

**ANN ARBOR HOUSING COMMISSION  
2023 PROJECT BASED VOUCHER REQUEST FOR PROPOSAL-24126  
Section H: Rent Limit Amended  
PUBLIC NOTICE**

AAHC puts forth an amendment to Request for Proposal 24126: Section H., Rent Limits. The AAHC would like to clarify the process used to determine the initial rent and annual rent increase for project based assisted housing. The amended language is as follows: 1) **120% of the FMR or 110% of SAFMR** for both initial and annual adjustment – or any exception payment standard approved by HUD. *See below.*

## H. Rent Limits

The units that will be listed on the project-based contract will have rents limits. HUD regulations must be followed at the time that the rents are set for the initial rent and any subsequent rent increase that is requested by the Owner/Developer. The gross contract rent (including utility allowance) may not exceed the maximum set by HUD, which is the lowest of (1) **120% of the FMR or 110% of SAFMR** for both initial and annual adjustment – or any exception payment standard approved by HUD; (2) the reasonable rent; (3) the rent requested by the owner. In addition, a rent reasonable study must be conducted in relation to rents charged in the private market for comparable unassisted units to ensure that the rents do not exceed rents in comparable units.

<b>Fair Market Rent (FMR) Including Utilities Effective 10.2023</b>					
	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
<b>2024 FMR</b>	\$1,222	\$1,234	\$1,471	\$1,779	\$2,001
<b>120% of FMR</b>	\$1,466	\$1,481	\$1,765	\$2,135	\$2,401

<b>HUD APPROVED EXCEPTION PAYMENT STANDARD</b>					
<b>Ann Arbor, MI MSA Advisory - 110% of 2024 Small Area FMRs By Unit Bedrooms</b>					
<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
48103	\$1,661	\$1,683	\$2,002	\$2,420	\$2,728
48104	\$1,639	\$1,650	\$1,969	\$2,376	\$2,673
48105	\$1,595	\$1,617	\$1,925	\$2,332	\$2,618
48109	\$1,617	\$1,639	\$1,947	\$2,354	\$2,651

The owner must request rent increases from the AAHC at least 90 days prior to the effective date of the rent increase. The AAHC will conduct a rent reasonable assessment prior to approving a rent increase.