

# DELAWARE COUNTY HOUSING AUTHORITY



1855 Constitution Avenue  
Woodlyn, Pennsylvania 19094  
610-876-2521 Fax: 610-490-6246  
TDD#: 610-876-3341

June 25, 2018

RE: Important Notice – Owner Notification of Program Changes  
Delaware County FY 2018 Small Area Fair Market Rents  
Effective April 1, 2018

Board of Commissioners:

Paul G. Mattus, CHM  
Francis J. Bernhardt, Jr.  
William T. Neill, III, Esq.  
Robert Boland  
Deborah Italiano

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.

Dear Owner/Manager:

Thank you for participating in the Housing Choice Voucher (HCV) program. Your ongoing participation helps to ensure that low-income families have a safe and stable place to call home.

The U.S. Department of Housing and Urban Development (HUD) began to require an important change in the way DCHA operates the HCV program. Under the new approach, the payment standard used to determine the maximum subsidy amount the PHA provides will be based on Fair Market Rents set at the ZIP code level, rather than the metropolitan-area level. The new ZIP-code level rent estimates are known as Small Area Fair Market Rents (SAFMRs).

This shift to SAFMRs means that payment standards will now be based on the localized rent for each ZIP code, as opposed to typical rent levels across the entire metropolitan area. The purpose of this change is to promote a more effective system that allows HCV-assisted families to access higher-cost housing in low-poverty areas. As a result, ***the payment standard for units you rent through the HCV program may change.*** Depending on the ZIP code in which your rental units are located, your tenant's voucher and payment standard may increase, stay the same, or decrease. For a list of the SAFMR's Payment Standards by zip code; please visit our website at [www.dcha1.org](http://www.dcha1.org).

For current tenants, the change in the payment standard will occur at the family's second regular annual re-examination. (Example, anniversary date of 4/1/2018; this is the first annual re-exam, the second annual is 4/1/2020, this is when the SAFMR will be applied.)

Site Offices

Calcon Property Group  
2 Studevan Plaza  
Sharon Hill, PA 19079  
610-534-3210  
Fax: 610-534-3310

Parkview Property Group  
50 Griffith Street  
Upland, PA 19015  
610-876-1398  
Fax: 610-876-5790

Fairgrounds Property Group  
2000 Tolston Street  
Chester, PA 19013  
610-494-6690  
Fax: 610-494-6885

Kinder Park Property Group  
1847 Constitution Avenue  
Woodlyn, PA 19094  
610-490-6220  
Fax: 610-490-3305

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For all new Housing Assistance Payments Contract the new SAFMR's will be used to calculate the Housing Assistance Payments for these households. Should a family's Voucher size change because of changes in the family composition, the new SAFMR will be applied.

If you have any questions, please contact the Housing Choice Voucher Specialist assigned to your tenant. For a list of employees please visit our website at [www.dchal.org](http://www.dchal.org). should you need to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Blackburn', written in a cursive style.

Laura D. Blackburn, PHM; SHM  
Director Housing Choice Voucher Program