

**HACC PAYMENT STANDARDS**  
**HOUSING CHOICE VOUCHER PROGRAM**  
**EFFECTIVE:**  
**OCTOBER 1, 2019 TO SEPTEMBER 30, 2020**

**PAYMENT STANDARDS FOR  
SMALL AREA FAIR MARKET RENT PROGRAM –EFFECTIVE  
OCTOBER 1, 2019**

**Group One – A (Current Residents Under Lease On or Before  
OCTOBER 1, 2019)**

**Zip Codes :**

**Nottingham – 19362**

**Spring City – 19475**

**Elverson – 19520**

**Morgantown -19543**

**Payment Standards:**

<b>Bedroom Size</b>	<b>Payment Standard Now</b>	<b>Payment Standard New</b>
<b>Zero</b>	<b>\$ 778</b>	<b>\$ 778</b>
<b>One</b>	<b>\$ 922</b>	<b>\$ 922</b>
<b>Two</b>	<b>\$ 1115</b>	<b>\$ 1115</b>
<b>Three</b>	<b>\$ 1396</b>	<b>\$ 1396</b>
<b>Four</b>	<b>\$ 1563</b>	<b>\$ 1563</b>

**Note: For existing residents under lease in the above zip codes before October 1, 2019 and remaining in their current homes, these standards will continue in effect on October 1, 2019. All residents qualifying under that category will have received a one year notice of the projected standards. Thereafter, residents shall not have their payment standard reduced below the October 1, 2019 projected numbers. They will be held harmless per the SAFMR Implementation**

**Guidelines. Freezing current subsidy maximums is necessary due to a reduction in the Fair Market Rents established by HUD.**

**Any project based developments within these zip codes will have their subsidy payments from HACC calculated using the Metropolitan Area Fair Market Rent (MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**

## PAYMENT STANDARDS FOR

### SMALL AREA FAIR MARKET RENTS –EFFECTIVE 10/1/2019

#### Group One – B ( For Existing Voucher Holders or New Voucher Holders Moving Into These Zip Codes On Or After October 1, 2019)

##### Zip Codes :

Morgantown - 19543

Spring City – 19475

Elverson – 19520

Nottingham – 19362

##### Payment Standards:

Bedroom Size	Payment Standard Now	Payment Standard New
Zero	\$ 778	\$ 726
One	\$ 922	\$ 858
Two	\$ 1115	\$ 1,056
Three	\$ 1396	\$ 1,309
Four	\$ 1563	\$ 1,485

Note: For existing voucher holders or new voucher holders moving into these zip code areas, these standards will take effect on October 1, 2019. There has been a reduction in the maximum subsidy that HACC can pay due to the Fair Market Rents dropping in the above listed zip codes.

Any project based developments within these zip codes will have their subsidy payments from HACC calculated using the Metropolitan Area Fair Market Rent

**(MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**

## PAYMENT STANDARDS FOR

SMALL AREA FAIR MARKET RENTS –EFFECTIVE October 1, 2019

Group Two (Current Residents Under Lease or Any Families/Individuals Moving Into These Areas On or After October 1, 2019)

Zip Codes :

Gap – 17527

Atglen – 19310

Coatesville – 19320

Parkesburg – 19365

Pottstown - 19464

West Grove - 19390

Oxford – 19363

Payment Standards:

Bedroom Size	Payment Standard Now	Payment Standard New
Zero	\$ 778	\$ 803
One	\$ 922	\$ 935
Two	\$ 1,115	\$ 1,133
Three	\$ 1,396	\$ 1,408
Four	\$ 1,563	\$ 1,617

Note: For existing residents under lease their current payment standards were frozen because of a decrease in last year's Fair Market Rents in the above listed zip codes. The new Fair Market Rents effective October 1, 2019 have increased

**and allowed HACC to increase the payment standards. All current and future residents will benefit from this increase.**

**Any project based developments within these zip codes will have their subsidy payments from HACC calculated using the Metropolitan Area Fair Market Rent (MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**

## PAYMENT STANDARDS FOR

### SMALL AREA FAIR MARKET RENTS – EFFECTIVE 10/1/2019

#### Group Three

#### Zip Codes :

Kennett Square – 19348

Unionville - 19375

Lincoln University - 19352

Valley - 19399

Westtown – 19395

Birchrunville - 19421

Modena - 19358

East Pikeland - 19442

West Brandywine – 19316

East Coventry – 19457

Pomeroy – 19367

Cochranville -19330

New London – 19360

Sadsburyville – 19369

Upper Uwchlan – 19480

Schuykill – 19482

Valley Forge – 19481

Toughkenamon -19374

Phoenixville – 19460

Downingtown – 19335

Honey Brook – 19344

Pottstown - 19465

#### Payment Standards:

Bedroom Size

Current Standard

New Standard

Bedroom Size	Current Standard	New Standard
Zero	\$ 891	\$ 913
One	\$ 1,053	\$ 1,079
Two	\$ 1,269	\$ 1,300
Three	\$ 1,593	\$ 1,633
Four	\$ 1,818	\$ 1,863



**Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2019. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on October 1, 2019. The Fair Market Rents increased in all of these Zip Codes allowing the HACC to increase the payment standards.**

**Any project based developments within these zip codes will have their subsidy payments from HACC calculated using the Metropolitan Area Fair Market Rent (MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**

**PAYMENT STANDARDS FOR  
SMALL AREA FAIR MARKET RENTS – EFFECTIVE 10/1/19**

**Group Four**

**West Chester – 19380**

**West Chester – 19382**

**East Brandywine - 19383**

**Payment Standards:**

<b>Bedroom Size</b>	<b>Current Standard</b>	<b>New Standard</b>
<b>Zero</b>	<b>\$ 972</b>	<b>\$ 1,021</b>
<b>One</b>	<b>\$ 1,143</b>	<b>\$ 1,200</b>
<b>Two</b>	<b>\$ 1,386</b>	<b>\$ 1,455</b>
<b>Three</b>	<b>\$ 1,737</b>	<b>\$ 1,824</b>
<b>Four</b>	<b>\$ 1,980</b>	<b>\$ 2,079</b>

**Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2019. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on October 1, 2019.**

**Any project based developments within these zip codes will have their payment standards frozen at current levels using the Metropolitan Area Fair Market Rent (MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**

**PAYMENT STANDARDS FOR  
SMALL AREA FAIR MARKET RENTS – EFFECTIVE 10/1/19**

**Group Five**

**Devon - 19333**

**Berwyn - 19312**

**Exton – 19341**

**Landenberg – 19350**

**Newtown Square - 19073**

**Avondale - 19311**

**Paoli -19301**

**Payment Standards:**

<b>Bedroom Size</b>	<b>Current Standard</b>	<b>New Standard</b>
<b>Zero</b>	<b>\$ 1,055</b>	<b>\$ 1,076</b>
<b>One</b>	<b>\$ 1,250</b>	<b>\$ 1,275</b>
<b>Two</b>	<b>\$ 1,512</b>	<b>\$ 1,542</b>
<b>Three</b>	<b>\$ 1,898</b>	<b>\$ 1,936</b>
<b>Four</b>	<b>\$ 2,133</b>	<b>\$ 2,176</b>

**Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2019. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on October 1, 2019.**

**Any project based developments within these zip codes will have their subsidy payments from HACC calculated using the Metropolitan Area Fair Market Rent (MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**

**PAYMENT STANDARDS FOR  
SMALL AREA FAIR MARKET RENTS – EFFECTIVE 10/1/19**

**Group Six**

<b>Chester Springs – 19425</b>	<b>Thorndale - 19372</b>
<b>Malvern – 19355</b>	<b>Cheney - 19314</b>
<b>Glen Mills – 19342</b>	<b>West Whiteland - 19345</b>
<b>Glenmore – 19343</b>	<b>Chesterbrook/Wayne - 19087</b>
<b>Chadds Ford – 19317</b>	

**Payment Standards:**

Bedroom Size	Current Standard	New Standard
<b>Zero</b>	<b>\$ 1,200</b>	<b>\$ 1,200</b>
<b>One</b>	<b>\$ 1,426</b>	<b>\$ 1,426</b>
<b>Two</b>	<b>\$ 1,722</b>	<b>\$ 1,722</b>
<b>Three</b>	<b>\$ 2,162</b>	<b>\$ 2,162</b>
<b>Four</b>	<b>\$ 2,428</b>	<b>\$ 2,428</b>

**Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2019 For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on October 1, 2019.**

**Any project based developments within these zip codes will have their subsidy payments from HACC calculated using the Metropolitan Area Fair Market Rent (MAFMR). Owners of such developments may request to be placed in the SAFMR program with the concurrence of the HACC.**