFMR Zip Codes	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
36541	\$ 850	\$ 890	\$ 1,110	\$ 1,480	\$ 1,600
120% Payment Standard	\$ 1,020	\$ 1,068	\$ 1,332	\$ 1,776	\$ 1,920
36608	\$ 740	\$ 770	\$ 960	\$ 1,280	\$ 1,390
120% Payment Standard	\$ 888	\$ 924	\$ 1,152	\$ 1,536	\$ 1,668
36611	\$ 700	\$ 730	\$ 910	\$ 1,210	\$ 1,320
120% Payment Standard	\$ 840	\$ 876	\$ 1,092	\$ 1,452	\$ 1,584
36693	\$ 720	\$ 750	\$ 940	\$ 1,250	\$ 1,360
120% Payment Standard	\$ 864	\$ 900	\$ 1,128	\$ 1,500	\$ 1,632
36695	\$ 810	\$ 840	\$ 1,050	\$ 1,400	\$ 1,520
120% Payment Standard	\$ 972	\$ 1,008	\$ 1,260	\$ 1,680	\$ 1,824

*The 120% exception payment standard for these zip codes is available through December 31, 2022.

On January 1, 2023, the payment standards for these zip codes will reflect the FY2023 SAFMRs as updated by HUD at 110% per normal MHA HCV program administrative policy.