



HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, 2ND FLOOR
HACKENSACK, NJ 07601
PHONE: 201-336-7600
FAX: 201-336-7630
WWW.HABCNJ.ORG

LYNN BARTLETT
EXECUTIVE DIRECTOR

January 31, 2018

Dear Participant,

Please be advised that the Housing Authority of Bergen County (HABC) has been mandated by the Department of Housing and Urban Development to implement the Small Area Fair Market Rent (SAFMR) final rule. The use of SAFMR is expected to give HCV tenants access to areas throughout Bergen County by providing a subsidy that is adequate to cover rents in different areas.

This will affect all households as Fair Market Rents and ultimately payment standards (used to determine subsidy levels) will now vary based on the zip code of the leased unit. For those zip codes that have an increase in the payment standard the change will affect your upcoming recertification or relocation beginning April 1, 2018. Those zip codes that will experience a decreased payment standard will be notified on their second annual recert after April 1, 2018.

The HABC will make available, on our website, a calculator tool that will allow families searching for a unit to determine the affordability of a unit based on the location and other determining factors of the unit. In addition, the HABC has made available on our website a table of zip codes, unit sizes and payment standards in effect beginning April 1, 2018. Fair Market Rents are re-evaluated by HUD annually. Please visit our website for updates and additional information.

Sincerely,

Fenesha Holmes
Director of Housing Programs

April 1, 2018 Bergen County, NJ HCV Payment Standards

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five - Bedroom	Six - Bedroom
07010	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07020	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07022	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07024	\$1,341	\$1,548	\$1,818	\$2,322	\$2,754	\$3,167	\$3,580
07026	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07031	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07057	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07070	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07071	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07072	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07073	\$1,134	\$1,305	\$1,539	\$1,962	\$2,331	\$2,681	\$3,049
07074	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07075	\$1,296	\$1,503	\$1,764	\$2,250	\$2,673	\$3,074	\$3,475
07401	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07407	\$1,206	\$1,395	\$1,638	\$2,097	\$2,484	\$2,857	\$3,229
07410	\$1,161	\$1,341	\$1,575	\$2,016	\$2,394	\$2,753	\$3,112
07417	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07423	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07430	\$1,458	\$1,683	\$1,980	\$2,529	\$2,997	\$3,447	\$3,896
07432	\$1,161	\$1,341	\$1,575	\$2,016	\$2,385	\$2,743	\$3,101
07436	\$1,368	\$1,584	\$1,863	\$2,376	\$2,817	\$3,240	\$3,662
07446	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07450	\$1,566	\$1,809	\$2,124	\$2,718	\$3,222	\$3,705	\$4,189
07451	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07452	\$1,503	\$1,737	\$2,043	\$2,610	\$3,087	\$3,550	\$4,013
07458	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07463	\$1,503	\$1,737	\$2,043	\$2,610	\$3,087	\$3,550	\$4,013
07481	\$1,332	\$1,539	\$1,809	\$2,313	\$2,745	\$3,157	\$3,569
07495	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07601	\$1,215	\$1,404	\$1,647	\$2,106	\$2,493	\$2,867	\$3,241
07602	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07603	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07604	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07605	\$1,188	\$1,377	\$1,620	\$2,061	\$2,448	\$2,815	\$3,182
07606	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07607	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07608	\$1,305	\$1,503	\$1,764	\$2,259	\$2,673	\$3,074	\$3,475
07620	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07621	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07624	\$1,512	\$1,746	\$2,052	\$2,619	\$3,105	\$3,571	\$4,037
07626	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07627	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07628	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07630	\$1,422	\$1,638	\$1,926	\$2,466	\$2,916	\$3,353	\$3,791
07631	\$1,152	\$1,332	\$1,557	\$1,998	\$2,367	\$2,722	\$3,077
07632	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07640	\$1,422	\$1,647	\$1,935	\$2,475	\$2,925	\$3,364	\$3,803
07641	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07642	\$1,350	\$1,557	\$1,827	\$2,340	\$2,772	\$3,188	\$3,604
07643	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07644	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07645	\$1,332	\$1,539	\$1,800	\$2,304	\$2,736	\$3,146	\$3,557
07646	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07647	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049

April 1, 2018 Bergen County, NJ HCV Payment Standards

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five - Bedroom	Six - Bedroom
67648	\$1,287	\$1,485	\$1,746	\$2,232	\$2,646	\$3,043	\$3,440
07650	\$1,125	\$1,305	\$1,530	\$1,953	\$2,322	\$2,670	\$3,019
07652	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07653	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07656	\$1,206	\$1,395	\$1,638	\$2,097	\$2,484	\$2,857	\$3,229
07657	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07660	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07661	\$1,152	\$1,323	\$1,557	\$1,989	\$2,358	\$2,712	\$3,065
07662	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07663	\$1,161	\$1,341	\$1,575	\$2,016	\$2,385	\$2,743	\$3,101
07666	\$1,121	\$1,295	\$1,522	\$1,953	\$2,306	\$2,651	\$3,049
07670	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07675	\$1,260	\$1,458	\$1,710	\$2,187	\$2,592	\$2,981	\$3,370
07676	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200
07677	\$1,566	\$1,809	\$2,133	\$2,727	\$3,231	\$3,716	\$4,200