

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	<u>Two- Bedroom</u>	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%
INCREASE to 120%		\$ 975.60	\$ 1,156.80	\$ 1,581.60	\$ 2,048.40	\$ 2,355.60

Proposed FY2015 payment Standard Washtenaw County (minus Ann Arbor city) 97% of tenants live in Washtenaw County incl Ann Arbor						
Year	Efficiency	One- Bedroom	<u>Two- Bedroom</u>	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%
Decrease to 90%		\$ 731.70	\$ 867.60	\$ 1,186.20	\$ 1,536.30	\$ 1,766.70

Proposed FY2015 payment Standard Wayne County 25 (3%) of tenants						
Year	Efficiency	One- Bedroom	<u>Two- Bedroom</u>	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	<u>Two- Bedroom</u>	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