

PROPOSED FY19 PAYMENT STANDARDS FOR VOUCHER PROGRAMS

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

Proposed FY2019 Payment Standard Ann Arbor City Only						
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2018 FMR	\$875	\$905	\$1,103	\$1,485	\$1,842	\$2,118
HUD Proposed FY19 FMR	\$ 900	\$ 929	\$ 1,140	\$ 1,499	\$ 1,843	\$ 2,119
2018 Approved PS	\$960	\$1,000	\$1,210	\$1,630	\$2,020	\$2,320
2019 Proposed PS	\$ 990	\$ 1,022	\$ 1,254	\$ 1,649	\$ 2,027	\$ 2,331
2019 PS as a % of 2019 FMR	110%	110%	110%	110%	110%	110%

Proposed FY2019 Payment Standard Washtenaw County (minus Ann Arbor city)						
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2018 FMR	\$875	\$905	\$1,103	\$1,485	\$1,842	\$2,118
HUD Proposed FY19 FMR	\$ 900	\$ 929	\$ 1,140	\$ 1,499	\$ 1,843	\$ 2,119
2018 Approved PS	\$ 830	\$ 860	\$ 1,050	\$ 1,410	\$ 1,750	\$ 2,010
2019 Proposed PS	\$ 990	\$ 1,022	\$ 1,254	\$ 1,649	\$ 2,027	\$ 2,331
2019 PS as a % of 2019 FMR	110%	110%	110%	110%	110%	110%

Proposed FY2019 Payment Standard Monroe County						
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
HUD FY2018 FMR	\$644	\$648	\$862	\$1,170	\$1,174	\$1,350
HUD Proposed FY19 FMR	\$ 649	\$ 664	\$ 874	\$ 1,177	\$ 1,181	\$ 1,358
2018 Approved PS	\$ 615	\$ 629	\$ 836	\$ 1,148	\$ 1,152	\$ 1,325
2019 Proposed PS	\$ 649	\$ 664	\$ 874	\$ 1,177	\$ 1,181	\$ 1,358
2019 PS as a % of 2019 FMR	100%	100%	100%	100%	100%	100%

Proposed FY2019 Payment Standard Wayne County						
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
FY2018 FMR	\$600	\$727	\$940	\$1,238	\$1,337	\$1,538
HUD Proposed FY19 FMR	\$ 621	\$ 753	\$ 967	\$ 1,261	\$ 1,371	\$ 1,577
2018 Approved PS	\$ 578	\$ 701	\$ 911	\$ 1,207	\$ 1,300	\$ 1,495
2019 Proposed PS	\$ 621	\$ 753	\$ 967	\$ 1,261	\$ 1,371	\$ 1,577
2019 PS as a % of 2019 FMR	100%	100%	100%	100%	100%	100%

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.