

PROPOSED FY17 PAYMENT STANDARDS FOR VOUCHER PROGRAMS

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

Proposed FY2017 Payment Standard Ann Arbor City Only						
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2016 FMR	\$769	\$851	\$1,019	\$1,396	\$1,779	\$2,046
HUD FY2017 PROPOSED FMR	\$797	\$850	\$1,025	\$1,407	\$1,765	\$2,030
2016 Payment Standard	\$845	\$925	\$1,108	\$1,518	\$1,934	\$2,224
<b>2017 Proposed PS</b>	<b>\$877</b>	<b>\$935</b>	<b>\$1,128</b>	<b>\$1,548</b>	<b>\$1,942</b>	<b>\$2,233</b>
2017 PS as a % of 2017 FMR	110%	110%	110%	110%	110%	110%

Proposed FY2017 payment Standard Washtenaw County (minus Ann Arbor city)						
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2016 FMR	\$769	\$851	\$1,019	\$1,396	\$1,779	\$2,046
HUD FY2017 PROPOSED FMR	\$797	\$850	\$1,025	\$1,407	\$1,765	\$2,030
2016 PS	\$746	\$813	\$964	\$1,318	\$1,707	\$1,963
<b>2017 Proposed PS</b>	<b>\$789</b>	<b>\$842</b>	<b>\$1,015</b>	<b>\$1,393</b>	<b>\$1,747</b>	<b>\$2,009</b>
2017 PS as a % of 2017 FMR	99%	99%	99%	99%	99%	99%

Proposed FY2017 payment Standard Monroe County						
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2016 FMR	\$525	\$604	\$808	\$1,105	\$1,108	\$1,274
HUD FY2017 PROPOSED FMR	\$530	\$629	\$836	\$1,148	\$1,152	\$1,325
2016 PS	\$519	\$596	\$798	\$1,091	\$1,094	\$1,258
<b>2017 Proposed PS</b>	<b>\$530</b>	<b>\$629</b>	<b>\$836</b>	<b>\$1,148</b>	<b>\$1,152</b>	<b>\$1,325</b>
2017 PS as a % of 2017 FMR	100%	100%	100%	100%	100%	100%

Proposed FY2017 payment Standard Wayne County						
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2016 FMR	\$532	\$658	\$863	\$1,148	\$1,234	\$1,419
HUD FY2017 PROPOSED FMR	\$578	\$701	\$911	\$1,207	\$1,300	\$1,495
2016 PS	\$510	\$648	\$846	\$1,128	\$1,233	\$1,418
<b>2017 Proposed PS</b>	<b>\$578</b>	<b>\$701</b>	<b>\$911</b>	<b>\$1,207</b>	<b>\$1,300</b>	<b>\$1,495</b>
2017 PS as a % of 2017 FMR	100%	100%	100%	100%	100%	100%

*\$566 expense as of 8/1/2016*

**Note:** AAHC removed Wayne County from the HCV service area; however the PS analysis must be completed as long as tenants reside in the area.