

FOR ACTION

MOTION: To: (1) Adopt Updated 2022 Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program, as Permitted by U.S Housing and Urban Development Waiver Application to Increase Payment Standards Up to 120% of the Small Area Fair Market Rent (SAFMR); (2) Start the Increase Effective upon Approval of the Waiver Application by the U.S. Department of Housing and Urban Development; and (3) Authorize the Executive Director to Implement the Updated Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 120% Based on Projected Housing Assistance Funding Shortfall with Adequate Notice to Program Participants

I. FACTS

- A. The U.S. Department of Housing and Urban Development (HUD) annually estimates fair market rents (FMR) for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.
- B. In the administration of the Housing Choice Voucher (HCV) program, SAFMRs (i.e., FMRs established at the ZIP code–area level) replace the 50th percentile FMRs previously required in metropolitan areas with high concentrations of voucher families. SAFMRs are intended to provide families residing in such areas with access to low-poverty areas by providing rental assistance at a level that makes the higher rents in such areas affordable to them.
- C. For HCV-assisted families who reside in designated SAFMR metropolitan areas, PHAs are required to use SAFMRs in establishing families' payment standards. The HPHA's Section 8 HCV program is operated in the City & County of Honolulu and is considered a "Designated SAFMR PHA".
- D. 42 USC 1437f requires FMRs be posted at least 30 days before they are effective and that they are effective at the start of the federal fiscal year (generally October 1).

- E. On September 16, 2021, the HPHA Board of Directors voted to adopt new 2022 SAFMR Payment Standards. These payment standards went into effect on January 1, 2022.
- F. On December 9, 2021, HUD published PIH Notice 2021-34, providing PHA's access to expedited regulatory waivers for the Public Housing and Housing Choice Voucher Programs, following a determination that some of the regulatory waivers provided in PIH Notice 2021-14 may continue to be necessary for effective program administration during pandemic recovery.
- G. To be eligible for the waivers, PHAs must apply by March 1, 2022, and include justification of good cause. Good cause justifications must include (a) why a PHA needs the waiver; (b) the impact on PHA operations or applicants if the waiver is not provided; and (c) the proposed waiver duration, not to exceed December 31, 2022. Good cause may include potential negative impacts to tenants of the onset of housing chain disruption, safety, or social distancing requirements.
- H. The expedited waivers proposed in PIH Notice 2021-34 include:
 - a. Increase in Payment Standard During the HAP Contract Term, where PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination; and
 - b. Voucher Tenancy: New Payment Standard Amount, where PHAs may request an expedited waiver to allow for the establishment of payment standards from 111 to 120 percent of the FMR.

II. DISCUSSION

- A. The pandemic caused disruptions in rental markets across the country that are anticipated to endure throughout calendar year 2022. This disruption was felt on the Island of Oahu, as an already limited housing market further decreased as Emergency Proclamations related to housing were in place from April 2020 to August 2021, the development of new housing stalled, and the price of both rental and for sale units surged.

On November 7, 2021, KHON2 reported Honolulu's medium rent for two and three-bedroom units to be the highest in the nation at \$1,528 and \$2,408, respectively. According to new data from the Honolulu Board of Realtors, median single-family home prices on Oahu are down slightly in 2021 but are up 15.6% from a year ago in 2020. Condominiums are up 13.8% from a year ago. This market could push local landlords to sell instead of rent.

- B. The latest Hawaii Housing Planning Study, published in 2019 reported that an average of 2,902 units were produced per year between 2010 and 2018, for an average annual growth rate of 0.6 percent. This was lower than the national average rate of 1.3 percent for those years. The study predicted lower production rates between 2020 and 2025, with the percentage of growth ranging from 0.4 percent to 0.2 percent annually.

Hawaii's housing supply continues to lag behind demand. The vast majority of needed units is concentrated at the lowest HUD income levels. This suggests that the market is more effective in producing high-end units than low-end units. Inefficiencies are exacerbated in periods of rapid market expansion when fewer low-end units are built. More middle-market and low-end units are built during times of market adjustment.

- C. During the COVID-19 pandemic, the state went into lockdown and indoor gatherings were restricted across the nation and globally. Manufacturers drastically reduced production, causing materials and appliances to become exceedingly difficult to obtain and extremely costly in Hawaii due to the newfound demand caused by the COVID restrictions. Construction largely halted or slowed in most of 2020 and 2021. While Hawaii's Department of Business, Economic Development & Tourism's 2021 4th Quarter Statistical & Economic Report shows Hawaii's construction industry has begun to improve, with increases in private building authorizations, construction jobs, government contracts awarded, and state government CIP expenditures all increased in the third quarter of 2021, materials continue to remain costly and hard to come by.

- D. In December 2021, the U.S. Navy suspended the use of a World War II-era fuel tank farm above a Hawaii aquifer in Red Hill after petroleum leaked into Honolulu's water supply and government officials called for shutting down operations. The water supply provides water to approximately 93,000 people living in Pearl Harbor as it holds up to 250 million gallons of water. More than 9,000 households have been affected by the fuel spill.

Since the discovery of the spill, the Navy has shut down multiple wells and relocated thousands of families to hotels temporarily. Approximately 8,086 families are on the Navy's water supply system. As of January 10, 3,965 of those families, just shy of half, are in temporary housing. Hotel inventory has been deemed insufficient to house all households impacted by the spill, and household will likely seek housing in the general housing market.

- E. Movement among HPHA's Housing Choice Voucher participants drastically decreased between March 2020 and November 2021 due to the pandemic. However, following the end of the Governor's Emergency

Proclamation, HPHA has seen an increase of requests to move among its participants. In November and December 2021, many of the new participants brought into the program through the Lease in Place Preference began requesting vouchers to move as they neared the end of their initial lease terms as participants with HPHA. While the agency has historically found that approximately 22% of HPHA Housing Choice Voucher participants find housing in the first 30 days of voucher issuance, and another 37% within the first sixty days, HPHA believes that the decrease in overall housing development and potential increase of 9,000 military families hunting for units will further drive up the housing market cost and reduce available inventory.

- F. To assist and provide better marketability to HPHA's HCV participants, HPHA has elected to apply for the expedited HUD waiver to establish a fair market rent payment standard up to 120%. HPHA has increased all payment tiers between six percent and twelve percent over the original 2022 payment standards that were adopted by the Board in September 2021 and went into effect January 1, 2022.
- G. Each tier group has the same payment standard for all the zip codes within that tier. Payment standards may not be less than 90% of the SAFMR and may not exceed 120% of the SAFMR for any one zip code. The payment standard generally establishes the amount of rent that a tenant can generally look for in a particular zip code.

The unit must continue to meet tests of rent reasonableness. HPHA must ensure that rents charged by owners to HCV program participants are reasonable and comparable to other rents for similar unassisted units in the marketplace. If a public housing agency approves rents that are too high, government funds are wasted and limited housing subsidies are squandered. Alternatively, if rents are approved at levels lower than comparable units in the private market, better owners and higher quality units are discouraged from participating in the program. In addition, families may be inappropriately restricted from where they can live. Determining rent reasonableness is especially critical when an agency uses its authority to set a payment standard higher than the FMR for all or a portion of its jurisdiction. Some owners will apply pressure to increase their rents to, or closer to, the payment standard. PHAs should be careful to not overpay, or the effect will be to inflate rents in a portion of the market.

- H. HPHA believes this waiver will need to be in effect for the remainder of 2022. Throughout the year, HPHA will actively evaluate and assess the housing market and available options to allow its participants an equal opportunity to find housing beyond the expiration of the waiver.

- I. Attached for consideration are the proposed payment standards for zip codes in the City and County of Honolulu for the HPHA's Housing Choice Voucher Program. The waiver will not go into effect until the expedited waiver is approved by HUD.

III. RECOMMENDATION

That the Board of Directors (1) Adopt Updated 2022 Payment Standards for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program, as Permitted by U.S Housing and Urban Development Waiver Application to Increase Payment Standards Up to 120% of the Small Area Fair Market Rent (SAFMR); (2) Start the Increase Effective upon Approval of the Waiver Application by the U.S. Department of Housing and Urban Development; and (3) Authorize the Executive Director to Implement the Updated Payment Standards, Including Making Adjustments to the Payment Standards Between 90% and 120% Based on Projected Housing Assistance Funding Shortfall with Adequate Notice to Program Participants

- Attachment A: Urban Honolulu, HI MSA Small Area FY 2022 Fair Market Rents, issued by HUD, Effective at the start of the federal fiscal year
- Attachment B: Summary of Proposed Updated Payment Standards, effective upon approval by HUD and Current Payment Standards, effective January 1, 2022
- Attachment C: Detailed Payment Standard by zip codes

Prepared by: Sarah Beamer, Section 8 Branch *SB*

Approved by the Board of Directors
on the date set forth above
 As Proposed As Amended



Robert J. Hall
Chairperson



FY 2022 Small Area FMRs For Honolulu County, HI

Zipcode	Studio	1-bdroom	2-bdroom	3-bdroom	4-bdroom	5-bdroom	6-bdroom	7-bdroom	8-bdroom
96701	\$1,610	\$1,770	\$2,320	\$3,300	\$3,970	\$4,566	\$5,161	\$5,757	\$6,352
96706	\$1,890	\$2,080	\$2,730	\$3,880	\$4,670	\$5,371	\$6,071	\$6,772	\$7,472
96707	\$1,700	\$1,870	\$2,460	\$3,490	\$4,210	\$4,842	\$5,473	\$6,105	\$6,736
96709	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96712	\$1,440	\$1,580	\$2,080	\$2,950	\$3,560	\$4,094	\$4,628	\$5,162	\$5,696
96717	\$1,480	\$1,620	\$2,130	\$3,030	\$3,650	\$4,198	\$4,745	\$5,293	\$5,840
96730	\$1,320	\$1,450	\$1,910	\$2,710	\$3,270	\$3,761	\$4,251	\$4,742	\$5,232
96731	\$1,450	\$1,590	\$2,090	\$2,970	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96734	\$2,220	\$2,440	\$3,200	\$4,550	\$5,480	\$6,302	\$7,124	\$7,946	\$8,768
96744	\$1,600	\$1,760	\$2,310	\$3,280	\$3,950	\$4,543	\$5,135	\$5,728	\$6,320
96759	\$1,710	\$1,880	\$2,470	\$3,500	\$4,220	\$4,853	\$5,486	\$6,119	\$6,752
96762	\$1,500	\$1,650	\$2,170	\$3,080	\$3,710	\$4,267	\$4,823	\$5,380	\$5,936
96782	\$1,730	\$1,900	\$2,500	\$3,550	\$4,280	\$4,922	\$5,564	\$6,206	\$6,848
96786	\$1,750	\$1,920	\$2,520	\$3,580	\$4,310	\$4,957	\$5,603	\$6,250	\$6,896
96789	\$1,680	\$1,840	\$2,420	\$3,440	\$4,140	\$4,761	\$5,382	\$6,003	\$6,624
96791	\$1,700	\$1,870	\$2,450	\$3,480	\$4,190	\$4,819	\$5,447	\$6,076	\$6,704
96792	\$1,110	\$1,220	\$1,600	\$2,270	\$2,740	\$3,151	\$3,562	\$3,973	\$4,384
96795	\$1,100	\$1,210	\$1,590	\$2,260	\$2,720	\$3,128	\$3,536	\$3,944	\$4,352
96797	\$1,460	\$1,610	\$2,110	\$3,000	\$3,610	\$4,152	\$4,693	\$5,235	\$5,776
96801	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96802	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96803	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96804	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96805	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96806	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96807	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96808	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96809	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96810	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96811	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96812	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96813	\$1,570	\$1,730	\$2,270	\$3,220	\$3,890	\$4,474	\$5,057	\$5,641	\$6,224
96814	\$1,710	\$1,880	\$2,470	\$3,510	\$4,230	\$4,865	\$5,499	\$6,134	\$6,768
96815	\$1,920	\$2,110	\$2,770	\$3,930	\$4,740	\$5,451	\$6,162	\$6,873	\$7,584
96816	\$1,500	\$1,650	\$2,170	\$3,080	\$3,710	\$4,267	\$4,823	\$5,380	\$5,936
96817	\$1,230	\$1,350	\$1,770	\$2,510	\$3,030	\$3,485	\$3,939	\$4,394	\$4,848
96818	\$2,080	\$2,280	\$3,000	\$4,260	\$5,130	\$5,900	\$6,669	\$7,439	\$8,208
96819	\$1,350	\$1,480	\$1,950	\$2,770	\$3,340	\$3,841	\$4,342	\$4,843	\$5,344
96820	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96821	\$2,280	\$2,500	\$3,290	\$4,670	\$5,630	\$6,475	\$7,319	\$8,164	\$9,008
96822	\$1,450	\$1,590	\$2,090	\$2,970	\$3,580	\$4,117	\$4,654	\$5,191	\$5,728
96823	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96824	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96825	\$2,330	\$2,560	\$3,360	\$4,770	\$5,750	\$6,613	\$7,475	\$8,338	\$9,200
96826	\$1,450	\$1,600	\$2,100	\$2,980	\$3,590	\$4,129	\$4,667	\$5,206	\$5,744
96828	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96830	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96836	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96837	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96839	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96848	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96850	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96853	\$1,930	\$2,120	\$2,780	\$3,950	\$4,760	\$5,474	\$6,188	\$6,902	\$7,616
96854	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96857	\$1,750	\$1,920	\$2,520	\$3,580	\$4,310	\$4,957	\$5,603	\$6,250	\$6,896
96858	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96859	\$1,350	\$1,480	\$1,950	\$2,770	\$3,340	\$3,841	\$4,342	\$4,843	\$5,344
96860	\$2,080	\$2,280	\$3,000	\$4,260	\$5,130	\$5,900	\$6,669	\$7,439	\$8,208
96861	\$1,550	\$1,710	\$2,240	\$3,180	\$3,830	\$4,405	\$4,979	\$5,554	\$6,128
96863	\$1,820	\$2,000	\$2,620	\$3,720	\$4,480	\$5,152	\$5,824	\$6,496	\$7,168

HAWAII PUBLIC HOUSING AUTHORITY
Payment Standards Based on SAFMR
Effective January 1, 2021

TIER	ZIP CODES				BEDROOM SIZE								
					0	1	2	3	4	5	6	7	8
Tier 1	96821	96825			\$2,097	\$2,305	\$3,025	\$4,293	\$5,175	\$5,951	\$6,728	\$7,504	\$8,280
Tier 2	96706	96734	96815	96818	\$1,998	\$2,196	\$2,880	\$4,095	\$4,932	\$5,672	\$6,412	\$7,151	\$7,891
	96853	96860											
Tier 3	96707	96759	96782	96786	\$1,638	\$1,810	\$2,390	\$3,430	\$4,180	\$4,810	\$5,440	\$6,070	\$6,700
	96789	96791	96814	96857									
	96863												
Tier 4	96701	96709	96744	96762	\$1,550	\$1,710	\$2,250	\$3,250	\$3,940	\$4,530	\$5,120	\$5,710	\$6,300
	96801	96802	96803	96804									
	96805	96806	96807	96808									
	96809	96810	96811	96812									
	96813	96816	96820	96823									
	96824	96828	96830	96836									
	96837	96839	96848	96850									
	96854	96858	96861										
Tier 5	96712	96717	96730	96731	\$1,452	\$1,595	\$2,101	\$2,981	\$3,597	\$4,137	\$4,676	\$5,216	\$5,755
	96797	96819	96822	96826									
	96859												
Tier 6	96817				\$1,353	\$1,485	\$1,947	\$2,761	\$3,333	\$3,833	\$4,333	\$4,833	\$5,333
Tier 7	96792	96795			\$1,210	\$1,331	\$1,749	\$2,486	\$2,992	\$3,441	\$3,890	\$4,338	\$4,787

Proposed - HAWAII PUBLIC HOUSING AUTHORITY
Payment Standards Based on SAFMR
Effective upon HUD approval

TIER	ZIP CODES				BEDROOM SIZE								
					0	1	2	3	4	5	6	7	8
Tier 1	96821	96825			\$2,260	\$2,480	\$3,260	\$4,625	\$5,575	\$6,415	\$7,250	\$8,090	\$8,920
Tier 2	96706	96734	96815	96818	\$2,154	\$2,365	\$3,100	\$4,415	\$5,315	\$6,115	\$6,900	\$7,700	\$8,500
	96853	96860											
Tier 3	96707	96759	96782	96786	\$1,820	\$2,000	\$2,620	\$3,720	\$4,480	\$5,152	\$5,824	\$6,496	\$7,168
	96789	96791	96814	96857									
	96863												
Tier 4	96701	96709	96744	96762	\$1,750	\$1,915	\$2,520	\$3,575	\$4,305	\$4,950	\$5,600	\$6,240	\$6,900
	96801	96802	96803	96804									
	96805	96806	96807	96808									
	96809	96810	96811	96812									
	96813	96816	96820	96823									
	96824	96828	96830	96836									
	96837	96839	96848	96850									
	96854	96858	96861										
Tier 5	96712	96717	96730	96731	\$1,584	\$1,740	\$2,292	\$3,251	\$3,925	\$4,511	\$5,100	\$5,690	\$6,278
	96797	96819	96822	96826									
	96859												
Tier 6	96817				\$1,476	\$1,620	\$2,124	\$3,012	\$3,637	\$4,183	\$4,725	\$5,273	\$5,820
Tier 7	96792	96795			\$1,320	\$1,452	\$1,908	\$2,711	\$3,265	\$3,755	\$4,242	\$4,732	\$5,223

Detailed Payment Standard by Zip Codes

Zipcode	Studio			1-bdroom			2-bdroom			3-bdroom			90%
	90%	100%	110%	90%	100%	110%	90%	100%	110%	90%	100%	110%	
96701	\$1,449	\$1,610	\$1,771	\$1,593	\$1,770	\$1,947	\$2,088	\$2,320	\$2,552	\$2,970	\$3,300	\$3,630	\$3,573
96706	\$1,701	\$1,890	\$2,079	\$1,872	\$2,080	\$2,288	\$2,457	\$2,730	\$3,003	\$3,492	\$3,880	\$4,268	\$4,203
96707	\$1,530	\$1,700	\$1,870	\$1,683	\$1,870	\$2,057	\$2,214	\$2,460	\$2,706	\$3,141	\$3,490	\$3,839	\$3,789
96709	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96712	\$1,296	\$1,440	\$1,584	\$1,422	\$1,580	\$1,738	\$1,872	\$2,080	\$2,288	\$2,655	\$2,950	\$3,245	\$3,204
96717	\$1,332	\$1,480	\$1,628	\$1,458	\$1,620	\$1,782	\$1,917	\$2,130	\$2,343	\$2,727	\$3,030	\$3,333	\$3,285
96730	\$1,188	\$1,320	\$1,452	\$1,305	\$1,450	\$1,595	\$1,719	\$1,910	\$2,101	\$2,439	\$2,710	\$2,981	\$2,943
96731	\$1,305	\$1,450	\$1,595	\$1,431	\$1,590	\$1,749	\$1,881	\$2,090	\$2,299	\$2,673	\$2,970	\$3,267	\$3,222
96734	\$1,998	\$2,220	\$2,442	\$2,196	\$2,440	\$2,684	\$2,880	\$3,200	\$3,520	\$4,095	\$4,550	\$5,005	\$4,932
96744	\$1,440	\$1,600	\$1,760	\$1,584	\$1,760	\$1,936	\$2,079	\$2,310	\$2,541	\$2,952	\$3,280	\$3,608	\$3,555
96759	\$1,539	\$1,710	\$1,881	\$1,692	\$1,880	\$2,068	\$2,223	\$2,470	\$2,717	\$3,150	\$3,500	\$3,850	\$3,798
96762	\$1,350	\$1,500	\$1,650	\$1,485	\$1,650	\$1,815	\$1,953	\$2,170	\$2,387	\$2,772	\$3,080	\$3,388	\$3,339
96782	\$1,557	\$1,730	\$1,903	\$1,710	\$1,900	\$2,090	\$2,250	\$2,500	\$2,750	\$3,195	\$3,550	\$3,905	\$3,852
96786	\$1,575	\$1,750	\$1,925	\$1,728	\$1,920	\$2,112	\$2,268	\$2,520	\$2,772	\$3,222	\$3,580	\$3,938	\$3,879
96789	\$1,512	\$1,680	\$1,848	\$1,656	\$1,840	\$2,024	\$2,178	\$2,420	\$2,662	\$3,096	\$3,440	\$3,784	\$3,726
96791	\$1,530	\$1,700	\$1,870	\$1,683	\$1,870	\$2,057	\$2,205	\$2,450	\$2,695	\$3,132	\$3,480	\$3,828	\$3,771
96792	\$999	\$1,110	\$1,221	\$1,098	\$1,220	\$1,342	\$1,440	\$1,600	\$1,760	\$2,043	\$2,270	\$2,497	\$2,466
96795	\$990	\$1,100	\$1,210	\$1,089	\$1,210	\$1,331	\$1,431	\$1,590	\$1,749	\$2,034	\$2,260	\$2,486	\$2,448
96797	\$1,314	\$1,460	\$1,606	\$1,449	\$1,610	\$1,771	\$1,899	\$2,110	\$2,321	\$2,700	\$3,000	\$3,300	\$3,249
96801	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96802	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96803	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96804	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96805	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96806	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96807	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96808	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96809	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96810	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96811	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96812	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96813	\$1,413	\$1,570	\$1,727	\$1,557	\$1,730	\$1,903	\$2,043	\$2,270	\$2,497	\$2,898	\$3,220	\$3,542	\$3,501
96814	\$1,539	\$1,710	\$1,881	\$1,692	\$1,880	\$2,068	\$2,223	\$2,470	\$2,717	\$3,159	\$3,510	\$3,861	\$3,807
96815	\$1,728	\$1,920	\$2,112	\$1,899	\$2,110	\$2,321	\$2,493	\$2,770	\$3,047	\$3,537	\$3,930	\$4,323	\$4,266
96816	\$1,350	\$1,500	\$1,650	\$1,485	\$1,650	\$1,815	\$1,953	\$2,170	\$2,387	\$2,772	\$3,080	\$3,388	\$3,339
96817	\$1,107	\$1,230	\$1,353	\$1,215	\$1,350	\$1,485	\$1,593	\$1,770	\$1,947	\$2,259	\$2,510	\$2,761	\$2,727
96818	\$1,872	\$2,080	\$2,288	\$2,052	\$2,280	\$2,508	\$2,700	\$3,000	\$3,300	\$3,834	\$4,260	\$4,686	\$4,617
96819	\$1,215	\$1,350	\$1,485	\$1,332	\$1,480	\$1,628	\$1,755	\$1,950	\$2,145	\$2,493	\$2,770	\$3,047	\$3,006
96820	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96821	\$2,052	\$2,280	\$2,508	\$2,250	\$2,500	\$2,750	\$2,961	\$3,290	\$3,619	\$4,203	\$4,670	\$5,137	\$5,067

Attachment C

96822	\$1,305	\$1,450	\$1,595	\$1,431	\$1,590	\$1,749	\$1,881	\$2,090	\$2,299	\$2,673	\$2,970	\$3,267	\$3,222
96823	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96824	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96825	\$2,097	\$2,330	\$2,563	\$2,304	\$2,560	\$2,816	\$3,024	\$3,360	\$3,696	\$4,293	\$4,770	\$5,247	\$5,175
96826	\$1,305	\$1,450	\$1,595	\$1,440	\$1,600	\$1,760	\$1,890	\$2,100	\$2,310	\$2,682	\$2,980	\$3,278	\$3,231
96828	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96830	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96836	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96837	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96839	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96848	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96850	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96853	\$1,737	\$1,930	\$2,123	\$1,908	\$2,120	\$2,332	\$2,502	\$2,780	\$3,058	\$3,555	\$3,950	\$4,345	\$4,284
96854	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96857	\$1,575	\$1,750	\$1,925	\$1,728	\$1,920	\$2,112	\$2,268	\$2,520	\$2,772	\$3,222	\$3,580	\$3,938	\$3,879
96858	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96859	\$1,215	\$1,350	\$1,485	\$1,332	\$1,480	\$1,628	\$1,755	\$1,950	\$2,145	\$2,493	\$2,770	\$3,047	\$3,006
96860	\$1,872	\$2,080	\$2,288	\$2,052	\$2,280	\$2,508	\$2,700	\$3,000	\$3,300	\$3,834	\$4,260	\$4,686	\$4,617
96861	\$1,395	\$1,550	\$1,705	\$1,539	\$1,710	\$1,881	\$2,016	\$2,240	\$2,464	\$2,862	\$3,180	\$3,498	\$3,447
96863	\$1,638	\$1,820	\$2,002	\$1,800	\$2,000	\$2,200	\$2,358	\$2,620	\$2,882	\$3,348	\$3,720	\$4,092	\$4,032

4-bdroom		5-bdroom			6-bdroom			7-bdroom			8-bdroom		
100%	110%	90%	100%	110%	90%	100%	110%	90%	100%	110%	90%	100%	110%
\$3,970	\$4,367	\$4,109	\$4,566	\$5,022	\$4,645	\$5,161	\$5,677	\$5,181	\$5,757	\$6,332	\$5,717	\$6,352	\$6,987
\$4,670	\$5,137	\$4,833	\$5,371	\$5,908	\$5,464	\$6,071	\$6,678	\$6,094	\$6,772	\$7,449	\$6,725	\$7,472	\$8,219
\$4,210	\$4,631	\$4,357	\$4,842	\$5,326	\$4,926	\$5,473	\$6,020	\$5,494	\$6,105	\$6,715	\$6,062	\$6,736	\$7,410
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,560	\$3,916	\$3,685	\$4,094	\$4,503	\$4,165	\$4,628	\$5,091	\$4,646	\$5,162	\$5,678	\$5,126	\$5,696	\$6,266
\$3,650	\$4,015	\$3,778	\$4,198	\$4,617	\$4,271	\$4,745	\$5,220	\$4,763	\$5,293	\$5,822	\$5,256	\$5,840	\$6,424
\$3,270	\$3,597	\$3,384	\$3,761	\$4,137	\$3,826	\$4,251	\$4,676	\$4,267	\$4,742	\$5,216	\$4,709	\$5,232	\$5,755
\$3,580	\$3,938	\$3,705	\$4,117	\$4,529	\$4,189	\$4,654	\$5,119	\$4,672	\$5,191	\$5,710	\$5,155	\$5,728	\$6,301
\$5,480	\$6,028	\$5,672	\$6,302	\$6,932	\$6,412	\$7,124	\$7,836	\$7,151	\$7,946	\$8,741	\$7,891	\$8,768	\$9,645
\$3,950	\$4,345	\$4,088	\$4,543	\$4,997	\$4,622	\$5,135	\$5,649	\$5,155	\$5,728	\$6,300	\$5,688	\$6,320	\$6,952
\$4,220	\$4,642	\$4,368	\$4,853	\$5,338	\$4,937	\$5,486	\$6,035	\$5,507	\$6,119	\$6,731	\$6,077	\$6,752	\$7,427
\$3,710	\$4,081	\$3,840	\$4,267	\$4,693	\$4,341	\$4,823	\$5,305	\$4,842	\$5,380	\$5,917	\$5,342	\$5,936	\$6,530
\$4,280	\$4,708	\$4,430	\$4,922	\$5,414	\$5,008	\$5,564	\$6,120	\$5,585	\$6,206	\$6,827	\$6,163	\$6,848	\$7,533
\$4,310	\$4,741	\$4,461	\$4,957	\$5,452	\$5,043	\$5,603	\$6,163	\$5,625	\$6,250	\$6,874	\$6,206	\$6,896	\$7,586
\$4,140	\$4,554	\$4,285	\$4,761	\$5,237	\$4,844	\$5,382	\$5,920	\$5,403	\$6,003	\$6,603	\$5,962	\$6,624	\$7,286
\$4,190	\$4,609	\$4,337	\$4,819	\$5,300	\$4,902	\$5,447	\$5,992	\$5,468	\$6,076	\$6,683	\$6,034	\$6,704	\$7,374
\$2,740	\$3,014	\$2,836	\$3,151	\$3,466	\$3,206	\$3,562	\$3,918	\$3,576	\$3,973	\$4,370	\$3,946	\$4,384	\$4,822
\$2,720	\$2,992	\$2,815	\$3,128	\$3,441	\$3,182	\$3,536	\$3,890	\$3,550	\$3,944	\$4,338	\$3,917	\$4,352	\$4,787
\$3,610	\$3,971	\$3,736	\$4,152	\$4,567	\$4,224	\$4,693	\$5,162	\$4,711	\$5,235	\$5,758	\$5,198	\$5,776	\$6,354
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,890	\$4,279	\$4,026	\$4,474	\$4,921	\$4,551	\$5,057	\$5,563	\$5,076	\$5,641	\$6,205	\$5,602	\$6,224	\$6,846
\$4,230	\$4,653	\$4,378	\$4,865	\$5,351	\$4,949	\$5,499	\$6,049	\$5,520	\$6,134	\$6,747	\$6,091	\$6,768	\$7,445
\$4,740	\$5,214	\$4,906	\$5,451	\$5,996	\$5,546	\$6,162	\$6,778	\$6,186	\$6,873	\$7,560	\$6,826	\$7,584	\$8,342
\$3,710	\$4,081	\$3,840	\$4,267	\$4,693	\$4,341	\$4,823	\$5,305	\$4,842	\$5,380	\$5,917	\$5,342	\$5,936	\$6,530
\$3,030	\$3,333	\$3,136	\$3,485	\$3,833	\$3,545	\$3,939	\$4,333	\$3,954	\$4,394	\$4,833	\$4,363	\$4,848	\$5,333
\$5,130	\$5,643	\$5,310	\$5,900	\$6,489	\$6,002	\$6,669	\$7,336	\$6,695	\$7,439	\$8,182	\$7,387	\$8,208	\$9,029
\$3,340	\$3,674	\$3,457	\$3,841	\$4,225	\$3,908	\$4,342	\$4,776	\$4,359	\$4,843	\$5,327	\$4,810	\$5,344	\$5,878
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$5,630	\$6,193	\$5,827	\$6,475	\$7,122	\$6,587	\$7,319	\$8,051	\$7,347	\$8,164	\$8,980	\$8,107	\$9,008	\$9,909

Attachment C

\$3,580	\$3,938	\$3,705	\$4,117	\$4,529	\$4,189	\$4,654	\$5,119	\$4,672	\$5,191	\$5,710	\$5,155	\$5,728	\$6,301
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$5,750	\$6,325	\$5,951	\$6,613	\$7,274	\$6,728	\$7,475	\$8,223	\$7,504	\$8,338	\$9,171	\$8,280	\$9,200	\$10,120
\$3,590	\$3,949	\$3,716	\$4,129	\$4,541	\$4,200	\$4,667	\$5,134	\$4,685	\$5,206	\$5,726	\$5,170	\$5,744	\$6,318
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$4,760	\$5,236	\$4,927	\$5,474	\$6,021	\$5,569	\$6,188	\$6,807	\$6,212	\$6,902	\$7,592	\$6,854	\$7,616	\$8,378
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$4,310	\$4,741	\$4,461	\$4,957	\$5,452	\$5,043	\$5,603	\$6,163	\$5,625	\$6,250	\$6,874	\$6,206	\$6,896	\$7,586
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$3,340	\$3,674	\$3,457	\$3,841	\$4,225	\$3,908	\$4,342	\$4,776	\$4,359	\$4,843	\$5,327	\$4,810	\$5,344	\$5,878
\$5,130	\$5,643	\$5,310	\$5,900	\$6,489	\$6,002	\$6,669	\$7,336	\$6,695	\$7,439	\$8,182	\$7,387	\$8,208	\$9,029
\$3,830	\$4,213	\$3,964	\$4,405	\$4,845	\$4,481	\$4,979	\$5,477	\$4,998	\$5,554	\$6,109	\$5,515	\$6,128	\$6,741
\$4,480	\$4,928	\$4,637	\$5,152	\$5,667	\$5,242	\$5,824	\$6,406	\$5,846	\$6,496	\$7,146	\$6,451	\$7,168	\$7,885