

### 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 resurfacing. 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, if the unit meets any other standards, the HACP will also consider substantial rehabilitation and/or modernization projects whose total cost is under \$6,000 on a case-by-case basis.

**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 verify said claim with the Department of City Planning

Documentation can be turned in to 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 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](mailto:hcvlandlordsupport@hacp.org).**

TIER	EFF	1	2	3	4	5	6
1	<b>2,747</b>	<b>2,891</b>	<b>3,476</b>	<b>4,415</b>	<b>4,804</b>	<b>5,524</b>	<b>6,245</b>
2	<b>2,424</b>	<b>2,551</b>	<b>3,067</b>	<b>3,895</b>	<b>4,238</b>	<b>4,874</b>	<b>5,510</b>
3	<b>2,121</b>	<b>2,232</b>	<b>2,684</b>	<b>3,408</b>	<b>3,709</b>	<b>4,265</b>	<b>4,821</b>
4	<b>1,838</b>	<b>1,935</b>	<b>2,326</b>	<b>2,954</b>	<b>3,214</b>	<b>3,696</b>	<b>4,178</b>
5	<b>1,576</b>	<b>1,658</b>	<b>1,994</b>	<b>2,532</b>	<b>2,755</b>	<b>3,168</b>	<b>3,581</b>
6	<b>1,333</b>	<b>1,403</b>	<b>1,687</b>	<b>2,142</b>	<b>2,331</b>	<b>2,681</b>	<b>3,030</b>

### 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 in an opportunity zone, which is only applicable to those HCV families participating in the HUD Community Choice Demonstration.