

Unit Criteria

For a unit to qualify for this payment standard, the property must meet *at least* one (1) of the following criteria:

1. Undergo significant upgrades and/or investments that improve the quality of the unit. Examples include (but are not limited to) complete electrical, plumbing, HVAC installation, roof replacement, and building envelope resurfacings. This will be assessed on the following standards:
 - a. System upgrades*, and/or
 - b. Rehabilitation* of previously substandard units, and/or
 - c. Renovations*
2. The unit passes the International Property Maintenance Code inspection standard.
3. Units built to be affordable under any Inclusionary Zoning (IZ) policy determined by the Department of City Planning.

*The HACP will generally consider investments of \$6,000 or more per unit for labor and/or materials as a substantial rehabilitation and/or modernization project. However, the HACP will also consider substantial rehabilitation and/or modernization projects whose total cost is under \$6,000 on a case-by-case basis if the unit meets any of the other standards.

Please Note: Green or energy efficient infrastructure is encouraged but at this time will not qualify as an approved investment, and Low Income Housing Tax Credit (LIHTC) units are ineligible for this payment standard during the initial fifteen (15) year affordability period.

Required Documentation

The type and nature of the upgrades and/or investments will constitute the specific types of required documentation. However, the HACP will generally require the following:

- Copies of all construction and/or rehabilitation invoices, plans, etc.
- If claiming the International Property Maintenance Code, a copy of the International Property Maintenance Code inspection report
- If claiming that the unit falls into a current Inclusionary Zone, please request that the HACP verifies said claim with the Department of City Planning

Documentation can be turned into the HCV Department via email, fax, or mail either with the Request for Tenancy Approval (preferable if applicable), or separately. Upon receipt of the required documentation, the HACP or designated third party will then verify the completed work through a special inspection.

Any additional questions can be directed to the HACP Landlord Outreach and Support Coordinator, or the position's designee, at 412-456-5090 or hcvlandlordsupport@hacp.org.

APPLIES TO: ALL UNIT TYPES

MAXIMUM CONTRACT RENT IF OWNER IS PAYING ALL UTILITIES							
TIER	EFF	1	2	3	4	5	6
1	2,280	2,412	2,933	3,740	4,099	4,714	5,330
2	2,011	2,130	2,587	3,301	3,618	4,160	4,702
3	1,760	1,863	2,264	2,888	3,165	3,639	4,115
4	1,525	1,614	1,961	2,503	2,743	3,154	3,566
5	1,308	1,838	1,682	2,145	2,350	2,704	3,056
6	1,106	1,171	1,423	1,816	1,990	2,287	2,586

How do I Determine the Applicable Tier for My Unit?

To determine the applicable payment standard tier for a unit, visit this payment standard map: <https://alcogis.maps.arcgis.com/apps/webappviewer/index.html?id=531501a0fc54461a8a5ff1ac31bada15>. This map can be searched by the unit address and is linked to the HACP website under Landlord Resources.

APPLIES TO: **APARTMENTS**

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	2,196	2,320	2,820	3,609	3,948	4,544	5,147
	ALL UTILITIES	2,053	2,172	2,633	3,381	3,680	4,235	4,811
TIER 2	GAS & ELECTRIC	1,927	2,038	2,474	3,170	3,467	3,990	4,519
	ALL UTILITIES	1,784	1,890	2,287	2,942	3,199	3,681	4,183
TIER 3	GAS & ELECTRIC	1,676	1,771	2,151	2,757	3,014	3,469	3,932
	ALL UTILITIES	1,533	1,623	1,964	2,529	2,746	3,160	3,596
TIER 4	GAS & ELECTRIC	1,441	1,522	1,848	2,372	2,592	2,984	3,383
	ALL UTILITIES	1,298	1,374	1,661	2,144	2,324	2,675	3,047
TIER 5	GAS & ELECTRIC	1,224	1,291	1,569	2,014	2,199	2,534	2,873
	ALL UTILITIES	1,081	1,143	1,382	1,786	1,931	2,225	2,537
TIER 6	GAS & ELECTRIC	1,022	1,079	1,310	1,685	1,839	2,117	2,403
	ALL UTILITIES	879	931	1,123	1,457	1,571	1,808	2,067

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The above table indicates the Gross Payment Standard by bedroom size and includes a quick reference for the most common leasing situations with respect to tenant-paid utilities, indicating the maximum amount of contract rent allowed under the program, depending upon what utilities the tenant will be financially responsible. “Gas & Electric” limits are based upon the tenant paying for gas heat, gas cooking, electric lighting, and gas water heat. “All Utilities” figures represent the “Gas & Electric” limits plus the utility allowances for the tenant paying water and sewage, range/microwave and refrigerator.

APPLIES TO: TOWNHOUSE/ROWHOUSE/SEMI-DETACHED

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	2,183	2,303	2,800	3,582	3,919	4,510	5,112
	ALL UTILITIES	2,040	2,155	2,613	3,354	3,651	4,201	4,776
TIER 2	GAS & ELECTRIC	1,914	2,021	2,454	3,143	3,438	3,956	4,484
	ALL UTILITIES	1,771	1,873	2,267	2,915	3,170	3,647	4,148
TIER 3	GAS & ELECTRIC	1,663	1,754	2,131	2,730	2,985	3,435	3,897
	ALL UTILITIES	1,520	1,606	1,944	2,502	2,717	3,126	3,561
TIER 4	GAS & ELECTRIC	1,428	1,505	1,828	2,345	2,563	2,950	3,348
	ALL UTILITIES	1,285	1,357	1,641	2,117	2,295	2,641	3,012
TIER 5	GAS & ELECTRIC	1,211	1,274	1,549	1,987	2,170	2,500	2,838
	ALL UTILITIES	1,068	1,126	1,362	1,759	1,902	2,191	2,502
TIER 6	GAS & ELECTRIC	1,009	1,062	1,290	1,658	1,810	2,083	2,368
	ALL UTILITIES	866	914	1,103	1,430	1,542	1,774	2,032

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APPLIES TO: SINGLE FAMILY DETACHED

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	2,175	2,294	2,787	3,566	3,899	4,488	5,088
	ALL UTILITIES	2,032	2,146	2,600	3,338	3,631	4,179	4,752
TIER 2	GAS & ELECTRIC	1,906	2,012	2,441	3,127	3,418	3,934	4,460
	ALL UTILITIES	1,763	1,745	2,118	2,714	2,965	3,413	3,873
TIER 3	GAS & ELECTRIC	1,655	1,745	2,118	2,714	2,965	3,413	3,873
	ALL UTILITIES	1,512	1,597	1,931	2,486	2,697	3,104	3,537
TIER 4	GAS & ELECTRIC	1,420	1,496	1,815	2,329	2,543	2,928	3,324
	ALL UTILITIES	1,277	1,348	1,628	2,101	2,275	2,619	2,988
TIER 5	GAS & ELECTRIC	1,203	1,265	1,536	1,971	2,150	2,478	2,814
	ALL UTILITIES	1,060	1,117	1,349	1,743	1,882	2,169	2,478
TIER 6	GAS & ELECTRIC	1,001	1,053	1,277	1,642	1,790	2,061	2,344
	ALL UTILITIES	858	905	1,090	1,414	1,522	1,752	2,008

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