

WHAT RENT WILL I PAY?

Before you begin, make sure the rental rates fit within your budget.

The chart below gives starting rates by tier. Depending on the specific home you choose, your rate may vary. Select your floor plan. If the pricing works, move to the next section.

Floor Plan	120% Tier	100% Tier	80% Tier
S1	\$2393 - \$2,468	\$2,307 - 2,417	\$2,282 - \$2,392
A1	\$2,548	\$2,494	\$2,467
A2	\$2,578 - \$2,688	\$2,524 - \$2,634	\$2,497 - \$2,607
A3	\$2,638 - \$2,798	\$2,584 - \$2,744	\$2,557 - \$2,717
B1	\$3,091 - \$3,126	\$3,029 - \$3,064	\$2,997 - \$3,032
B2	\$2,986 - \$3,186	\$2,924 - \$3,124	\$2,892 - \$3,092
B3	\$3,266 - \$3,301	\$3,204 - \$3,239	\$3,172 - \$3,207

*Occupancy standards are two persons per bedroom, plus one additional person per apartment home.

To move forward, we'll need two main details from you:

How many people plan to live in the home?

What is the household's gross annual income?

Next, let's find your rental rate by identifying your Tier:

Start by finding your household size in the chart below, making sure to include everyone who will live in the home, including children under 18. Then, look across that row to find the income amount that is just above your household's total gross income. The percentage listed at the top of that column is your Tier.

Once you know your Tier, you can use the Rental Rate Range chart above to find the rental rate for the floor plan you're interested in. To qualify, your household income must be at least twice the monthly rent. Each Tier has a maximum income limit, which is listed below. Households with incomes above the 120% Tier limit do not meet the income qualifications.

Maximum Income by Household Size			
Household Size	80% Tier	100% Tier	120% Tier
1	\$ 89,520	\$ 111,900	\$ 134,280
2	\$ 102,320	\$ 127,900	\$ 153,480
3	\$ 115,120	\$ 143,900	\$ 172,680
4	\$ 127,840	\$ 159,800	\$ 191,760
5	\$ 138,080	\$ 172,600	\$ 207,120

Income requirements vary by AMI Tier. For lower AMI Tiers, a household's monthly gross income must be at least twice the monthly rent. For higher AMI Tiers, the income must exceed the limits of all lower tiers, but still fall below the maximum income limit for that Tier. Households with incomes above the maximum limit are not eligible for the Essential Housing program.

FEATURE ADJUSTMENT GUIDE

New FP Name	New Unit Type Name	Bed	Bath	+100	+200	Corner Unit	Favorable Layout	Unfavorable Layout	Poor View	Total +/- Due to Features
				Square Footage	Square Footage					
S1	Studio_1BTH_S1_UL	0	1	0	0	0	0	-75	\$0	-\$75
	Studio_1BTH_S1_TF_UL	0	1	0	0	35	0	-75	\$0	-\$40
	Studio_1BTH_S1_UL_PV	0	1	0	0	0	0	-75	-\$75	-\$150
	Studio_1BTH_S1_CU_UL	0	1	0	0	0	15	-75	\$0	-\$60
	Studio_1BTH_S1_TF_UL_PV	0	1	0	0	35	0	-75	-\$75	-\$115
	Studio_1BTH_S1_CU_TF_UL_PV	0	1	0	0	35	15	-75	-\$75	-\$100
A1	1BD_1BTH_A1_TF_UL_PV	1	1	0	0	35	0	-75	-\$75	-\$115
A2	1BD_1BTH_A2_100_CU_UL_PV	1	1	50	0	0	15	-75	-\$75	-\$85
	1BD_1BTH_A2_100_CU_UL	1	1	50	0	0	15	-75	\$0	-\$10
	1BD_1BTH_A2_100_CU_TF_UL_PV	1	1	50	0	35	15	-75	-\$75	-\$50
	1BD_1BTH_A2_100_CU_TF_UL	1	1	50	0	35	15	-75	\$0	\$25
A3	1BD_1BTH_A3_100	1	1	50	0	0	0	0	\$0	\$50
	1BD_1BTH_A3_100_CU	1	1	50	0	0	15	0	\$0	\$65
	1BD_1BTH_A3_100_CU_FL	1	1	50	0	0	15	50	0	\$115
	1BD_1BTH_A3_100_CU_FL_PV	1	1	50	0	0	15	50	-75	\$40
	1BD_1BTH_A3_100_CU_FL_TF_PV	1	1		0	35	15	50	-75	\$25
	1BD_1BTH_A3_100_FL	1	1	50	0	0	0	50	0	\$100
	1BD_1BTH_A3_100_CU_TF	1	1	50	0	35	15	0	\$0	\$100
	1BD_1BTH_A3_100_FL_PV	1	1	50	0	0	0	50	-75	\$25
	1BD_1BTH_A3_100_FL_TF	1	1	50	0	35	0	50	0	\$135
	1BD_1BTH_A3_100_FL_TF_PV	1	1	50	0	35	0	50	-75	\$60
	1BD_1BTH_A3_100_PV	1	1	50	0	0	0	0	-75	-\$25
	1BD_1BTH_A3_100_TF	1	1	50	0	35	0	0	0	\$85
	1BD_1BTH_A3_100_UL	1	1	50	0	0	0	-75	\$0	-\$25
	B1	2BD_2BTH_B1_100_CU_UL	2	2	50	0	0	15	-75	\$0
2BD_2BTH_B1_100_CU_TF_UL		2	2	50	0	35	15	-75	\$0	\$25
B2	2BD_2BTH_B2	2	2	50	0	0	0	0	\$0	\$50
	2BD_2BTH_B2_PV	2	2	0	0	0	0	0	-75	-\$75
	2BD_2BTH_B2_FL	2	2	0	0	0	0	50	0	\$50
	2BD_2BTH_B2_CU	2	2	0	0	0	15	0	0	\$15
	2BD_2BTH_B2_CU_PV	2	2	0	0	0	15	0	-75	-\$60
	2BD_2BTH_B2_UL	2	2	0	0	0	0	-75	\$0	-\$75
	2BD_2BTH_B2_FL_TF	2	2	0	0	35	0	50	0	\$85
	2BD_2BTH_B2_TF	2	2	0	0	35	0	0	0	\$35
	2BD_2BTH_B2_CU_TF	2	2	0	0	35	15	0	0	\$50
	2BD_2BTH_B2_CU_TF_PV	2	2	0	0	35	15	0	-75	-\$25
	2BD_2BTH_B2_TF_UL_PV	2	2	0	0	35	0	-75	-\$75	-\$115
	2BD_2BTH_B2_TF_PV	2	2	0	0	35	0	0	-75	-\$40
	B3	2BD_2BTH_B3_200_CU_FL	2	2	0	100	0	15	50	0
2BD_2BTH_B3_200_CU_FL_TF		2	2	0	100	35	15	50	0	\$200

Type	Feature	Code	Adjustment
Positive	+100 Square Footage	_100	\$50
Positive	+200 Square Footage	_200	\$100
Positive	Favorable Layout	_FL	\$50
Positive	Top Floor	_TF	\$35
Positive	Corner Unit	_CU	\$15
Negative	Unfavorable Layout	_UL	(\$75)
Negative	Poor View	_PV	(\$75)

Code	Meaning
S	Studio
A	1 Bedroom
B	2 Bedroom
C	3 Bedroom
1	Used when a bedroom category has more than one floor plan. Unit Type 1 is the base. Any additional floor plans in that category price off this base, with adjustments for their specific features.
2	Used when a bed type has more than one floor plan, applying to the 2nd smallest option.
3	Same as above, but 3rd smallest option, and so on for additional variations