

In housing assistance programs like the Housing Choice Voucher (Section 8), a **payment standard** is the maximum subsidy the housing authority can pay, set between 90% and 110% of HUD's Fair Market Rent (FMR). **Rent reasonableness** is a separate federal rule ensuring a unit's requested rent is equal to or less than unassisted, comparable private market units.  Hialeah Housing Authority +3

Key Payment Standard Rules

- **Not the Max Rent:** It is not the highest rent a landlord can charge, but rather the cap for the government's portion of the financial assistance.  Hialeah Housing Authority +1
- **Family Share Limit:** At initial move-in, if a unit's gross rent goes over the payment standard, the family cannot pay more than 40% of their adjusted monthly income toward housing costs.  eCFR (g... +1
- **Tiered by Size/Area:** Housing authorities customize standards based on the number of bedrooms and local ZIP code data (Small Area Fair Market Rents).  Boston Housing Authority +1

Key Rent Reasonableness Rules

- **Market Comparison:** Landlords cannot charge more than what unassisted, neighboring properties command for similar age, size, amenities, and utilities.  HUD Excha... +1
- **Cap on Approval:** Even if a payment standard is high, a housing authority will reject or negotiate a rent amount if it fails the rent reasonableness test.  Hialeah Housing Authority +1
- **Ongoing Requirement:** Reasonableness checks happen at initial occupancy, during annual adjustments, and whenever a landlord requests a rent increase.  Hialeah Housing Authority +1