



FY2023 SMALL AREA FMRs FoR NEW CASTLE COUNTY, DE

Yellow highlight means increased over 100% of SAFMR

NB - PHA's can go up to 110% w/o HUD approval
For a reasonable accommodation PHA's can
increase to 120% w/o HUD approval - needs
Administrator or Asst Admin's approval

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for 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, and they are likely to reduce 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-NI-DE-MD MSA.**

5 BR unit = 4BR x 1.15

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

| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
|-----------------------|------------|-------------|-------------|---------------|--------------|
| 19701 | \$1,350 | \$1,530 | \$1,840 | \$2,240 | \$2,600 |
| 19702 | \$1,210 | \$1,370 | \$1,650 | \$2,010 | \$2,330 |
| 19703 ^{104%} | \$1,020 | \$1,196 | \$1,446 | \$1,758 | \$2,049 |
| 19706 ^{102%} | \$1,010 | \$1,163 | \$1,408 | \$1,714 | \$1,989 |
| 19707 | \$1,600 | \$1,800 | \$2,170 | \$2,640 | \$3,070 |
| 19708 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19702 | \$1,150 | \$1,300 | \$1,570 | \$1,910 | \$2,220 |
| 19710 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19711 | \$1,120 | \$1,260 | \$1,520 | \$1,850 | \$2,150 |
| 19713 ^{101%} | \$1,030 | \$1,172 | \$1,414 | \$1,717 | \$2,000 |
| 19714 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19715 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19716 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19717 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19720 ^{101%} | \$1,020 | \$1,162 | \$1,404 | \$1,707 | \$1,990 |
| 19721 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |

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

| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
|------------------------------|-------------------|--------------------|--------------------|----------------------|---------------------|
| 19726 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19730 | \$1,080 | \$1,220 | \$1,470 | \$1,790 | \$2,080 |
| 19731 | \$1,150 | \$1,300 | \$1,570 | \$1,910 | \$2,220 |
| 19732 | \$1,250 | \$1,410 | \$1,700 | \$2,070 | \$2,400 |
| 19733 | \$1,150 | \$1,290 | \$1,560 | \$1,900 | \$2,210 |
| 19734 | \$1,250 | \$1,410 | \$1,700 | \$2,070 | \$2,400 |
| 19735 | \$1,290 | \$1,460 | \$1,760 | \$2,140 | \$2,490 |
| 19736 | \$1,590 | \$1,790 | \$2,160 | \$2,630 | \$3,060 |
| 19801 ^{110%} | \$880 | \$1,089 | \$1,320 | \$1,606 | \$1870 |
| 19802 ^{110%} | \$1056 | \$1,188 | \$1,430 | \$1,738 | \$2,024 |
| 19803 | \$1,320 | \$1,480 | \$1,790 | \$2,180 | \$2,530 |
| 19804 ^{101%} | \$1,070 | \$1,212 | \$1,465 | \$1,778 | \$2,071 |
| 19805 ^{110%} | \$950 | \$1,177 | \$1,419 | \$1,727 | \$2,002 |
| 19806 ^{110%} | \$1,155 | \$1,309 | \$1,573 | \$1,914 | \$2,222 |
| 19807 | \$1,290 | \$1,460 | \$1,760 | \$2,140 | \$2,490 |
| 19808 | \$1,130 | \$1,270 | \$1,530 | \$1,860 | \$2,160 |
| 19809 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19810 | \$1,100 | \$1,230 | \$1,490 | \$1,810 | \$2,110 |
| 19884 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19899 | \$1,090 | \$1,230 | \$1,480 | \$1,800 | \$2,090 |
| 19938 | \$1,060 | \$1,080 | \$1,290 | \$1,810 | \$2,040 |
| 19977 | \$990 | \$1,020 | \$1,230 | \$1,700 | \$1,920 |

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#) | [FMR!IL Summary 2v.stem](#) | [Multifamily Tax Subsidy Project \(MTSP\)](#) | [Income Limits](#) | [HUD LIHTC Database](#)

Technical Problems or questions? Contact Us.