

**AAHC PBV Request for Proposal 13123**  
**Q & A as of February 10, 2023**

- Q. Does the project-based voucher (PBV) program use the same rent determination regulation as the low-income housing tax credit (LIHTC) program?
- A. No, the PHA will determine the PBV contract rent as the lower of the owner proposed rent, 110% of the fair market rent (including any HUD approved exception payment standard), or reasonable rent. LIHTC rents are set by MSHDA based on a different formula.
- Q. Are units subsidized with HOME funds considered ineligible units?
- A. No, units that receive HOME funds are eligible for project-based assistance however, the unit must comply with 24 CFR 983.53. In addition, new construction or rehabilitation projects are subject to a subsidy layering review.
- Q. Does single room occupancy (SRO) have the same definition for the HOME and PBV program?
- A. No, see 24 CFR 982.4(b) and 24 CFR 92.2, respectively.
- 24 CFR 982.4(b) PBV: *Single room occupancy housing* (SRO). A unit that contains no sanitary facilities or food preparation facilities, or contains either, but not both, types of facilities. A special housing type: see § 982.602 to § 982.605.
- 24 CFR 92.2 HOME: Single room occupancy (SRO) housing means housing (consisting of single-room dwelling units) that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of nonresidential space, or reconstruction. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit. If the units do not contain sanitary facilities, the building must contain sanitary facilities that are shared by tenants. A project's designation as an SRO cannot be inconsistent with the building's zoning and building code classification.
- All SROs must comply with local ordinances.
- The Voucher program also has a definition of Shared Housing: A unit occupied by two or more families. The unit consists of both common space for shared use by the occupants of the unit and separate private space for each assisted family.
- Q. When can the owner begin construction for a rehabilitated project?
- A. Once the PHA has entered into an Agreement (AHAP) with the owner, commencement of rehabilitation may begin. Otherwise, the project must meet the definition of existing housing at the time the proposal is submitted.
- Q. What are the parking requirements for project based assisted housing?
- A. Parking is not required for projected based assisted housing.
- Q. Does the PHA determine the amount of rent to owner using 110% or 120% of the FMR?
- A. Except for certain tax credit units as provided in 24 CFR 983.301 (c), the rent to owner is determined by the PHA, not to exceed 110 percent of the applicable fair market rent or any exception payment standard approved by the Secretary for the unit bedroom size minus any utility allowance.

**HUD Approved Exception Payment Standard Ann Arbor Small Area FMRs**

<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#">48103</a>	\$1,380	\$1,390	\$1,670	\$2,030	\$2,320
<a href="#">48104</a>	\$1,380	\$1,390	\$1,670	\$2,030	\$2,320
<a href="#">48105</a>	\$1,360	\$1,370	\$1,640	\$2,000	\$2,280
<a href="#">48106</a>	\$1,140	\$1,150	\$1,380	\$1,680	\$1,920
<a href="#">48107</a>	\$1,140	\$1,150	\$1,380	\$1,680	\$1,920
<a href="#">48108</a>	\$1,070	\$1,070	\$1,290	\$1,570	\$1,790
<a href="#">48109</a>	\$1,370	\$1,380	\$1,660	\$2,020	\$2,300