PROPOSED FY26 PAYMENT STANDARDS FOR VOUCHER PROGRAMS

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom	Seven Bedroom	Eight Bedroom	Nine Bedroom
Ann Arbor (48103, 48104, 48105, 48106, 48107, 48108, 48109)	$ 1,679	$ 1,700	$ 2,046	$ 2,464	$ 2,742	$ 3,153	$ 3,267	$ 3,673	$ 4,053	$ 4,323
Monroe County	$ 954	$ 1,059	$ 1,390	$ 1,727	$ 2,212	$ 2,544	$ 2,876	$ 3,208	$ 3,539	$ 3,871
Wayne County	$ 1,130	$ 1,230	$ 1,550	$ 1,898	$ 2,055	$ 2,363	$ 2,672	$ 2,980	$ 3,288	$ 3,596
Washtenaw County	$ 1,460	$ 1,481	$ 1,768	$ 2,130	$ 2,344	$ 2,696	$ 3,047	$ 3,399	$ 3,751	$ 4,102

PROPOSED FY26 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	Seven Bedroom	Eight Bedroom	Nine Bedroom
HUD Final FY 25 FMR	$ 1,327	$ 1,346	$ 1,607	$ 1,936	$ 2,131	$ 2,451	$ 2,770	$ 3,090	$ 3,410	$ 3,729
HUD Proposed FY26 FMR	**$ 1,365**	**$ 1,387**	**$ 1,656**	**$ 1,986**	**$ 2,193**	**$ 2,522**	**$ 2,851**	**$ 3,180**	**$ 3,509**	**$ 3,838**
% FMR Change	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
2025 Payment Standard	**$ 1,460**	**$ 1,481**	**$ 1,768**	**$ 2,130**	**$ 2,344**	**$ 2,696**	**$ 3,047**	**$ 3,399**	**$ 3,751**	**$ 4,102**
2026 Proposed PS	$ 1,460	$ 1,481	$ 1,768	$ 2,130	$ 2,344	$ 2,696	$ 3,047	$ 3,399	$ 3,751	$ 4,102
PS as a % of 2026 FMR	107%	107%	107%	107%	107%	107%	107%	107%	107%	107%
PS as % of FY25 PS	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**
	$ 1,460.55									

Monroe County

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom	Seven Bedroom	Eight Bedroom	Nine Bedroom
HUD Final FY 25 FMR	$ 867	$ 963	$ 1,264	$ 1,570	$ 2,011	$ 2,313	$ 2,614	$ 2,916	$ 3,218	$ 3,519
HUD Proposed FY26 FMR	**$ 914**	**$ 1,011**	**$ 1,326**	**$ 1,605**	**$ 2,147**	**$ 2,469**	**$ 2,791**	**$ 3,113**	**$ 3,435**	**$ 3,757**
% FMR Change	5%	5%	5%	2%	6%	6%	6%	6%	6%	6%
2025 Payment Standard	**$ 954**	**$ 1,059**	**$ 1,390**	**$ 1,727**	**$ 2,212**	**$ 2,544**	**$ 2,876**	**$ 3,208**	**$ 3,539**	**$ 3,871**
2026 Proposed PS	$ 954	$ 1,059	$ 1,390	$ 1,727	$ 2,212	$ 2,544	$ 2,876	$ 3,208	$ 3,539	$ 3,871
PS as a % of 2026 FMR	104%	105%	105%	108%	103%	103%	103%	103%	103%	103%
PS as % of FY25 PS	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**	**110%**
	$ 977.98									

Wayne County

PHAs in designated SAFMR areas are required to use SAFMRs for their tenant-based HCV vouchers and may choose to apply SAFMRs to their Project-based Voucher (PBV) program, if applicable. PIH Notice 2023-32

2026 Small Arear Fair Market Rent

Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom	Seven Bedroom	Eight Bedroom	Nine Bedroom
48111	$1,050	$1,170	$1,470	$1,790	$1,950	$ 2,243	$ 2,535	$2,828	$3,120	$3,413
48174	$960	$1,070	$1,340	$1,640	$1,770	$ 2,036	$ 2,301	$2,567	$2,832	$3,098
48187	$1,230	$1,370	$1,720	$2,100	$2,280	$ 2,622	$ 2,964	$3,306	$3,648	$3,990
48188	$1,340	$1,490	$1,880	$2,300	$2,490	$ 2,864	$ 3,237	$3,611	$3,984	$4,358
SAFMR Avg	$ 1,145	$ 1,275	$ 1,603	$ 1,958	$ 2,123	$ 2,441	$ 2,759	$ 3,078	$ 3,396	$ 3,714
PS as a % of the Avg SAFMR	101%	104%	103%	103%	103%	103%	103%	103%	103%	103%

Proposed FY2026 Payment Standard with 80-150% of SAFMR

Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom	Seven Bedroom	Eight Bedroom	Nine Bedroom
48111	**108%**	**105%**	**105%**	**106%**	**105%**	**105%**	**105%**	**105%**	**105%**	**105%**
48174	**118%**	**115%**	**116%**	**116%**	**116%**	**116%**	**116%**	**116%**	**116%**	**116%**
48187	**92%**	**90%**	**90%**	**90%**	**90%**	**90%**	**90%**	**90%**	**90%**	**90%**
48188	**84%**	**83%**	**82%**	**83%**	**83%**	**83%**	**83%**	**83%**	**83%**	**83%**

Proposed FY2026 Payment Standard

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom	Seven Bedroom	Eight Bedroom	Nine Bedroom
2026 Payment Standard	$ 1,130	$ 1,230	$ 1,550	$ 1,898	$ 2,055	$ 2,363	$ 2,672	$ 2,980	$ 3,288	$ 3,596

Ann Arbor

2026 Small Arear Fair Market Rent										
Zip Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six Bedroom	Seven Bedroom	Eight Bedroom	Nine Bedroom
48103	$1,710	$1,740	$2,080	$2,490	$2,750	$ 3,163	$ 3,575	$ 3,988	$ 4,400	$ 4,813
48104	$1,620	$1,650	$1,970	$2,360	$2,610	$ 3,002	$ 3,393	$ 3,785	$ 4,176	$ 4,568
48105	$1,580	$1,610	$1,920	$2,300	$2,540	$ 2,921	$ 3,302	$ 3,683	$ 4,064	$ 4,445
48106	$1,370	$1,390	$1,660	$1,990	$2,200	$ 2,530	$ 2,860	$ 3,190	$ 3,520	$ 3,850
48107	$1,370	$1,390	$1,660	$1,990	$2,200	$ 2,530	$ 2,860	$ 3,190	$ 3,520	$ 3,850
48108	$1,290	$1,320	$1,570	$1,880	$2,080	$ 2,392	$ 2,704	$ 3,016	$ 3,328	$ 3,640
48109	$1,330	$1,350	$1,610	$1,930	$2,130	$ 2,450	$ 2,769	$ 3,089	$ 3,408	$ 3,728
48118	$1,620	$1,640	$1,960	$2,350	$2,600	$ 2,990	$ 3,380	$ 3,770	$ 4,160	$ 4,550
48130	$1,550	$1,570	$1,880	$2,250	$2,490	$ 2,864	$ 3,237	$ 3,611	$ 3,984	$ 4,358
48158	$1,200	$1,220	$1,450	$1,750	$1,920	$ 2,208	$ 2,496	$ 2,784	$ 3,072	$ 3,360
48160	$1,200	$1,220	$1,500	$1,810	$2,150	$ 2,473	$ 2,795	$ 3,118	$ 3,440	$ 3,763
48168	$1,170	$1,300	$1,620	$1,990	$2,160	$ 2,484	$ 2,808	$ 3,132	$ 3,456	$ 3,780
48169	$1,200	$1,390	$1,600	$2,210	$2,490	$ 2,864	$ 3,237	$ 3,611	$ 3,984	$ 4,358
48176	$1,200	$1,220	$1,450	$1,750	$1,920	$ 2,208	$ 2,496	$ 2,784	$ 3,072	$ 3,360
48191	$1,440	$1,460	$1,750	$2,100	$2,340	$ 2,691	$ 3,042	$ 3,393	$ 3,744	$ 4,095
SAFMR Avg	$ 1,467	$ 1,493	$ 1,781	$ 2,134	$ 2,359	$ 2,712	$ 3,066	$ 3,420	$ 3,774	$ 4,128
	103%	103%	104%	103%	103%	103%	103%	103%	103%	103%
Proposed FY2026 Payment Standard set between 80-150% of SAFMR										
48103	98%	98%	98%	99%	100%	100%	**91%**	92%	92%	90%
48104	104%	103%	104%	104%	105%	105%	96%	97%	97%	95%
48105	106%	106%	107%	107%	108%	108%	99%	100%	100%	97%
48106	123%	122%	123%	124%	125%	125%	114%	115%	115%	112%
48107	123%	122%	123%	124%	125%	125%	114%	115%	115%	112%
48108	130%	129%	130%	131%	**132%**	132%	121%	122%	122%	119%
48109	126%	126%	127%	128%	129%	129%	118%	119%	119%	116%
Proposed FY26 PS	$ 1,679	$ 1,700	$ 2,046	$ 2,464	$ 2,742	$ 3,153	$ 3,267	$ 3,673	$ 4,053	$ 4,323
48118	**90%**	**90%**	**90%**	**91%**	**90%**	**90%**	**90%**	**90%**	**90%**	**90%**
48130	94%	94%	94%	95%	94%	94%	94%	94%	94%	94%
48158	122%	121%	122%	122%	122%	122%	122%	122%	122%	122%
48160	122%	121%	118%	118%	109%	109%	109%	109%	109%	109%
48168	**125%**	114%	109%	107%	109%	109%	109%	109%	109%	109%
48169	**125%**	114%	109%	107%	109%	109%	109%	109%	109%	109%
48176	122%	107%	110%	96%	94%	94%	94%	94%	94%	94%
48191	122%	121%	122%	122%	122%	122%	122%	122%	122%	122%
2026 Payment Standard	**$ 1,460**	**$ 1,481**	**$ 1,768**	**$ 2,130**	**$ 2,344**	**$ 2,696**	**$ 3,047**	**$ 3,399**	**$ 3,751**	**$ 4,102**

Zip Code	48103	48104	48105	48107	48108	48111	48118	48130	48131	48158	48160	48161	48162	48169	48174	48176	48187	48188	48189	48191	48197	48198	
# of Households	431	228	108	1	257	5	2	12	1	3	4	51	8	1	1	11	1	1	8	1	480	428	2043
% of Households	**21%**	**11%**	**5%**	**0%**	**13%**	**0%**	**0%**	**1%**	**0%**	**0%**	**0%**	**2%**	**0%**	**0%**	**0%**	**1%**	**0%**	**0%**	**0%**	**0%**	**23%**	**21%**	
PBV	278	130	66		68			4				46									3		595
	47%	**22%**	**11%**		**11%**			**1%**				**8%**									**1%**		
HCV	153	98	42	1	189	5	2	8	1	3	4	5	8	1	1	11	1	1	8	1	477	428	1448
	11%	**7%**	**3%**	**0%**	**13%**	**0%**	**0%**	**1%**	**0%**	**0%**	**0%**	**0%**	**1%**	**0%**	**0%**	**1%**	**0%**	**0%**	**1%**	**0%**	**33%**	**30%**	

			PBV	**HCV**	**PBV**	**HCV**
Ann Arbor	**1025**	**50%**	**542**	**483**	**91%**	**33%**
Ypsilanti	**908**	**44%**	**3**	**905**	**1%**	**63%**
Highest FMRs						
					28%	

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.**

i.Payment standard must be between 80% and 150% of the SAFMR. ii.The payment standard in effect for each grouped ZIP code area must be within the basic range of the SAFMR for each ZIP code area in the group.