

APPLIES TO: ALL UNIT TYPES

MAXIMUM CONTRACT RENT IF OWNER IS PAYING ALL UTILITIES							
TIER	EFF	1	2	3	4	5	6
1	1,488	1,560	1,882	2,394	2,616	3,008	3,401
2	1,395	1,463	1,764	2,244	2,453	2,820	3,188
3	1,302	1,365	1,646	2,094	2,289	2,632	2,976
4	1,209	1,268	1,529	1,945	2,126	2,444	2,763
5	1,116	1,170	1,411	1,795	1,962	2,256	2,551
6	1,023	1,073	1,294	1,646	1,799	2,068	2,338

How do I Determine the Applicable Tier for My Unit?

To determine the applicable payment standard tier, 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. Search results list the unit's census tract number, payment standard tier, payment standard dollar amounts (if the landlord is paying for all utilities), and if the unit is located in an opportunity zone, which is only applicable to those HCV families participating in the HUD Community Choice Demonstration.

APPLIES TO: APARTMENTS

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	1,380	1,436	1,732	2,218	2,414	2,779	3,150
	ALL UTILITIES	1,297	1,347	1,610	2,045	2,192	2,506	2,840
TIER 2	GAS & ELECTRIC	1,287	1,339	1,614	2,068	2,251	2,591	2,937
	ALL UTILITIES	1,204	1,250	1,492	1,895	2,209	2,318	2,627
TIER 3	GAS & ELECTRIC	1,197	1,241	1,496	1,918	2,087	2,403	2,725
	ALL UTILITIES	1,111	1,152	1,374	1,745	1,865	2,130	2,415
TIER 4	GAS & ELECTRIC	1,101	1,144	1,379	1,769	1,924	2,215	2,512
	ALL UTILITIES	1,018	1,055	1,257	1,596	1,702	1,942	2,202
TIER 5	GAS & ELECTRIC	1,008	1,046	1,261	1,619	1,760	2,027	2,300
	ALL UTILITIES	925	957	1,139	1,446	1,538	1,754	1,990
TIER 6	GAS & ELECTRIC	915	949	1,144	1,470	1,597	1,839	2,087
	ALL UTILITIES	832	860	1,022	1,297	1,375	1,566	1,777

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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	1,383	1,439	1,732	2,213	2,406	2,767	3,135
	ALL UTILITIES	1,300	1,350	1,610	2,040	2,184	2,494	2,825
TIER 2	GAS & ELECTRIC	1,290	1,342	1,614	2,063	2,243	2,579	2,922
	ALL UTILITIES	1,207	1,253	1,492	1,890	2,021	2,306	2,612
TIER 3	GAS & ELECTRIC	1,197	1,244	1,496	1,913	2,079	2,391	2,710
	ALL UTILITIES	1,114	1,155	1,374	1,740	1,857	2,118	2,400
TIER 4	GAS & ELECTRIC	1,104	1,147	1,379	1,764	1,916	2,203	2,497
	ALL UTILITIES	1,021	1,058	1,257	1,591	1,694	1,930	2,187
TIER 5	GAS & ELECTRIC	1,011	1,049	1,261	1,614	1,752	2,015	2,285
	ALL UTILITIES	928	960	1,139	1,441	1,530	1,742	1,975
TIER 6	GAS & ELECTRIC	918	952	1,144	1,465	1,589	1,827	2,072
	ALL UTILITIES	835	863	1,022	1,292	1,367	1,554	1,762

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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	1,385	1,441	1,733	2,213	2,403	2,762	3,219
	ALL UTILITIES	1,302	1,352	1,611	2,040	2,178	2,489	2,829
TIER 2	GAS & ELECTRIC	1,292	1,344	1,615	2,063	2,240	2,574	2,916
	ALL UTILITIES	1,209	1,255	1,493	1,890	2,015	2,301	2,616
TIER 3	GAS & ELECTRIC	1,199	1,246	1,497	1,913	2,076	2,386	2,704
	ALL UTILITIES	1,116	1,157	1,375	1,740	1,851	2,113	2,404
TIER 4	GAS & ELECTRIC	1,106	1,149	1,380	1,764	1,913	2,198	2,491
	ALL UTILITIES	1,023	1,060	1,258	1,591	1,688	1,925	2,191
TIER 5	GAS & ELECTRIC	1,013	1,051	1,262	1,614	1,749	2,010	2,279
	ALL UTILITIES	930	962	1,140	1,441	1,524	1,737	1,979
TIER 6	GAS & ELECTRIC	920	954	1,145	1,465	1,586	1,822	2,066
	ALL UTILITIES	837	865	1,023	1,292	1,361	1,549	1,766

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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	2,530	2,652	3,199	4,070	4,447	5,114	5,782
2	2,232	2,341	2,822	3,590	3,925	4,512	5,101
3	1,953	2,048	2,469	3,141	3,434	3,948	4,464
4	1,693	1,175	2,141	2,723	2,976	3,422	3,868
5	1,451	1,521	1,834	2,334	2,551	2,933	3,316
6	1,228	1,288	1,553	1,975	2,159	2,482	2,806

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APPLIES TO: APARTMENTS

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	2,422	2,528	3,049	3,894	4,245	4,885	5,531
	ALL UTILITIES	2,339	2,439	2,927	3,721	4,023	4,612	5,221
TIER 2	GAS & ELECTRIC	2,124	2,217	2,672	3,414	3,732	4,283	4,850
	ALL UTILITIES	2,041	2,128	2,550	3,241	3,501	4,010	4,540
TIER 3	GAS & ELECTRIC	1,845	1,924	2,319	2,965	3,232	3,719	4,213
	ALL UTILITIES	1,762	1,835	2,197	2,792	3,010	3,446	3,903
TIER 4	GAS & ELECTRIC	1,585	1,651	1,991	2,547	2,774	3,193	3,617
	ALL UTILITIES	1,502	1,562	1,869	2,374	2,552	2,920	3,307
TIER 5	GAS & ELECTRIC	1,343	1,397	1,684	2,158	2,349	2,704	3,065
	ALL UTILITIES	1,260	1,308	1,562	1,985	2,127	2,431	2,755
TIER 6	GAS & ELECTRIC	1,120	1,164	1,403	1,799	1,957	2,253	2,555
	ALL UTILITIES	1,037	1,075	1,281	1,626	1,735	1,980	2,245

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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	2,425	2,531	3,049	3,889	4,237	4,873	5,516
	ALL UTILITIES	2,342	2,442	2,927	3,716	4,015	4,600	5,206
TIER 2	GAS & ELECTRIC	2,127	2,220	2,672	3,409	3,715	4,271	4,835
	ALL UTILITIES	2,044	2,131	2,550	3,236	3,493	3,998	4,525
TIER 3	GAS & ELECTRIC	1,848	1,927	2,319	2,960	3,224	3,707	4,198
	ALL UTILITIES	1,765	1,838	2,197	2,787	3,002	3,434	3,888
TIER 4	GAS & ELECTRIC	1,588	1,654	1,991	2,542	2,766	3,181	3,602
	ALL UTILITIES	1,505	1,565	1,869	2,369	2,544	2,908	3,292
TIER 5	GAS & ELECTRIC	1,346	1,400	1,684	2,153	2,341	2,692	3,050
	ALL UTILITIES	1,263	1,311	1,562	1,980	2,119	2,149	2,740
TIER 6	GAS & ELECTRIC	1,123	1,167	1,403	1,794	1,949	2,241	2,540
	ALL UTILITIES	1,040	1,078	1,281	1,621	1,727	1,968	2,230

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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	2,427	2,533	3,050	3,889	4,234	4,868	5,510
	ALL UTILITIES	2,344	2,444	2,928	3,716	4,009	4,595	5,210
TIER 2	GAS & ELECTRIC	2,129	2,222	2,673	3,409	3,712	4,266	4,829
	ALL UTILITIES	2,046	1,929	2,320	2,960	3,221	3,702	4,192
TIER 3	GAS & ELECTRIC	1,850	1,929	2,320	2,960	3,221	3,702	4,192
	ALL UTILITIES	1,767	1,840	2,198	2,787	2,996	3,429	3,892
TIER 4	GAS & ELECTRIC	1,590	1,656	1,992	2,542	2,763	3,176	3,596
	ALL UTILITIES	1,507	1,567	1,870	2,369	2,538	2,903	3,296
TIER 5	GAS & ELECTRIC	1,348	1,402	1,685	2,153	2,338	2,687	3,044
	ALL UTILITIES	1,265	1,313	1,563	1,980	2,113	2,414	2,744
TIER 6	GAS & ELECTRIC	1,125	1,169	1,404	1,794	1,946	2,236	2,534
	ALL UTILITIES	1,042	1,080	1,282	1,621	1,721	1,963	2,234

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REASONABLE ACCOMMODATIONS VOUCHER PAYMENT STANDARDS (VPS) EFFECTIVE 1/1/2023

Current landlords may qualify for an increased payment standard by offering units with accessible features or modifying existing units to include accessible features.

Please Note: The Disability Compliance Office (DCO) evaluates what qualifies as an accessible feature on a case-by-case basis. Features that are specifically tailored to the needs of the individual living in the unit are more likely to count towards the increase in payment standard. Additionally, any features will not be deemed accessible unless they comply with the regulations, guidelines, and parameters set forth by the 2010 Americans with Disabilities Act (ADA) standards, the Uniform Federal Accessibility Standards (UFAS) outlined in the Architectural Barriers Act of 1968, or a combination of both.

Examples of Accessible Features			
Stove with front bearing braille knobs	Tub cut or walk-in shower	Raised toilet or higher toilet seat	Grab bars
Video intercom (for a person who is deaf/hard of hearing or is vision impaired)	Widened hallways	Wheelchair ramp	Limited steps within the unit

**This list is not exhaustive; features not listed may be taken into consideration if they are specifically tailored to the individual living in the unit.*

Required Verification

Proof of accessible or adaptable improvements must be submitted to and verified by the Disability Compliance Office (DCO). Also, prior to the receipt of the Reasonable Accommodations Payment Standard, confirmation that the tenant with the disability needs at least three (3) of the unit's accessible features must be submitted to and verified by the DCO.

Any additional questions regarding the Reasonable Accommodations Payment Standards can be directed to the Disability Compliance Administrator or Section 504/ADA Compliance Coordinator in the Disability Compliance Office at 412-456-5282 or ra@hacp.org.

APPLIES TO: **ALL UNIT TYPES**

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TIER	EFF	1	2	3	4	5	6
1	2,530	2,652	3,199	4,070	4,447	5,114	5,782
2	2,232	2,341	2,822	3,590	3,925	4,512	5,101
3	1,953	2,048	2,469	3,141	3,434	3,948	4,464
4	1,693	1,175	2,141	2,723	2,976	3,422	3,868
5	1,451	1,521	1,834	2,334	2,551	2,933	3,316
6	1,228	1,288	1,553	1,975	2,159	2,482	2,806

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APPLIES TO: **APARTMENTS**

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	2,422	2,528	3,049	3,894	4,245	4,885	5,531
	ALL UTILITIES	2,339	2,439	2,927	3,721	4,023	4,612	5,221
TIER 2	GAS & ELECTRIC	2,124	2,217	2,672	3,414	3,732	4,283	4,850
	ALL UTILITIES	2,041	2,128	2,550	3,241	3,501	4,010	4,540
TIER 3	GAS & ELECTRIC	1,845	1,924	2,319	2,965	3,232	3,719	4,213
	ALL UTILITIES	1,762	1,835	2,197	2,792	3,010	3,446	3,903
TIER 4	GAS & ELECTRIC	1,585	1,651	1,991	2,547	2,774	3,193	3,617
	ALL UTILITIES	1,502	1,562	1,869	2,374	2,552	2,920	3,307
TIER 5	GAS & ELECTRIC	1,343	1,397	1,684	2,158	2,349	2,704	3,065
	ALL UTILITIES	1,260	1,308	1,562	1,985	2,127	2,431	2,755
TIER 6	GAS & ELECTRIC	1,120	1,164	1,403	1,799	1,957	2,253	2,555
	ALL UTILITIES	1,037	1,075	1,281	1,626	1,735	1,980	2,245

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APPLIES TO: **TOWNHOUSE/ROWHOUSE/SEMI-DETACHED**

TIER	MAXIMUM CONTRACT RENT IF TENANT PAYS	EFF	1	2	3	4	5	6
TIER 1	GAS & ELECTRIC	2,425	2,531	3,049	3,889	4,237	4,873	5,516
	ALL UTILITIES	2,342	2,442	2,927	3,716	4,015	4,600	5,206
TIER 2	GAS & ELECTRIC	2,127	2,220	2,672	3,409	3,715	4,271	4,835
	ALL UTILITIES	2,044	2,131	2,550	3,236	3,493	3,998	4,525
TIER 3	GAS & ELECTRIC	1,848	1,927	2,319	2,960	3,224	3,707	4,198
	ALL UTILITIES	1,765	1,838	2,197	2,787	3,002	3,434	3,888
TIER 4	GAS & ELECTRIC	1,588	1,654	1,991	2,542	2,766	3,181	3,602
	ALL UTILITIES	1,505	1,565	1,869	2,369	2,544	2,908	3,292
TIER 5	GAS & ELECTRIC	1,346	1,400	1,684	2,153	2,341	2,692	3,050
	ALL UTILITIES	1,263	1,311	1,562	1,980	2,119	2,149	2,740
TIER 6	GAS & ELECTRIC	1,123	1,167	1,403	1,794	1,949	2,241	2,540
	ALL UTILITIES	1,040	1,078	1,281	1,621	1,727	1,968	2,230

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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	2,427	2,533	3,050	3,889	4,234	4,868	5,510
	ALL UTILITIES	2,344	2,444	2,928	3,716	4,009	4,595	5,210
TIER 2	GAS & ELECTRIC	2,129	2,222	2,673	3,409	3,712	4,266	4,829
	ALL UTILITIES	2,046	1,929	2,320	2,960	3,221	3,702	4,192
TIER 3	GAS & ELECTRIC	1,850	1,929	2,320	2,960	3,221	3,702	4,192
	ALL UTILITIES	1,767	1,840	2,198	2,787	2,996	3,429	3,892
TIER 4	GAS & ELECTRIC	1,590	1,656	1,992	2,542	2,763	3,176	3,596
	ALL UTILITIES	1,507	1,567	1,870	2,369	2,538	2,903	3,296
TIER 5	GAS & ELECTRIC	1,348	1,402	1,685	2,153	2,338	2,687	3,044
	ALL UTILITIES	1,265	1,313	1,563	1,980	2,113	2,414	2,744
TIER 6	GAS & ELECTRIC	1,125	1,169	1,404	1,794	1,946	2,236	2,534
	ALL UTILITIES	1,042	1,080	1,282	1,621	1,721	1,963	2,234

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>

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.

EMERGENCY HOUSING VOUCHERS (EHV) VOUCHER PAYMENT STANDARD (VPS) EFFECTIVE 1/1/2023

These payment standards **only apply to participants/applicants with Emergency Housing Vouchers (EHVs)**. If you are unsure if the family that you are renting to have an EHV, or if you have any additional questions about the EHV payment standard, please contact the HCV Project Manager at 412-456-5000 extension 2936, or Celia.LaRue@hacp.org.

BEDROOM SIZE	EFF	1	2	3	4	5	6
Max Contract Rent if LL is Paying All Utilities	1,034	1,084	1,308	1,663	1,818	2,090	2,362
APARTMENT							
Max Contract Rent if Tenant is Paying Gas and Electric	926	960	1,158	1,487	1,616	1,861	2,111
Max Contract Rent if Tenant is Paying All Utilities	843	871	1,036	1,314	1,394	1,588	1,801
TOWNHOUSE/ROWHOUSE							
Max Contract Rent if Tenant is Paying Gas and Electric	929	963	1,158	1,482	1,608	1,849	2,096
Max Contract Rent if Tenant is Paying All Utilities	846	874	1,036	1,309	1,386	1,576	1,786
SINGLE FAMILY DETACHED							
Max Contract Rent if Tenant is Paying Gas and Electric	931	965	1,159	1,482	1,605	1,844	2,090
Max Contract Rent if Tenant is Paying All Utilities	848	876	1,037	1,309	1,383	1,571	1,790

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.