

DELAWARE STATE HOUSING AUTHORITY
HCV PAYMENT STANDARDS
EFFECTIVE 1/1/26

KENT COUNTY

	<u>EFF.</u>	<u>ONE BRM.</u>	<u>TWO BRM.</u>	<u>THREE BRM.</u>	<u>FOUR BRM.</u>	<u>FIVE BRM.</u>
	\$1,421	\$1,433	\$1,808	\$2,496	\$2,801	\$3,222

AOF	\$1,480	\$1,493	\$1,883	\$2,600	\$2,918	\$3,356
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SUSSEX COUNTY

	<u>EFF.</u>	<u>ONE BRM.</u>	<u>TWO BRM.</u>	<u>THREE BRM.</u>	<u>FOUR BRM.</u>	<u>FIVE BRM.</u>
	\$1,344	\$1,359	\$1,775	\$2,255	\$2,762	\$3,176

AOF	\$1,399	\$1,416	\$1,849	\$2,349	\$2,877	\$3,308
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NEW CASTLE COUNTY

See New Castle County Payment Standards below

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100% **AOF**

LOT RENT, PLUS UTILITIES FOR KENT COUNTY: \$723 \$753

LOT RENT, PLUS UTILITIES FOR SUSSEX COUNTY: \$710 \$740

LOT RENT, PLUS UTILITIES FOR NC COUNTY: 50% of two bedrooms
based on zip code

*** AOF SEE MAP

Rvsd: 12/05/2025

120% is used except for the AREA of Opportunity which is 125%



FY2026 SMALL AREA FMRs FoR NEW CASTLE CoUNTY, DE

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

New Castle County is part of the **Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA.**

New Castle County, DE Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>19701</u>	\$1,710	\$1,860	\$2,220	\$2,660	\$2,970
<u>19702</u>	\$1,490	\$1,620	\$1,930	\$2,310	\$2,580
<u>19703</u>	\$1,270	\$1,380	\$1,640	\$1,970	\$2,200
<u>19706</u>	\$1,340	\$1,460	\$1,740	\$2,090	\$2,330
<u>19707</u>	\$1,540	\$1,710	\$2,060	\$2,490	\$2,870
<u>19708</u>	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
<u>19709</u>	\$1,550	\$1,690	\$2,010	\$2,410	\$2,690
<u>19710</u>	\$1,520	\$1,670	\$1,980	\$2,390	\$2,710
<u>19711</u>	\$1,410	\$1,540	\$1,830	\$2,190	\$2,450
<u>19713</u>	\$1,300	\$1,410	\$1,680	\$2,010	\$2,250
<u>19714</u>	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
<u>19715</u>	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
<u>19716</u>	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
<u>19717</u>	\$1,410	\$1,540	\$1,830	\$2,190	\$2,450
<u>19720</u>	\$1,270	\$1,380	\$1,640	\$1,970	\$2,200
<u>19721</u>	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380

New Castle County, DE Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
19726	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
19730	\$1,300	\$1,410	\$1,680	\$2,010	\$2,250
19731	\$1,550	\$1,690	\$2,010	\$2,410	\$2,690
19732	\$1,690	\$1,840	\$2,190	\$2,630	\$2,930
19733	\$1,360	\$1,470	\$1,750	\$2,100	\$2,350
19734	\$1,470	\$1,600	\$1,900	\$2,280	\$2,540
19735	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
19736	\$1,690	\$1,840	\$2,190	\$2,630	\$2,930
19801	\$1,240	\$1,350	\$1,610	\$1,930	\$2,160
19802	\$1,230	\$1,340	\$1,600	\$1,920	\$2,140
19803	\$1,690	\$1,840	\$2,190	\$2,630	\$2,930
19804	\$1,220	\$1,330	\$1,580	\$1,890	\$2,120
19805	\$1,200	\$1,300	\$1,550	\$1,860	\$2,070
19806	\$1,340	\$1,460	\$1,740	\$2,090	\$2,330
19807	\$1,690	\$1,840	\$2,190	\$2,630	\$2,930
19808	\$1,330	\$1,440	\$1,720	\$2,060	\$2,300
19809	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
19810	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
19884	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
19899	\$1,370	\$1,500	\$1,780	\$2,130	\$2,380
19938	\$1,460	\$1,480	\$1,850	\$2,540	\$2,840
19977	\$1,280	\$1,300	\$1,630	\$2,220	\$2,480

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