

The regular meeting of the Taylor Housing Commission will be held on Thursday, September 26, 2024 at 8:15 a.m., at Maplewood Manor 15270 Plaza South Drive Taylor, MI 48180.

Regular Meeting of the Taylor Housing Commission

A G E N D A

- 1) Call to order – roll call: Fred Miller, Laurie Trueblood, Michelle Alford, Jim Corbin and Rich Pratt
- 2) Acceptance of the Agenda.
- 3) Acceptance of the minutes of the meeting held August 22, 2024.
(Attachment A)
- 4A) Motion to approve pay vouchers from August 1, 2024, through August 31, 2024 for Maplewood Manor of Taylor, LLC
(Attachment B1)
- 4B) Motion to approve pay vouchers from August 1, 2024 through August 31, 2024 for the Taylor Housing Commission.
(Attachment B2-B3)
- 5) Motion to receive and file written report from the Manager, regarding current level of occupancy.
(Attachment C)
- 6) Motion to receive and file written report from the Manager of Section 8 Housing Choice Voucher. (Attachment D)
- 7) Motion to approve Policy concerning Zero HAP (Over Income Families) applying to Maplewood Manor of Taylor, LLC, as per HUD regulations: No Zero HAP families will not be eligible for lease at Maplewood Manor of Taylor, LLC. Zero HAP families admitted in error, after the RAD conversion of December 1, 2016, will be subject to rent at the established rent cap of not more than 110% of HUD published FMR.
- 8) Motion to approve new A/C Policy: no air conditioning units shall be approved other than those A/C units provided by Maplewood Manor of Taylor, LLC, which shall be leased at a rate of \$35.00 per month, either on an annual basis, or a seasonal basis, effective beginning 2025.
- 9) Motion to approve new apartment deposit amount, flat fee of \$100.00
- 10) Motion to approve E.D. to attend the PHA-Web (our enterprise software provider) User Conference in April (Attachment E)
- 11) Motion to approve new THC Payment Standards, based upon the recently published HUD Fair Market Rents, particularly the Small Area Fair Market Rents (SAFMR's)
- 12) Director Communications: Director to update Commissioners on the progress of the Generator project, and
- 13) Old Business/New Business: Upcoming trainings
- 14) Public Comment

15) Adjournment

Frederick D. Miller, President

A regular meeting of the Taylor Housing Commission was held on Thursday, August 22, 2024 at 8:15 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:22 a.m.

Present:, Fred Miller, Laurie Trueblood, Michelle Alford, Jim Corbin and Richard Pratt
Also Present: Joe Couvreur (Corporation Counsel) and John Carter

Motion by Trueblood supported by Corbin

Resolved: Acceptance of agenda

Unanimously carried

8.40-24

Motion by Pratt supported by Corbin

Resolved: Acceptance of the minutes of the Meeting held June 27, 2024

Unanimously carried

8.41-24

Motion by Corbin supported by Trueblood

Resolved: Approve pay vouchers from July 1, 2024 through July 31, 2024 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

8.42-24

Motion by Trueblood supported by Alford

Resolved: Approve pay vouchers from July 1, 2024 through July 31, 2024 for the Taylor Housing Commission

Unanimously carried

8.43-24

Motion by Alford supported by Corbin

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.

Unanimously carried

8.44-24

Motion by Alford supported by Pratt

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

8.45-24

Director Communications: E.D. updated the Commissioners on the status of the Bingo equipment for Tenant Council; E.D. update the Commissioners on the status of Barry

Gaudette's Peer Review process; and the E.D. updated the Commissioners on the status of the discussion of Strategic Planning with Stan Qui.

Old/New Business: Thurman P. updated the Commissioners on the status of the Fall Tenant Council party

Adjournment at 9:33 am

Frederick D. Miller, President

Cindy Bower, City Clerk

Taylor Housing Commission
Vendor Accounting Cash Payment/Receipt Register
Maplewood Manor LLC

Attachment B1

Filter Criteria Includes: 1) Project: RAD Maplewood Senior Apartments 2) Payment Date: 8/1/2024 to 9/30/2024 3) Financial Period: All 4) Payments Over: All
 5) Check Numbers: All 6) Cleared Period: All 7) Check Status: All 8) Payment Status: All 9) Show Payments: Yes 10) Show Deposits: Yes 11) Order By: Payment/Receipt Number

Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
2925	08/13/2024	No	CHK	Fiber-Brite Carpet & Upholstery	Cmmn. Area Tile & 6 Offcs.	No	\$7,348.00
2926	08/13/2024	No	CHK	DTE Energy (Gas)	7/4-8/2/24 Gas Use	No	\$751.32
2927	08/13/2024	No	CHK	Edward Alkevicz	7/24 Supplies/Materials Purch.	No	\$79.06
2928	08/13/2024	No	CHK	PNC Bank Visa	MW Offc. Contract	No	\$13.25
2929	08/14/2024	No	CHK	Comcast	8/15-9/14/24 Business Phone & Inte	No	\$205.40
2930	08/14/2024	No	CHK	Grainger	Roof Fan & Motor Purchase	No	\$947.16
2931	08/14/2024	No	CHK	Pest Genie	8/24 Flat Rate	No	\$119.00
2932	08/14/2024	No	CHK	Prestige Painting Inc.	Apts: 302,404,517 Paint/Repairs	No	\$2,475.00
2933	08/14/2024	No	CHK	State of Michigan	Elevator Certification Renewal (A)	No	\$870.35
2934	08/14/2024	No	CHK	WOW! BUSINESS	7/16-8/15/24 Business Phone &Inter	No	\$206.76
2936	08/14/2024	No	CHK	HD Supply Facilities Maintenance	Order:W226601426	No	\$324.40
2937	08/30/2024	No	CHK	Accident Fund Insurance Compan	Q3 2024 Insurance Premium (Worke	No	\$870.00
2938	08/30/2024	No	CHK	DTE	7/17-8/15/24 Electricity Use	No	\$7,726.24
2939	09/03/2024	No	CHK	Advantage Property Maintenance,	7/24 Lawn Maintenance	No	\$210.00
2940	09/03/2024	No	CHK	Capital One	Maplewood Supplies	No	\$42.37
2941	09/03/2024	No	CHK	Midwest Alarm Services	Fire Alarm Panel Reset	No	\$288.00
2942	09/03/2024	No	CHK	Pest Genie	9/24 Flat Rate	No	\$119.00
2943	09/03/2024	No	CHK	Port City Communications, Inc.	8/24 Answering Services & Line Cha	No	\$206.42
2944	09/03/2024	No	CHK	WOW! BUSINESS	8/16-9/15/24 Business Phone&Inter	No	\$216.76
2945	09/03/2024	No	CHK	Kone Chicago	9/1-11/30/24 Maintenance Period	No	\$1,448.40
2946	09/05/2024	No	CHK	ABC Warehouse	Gas Connector Kits (4 qty)	No	\$1,917.99
2947	09/05/2024	No	CHK	Corrigan Oil II, Inc.	8/24 Fuel Tank Rental Charge	No	\$106.00
2948	09/05/2024	No	CHK	HD Supply Facilities Maintenance	W226601426	No	\$1,246.27
2949	09/05/2024	No	CHK	Rocket Enterprise Inc.	9/24-8/25 Flag Service (2 Flags)	No	\$510.00
Cleared: 0							\$0.00
Uncleared: 24							\$28,247.15
Total Payments: 24							\$28,247.15

Project Summary
Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
Maplewood Manor LLC - RAD Maplewood Senior Apartments	\$28,247.15	\$0.00
Total:	\$28,247.15	\$0.00

Type Summary
Bank: Citizens Bank, Bank Account: 12345, GL Account: 1111

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	24	\$28,247.15
Total:	24	\$28,247.15

End of Report

Taylor Housing Commission
Vendor Accounting Cash Payment/Receipt Register
THC Admin

Attachment B2

Filter Criteria Includes: 1) Project: THC Admin 2) Payment Date: 8/1/2024 to 9/30/2024 3) Financial Period: All 4) Payments Over: All 5) Check Numbers: All 6) Cleared Period: All
 7) Check Status: All 8) Payment Status: All 9) Show Payments: Yes 10) Show Deposits: Yes 11) Order By: Payment/Receipt Number

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
66140	08/09/2024	No	CHK	Mary Frances Rademacher	Offc. Supply Reimbursement	No	\$48.76
66141	08/14/2024	No	CHK	John Carter	Gen. Business&Banking 07-08/24	No	\$56.08
66142	08/14/2024	No	CHK	Frederick D. Miller	Nelrod Summer 2024 Session	No	\$383.00
66143	08/14/2024	No	CHK	Maplewood Manor of Taylor, LLC	8/24 ACHRentPymnt Tenant A	No	\$823.00
66144	08/14/2024	No	CHK	Michelle Alford	Nelrod Summer 2024 Session	No	\$114.50
66145	08/14/2024	No	CHK	PNC Bank Visa	Admin: Offc. Contract	No	\$16.95
66146	08/14/2024	No	CHK	The Inspection Group, Inc	12/23 HQS Inspections	No	\$9,576.00
66147	08/15/2024	No	CHK	Advanced Benefit Solutions, Inc	7/24 HRA Admin Fees	No	\$179.60
66148	08/15/2024	No	CHK	Applied Innovation	7/19-8/18/24 Contract Rate &Toner	No	\$611.63
66149	08/15/2024	No	CHK	Cygnus Systems , Inc.	8/24 Psh. Testing/Password Vault/S	No	\$757.75
66150	08/15/2024	No	CHK	Pentiuk,Couvreur & Kobiljak, P. C.	7/24 Legal Work	No	\$2,839.26
66151	08/15/2024	No	CHK	ShredHub LLC	7/24 Console Bin(2) Service	No	\$60.00
66152	08/15/2024	No	CHK	Toshiba America Business Solutio	HCV Toner Cartridges	No	\$481.20
66153	08/15/2024	No	CHK	Verizon Wireless	John's Phone/Tablet: 5/24-7/23/24	No	\$131.81
66154	08/16/2024	No	CHK	Rich Pratt	Nelrod Summer 2024 Session	No	\$383.00
66155	08/27/2024	No	CHK	Frederick D. Miller	Hotel Reimbursement (Summer Nelr	No	\$435.53
66156	08/27/2024	No	CHK	Rich Pratt	Hotel Reimbursement (Summer Nelr	No	\$354.53
66157	08/30/2024	No	CHK	Alerus Financial	07/24 457	No	\$3,071.23
66158	08/30/2024	No	CHK	Blue Cross Blue Shield Of MI	9/24 Employee Health Insurance	No	\$8,451.90
66159	08/30/2024	No	CHK	PLIC - SBD GRAND ISLAND	9/24 Employee Life Insurance	No	\$91.09
66160	08/30/2024	No	CHK	Aflac Traditional and Direct	8/24 Employee Medical Policies	No	\$1,689.78
66161	09/03/2024	No	CHK	Acrisure, LLC	8/24 HRA Fees&Annual Pop Plan F	No	\$429.60
66162	09/03/2024	No	CHK	Applied Innovation	8/19-9/18/24 Contract Rate&Toner	No	\$626.86
66163	09/03/2024	No	CHK	Cygnus Systems , Inc.	8/5/24 Phone Issues	No	\$1,522.50
66164	09/03/2024	No	CHK	Messenger Printing Company	Nikia Business Cards (1000 Qty)	No	\$49.50
66165	09/03/2024	No	CHK	PNC Bank Visa	Admin: Offc. Contracts/Lunch	No	\$333.11
66166	09/03/2024	No	CHK	Purchase Power	07-08/24 Postage&Overage Fee	No	\$1,009.75
66167	09/03/2024	No	CHK	Cygnus Systems , Inc.	Nikia Printer Installation	No	\$782.50
66168	09/03/2024	No	CHK	ShredHub LLC	8/27/24 Console Bin(2) Servicing	No	\$60.00
66169	09/03/2024	No	CHK	Verizon Wireless	7/24-8/23/24 John's Phone&Tablet	No	\$64.66
66170	09/04/2024	Yes	CHK	Berkley Management Protection	Professional Liability Insurance	No	\$2,176.00
66170	09/04/2024	No	VD	Berkley Management Protection	Paid By Other Means	No	(\$2,176.00)
66171	09/04/2024	No	CHK	Maplewood Manor of Taylor, LLC	Reconciliation of Tenant Rent 9/24	No	\$436.00
66172	09/04/2024	No	CHK	Capital One	55% Admin; 45% Maintenance/MW	No	\$4,110.58
66173	09/18/2024	No	CHK	Acrisure, LLC	9/24 HRA Admin Fees	No	\$179.60
66174	09/18/2024	No	CHK	Alerus Financial	8/24 457 Supplement	No	\$2,064.07
66175	09/18/2024	No	CHK	Blue Cross Blue Shield Of MI	10/24 Employee Health Insurance	No	\$8,451.90
66176	09/18/2024	No	CHK	Cygnus Systems , Inc.	9/24 SecureEdge Firewall	No	\$747.75
66177	09/18/2024	No	CHK	Housing Data Systems	04-08/24 Form Corrections	No	\$770.00
66178	09/18/2024	No	CHK	Management Computer Services,	10-12/24 Website Hosting Fee	No	\$180.00
66179	09/18/2024	No	CHK	Pentiuk,Couvreur & Kobiljak, P. C.	8/24 Legal Work	No	\$1,488.00
66180	09/18/2024	No	CHK	PNC Bank Visa	Admin Offc. Contract (8/24)	No	\$16.95
66181	09/18/2024	No	CHK	Toshiba America Business Solutio	HCV Black Toner (2 Qty)	No	\$232.16
00158309-2	08/15/2024	No	INV	MERS	7/24 Defined Benefits	No	\$3,290.16
00159307-2	09/17/2024	No	INV	MERS	8/24 Defined Benefits	No	\$2,942.44

Attachment B3

Taylor Housing Commission
Vendor Accounting Cash Payment/Receipt Register
THC Admin

Filter Criteria Includes: 1) Project: THC Admin 2) Payment Date: 8/1/2024 to 9/30/2024 3) Financial Period: All 4) Payments Over: All 5) Check Numbers: All 6) Cleared Period: All 7) Check Status: All 8) Payment Status: All 9) Show Payments: Yes 10) Show Deposits: Yes 11) Order By: Payment/Receipt Number

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
668731328	08/16/2024	No	INV	ADP Inc	Payroll PE 7/28&8/11/24	No	\$458.75
					Cleared: 0		\$0.00
					Uncleared: 46		\$60,803.44
					Total Payments: 46		\$60,803.44

Project Summary

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

<u>Program - Project</u>	<u>Payments</u>	<u>Deposits</u>
THC Admin - THC Admin	\$60,803.44	\$0.00
Total:	\$60,803.44	\$0.00

Type Summary

Bank: PNC Bank (THC Admin), Bank Account: 4255055984, GL Account: 1111

<u>Document Type</u>	<u>Count</u>	<u>Amount</u>
Check (CHK)	42	\$56,288.09
Void Payment (VD)	1	(\$2,176.00)
Invoice (INV)	3	\$6,691.35
Total:	46	\$60,803.44

End of Report

Maplewood Leasing Report
9/18/24

- Vacant units:
 - 618: Lease signing scheduled 9/24
 - 404: Inspection ordered
 - 302: Showing scheduled 9/19
 - 517: Inspection ordered
 - 306: Turnover process ongoing
 - 709: Turnover process ongoing
 - 211: Turnover process ongoing
- Four move-ins completed:
 - Unit 704 8/1
 - Unit 311 8/15
 - Unit 415 8/16
 - Unit 202 9/1
- 116 applicants pulled from the waiting list since 5/31/24
- 3 preapplications did not make it to the waiting list due to age ineligibility.
- 11 application packets were returned as undeliverable
- 11 have been removed after 2-4 attempts to obtain required documentation
- 3 are in process
- 5 are awaiting the required documentation
- 6 have either moved in or are scheduled
- 1 removed as over income
- 1 declined to take the unit after all eligibility was complete because she did not want to live in a high rise

- 1 declined to take the unit after all eligibility was complete because they wanted us to pay the rent at their current residence only and not move to Maplewood
- 1 requested an extension to return the application and documentation which I have granted
- The remainder has either been removed or will be removed next week for failure to return the application and documentation

**08//1/2024
Section 8 HCV**

Attachment D

1-Jul

Currently we have 278 applicants on the waiting list.
RAD 0
Section 8 Lottery 278
Dearborn Ned
 Housing Choice Voucher Statistics Housing Choice Voucher Statistics
 Leased 902
 Issued 11
Portable Billing 2
Total 1191

		Total
Income		
Housing Payments 8/2024	\$	700,114.00
Admin Fee 8/2024	\$	67,658.00
Admin Fee		669
Admin Fee		
Admin Portable Receiving		
Portable Receiving (HAP)		
Portable Receiving (URP)		
Cares Act		
Total Income	\$	768,441.00
Expenses		
HAP payments	\$	634,900.00
URP payments	\$	17,993.00
HAP Portable Paying	\$	2,354.69
Portable Receiving (HAP)		
Total Expense	\$	655,247.69
Other income (Fraud recovery)	\$	6,953.00
Landlord repayment		
Interest		
	\$	6,953.00
Total other income		
Average HAP Payment		765

Attachment E

ELEVATE by PHA-Web

"Transforming Housing Through Technology"

Sandestin Golf & Beach Resort

Miramar Beach, FL

April 14-16, 2025

IMPORTANT INFORMATION!

Welcome everyone!

We are so excited you are interested in attending our User Conference. During the conference, we are looking forward to sharing our newest software updates and partnerships, along with ways to make the most of PHA-Web for your agency! This website is your starting point for registration and all conference-related information. Below, you will find:

- **Pricing options for housing authority attendees and business partners.**
- **Class option list, including class times and detailed descriptions of classes you can select to attend.**
- **Meal descriptions and selection.**

PLEASE NOTE! Early Bird Registration is from September 1st, 2024 - January 1st, 2025! Where you will receive \$25 off per registrant

At the top of this website, you will find a section labeled 'LODGING & HOTEL,' which contains useful information and the link to book your room(s) at the conference venue. All relevant contact information for conference-related items can be found by clicking the 'CONTACT' button at the top of this page.

We have secured a room block for attendees, with room block rates effective from April 13th - 18th, 2025. Please use this website as a conference information resource but, as always, you can submit a support ticket or contact us with questions directly by emailing conference@pha-web.com. We thank you for your support and we look forward to hosting you in April!

Countdown Until the Conference:

214 days, 6 hours, 52 minutes, 28 seconds

Schedule

Monday, April 14 9:00am	Registration	Stop by our registration booth to say hello, check-in and grab your welcome bag!
Monday, April 14 5:00pm	Welcome Reception with Business Partners	<p>Join us for food and drinks to kick off our second User Conference! We will have appetizers, along with unlimited beer, wine, soft drinks and water for all to enjoy.</p> <p>Be sure to stop by our Business Partner booths to hear more about what they do and how it can benefit your agency!</p>
Tuesday, April 15 8:00am	Breakfast Buffet	Breakfast buffet will consist of both hot and grab-and-go breakfast items, along with coffee and other refreshment options. Details below! Let us know if you will be attending breakfast!
Tuesday, April 15 9:00am	PHA-Web Plenary Session	<p>Join us at our Plenary Session as we present the new and exciting features coming to PHA-Web, as well as to hear the vision we have for the software looking forward.</p> <p>This session also provides our users and attendees the ability to communicate to us their input and ideas that they feel would make our software even more user friendly and cutting-edge. We will also be giving our business partners the opportunity to introduce themselves with a "Pass the Mic" session.</p> <p>Finally, we will wrap up the session with time set aside for a short, panel-style question and answer session.</p>
Tuesday, April 15 10:15am	Break with Food & Refreshments	Phew! You deserve a break! Refuel with a snack and drink, and we will see you back for some more great sessions.

<p>Tuesday, April 15 10:45am</p>	<p>Breakout Sessions</p>	<p>Attend one of our powerful breakout sessions presented by one of our trainers. These classes will cover components, features and functions within PHA-Web, such as:</p> <ul style="list-style-type: none"> - General Ledger Basics - Mixed Subsidy Billing - Work Orders - Tax Credits - Waiting Lists <p>Detailed descriptions and class sign ups are below! Grab your spot now for one of these sessions!</p>
<p>Tuesday, April 15 12:00pm</p>	<p>Lunch Buffet with Business Partners</p>	<p>Enjoy a Deli Counter Spread for lunch! See details below and let us know if you will be attending the lunch buffet!</p>
<p>Tuesday, April 15 1:00pm</p>	<p>Business Partner Sessions</p>	<p>PHA-Web would not be the software we are without some of the amazing integrations we have with our industry partners who have chosen to sponsor our conference.</p> <p>Be sure to to sign up for one (or more) of the Business Partner Sessions below and see how these partnerships can make your experience with our software even better!</p>
<p>Tuesday, April 15 2:15pm</p>	<p>Break with Refreshments</p>	<p>Take a break and grab some refreshments. Then, gear up for our last sessions of the day!</p>
<p>Tuesday, April 15 2:45pm</p>	<p>Breakout Sessions</p>	<p>Attend one of our powerful breakout sessions presented by one of our trainers. These classes will cover more components, features and functions within PHA-Web, such as:</p> <ul style="list-style-type: none"> - General Ledger Financial Reporting - HIP/HOTMA/eVMS - 50058 Certification - HAP Accounting - NSPIRE Inspection Manager

Detailed descriptions and class sign ups are below! Grab your spot now for one of these sessions!

Wednesday, **Breakfast Buffet**
April 16
8:00am

Breakfast buffet will consist of both hot and grab-and-go breakfast items, along with coffee and other refreshment options. Details below!
Let us know if you will be attending breakfast!

Wednesday, **Breakout Sessions**
April 16
9:00am

Attend one of our powerful breakout sessions presented by one of our trainers. These classes will cover components, features and functions within PHA-Web, such as:

- Mobile Work Orders
- Revolving Fund
- Applicant Portal
- TRACS/Multifamily
- Portability

Detailed descriptions and class sign ups are below! Grab your spot now for one of these sessions!

Wednesday, **Break with Food & Refreshments**
April 16
10:15am

Phew! You deserve a break! Refuel with a snack and drink, and we will see you back for some more great sessions.

Wednesday, **Breakout Sessions**
April 16
10:45am

Attend one of our powerful breakout sessions presented by one of our trainers. These classes will cover components, features and functions within PHA-Web, such as:

- General Ledger Yearly Processes
- PH Accounting
- Tenant Portal
- Letter Manager
- Mobile NSPIRE Inspections

Detailed descriptions and class sign ups are below! Grab your spot now for one of these sessions!

Wednesday, April 16 12:00pm	Lunch Buffet with Business Partners	Lunch will be a Southern Texas spread! Please check out specific options below and let us know if you will be attending!
Wednesday, April 16 1:00pm	Business Partner Sessions	<p>Make sure to sign up for more of these informative sessions, presented by our industry partners who have chosen to sponsor our conference.</p> <p>Be sure to to sign up for one (or more) of the Business Partner Sessions below and see how these partnerships can make your experience with our software even better!</p>
Wednesday, April 16 2:15pm	Break with Refreshments	Grab a refreshing drink and get geared up for the last breakout sessions of our conference.
Wednesday, April 16 2:45pm	Breakout Sessions	<p>Attend one of our powerful breakout sessions presented by one of our trainers. These classes will cover components, features and functions within PHA-Web, such as:</p> <ul style="list-style-type: none">- Vendor Accounting- New Feature: Enhanced Financial Statements- 50058 Certification- Move Out Procedures- Inspection Manager <p>Detailed descriptions and class sign ups are below! Grab your spot now for one of these sessions!</p>
Wednesday, April 16	Door Prize Drawings	Everyone loves free stuff! Come try your luck to find out if you've won any door prizes offered by PHA-Web or any of the Business Partners

4:15pm who've attended this year's conference.

Taylor Housing Commission

Section 8 Housing Choice Voucher Program

15270 Plaza South Drive Taylor, Michigan 48180

Phone: (734) 287-9460 Fax (734) 287-2050

Effective October 1, 2024

SECTION 8 PROGRAM

PAYMENT STANDARDS / VOUCHER PAYMENT STANDARDS

Wayne, Oakland, Macomb, Counties

Fair Market Rent

0 BR	See attachment
1 BR	See attachment
2 BR	See attachment
3 BR	See attachment
4 BR	See attachment
5 BR	See attachment

Wayne, Oakland, Macomb, Counties

Voucher Payment Standards

0 BR	100% of FMR
1 BR	100% of FMR
2 BR	100% of FMR
3 BR	100% of FMR
4 BR	100% of FMR
5 BR	100% of FMR

Washtenaw County

Fair Market Rent

0 BR	\$1327
1 BR	\$1346
2 BR	\$1607
3 BR	\$1936
4 BR	\$2131
5 BR	(4 BR x 1.15)

Washtenaw County

Voucher Payment Standards

0 BR	\$1327
1 BR	\$1346
2 BR	\$1607
3 BR	\$1936
4 BR	\$2131
5 BR	(4 BR x 1.15)

Monroe County

Fair Market Rent/Voucher Payment

Standards

0 BR	\$867
1 BR	\$963
2 BR	\$1264
3 BR	\$1570
4 BR	\$1885
5 BR	(4 BR x 1.15)

** Wayne County- All cities in Wayne County

** Oakland County-Ferndale, Hazel Park, Oak Park, Royal Oak, Southfield, Centerline

** Macomb County-Eastpointe, Roseville, Warren, St. Clair Shores

** Washtenaw County- Ypsilanti

** Monroe County



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Monroe, MI MSA FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$867	\$963	\$1,264	\$1,570	\$2,011
FY 2024 FMR	\$788	\$885	\$1,163	\$1,452	\$1,885

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD calculates a recent mover adjustment factor by comparing an ACS 2022 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2018-2022 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion,



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Ann Arbor, MI MSA FMRs for All Bedroom Sizes

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,327	\$1,346	\$1,607	\$1,936	\$2,131
FY 2024 FMR	\$1,222	\$1,234	\$1,471	\$1,779	\$2,001

Washtenaw County, MI is part of the Ann Arbor, MI MSA, which consists of the following counties: Washtenaw County, MI. All information here applies to the entirety of the Ann Arbor, MI MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2018-2022 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2025, provided the estimate is statistically reliable. For FY2025, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2018-2022 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2025 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2025.

2. **Calculate the Basis for Recent Mover Adjustment Factor:** HUD calculates a recent mover adjustment factor by comparing an ACS 2022 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2018-2022 5-year 40th percentile adjusted



FY2025 SMALL AREA FMRs FOR DETROIT-WARREN-LIVONIA, MI HUD METRO FMR AREA

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Detroit-Warren-Livonia, MI HUD Metro FMR Area consists of the following counties: Lapeer County, MI; Macomb County, MI; Oakland County, MI; St. Clair County, MI; and Wayne County, MI. All information here applies to the entirety of the Detroit-Warren-Livonia, MI HUD Metro FMR Area.

Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48001</u>	\$870	\$960	\$1,210	\$1,480	\$1,600
<u>48002</u>	\$1,150	\$1,270	\$1,600	\$1,960	\$2,120
<u>48003</u>	\$860	\$950	\$1,200	\$1,470	\$1,590
<u>48004</u>	\$870	\$960	\$1,210	\$1,480	\$1,600
<u>48005</u>	\$920	\$1,010	\$1,280	\$1,570	\$1,700
<u>48006</u>	\$840	\$930	\$1,170	\$1,440	\$1,550
<u>48009</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48012</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48014</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48015</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48017</u>	\$960	\$1,050	\$1,330	\$1,630	\$1,760
<u>48021</u>	\$1,070	\$1,180	\$1,490	\$1,830	\$1,980
<u>48022</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48023</u>	\$1,030	\$1,130	\$1,430	\$1,750	\$1,900
<u>48025</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740

Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48026</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48027</u>	\$890	\$990	\$1,260	\$1,570	\$1,700
<u>48028</u>	\$870	\$960	\$1,210	\$1,480	\$1,600
<u>48030</u>	\$1,040	\$1,140	\$1,440	\$1,760	\$1,910
<u>48032</u>	\$900	\$990	\$1,260	\$1,560	\$1,680
<u>48033</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48034</u>	\$1,140	\$1,250	\$1,580	\$1,940	\$2,090
<u>48035</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48036</u>	\$860	\$940	\$1,190	\$1,460	\$1,580
<u>48037</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48038</u>	\$1,130	\$1,240	\$1,570	\$1,920	\$2,080
<u>48039</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48040</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48041</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48042</u>	\$1,190	\$1,310	\$1,660	\$2,030	\$2,200
<u>48043</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48044</u>	\$1,150	\$1,270	\$1,600	\$1,960	\$2,120
<u>48045</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48046</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,830
<u>48047</u>	\$910	\$1,000	\$1,260	\$1,540	\$1,670
<u>48048</u>	\$1,070	\$1,180	\$1,490	\$1,830	\$1,980
<u>48049</u>	\$900	\$990	\$1,250	\$1,530	\$1,660
<u>48050</u>	\$1,160	\$1,280	\$1,620	\$2,000	\$2,160
<u>48051</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48054</u>	\$900	\$990	\$1,250	\$1,530	\$1,660
<u>48059</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48060</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48061</u>	\$870	\$960	\$1,210	\$1,480	\$1,600
<u>48062</u>	\$830	\$920	\$1,170	\$1,440	\$1,550

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48063</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48064</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48065</u>	\$900	\$990	\$1,250	\$1,530	\$1,660
<u>48066</u>	\$1,010	\$1,110	\$1,400	\$1,710	\$1,860
<u>48067</u>	\$1,260	\$1,380	\$1,750	\$2,140	\$2,320
<u>48068</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48069</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48070</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48071</u>	\$990	\$1,080	\$1,370	\$1,680	\$1,820
<u>48072</u>	\$1,170	\$1,290	\$1,630	\$2,000	\$2,160
<u>48073</u>	\$1,100	\$1,210	\$1,530	\$1,870	\$2,030
<u>48074</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48075</u>	\$1,110	\$1,230	\$1,550	\$1,900	\$2,060
<u>48076</u>	\$1,190	\$1,310	\$1,660	\$2,030	\$2,200
<u>48079</u>	\$1,000	\$1,100	\$1,390	\$1,700	\$1,840
<u>48080</u>	\$960	\$1,050	\$1,330	\$1,630	\$1,760
<u>48081</u>	\$1,010	\$1,110	\$1,400	\$1,710	\$1,860
<u>48082</u>	\$1,090	\$1,200	\$1,520	\$1,860	\$2,020
<u>48083</u>	\$1,220	\$1,340	\$1,700	\$2,080	\$2,250
<u>48084</u>	\$1,360	\$1,490	\$1,890	\$2,320	\$2,510
<u>48085</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48088</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48089</u>	\$960	\$1,050	\$1,330	\$1,630	\$1,760
<u>48090</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,830
<u>48091</u>	\$1,020	\$1,120	\$1,420	\$1,740	\$1,880
<u>48092</u>	\$1,030	\$1,130	\$1,430	\$1,750	\$1,900
<u>48093</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48094</u>	\$1,100	\$1,210	\$1,530	\$1,870	\$2,030
<u>48095</u>	\$830	\$920	\$1,170	\$1,440	\$1,550

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48096</u>	\$900	\$990	\$1,250	\$1,530	\$1,660
<u>48097</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48098</u>	\$1,360	\$1,490	\$1,890	\$2,320	\$2,510
<u>48099</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48101</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,830
<u>48111</u>	\$1,100	\$1,120	\$1,410	\$1,730	\$1,870
<u>48112</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48117</u>	\$860	\$950	\$1,250	\$1,550	\$1,990
<u>48120</u>	\$1,290	\$1,420	\$1,790	\$2,190	\$2,370
<u>48121</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48122</u>	\$970	\$1,070	\$1,350	\$1,650	\$1,790
<u>48123</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48124</u>	\$1,090	\$1,200	\$1,520	\$1,860	\$2,020
<u>48125</u>	\$1,110	\$1,230	\$1,550	\$1,900	\$2,060
<u>48126</u>	\$940	\$1,040	\$1,310	\$1,600	\$1,740
<u>48127</u>	\$1,020	\$1,120	\$1,420	\$1,740	\$1,880
<u>48128</u>	\$1,450	\$1,590	\$2,010	\$2,460	\$2,660
<u>48134</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,840
<u>48135</u>	\$960	\$1,050	\$1,330	\$1,630	\$1,760
<u>48136</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48138</u>	\$1,180	\$1,300	\$1,640	\$2,010	\$2,170
<u>48141</u>	\$990	\$1,080	\$1,370	\$1,680	\$1,820
<u>48146</u>	\$860	\$940	\$1,190	\$1,460	\$1,580
<u>48150</u>	\$1,130	\$1,240	\$1,570	\$1,920	\$2,080
<u>48151</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48152</u>	\$1,110	\$1,230	\$1,550	\$1,900	\$2,060
<u>48153</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48154</u>	\$1,080	\$1,190	\$1,500	\$1,840	\$1,990
<u>48164</u>	\$1,340	\$1,470	\$1,860	\$2,280	\$2,470

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48165</u>	\$1,240	\$1,360	\$1,720	\$2,110	\$2,280
<u>48167</u>	\$1,320	\$1,440	\$1,820	\$2,220	\$2,410
<u>48168</u>	\$1,130	\$1,250	\$1,570	\$1,920	\$2,090
<u>48170</u>	\$1,100	\$1,120	\$1,360	\$1,660	\$1,810
<u>48173</u>	\$930	\$1,020	\$1,290	\$1,580	\$1,710
<u>48174</u>	\$940	\$1,040	\$1,310	\$1,600	\$1,740
<u>48178</u>	\$1,100	\$1,180	\$1,450	\$1,840	\$2,010
<u>48180</u>	\$840	\$930	\$1,170	\$1,440	\$1,550
<u>48183</u>	\$860	\$950	\$1,200	\$1,470	\$1,590
<u>48184</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48185</u>	\$980	\$1,080	\$1,360	\$1,670	\$1,800
<u>48186</u>	\$960	\$1,050	\$1,330	\$1,630	\$1,760
<u>48187</u>	\$1,150	\$1,270	\$1,600	\$1,960	\$2,120
<u>48188</u>	\$1,350	\$1,490	\$1,880	\$2,300	\$2,490
<u>48192</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48193</u>	\$900	\$990	\$1,250	\$1,530	\$1,660
<u>48195</u>	\$930	\$1,020	\$1,290	\$1,580	\$1,710
<u>48198</u>	\$1,100	\$1,120	\$1,330	\$1,610	\$1,810
<u>48201</u>	\$850	\$930	\$1,180	\$1,450	\$1,560
<u>48202</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48203</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48204</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48205</u>	\$900	\$990	\$1,250	\$1,530	\$1,660
<u>48206</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48207</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48208</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48209</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48210</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48211</u>	\$830	\$920	\$1,170	\$1,440	\$1,550

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48212</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48213</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48214</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48215</u>	\$850	\$930	\$1,180	\$1,450	\$1,560
<u>48216</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48217</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48218</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48219</u>	\$960	\$1,050	\$1,330	\$1,630	\$1,760
<u>48220</u>	\$1,060	\$1,170	\$1,480	\$1,810	\$1,960
<u>48221</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48223</u>	\$880	\$970	\$1,230	\$1,510	\$1,630
<u>48224</u>	\$920	\$1,010	\$1,280	\$1,570	\$1,700
<u>48225</u>	\$1,140	\$1,260	\$1,590	\$1,950	\$2,110
<u>48226</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48227</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48228</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48229</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48230</u>	\$1,240	\$1,370	\$1,730	\$2,120	\$2,290
<u>48231</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48232</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48233</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48234</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48235</u>	\$930	\$1,020	\$1,290	\$1,580	\$1,710
<u>48236</u>	\$1,330	\$1,460	\$1,850	\$2,270	\$2,450
<u>48237</u>	\$1,190	\$1,310	\$1,660	\$2,030	\$2,200
<u>48238</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48239</u>	\$1,170	\$1,290	\$1,630	\$2,000	\$2,160
<u>48240</u>	\$1,140	\$1,260	\$1,590	\$1,950	\$2,110
<u>48242</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48243</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48244</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48301</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48302</u>	\$1,190	\$1,310	\$1,660	\$2,030	\$2,200
<u>48303</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48304</u>	\$1,350	\$1,490	\$1,880	\$2,300	\$2,490
<u>48306</u>	\$1,130	\$1,240	\$1,570	\$1,920	\$2,080
<u>48307</u>	\$1,240	\$1,370	\$1,730	\$2,120	\$2,290
<u>48308</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48309</u>	\$1,280	\$1,410	\$1,780	\$2,180	\$2,360
<u>48310</u>	\$1,140	\$1,250	\$1,580	\$1,940	\$2,090
<u>48311</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,830
<u>48312</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48313</u>	\$1,010	\$1,110	\$1,400	\$1,710	\$1,860
<u>48314</u>	\$1,110	\$1,230	\$1,550	\$1,900	\$2,060
<u>48315</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48316</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48317</u>	\$1,070	\$1,180	\$1,490	\$1,830	\$1,980
<u>48318</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,830
<u>48320</u>	\$1,050	\$1,150	\$1,460	\$1,790	\$1,940
<u>48321</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48322</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48323</u>	\$1,310	\$1,440	\$1,820	\$2,240	\$2,420
<u>48324</u>	\$1,220	\$1,340	\$1,690	\$2,070	\$2,240
<u>48325</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48326</u>	\$1,130	\$1,240	\$1,570	\$1,920	\$2,080
<u>48327</u>	\$880	\$970	\$1,230	\$1,510	\$1,630
<u>48328</u>	\$930	\$1,020	\$1,290	\$1,580	\$1,710
<u>48329</u>	\$1,230	\$1,350	\$1,710	\$2,090	\$2,270

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48330</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48331</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48332</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48333</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48334</u>	\$1,290	\$1,420	\$1,800	\$2,200	\$2,390
<u>48335</u>	\$1,320	\$1,450	\$1,830	\$2,240	\$2,430
<u>48336</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48340</u>	\$910	\$1,000	\$1,260	\$1,540	\$1,670
<u>48341</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48342</u>	\$880	\$960	\$1,220	\$1,490	\$1,620
<u>48343</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48346</u>	\$1,150	\$1,270	\$1,600	\$1,960	\$2,120
<u>48347</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48348</u>	\$1,070	\$1,180	\$1,490	\$1,830	\$1,980
<u>48350</u>	\$1,090	\$1,190	\$1,510	\$1,850	\$2,000
<u>48356</u>	\$910	\$1,000	\$1,260	\$1,540	\$1,670
<u>48357</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48359</u>	\$1,070	\$1,180	\$1,490	\$1,830	\$1,980
<u>48360</u>	\$1,120	\$1,230	\$1,560	\$1,910	\$2,070
<u>48361</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48362</u>	\$960	\$1,060	\$1,340	\$1,640	\$1,780
<u>48363</u>	\$1,030	\$1,130	\$1,430	\$1,760	\$1,900
<u>48366</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48367</u>	\$980	\$1,080	\$1,360	\$1,670	\$1,800
<u>48370</u>	\$970	\$1,060	\$1,340	\$1,650	\$1,780
<u>48371</u>	\$950	\$1,040	\$1,320	\$1,620	\$1,750
<u>48374</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48375</u>	\$1,490	\$1,640	\$2,070	\$2,540	\$2,740
<u>48376</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48377</u>	\$1,090	\$1,190	\$1,510	\$1,850	\$2,000
<u>48380</u>	\$1,480	\$1,680	\$2,080	\$2,640	\$2,890
<u>48381</u>	\$1,070	\$1,180	\$1,490	\$1,830	\$1,980
<u>48382</u>	\$1,460	\$1,610	\$2,030	\$2,490	\$2,690
<u>48383</u>	\$1,170	\$1,290	\$1,630	\$2,000	\$2,160
<u>48386</u>	\$1,210	\$1,330	\$1,680	\$2,060	\$2,230
<u>48387</u>	\$1,110	\$1,220	\$1,540	\$1,890	\$2,040
<u>48390</u>	\$1,330	\$1,460	\$1,850	\$2,270	\$2,450
<u>48393</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48397</u>	\$990	\$1,090	\$1,380	\$1,690	\$1,830
<u>48412</u>	\$930	\$1,030	\$1,300	\$1,590	\$1,720
<u>48416</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48421</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48423</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48428</u>	\$1,010	\$1,110	\$1,400	\$1,710	\$1,860
<u>48430</u>	\$980	\$1,180	\$1,410	\$1,840	\$2,090
<u>48435</u>	\$830	\$930	\$1,170	\$1,490	\$1,650
<u>48438</u>	\$1,000	\$1,150	\$1,420	\$1,750	\$1,990
<u>48439</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48440</u>	\$890	\$980	\$1,240	\$1,520	\$1,640
<u>48442</u>	\$970	\$1,070	\$1,350	\$1,680	\$1,870
<u>48444</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48446</u>	\$860	\$940	\$1,190	\$1,460	\$1,580
<u>48453</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48455</u>	\$930	\$1,020	\$1,290	\$1,580	\$1,710
<u>48461</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48462</u>	\$850	\$930	\$1,180	\$1,440	\$1,560
<u>48463</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48464</u>	\$830	\$920	\$1,170	\$1,440	\$1,550

**Detroit-Warren-Livonia, MI HUD Metro FMR Area Advisory Small Area FMRs By Unit
Bedrooms**

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>48727</u>	\$830	\$920	\$1,170	\$1,440	\$1,550
<u>48744</u>	\$830	\$920	\$1,170	\$1,440	\$1,610
<u>48760</u>	\$830	\$920	\$1,170	\$1,440	\$1,550

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