

or housing assistance programs in Georgia—such as the Housing Choice Voucher managed by the [Georgia Department of Community Affairs](#)—tenants generally pay 30% of their monthly adjusted income for rent and utilities . Subsidies and occupancy limits follow strict federal HUD and state guidelines based on household size and local zip codes.  Georgia Department of ... +2

Rent Calculation Rules

- **Tenant Share:** Usually calculated as 30% of the household's monthly adjusted gross income (minus allowable deductions for dependents, medical, or childcare expenses).  HUD Excha... +1
- **Alternative Floors:** In specific supportive or homeless assistance programs, rent may be set as the highest of 30% of adjusted monthly income, 10% of gross monthly income, or the designated welfare portion for housing.  HUD Exchange
- **Utility Allowances:** If utilities are not included in the rent, a utility allowance is subtracted from the tenant's maximum share or added to calculate gross utility offsets.  YouTube · Georgia Depart...
- **Payment Standards:** Housing authorities base caps on local Fair Market Rents (FMR) or Small Area Fair Market Rents (SAFMRs) split by zip code.  Georgia Department of ... +1

Occupancy Rules

- **Subsidy Standards:** Agencies assign voucher bedroom sizes based on family composition.  Northwest Georgia Hou... +1
- **Head of Household:** A separate bedroom is typically assigned to the head of household or spouses.  Georgia Department of Co...
- **Persons per Room:** Generally, standard rules allow one bedroom for every two persons, though unrelated adults, age variations, and specific gender dynamics can alter exact sizing requirements.  Georgia Department of Co...
- **Unit Choice:** Families may rent a larger or smaller unit as long as it meets baseline safety, rent reasonableness, and minimum/maximum occupancy standards, though renting above the assigned voucher size means paying the out-of-pocket difference.  Northwest Georgia Housin...