PROPOSED FY15 PAYMENT STANDARDS FOR VOUCHER PROGRAMS

Payment Standard must be between 90% - 110% of the FMR

Proposed FY2015 Payment Standard Ann Arbor City Only 30% of tenants live in Ann Arbor						
Year	Efficiency	One-Bedroom	**Two-Bedroom**	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2014 FMR	$602	$803	$952	$1,301	$1,686	$1,939
HUD FY2015 PROPOSED FMR	$610	$813	$964	$1,318	$1,707	$1,963
2014 Payment Standard		$883	$1,047	$1,431	$1,855	$2,133
2015 Proposed PS	n/a	$894	$1,060	$1,450	$1,878	$2,159
2015 PS as a % of 2015 FMR	n/a	110%	110%	110%	110%	110%

Proposed FY2015 payment Standard Washtenaw County (minus Ann Arbor city) 97% of tenants live in Washtenaw County incl Ann Arbor						
Year	Efficiency	One-Bedroom	**Two-Bedroom**	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2014 FMR	$602	$803	$952	$1,301	$1,686	$1,939
HUD FY2015 PROPOSED FMR	$610	$813	$964	$1,318	$1,707	$1,963
2014 PS		$747	$904	$1,210	$1,579	$1,764
2015 Proposed PS	n/a	$813	$964	$1,318	$1,707	$1,963
2015 PS as a % of 2015 FMR	n/a	100%	100%	100%	100%	100%

Proposed FY2015 payment Standard Wayne County 25 (3%) of tenants						
Year	Efficiency	One-Bedroom	**Two-Bedroom**	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2014 FMR	$508	$646	$843	$1,124	$1,228	$1,412
HUD FY2015 PROPOSED FMR	$510	$648	$846	$1,128	$1,233	$1,418
2014 PS		$600	$799	$1,034	$1,130	$1,313
2015 Proposed PS	n/a	$648	$846	$1,128	$1,233	$1,418
2015 PS as a % of 2015 FMR	n/a	100%	100%	100%	100%	100%

Proposed FY2015 payment Standard Monroe County 2 (>1%) of tenants						
Year	Efficiency	One-Bedroom	**Two-Bedroom**	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2014 FMR	$502	$628	$843	$1,086	$1,285	$1,478
HUD FY2015 PROPOSED FMR	$475	$595	$798	$1,028	$1,216	$1,398
2014 PS		$600	$799	$1,034	$1,130	$1,313
2015 Proposed PS	n/a	$595	$798	$1,028	$1,216	$1,398
2015 PS as a % of 2015 FMR	n/a	100%	100%	100%	100%	100%

$543   Avg HAP expense 2014