

The following worksheets are provided as examples. The Eligibility Worksheets will be posted on the HUD Homepage where they will be available in both PDF format to be printed out for manual completion, and in Excel. The site address is <http://www.hud.gov/fha/mfh/mfhsec8.html>, (section 8 expiring contracts). At the site, click on the appropriate item.

The worksheets will also be available in REMS for access by HUD Multifamily Housing Staff.

Section 8 #:

[illegible]

(A)	Owner Comparable Rent Potential is:	% of Current
(B)	This contract is:	
(C)	Owner Comparable Gross Rent Potential is:	% of FMR
(D)	This contract is initially:	

Section 8 Units in Contracts Eligible for this Initiative

[illegible]

Final Eligibility Test

(A)	HUD Comparable Rent Potential is:	% of Current
(B)	This contract is:	
(C)	HUD Comparable Gross Rent Potential is:	% of FMR
(D)	This property is:	

Notes

Total of Column K divided by total of Column I
If Row A > 100%, then contract is below market
Total of Column L divided by total of Column M
If Row C >= 110% and contract below market,

Final Comparable Rents

(E)	Owner Comparable Rent Potential is:	% of HUD
(F)	Final Comparable Market Rents are:	% of HUD

Notes

Total of Column J divided by total of Column K
If Row E < 105%, then Column N equals Column D, else Column N equals 105% of Column E

Section 236, Section 515 & Section 221(d)(3) BMIR Worksheet

Property: _____

Section 8 #: _____

Calculation of Annual Interest Subsidy

		Notes
(C)	Original Market Interest Rate:	If not available, set at 7% Usually 1% for Section 236 & 515, 3% for BMIR Row C minus Row D Current Unpaid Principal Balance If Annual IRP Amount available, then use it here. Otherwise, Row E multiplied by Row F Use total number of units eligible under this Initiative Use total number of units in the property covered by the subsidized loan Row G multiplied by Row H divided by Row I
(D)	Minus Subsidized Interest Rate:	
(E)	Equals Interest Rate Differential:	
(F)	Multiplied by Unpaid Principal Balance:	
(G)	Equals Annual Interest Subsidy:	
(H)	Multiplied by Number of Units in Contract:	
(I)	Divided by Total Number of Units in Property:	
(J)	Equals Annual Eligible Interest Subsidy:	

Calculation of Interest Subsidy Adjustment Factor

		Notes
(K)	Annual Capped Comparable Gross Rent Potential:	Annual Total of Column L
(L)	Minus Annual Eligible Interest Subsidy:	Row J
(M)	Annual New Section 8 Gross Rent Potential:	Row K minus Row L
(N)	Divided by Annual Capped Comparable Gross Rent Potential:	Row K
(O)	Interest Subsidy Adjustment Factor:	Row M divided by Row N

Calculation of Increased Distribution

		Notes
(P)	Annual New Section 8 Rent Potential:	Annual Total of Column O
(Q)	Minus Annual New Authorized Rent Potential:	Annual Total of Column H
(R)	Equals Increased Annual Distribution:	Row P minus Row Q

Property:	Green Acres	
City/State:	Anytown, USA	
Section 8 #:		999-999999
Total Units in Property:	100	

Section 236, 515 & BMIR Properties Only

Annual IRP Amount:	
Original Mkt. Interest Rate:	7%
Subsidized Interest Rate:	3%
Unpaid Principal Balance:	1,000,000

(For 236 properties only. If not available, leave blank)

(If not available, use 7%)

(Usually 1% for Section 236 & 515, 3% for BMIR)

Section 8 Units in Contracts Eligible Under this Notice Only

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
Unit Type	# of Units	Current Section 8 Rents	Utility Allowance	Current Section 8 Gross Rents (C + D)	New Authorized Rents (236, 515 & BMIR)	New Authorized Gross Rents (F + D)	Owner Comparable Market Rents	Owner Comparable Gross Rents (H + D)	HUD Comparable Market Rents	HUD Comparable Gross Rents (J + D)	Fair Market Rents
One Bedrooms	12	400	50	450	410	460	500	550	450	500	450
Two Bedrooms	32	450	75	525	465	540	550	625	500	575	500
Three Bedrooms	16	500	100	600	520	620	600	700	550	650	550
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
				0		0		0		0	0
Monthly Total	60	27,200	4,600	31,800	28,120	32,720	33,200	37,800	30,200	34,800	30,200
Annual Total	60	326,400	55,200	381,600	337,440	392,640	398,400	453,600	362,400	417,600	362,400

Section 236, Section 515 & Section 221(d)(3) BMIR Worksheet

Property: Green Acres
Section 8 #: 999-99999

Section 8 Units in Contracts Eligible for this Initiative

(A) Unit Type	(B) # of Units	(C) New Authorized Rents	(D) Final Comparable Market Rents	(E) Utility Allowance	(F) Final Comparable Gross Rents (D + E)	(G) Fair Market Rents	(H) New Authorized Rent Potential (C x B)	(I) Final Comp. Gross Rent Potential (F x B)	(J) FMR Potential (G x B)	(K) Capped Comparable Gross Rents (See Row B)	(L) Capped Comp. Gross Rent Potential (K x B)	(M) New Section 8 Gross Rents (K x Row N)	(N) New Section 8 Rents (M - E)	(O) New Section 8 Rent Potential (N x B)
One Bedrooms	12	410	473	50	523	450	4,920	6,270	5,400	523	6,270	494	444	5,325
Two Bedrooms	32	485	525	75	600	500	14,880	19,200	16,000	600	19,200	567	492	15,742
Three Bedrooms	16	520	578	100	678	550	8,320	10,840	8,800	678	10,840	640	540	8,643
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Total	60						28,120	36,310	30,200		36,310			29,710
Annual Total	60						337,440	435,720	362,400		435,720			356,520

Note: If the New Section 8 Rent Potential is lower than the New Authorized Rent Potential, set the New Section 8 Rents at the New Authorized Rents.

Capped Comparable Gross Rents

Notes

(A)	Final Comparable Gross Rent Potential is:	120.2% of FMR
(B)	Capped Comparable Gross Rents are:	100.0% of Final

Total of Column I divided by total of Column J
If Row A > 150%, then Column K equals 150% of Column G, else Column K equals Column F

Section 236, Section 515 & Section 221(d)(3) BMIR Worksheet

Property: Green Acres
 Section 8 #: 999-99999

Calculation of Annual Interest Subsidy

	Notes
(C) Original Market Interest Rate:	7%
(D) Minus Subsidized Interest Rate:	3%
(E) Equals Interest Rate Differential:	4%
(F) Multiplied by Unpaid Principal Balance:	1,000,000
(G) Equals Annual Interest Subsidy:	40,000
(H) Multiplied by Number of Units in Contract:	60
(I) Divided by Total Number of Units in Property:	100
(J) Equals Annual Eligible Interest Subsidy:	24,000

If not available, set at 7%
 Usually 1% for Section 236 & 515, 3% for BMIR
 Row C minus Row D
 Current Unpaid Principal Balance
 If Annual IRP Amount available, then use it here. Otherwise, Row E multiplied by Row F
 Use total number of units eligible under this Initiative
 Use total number of units in the property covered by the subsidized loan
 Row G multiplied by Row H divided by Row I

Calculation of Interest Subsidy Adjustment Factor

	Notes
(K) Annual Capped Comparable Gross Rent Potential:	435,720
(L) Minus Annual Eligible Interest Subsidy:	24,000
(M) Annual New Section 8 Gross Rent Potential:	411,720
(N) Divided by Annual Capped Comparable Gross Rent Potential:	435,720
(O) Interest Subsidy Adjustment Factor:	0.9449

Annual Total of Column L
 Row J
 Row K minus Row L
 Row K
 Row M divided by Row N

Calculation of Increased Distribution

	Notes
(P) Annual New Section 8 Rent Potential:	356,520
(Q) Minus Annual New Authorized Rent Potential:	337,440
(R) Equals Increased Annual Distribution:	19,080

Annual Total of Column O
 Annual Total of Column H
 Row P minus Row Q

