

SMALL AREA FAIR MARKET RENTS –EFFECTIVE APRIL 1, 2019

Group One – A (Current Residents Under Lease On or Before April 1, 2018)

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	Morgantown - 19543
Elverson – 19520	

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

Note: For existing residents under lease as of April 1, 2018 and remaining in their current homes, these standards will first take effect on April 1, 2019. All residents qualifying under that category will have received a one year notice of the new standards. Thereafter, residents shall not have their payment standard

reduced below the April 1, 2019 projected numbers. They will be held harmless per the SAFMR Implementation Guidelines.

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.

SMALL AREA FAIR MARKET RENTS –EFFECTIVE 10/1/2018

Group One – B (For Existing Voucher Holders or New Voucher Holders Moving Into These Zip Codes On Or After October 1, 2018)

Zip Codes :

Gap – 17527 West Grove - 19390
Narvon – 17555 Pottstown - 19464
Atglen – 19310 Morgantown - 1954
Coatesville – 19320 Spring City – 19475
Elverson – 19520 Oxford – 19363
Nottingham – 19362

Payment Standards:

Bedroom Size	Payment Standard Now	Payment Standard New
Zero	\$ 778	\$ 759
One	\$ 922	\$ 891
Two	\$ 1115	\$ 1,089
Three	\$ 1396	\$ 1,353
Four	\$ 1563	\$ 1,507

Note: For existing voucher holders or new voucher holders moving into these zip code areas, these standards will take effect on October 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.

SMALL AREA FAIR MARKET RENTS –EFFECTIVE 10/1/2018

Group One – C (For Existing Voucher Holders or New Voucher Holders Moving Into These Zip Codes On Or After October 1, 2018)

Zip Codes :

Lincoln University - 19352

Cheney – 19319

Modena - 19358

Parkesburg - 19365

Payment Standards:

Bedroom Size	Payment Standard Now	Payment Standard New
Zero	\$ 778	\$ 765
One	\$ 922	\$ 900
Two	\$ 1115	\$ 1,089
Three	\$ 1396	\$ 1,368
Four	\$ 1563	\$ 1,557

Note: For existing voucher holders or new voucher holders moving into these zip code areas, these standards will take effect on October 1, 2018.

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Group Two

Zip Codes :

Phoenixville – 19460

Pottstown - 19465

Downingtown – 19335

Cochranville - 19330

Honey Brook - 19344

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 819	\$ 830
One	\$ 972	\$ 990
Two	\$ 1,170	\$ 1,190
Three	\$ 1,467	\$ 1,485
Four	\$ 1,656	\$ 1,710

Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2018 For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on October 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 – 19482
Valley Forge – 19481	Toughkenamon -19374

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 885	\$ 891
One	\$ 1,049	\$ 1,053
Two	\$ 1,267	\$ 1,269
Three	\$ 1,589	\$ 1,593
Four	\$ 1,791	\$ 1,818

Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2018. For existing voucher holders or new

voucher holders moving into these zip code areas, these standards will also take effect on October 1, 2018

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SMALL AREA FAIR MARKET RENTS – EFFECTIVE 10/1/18

Group Four

West Chester – 19380

West Chester - 19382

Payment Standards:

Bedroom Size	Current Standard	New Standard
Zero	\$ 954	\$ 972
One	\$ 1,125	\$ 1,143
Two	\$ 1,368	\$ 1,386
Three	\$ 1,665	\$ 1,737
Four	\$ 1,872	\$ 1,980

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

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Group Five

Devon - 19333

Berwyn - 19312

Exton – 19341

Landenberg – 19350

Thorndale – 19372

Newtown Square - 19073

Paoli -19301

Chesterbrook/Wayne - 19087

Payment Standards:

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

Note: For existing residents remaining in their current homes, these standards will first take effect on October 1, 2018. For existing voucher holders or new voucher holders moving into these zip code areas, these standards will also take effect on October 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	\$ 1,200	\$ 1,200
One	\$ 1,426	\$ 1,426
Two	\$ 1,722	\$ 1,722
Three	\$ 2,162	\$ 2,162
Four	\$ 2,428	\$ 2,428

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

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