

Sample Pro-Forma Building Configuration

Building 1: 4X 3BR = \$2790 * 4 = \$11,160/ mo

Building 2: 4X 2BR= \$2330 *4 = \$9,320/ mo (assumes Mixed-Income Housing Bonus, with 1X affordable unit)

Total = **\$20,480**

Building 1:

-Total SF: 3748

-Rentable SF: 3328

-Efficiency: 89%

Building 2:

-Total SF= 3348 SF

-Rentable SF= 2962 SF

-Efficiency: 88%

PHA Payment Standard Schedule effective November 1, 2025 Payment Standards

SAFMR Group	Type	SRO	0	1	2	3	4	5	6	7	8
1	Basic Rents	\$825	\$1,100	\$1,190	\$1,420	\$1,700	\$1,900	\$2,185	\$2,470	\$2,755	\$3,040
2	Traditional Rents	\$960	\$1,280	\$1,390	\$1,660	\$1,990	\$2,220	\$2,553	\$2,886	\$3,219	\$3,552
3	Mid Range Rents	\$1,162	\$1,550	\$1,690	\$2,010	\$2,410	\$2,690	\$3,093	\$3,497	\$3,900	\$4,304
4	Opportunity Rents	\$1,350	\$1,800	\$1,960	\$2,330	\$2,790	\$3,120	\$3,588	\$4,056	\$4,524	\$4,992
5	High Opportunity Rents	\$1,575	\$2,100	\$2,280	\$2,720	\$3,260	\$3,640	\$4,186	\$4,732	\$5,278	\$5,824

Group 1	Group 2	Group 3	Group 4	Group 5
19124	19111	19137	19101	19118
19132	19115	19138	19104	19123
19133	19116	19139	19105	19125
19141	19119	19140	19109	19127
	19120	19142	19110	19128
	19121	19143	19112	19146
	19122	19144	19114	
	19126	19150	19129	
		19134	19131	
		19135	19151	
			19145	
		19136	19152	
			19148	
			19149	
			19153	
			19154	

Application of Payments Standards

Action type	Payment standard to apply:
Initial lease	PHA's current SAFMR Payment standard in effect when the lease is approved and executed by the tenant and owner.
Recertification	PHA's current Payment Standard in effect when all recertification documents have been received and processed in Elite UNLESS the current payment standard applicable to the household is LOWER than the payment standard applied at last regular recertification. Effective April 2020 biennial recertifications and thereafter, irrespective of any increase or decrease in the payment standard, if the household family size increases or decreases the new household voucher size must be used to determine the payment standard for the household when completing the recertification. If the household is a April 2020 triennial recertification, the voucher size will not be downsized until their next recertification.
Interim	Payment standard in effect at last regular recertification.

Huntingdon Development “Max-Out Scenario”

Harold St Triplex

- 1082 SF Lot Size
- 817 SF Building Footprint
- Zoning submitted based on 4 stories + pilot house
- Max Build-out = 3268 SF (Above Grade) + 817 SF (Basement) + 125 SF (Pilot House)= **4,210 SF**
- 3 units allowed as of right
- **4 units** allowed with Mixed Income Housing Bonus
- *4 stories above grade requires two egress stairs*

Harold St Quad

- 1292 SF Lot Size
- 919 SF Building Footprint
- Zoning submitted based on 4 stories + pilot house
- Max Build out= 3676 SF (Above Grade) +919 SF (Basement) + 125 SF (Pilot House) = **4,720 SF**
- 4 units allowed as of right
- **6 units** allowed with Mixed Income Housing Bonus
- *4 stories above grade requires two egress stairs*