

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

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

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.

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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

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.

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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

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