Payment Standard Guidance

In the Housing Choice Voucher (HCV) program, payment standards are used in the calculation of the housing assistance payment (HAP) that the Public Housing Agency (PHA) pays to the owner on behalf of the family leasing the unit.

The payment standard for a family is the lower of the two:

- Payment standard for the family unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Anniston Housing Authority Payment Standards effective **December 1, 2025:**

Bedroom Size	Previous Year	Published FMR	Current PS	Proposed PS	*Difference*
1	730	757	730	757	*$27.00*
2	941	962	941	962	*$21.00*
3	1295	1300	1295	1300	*$5.00*
4	1394	1361	1394	1361	*($33.00)*

- The above reflects using 100% of the published FMRs.

Fair Market Rent (FMR): FMRs are HUD-established estimates of gross rent, taking into account both rent and the cost of necessary utilities. They are based on standard calculations, updated annually and are **published online on HUDUser.gov**.