

HACM'S MARKET RATE DEVELOPMENT - RENTAL ANALYSIS 2016

	# of Units	2015 FMR	Sec 8 Comp.	Current Cap Sec 8 Rent 80%	Proposed Cap 2015 FMR 90%	Current Rent*	Proposed Rent Inc	New Rent 2015
Northlawn								
1BD	31	713	598	478	642	504	25	529
2BD	156	896	642	514	806	598	25	623
3BD	60	1143	819	655	1029	723	25	748
	247							
Berryland								
1BD	16	713	640	512	642	505	25	530
2BD	263	896	675	540	806	625	25	650
3BD	112	1143	840	672	1029	714	25	739
	391							
Southlawn								
1BD	42	713	548	438	642	499	25	524
2BD	203	896	629	503	806	616	25	641
3BD	84	1143	775	620	1029	716	25	741
5BD	1	1236	775	620	1112	732	25	757
	330							
Southlawn Park**								
1BD	1	713	548		642	571	25	596
2BD	7	896	629		806	636	25	661
3BD	1	1143	775		1029	711	25	736
4BD	3	1236			1112	834	25	859
	12							

Notes:

* Includes the \$5 public safety fee

** Currently, Southlawn Park has no rent cap

FMR = Fair Market Rent as determined by Housing & Urban Devt. (HUD)

Sec 8 Comp = Rent reasonableness study using Sec 8 protocol (performed by our Sec 8 department)

ANNUAL MINIMUM INCOME REQUIRED FOR ADMISSION TO THE MARKET RATE DEVELOPMENTS

	<u>Current</u>	<u>Proposed</u>
1 Bedroom	\$ 24,144	
2 Bedroom	\$ 29,424	
3 Bedroom	\$ 34,464	

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