

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, 2021

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	\$528	\$704	\$803	\$979	\$1,221	\$1,397	\$1,606	\$1,816	\$2,025	\$2,235
2	Mid Range Rents	\$610	\$814	\$935	\$1,133	\$1,408	\$1,617	\$1,859	\$2,102	\$2,344	\$2,587
3	Opportunity Rents	\$750	\$1,001	\$1,166	\$1,408	\$1,749	\$2,002	\$2,302	\$2,602	\$2,902	\$3,203
4	High Opportunity Rents	\$957	\$1,276	\$1,485	\$1,793	\$2,233	\$2,552	\$2,934	\$3,317	\$3,700	\$4,083

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

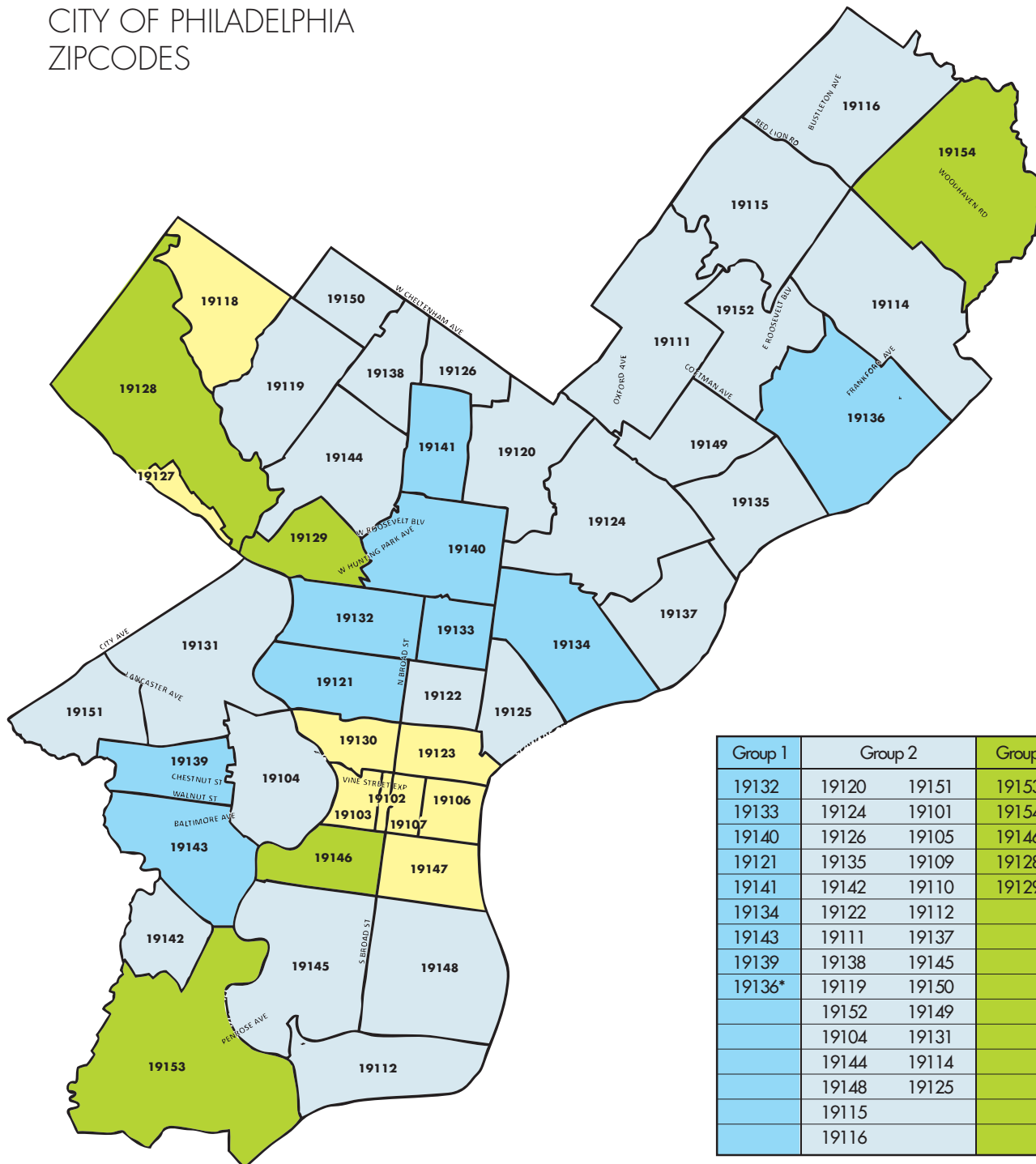
*Unit Based Voucher / RAD : When determining the initial rent to owner, PHA will use the most recently determined City Wide FMR in effect at execution of the HAP contract. When redetermining the rent to owner, PHA will use the most recently determined City Wide FMR. SAFMR group payment standards do not 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	
19132	19120	19151	19153	19147
19133	19124	19101	19154	19127
19140	19126	19105	19146	19118
19121	19135	19109	19128	19107
19141	19142	19110	19129	19123
19134	19122	19112		19102
19143	19111	19137		19103
19139	19138	19145		19106
19136*	19119	19150		19130
	19152	19149		
	19104	19131		
	19144	19114		
	19148	19125		
	19115			
	19116			



0 0.75 1.5 Miles



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.