

Payment Standards 2024
Effective 10/01/2024

Each Tier below includes both Full and Partial Zip codes.

Bedroom Size	Tier A	Tier B	Tier C	Tier D	Tier E
Zero	\$1056	\$1330	\$1639	\$800	\$1499
One	\$1300	\$1550	\$1750	\$925	\$1600
Two	\$1475	\$1850	\$1980	\$1100	\$1900
Three	\$1900	\$2450	\$2700	\$1500	\$2400
Four	\$2500	\$3000	\$3500	\$1850	\$3100
Five	\$2900	\$3500	\$3700	\$2200	\$3300

Payment Standards are used to calculate the maximum amount of Housing Assistance Payments that the Rosenberg Housing Authority (RHA) is authorized to pay for the family. Payment Standards do not determine the amount of contract rent to the property owner. Payment Standards are used to calculate the maximum amount of Housing Assistance Payments (HAP) otherwise known as rent subsidy payments that RHA is authorized to pay on behalf of voucher-assisted households after also factoring 30 percent of their monthly adjusted income and tenant-paid utility allowances.

The amount of gross rent that RHA may offer a property owner is governed by HUD's rent reasonableness regulations [24 CFR 982.507(4)] under which RHA considers: the location size unit type quality and age of the contract unit; as well as any amenities housing services maintenance and utilities to be provided by the owner in accordance with the lease. RHA's rent reasonableness process includes comparable rents being charged for similar units unassisted dwelling units in the area of the subject property. Reasonable rents must also not exceed rents charged for comparable unassisted units in which tenants have lived for approximately the same amount of time. Reasonable rents also factor in the amount of RHA's tenant-paid utility allowances.

Upon initially leasing a dwelling unit a voucher-assisted participant cannot pay more than 45% of their adjusted gross income for rent and tenant-paid utility (allowances). If the rent plus utility allowance cost is at or below these Payment Standards the participant will only pay 30% of their adjusted gross income and the 45% figure would not apply.

VASH ONLY: If a VASH family chooses to live in the zip codes mentioned below, the payments standards may need to be adjusted to 120% of the SAFMR depending upon the bedroom size for the following zip codes: 77417, 77444, 77451, 77583