

## PROPOSED FY17 PAYMENT STANDARDS FOR VOUCHER PROGRAMS

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

Proposed FY2018 Payment Standard Ann Arbor City Only										
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Seven-Bedroom	Eight-Bedroom	Nine-Bedroom
HUD FY2017 FMR	\$797	\$850	\$1,025	\$1,407	\$1,765	\$2,030	\$2,295	\$2,559	\$2,824	\$3,089
HUD FY2018 PROPOSED FMR	\$875	\$905	\$1,103	\$1,485	\$1,842	\$2,118	\$2,395	\$2,671	\$2,947	\$3,224
2017 Payment Standard	\$877	\$935	\$1,128	\$1,548	\$1,942	\$2,233				
2018 Proposed PS	\$960	\$1,000	\$1,210	\$1,630	\$2,020	\$2,320				
2018 PS as a % of 2018 FMR	110%	110%	110%	110%	110%	110%				

Proposed FY2018 Payment Standard Washtenaw County (minus Ann Arbor city)										
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Seven-Bedroom	Eight-Bedroom	Nine-Bedroom
HUD FY2017 FMR	\$797	\$850	\$1,025	\$1,407	\$1,765	\$2,030	2295	2559	2824	3089
HUD FY2018 PROPOSED FMR	\$875	\$905	\$1,103	\$1,485	\$1,842	\$2,118	2395	2671	2947	3224
2017 PS	\$789	\$842	\$1,015	\$1,393	\$1,747	\$2,009				
2018 Proposed PS	\$ 830	\$ 860	\$ 1,050	\$ 1,410	\$ 1,750	\$ 2,010				
2018 PS as a % of 2018 FMR	95%	95%	95%	95%	95%	95%				

Proposed FY2018 Payment Standard Monroe County										
Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Seven-Bedroom	Eight-Bedroom	Nine-Bedroom
HUD FY2017 FMR	\$530	\$629	\$836	\$1,148	\$1,152	\$1,325	1498	1670	1843	2016
HUD FY2018 PROPOSED FMR	\$644	\$648	\$862	\$1,170	\$1,174	\$1,350	1526	1702	1878	2055
2017 PS	\$530	\$629	\$836	\$1,148	\$1,152	\$1,325				
2018 Proposed PS	\$ 615	\$ 629	\$ 836	\$ 1,148	\$ 1,152	\$ 1,325				
2018 PS as a % of 2018 FMR	95%	97%	97%	98%	98%	98%				

Proposed FY2018 Payment Standard Wayne County										
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Year	Efficiency	One-Bedroom	<u>Two-Bedroom</u>	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Seven-Bedroom	Eight-Bedroom	Nine-Bedroom
HUD FY2017 FMR	\$578	\$701	\$863	\$1,207	\$1,300	\$1,495	1690	1885	2080	2275
HUD FY2018 PROPOSED FMR	\$600	\$727	\$940	\$1,238	\$1,337	\$1,538	1738	1939	2139	2340
2017 PS	\$578	\$701	\$911	\$1,207	\$1,300	\$1,495				
2018 Proposed PS	\$ 578	\$ 701	\$ 911	\$ 1,207	\$ 1,300	\$ 1,495				
2018 PS as a % of 2018 FMR	96%	96%	97%	97%	97%	97%				

**\$586** Avg HAP expense as of 9/1/2017

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.

	Washtenaw	Monroe	Wayne	Overall
Avg HAP	\$611	\$437	\$630	581
Avg PS	\$969	\$968	\$858	736
Avg Voucher Size	2	3	2	1
Avg Tenant Rent	262	368	152	258
Avg. Rent to Owner	872	804	782	837
Avg. Bed Size	2	3	2	2

Ann Arbor Housing Commission  
**2018 Proposed PS**

City of Ann Arbor	Efficiency	1 Bd	2Bd	3Bd	4Bd	5Bd
Current Payment Standards	\$960	\$1,000	\$1,210	\$1,630	\$2,020	\$2,320

Washtenaw County	Efficiency	1 Bd	2Bd	3Bd	4Bd	5Bd
Current Payment Standards	\$ 830	\$ 860	\$ 1,050	\$ 1,410	\$ 1,750	\$ 2,010

Monroe County	Efficiency	1 Bd	2Bd	3Bd	4Bd	5Bd
Current Payment Standards	\$615	\$629	\$836	\$1,148	\$1,152	\$1,325

The 2018 Payment Standards are effective December 1, 2017; in compliance with our Administrative Plan, for all applicable certifications (annual, initial, portability, and relocations). As approved by the AAHC Board of Commissioners on September 27, 2017.

AAHC Payment Standards are approved at 90%-110% of Fair Market Rents, as Published in the Federal Register on September 1, 2017.

The revised FMRs will be effective on **October 2, 2017** (unless HUD receives a request for reevaluation of specific area FMRs).

