

PAYMENT STANDARD SCHEDULE BY NEIGHBORHOOD ZIP CODE

The payment standard generally 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. When searching for and selecting a prospective HCV unit, always keep in mind that our Payment Standard used for analysis is dictated by Voucher Size, not unit bedroom size.

For example: You have a current voucher size of

2, but you elect to lease a 3 bedroom unit. The payment standard used as a basis for our rent calculations will be a payment standard size of 2, not 3. This means that your new landlord will be less likely to accept a rent offer from PHA.

Thus it's always best to match your voucher size with the bedroom size of your prospective new home. This rule will help produce a rent offer that your new landlord is more likely to accept.

Also keep in mind that you are allowed to spend a maximum of 40% of total household income towards the following, per month: tenant's portion of the contract rent + tenant's total utilities costs (see Utilities Schedule flyer for applicable values).

If you have questions regarding payment standards or rent analyses, please reach out to your HCV service representative.

PHA Payment Standard Schedule effective October 1, 2022 Payment Standards

SAFMR Group	Type	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
1	Basic Rents	\$627	\$836	\$935	\$1,133	\$1,375	\$1,606	\$1,846	\$2,087	\$2,328	\$2,569
2	Traditional Rents	\$701	\$935	\$1,000	\$1,210	\$1,470	\$1,710	\$1,966	\$2,223	\$2,479	\$2,736
3	Mid Range Rents	\$738	\$985	\$1,122	\$1,342	\$1,628	\$1,914	\$2,201	\$2,488	\$2,775	\$3,062
4	Opportunity Rents	\$907	\$1,210	\$1,353	\$1,639	\$1,991	\$2,321	\$2,669	\$3,017	\$3,365	\$3,713
5	High Opportunity Rents	\$1,113	\$1,485	\$1,672	\$2,013	\$2,453	\$2,849	\$3,276	\$3,703	\$4,131	\$4,558

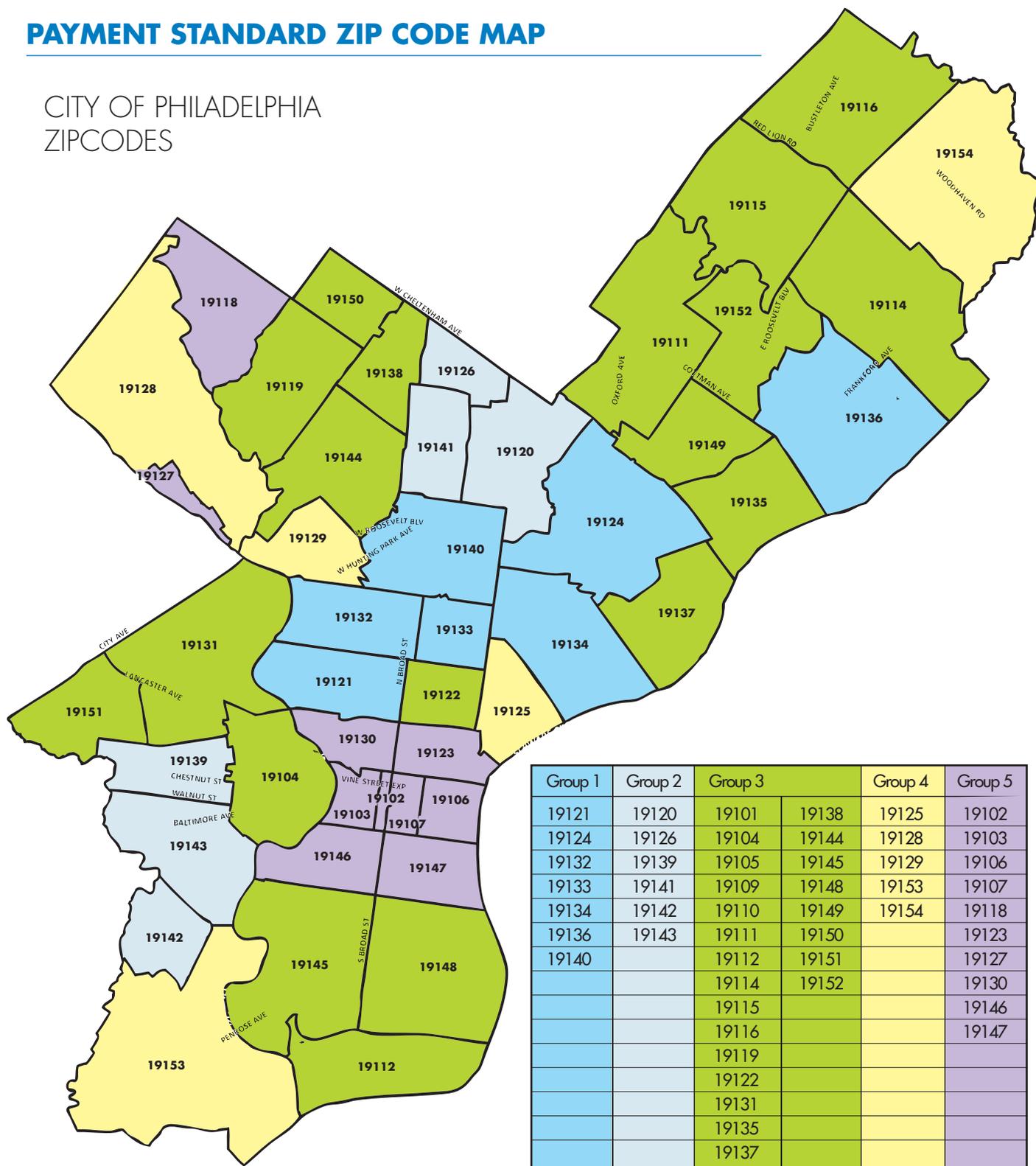
Group 1	Group 2	Group 3	Group 4	Group 5
19121	19120	19101	19138	19125
19124	19126	19104	19144	19128
19132	19139	19105	19145	19129
19133	19141	19109	19148	19153
19134	19142	19110	19149	19154
19136	19143	19111	19150	19123
19140		19112	19151	19127
		19114	19152	19130
		19115		19146
		19116		19147
		19119		
		19122		
		19131		
		19135		
		19137		

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	Group 5
19121	19120	19101	19138	19125	19102
19124	19126	19104	19144	19128	19103
19132	19139	19105	19145	19129	19106
19133	19141	19109	19148	19153	19107
19134	19142	19110	19149	19154	19118
19136	19143	19111	19150		19123
19140		19112	19151		19127
		19114	19152		19130
		19115			19146
		19116			19147
		19119			
		19122			
		19131			
		19135			
		19137			



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.

City Wide FMRs are only applied to Project Based, RAD and Mod Rehab/SRO programs; and are not used for tenant-based vouchers

City Wide FMR

City Wide FMR	SRO	0	1	2	3	4	5	6	7	8
FY 2023	\$811	\$1,081	\$1,218	\$1,470	\$1,789	\$2,079	\$2,391	\$2,703	\$3,015	\$3,326

