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Mobile Housing Authority

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Effective October 1, 2022, the Mobile Housing Authority (MHA) Housing Choice Voucher Program continued its implementation of 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, 2023. 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.

Final FY 2023 FMRs and MHA Payment Standards (120%) By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$738	\$793	\$986	\$1,318	\$1,400
Payment Standard	\$885	\$951	\$1,183	\$1,581	\$1,680

* Available through December 31, 2023.

Final FY 2023 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	\$940	\$1,010	\$1,260	\$1,680	\$1,790
120% Payment Standard	\$1,128	\$1,212	\$1,512	\$2,016	\$2,148
36608	\$830	\$890	\$1,110	\$1,480	\$1,580
120% Payment Standard	\$996	\$1,068	\$1,332	\$1,776	\$1,896
36611	\$760	\$810	\$1,010	\$1,350	\$1,430
120% Payment Standard	\$912	\$972	\$1,212	\$1,620	\$1,716
36693	\$790	\$850	\$1,060	\$1,420	\$1,500
120% Payment Standard	\$948	\$1,020	\$1,272	\$1,704	\$1,800
36695	\$890	\$960	\$1,190	\$1,590	\$1,690
120% Payment Standard	\$1,068	\$1,152	\$1,428	\$1,908	\$2,028

*The 120% exception payment standard for these zip codes is available through December 31, 2023.

**At the latest, January 1, 2024, the payment standards for these zip codes will reflect the FY2024 SAFMRs at as updated by HUD at 110% per normal MHA HCV program administrative policy.