HOUSING CHOICE VOUCHER PROGRAM · TENANT BASED VOUCHERS

Payment Standard Schedule

for Tenant Based Vouchers by Neighborhood ZIP Code

PHILADELPHIA HOUSING AUTHORITY
OPENING DOORS TO OPPORTUNITIES

Effective November 1, 2026

The **payment standard** is the maximum amount of rent plus utilities PHA uses to calculate the housing assistance payment.

1. **Find the ZIP code** of the unit →
2. **Match its group** Groups 1–5, below & on the map →
3. **Read across** to the voucher size =
4. $ **Payment standard** used to calculate assistance

FOR VOUCHER HOLDERS

- **Bedroom size matters.** PHA uses the lower of the voucher size or the unit's bedroom size. Example: a family with a 2 bedroom voucher that rents a 3 bedroom unit receives the 2 bedroom payment standard.
- **Over the payment standard?** PHA adds the amount above the payment standard to the family's monthly rent share, up to 40% of adjusted monthly income at move-in.

FOR LANDLORDS

- **New payment standards apply to new leases and moves.**
- **Rent must be reasonable** compared with similar unassisted units nearby.
- **Payment standards cover rent plus the utility allowance** for any utilities paid by the tenant. See the Utility Allowance page at pha.phila.gov for the schedule.

Payment Standards effective November 1, 2026

PAYMENT STANDARD GROUP	VOUCHER SIZE (BEDROOMS)									
Group / Type	SRO	0	1	2	3	4	5	6	7	8
1 Basic Rents	$897	$1,196	$1,299	$1,552	$1,851	$2,035	$2,340	$2,646	$2,950	$3,256
2 Traditional Rents	$991	$1,322	$1,437	$1,713	$2,046	$2,254	$2,592	$2,930	$3,268	$3,606
3 Mid Range Rents	$1,060	$1,414	$1,529	$1,828	$2,173	$2,403	$2,763	$3,124	$3,484	$3,845
4 Opportunity Rents	$1,278	$1,704	$1,848	$2,208	$2,628	$2,904	$3,339	$3,775	$4,210	$4,646
5 High Opportunity Rents	$1,584	$2,112	$2,280	$2,724	$3,240	$3,576	$4,112	$4,648	$5,185	$5,721

SRO (single room occupancy) payment standard is 75% of the 0 bedroom payment standard.

Find the group by ZIP code

1 Basic Rents	19124 19126 19132 19133 19141
2 Traditional Rents	19134 19139 19140 19151
3 Mid Range Rents	19101 19105 19109 19110 19111 19112 19114 19115 19116 19119 19120 19121 19122 19135 19136 19137 19138 19142 19143 19144 19145 19150 19152 19153
4 Opportunity Rents	19104 19128 19129 19131 19148 19149 19154
5 High Opportunity Rents	19102 19103 19106 19107 19118 19123 19125 19127 19130 19146 19147

Payment Standard ZIP Code Map

City of Philadelphia

PHA
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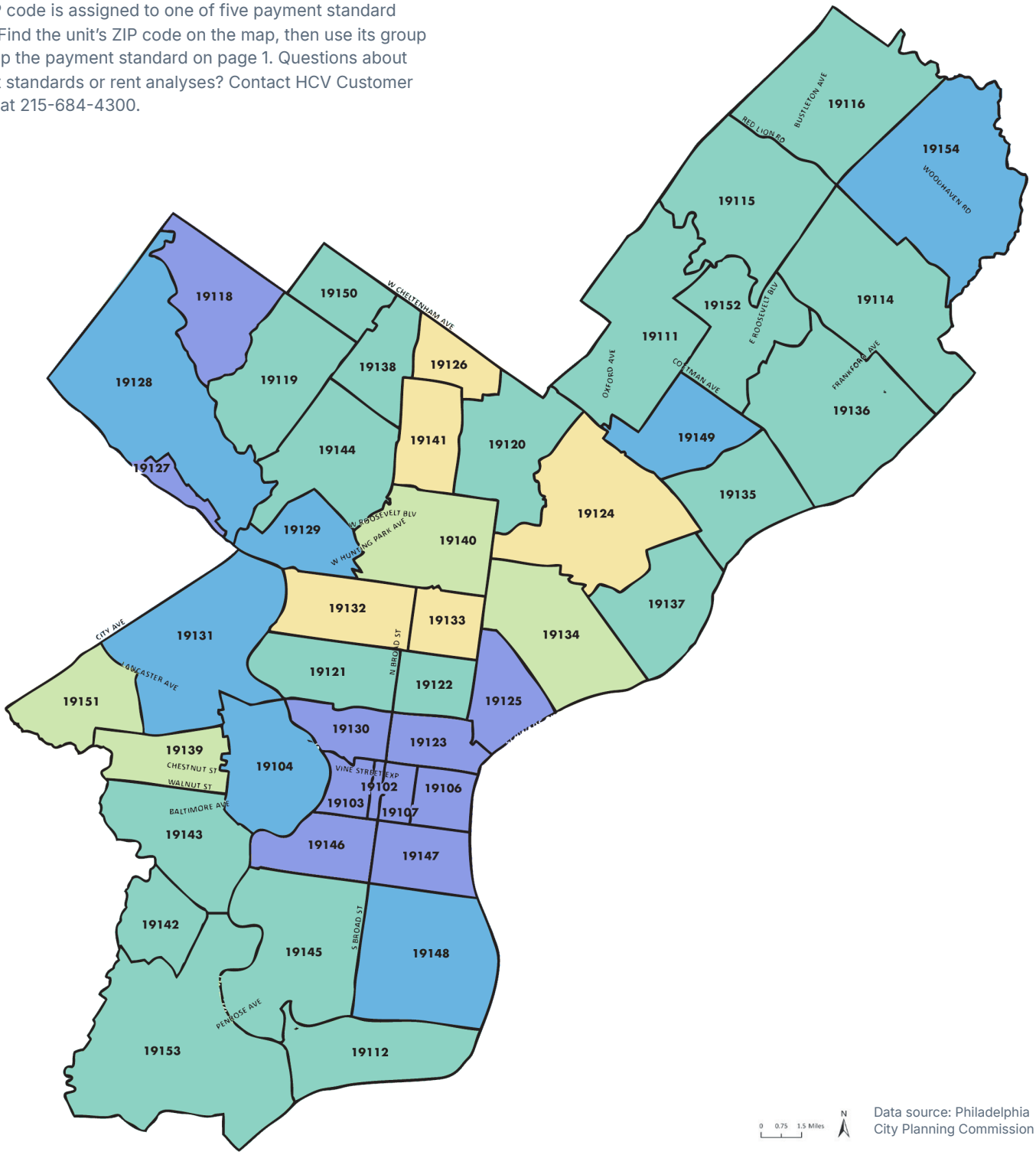
Each ZIP code is assigned to one of five payment standard groups. Find the unit's ZIP code on the map, then use its group to look up the payment standard on page 1. Questions about payment standards or rent analyses? Contact HCV Customer Support at 215-684-4300.



Data source: Philadelphia City Planning Commission

1 Basic Rents		2 Traditional Rents		3 Mid Range Rents					4 Opportunity Rents			5 High Opportunity Rents		
19124	19126	19134	19139	19101	19105	19109	19110	19111	19104	19128	19129	19102	19103	19106
19132	19133	19140	19151	19112	19114	19115	19116	19119	19131	19148	19149	19107	19118	19123
19141				19120	19121	19122	19135	19136	19154			19125	19127	19130
				19137	19138	19142	19143	19144				19146	19147	
				19145	19150	19152	19153							

How Rent Is Determined

Affordable rent & other factors

PHILADELPHIA HOUSING AUTHORITY
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40%
Maximum family share of monthly adjusted income when moving into a unit priced above the payment standard.

$50
PHA's minimum rent. Total tenant payment is never less than this.

26–28%
Of monthly adjusted income is the total tenant payment, based on household size.

Determining affordable rent

PHA determines the minimum amount a family must contribute toward rent and utilities, called the **total tenant payment (TTP)**, based on household income. The RFTA and lease identify the utilities the tenant pays; the utility allowance is subtracted from the TTP to determine the tenant rent to owner.

$50 minimum rent. TTP is never less than PHA's $50 minimum rent. If the utility allowance is more than the TTP, PHA pays the difference to the family or utility company as a utility reimbursement, and tenant rent to owner is $0. Households facing a financial hardship may request an exemption from the minimum rent in writing.

TTP is a percentage of monthly adjusted income based on household size:

Household size	Total tenant payment (TTP)
1 – 2 persons	**28%** of adjusted monthly income
3 – 5 persons	**27%** of adjusted monthly income
6+ persons	**26%** of adjusted monthly income

Other factors determining rent

PHA's rent offer is also based on three factors. Owners may accept or decline the offer.

1. **Requested rent and utility responsibility**
   The proposed rent and the utilities the tenant will be responsible for are listed on the Request for Tenancy Approval (RFTA). The prospective tenant must sign it before it is submitted to PHA.

2. **Rent reasonableness**
   The rent may not be more than the rent for comparable unassisted units in the same market. PHA compares units using Reasonable Rent software and provides the owner with the rent PHA will approve.

3. **Participant income (affordability)**
   At initial lease or a move, if rent plus utilities is above the payment standard, the family share may not be more than 40% of monthly adjusted income, even if the rent is reasonable.

Above the payment standard? If rent plus utilities is higher than the payment standard, PHA adds the amount above the payment standard to the family's monthly rent share. The family's share is set by PHA and paid as part of the lease; side payments to the owner are not allowed.

FOR OWNERS

Rent increases for current tenancies

1 Every 2 years
Owners may request a rent increase after the initial two-year lease term, then every two years, not when new payment standards are published.

2 Use the Owner Portal
Submit through the Owner Portal 90 to 120 days before the lease anniversary. Example: May 1, 2027 anniversary, submit January 1 to January 31, 2027.

3 PHA reviews
Rent must be reasonable, as PHA will review current market rents near the unit. New payment standards are used in the review. Approval is not guaranteed.

Lease anniversary is the first of the month the lease began. Example: a lease signed in May has a May 1 anniversary.