



Legislation Details (With Text)

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9/17/2014	1	Housing Commission	Approved by the Commission	Pass

Resolution to Approve the FY 2015 Payment Standard for the Ann Arbor Housing Commission Voucher Program

The Department of Housing and Urban Development (HUD) annually sets Fair Market Rents (FMRs), for determining eligibility of rental costs in Section 8 programs. FMRs are gross rent estimates representing rent and utility costs in private sector rental housing, pegged at approximately the 40th percentile. The AAHC must review its payment standards schedule annually and amend it as needed to ensure that the payment standards remain within the HUD-required range (between 90% and 110% of the approved FMRs). A payment standard, in general terms, is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive.

The Commission's jurisdiction includes three counties (Washtenaw, Western Wayne and Monroe) and the City of Ann Arbor has its own payment standard within Washtenaw County.

Based on the attached review of proposed 2015 Fair Market Rents, it is recommended to set the payment standard for Washtenaw, Wayne and Monroe Counties at 100% of the FMR and to set the Ann Arbor payment standard to 110% of the FMR because housing costs are much higher in the City of Ann Arbor.

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Approved by: Jennifer Hall, Executive Director

WHEREAS, the Department of Housing & Urban Development (HUD) annually establishes and publishes Fair Market Rents (FMRs) by locale; and

WHEREAS, the Ann Arbor Housing Commission's (AAHC) payment standards are currently set at 90 -110% of the published FY 2014 FMRs; and

WHEREAS, HUD has published its proposed FY 2015 FMRs, scheduled for HUD approval effective October 1, 2014, includes an increase for Washtenaw County and Wayne County and a slight decrease for Monroe County; and

NOW THEREFORE BE IT RESOLVED, that the Ann Arbor Housing Commission Board approves a payment standard of 110% of FMR for the City of Ann Arbor and a payment standard of 100% of the FMR for the rest of Washtenaw County, Wayne County and Monroe County to take effect October 1, 2014 for all applicable certifications in accordance with the Commission's Section 8 Administrative Plan.