

All applicable adjustments must be set before the Market Comparison Analysis can begin. These Categories and Adjustments will be used to populate rest of the Flat Rent Market Analysis Tool.

Step Three: For each applicable category, input how much each amenity would adjust the monthly rent. If the category does not apply, leave blank.

Step One: Users must assess how much each category of real estate amenity is worth in terms of monthly rent for their particular community.

Amenity: A feature included in the unit that a renter would expect when renting an apartment. Referred to as a category in the analysis. Any single amenity cannot exceed 25% of the comparable unit. If a cell appears in red, they have exceeded the 25% threshold and requires a written justification tab (refer to current flat rent guidelines).

Step Three, Example 1: How much more should one expect to pay for an apartment with an in-unit washer/dryer than an identical apartment without this amenity?

Step Three, Example 2: All adjustments are made in terms of monthly rent. For example, monthly rent for an apartment that includes a parking space might cost \$20 more per month than an identical apartment with street parking.

Category	Adjustment in Dollars
Year Built/Renovated (dollar per year)	\$0.65
Difference in Area (per 10 SF)	\$1.00
Per Half Bath	\$10.00
Per Full Bath	\$17.00
Dishwasher	\$3.00
Disposal	\$2.00
Washer/Dryer in Unit	\$12.00
On Site Laundry Room	\$7.00
Washer/Dryer Hook-up	\$10.00
A/C Central	\$18.00
A/C Thru Wall/Window	\$13.00
Carpet	\$3.00
Window Coverings (Drapes or Blinds)	\$4.00
Extra Storage	\$6.00
Fireplace	\$3.00
Parking	\$20.00
Pool	\$6.00
Recreation Area or Fitness Facility	\$7.00
Club House or Common Area	\$4.00
Balcony, Terrace, or Patio	\$6.00
Internet (included in Rent)	\$18.00
Pest Control in Rent	\$10.00
Additional Bedroom	\$50.00
Proximity to Public Transportation	\$15.00
PHA write-in (if applicable)	\$0.00
PHA write-in (if applicable)	\$0.00

Step Two: Year Built/Renovated: When comparing properties, the amount entered in the Rent Adjustment Workbook will be used to adjust rent for each property.

Step Two Example: If PHA Property was built in 1980 and the comparable property was built in 2000, there is a 20 year difference. The analysis will be adjusting for each year by \$0.65. This analysis will result in a \$13.00 adjustment, resulting in \$13 monthly rent adjustment.

Step Four: We have created five slots available for PHAs to enter their own categories. PHAs must include a description of the category and the adjustment amount.

Step Four Example: If there are no comparable units with the same number of bedrooms to compare, PHAs can make adjustments as needed. For example, using a different bedroom size on the comparable unit.

Disclaimer: Adjustment factors provided in the above instructions are not suggested. Numbers included are solely for demonstration purposes. Actual adjustment factors should be based on local market conditions.

Utility adjustments will be input on the "Utilities Worksheet" tab
"Worksheet", utility adjustments will be used to populate

Step One: Users must assess how much each utility type is worth in terms of monthly rent for each applicable bedroom size their particular community.

Utilities included in Rent

	<i>Electric in Rent</i>	<i>Gas in Rent</i>	<i>Water/Sewer in Rent</i>
Studio	\$50.00	\$30.00	\$40.00
1 Bedroom	\$52.50	\$62.50	\$72.50
2 Bedroom	\$55.00	\$65.00	\$75.00
3 Bedroom	\$57.50	\$67.50	\$77.50
4 Bedroom	\$60.00	\$70.00	\$80.00
5 Bedroom	\$62.50	\$72.50	\$82.50
6 Bedroom	\$65.00	\$75.00	\$85.00

Total Utility Allowance

	<i>Dollars</i>
Studio	\$80.00
1 Bedroom	\$85.00
2 Bedroom	\$95.00
3 Bedroom	\$100.00
4 Bedroom	\$110.00
5 Bedroom	\$115.00
6 Bedroom	\$120.00

Step Four: Using the **Utility Allowance Schedule**, input utility allowance amount for each applicable bedroom size.

If the category does not apply, leave blank.

o. Like other amenities included on the "Rent Adjustment" section of the rest of the Flat Rent Market Analysis Tool.

worth in
r

Garbage in Rent
\$10.00
\$12.25
\$14.50
\$16.75
\$19.00
\$21.25
\$23.50

Step Two: For each utility type, input how much each utility would adjust the monthly rent.

If the category does not apply, leave blank.

Step Three: Because utility consumption will increase as the size of the units increase, include adjustments amount for each applicable bedroom size.

ce
ount for
blank.

To calculate Proposed Flat Rent per Month, users must fill in all shaded blue boxes for the PHA Subject Property as well as the characteristics of three comparable units in that community.

Estimates of Market Rent by Comparison
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

HUD Form 5880
 OMB Approval No. 2577-0290
 (exp. 6/30/2022)

Sample Housing Authority		2-Bedroom Market Analysis											
Date of Analysis		PHA Subject Property				Comparable #1			Comparable #2			Comparable #3	
Sample Property		123 A Street				456 B Street			789 C Street				
Sample City		Sample City, SA				Sample City, SA			Sample City, SA				
Actual Rent for Comparable Units (\$)		\$525				\$450			\$650				
Unit Type		Apartment				Duplex			Apartment				
Check to confirm unit is unsubsidized		<input type="checkbox"/>				<input type="checkbox"/>			<input type="checkbox"/>				
Category	Data	Data	+	-	Data	+	-	Data	+	-	+	-	
A. Unit Information													
3	Year Built/Renovated	1965	1990	-14	1987	-14	2011	-30					
4	SF Area	800	920	-12	1,000	-20	1,100	-30					
5	Number of Bathrooms	1	1	0	1	0	1	0					
6	Dishwasher	N	N	0	N	0	Y	-3					
7	Disposal	N	Y	-2	N	0	Y	-2					
8	Laundry	On Site	On Site	0	None	0	In Unit	-5					
9	A/C Type	None	Central	-18	Window	-7	Central	-18					
10	Carpet	N	N	0	N	0	N	0					
11	Drapes or Blinds	N	Y	-4	N	0	Y	-4					
12	Extra Storage	N	N	0	N	0	Y	-6					
13	Fireplace	N	N	0	N	0	N	0					
14	Parking	N	N	0	N	0	Y	-12					
15	Pool	N	N	0	N	0	N	0					
16	Recreation Area or Fitness Facility	Y	N	0	N	0	Y	0					
17	Club House or Common Area	N	N	0	N	0	N	0					
18	Balcony, Terrace, or Patio	N	N	0	N	0	Y	-6					
B. Services and Utilities													
19	Cable in Rent	N	Y	-21	N	0	Y	-21					
20	Internet in Rent	N	N	0	Y	-18	Y	-18					
21	Electric in Rent	N	Y	-53	N	0	Y	-53					
22	Gas in Rent	N	N	0	N	0	N	0					
23	Water/Sewer in Rent	Y	N	0	N	0	Y	0					
24	Garbage in Rent	Y	Y	0	N	0	12	N	0				
25	Pest Control in Rent	Y	Y	0	N	0	Y	0					
C. Other Adjustments													
26	Additional Bedroom	N	N	0	N	0	N	0					
27	Proximity to Public Transportation	N	Y	-15	N	0	Y	-15					
28		N	N	0	N	0	N	0					
29		N	N	0	N	0	N	0					
30		N	N	0	N	0	N	0					
D. Adjustment Calculation and Rent (Per Month)													
31	Actual Rent		525		450		650						
32	Total Adjustments		-206	-213	7	-23	-59	36	-305	-305			
33	Adjusted Rent		319		412		345						
34	Proposed Flat Rent		364										
35	FMR		438										
36	Select Other Applicable FMR		420										

- Complete the first and second sections with identifying information for the PHA Subject Property and the three comparable units.
- Actual Rent for Comparable Units (\$): must be entered to include that property in this analysis.
- Unit Type: Select Unit Type from drop down menu for the PHA Subject property and the three comparable properties.
- Year Built: Enter the year each property was built or renovated.
- SF Area: Enter the square footage for each property.
- Number of Bathrooms: Select total number of full and half baths from the dropdown menu. Full Bathroom = 1, Half bathroom = 0.5
- Laundry: The options for this amenity are In Unit, On Site, and None, and can be selected from the drop down menu.
- A/C Unit Type: The options for this amenity are Central, Window, and None, and can be selected from the drop down menu.
- Section A - B: Using the dropdown menus, select the characteristics of each property. Each amenity is initially set to "N". Using the drop down menu, change to "Y" in order to indicate that the unit includes that feature.
- Large Adjustments: When an adjustment is greater than 25% of the Actual Rent, the cell will turn red.
- Other Adjustments: The write-in categories included by the PHA on the Rent Adjustment Worksheet will be listed in Section C. Other Adjustments. Users should continue using the drop down menus to select the characteristics of each property.
- Actual Rent: Enter the unit rent per month for each of the three comparable units.
- Total Adjustments: will be calculated but not included in analysis unless there is an 'Actual Monthly Rent (\$)' entered.
- Proposed Flat Rent: The yellow cell is the proposed flat rent for that public housing unit (refers to bedroom size).
- FMR: Include FMR amount for comparison.
- Select Other Applicable FMR: Select from "Small Area Fair Market Rent" or "Unadjusted Rent" and input amount.

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the "Physical Rent Adjustments" tab, corresponding with how rent adjustments apply from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary.

Public Reporting burden for this collection is estimated to average 760 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, reviewing and completing the collection of information. This information is required to obtain a flat rent exception approval. HUD may not collect this information and you are not required to complete this form, unless it displays the OMB number. This information is being collected under Public Law 24 CFR § 960.23(b)(3) which requires the Department of Housing and Urban Development to allow exceptions to FMR-based flat rents when authorized by the Secretary. Information will be used by HUD to approve public housing flat rent exceptions. Confidentiality to respondents is ensured if it would result in competitive harm in accordance with the Freedom of Information Act (FOIA) provisions, or if it would impact the Department's mission to provide housing units under the various Sections of the Housing legislation.

Last Updated (07/2019)

Utilities included in Rent - Adjustments in Dollars

	<i>Electric in Rent</i>	<i>Gas in Rent</i>	<i>Water/Sewer in Rent</i>
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4 Bedroom			
5 Bedroom			
6 Bedroom			

Total Utility Allowance

	<i>Utility Allowance</i>
Studio	
1 Bedroom	
2 Bedroom	
3 Bedroom	
4 Bedroom	
5 Bedroom	
6 Bedroom	

1		Housing Agency Name									
Date of Analysis		mm/dd/yyyy		Studio Market Analysis							
2		PHA Subject Property		Comparable #1		Comparable #2		Comparable #3			
		Property Name		Street Address		Street Address		Street Address			
		PIC AMP Number		City,State		City,State		City,State			
		City		City,State		City,State		City,State			
		County		City,State		City,State		City,State			
Actual Rent for Comparable Units (\$)		\$200		Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)			
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type			
Check to confirm unit is unsubsidized		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Category		Data		Data		Data		Data			
		-		+		-		+			
A. Unit Information											
3	Year Built/Renovated	2000	2010	0	0	2009	0	0	2013	0	0
4	SF Area	0	0	0	0	0	0	0	0	0	0
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	0
6	Dishwasher	N	N	0	0	N	0	0	N	0	0
7	Disposal	N	N	0	0	N	0	0	N	0	0
8	Laundry	None	None	0	0	None	0	0	None	0	0
9	A/C Type	None	None	0	0	None	0	0	None	0	0
10	Carpet	N	N	0	0	N	0	0	N	0	0
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	0
12	Extra Storage	N	N	0	0	N	0	0	N	0	0
13	Fireplace	N	N	0	0	N	0	0	N	0	0
14	Parking	N	N	0	0	N	0	0	N	0	0
15	Pool	N	N	0	0	N	0	0	N	0	0
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	0
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	0
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	0
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	0
20	Electric in Rent	N	N	0	0	N	0	0	N	0	0
21	Gas in Rent	N	N	0	0	N	0	0	N	0	0
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	0
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	0
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	0
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	0
26		N	N	0	0	N	0	0	N	0	0
27		N	N	0	0	N	0	0	N	0	0
28		N	N	0	0	N	0	0	N	0	0
29		N	N	0	0	N	0	0	N	0	0
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent		200								
31	Total Adjustments		0	0	0						
32	Adjusted Rent		200								
33	Proposed Flat Rent	200									
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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1		Housing Agency Name		1-Bedroom Market Analysis							
Date of Analysis		mm/dd/yyyy		Comparable #1		Comparable #2		Comparable #3			
PHA Subject Property				Street Address		Street Address		Street Address			
Property Name		PIC AMP Number		City,State		City,State		City,State			
City		County	State	City,State		City,State		City,State			
Actual Rent for Comparable Units (\$)				Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)			
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type			
Check to confirm unit is unsubsidized				Data		Data		Data			
Category		Data		Data		Data		Data			
				nts (\$)		s (\$)		ts (\$)			
				-		+		-			
				+							
A. Unit Information											
3	Year Built/Renovated	0	0	0	0	0	0	0	0	0	
4	SF Area	0	0	0	0	0	0	0	0	0	
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	
6	Dishwasher	N	N	0	0	N	0	0	N	0	
7	Disposal	N	N	0	0	N	0	0	N	0	
8	Laundry	None	None	0	0	None	0	0	None	0	
9	A/C Type	None	None	0	0	None	0	0	None	0	
10	Carpet	N	N	0	0	N	0	0	N	0	
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	
12	Extra Storage	N	N	0	0	N	0	0	N	0	
13	Fireplace	N	N	0	0	N	0	0	N	0	
14	Parking	N	N	0	0	N	0	0	N	0	
15	Pool	N	N	0	0	N	0	0	N	0	
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	
20	Electric in Rent	N	N	0	0	N	0	0	N	0	
21	Gas in Rent	N	N	0	0	N	0	0	N	0	
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	
26		N	N	0	0	N	0	0	N	0	
27		N	N	0	0	N	0	0	N	0	
28		N	N	0	0	N	0	0	N	0	
29		N	N	0	0	N	0	0	N	0	
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent										
31	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Rent										
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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The Department of Housing and Urban Development is collecting this information under Public Law 24 CFR § 960.253(b)(3) which requires HUD to allow exceptions to Fair Market Rent-based flat rents when authorized by the Secretary. The information will be used by HUD to approve public housing flat rent exceptions. This information is required to obtain a flat rent exception approval. No assurances of confidentiality are provided for this information collection.

1		Housing Agency Name		2-Bedroom Market Analysis							
Date of Analysis		mm/dd/yyyy									
2		PHA Subject Property		Comparable #1		Comparable #2		Comparable #3			
Property Name		PIC AMP Number		Street Address		Street Address		Street Address			
City		County	State	City,State		City,State		City,State			
Actual Rent for Comparable Units (\$)				Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)			
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type			
Check to confirm unit is unsubsidized											
Category		Data		Data		Data		Data		Data	
				A <input type="checkbox"/>		Ad <input type="checkbox"/>		A <input type="checkbox"/>		A <input type="checkbox"/>	
				nts (\$)		s (\$)		nts (\$)		nts (\$)	
				-		-		-		-	
				+		+		+		+	
A. Unit Information											
3	Year Built/Renovated	0	0	0	0	0	0	0	0	0	0
4	SF Area	0	0	0	0	0	0	0	0	0	0
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	0
6	Dishwasher	N	N	0	0	N	0	0	N	0	0
7	Disposal	N	N	0	0	N	0	0	N	0	0
8	Laundry	None	None	0	0	None	0	0	None	0	0
9	A/C Type	None	None	0	0	None	0	0	None	0	0
10	Carpet	N	N	0	0	N	0	0	N	0	0
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	0
12	Extra Storage	N	N	0	0	N	0	0	N	0	0
13	Fireplace	N	N	0	0	N	0	0	N	0	0
14	Parking	N	N	0	0	N	0	0	N	0	0
15	Pool	N	N	0	0	N	0	0	N	0	0
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	0
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	0
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	0
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	0
20	Electric in Rent	N	N	0	0	N	0	0	N	0	0
21	Gas in Rent	N	N	0	0	N	0	0	N	0	0
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	0
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	0
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	0
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	0
26		N	N	0	0	N	0	0	N	0	0
27		N	N	0	0	N	0	0	N	0	0
28		N	N	0	0	N	0	0	N	0	0
29		N	N	0	0	N	0	0	N	0	0
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent										
31	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Rent										
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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1		Housing Agency Name		3-Bedroom Market Analysis							
Date of Analysis		mm/dd/yyyy		Comparable #1		Comparable #2		Comparable #3			
PHA Subject Property				Street Address		Street Address		Street Address			
Property Name		PIC AMP Number		City,State		City,State		City,State			
City		County	State	City,State		City,State		City,State			
Actual Rent for Comparable Units (\$)				Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)			
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type			
Check to confirm unit is unsubsidized				Data		Data		Data			
Category		Data		Data		Data		Data			
				nts (\$)		s (\$)		ts (\$)			
				-		+		-			
				+							
A. Unit Information											
3	Year Built/Renovated	0	0	0	0	0	0	0	0	0	
4	SF Area	0	0	0	0	0	0	0	0	0	
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	
6	Dishwasher	N	N	0	0	N	0	0	N	0	
7	Disposal	N	N	0	0	N	0	0	N	0	
8	Laundry	None	None	0	0	None	0	0	None	0	
9	A/C Type	None	None	0	0	None	0	0	None	0	
10	Carpet	N	N	0	0	N	0	0	N	0	
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	
12	Extra Storage	N	N	0	0	N	0	0	N	0	
13	Fireplace	N	N	0	0	N	0	0	N	0	
14	Parking	N	N	0	0	N	0	0	N	0	
15	Pool	N	N	0	0	N	0	0	N	0	
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	
20	Electric in Rent	N	N	0	0	N	0	0	N	0	
21	Gas in Rent	N	N	0	0	N	0	0	N	0	
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	
26		N	N	0	0	N	0	0	N	0	
27		N	N	0	0	N	0	0	N	0	
28		N	N	0	0	N	0	0	N	0	
29		N	N	0	0	N	0	0	N	0	
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent										
31	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Rent										
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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1		Housing Agency Name		4-Bedroom Market Analysis							
Date of Analysis		mm/dd/yyyy		Comparable #1		Comparable #2		Comparable #3			
PHA Subject Property				Street Address		Street Address		Street Address			
Property Name		PIC AMP Number		City,State		City,State		City,State			
City		County	State	City,State		City,State		City,State			
Actual Rent for Comparable Units (\$)				Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)			
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type			
Check to confirm unit is unsubsidized				Data		Data		Data			
Category		Data		Data		Data		Data			
				nts (\$)		s (\$)		ts (\$)			
				-		+		-			
				+							
A. Unit Information											
3	Year Built/Renovated	0	0	0	0	0	0	0	0	0	
4	SF Area	0	0	0	0	0	0	0	0	0	
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	
6	Dishwasher	N	N	0	0	N	0	0	N	0	
7	Disposal	N	N	0	0	N	0	0	N	0	
8	Laundry	None	None	0	0	None	0	0	None	0	
9	A/C Type	None	None	0	0	None	0	0	None	0	
10	Carpet	N	N	0	0	N	0	0	N	0	
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	
12	Extra Storage	N	N	0	0	N	0	0	N	0	
13	Fireplace	N	N	0	0	N	0	0	N	0	
14	Parking	N	N	0	0	N	0	0	N	0	
15	Pool	N	N	0	0	N	0	0	N	0	
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	
20	Electric in Rent	N	N	0	0	N	0	0	N	0	
21	Gas in Rent	N	N	0	0	N	0	0	N	0	
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	
26		N	N	0	0	N	0	0	N	0	
27		N	N	0	0	N	0	0	N	0	
28		N	N	0	0	N	0	0	N	0	
29		N	N	0	0	N	0	0	N	0	
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent										
31	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Rent										
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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1		Housing Agency Name		5-Bedroom Market Analysis							
Date of Analysis		mm/dd/yyyy		Comparable #1		Comparable #2		Comparable #3			
PHA Subject Property				Street Address		Street Address		Street Address			
Property Name		PIC AMP Number		City,State		City,State		City,State			
City		County	State	City,State		City,State		City,State			
Actual Rent for Comparable Units (\$)				Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)			
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type			
Check to confirm unit is unsubsidized				Data		Data		Data			
Category		Data		Data		Data		Data			
				nts (\$)		s (\$)		ts (\$)			
				-		+		-		+	
A. Unit Information											
3	Year Built/Renovated	0	0	0	0	0	0	0	0	0	0
4	SF Area	0	0	0	0	0	0	0	0	0	0
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	0
6	Dishwasher	N	N	0	0	N	0	0	N	0	0
7	Disposal	N	N	0	0	N	0	0	N	0	0
8	Laundry	None	None	0	0	None	0	0	None	0	0
9	A/C Type	None	None	0	0	None	0	0	None	0	0
10	Carpet	N	N	0	0	N	0	0	N	0	0
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	0
12	Extra Storage	N	N	0	0	N	0	0	N	0	0
13	Fireplace	N	N	0	0	N	0	0	N	0	0
14	Parking	N	N	0	0	N	0	0	N	0	0
15	Pool	N	N	0	0	N	0	0	N	0	0
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	0
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	0
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	0
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	0
20	Electric in Rent	N	N	0	0	N	0	0	N	0	0
21	Gas in Rent	N	N	0	0	N	0	0	N	0	0
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	0
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	0
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	0
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	0
26		N	N	0	0	N	0	0	N	0	0
27		N	N	0	0	N	0	0	N	0	0
28		N	N	0	0	N	0	0	N	0	0
29		N	N	0	0	N	0	0	N	0	0
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent										
31	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Rent										
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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1		Housing Agency Name		6-Bedroom Market Analysis							
Date of Analysis		mm/dd/yyyy		PHA Subject Property		Comparable #1		Comparable #2		Comparable #3	
Property Name		PIC AMP Number		Street Address		Street Address		Street Address		Street Address	
City		County State		City,State		City,State		City,State		City,State	
Actual Rent for Comparable Units (\$)		Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)		Monthly Rent (\$)	
Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type		Select Unit Type	
Check to confirm unit is unsubsidized											
Category		Data		Data		Data		Data		Data	
				A <input type="checkbox"/>		Ad <input type="checkbox"/>		A <input type="checkbox"/>		Ad <input type="checkbox"/>	
				nts (\$)		s (\$)		nts (\$)		ts (\$)	
				-		-		-		-	
				+		+		+		+	
A. Unit Information											
3	Year Built/Renovated	0	0	0	0	0	0	0	0	0	0
4	SF Area	0	0	0	0	0	0	0	0	0	0
5	Number of Bathrooms	0	0	0	0	0	0	0	0	0	0
6	Dishwasher	N	N	0	0	N	0	0	N	0	0
7	Disposal	N	N	0	0	N	0	0	N	0	0
8	Laundry	None	None	0	0	None	0	0	None	0	0
9	A/C Type	None	None	0	0	None	0	0	None	0	0
10	Carpet	N	N	0	0	N	0	0	N	0	0
11	Drapes or Blinds	N	N	0	0	N	0	0	N	0	0
12	Extra Storage	N	N	0	0	N	0	0	N	0	0
13	Fireplace	N	N	0	0	N	0	0	N	0	0
14	Parking	N	N	0	0	N	0	0	N	0	0
15	Pool	N	N	0	0	N	0	0	N	0	0
16	Recreation Area or Fitness Facility	N	N	0	0	N	0	0	N	0	0
17	Club House or Common Area	N	N	0	0	N	0	0	N	0	0
18	Balcony, Terrace, or Patio	N	N	0	0	N	0	0	N	0	0
B. Services and Utilities											
19	Internet in Rent	N	N	0	0	N	0	0	N	0	0
20	Electric in Rent	N	N	0	0	N	0	0	N	0	0
21	Gas in Rent	N	N	0	0	N	0	0	N	0	0
22	Water/Sewer in Rent	N	N	0	0	N	0	0	N	0	0
23	Garbage in Rent	N	N	0	0	N	0	0	N	0	0
24	Pest Control in Rent	N	N	0	0	N	0	0	N	0	0
C. Other Adjustments											
25		N	N	0	0	N	0	0	N	0	0
26		N	N	0	0	N	0	0	N	0	0
27		N	N	0	0	N	0	0	N	0	0
28		N	N	0	0	N	0	0	N	0	0
29		N	N	0	0	N	0	0	N	0	0
D. Adjustment Calculation and Rent (Per Month)											
30	Actual Rent										
31	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Rent										
34	FMR										
35	Select Other Applicable FMR										

Note: The adjustment columns (+ and -) will populate with the dollar amounts or calculation criteria entered in the Typical Rent Adjustments tab, corresponding with how the subject property varies from comparable properties. If the subject compares favorably, the form will populate a positive amount, and if the subject is inferior to the comparable, the form will populate a negative amount. Provide additional narrative if necessary to explain the adjustment.

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Justifications

Per Notice PIH 2021-27 and subsequent updates, a PHA must provide a local market-related justification in three tabs within the HUD Form 5880. Please refer to the Notice for examples.

Different Bedroom Sizes

- Comparable units should use market comparables of the same bedroom size.
- The justification must include why there are no market rate comparable units for a specific bedroom size in a local market.

Amenity Adjustments Greater than 25%

- PHAs with any single amenity adjustment that is more than 25% of the comparable unit's actual rent must include a justification.
- The justifications must include market specific explanations of how the adjustment was made using local data.

Joint Submissions for Two PHAs

- PHAs from neighboring cities or within the same county with a shared executive director can submit a joint filing.
- The justification must include information that explains how there is no substantive difference between the PHAs.

Comparing units with a different number of bedrooms

Comparable units must use market comparables with the same number of bedrooms. If there are no comparable unsubsidized units in a local market.

A single amenity adjustment is greater than 25% of the total actual rent

PHAs with any single amenity adjustment that is more than 25% of the comparable unit's actual rent must include a justification that is

Joint submissions for PHAs with the same executive director

PHAs from neighboring cities or within the same county with a shared executive director can submit a joint flat rent excepti

adjustments greater than 25%; and 3) joint submissions. PHAs are required to submit any applicable j

development, a justification must be included explaining why there are no comparable units for a specific n

specific explanations of how the adjustment was made using local data.

ow there is no substantive difference between the PHA's rental and employment markets.

justification using

umber of bedrooms

Flat Rent Market Analysis Summary

Housing Authority Name	Housing Agency Name
PIC AMP Number	PIC AMP Number
Property Name	
Date of Analysis	

Proposed Flat Rent (Monthly)							
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Flat Rent	\$200	n/a	n/a	n/a	n/a	n/a	n/a

FMR Calculation							
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
FMR	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FMR × 80%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Allowance	\$0	n/a	n/a	n/a	n/a	n/a	n/a
(FMR × 80%) - Utility Allowance	\$0	n/a	n/a	n/a	n/a	n/a	n/a

Select Other Applicable FMR							
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
Other Applicable FMR	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FMR × 80%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Allowance	\$0	n/a	n/a	n/a	n/a	n/a	n/a
(FMR × 80%) - Utility Allowance	\$0	n/a	n/a	n/a	n/a	n/a	n/a

Category	Adjustment in Dollars
Year Built/Renovated (\$ per year)	
Difference in Area (per 10 SF)	
Extra Half Bath	
Extra Full Bath	
Dishwasher	
Disposal	
Washer/Dryer in Unit	
Laundry Room	
A/C Central	
A/C Thru Wall/Window	
Carpet	
Drapes or Blinds	
Extra Storage	
Fireplace	
Parking	
Pool	
Recreation Area or Fitness Facility	
Club House or Common Area	
Balcony, Terrace, or Patio	
Cable in Rent	
Internet in Rent	
Electric in Rent	
Gas in Rent	
Water/Sewer in Rent	
Garbage in Rent	
Pest Control in Rent	
PHA write-in (if applicable)	
PHA write-in (if applicable)	
PHA write-in (if applicable)	
PHA write-in (if applicable)	
PHA write-in (if applicable)	

Total Utility Allowance
1 Bedroom
2 Bedroom
3 Bedroom
4 Bedroom
5 Bedroom
6 Bedroom