

HACC PAYMENT STANDARDS
SMALL AREA FAIR MARKET RENT PROGRAM
REVISED MAY 1, 2018

SMALL AREA FAIR MARKET RENTS – RECOMMENDATIONS

Group One

Zip Codes :

Gap – 17527	Lincoln University - 19352
Narvon – 17555	Cheney – 19319
Atglen – 19310	Modena - 19358
Coatesville – 19320	Parkesburg - 19365
Nottingham – 19362	West Grove - 19390
Oxford – 19363	Pottstown - 19464
Spring City – 19475	Pottstown - 19465
Elverson – 19520	Cochranville – 19330
Honey Brook – 19344	Morgantown - 19543

Payment Standards:

Bedroom Size	Payment Standard Now	Payment Standard New
Zero	\$ 795	\$ 778
One	\$ 943	\$ 922
Two	\$ 1140	\$ 1115
Three	\$ 1429	\$ 1396
Four	\$ 1609	\$ 1563

Methodology: The SAFMR's for each bedroom size in each zip code were added together, and then averaged. Once the average was determined it was multiplied by 99%. Those calculations then became the common payment standard for each bedroom size.

Note: For existing residents remaining in their current homes, these standards will first take effect on April 1, 2019. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will take effect on April 1, 2018.

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.

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Group Two

Zip Codes :

Phoenixville – 19460

Downingtown – 19335

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 795	\$ 819
One	\$ 943	\$ 972
Two	\$ 1140	\$ 1,170
Three	\$ 1429	\$ 1,467
Four	\$ 1609	\$ 1,656

Methodology: The SAFMR's for each bedroom size in each zip code were added together, and then averaged. Once the average was determined a payment standard between 90% - 110% of the SAFMR was calculated. Those calculations then became the common payment standard for each bedroom size.

Note: For existing residents remaining in their current homes, these standards will first take effect on May 1, 2018. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on May 1, 2018.

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.

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Group Three

Zip Codes :

Kennett Square – 19348

Unionville - 19375

East Brandywine – 19383

Valley - 19399

Westtown – 19395

Birchrunville - 19421

Avondale – 19311

East Pikeland - 19442

West Brandywine – 19316

East Coventry – 19457

West Whiteland – 19345

Pomeroy – 19367

New London – 19360

Sadsburyville – 19369

Upper Uwchlan – 19480

Schuykill – 194

Valley Forge - 19481

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 795	\$ 885
One	\$ 943	\$ 1,049
Two	\$ 1140	\$ 1,267
Three	\$ 1429	\$ 1,589
Four	\$ 1609	\$ 1,791

Methodology: The SAFMR's for each bedroom size in each zip code were added together, and then averaged. Once the average was determined it was

multiplied by 102%. Those calculations then became the common payment standard for each bedroom size.

Note: For existing residents remaining in their current homes, these standards will first take effect on April 1, 2018. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on April 1, 2018.

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Group Four

West Chester – 19380

West Chester - 19382

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 795	\$ 954
One	\$ 943	\$ 1,125
Two	\$ 1140	\$ 1,368
Three	\$ 1429	\$ 1,665
Four	\$ 1609	\$ 1,872

Methodology: The SAFMR's for each bedroom size in the zip codes were added together, and then averaged. Once the average was determined it was multiplied by 100%. Those calculations then became the common payment standard for each bedroom size.

Note: For existing residents remaining in their current homes, these standards will first take effect on May 1, 2018. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on May 1, 2018.

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Group Five

Devon - 19333

Berwyn - 19312

Exton – 19341

Landenberg – 19350

Thorndale – 19372

Newtown Square - 19073

Toughkenamon – 19374

Chesterbrook - 19087

Paoli – 19301

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 795	\$ 1,055
One	\$ 943	\$ 1,250
Two	\$ 1140	\$ 1,512
Three	\$ 1429	\$ 1,898
Four	\$ 1609	\$ 2,133

Methodology: The SAFMR's for each bedroom size in the zip codes were added together, and then averaged. Once the average was determined it was multiplied by 100%. Those calculations then became the common payment standard for each bedroom size.

Note: For existing residents remaining in their current homes, these standards will first take effect on April 1, 2018. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on April 1, 2018.

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Group Six

Chester Springs – 19425

Malvern – 19355

Glen Mills – 19342

Glenmore – 19343

Chadds Ford – 19317

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 795	\$ 1,200
One	\$ 943	\$ 1,426
Two	\$ 1140	\$ 1,722
Three	\$ 1429	\$ 2,162
Four	\$ 1609	\$ 2,428

Methodology: The SAFMR's for each bedroom size in each zip code were added together, and then averaged. Once the average was determined it was multiplied by 100%. Those calculations then became the common payment standard for each bedroom size.

Note: For existing residents remaining in their current homes, these standards will first take effect on April 1, 2018. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on April 1, 2018.

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