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.

<u>Step Three</u>: 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 e estate amenity is worth in terms of month particular community.	Amenity: A feature included in the unit that a re when renting an apartment. Referred to as a catu analysis. Any single amenity cannot exceed 25% the comparable unit. If a cell appears in red, the exceeded the 25% threshold and requires a writt the justification tab (refer to current flat rent gui	
	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	Step Two: Year Built/Renovated: When comp
	Per Full Bath	\$17.00	properties, the amount entered in the Rent,
	Dishwasher	\$3.00	Workbook will be used to adjust rent for eac
	Disposal	\$2.00	
Step Three, Example 1: How much more should	Washer/Dryer in Unit	\$12.00	
one expect to pay for an apartment with an in- unit washer/dryer than an identical apartment	On Site Laundry Room	\$7.00	
without this amenity?	Washer/Dryer Hook-up	\$10.00	
······································	A/C Central	\$18.00	
	A/C Thru Wall/Window	\$13.00	
	Carpet	\$3.00	Step Two Example: If PHA Property was built in 1980 property was built in 2000, there is a 20 year differen
	Window Coverings (Drapes or Blinds)	\$4.00	are adjusting for each year by \$0.65. This analysis wi
	Extra Storage	\$6.00	the \$0.65 adjustment, resulting in \$13 monthly rent
	Fireplace	\$3.00	
Chan Thurse Evenende 2: All a divertments and	Parking	\$20.00	
Step Three, Example 2: All adjustments are made in terms of monthly rent. For example,	Pool	\$6.00	
monthly rent for an apartment that includes a	Recreation Area or Fitness Facility	\$7.00	<u>Step Four</u> : We have created five slots available for F own categories. PHAs must include a description of
parking space might cost \$20 more per month than an identical apartment with street	Club House or Common Area	\$4.00	adjustment amount.
parking.	Balcony, Terrace, or Patio	\$6.00	
particip.	Internet (included in Rent)	\$18.00	
	Pest Control in Rent	\$10.00	
	Additional Bedroom	\$50.00	Step Four Example: If there are no
	Proximity to Public Transportation	\$15.00	number of bedrooms to compare
	PHA write-in (if applicable)	\$0.00	make adjustments as needed. Ma using a different bedroom size on
	PHA write-in (if applicable)	\$0.00	using a unrerent bedroom size on

<u>Disclaimer</u>: 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 condition

Utility adjustments will be input on the "Utilities Worksheet" tak Worksheet", utility adjustments will be used to populat

<u>Step One</u>: Users must assess how much each utility type is w terms of monthly rent for each applicable bedroom size their particular community.

Utilities included in Rent

	Electric in Rent	Gas in Rent	Water/Sewer in Rent
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

	Dollars
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

<u>Step Four</u>: Using the Utility Allowan Schedule, input utility allowance amo each applicable bedroom size.

If the category does not apply, leave

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

orth in

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

<u>Step Two</u>: 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.

co punt for blank.

lo calculate Proposed Flat Re	ent per Mo	nth, use				units in t				ect Prop	erty as well as the characteristics of
Estimates of Market Rent by Comparison U.S. Department of Housing and Urban Develop Office of Public and Indian Housing		HUD Form 5880 OMB Approval No. 2577-0290 (exp. 6/30/2022)							Complete the first and second sections with identifying		
Sample Housing Authority	/	I						information for the PHA Subject Property and the three comparable units.			
Date of Analysis 7/18/20.	19					oom Market					
PHA Subject Property			omparable #1	L		omparable #2		c	omparable #	3	Actual Bont for Comparable Units (#), must entered to include that
Sample Property SA00000 Sample City Sample County	SA SA		123 A Street ample City, SA			456 B Street ample City, SA		c	789 C Street ample City, S/	A	Actual Rent for Comparable Units (s): must entered to include that property in this analysis.
Actual Pont for Cor				SA	Unit Type: Select Unit Type from drop down menu for the PHA Subject						
Unit Type Select Unit			Apartment			Duple	_		Apartment		proerty and the three comparable properties.
Check to confirm u	nit is unsubsidized										
Category	Data	Data		ents (\$) +	Data	Adj	+	Data	Adjustm -	<u>s (\$)</u> +	Year Built: Enter the year each property was built or renovated.
A. Unit Information											
Year Built/Renovated	1965 800	1990 920	-16		1987 1.000	-14		2011	-30		<u>SF Area</u> : Enter the square footage for each property.
SF Area	800	920 1	-12		1,000	-20	0	1,100	-30		Number of Bathrooms: Select total number of full and half baths from the
Dishwasher	N	N	0	0	N	0	0	Y	-3		dropdown menu. Full Bathroom = 1, Half bathroom = 0.5
Disposal	N	Y	-2	0	N	0	0	Y	-2	0	
Laundry	On Site	On Site	0	0	None	0	7	In Unit	-5		Laundry: The options for this amenity are In Unit, On Site, and None, and
А/С Туре	None	Central	-18	0	Window	-7	0	Central	-18	0	can be selected from the drop down menu.
0 Carpet	N	N	0	0	N	0	0	N	0	0	
1 Drapes or Blinds 2 Extra Storage	N N	Y N	-4	0	N N	0	0	Y Y		0	A/C Unit Type: The options for this amenity are Central, Window, and
2 Extra Storage 3 Fireplace	N	N	0	0	N	0	0	N N	0 0	0	None, and can be selected from the drop down menu.
4 Parking	N	N	0	0	N	0	0	Y	-12	0	
5 Pool	N	N	0	0	N	0	0	N	0	0	
6 Recreation Area or Fitness Facility	Y	N	0	7	N	0	7	Y	0		
7 Club House or Common Area	N	N N	0	0	N	0	0	N Y	0		
8 Balcony, Terrace, or Patio	N	N 0 0		0 N 0 0		D Y -6 0		0	Section A - B: Using the dropdown menus, select the		
9 Cable in Rent	N	Y	-21	0	N	0	0	Y	-21	0	characteristics of each property. Each amenity is initially set to "N". Using the drop down menu, change to "Y" in order to
0 Internet in Rent	N	N	0	0	Y	-18	0	Y	-18	0	indicate that the unit includes that feature.
1 Electric in Rent	N	Y	-53	0	N	0	0	Y	-53	0	
2 Gas in Rent	N	N	0	0	N	0	0	N	0	0	
3 Water/Sewer in Rent 4 Garbage in Rent	Y Y	N Y	0	130	N N	0	12	 N	0	0	Large Adjustments : When an adjustment is great than 25% of the Actu
5 Pest Control in Rent	Y	Y	0	0	N	0	12	Y	0		Rent, the cell will turn red.
. Other Adjustments			<u> </u>					· · ·			
6 Additional Bedroom	N	N	0	0	N	0	0	N	-		Other Adjustments: The write-in categories included by the PHA on the
7 Proximity to Public Transportation	N	Y	-15	0	N	0	0	Y	-15	0	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
8	N	N	0	0	N	0	0	N	0		select the characteristics of each property.
9	N	N N	0	0	N	0	0	<u>N</u>	0		
 Adjustment Calculation and Rent (Per Month 		N.	<u>ч</u>	0		<u> </u>	0		<u>ч</u>	0	Actual Rent: Enter the unit rent per month for each of the three
1 Actual Rent		525			450			650			comparable units.
2 Total Adjustments		-206	-213	7	-23	-59	36	-305	-305	0	
3 Adjusted Rent		319			412			345			Total Adjustments: will be calculated but not included in analysis unless
4 Proposed Flat Rent 5 FMR	364 438										there is an 'Actual Monthly Rent (\$)' entered.
6 Select Other Applicable FMR	430										
ote: The adjustment columns (+ and -) will populate with the do ompares favorably, the form will populate a positive amount, an		on criteria enter r to the compara	red in the typical R able, the form will	ent Adjustmer populationer	nts tab, correspon pative amount. Pr	ding with now one ovide additional nar	rative if necesso	varies from com	parable properties adjustment.	s. If the subject	Proposed Flat Rent: The yellow cell is the proposed flat rent for that public housing unit (refers to bedroom size).
ublic Reporting burden for this collection is estimated to averag eviewing the collection of information. This information is requi number. This information is being collected under Public Law 24 formation will be used by HUD to approve public housing flat r	red to obtain a flat rent e CFR § 960.253(b)(3) white	xception approv h requires the D	val. HUD may not co Department of Hous	ollect this info sing and Urbar	rmation and you a n Development to	are not required to allow exceptions to	complete this fo FMR-based flat	rm, unless it disp rents when auth	and complet	ILOMB	EMR: Include FMR amount for comparison.
formation will be used by HUD to approve public housing flat re npact the Department's mission to provide housing units under	the various Sections of t	he Housing legis	lation.	n would result	competitive ha	i i i n accordance v	nut the Freedor	or information.	Act (FOIA) provisio		Select Other Applicable FMR: Select from "Small Area Fair Market Rent" or "Unadjusted Rent" and input amount.

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.

Category	Adjustment in Dollars
Year Built/Renovated (\$ per year)	\$0.00
Difference in Area (per 10 SF)	\$0.00
Extra Half Bath	\$0.00
Extra Full Bath	\$0.00
Dishwasher	\$0.00
Disposal	\$0.00
Washer/Dryer in Unit	\$0.00
Laundry Room on Site	\$0.00
Washer/Dryer Hook-up	\$0.00
A/C Central	\$0.00
A/C Thru Wall/Window	\$0.00
Carpet	\$0.00
Drapes or Blinds	\$0.00
Extra Storage	\$0.00
Fireplace	\$0.00
Parking	\$0.00
Pool	\$0.00
Recreation Area or Fitness Facility	\$0.00
Club House or Common Area	\$0.00
Balcony, Terrace, or Patio	\$0.00
Internet in Rent	\$0.00
Pest Control in Rent	\$0.00
PHA write-in (if applicable)	\$0.00

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

Utilities included in Rent - Adjustments in Dollars

Total Utility Allowance

-	
	Utility Allowance
Studio	
1 Bedroom	
2 Bedroom	
3 Bedroom	
4 Bedroom	
5 Bedroom	
6 Bedroom	

Garbage in Rent						

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)

1		Housing Agency Name										
Ľ	Date of Analysis	mm/dd/y	ууу			Studio	o Market Ar	Iarket Analysis				
		PHA Subject Property		С	omparable #1	C	omparable #	2	c	omparable #	3	
	Property Name	PIC AMP Nu		S	Street Address		Street Addres	S	9	Street Addres	s	
	City	County	State		City,State		City,State			City,State		
2		Actual Rent for Cor			\$200		onthly Rent (onthly Rent (
	Unit Type	Select Unit		S	elect Unit Type	S	elect Urit Tyr	10	S	elect Unit Tvi)e	
		Check to confirm u	nit is unsubsidized					(1)				
	C	Category	Data	Data		Data	Ad -	s (\$) +	Data	A(-	ts (\$) +	
Α. L	Unit Information											
3	Year Built/Renova	ted	2000	2010	o c	2009	0		2013	0	0	
	SF Area		0	0	0 0	0	0	-	0	0	C	
	Number of Bathro	oms	0	0	0 C	0	0	-	0	0	C	
	Dishwasher		N	Ν	0 C	N	0	-	N	0	C	
	Disposal		N	N	0 0	N	0	-	N	0	0	
-	Laundry		None	None	0 0	None	0		None	0	0	
-	A/C Type		None	None	0 0	None	0	-	None	0	0	
	Carpet		N	N	0 0	N	0		N	0	0	
-	Drapes or Blinds		N N	N	0 C	N	0	-	<u>N</u>	0	0	
-	Extra Storage		N	N N		N N	0		N	0	0	
	Fireplace Parking		N	N		N N	0	-	N	0	0	
	Pool		N	N		N N	0		N	0	0	
	Recreation Area o	r Fitness Facility	N	N		N	0		N	0	0	
	Club House or Con	/	N	N	0 0	N	0	-	N	0	0	
	Balcony, Terrace, o		N	N	0 0	N	0	-	N	0	0	
_	ervices and Utilitie									, °		
	Internet in Rent		N	N	0 0	N	0	0	N	0	0	
20	Electric in Rent		N	N	o c	N	0	0	N	0	0	
21	Gas in Rent		N	N	0 C	N	0	0	N	0	0	
22	Water/Sewer in Re	ent	N	Ν	0 0	N	0	0	Ν	0	0	
23	Garbage in Rent		N	Ν	0 0	N	0	0	Ν	0	0	
24	Pest Control in Rei	nt	N	Ν	0 0	N	0	0	Ν	0	0	
с. с	Other Adjustments											
25			N	Ν	0 C	N	0	-	Ν	0	0	
26			N	Ν	o c	N	0	-	Ν	0	C	
27			N	Ν	o c	N	0	-	Ν	0	0	
28			N	N	0 0	N	0		N	0	0	
29			N	N	0 0	N	0	0	N	0	0	
		tion and Rent (Per Month	1)	000		1	1			1		
	Actual Rent			200								
-	Total Adjustments	•		0 200	o c							
_	Adjusted Rent Proposed Flat Ren	+	200	200								
	FMR	L	200									
-	Select Other Appli	cable FMR										
55	Select Other Appli											

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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

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)

1		Housing Agency Name								
Ľ	Date of Analysis	mm/dd/y	ууу			1-Bedro	om Market Analysis	_		
		PHA Subject Property			omparable #1		Comparable #2		Comparable #3	
	Property Name	PIC AMP Nu		Street Address			Street Address	Street Address		
	City	County	State		City,State		City,State		City,State	
2		Actual Rent for Cor			Ionthly Rent (\$)		Ionthly Rent (\$)		onthly Rent (\$)	
	Unit Type	Select Unit		S	elect Unit Tvpe	S	elect Unit Type	Se	elect Unit Type	
	Check to confirm unit		nit is unsubsidized		<u> </u>					
	c	Category	Data	Data	A nts (\$)	Data	Ad s (\$)	Data	Ac ts (\$) - +	
A. ۱	Unit Information					-				
3	Year Built/Renova	ted	0	0	o c	0	0 0		0 0	
4	SF Area		0	0	o c	0	0 0		0 0	
5	Number of Bathro	oms	0	0	o c	0	0 0		0 0	
6	Dishwasher		N	Ν	o c	N	0 0		0 0	
7	Disposal		N	Ν	o c	N	0 0		0 0	
8	Laundry		None	None	o c	None	0 0		0 0	
9	А/С Туре		None	None	o c	None	0 0		0 0	
10	Carpet		N	Ν	o c	N	0 0		0 0	
11	Drapes or Blinds		N	Ν	o c	N	0 0		0 0	
12	Extra Storage		N	Ν	o c	N	0 0		0 0	
13	Fireplace		N	Ν	0 C	N	0 0		0 0	
14	Parking		N	Ν	o c	N	0 0		0 0	
15	Pool		N	Ν	0 0	N	0 0		0 0	
16	Recreation Area or	,	N	Ν	0 C	N	0 0		0 0	
17	Club House or Con		N	Ν	0 0	N	0 0		0 0	
	Balcony, Terrace, o		N	Ν	0 C	N	0 0	N	0 0	
	ervices and Utilitie	S						-		
19	Internet in Rent		N	Ν	o c	N	0 0		0 0	
20	Electric in Rent		N	Ν	0 0	N	0 0		0 0	
21	Gas in Rent		N	Ν	0 0	N	0 0		0 0	
22	Water/Sewer in Re	ent	N	Ν	o c	N	0 0		0 0	
23	Garbage in Rent		N	Ν	o c		0 0		0 0	
24	Pest Control in Rei	nt	N	Ν	0 0	N	0 0	N	0 0	
	Other Adjustments									
25			N	Ν	0 C	N	0 0		0 0	
26			N	Ν	0 C	N	0 0		0 0	
27			N	Ν	0 0	N	0 0		0 0	
28			N	Ν	0 0	N	0 0		0 0	
29			N	N	0 0	N	0 0	N	0 0	
		tion and Rent (Per Month	1)		1		1	-		
	Actual Rent									
31	Total Adjustments									
32	Adjusted Rent									
33	Proposed Flat Ren	t								
34	FMR									
35	Select Other Appli	cable 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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

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)

1		Housing Agency Name									
Ľ	Date of Analysis	mm/dd/y	ууу		2-Bedroom Market Analysis						
		PHA Subject Property	Subject Property		HA Subject Property		omparable #1		omparable #2	0	Comparable #3
	Property Name	PIC AMP Nu		S	Street Address		Street Address		Street Address		
	City	County	State		City,State		City,State		City,State		
2		Actual Rent for Cor			onthly Rent (\$)		Ionthly Rent (\$)	-	1onthly Rent (\$)		
Г	Unit Type	Select Unit		S	elect Unit Type	S	elect Unit Type	S	elect Unit Type		
	Check to confirm u		nit is unsubsidized								
	c	Category	Data	Data	A nts (\$)	Data	Ad s (\$)	Data	Ac ts (\$)		
A. ۱	Unit Information					-					
3	Year Built/Renova	ted	0	0	0 (0		0 0	0 0		
4	SF Area		0	0	0 (0	0	0 0	0 0		
5	Number of Bathro	oms	0	0	0 (0	0	0 0	0 0		
6	Dishwasher		N	Ν	0 (D N	0	0 N	0 0		
7	Disposal		N	Ν	0 (0	0 N	0 0		
8	Laundry		None	None	0 (0 None	0 0		
9	A/C Type		None	None	0 (None		0 None	0 0		
10	Carpet		N	N	0 (N N		0 N	0 0		
11	Drapes or Blinds		N	Ν	0 (N	0	0 N	0 0		
12	Extra Storage		N	Ν	0 (N	0	0 N	0 0		
13	Fireplace		N	Ν	0 (N N	0	0 N	0 0		
14	Parking		N	Ν	0 (N	0	0 N	0 0		
15	Pool		N	N	0 (0 N	0 0		
16	Recreation Area o	,	N	Ν	0 (0	0 N	0 0		
17	Club House or Con		N	Ν	0 (0 N	0 0		
	Balcony, Terrace, o		N	Ν	0 (D N	0	0 N	0 0		
	ervices and Utilitie	S				-		_			
19	Internet in Rent		N	Ν	0 (0	0 N	0 0		
20	Electric in Rent		N	Ν	0 (0	0 N	0 0		
21	Gas in Rent		N	Ν	0 (0	0 N	0 0		
22	Water/Sewer in Re	ent	N	Ν	0 (0	0 N	0 0		
23	Garbage in Rent		N	Ν	0 (0 N	0 0		
24	Pest Control in Rei	nt	N	N	0 (N N	0	0 N	0 0		
	Other Adjustments							-	1		
25			N	N	0 (0 N	0 0		
26			N	N	0 (0	0 N	0 0		
27			N	Ν	0 (0 N	0 0		
28			N	N	0 (0 N	0 0		
29			N	N	0 () N	0	0 N	0 0		
		tion and Rent (Per Month	1)				1	1	1		
	Actual Rent										
	Total Adjustments										
32	Adjusted Rent										
33	Proposed Flat Ren	t									
34	FMR										
35	Select Other Appli	cable 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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

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)

1		Housing Agency Name							
Ľ	Date of Analysis	mm/dd/y	ууу			3-Bedro	om Market Analysis	_	
		PHA Subject Property		c	omparable #1		omparable #2	C	Comparable #3
	Property Name	PIC AMP Nu		9	Street Address	9	Street Address	9	Street Address
	City	County	State		City,State		City,State		City,State
2		Actual Rent for Cor			Ionthly Rent (\$)		onthly Rent (\$)	-	1onthly Rent (\$)
	Unit Type	Select Unit		S	elect Unit Type	S	elect Unit Type	S	elect Unit Tvpe
		Check to confirm u	nit is unsubsidized		<u> </u>				
	c	Category	Data	Data	A nts (\$)	Data	Ad s (\$)	Data	Ac ts (\$)
A. ۱	Unit Information								
3	Year Built/Renova	ted	0	0	0 0	0	0 0		0 0
4	SF Area		0	0	0 0	0	0 0		0 0
5	Number of Bathro	oms	0	0	0 0	0	0 0		0 0
6	Dishwasher		N	Ν	0 0	N	0 0		0 0
7	Disposal		N	Ν	0 0		0 0		0 0
8	Laundry		None	None	0 0	Hone	0 0		0 0
9	А/С Туре		None	None	0 0	None	0 0		0 0
10	Carpet		N	Ν	0 0	N	0 0		0 0
11	Drapes or Blinds		N	Ν	0 0	N	0 0		0 0
12	Extra Storage		N	Ν	0 0	N	0 0		0 0
13	Fireplace		N	Ν	0 0	N	0 0		0 0
14	Parking		N	Ν	0 0	N	0 (0 0
15	Pool		N	Ν	0 0		0 (0 0
16	Recreation Area or	,	N	Ν	0 0		0 0		0 0
17	Club House or Con		N	Ν	0 0		0 0		0 0
	Balcony, Terrace, o		N	Ν	0 0	N	0 0	D N	0 0
	ervices and Utilitie	S				-	1	-	
19	Internet in Rent		N	Ν	0 0		0 0		0 0
20	Electric in Rent		N	Ν	0 0		0 0		0 0
21	Gas in Rent		N	Ν	0 0		0 0		0 0
22	Water/Sewer in Re	ent	N	Ν	0 0		0 0		0 0
23	Garbage in Rent		N	Ν	0 0		0 0		0 0
24	Pest Control in Rei	nt	N	Ν	0 0	N	0 0	D N	0 0
	Other Adjustments					-			
25			N	Ν	0 0		0 0		0 0
26			N	Ν	0 0	N	0 0		0 0
27			N	Ν	0 0		0 0		0 0
28			N	Ν	0 0		0 0		0 0
29			N	N	0 0	N	0 0	D N	0 0
		tion and Rent (Per Month	1)			1			
	Actual Rent								
31	Total Adjustments								
32	Adjusted Rent								
33	Proposed Flat Ren	t							
34	FMR								
35	Select Other Appli	cable 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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

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)

1		Housing Agency Name							
Ľ	Date of Analysis	mm/dd/y	ууу			4-Bedro	om Market Analysis	_	
		PHA Subject Property		С	omparable #1		omparable #2	0	omparable #3
	Property Name	PIC AMP Nu		9	Street Address	9	Street Address		Street Address
	City	County	State		City,State		City,State		City,State
2		Actual Rent for Cor			Ionthly Rent (\$)		onthly Rent (\$)	-	Ionthly Rent (\$)
Γ	Unit Type	Select Unit		S	elect Unit Tvpe	S	elect Unit Type	S	elect Unit Tvpe
		Check to confirm u	nit is unsubsidized		<u> </u>				<u> </u>
	c	Category	Data	Data	A nts (\$)	Data	Ad s (\$)	Data	Ad ts (\$)
A. ۱	Unit Information								
3	Year Built/Renova	ted	0	0	0 (0 0		0 0	0 0
4	SF Area		0	0	0 (0		0 0	0 0
5	Number of Bathro	oms	0	0	0 (0		0 0	0 0
6	Dishwasher		N	Ν	0 (D N		0 N	0 0
7	Disposal		N	Ν	0 (0 N	0 0
8	Laundry		None	None	0 (0 None	0 0
9	A/C Type		None	None	0 (0 None		0 None	0 0
10	Carpet		N	N	0 (D N		0 N	0 0
11	Drapes or Blinds		N	Ν	0 (D N		0 N	0 0
12	Extra Storage		N	Ν	0 (D N		0 N	0 0
13	Fireplace		N	Ν	0 (D N		0 N	0 0
14	Parking		N	Ν	0 (D N		0 N	0 0
15	Pool		N	N	0 (0 N	0 0
16	Recreation Area o	,	N	Ν	0 (0 N	0 0
17	Club House or Con		N	Ν		D N		0 N	0 0
	Balcony, Terrace, o		N	Ν	0 (D N	0	0 N	0 0
	ervices and Utilitie	S						-	
19	Internet in Rent		N	N	0 (0 N	0 0
20	Electric in Rent		N	Ν	0 (0 N	0 0
21	Gas in Rent		N	Ν	0 (0 N	0 0
22	Water/Sewer in Re	ent	N	Ν	0 (0 N	0 0
23	Garbage in Rent		N	Ν		D N		0 N	0 0
24	Pest Control in Rei	nt	N	N	0 (D N	0	0 N	0 0
	Other Adjustments					-	- I		
25			N	N	-	D N		0 N	0 0
26			N	Ν	0 (0 N	0 0
27			N	Ν	0 (0 N	0 0
28			N	Ν	0 (0 N	0 0
29			N	N	0 (D N	0	0 N	0 0
		tion and Rent (Per Month	1)			-		1	
	Actual Rent								
	Total Adjustments								
32	Adjusted Rent								
33	Proposed Flat Ren	t							
34	FMR								
35	Select Other Appli	cable 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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

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)

1		Housing Agency Name										
	Date of Analysis	mm/dd/y	ууу	5-Bedroom Market Analysis								
		PHA Subject Property		С	omparable	#1	C	omparable #2	2	C	Comparable #	# 3
	Property Name	PIC AMP Nu	mber	9	Street Addre	ss	9	Street Address	;		Street Addres	ss
	City	County	State		City,State			City,State			City,State	
2		Actual Rent for Cor	nparable Units (\$)		Ionthly Rent			onthly Rent (1onthly Rent	
ŕ	Unit Type	Select Unit	Туре	S	elect Unit Tv	ре	S	elect Unit Tur	0	S	elect Unit Tvi	ре
		Check to confirm u	nit is unsubsidized		□							
	с	ategory	Data	Data	لتام -	nts (\$) +	Data	Ad -	s (\$) +	Data	A(ts (\$) +
Α. ι	Unit Information											
3	Year Built/Renovat	ted	0	0	0		0	0	0	0	0	C
4	SF Area		0	0	0		0	0	0	0	0	0 0
5	Number of Bathro	oms	0	0	0		-	0	0		0	0 0
	Dishwasher		N	Ν	(0	0		0	-
	Disposal		N	N	(0	0		0	-
	Laundry		None	None	(0	0		0	-
9	А/С Туре		None	None	(None	0	0		0	-
10	Carpet		N	N	(0	0		0	-
11	Drapes or Blinds		N	Ν	(N	0	0	N	0	-
-	Extra Storage		N	N	(0	0	N	0	-
	Fireplace		N	N	0		N	0	0	N	0	-
	Parking		N	N	(0	0		0	-
	Pool		N	N	(0	0		0	
	Recreation Area or	/	N	Ν	(0	0		0	
	Club House or Com		N	Ν	(0	0		0	
	Balcony, Terrace, o		N	Ν	(0 0	N	0	0	N	0	0 0
	ervices and Utilitie	S				1	-					1
	Internet in Rent		N	Ν	(0	0		0	
	Electric in Rent		N	Ν	(0	0		0	-
	Gas in Rent		N	Ν	(0	0		0	-
	Water/Sewer in Re	ent	N	N	(0	0		0	
	Garbage in Rent		N	N	(0	0		0	
	Pest Control in Rer	nt	N	N	0	0 0	N	0	0	N	0	
	Other Adjustments											
25			N	N	(0	0		0	
26			N	<u>N</u>	(0	0		0	-
27			N	<u>N</u>	(0	0	N	0	-
28			N	<u>N</u>	(0	0		0	-
	29 N D. Adjustment Calculation and Rent (Per Month)		N		η <u>ι</u>	N	0	0	N	0		
	Adjustment Calcula Actual Rent	tion and kent (Per Montr	1)				1					
-	Total Adjustments						l				<u> </u>	
31	Adjusted Rent											
	Proposed Flat Ren	+										
	FMR	L										
	Select Other Appli	coble EMP										
35	Select Other Appli											

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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

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)

1		Housing Agency Name							
Ľ	Date of Analysis	mm/dd/y	ууу			6-Bedro	om Market Analysis	_	
		PHA Subject Property		С	omparable #1		Comparable #2	0	omparable #3
	Property Name	PIC AMP Nu		9	Street Address		Street Address		Street Address
	City	County	State		City,State		City,State		City,State
2		Actual Rent for Con			Ionthly Rent (\$)		1onthly Rent (\$)	-	Ionthly Rent (\$)
–	Unit Type	Select Unit		S	elect Unit Tvpe	S	elect Unit Tune	S	elect Unit Tvpe
		Check to confirm u	nit is unsubsidized		<u> </u>				
	C	Category	Data	Data	A nts (\$)	Data	Ad <u>s (\$)</u> - +	Data	Ad ts (\$)
A. I	Unit Information								
3	Year Built/Renova	ted	0	0	0	0 0		0 0	0 0
4	SF Area		0	0	0	0 0		0 0	0 0
5	Number of Bathro	oms	0	0	0	0 0		0 0	0 0
6	Dishwasher		N	Ν	0	D N		0 N	0 0
7	Disposal		N	Ν	°	D N		0 N	0 0
8	Laundry		None	None	°	0 None		0 None	0 0
9	А/С Туре		None	None	0	0 None		0 None	0 0
10	Carpet		N	N	0	D N		0 N	0 0
11	Drapes or Blinds		N	Ν	0	D N		0 N	0 0
12	Extra Storage		N	Ν	0	D N	0	0 N	0 0
13	Fireplace		N	Ν	0	N C	0	0 N	0 0
14	Parking		N	Ν	0	N C	0	0 N	0 0
15	Pool		N	Ν	0	D N	0	0 N	0 0
16	Recreation Area or	r Fitness Facility	N	Ν	0	N D	0	0 N	0 0
17	Club House or Con		N	Ν	°	N D		0 N	0 0
18	Balcony, Terrace, o	or Patio	N	Ν	0	N C	0	0 N	0 0
в. :	Services and Utilitie	s							
19	Internet in Rent		N	Ν	0	N C	0	0 N	0 0
20	Electric in Rent		N	Ν	0	N O	0	0 N	0 0
21	Gas in Rent		N	Ν	0	N O	0	0 N	0 0
22	Water/Sewer in Re	ent	N	Ν	0	D N	0	0 N	0 0
23	Garbage in Rent		N	Ν	0	N C	0	0 N	0 0
24	Pest Control in Rei	nt	N	Ν	0	N C	0	0 N	0 0
С. (Other Adjustments								
25			N	Ν	0	N C	0	0 N	0 0
26			N	Ν	0	D N	0	0 N	0 0
27			N	Ν	0	D N	0	0 N	0 0
28			N	Ν	0	D N	0	0 N	0 0
29			N	Ν	0	D N	0	0 N	0 0
D. /	Adjustment Calcula	tion and Rent (Per Month	ı)						
30	Actual Rent								
31	Total Adjustments								
32	Adjusted Rent								
33	Proposed Flat Ren	t							
34	FMR								
35	Select Other Appli	cable 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.

Public reporting burden for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 Th St SW, Room 4176, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information under public Law 24 CFR § 960.2530(J) (s) which requires HDL 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 aproval. No assurances of confidentiality are provided for this information collection.

Justifications

Per Notice PIH 2021-27 and subsequent updates, a PHA must provide a local market-related justification in three the tab 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

Amenity Adjustments Greater than 25%

- PHAs with any single amenity adjustment that is more than 25% of the comparable unit's actual rent must in
- 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 fl
- The justification must include information that explains how there is no substantive difference between the F

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 unsubsidi 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 except

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

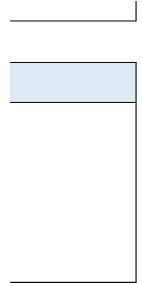
elopment, a justification must be included explaining why there are no comparable units for a specific n

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

w 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)	

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