

APARTMENT RENT AND VACANCY SURVEY BELOW MARKET RATE ADDENDUM

Results of the 2015 Apartment Rent and Vacancy Survey can be analyzed for below market rate housing. 759 below market rate apartment rental units were surveyed. 359 senior-only below market rate apartment units are not included in this survey, however, comparisons are made between non-senior only below market rate units and senior-only below market rate units at the end of this addendum. In addition, 66 units which will have restricted rents below market rate have not been included as they are known to be currently undergoing rehabilitation and/or new construction and may not be fully occupied. 64 new non-senior only, below market rate apartment rental units were added to the housing stock since the 2014 survey.

Of the 759 below market rate non-senior only rental apartment units included in this survey, all 759 responded to the survey. Of the 759 units that reported, 6 were reported to be vacant and available for rent and 8 were reported to be vacant but unavailable for renting. The 8 unavailable units are not included in the vacancy rate.

Vacancy:

- The overall below market rate vacancy rate is 0.8%.
- The vacancy rate for one-bedroom units is 1.0%.
- The vacancy rate for two-bedroom units is 0.8%.
- The vacancy rate for three-bedroom units is 0.8%.
- The vacancy rate for four-bedroom units is 0%.

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	All Bedroom Sizes
Total Available Units Surveyed	105	518	120	16	759
Vacant/Available for Rent	1	4	1	0	6
Vacancy Rate	1.0%	0.8%	0.8%	0%	0.8%

The chart below shows the below market rate non-senior only vacancy as compared to the overall market vacancy rate.

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	All Bedroom Sizes
Below Market Rate Vacancy Rate	1.0%	0.8%	0.8%	0%	0.8%
Overall Market Vacancy Rate	1.1%	1.2%	1.0%	N/A	1.2%

The attached tables provide results of this 2015 survey, as well as historical vacancy data:

- Table 1 Vacancy Survey Results by Bedroom Size
- Table 2 Overall Vacancy Rate
- Table 3 Historical Vacancy Rates – October 1, 2014 through October 1, 2015

TABLE 1
VACANCY SURVEY RESULTS BY BEDROOM SIZE

ONE BEDROOM	<u>10/14</u>	<u>10/15</u>
Total Units Reported	99	105
Vacant/Available for Rent	1	1
Vacancy	1.0%	1.0%
Vacant/Not Available	0	2
TWO BEDROOM	<u>10/14</u>	<u>10/15</u>
Total Units Reported	460	518
Vacant/Available for Rent	9	4
Vacancy	2.0%	0.8%
Vacant/Not Available	0	5
THREE BEDROOM	<u>10/14</u>	<u>10/15</u>
Total Units Reported	120	120
Vacant/Available for Rent	2	1
Vacancy	1.7%	0.8%
Vacant/Not Available	1	1
FOUR BEDROOM	<u>10/14</u>	<u>10/15</u>
Total Units Reported	16	16
Vacant/Available for Rent	0	0
Vacancy	0.0%	0.0%
Vacant/Not Available	0	0

TABLE 2

OVERALL VACANCY RATE

	<u>10/14</u>	<u>10/15</u>
Total Available Units Surveyed	695	759
Vacant/Available for Rent	12	6
Vacancy Rate	1.7%	0.8%

TABLE 3

**HISTORICAL VACANCY RATES
OCTOBER 1, 2014 THROUGH OCTOBER 1, 2015
(All Units Vacant & Ready)**

<u>DATE</u>	<u>VACANCY RATE</u>
October 2014	1.7%
October 2015	0.8%

Rent:

- The median rent for one-bedroom below market rate units is \$729.
- The median rent for two-bedroom below market rate units is \$817.
- The median rent for three-bedroom below market rate units is \$1,034.
- The median rent for four-bedroom below market rate units is \$1,043.

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Below Market Median Rent	\$729	\$817	\$1,034	\$1,043

Below market rate non-senior only housing median rents compared to market rate median rents are reflected on the chart below.

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Below Market Median Rent	\$729	\$817	\$1,034	\$1,043
Overall Market Median Rent	\$1,315	\$1,500	\$1,745	N/A

Median rents for one-bedroom units vary by \$586, two-bedroom units vary by \$683, three-bedroom units vary by \$711.

Below market rate median rents for non-senior only units compared to below market rate median rents for senior-only units is reflected on the chart below.

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Below Market Median Rent	\$729	\$817	\$1,034	\$1,043
Below Market Median Rent Senior-Only	\$858	\$1,022	N/A	N/A

Median rents for one-bedroom units vary by \$129 and two-bedroom unit rents vary by \$205, with senior-only below market median rents being higher than non-senior only below market median rents for each unit size.

Below market rate non-senior only vacancy rates compared to vacancy rates for senior-only below market rate units is reflected on the chart below.

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Overall Vacancy
Below Market Vacancy Rate	1.0%	0.8%	0.8%	0%	0.8%
Below Market Vacancy Rate Senior-Only (2 vacancies of 359 total units)	0.7%	0.0%	N/A	N/A	0.6%

Despite rents being higher for below market rate senior units, the vacancy rate for one-bedroom and two-bedroom units is slightly lower for senior-only below market rate units compared to non-senior only below market rate units.

The attached tables provide results of this 2015 survey, as well as historical rental data:

- Table 4 Comparison of Median Rent Levels – October 1, 2015 Overall Units, Below Market Non-Senior Units, and Below Market Senior-Only Units By Bedroom Size
- Table 5 Comparison of Median Rent Levels – All Below Market Non-Senior Units 10/1/14 - 10/1/15 By Bedroom Size
- Table 6 Comparison of Median Rent Levels – All Below Market Senior-Only Units 10/1/14 - 10/1/15 By Bedroom Size
- Table 7 Rental Market Survey – Historical Median Rents for Below Market Non-Senior Units – 10/1/14 - 10/1/15
- Table 8 Rental Market Survey – Historical Median Rents for Below Market Senior-Only Units – 10/1/14 - 10/1/15

TABLE 4
COMPARISON OF MEDIAN RENT LEVELS – OCTOBER 1, 2015 OVERALL UNITS, BELOW MARKET NON-SENIOR UNITS, AND BELOW MARKET SENIOR-ONLY UNITS BY BEDROOM SIZE

	<u>10/15 – Overall</u>	<u>Below Market Non-Senior</u>	<u>Below Market Senior-Only</u>
One Bedroom Median Rent	\$1,315	\$729	\$858
Two Bedroom Median Rent	\$1,500	\$803	\$1,022
Three Bedroom Median Rent	\$1,745	\$1,034	N/A
Four Bedroom Median Rent	N/A	\$1,043	N/A

TABLE 5
COMPARISON OF MEDIAN RENT LEVELS ALL BELOW MARKET NON-SENIOR UNITS 10/1/14 - 10/1/15 BY BEDROOM SIZE

	<u>10/14</u>	<u>10/15</u>	<u>% change 2014-2015</u>
One Bedroom Median Rent	\$729	\$729	0.0%
Two Bedroom Median Rent	\$803	\$817	1.7%
Three Bedroom Median Rent	\$1,029	\$1,034	0.5%
Four Bedroom Median Rent	\$1,043	\$1,043	0.0%

TABLE 6
COMPARISON OF MEDIAN RENT LEVELS - ALL BELOW MARKET SENIOR-ONLY UNITS 10/1/14 - 10/1/15 BY BEDROOM SIZE

	<u>10/14</u>	<u>10/15</u>	<u>% change 2014-2015</u>
One Bedroom Median Rent	\$654	\$858	31.2%
Two Bedroom Median Rent	\$973	\$1,022	5.0%

TABLE 7**RENTAL MARKET SURVEY- HISTORICAL MEDIAN RENTS FOR BELOW MARKET NON-SENIOR UNITS
10/1/14 – 10/1/15**

	<u>OCT '14</u>	<u>OCT '15</u>
1 Bedroom		
Median Rent	\$729	\$729
No. Surveyed	99	105
2 Bedroom		
Median Rent	\$803	\$817
No. Surveyed	460	518
3 Bedroom		
Median Rent	\$1,029	\$1,034
No. Surveyed	120	120
4 Bedroom		
Median Rent	\$1,043	\$1,043
No. Surveyed	16	16

TABLE 8**RENTAL MARKET SURVEY- HISTORICAL MEDIAN RENTS FOR BELOW MARKET SENIOR-ONLY UNITS
10/1/14 – 10/1/15**

	<u>OCT '14</u>	<u>OCT '15</u>
1 Bedroom		
Median Rent	\$654	\$858
No. Surveyed	291	291
2 Bedroom		
Median Rent	\$973	\$1,022
No. Surveyed	68	68