



SECTION 8

PAYMENT STANDARDS = 110% FMR (*Maximum allowed by HUD*)

Effective – 1/1/2022	0 BR	<u>1BR</u>	2BR	<u>3BR</u>	<u>4BR</u>
Resolution #2022.05	\$	\$649	\$854	\$1055	\$1157

FMR for units larger than 4 BR's are calculated by adding 15% to the 4 BR FMR

STATE: MICHIGAN INCOME LIMITS (Effective 4/1/21-3/31/2022)

Cheboygan County	PROGRAM	<u>1 person</u>	<u>2 person</u>	<u>3 person</u>	<u>4 person</u>	<u>5 person</u>
FY 2021 MFI:	Extremely Low	13,550	17,420	21,960	26,500	31,040
	VERY LOW INCOME	22,600	25,800	29,050	32,250	34,850
	LOW INCOME	36,150	41,300	46,450	51,600	55,750

(Found in Hud Clips in "My Favorites")

PUBLIC HOUSING

UTILITY ALLOWANCE (Lincoln Manor and Family Units)
Senior residents on Lincoln and Cuyler only pay electric

<u>B/R</u>	<u>GAS</u>	<u>ELECTRIC</u>	<u>TOTAL</u>
1	74.00	47.00	121.00
2	82.00	61.00	143.00
3	91.00	76.00	167.00
4	99.00	90.00	189.00

Effective: January 1, 2022
 Resolution #2022.06

Number of PH Units

1 bedroom 4 (offsite)
 1 bedroom (8 on site)
 2 bedroom 14
 3 bedroom 10
 4 bedroom 2

<u>BED SIZE</u>	<u>FLAT RENT</u>	<u>SECURITY DEPOSIT</u>
1 B/R	500.00	250.00
2 B/R	625.00	300.00
3 B/R	845.00	350.00
4 B/R	900.00	400.00

MSHDA Region B Eff 1/1/2022		Standard Utility Allowance																	Calculation		
Structure Type		Apartment					Attached					Detached							Fill in the appropriate amount on the chart for each utility/appliance that you are responsible to pay. Add the total from each category for your total utility allowance.		
includes:		High-rise, Low-rise					Townhouse, Duplex, Triplex, Fourplex					Single Family Detached, Manufactured Home									
Utility		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR			5 BR
Heating	Natural Gas	\$23	\$28	\$32	\$37	\$42	\$47	\$42	\$50	\$53	\$57	\$61	\$65	\$33	\$39	\$46	\$53	\$60	\$67	Heating	\$
	Bottle Gas	\$64	\$75	\$88	\$101	\$115	\$128	\$115	\$135	\$146	\$156	\$167	\$177	\$91	\$107	\$126	\$145	\$164	\$183		
	Electric	\$35	\$41	\$57	\$72	\$88	\$103	\$51	\$60	\$79	\$98	\$117	\$136	\$84	\$99	\$117	\$134	\$151	\$169		
	Fuel Oil	\$60	\$70	\$83	\$95	\$108	\$120	\$108	\$127	\$137	\$147	\$157	\$167	\$86	\$101	\$118	\$136	\$154	\$172		
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$6	\$7	\$2	\$3	\$4	\$5	\$6	\$7	\$2	\$3	\$4	\$5	\$6	\$7	Cooking	\$
	Bottle Gas	\$6	\$7	\$10	\$13	\$16	\$19	\$6	\$7	\$10	\$13	\$16	\$19	\$6	\$7	\$10	\$13	\$16	\$19		
	Electric	\$7	\$8	\$12	\$15	\$19	\$22	\$7	\$8	\$12	\$15	\$19	\$22	\$7	\$8	\$12	\$15	\$19	\$22		
Hot Water	Natural Gas	\$6	\$7	\$10	\$12	\$15	\$18	\$7	\$8	\$12	\$16	\$19	\$23	\$7	\$8	\$12	\$16	\$19	\$23	Hot Water	\$
	Bottle Gas	\$15	\$18	\$26	\$34	\$42	\$50	\$19	\$22	\$32	\$42	\$52	\$62	\$19	\$22	\$32	\$42	\$52	\$62		
	Electric	\$19	\$22	\$28	\$34	\$40	\$46	\$23	\$27	\$35	\$43	\$50	\$58	\$23	\$27	\$35	\$43	\$50	\$58		
	Fuel Oil	\$14	\$17	\$24	\$32	\$39	\$47	\$18	\$21	\$30	\$40	\$49	\$59	\$18	\$21	\$30	\$40	\$49	\$59		
Other Electric		\$26	\$30	\$42	\$54	\$66	\$77	\$31	\$37	\$51	\$66	\$80	\$95	\$38	\$44	\$62	\$79	\$97	\$114	Electric	\$
Water		\$21	\$24	\$40	\$64	\$88	\$111	\$21	\$24	\$40	\$64	\$88	\$111	\$21	\$24	\$40	\$64	\$88	\$111	Water	\$
Sewer		\$28	\$32	\$53	\$84	\$116	\$147	\$28	\$32	\$53	\$84	\$116	\$147	\$28	\$32	\$53	\$84	\$116	\$147	Sewer	\$
Trash		\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	Trash	\$
Natural Gas Service Charge*		\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	Nat. Gas SC*	\$
Electric Service Charge		\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	Elec. SC	\$
Range**		\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	Range**	\$
Refrigerator**		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	Refrigerator**	\$
Air Conditioning***		\$3	\$3	\$4	\$5	\$7	\$8	\$3	\$3	\$5	\$6	\$7	\$9	\$2	\$2	\$5	\$8	\$11	\$14	A/C***	\$
																			Total	\$	

Housing Choice Voucher utility allowance is determined based on unit information

Public Housing 2022 Utility Allowances				
	1 BR	2 BR	3 BR	4 BR
Gas	\$74	\$82	\$91	\$99
Electric	\$47	\$61	\$76	\$90
Total	\$121	\$143	\$167	\$189

Public Housing CY 2022 Utility Allowance Resolution#
 Housing Choice Voucher CY 2022 Utility Allowance Resolution#

* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities.
 ** Tenant Furnished Appliance Allowance: Only allowed if the tenant is responsible for supplying the range and/or refrigerator.
 *** Air Conditioning Allowance: Only allowed if windows are not operable.
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