

Guidelines for Calculating Rent Reasonableness for BSS+ ESG-CV Program

BSS+ ESG-CARES [CV] RENT REASONABLENESS WORKSHEET

	Proposed Unit	UNIT #1	UNIT #2	UNIT #3
ADDRESS	Full Address to Include Unit #	Full Address to Include Unit #	Full Address to Include Unit #	Full Address to Include Unit #
NUMBER OF BEDROOMS	#bedrooms	#bedrooms	#bedrooms	#bedrooms
SQUARE FEET	Sq. Footage provided by property	Sq. Footage provided by property	Sq. Footage provided by property	Sq. Footage provided by property
TYPE OF UNIT/CONSTRUCTION	Multifamily apartment, duplex, single family home, fourplex, etc.	Multifamily apartment, duplex, single family home, fourplex, etc.	Multifamily apartment, duplex, single family home, fourplex, etc.	Multifamily apartment, duplex, single family home, fourplex, etc.
HOUSING CONDITION	Good, fair, poor (this is your estimation, but we aren't placing people in housing that isn't good)	Good, fair, poor (this is your estimation, but we aren't placing people in housing that isn't good)	Good, fair, poor (this is your estimation, but we aren't placing people in housing that isn't good)	Good, fair, poor (this is your estimation, but we aren't placing people in housing that isn't good)
LOCATION/ACCESSIBILITY	North Austin, South Austin, Northwest Austin, etc.	North Austin, South Austin, Northwest Austin, etc.	North Austin, South Austin, Northwest Austin, etc.	North Austin, South Austin, Northwest Austin, etc.
AMENITIES	Pool/Playground/Gated/Business Center/Clubhouse/Laundry Facility/Washer Dryer in Unit/Etc.	Pool/Playground/Gated/Business Center/Clubhouse/Laundry Facility/Washer Dryer in Unit/Etc.	Pool/Playground/Gated/Business Center/Clubhouse/Laundry Facility/Washer Dryer in Unit/Etc.	Pool/Playground/Gated/Business Center/Clubhouse/Laundry Facility/Washer Dryer in Unit/Etc.
SITE:	Near Transit/Near Shopping/Near Schools/Near Restaurants/Etc.	Near Transit/Near Shopping/Near Schools/Near Restaurants/Etc.	Near Transit/Near Shopping/Near Schools/Near Restaurants/Etc.	Near Transit/Near Shopping/Near Schools/Near Restaurants/Etc.
NEIGHBORHOOD:				
AGE IN YEARS	Age of property	Age of property	Age of property	Age of property
UTILITIES (TYPE)	Electric/Gas/Gas and Electric	Electric/Gas/Gas and Electric	Electric/Gas/Gas and Electric	Electric/Gas/Gas and Electric
UNIT RENT UTILITY ALLOWANCE	Monthly Rent Utility Allowance from HACA Utility Allowance Schedule if utilities aren't included in rent. If utilities ARE included, this # is zero.	Monthly Rent Utility Allowance from Housing Authority Schedule if utilities aren't included in rent. If utilities ARE included, this # is zero.	Monthly Rent Utility Allowance from Housing Authority Schedule if utilities aren't included in rent. If utilities ARE included, this # is zero.	Monthly Rent Utility Allowance from Housing Authority Schedule if utilities aren't included in rent. If utilities ARE included, this # is zero.
TOTAL RENT + UTILITY ALLOWANCE	This is called "Gross Rent"	This is called "Gross Rent"	This is called "Gross Rent"	This is called "Gross Rent"

RENT REASONABLENESS

Based upon a comparison with rents for comparable units,
I have determined that the proposed rent for the unit [] is [] is not reasonable.

	SIGNATURE:	
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Calculating the GROSS RENT AMOUNT

To calculate the gross rent of a unit that is being tested by the FMR standard:

$$\begin{array}{r} \text{Total contract rent amount of the unit} \\ + \\ \text{Any fees required for occupancy under the lease (excluding late fees and pet fees)} \\ + \\ \text{Monthly utility allowance* (excluding telephone) established by local PHA} \\ = \\ \text{Gross Rent Amount} \end{array}$$

***Note:** The monthly utility allowance is added only for those utilities that the tenant pays for separately (for more information on utility allowances established by the local public housing agency (PHA), see 24 CFR § 982.517). The utility allowance does not include telephone, cable or satellite television service, and internet service. If all utilities are included in the rent, there is no utility allowance.

BSS+ ESG-CV Policy determines rent to be reasonable if the gross rent of the proposed property is not more than 5% higher than the average gross rent of the proposed properties.

BSS+ ESG-CV RENT REASONABLENESS WORKSHEET- Example #1
Utilities Not Paid by Property for Proposed Unit or Comparable Units

	Proposed Unit	UNIT #1	UNIT #2	UNIT #3
ADDRESS				
NUMBER OF BEDROOMS	1	1	1	1
SQUARE FEET	501	555	600	599
TYPE OF UNIT/CONSTRUCTION	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT
HOUSING CONDITION	GOOD	GOOD	GOOD	GOOD
LOCATION/ACCESSIBILITY	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN
AMENITIES SITE: NEIGHBORHOOD:	POOL, PLAYGROUND, GATED, LAUNDRY FACILITIES NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	POOL, FITNESS CENTER, CLUBHOUSE, W/D IN UNIT NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING
AGE IN YEARS	37	17	20	9
UTILITIES (TYPE)	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
UNIT RENT	\$964	\$1,360	\$1,240	\$1,125
UTILITY ALLOWANCE	\$185	\$185	\$185	\$185
TOTAL RENT + UTILITY ALLOWANCE	\$1,149	\$1,545	\$1,425	\$1,310

RENT REASONABLENESS

Based upon a comparison with rents for comparable units,
 I have determined that the proposed rent for the unit is is not reasonable.

	SIGNATURE:	DATE:
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The average of the gross rents for the comparison properties in this example:

\$1545+\$1425+\$1310 = \$1426.66 This rent is reasonable.

BSS+ ESG-CV RENT REASONABLENESS WORKSHEET- Example #2

Utilities Paid by Property for Proposed Unit and Comparable Units

	Proposed Unit	UNIT #1	UNIT #2	UNIT #3
ADDRESS				
NUMBER OF BEDROOMS	1	1	1	1
SQUARE FEET	501	555	600	599
TYPE OF UNIT/CONSTRUCTION	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT
HOUSING CONDITION	GOOD	GOOD	GOOD	GOOD
LOCATION/ACCESSIBILITY	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN
AMENITIES	POOL, PLAYGROUND, GATED, LAUNDRY FACILITIES	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT	POOL, FITNESS CENTER, CLUBHOUSE, W/D IN UNIT
SITE:				
NEIGHBORHOOD:	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING
AGE IN YEARS	37	17	20	9
UTILITIES (TYPE)	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
UNIT RENT	\$964	\$1,360	\$1,240	\$1,125
UTILITY ALLOWANCE	\$0	\$0	\$0	\$0
TOTAL RENT + UTILITY ALLOWANCE	\$964	\$1,360	\$1,240	\$1,125

RENT REASONABLENESS

Based upon a comparison with rents for comparable units,
I have determined that the proposed rent for the unit is is not reasonable.

	SIGNATURE:	DATE:
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The average of the gross rents for the comparison properties in this example:

\$1360+\$1240+\$1125 = \$1241.66 The proposed rent is reasonable.

BSS+ ESG-CV RENT REASONABLENESS WORKSHEET- Example #3

Utilities Not Paid by Property for Proposed Unit, but Paid by Property for Comparable Units

	Proposed Unit	UNIT #1	UNIT #2	UNIT #3
ADDRESS				
NUMBER OF BEDROOMS	1	1	1	1
SQUARE FEET	501	555	600	599
TYPE OF UNIT/CONSTRUCTION	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT
HOUSING CONDITION	GOOD	GOOD	GOOD	GOOD
LOCATION/ACCESSIBILITY	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN
AMENITIES	POOL, PLAYGROUND, GATED, LAUNDRY FACILITIES	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT	POOL, FITNESS CENTER, CLUBHOUSE, W/D IN UNIT
SITE:				
NEIGHBORHOOD:	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING
AGE IN YEARS	37	17	20	9
UTILITIES (TYPE)	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
UNIT RENT	\$964	\$1,360	\$1,240	\$1,125
UTILITY ALLOWANCE	\$185	\$0	\$0	\$0
TOTAL RENT + UTILITY ALLOWANCE	\$1,149	\$1,360	\$1,240	\$1,125

RENT REASONABLENESS

Based upon a comparison with rents for comparable units,
I have determined that the proposed rent for the unit is is not reasonable.

	SIGNATURE:	DATE:
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The average of the gross rents for the comparison properties in this example:

\$1360+\$1240+\$1125 = \$1241.66 The proposed rent is reasonable.

BSS+ ESG-CV RENT REASONABLENESS WORKSHEET- Example #4

Utilities Paid By Property for Proposed Unit, but Not Paid by Property for Comparable Units

	Proposed Unit	UNIT #1	UNIT #2	UNIT #3
ADDRESS				
NUMBER OF BEDROOMS	1	1	1	1
SQUARE FEET	501	555	600	599
TYPE OF UNIT/CONSTRUCTION	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT	MULTIFAMILY APARTMENT
HOUSING CONDITION	GOOD	GOOD	GOOD	GOOD
LOCATION/ACCESSIBILITY	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN	NORTH WEST AUSTIN
AMENITIES	POOL, PLAYGROUND, GATED, LAUNDRY FACILITIES	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT	POOL, FITNESS CENTER, BUSINESS CENTER, W/D IN UNIT	POOL, FITNESS CENTER, CLUBHOUSE, W/D IN UNIT
SITE:				
NEIGHBORHOOD:	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING	NEAR TRANSIT, CLOSE TO RESTAURANTS AND SHOPPING
AGE IN YEARS	37	17	20	9
UTILITIES (TYPE)	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
UNIT RENT	\$964	\$1,360	\$1,240	\$1,125
UTILITY ALLOWANCE	\$0	\$185	\$185	\$185
TOTAL RENT + UTILITY ALLOWANCE	\$964	\$1,545	\$1,425	\$1,310

RENT REASONABLENESS

Based upon a comparison with rents for comparable units,
I have determined that the proposed rent for the unit is is not reasonable.

	SIGNATURE:	DATE:
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The average of the gross rents for the comparison properties in this example:

\$1545+\$1425+\$1310 = \$1426.66 The proposed rent is reasonable.

Utilizing the HACA Schedule to Determine Utility Allowance

*A utility allowance is applied for those items NOT included as a fixed part of the monthly rent**

A utility allowance calculation must be made for the proposed unit and each of the comparison units.

1. Find the appropriate schedule for the Unit type.
2. Determine the appropriate allowance for the heating type and number of bedrooms.
3. Determine the appropriate allowance for the cooking type and number of bedrooms.
4. Determine the appropriate allowance for other electric (light/appliances) and number of bedrooms.
5. Determine the appropriate allowance for the air conditioning and number of bedrooms.
6. Determine the appropriate allowance for the water heater type and number of bedrooms.
7. Determine the appropriate allowance for water and number of bedrooms.
8. Determine the appropriate allowance for sewer type and number of bedrooms.
9. Determine the appropriate allowance for trash collection and number of bedrooms.
10. If the tenant must supply their own microwave, determine the appropriate allowance.
11. If the tenant must supply their own refrigerator, determine the appropriate allowance.
12. Add all of the above together to determine the total utility allowance for the unit.