

Ann Arbor Housing Commission  
**PROPOSED FY24 PAYMENT STANDARDS FOR VOUCHER PROGRAMS**

Current Payment Standards	Efficiency	1 Bd	2Bd	3Bd	4Bd	5Bd
Washtenaw County	\$ 1,466	\$ 1,481	\$ 1,765	\$ 2,135	\$ 2,401	\$ 2,761
48103	\$ 1,661	\$ 1,683	\$ 2,002	\$ 2,420	\$ 2,728	\$ 3,137
48104	\$ 1,639	\$ 1,650	\$ 1,969	\$ 2,376	\$ 2,673	\$ 3,074
48105	\$ 1,595	\$ 1,617	\$ 1,925	\$ 2,332	\$ 2,618	\$ 3,011
48109	\$ 1,617	\$ 1,639	\$ 1,947	\$ 2,354	\$ 2,651	\$ 3,049

Monroe County	Efficiency	1 Bd	2Bd	3Bd	4Bd	5Bd
Current Payment Standards	\$ 946	\$ 1,062	\$ 1,396	\$ 1,742	\$ 2,262	\$ 2,601

The 2024 Payment Standards are effective December 1, 2023; 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 20, 2023.

The Fair Market Rents, as Published in the Federal Register on September 5, 2023. AAHC Payment Standards are set between 80-120% of the FMR and 80-150% of th SAFMR according to the MTW Operations Notice Part Six.

The revised FMRs will be effective on **October 1, 2023** (unless HUD receives a request for reevaluation of specific area FMRs).



**PROPOSED FY24 PAYMENT STANDARDS FOR VOUCHER PROGRAMS**

Payment Standard must be between 80% - 120% of the FMR according to MTW Operations Notice #6

Washtenaw							
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom
HUD Final FY 23 FMR	\$ 1,148	\$ 1,153	\$ 1,384	\$ 1,684	\$ 1,926	\$ 2,215	\$ 2,504
HUD Proposed FY24 FMR	\$ 1,222	\$ 1,234	\$ 1,471	\$ 1,779	\$ 2,001	\$ 2,301	\$ 2,601
% FMR Change	6%	7%	6%	5%	4%	4%	4%
2023 Payment Standard	\$ 1,378	\$ 1,384	\$ 1,661	\$ 2,021	\$ 2,311	\$ 2,658	
2024 Proposed PS	\$ 1,466	\$ 1,481	\$ 1,765	\$ 2,135	\$ 2,401	\$ 2,761	\$ 3,122
PS as a % of 2024 FMR	120%	120%	120%	120%	120%	120%	120%
Emergency Housing Voucher							
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom
HUD FY24 FMR	\$ 1,222	\$ 1,234	\$ 1,471	\$ 1,779	\$ 2,001	\$ 2,301	\$ 2,601
2024 Proposed PS	\$ 1,466	\$ 1,481	\$ 1,765	\$ 2,135	\$ 2,401	\$ 2,761	\$ 3,122
PS as a % of FMR	120%	120%	120%	120%	120%	120%	120%
Monroe County							
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom
HUD Final FY 23 FMR	\$ 717	\$ 723	\$ 1,072	\$ 1,367	\$ 1,750	\$ 2,013	\$ 2,275
HUD Proposed FY24 FMR	\$ 788	\$ 885	\$ 1,163	\$ 1,452	\$ 1,885	\$ 2,168	\$ 2,451
% FMR Change	9%	18%	8%	6%	7%	7%	7%
2023 Payment Standard	\$ 860	\$ 868	\$ 1,286	\$ 1,640	\$ 2,100	\$ 2,415	\$ 2,730
2024 Proposed PS	\$ 946	\$ 1,062	\$ 1,396	\$ 1,742	\$ 2,262	\$ 2,601	\$ 2,941
PS as a % of 2024 FMR	120%	120%	120%	120%	120%	120%	120%
Wayne County							
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom
HUD Final FY 23 FMR	\$ 845	\$ 952	\$ 1,213	\$ 1,511	\$ 1,629	\$ 1,873	\$ 2,118
HUD Proposed FY24 FMR	\$ 920	\$ 1,019	\$ 1,291	\$ 1,595	\$ 1,719	\$ 1,977	\$ 2,235
% FMR Change	8%	7%	6%	5%	5%	5%	5%
2023 Payment Standard	\$845	\$952	\$1,213	\$1,511	\$1,629	\$1,873	\$2,118
2024 Proposed PS	\$1,104	\$1,223	\$1,549	\$1,914	\$2,063	\$2,372	\$2,682
PS as a % of 2024 FMR	120%	120%	120%	120%	120%	120%	120%

**2023 Small Areal Fair Market Rent**

Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom
48103	1380	1390	1670	2023	2320	2668	3016
48104	1380	1390	1670	2030	2320	2668	3016
48105	1360	1370	1640	2000	2280	2622	2964
48109	1370	1380	1660	2020	2300	2645	2990
SAFMR Avg	\$ 1,373	\$ 1,383	\$ 1,660	\$ 2,018	\$ 2,305	\$ 2,651	\$ 2,997

**FY2023 Payment Standard @ 100% of SAFMR**

48103	1380	1390	1670	2023	2320	2668	3016
48104	1380	1390	1670	2030	2320	2668	3016
48105	1360	1370	1640	2000	2280	2622	2964
48109	1370	1380	1660	2020	2300	2645	2990

**2024 Small Areal Fair Market Rent**

Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom
48103	1510	1530	1820	2200	2480	2852	3224
48104	1490	1500	1790	2160	2430	2795	3159
48105	1450	1470	1750	2120	2380	2737	3094
48109	1470	1490	1770	2140	2410	2772	3133
SAFMR Avg	\$ 1,480	\$ 1,498	\$ 1,783	\$ 2,155	\$ 2,425	\$ 2,789	\$ 3,153
% Change of SAFMR	7%	8%	7%	6%	5%	5%	5%

**Proposed FY2024 Payment Standard @ 110% of SAFMR**

48103	\$ 1,661	\$ 1,683	\$ 2,002	\$ 2,420	\$ 2,728	\$ 3,137	\$ 3,546
48104	\$ 1,639	\$ 1,650	\$ 1,969	\$ 2,376	\$ 2,673	\$ 3,074	\$ 3,475
48105	\$ 1,595	\$ 1,617	\$ 1,925	\$ 2,332	\$ 2,618	\$ 3,011	\$ 3,403
48109	\$ 1,617	\$ 1,639	\$ 1,947	\$ 2,354	\$ 2,651	\$ 3,049	\$ 3,446

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.