



U.S. Department of Housing and Urban Development
 Multifamily Northeast Region Asset Management
 Baltimore Satellite Office
 Philadelphia Branch
 The Wanamaker Building
 100 Penn Square East
 Philadelphia, Pennsylvania 19107-3380

PHL-06-2106

MEMORANDUM FOR: All Project Owners and HUD-Approved Management Agents
 FROM: Randall J. Scheetz, Branch Chief – Account Executive Team
 SUBJECT: **Revised Management Fee Ranges for Delaware, Pennsylvania, and West Virginia**

This is to advise that the Management Fee range and Add-On fees listed below have been reviewed against the CPI annual changes published for the 2013-2015 calendar years. The revised Management Fee range has an effective date of June 1, 2016 and will remain as such until superseded by a future notice.

Management Fee Ranges for Delaware and Pennsylvania

Lower fee yield = \$43.00 Per Unit (PUPM)
 Upper fee yield = \$49.00 Per Unit (PUPM)

Management Fee Ranges for West Virginia

Lower fee yield = \$39.00 Per Unit (PUPM)
 Upper fee yield = \$44.00 Per Unit (PUPM)

The allowable add-on fees for projects with specific characteristics or recognized long-term conditions, which require a higher level of management services, are:

ADD-ON CATEGORY	DEFINITION	FEE
Section 236	Less than 100 % Section 8	\$ 2.50
Section 221(d)(3)	Less than 100 % Section 8	\$ 2.50
Non-Profit or Co-op	Defined	\$ 1.25
High Concentration of larger Unit size	50%-of-units = 2BR or more at-least-10%. 3BR or larger	\$ 1.25
Remote Location or Scattered Sites	Defined	\$ 1.25
Neighborhood Networks	Defined	\$ 1.50
Better Buildings Challenge	Contact local HUD office regarding specifics	\$ 1.00

If you have any questions, please contact the HUD Account Executive servicing your property or TDD (215) 656-3452 for the hearing impaired.

For additional contact information, visit the following web pages for your State.

- DE <http://portal.hud.gov/hudportal/HUD?src=/states/delaware>
- PA <http://portal.hud.gov/hudportal/HUD?src=/states/pennsylvania>
- WVA http://portal.hud.gov/hudportal/HUD?src=/states/west_virginia