

PAYMENT STANDARD SCHEDULE BY NEIGHBORHOOD ZIP CODE

The payment standard sets the maximum subsidy payment a household can receive from PHA each month and is based on Small Area Fair Market Rents (SAFMRs) published annually by HUD. The payment standard for a household is the lower of, the payment standard for the household unit size, which is defined as the appropriate number of bedrooms for the household under PHA’s subsidy standards, the payment standard for the size of the dwelling unit rented by the household.

PHA Payment Standard Schedule effective January 1, 2020

City Wide FMR		\$648	\$864	\$1,013	\$1,226	\$1,528	\$1,754	\$2,017	\$2,280	\$2,543	\$2,806
SAFMR Group	Type	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
1	Traditional Rents	\$520	\$693	\$803	\$990	\$1,221	\$1,364	\$1,569	\$1,773	\$1,978	\$2,182
2	Mid Range Rents	\$574	\$765	\$891	\$1,089	\$1,353	\$1,548	\$1,780	\$2,012	\$2,245	\$2,477
3	Opportunity Rents	\$709	\$945	\$1,122	\$1,341	\$1,674	\$1,917	\$2,205	\$2,492	\$2,780	\$3,067
4	High Opportunity Rents	\$878	\$1,170	\$1,375	\$1,656	\$2,061	\$2,367	\$2,722	\$3,077	\$3,432	\$3,787

Group 1	Group 2		Group 3	Group 4
19121	19101	19126	19128	19102
19132	19104	19131	19129	19103
19133	19105	19135	19146	19106
19134	19109	19136	19153	19107
19139	19110	19137	19154	19118
19140	19111	19138		19123
19141	19112	19142		19127
19143	19114	19144		19130
	19115	19145		19147
	19116	19148		
	19119	19149		
	19120	19150		
	19122	19151		
	19124	19152		
	19125			

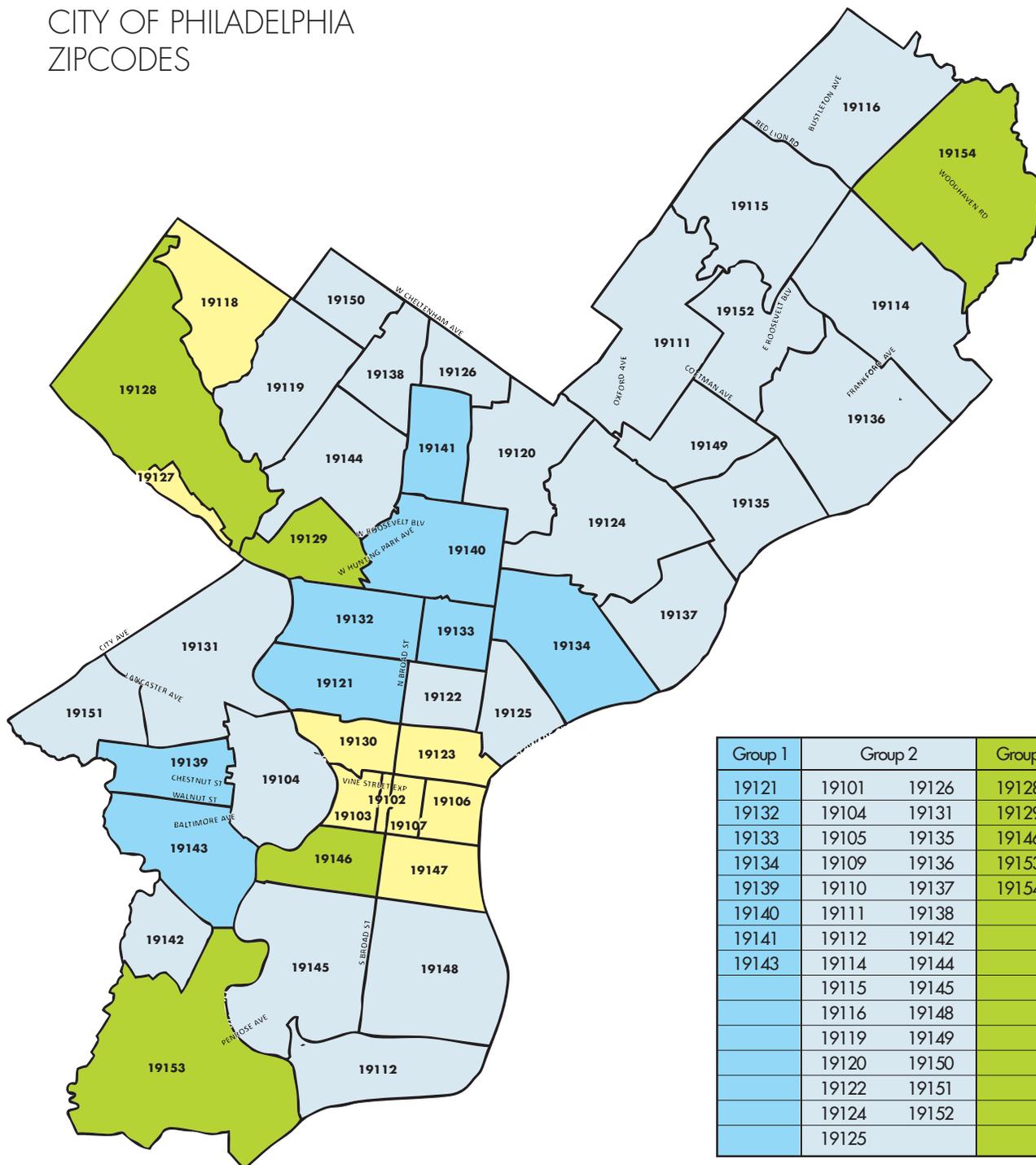
*Unit Based Voucher / RAD : When determining the initial rent to owner, PHA will use the most recently determined City Wide FMR in effect at execution of the HAP contract. When redetermining the rent to owner, PHA will use the most recently determined City Wide FMR. SAFMR group payment standards do not apply to UBV.

Application of Payments Standards

Action type	Payment standard to apply:
Initial lease	PHA’s current SAFMR Payment standard in effect when the lease is approved and executed by the tenant and owner.
Recertification	PHA’s current Payment Standard in effect when all recertification documents have been received and processed in Elite UNLESS the current payment standard applicable to the household is LOWER than the payment standard applied at last regular recertification. Effective April 2020 biennial recertifications and thereafter, irrespective of any increase or decrease in the payment standard, if the household family size increases or decreases the new household voucher size must be used to determine the payment standard for the household when completing the recertification. If the household is a April 2020 triennial recertification, the voucher size will not be downsized until their next recertification.
Interim	Payment standard in effect at last regular recertification.

PAYMENT STANDARD ZIP CODE MAP

CITY OF PHILADELPHIA
ZIPCODES



Group 1	Group 2	Group 3	Group 4
19121	19101 19126	19128	19102
19132	19104 19131	19129	19103
19133	19105 19135	19146	19106
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19139	19110 19137	19154	19118
19140	19111 19138		19123
19141	19112 19142		19127
19143	19114 19144		19130
	19115 19145		19147
	19116 19148		
	19119 19149		
	19120 19150		
	19122 19151		
	19124 19152		
	19125		



Data Source: Philadelphia City Planning Commission

OTHER FACTORS DETERMINING RENT

However, Payment Standards are not the only factor when determining the rent PHA can offer. Below are three other factors that determine the rent PHA offers to a landlord:

Requested Rent and Utility Responsibility - The proposed rent and the utilities the tenant will be responsible for are listed on the RFTA. The prospective tenant must sign this document prior to submitting to PHA.

Market Analysis - The rent amount the unit would receive from an unsubsidized tenant. PHA conducts a market analysis through a third party vendor and determines the amount the unit could receive in the private market.

Participant income (affordability) - Participants may not pay more than 40% of their monthly-adjusted income when moving into a new unit.

If a unit is selected in which the cost of rent and utilities is higher than the payment standard, you will be required to pay the additional amount above the applicable payment standard.

DETERMINING AFFORDABLE RENT

PHA will determine the minimum amount you must contribute toward rent and utilities. This amount is called a total tenant payment or TTP. Your TTP is calculated using a formula based on your income. The RFTA form and lease will identify the utility bills you need to pay. Your TTP will be the higher of the following:

The below table provides the guidelines for TTP; however, your TTP will never be less than PHA's \$50 minimum rent. The minimum amount of rent you will pay is \$50 a month. If you do not have a rental portion based on your income the \$50 will be deducted from your utility allowance.

Your TTP is a percentage of your monthly adjusted income based on your family size:

Household Size	Total Tenant Payment
1 - 2 persons	28% of adjusted monthly income
3 - 5 persons	27% of adjusted monthly income
6+ persons	26% of adjusted monthly income

If you are a participant of the VASH or Mainstream programs you will pay 30% of monthly adjusted income.