



**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Office of Housing**

Special Attention of:
Regional and Field Office Directors of
Public Housing; Multifamily Hub
Directors; Multifamily Program Center
Directors; Public Housing Agencies;
and Owners/Agents

Notice HUD 2015-07

Issued: April 23, 2015

Expires: This notice remains in effect until
amended, revoked, or superseded

Cross References:

HUD Notice PIH 2014-13
HUD Notice PIH 2008-12 (HA); HUD
Notice PIH 2011-20 (HA); HUD
Notice PIH 2011-46 (HA);
“Consolidated Appropriations Act,
2014” (PL 113-76)
“FY 2015 Omnibus; Consolidated and
Further Continuing Appropriations Act” (PL
113-235)

UPDATE TO NOTICE: Update is to include Attachment B, Sample Format for Owner’s Requests.

**Subject: Funding Availability for Tenant-Protection Vouchers for Certain At-Risk
Households in Low-Vacancy Areas – Fiscal Year 2015**

1. **Purpose.** HUD is making up to \$7,000,000 available for Tenant Protection Vouchers (TPV) for certain at-risk households in low-vacancy areas for Fiscal Year (FY) 2015.

The FY 2015 Omnibus; Consolidated and Further Continuing Appropriations Act (Public Law No. 113-235, enacted December 16, 2014), provides that up to \$5,000,000 of the \$130,000,000 appropriated for TPVs may be made available for this purpose. In addition to exercising that authority, HUD is also making available \$2 million in carry-over TPV funding of the \$5 million that HUD made available for this purpose under the Consolidated Appropriations Act, 2014 (PL 113-76). TPVs provided under this set-aside are considered “replacement” TPVs and are not subject to the re-issuance restrictions that apply to certain TPVs under the FY 2015 Omnibus.

This Notice describes the eligibility, selection, and funding process for this TPV set-aside funding in FY 2015. (The Notice retains the same eligibility, selection, and funding process from the previous fiscal year’s notice for this set-aside funding, HUD Notice PIH 2014-13.)

To be eligible for this set-aside funding, the three potential events that trigger a project's eligibility (described in section 3 of the notice) must either occur in Federal Fiscal Year (FY) 2015 (October 1, 2014 through September 30, 2015), or previously occurred prior to FY 2015.

Please note that requests for TPV assistance under this set-aside will be accepted on a rolling basis until the funding has been exhausted.

2. Summary. The \$7 million in TPV assistance is available to assist residents residing in low-vacancy areas and who either are or may have to pay rents greater than 30 percent of household income as the result of:

- 1) The maturity of a HUD-insured, HUD-held or section 202 loan that would have required the permission of the Secretary prior to loan prepayment;
- 2) The expiration of a rental assistance contract for which the tenants are not eligible for enhanced voucher or tenant protection assistance under existing law; or
- 3) The expiration of affordability restrictions accompanying a mortgage or preservation program administered by the Secretary.

The TPV assistance may be provided as either enhanced vouchers or project-based voucher (PBV) assistance. As is the case for Housing Conversion Actions, public housing agencies (PHAs) will receive a special fee for the extraordinary costs associated with administering the enhanced voucher or PBV assistance under this Notice.

3. Eligibility. An owner is eligible to request assistance for unassisted households/units at the property if the owner is in compliance with civil rights threshold requirements (as described below), the property is in a low-vacancy area¹, there are at-risk households residing at the property, these at-risk households are not currently receiving other project-based or tenant-based rental assistance under Section 8 of the United States Housing Act, and the property experienced (or will experience) one of the following three events in Federal Fiscal Year (FY) 2015 (i.e., October 1, 2014 – September 30, 2015) or prior to FY 2015:

- 1) The maturity of a HUD-insured, HUD-held or section 202 loan that would have required the permission of the Secretary prior to loan prepayment;
- 2) The expiration of a rental assistance contract for which the tenants are not eligible for enhanced voucher or tenant protection assistance under existing law; or
- 3) The expiration of affordability restrictions accompanying a mortgage or preservation program administered by the Secretary.

¹ "Low-vacancy area" was defined for the purposes of this assistance as a county that currently and historically demonstrates a moderate to tight rental housing market for low-income renters. A list of low-vacancy areas is included in Attachment A.

Category 1 above includes only properties with matured Section 202 Direct Loans and matured Section 236 and 221(d)(3)-(d)(5) Below Market Interest Rate (BMIR) primary mortgages. Please note that maturity of any mortgage instrument other than a Section 202 Direct Loan, Section 236, or Section 221(d)(3)-(d)(5) primary mortgage (for example, the maturity of a mortgage made by a state Housing Finance Agency) does not qualify as a matured mortgage for purposes of this Notice under category 1. Further, only the matured properties where the Secretary's consent to prepayment would have been required (or where the Section 202 Direct Loan note was silent on the requirement for the Secretary's permission to prepay) are eligible under category 1. The Direct or FHA-insured mortgage note will specify if the approval of HUD is a requirement for the prepayment.

Category 2 includes only properties where a Rental Assistance Payments (RAP) contract expired prior to FY 2012, or where a Rent Supplement contract expired prior to FY 2000. RAP contract expirations in FY 2012 or later, and Rent Supplement contract expirations in FY 2000 or later are not eligible for assistance under this Notice because tenants in such properties are/were eligible for enhanced voucher or tenant protection assistance under existing law, and therefore do not meet the criteria under category 2. Please note that some properties with RAP contract expirations prior to FY 2012 already received tenant protection assistance for eligible families, and are therefore not eligible for assistance under this Notice.

Category 3 includes two groups of properties, as follows:

- Matured Section 236, Section 221(d)(3)-(d)(5) BMIR, or Section 202 Direct Loan mortgages, where permission of the Secretary would not have been required prior to mortgage prepayment. To be eligible under Category 3, the underlying affordability restrictions at the property must have expired along with maturity of the mortgage.
- Expired "stand alone" Affordability Restrictions: This includes properties that had a HUD-imposed affordability restriction that expired (or will expire) in FY 2015 or prior to FY 2015. To be eligible under this category, the project with the expired affordability restriction must not, at the time of the request for assistance, have an active Section 202 Direct Loan, or an active Section 221(d)(3)-(d)(5) or Section 236 FHA-insured or HUD-held mortgage. This category includes projects that had a HUD-imposed affordability restriction and may have been financed with a state-insured mortgage. Please note that the expired/expiring affordability restriction must be a HUD-imposed affordability restriction that restricted the property to operate as affordable housing to very low, low, and/or moderate income households. This may include, but is not limited to, the Preservation programs under the Title II Emergency Low Income Housing Preservation Act (ELIHPA) and the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA), Section 236(e)(2) Decoupling Use Agreement, Section 250 Prepayment Use Agreement, or a Section 219 Prepayment Use Agreement. An Interest Reduction Payments Agreement associated with a state non-insured 236 mortgage also meets the criteria under category 3. The expiration of a project affordability restriction imposed by another agency or funder does not meet the criteria under category 3.

Owners may verify that their property is in a low-vacancy area by using the list of low-vacancy areas in Attachment A.

“At-risk households” are those households residing at the property at the time of the owner’s request whose annual income is equal to or less than HUD’s FY 2015 low income limit, and are rent burdened currently or will be rent burdened after the mortgage maturity or affordability restriction expiration in FY 2015. For those properties where the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration, occurred prior to the date of the owner’s request for assistance, a family must have resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration to be considered an at-risk household. This Notice provides further information on identifying at-risk households, including the threshold for determining rent burden, in section 5 below.

Additionally, an owner must be in compliance with civil rights threshold requirements. An owner is not eligible to request assistance if such owner:

- i) Has been charged with a systemic violation of the Fair Housing Act or received a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of a substantially equivalent state or local fair housing law proscribing discrimination because of race, color, religion, sex, national origin, disability or familial status;
- ii) Is a defendant in a Fair Housing Act lawsuit filed by the Department of Justice alleging a pattern or practice of discrimination or denial of rights to a group of persons raising an issue of general public importance pursuant to 42 U.S.C. 3614(a);
- iii) Is a defendant in any other lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, Title II of the Americans with Disabilities Act, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally including an alleged failure to affirmatively further fair housing.
- iv) Has received a letter of findings identifying systemic noncompliance under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, or Title II of the Americans with Disabilities Act;
- v) Has received a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of provisions of a state or local law proscribing discrimination in housing based on sexual orientation or gender identity; or
- vi) Has received a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of a state or local law proscribing discrimination in housing based on lawful source of income; and

vii) If applicable, has not resolved to HUD's satisfaction, the charge, lawsuit, letter of findings or cause determination referenced in subparagraphs (i), (ii), (iii), (iv) or (v) and/or is not in current compliance with any agreement or consent order resolving the matter.

Owners who wish to request assistance under this Notice must submit their request in accordance with the procedures set forth in this Notice.

Upon receiving an owner's request, HUD will verify that the maturity of the mortgage and/or expiration of the affordability restriction in fact removes/removed the affordability restrictions at the property and resulted or may result in tenants being rent burdened; that the RAP contract expired prior to FY 2012, or that Rent Supplement contract expired prior to FY 2000; or that the mortgage maturity or affordability restriction expiration takes place in FY 2015 or prior to FY 2015; and that the owner's property is in a low-vacancy area.

Please note that while assistance under this Notice for properties in categories 1 or 3 is limited to mortgage maturities or affordability restriction expirations that took place in FY 2015 or prior to FY 2015, any funding leftover after all eligible properties' requests for assistance have been funded may be carried over to the next fiscal year to fund mortgage maturities or affordability restriction expirations that occur after FY 2015.

4. Enhanced Vouchers or Project-Based Voucher Assistance. Owners may request either enhanced vouchers or project-based voucher (PBV) assistance for the at-risk households residing in their property. Both types of assistance are administered through Public Housing Agencies (PHAs). The HUD Public Housing (PH) Field Office Director will identify PHAs to administer the voucher assistance, in accordance with the procedures in section 6 below. Any PHA identified for this purpose may decline to participate entirely, or may agree to participate but only to administer enhanced vouchers, even if the owner has requested PBV assistance. If a PHA declines to participate, the HUD PH Field Office Director will take steps to identify a PHA that will agree to administer the assistance, as described in section 6 below. Owners should be aware that in some cases, enhanced vouchers may be provided even if the owner requests PBV assistance; please see section 6 (step 5), and section 7, for more details.

Owners are further reminded that all requirements of the housing choice voucher (HCV) program apply to the vouchers provided under this set-aside. For example, in the case of both enhanced vouchers and project-based vouchers, the PHA must determine that the rent to owner is a reasonable rent (i.e., the rent to owner is not more than rent charged for comparable units in the private unassisted market and for comparable unassisted units on the premises), and the cost of meals or supportive services may not be included in the rent to the owner, and the lease may not require the tenant or family members to pay charges for meals or supportive services. Owners should contact the local PHA if they have any questions about HCV program requirements.

Enhanced vouchers

Enhanced vouchers are tenant-based assistance. Households issued enhanced vouchers may elect to use the assistance in the same property (as long as the property continues as rental housing and the tenancy can be approved in accordance with the enhanced voucher policies described in section 8 below), and in all cases may choose to move from the property immediately. There is no guarantee to the owner that any enhanced voucher assistance will be used at the property for any period of time. Enhanced vouchers are different from regular housing choice vouchers (HCVs) in two major respects. If the family remains in the same property, a higher “enhanced” payment standard is used to determine the amount of subsidy when the gross rent exceeds the normally applicable PHA payment standard, and the family must continue to contribute towards rent at least the amount the family was paying for rent on the date of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration that removes the affordability restrictions at the property.

Project-based voucher assistance

PBV assistance is project-based assistance. Under the PBV program, a PHA enters into a Housing Assistance Payment (HAP) contract with the owner for specified units and for a specified term. When families move from the assisted units, the PHA refers families from its waiting list to the owner to fill vacancies. PBV assistance provided through this Notice must follow all regulations at 24 CFR Part 983, with one exception: selection requirements under §983.51 (Owner proposal selection procedures) are not applicable to assistance provided via this Notice, because the Appropriations Act defines the categories of projects that are potentially eligible for PBV assistance. Moving to Work (MTW) agencies may administer the PBV assistance according to their MTW agreement.

For further details on processing enhanced vouchers or project-based vouchers, see sections 7 and 8 below.

- 5. Identifying At-Risk Households.** In order to identify which of the residents of their property may be “at-risk households,” owners must first identify the current residents that resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration (if such event happened prior to the owner’s request for assistance). The owner must then determine the annual income of the residents, and compare this annual income to HUD’s low-income limits. The owner then determines whether the residents qualify as rent burdened, by comparing the adjusted monthly income of the residents to the owner’s applicable monthly rent (as defined in step 5 below).

Owners and families should be aware that the final determination of a family’s income eligibility will be made by the PHA. Families identified as at-risk households in the process described in steps 1 – 5 below ultimately may be determined to be over-income (and therefore ineligible for assistance) by the PHA, which will reduce the number of vouchers that will be made available either as enhanced vouchers or PBV assistance, accordingly.

The process to identify at-risk households is described in steps 1 - 5 below. Owners that have verified resident incomes within 12 months of the submission of the request for assistance under this Notice can skip steps 2 and 3 below.

Steps

1. Notification of residents. The owner must notify (in writing) all current residents of unassisted units at the property (who also resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration, if such event occurred before the owner submits the request for assistance) that the owner will be applying for assistance under this Notice. This notification must be provided prior to the owner applying for assistance under this Notice. In accordance with 24 CFR Part 245, those properties assisted with active project-based rental assistance contracts under Section 8 of the US Housing Act, and those properties with FHA-insured or Direct loans, must also notify legitimate tenant organizations at the property. The owner's notification must state that he or she will be identifying at-risk households according to the residents' income. In addition, the owner's notice must state that if any resident contests the income determination made by the owner (and if the owner's request for assistance is selected for funding), such resident will have the opportunity to have their income calculated for eligibility purposes by the administering PHA. The owner's notification to the residents must also inform them that the owner's application for assistance is not a guarantee that the property and residents will receive assistance under this Notice.

Owners must ensure that any and all communications are provided in a manner that is effective for persons with hearing, visual, and other communications-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (see 24 CFR § 8.6), and, as applicable, the Americans with Disabilities Act. Owners also should provide such notification in a manner that is effective for persons who have limited English proficiency and should refer to HUD's published *Final Guidance to Federal Financial Assistance Recipients: Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons* (LEP Guidance) (72 FR 2732, published January 22, 2007) for assistance and information regarding LEP obligations.

2. Request for income information. If an owner has not verified resident income within 12 months of the submission of the request for assistance under this Notice, the owner may request income information from each resident of the affected property. Residents are not required to share this information with the owner. If a resident chooses not to disclose income information, such resident will be identified in the owner's request for assistance as a household that did not provide income information to the owner, and such household will not receive assistance through this Notice. For all residents identified in the owner's request for assistance as a household that did not provide income information to the owner, the owner must maintain documentation showing that the family was notified in writing that their failure to provide income information to the owner means the family will not have the opportunity to receive rental assistance through this Notice.
3. Calculation of annual income. The owner determines annual income by adding all

to be received by the household in the next 12 months, excluding income from any of the following: the income of live-in aides or full-time students; student financial assistance; foster care or adoption assistance payments; Supplemental Nutrition Assistance Program (SNAP; formerly known as Food Stamps); Low Income Home Energy Assistance Program (LIHEAP); and Earned Income Tax Credit refunds. This amount is the household's annual income. As discussed below, this calculation is a streamlined version of the calculation that PHAs use to determine income eligibility for the voucher program.

4. Comparison to HUD's low income limits. The owner must compare the household's annual income with HUD's most current low income limits. For this comparison, owners must know the size of the household (e.g., 4 person household). Owners may find HUD's low income limits by visiting <http://www.huduser.org/portal/datasets/il.html>. The owner then selects the state and county in which the property is located. The relevant information is located in the row labeled "Low (80%) Income Limits." If the household's annual income is greater than the low income limit found in this row, the household is **not** an at-risk household (as discussed above, any resident who contests this determination will have the opportunity to have their income calculated for eligibility purposes by the administering PHA, should the owner's request be selected for funding). For example, if the "Low (80%) Income Limits" row lists \$60,000 as the limit for a 4 person household, and the annual income for the 4 person household in question is \$60,001, then this household is not an at-risk household. If the household's annual income is equal to or less than the low income limit, then the owner moves on to step 5 below.
5. Calculation of adjusted monthly income and rent burden. The owner adjusts the annual income by deducting \$480 from the annual income for each dependent in the household and deducting \$400 from the annual income if the household's head, spouse, or sole member is a person with disabilities or is at least 62 years of age. The owner then divides this adjusted annual income by 12 to determine the household's adjusted monthly income.

The owner then divides the household's applicable monthly rent by the household's adjusted monthly income to determine whether the household qualifies as rent burdened. Families qualify as rent burdened if, in the absence of this voucher assistance, they would have to pay more than 30 percent of their adjusted monthly income for rent.

For example, consider the following 2 different households:

- a) The household's adjusted monthly income is \$3995 and the applicable monthly rent is \$1200. The owner divides \$1200 by \$3995, which equals approximately 0.3004. Because this household would have to pay more than 30 percent of their adjusted monthly income for rent, this household is an at-risk household.

b) The household's adjusted monthly income is \$4000 and the applicable monthly rent is \$1200. The owner divides \$1200 by \$4000, which equals 0.30. Because this household would not have to pay more than 30 percent of their adjusted monthly income for rent, this household is not an at-risk household.

As discussed above, any resident who contests this determination will have the opportunity to have their income calculated for eligibility purposes by the administering PHA, should the owner's request be selected for funding.

Please note that the "applicable monthly rent" means the proposed rents the owner intends to charge after the mortgage maturity or affordability restriction expiration, except as follows:

- In the case of a mortgage maturity, rental assistance contract expiration, or affordability restriction expiration that happened before the owner submits the request for assistance, "applicable monthly rent" means the rents the owner charges as of the date of the owner's request for assistance under this Notice.
- For properties undergoing renovation that will be completed by November 30, 2015, "applicable monthly rent" means the rent the owner intends to charge after the renovation is completed.
- For properties where the owner has chosen to continue charging below market rents to households that resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration, "applicable monthly rent" means the rent the owner charges (as of the date of the owner's request for assistance) to households that moved to the property **after** the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration, and reside in a similarly-sized unit; except as follows:
- For properties where the owner has chosen to continue charging below market rents to households that resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration, and no households have moved to a similarly-sized unit at the property since the maturity or expiration, "applicable monthly rent" means the rent the owner intends to charge after the property receives assistance through this Notice.

The owner must submit a statement certifying that the applicable monthly rents used in calculation of at-risk and not at-risk households are accurate according to the terms of this Notice.

The owner's identification of at-risk households will be used to determine whether a request for assistance is eligible for funding under this set-aside (because the presence of at-risk households at the property is a requirement of receiving assistance). This calculation will

also be helpful for the owner to predict and forecast how many households may qualify to receive enhanced vouchers; if the owner is requesting PBV assistance, the calculation will help the owner anticipate how many units may be assisted under the PBV HAP contract. This exercise will be helpful for owners seeking new debt or equity financing for the project that will be supported by income from the PBV HAP contract.

While the eligibility calculation by the owner is an important initial calculation, owners are advised that PHAs are still required to calculate income for each household before admitting that household to the voucher program, whether for enhanced vouchers or PBV assistance. Because the calculations performed by the owner at steps 3 and 5 above are a streamlined version of the calculations that PHAs use, some families identified by the owner as at-risk may in fact be ineligible for assistance due to being over-income. If a household identified by the owner as at-risk is later determined to be ineligible for voucher assistance due to being over-income, that household will not be issued an enhanced voucher (or, in the case of PBV assistance, the unit will not be included in the PBV contract). Additionally, as discussed above, families who contest the income determination made by the owner will have the opportunity to have their income calculated for eligibility purposes by the administering PHA (should the owner's request be selected for funding). It is for this reason that the owner's request for assistance must also include a list of the households determined **not** to be at-risk, as described in Section 6 below.

Please also note that the applicable monthly rent will be reviewed by the PHA for rent reasonableness before any tenancy is approved (for enhanced vouchers), or before the initial rent to owner is established at the beginning of the HAP contract term (for PBV assistance). Before HAP can be paid for the unit, PHAs must determine the rents to be reasonable under 983.303 (Reasonable Rent) for PBV assistance or 982.507 (Rent to Owner: Reasonable Rent) for enhanced vouchers (see also section 8.1(b)(2) below for more information on rent reasonableness and enhanced vouchers). Owners are encouraged to contact a PHA in the local area prior to submitting the request for assistance to obtain information on the likely rent levels the enhanced vouchers or PBV HAP contract will provide.

- 6. Procedures for Requesting and Processing Assistance.** This section describes each of the steps necessary to process the owner's request for assistance. The following steps must occur before the owner's request for assistance can be approved and the PHA's Annual Contributions Contract (ACC) amended to reflect the assistance. Owners' requests for assistance will be accepted on a rolling basis until the funding available under this Notice has been exhausted.

Steps

1. Owners who wish to request assistance under this Notice must submit a letter requesting assistance to the HUD Multifamily Hub/Program Center (PC) Director, with a copy to the HUD Project Manager. The request must include the following information:

- The property name and address, including the name of the county in which the property is located;
- The date of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration. The mortgage maturity or affordability restriction expiration date must be in FY 2015 (i.e., October 1, 2014 – September 30, 2015) or prior to FY 2015. The date of the rental assistance contract expiration must be before FY 2012 for RAP contracts and before FY 2000 for Rent Supplement contracts;
- A copy of all affordability restriction documents, rental assistance contracts, and renewals, and mortgage note documents related to the expired mortgage, contract or affordability restriction;
- A narrative statement explaining how the property meets the description of Category 1, Category 2 or Category 3, as defined in this Notice;
- Whether the owner is seeking enhanced vouchers or PBV assistance;
- A statement certifying that the owner is in compliance with the civil rights threshold requirements set forth at section 3 (“Eligibility”) of this Notice;
- A statement certifying that the applicable monthly rents used in calculation of at-risk and not at-risk households are accurate according to the terms set forth at section 5 (“Identifying At-Risk Households”) of this Notice;
- A list of unassisted units (identified by unit number and household name) currently occupied by at-risk households, and by households determined **not** to be at-risk. These households must have resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration (if such event happened prior to the owner’s request for assistance).
 - The list of at-risk households must be accompanied by a calculation that demonstrates that each at-risk household has an annual income equal to or less than HUD’s most recently issued low income limit, **and** the household would (in the absence of this voucher assistance) have to pay more than 30 percent of their adjusted monthly income for rent.
 - The list of households determined **not** to be at-risk must be accompanied by a calculation that demonstrates that each household has an annual income greater than HUD’s low income limit, **or** the household would not (in the absence of voucher assistance) have to pay more than 30 percent of their adjusted monthly income for rent.
 - The calculation for each list of households must include size of the household, household’s annual income, the applicable HUD low income limit for a household this size, the household’s adjusted monthly income, the applicable monthly rent of the unit (see section 5, step 5 for the different meanings of “applicable monthly rent”), and the percentage of the household’s adjusted monthly income spent on rent in the absence of this voucher assistance (applicable monthly rent/adjusted monthly income).
- For properties where the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration happened before the owner

- submits the request for assistance, documentation (such as a lease) showing that the at-risk households and the households determined **not** to be at-risk resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration; and
- A list of unassisted units (identified by unit number and household name) currently occupied by households (that also resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration) that did not provide income information to the owner. (Please note that these households will not receive assistance through this Notice. For all residents identified in the owner's request for assistance as a household that did not provide income information to the owner, the owner must maintain documentation showing that the family was notified in writing that their failure to provide income information to the owner means the family will not have the opportunity to receive rental assistance through this Notice.)

Owners must provide all of the information listed above in their request for assistance. Owners may wish to refer to Attachment B for a sample format to provide the information required in the owner's request for assistance. Owners may find the suggested format helpful, but are not required to use the format provided in Attachment B.

2. Once the Multifamily Hub/PC Director has received the owner's complete request for assistance, the Multifamily Hub/PC Director or designee will review the applications to verify that:
 - a) The property had or has a Section 202 Direct Loan or a Section 236 or 221(d)(3)-(d)(5) Below Market Interest Rate (BMIR) primary mortgage that matured (or will mature) in FY 2015 or prior to FY 2015. This includes loans where the permission of the Secretary was a requirement prior to mortgage prepayment, as well as loans where permission of the Secretary was not a requirement prior to prepayment. Please note: the Multifamily Hub/PC Director or designee must verify the mortgage maturity date (day, month, and year) by reviewing the actual mortgage note, affordability restriction or contract document. Staff should also verify that the mortgage was not prepaid prior to mortgage maturity; OR
 - b) The owner's RAP contract expired prior to FY 2012, or Rent Supplement contract expired prior to FY 2000. This includes verifying that the contract reached its expiration date, and did not terminate prior to the expiration date due to the prepayment of the underlying mortgage at the property; OR
 - c) The property had an underlying HUD-imposed affordability restriction that expired (or will expire) in FY 2015 or prior to FY 2015. The Multifamily Hub/PC staff will verify that the affordability restriction was a HUD-imposed agreement. This may include, but is not limited to, the Preservation programs under the Title II Emergency Low Income Housing Preservation Act (ELIHPA) and the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA), Section 236(e)(2)

Decoupling Use Agreement, Section 250 Prepayment Use Agreement, a Section 219 Prepayment Use Agreement, or an Interest Reduction Payments Agreement associated with a state non-insured 236 mortgage. Please note: the Multifamily Hub/PC Director or designee must verify this date (day, month, and year) by reviewing the actual affordability restriction document. The Multifamily Hub/PC Director or designee must also review the specific provisions of the affordability restriction and mortgage note to verify that the expiration in fact removes/removed affordability restrictions on unassisted units at the property;

d) The property does not, at the time of the request for assistance, have an active Section 202 Direct Loan, or an active Section 221(d)(3)-(d)(5) or Section 236 FHA-insured or HUD-held mortgage;

e) The property is located in a low-vacancy area (low-vacancy areas are listed in Attachment A);

f) The number of households identified by the owner as at-risk households does not exceed the total number of unassisted units at the property (in the case of a mortgage maturity or affordability restriction expiration), or in the case of a Rent Supplement or RAP contract expiration, the number of households identified by the owner as at-risk households does not exceed the number of units on the original Rent Supplement or RAP contract. If the application involves the expiration of a Rent Supplement or RAP contract, the Multifamily Hub/PC Director or designee must review the Rent Supplement or RAP contract to verify the number of units on the original contract. If the number of households identified by the owner as at-risk households does exceed the total number of unassisted units at the property (or the number of units on the original Rent Supplement or RAP contract), the Multifamily Hub/PC Director or designee must advise the owner to reduce the number of at-risk households to the allowable amount (no more than the total number of unassisted units at the property or the number of units on the original Rent Supplement or RAP contract) if the owner wishes to be further considered for funding; and

g) The households identified by the owner as at-risk households, and the households determined by the owner **not** to be at-risk, did reside at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration. If the documentation submitted in the owner's request fails to demonstrate that every household (at-risk and not at-risk) resided at the property at the time of the mortgage maturity, rental assistance contract expiration, affordability restriction expiration, the Multifamily Hub/PC Director or designee must advise the owner to submit corrected documentation or remove these households from the request if the owner wishes to be further considered for funding.

Applications that meet the above requirements shall be deemed acceptable to be processed in accordance with the additional steps below. Please note: the Multifamily Hub/PC Director or designee will not be responsible for verifying the accuracy of the reported tenant income or the calculations of at-risk households.

If the owner's request for assistance does not meet the above requirements, the owner's request for assistance will be denied. The Multifamily Hub/PC Director or designee will notify the owner of the denial of the request.

Requests determined acceptable by the Multifamily Hub/PC Director or designee under step 2 will be processed in accordance with the additional steps below.

3. The Multifamily Hub/PC Director or designee will submit a copy of the owner's request for assistance to the PH Field Office Director and request that the PH Field Office Director identify and invite a PHA (that currently administers the HCV program and has jurisdiction over the area in which the property is located) to administer the voucher assistance.
4. The PH Field Office Director or designee will determine the appropriate PHA to administer the assistance in accordance with established criteria for selection of PHA administration of tenant protection vouchers, including, but not limited to, jurisdiction, and PHA administrative capacity. The PHA will have the opportunity to agree or decline to administer the enhanced vouchers or PBV assistance.
5. *For PBV requests:* If the identified PHA does not wish to or is unable to administer PBV assistance, the PH Field Office Director or designee will make a reasonable effort to find a PHA with jurisdiction and administrative capacity willing to administer PBV assistance. Please note that any PHA willing to administer PBV assistance at this step is agreeing to do so in accordance with all the statutory and regulatory requirements of the PBV program (see section 7 below), including the statutory limit of 20 percent for the amount of the PHA's HCV budget authority that may be project-based (see 24 CFR 983.6(a)). The PHA identified by the PH Field Office Director or designee at this step must also be willing to administer enhanced voucher assistance, in case the PHA determines that it will be unable to enter into a PBV HAP contract with the owner due to the statutory and regulatory requirements of the PBV program.

If the invited PHA agrees to administer PBV assistance (and enhanced voucher assistance, if the PHA determines that it will be unable to enter into a PBV HAP contract with the owner due to the statutory and regulatory requirements of the PBV program), the owner's request for assistance will move on to step 7 below.

If the PH Field Office Director or designee is unable to identify a PHA willing or able to administer PBV assistance, the owner's request will move on to step 6 below in order to identify a PHA willing to administer enhanced voucher assistance.

6. *For enhanced voucher requests:* If the PH Field Office Director or designee is able to identify a PHA willing to administer the enhanced vouchers, the owner's request for assistance will move on to step 7 below.

If the PH Field Office Director or designee is unable to identify a PHA willing to administer enhanced vouchers, the owner's request for assistance will be denied. The PH Field Office Director or designee will notify the Multifamily Hub/PC Director of the denial. The Multifamily Hub/PC Director or designee will then notify the owner of the denial.

7. The PH Field Office Director or designee provides a copy of the owner's request for assistance to the PHA that agrees to administer the enhanced vouchers or PBV assistance.
8. The PHA must determine the eligibility of all at-risk households identified by the owner. For purposes of determining income eligibility, the PHA uses the applicable low income limits (not the very low income limits).

The PHA's administrative plan must allow for the provision of HCV assistance to these low-income families. If the PHA's administrative plan does not currently provide for these low-income families to be eligible, the PHA must amend its administrative plan in order to administer the enhanced vouchers or PBV assistance. This administrative plan requirement is consistent with 24 CFR 982.201(b)(1)(iii). HUD will consider waivers of 24 CFR 982.201(b)(1)(iii) to allow a PHA to provide assistance to these low-income families without an amendment to the PHA's administrative plan, when needed due to the timing of the conversion (for example, when the PHA is unable to amend its administrative plan before the HAP contract is signed).

Additionally, households must meet the applicable rent burden threshold described in section 5 above to be eligible for assistance through this Notice. Specifically, households are only eligible for assistance through this Notice if applicable monthly rent for that household's unit divided by the household's adjusted monthly income (as calculated by the PHA in accordance with 24 CFR 5.611) is **more** than 30 percent (see section 5, step 5 for the different meanings of "applicable monthly rent").

The PHA must also notify all residents (still residing at the property) determined by the owner **not** to be at-risk, informing them that if they believe they meet the HCV income limits and applicable rent burden threshold, they may request to have their income calculated by the PHA for eligibility purposes. This notification does not include any of the households that did not provide income information to the owner (as identified in the owner's request for assistance).

Families admitted to the HCV program with enhanced vouchers are special admissions under 24 CFR 982.203 and are not subject to income-targeting requirements under 24 CFR 982.201(b)(2) for families selected from the PHA's waiting list. Families admitted to the HCV program with PBV assistance must be selected from the PHA waiting list in accordance with 24 CFR 983.251(b) ("Protection of in-place families") and are also not subject to the income-targeting requirements under 24 CFR 982.201(b)(2).

In order to reduce processing time and where applicable, HUD will permit the PHA to use the owner's most recent family income examination (form HUD-50059) if the owner's current certification for the family (form HUD-50059) is no more than six months old and the PHA determines that the owner certifications are acceptable after reviewing a small sample for accuracy. The PHA is never required to use the owner certifications and may choose to conduct its own income determination and verification. PHAs should be aware that many owners will not have form HUD-50059 for the households being assisted through this Notice.

9. The PHA submits the Section 8 Tenant-Based Assistance Funding Application (Form HUD-52515) to the PH Field Office Director. The PHA is requested to enter the PHA's code number (for example, CT002) as well as their electronic mail address, telephone number, and facsimile telephone number in the same place at the top of the form where they are also to enter the PHA's name and mailing address. Instructions for completing the remainder of the form are as follows:
 - a) Do not complete Section A.
 - b) Under Section B of this form, only complete the box for total dwelling units under vouchers. Insert the number of eligible families **as determined by the PHA's eligibility determinations in step 8.**
 - c) Do not complete Section C.
 - d) Under Section D of this form, the PHA must identify whether the assistance will be for enhanced vouchers or PBV assistance.
10. The PH Field Office Director or designee submits the PHA's HUD-52515, as well as the owner's request for assistance, to the HUD Office of Housing Voucher's Financial Management Division (FMD) ([at PIHConversionActions@hud.gov](mailto:PIHConversionActions@hud.gov), with "2015 TPV Set-Aside" in the subject line).
11. The FMD calculates the budget authority and assigns funds to the PHA, using the information from Section B of the HUD-52515 to determine the amount of funding the PHA will be assigned. The FMD also calculates the special fee for the extraordinary costs associated with administering the enhanced voucher or PBV assistance under this Notice. The fee will be \$200 per unit for the higher number of units as determined below:
 - a. The number of at-risk households at the property that were identified in the owner's request for assistance; or
 - b. The number of families that are eligible to receive assistance (as determined by the PHA in step 8 above, and identified in Section B of the HUD-52515).

Please note that the amount of the special fee is subject to the availability of funds for this purpose. If necessary, HUD may amend the amount and method of calculation of the special fee by subsequent notice.

12. The Financial Management Center (FMC) prepares the ACC documents and ACC transmittal letter, and forwards these to the PHA with a copy of the letter to the PH Field Office Director.

7. Procedures for Processing PBV Assistance.

After receiving the ACC documents and transmittal letter, the PHA must verify whether the owner's request for PBV assistance meets the statutory and regulatory requirements of the PBV program, including the prohibition of assistance for ineligible units (24 CFR 983.53), prohibition of assistance for units in subsidized housing (24 CFR 983.54), prohibition of excess public assistance (24 CFR 983.55), the cap on number of PBV units in each building (24 CFR 983.56), site selection standards (24 CFR 983.57), the environmental review (24 CFR 983.58), and all other program requirements, including all applicable fair housing and civil rights requirements. Please note that the owner's property may be partially assisted with pre-existing Project-Based Section 8 contracts; units subsidized with such assistance may not be included in the PBV HAP contract (see 24 CFR 983.54(b)), and such units do not count against the 25 percent PBV cap for units in the building described at 24 CFR 983.56.

Please note that only the units occupied by eligible families may be covered by the PBV HAP contract. Units that were occupied by at-risk households at the time of the owner's request for assistance, and are either vacant or the occupant family was determined ineligible for admission to the HCV program at the time of the PHA's eligibility determinations, must not be covered by the HAP contract.

7.1 When a PHA is unable to enter into a PBV HAP contract with the owner. If the PHA determines that it will be unable to enter into a PBV HAP contract with the owner due to the statutory and regulatory requirements of the PBV program (e.g., the property does not meet the PHA's site selection standards), then the funding provided to the PHA under this notice must be used to provide enhanced voucher assistance for all eligible families. Please see section 8 below for procedures for processing enhanced voucher assistance.

7.2 When a PHA enters a PBV HAP contract for fewer units than requested. If the PHA determines that it will be able to enter into a PBV HAP contract, but there are more eligible families than there are eligible units under the PBV program (e.g., because the number of eligible families exceeds the 25 percent per building cap described at 24 CFR 983.56), then the PHA will administer enhanced vouchers for the eligible families whose units are not eligible to be included in the property's PBV HAP contract; please see section 8 below for procedures for processing enhanced voucher assistance. When the number of eligible families exceeds the number of eligible units under the PBV program, owners may decide which units will be included in the PBV HAP contract.

- 8. Procedures for Processing Enhanced Voucher Assistance.** After receiving the ACC documents and transmittal letter, the PHA must issue vouchers to the eligible families. If any vouchers remain unused after issuance to the eligible families at the property (for example, if a family chooses to move from the property but is unable to successfully lease up under the

program), the PHA retains the vouchers and may use them to assist families on the PHA waiting list. If the PHA uses remaining voucher funding to assist families on the PHA waiting list, the voucher is simply a regular voucher and does not have any enhanced features.

8.1 Characteristics of Enhanced Voucher Assistance. Enhanced vouchers have several special requirements but in all other respects are subject to normal housing choice voucher program rules. For example, the PHA may not make payments to the owner until after execution of the HAP contract on behalf of an individual family, and the assistance may not be paid to cover any period of time before the PHA inspection and determination that the unit meets the housing quality standards of the program.

a) Enhanced voucher family right to remain. A family that receives an enhanced voucher has the right to remain in the project as long as the units are used for rental housing and are otherwise eligible for housing choice voucher assistance (e.g., the rent is reasonable, unit meets HQS, etc.). The owner may not terminate the tenancy of a family that exercises its right to remain except for a serious or repeated lease violation or other good cause. If an owner refuses to honor the family's right to remain, the family may exercise any judicial remedy that is available under State and/or local law.

b) Payment standard where the family chooses to stay in the same project.

(1) Special payment standard. For a family that stays in the project, the payment standard used to calculate the voucher housing assistance payment is the gross rent (rent to owner plus the applicable PHA utility allowance for any tenant-supplied utilities) of the family's unit (provided the proposed rent to owner is reasonable), regardless of whether the gross rent exceeds the normally applicable PHA payment standard.

(2) Rent reasonableness documentation and lease requirements. All regular program requirements concerning the reasonableness of the rent and the provisions of the HUD-prescribed lease addendum apply to enhanced vouchers. The PHA must determine that the proposed rent for the family's unit is reasonable. The PHA determines whether the proposed new rents for the property are reasonable just as it does for any other potential units under the tenant-based assistance programs.

The PHA determines whether the rent requested by the owner is a reasonable rent for the unit in comparison to other comparable unassisted units based on the current condition of the unit. The PHA does not base the rent reasonableness determination on any planned future enhancements to the property. If the PHA determines the owner's proposed new rent is not reasonable, the owner must either lower the rent or the family will have to find another unit in order to benefit from the voucher.

The special payment standard for enhanced tenant-based assistance for a family that stays in the unit sometimes results in the PHA approving a tenancy for a unit that otherwise would be ineligible or unaffordable to a family with regular tenant-based assistance. If the rent is reasonable in comparison to the rents of comparable unassisted units, there is nothing improper or incorrect in approving the owner's new rent even if the rent would not normally be affordable for a family with a regular voucher. However, it is very important for the PHA to make sure the owner's new rent is reasonable and to properly document this determination. The PHA must document the rent reasonableness of the owner's rent in the family's file by including the rents and addresses of the comparable units used to make the determination. The PHA should use the guidance provided in Notice PIH 2011-46 when determining whether the rent is reasonable.

c) Family move: Normal payment standard is applicable. The normally applicable PHA payment standard is always used to determine the family's maximum voucher subsidy when the family moves from the project. This includes cases where the proposed new rent for the family's current unit is not reasonable or the unit fails HQS, requiring the family to move in order to receive tenant-based assistance.

d) Enhanced voucher minimum rent requirement for stayers. Families assisted with enhanced voucher assistance have a special statutory minimum rent requirement. A family receiving enhanced voucher assistance under this set-aside must pay for rent no less than the rent the family was paying on the date of the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property.

The enhanced voucher minimum rent only applies if the family remains in the project. The enhanced voucher minimum rent does not apply if the family moves from the project.

The method for calculating the minimum rent changes if the family's income subsequently decreases to a significant extent (15 percent or more) from the family's gross income on the effective date of the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property. The enhanced voucher minimum rent changes from an actual dollar amount to a specific percentage of income.

The family's new enhanced voucher minimum rent is the greater of (A) the percentage of the monthly adjusted income the family paid for gross rent on the effective date of the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property, or (B) 30 percent of the family's current adjusted monthly income.

Once this change in the enhanced voucher minimum rent becomes effective for a family, the enhanced voucher minimum rent for the family remains that specific percentage of

income (e.g., 32 percent) and will not revert to a specific dollar amount, even if the family income subsequently increases or decreases.

For instance, assume a family paid \$500 for gross rent on the effective date of the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property, which equaled 35 percent of the family's monthly adjusted income at that time. After receiving enhanced voucher assistance for ten months, the family suffered a 50 percent decrease in monthly gross income. The PHA now calculates the enhanced voucher minimum rent for the family as the percentage of monthly adjusted income the family paid for rent on the effective date of the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property (35 percent) instead of the actual dollar amount (\$500). The enhanced voucher family in this example must now pay at least 35 percent of the family monthly adjusted income for rent, regardless of any further changes in family income.

When a family reports a significant decrease in family income, the PHA conducts an interim redetermination and verifies the change in income as soon as possible to prevent hardship on the family, preferably by the first of the month following the date the family reports the change and provides the necessary documentation. The PHA may implement the reduction on a provisional basis before completing the verification in order to prevent undue hardship to the family.

The change in the determination of the enhanced voucher minimum rent only applies if a family suffers a significant loss of income (at least a 15 percent decrease in the gross family income on the date of the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property). Otherwise, the enhanced voucher minimum rent remains the specific dollar amount.

Regardless of which method is used to calculate the enhanced voucher minimum rent, the minimum rent represents the lowest amount the family may pay as their family share for as long as the family remains in the project. A family may pay no less than the enhanced voucher minimum rent. Depending on the circumstances, the family may have to pay more than the enhanced voucher minimum rent.

e) Calculating HAP for enhanced voucher assistance. Regardless of whether the owner's new gross rent (after the rental assistance contract expiration, maturity of the mortgage and/or expiration of the affordability restriction that removed the affordability restrictions at the property) exceeds or is less than the PHA payment standard, the housing assistance payment for a family that stays in their present unit (or moves from an oversized unit to an appropriate size unit within the project) is the following:

the gross rent for the unit minus the greatest of:

- (i) 30 percent of the adjusted family monthly income;
- (ii) 10 percent of the family monthly income (gross monthly income);

- (iii) the welfare rent in as-paid states;
- (iv) the enhanced voucher minimum rent; or
- (v) such other minimum rent established by the PHA as authorized by Federal law (see 24 CFR §5.630.)

f) Movers from the project – all regular housing choice voucher rules apply. If a resident decides to move from the project with the voucher assistance, the payment standard is not enhanced and the enhanced voucher minimum rent does not apply. This is the case when the family chooses to use the voucher to move from the property immediately, or if after receiving enhanced voucher assistance for a period of time the family chooses to subsequently move from the unit with continued voucher assistance. In either circumstance, the housing assistance payment and the family share at the new unit are calculated in accordance with the regular rules of the housing choice voucher program.

g) Administering voucher assistance. The special conditions of enhanced voucher assistance (enhanced voucher minimum rent and the special payment standard rules) are applicable for as long as the family receives voucher assistance at the project.

If an owner subsequently raises the rent for an enhanced voucher family in accordance with the lease, State and local law, and voucher program regulations (including rent reasonableness), the PHA will use the new gross rent to calculate the voucher HAP payment for the family.

The PHA must identify an eligible family as an enhanced voucher family even if the gross rent of the family's unit does not currently exceed the normally applicable PHA payment standard. Since the enhanced payment standard rule also covers any subsequent rent increases, it is possible that the special payment standard may come into play later in the family's tenancy. An enhanced voucher family is also required by law to pay no less than the enhanced voucher minimum rent, regardless of whether the gross rent exceeds the normally applicable PHA payment standard.

(1) Enhanced voucher minimum rent. The enhanced voucher minimum rent requirement remains in effect for all families who receive enhanced voucher assistance and remain at the property.

(2) Special payment standard. Subject to availability of appropriations, the payment standard used to calculate the family subsidy will continue to be enhanced to match the gross rent for the unit if the gross rent exceeds the normally applicable payment standard and the PHA determines the rent is reasonable for as long as the enhanced voucher family continues to reside in the same project.

If the owner raises the rent for a family assisted with an enhanced voucher in accordance with the lease, State and local law, and voucher program regulations, the PHA will increase the enhanced payment standard to equal the new gross rent (rent to owner and the applicable PHA utility allowance for

any tenant-supplied utilities) for the unit provided the PHA determines the rent is reasonable. The additional cost of the subsidy will be covered through the regular renewal process for the PHA's voucher program.

If a change in the PHA utility allowance (either an increase or decrease) affects the gross rent for a family assisted with an enhanced voucher, the PHA must adjust the enhanced payment standard accordingly. The enhanced payment standard may never exceed the gross rent for the assisted family's unit.

Again, it is emphasized that the PHA always applies the normally applicable payment standard if the family subsequently moves from the project.

- (3) Over-housed families. For the enhanced voucher policies that are applicable to families residing in units where the actual number of bedrooms exceeds the family unit size for which the family qualifies under the PHA subsidy standards (i.e., "over-housed families"), please see Notice PIH 2008-12 (extended by Notice PIH 2011-20).

9. Paperwork Reduction Act. The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The OMB control numbers are 2577-0169, 2502-0204, and 2502-0086. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

10. Further Information. Any questions concerning this Notice should be directed to the Housing Voucher Management and Operations Division, Office of Public Housing and Voucher Programs, at (202) 708-0477 (this is not a toll-free number). Persons with hearing or speech impairments may access these numbers via TTY by calling the toll-free Federal Information Relay Service at (800) 877-8339.

/ s /
 Lourdes Castro Ramírez
 Principal Deputy Assistant Secretary
 for Public and Indian Housing

/ s /
 Edward L. Golding
 Principal Deputy Assistant Secretary
 for Housing

Attachment A

Low Vacancy Areas:

A property meets the low-vacancy threshold if it is located in a county (or county equivalent) with a rental vacancy rate (as measured by the 2009-2013 American Community Survey (ACS)) that is below the thresholds identified in the table below. For example, in a market with slow population growth (population growth of one percent annually or less), HUD, for the purposes of this notice, has determined that market to be a Low Vacancy Area if the rental vacancy rate in the county is less than or equal to 5.9 percent.

Note, for the purposes of this Notice, all 5 NYC boroughs are considered as one “county” and are coded in the table below as “36NYC” in the FIPS column. Also, annual population growth is calculated as the average annual population growth for each county from 2010-2011, 2011-2012, and 2012-2013 as estimated by the 2013 US Population Estimates Program. Finally, given the lack of data for insular areas, all insular areas (other than Puerto Rico) are considered as low vacancy areas for the purposes of this Notice.

Low Vacancy Area	
Annual Population Growth	Rental Vacancy Rate
Slow ($\leq 1\%$)	$\leq 5.9\%$
Moderate (1-2.9%)	$\leq 7.4\%$
Rapid ($\geq 3\%$)	$\leq 9.0\%$

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009-2013)
01001	Autauga County, Alabama	0.39%	4.7%
01007	Bibb County, Alabama	-0.54%	4.2%
01011	Bullock County, Alabama	-0.74%	2.8%
01013	Butler County, Alabama	-1.09%	5.6%
01023	Choctaw County, Alabama	-1.03%	0.0%
01025	Clarke County, Alabama	-0.75%	2.8%
01029	Cleburne County, Alabama	0.06%	4.3%
01035	Conecuh County, Alabama	-0.84%	5.1%
01041	Crenshaw County, Alabama	0.29%	4.6%
01043	Cullman County, Alabama	0.15%	4.8%
01047	Dallas County, Alabama	-1.42%	4.7%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
01053	Escambia County, Alabama	-0.29%	4.6%
01055	Etowah County, Alabama	-0.18%	5.8%
01057	Fayette County, Alabama	-0.66%	2.6%
01061	Geneva County, Alabama	-0.08%	3.3%
01063	Greene County, Alabama	-0.92%	5.9%
01065	Hale County, Alabama	-0.69%	3.2%
01067	Henry County, Alabama	0.01%	5.3%
01075	Lamar County, Alabama	-0.61%	2.8%
01079	Lawrence County, Alabama	-0.71%	2.8%
01081	Lee County, Alabama	2.33%	6.0%
01091	Marengo County, Alabama	-1.27%	0.6%
01099	Monroe County, Alabama	-1.12%	5.5%
01103	Morgan County, Alabama	0.07%	2.9%
01105	Perry County, Alabama	-1.65%	4.6%
01107	Pickens County, Alabama	-0.51%	3.9%
01109	Pike County, Alabama	0.38%	5.1%
01111	Randolph County, Alabama	-0.30%	5.7%
01119	Sumter County, Alabama	-0.94%	1.9%
01123	Tallapoosa County, Alabama	-0.23%	2.4%
01127	Walker County, Alabama	-0.50%	1.2%
01129	Washington County, Alabama	-1.39%	0.0%
01131	Wilcox County, Alabama	-0.80%	2.4%
01133	Winston County, Alabama	-0.36%	1.8%
02013	Aleutians East Borough, Alaska	-0.70%	2.5%
02020	Anchorage Municipality, Alaska	0.86%	4.2%
02050	Bethel Census Area, Alaska	1.33%	7.0%
02068	Denali Borough, Alaska	0.71%	5.0%
02100	Haines Borough, Alaska	1.08%	7.1%
02110	Juneau City and Borough, Alaska	1.34%	4.7%
02150	Kodiak Island Borough, Alaska	1.24%	1.6%
02170	Matanuska-Susitna Borough, Alaska	1.97%	5.1%
02180	Nome Census Area, Alaska	1.22%	5.7%
02185	North Slope Borough, Alaska	0.77%	5.7%
02188	Northwest Arctic Borough, Alaska	0.68%	4.5%
02220	Sitka City and Borough, Alaska	0.46%	4.5%
02230	Skagway Municipality, Alaska	1.04%	6.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
02270	Wade Hampton Census Area, Alaska	2.20%	2.5%
02282	Yakutat City and Borough, Alaska	-0.91%	3.6%
04005	Coconino County, Arizona	0.65%	5.5%
04017	Navajo County, Arizona	-0.09%	5.2%
04025	Yavapai County, Arizona	0.79%	5.8%
05007	Benton County, Arkansas	2.11%	7.1%
05025	Cleveland County, Arkansas	-0.37%	0.7%
05031	Craighead County, Arkansas	1.61%	7.3%
05039	Dallas County, Arkansas	-0.55%	2.3%
05047	Franklin County, Arkansas	-0.17%	5.2%
05055	Greene County, Arkansas	0.71%	3.2%
05059	Hot Spring County, Arkansas	0.36%	0.4%
05061	Howard County, Arkansas	-0.59%	4.9%
05063	Independence County, Arkansas	0.17%	4.9%
05071	Johnson County, Arkansas	0.40%	3.1%
05085	Lonoke County, Arkansas	0.99%	5.9%
05095	Monroe County, Arkansas	-1.84%	5.8%
05097	Montgomery County, Arkansas	-0.93%	3.0%
05101	Newton County, Arkansas	-1.05%	2.5%
05105	Perry County, Arkansas	-0.30%	4.9%
05113	Polk County, Arkansas	-0.45%	1.8%
05121	Randolph County, Arkansas	-0.48%	4.0%
05125	Saline County, Arkansas	2.06%	6.7%
05127	Scott County, Arkansas	-0.94%	5.3%
05129	Searcy County, Arkansas	-0.66%	5.7%
05133	Sevier County, Arkansas	0.44%	5.5%
05137	Stone County, Arkansas	0.44%	5.4%
05141	Van Buren County, Arkansas	-0.71%	1.3%
05149	Yell County, Arkansas	-0.41%	5.7%
06001	Alameda County, California	1.42%	4.3%
06007	Butte County, California	0.33%	4.8%
06011	Colusa County, California	-0.16%	3.8%
06013	Contra Costa County, California	1.30%	5.2%
06015	Del Norte County, California	-0.83%	4.1%
06021	Glenn County, California	-0.19%	2.8%
06023	Humboldt County, California	-0.13%	5.2%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
06025	Imperial County, California	0.35%	5.5%
06027	Inyo County, California	-0.12%	1.5%
06031	Kings County, California	-0.32%	5.0%
06037	Los Angeles County, California	0.64%	4.4%
06039	Madera County, California	0.27%	5.4%
06041	Marin County, California	0.72%	3.4%
06045	Mendocino County, California	-0.22%	3.2%
06049	Modoc County, California	-1.95%	3.4%
06053	Monterey County, California	0.99%	4.0%
06059	Orange County, California	1.05%	4.5%
06061	Placer County, California	1.61%	5.8%
06065	Riverside County, California	1.35%	7.3%
06069	San Benito County, California	1.22%	1.7%
06073	San Diego County, California	1.14%	4.7%
06075	San Francisco County, California	1.30%	3.7%
06079	San Luis Obispo County, California	0.79%	3.8%
06081	San Mateo County, California	1.26%	3.1%
06083	Santa Barbara County, California	0.89%	3.3%
06085	Santa Clara County, California	1.39%	3.1%
06087	Santa Cruz County, California	0.77%	4.0%
06091	Sierra County, California	-1.83%	4.8%
06093	Siskiyou County, California	-0.88%	3.8%
06097	Sonoma County, California	0.71%	4.8%
06101	Sutter County, California	0.19%	4.7%
06103	Tehama County, California	-0.31%	5.1%
06107	Tulare County, California	0.81%	5.0%
06111	Ventura County, California	0.57%	3.8%
06113	Yolo County, California	0.57%	4.0%
08001	Adams County, Colorado	1.90%	6.5%
08003	Alamosa County, Colorado	0.74%	5.3%
08005	Arapahoe County, Colorado	1.84%	5.9%
08013	Boulder County, Colorado	1.52%	3.1%
08014	Broomfield County, Colorado	1.97%	5.9%
08021	Conejos County, Colorado	0.00%	3.0%
08031	Denver County, Colorado	2.48%	5.2%
08035	Douglas County, Colorado	2.17%	5.4%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
08041	El Paso County, Colorado	1.49%	5.6%
08043	Fremont County, Colorado	-0.30%	3.1%
08047	Gilpin County, Colorado	0.81%	5.1%
08059	Jefferson County, Colorado	1.02%	4.4%
08065	Lake County, Colorado	0.19%	4.8%
08069	Larimer County, Colorado	1.69%	4.1%
08077	Mesa County, Colorado	0.25%	3.1%
08083	Montezuma County, Colorado	0.14%	4.6%
08087	Morgan County, Colorado	0.30%	4.6%
08095	Phillips County, Colorado	-0.77%	5.4%
08105	Rio Grande County, Colorado	-0.60%	0.9%
08109	Saguache County, Colorado	0.43%	1.8%
08119	Teller County, Colorado	-0.26%	5.3%
08123	Weld County, Colorado	2.02%	6.5%
09005	Litchfield County, Connecticut	-0.50%	4.9%
09011	New London County, Connecticut	0.01%	5.9%
11001	District of Columbia, District of	2.23%	6.4%
12019	Clay County, Florida	0.86%	5.4%
12029	Dixie County, Florida	-0.95%	3.6%
12035	Flagler County, Florida	1.33%	3.4%
12041	Gilchrist County, Florida	-0.10%	5.3%
12067	Lafayette County, Florida	0.12%	2.1%
12077	Liberty County, Florida	0.04%	4.3%
12129	Wakulla County, Florida	0.19%	4.9%
12131	Walton County, Florida	2.67%	6.3%
13001	Appling County, Georgia	0.19%	4.4%
13005	Bacon County, Georgia	0.39%	2.5%
13019	Berrien County, Georgia	-0.50%	2.8%
13027	Brooks County, Georgia	-1.41%	3.1%
13065	Clinch County, Georgia	0.05%	5.0%
13069	Coffee County, Georgia	0.37%	3.0%
13077	Coweta County, Georgia	1.35%	7.2%
13085	Dawson County, Georgia	0.56%	1.8%
13099	Early County, Georgia	-1.29%	2.9%
13109	Evans County, Georgia	-0.51%	5.9%
13131	Grady County, Georgia	0.31%	2.3%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
13145	Harris County, Georgia	0.51%	4.5%
13147	Hart County, Georgia	0.33%	5.6%
13155	Irwin County, Georgia	-0.58%	3.7%
13159	Jasper County, Georgia	-0.72%	3.2%
13163	Jefferson County, Georgia	-1.13%	4.5%
13173	Lanier County, Georgia	1.03%	5.0%
13177	Lee County, Georgia	0.75%	4.1%
13185	Lowndes County, Georgia	0.98%	5.2%
13187	Lumpkin County, Georgia	0.66%	5.6%
13199	Meriwether County, Georgia	-0.95%	4.2%
13205	Mitchell County, Georgia	-0.66%	2.3%
13207	Monroe County, Georgia	0.67%	5.7%
13219	Oconee County, Georgia	1.03%	5.3%
13229	Pierce County, Georgia	0.24%	4.0%
13231	Pike County, Georgia	-0.24%	2.7%
13243	Randolph County, Georgia	-2.10%	0.0%
13249	Schley County, Georgia	0.46%	2.8%
13253	Seminole County, Georgia	0.80%	2.5%
13259	Stewart County, Georgia	-1.32%	1.2%
13263	Talbot County, Georgia	-1.87%	4.6%
13265	Taliaferro County, Georgia	-0.13%	0.0%
13273	Terrell County, Georgia	-1.13%	5.6%
13275	Thomas County, Georgia	0.09%	4.4%
13287	Turner County, Georgia	-3.11%	0.8%
13293	Upson County, Georgia	-0.61%	3.9%
13297	Walton County, Georgia	0.66%	5.7%
13299	Ware County, Georgia	-0.61%	5.6%
13301	Warren County, Georgia	-1.37%	0.5%
13305	Wayne County, Georgia	-0.04%	4.7%
13315	Wilcox County, Georgia	-1.12%	1.8%
13317	Wilkes County, Georgia	-1.54%	1.4%
13319	Wilkinson County, Georgia	-0.29%	5.3%
15003	Honolulu County, Hawaii	0.94%	5.0%
15005	Kalawao County, Hawaii	0.00%	4.2%
16001	Ada County, Idaho	1.91%	4.9%
16007	Bear Lake County, Idaho	-0.13%	5.0%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
16015	Boise County, Idaho	-1.08%	3.1%
16017	Bonner County, Idaho	-0.19%	4.4%
16027	Canyon County, Idaho	1.65%	7.3%
16029	Caribou County, Idaho	-0.80%	4.8%
16041	Franklin County, Idaho	0.20%	0.0%
16047	Gooding County, Idaho	-0.85%	4.4%
16051	Jefferson County, Idaho	0.87%	2.6%
16053	Jerome County, Idaho	0.09%	3.5%
16055	Kootenai County, Idaho	1.27%	6.0%
16057	Latah County, Idaho	0.71%	2.2%
16061	Lewis County, Idaho	0.72%	1.3%
16065	Madison County, Idaho	-0.13%	3.6%
16067	Minidoka County, Idaho	0.33%	5.7%
16069	Nez Perce County, Idaho	0.51%	4.6%
16071	Oneida County, Idaho	-0.16%	0.0%
16073	Owyhee County, Idaho	-0.01%	5.9%
16087	Washington County, Idaho	-0.81%	4.9%
17001	Adams County, Illinois	-0.02%	4.2%
17007	Boone County, Illinois	-0.12%	1.1%
17009	Brown County, Illinois	-0.25%	1.9%
17015	Carroll County, Illinois	-0.99%	3.8%
17017	Cass County, Illinois	-0.78%	4.2%
17021	Christian County, Illinois	-0.47%	5.8%
17023	Clark County, Illinois	-0.23%	4.3%
17025	Clay County, Illinois	-0.63%	1.2%
17027	Clinton County, Illinois	0.06%	4.7%
17035	Cumberland County, Illinois	-0.30%	4.6%
17037	DeKalb County, Illinois	-0.12%	4.2%
17039	De Witt County, Illinois	-0.31%	5.1%
17041	Douglas County, Illinois	-0.12%	5.2%
17045	Edgar County, Illinois	-0.99%	3.2%
17053	Ford County, Illinois	-0.58%	3.7%
17055	Franklin County, Illinois	-0.33%	5.7%
17061	Greene County, Illinois	-0.59%	1.8%
17065	Hamilton County, Illinois	-0.32%	3.2%
17069	Hardin County, Illinois	-0.96%	2.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
17071	Henderson County, Illinois	-1.55%	3.0%
17073	Henry County, Illinois	-0.38%	3.3%
17075	Iroquois County, Illinois	-0.77%	3.6%
17079	Jasper County, Illinois	-0.39%	5.7%
17081	Jefferson County, Illinois	-0.13%	3.8%
17087	Johnson County, Illinois	0.18%	4.2%
17093	Kendall County, Illinois	1.18%	4.9%
17095	Knox County, Illinois	-0.53%	3.9%
17099	LaSalle County, Illinois	-0.49%	5.0%
17101	Lawrence County, Illinois	-0.56%	3.1%
17107	Logan County, Illinois	-0.36%	4.1%
17109	McDonough County, Illinois	-0.12%	5.8%
17119	Madison County, Illinois	-0.25%	5.7%
17121	Marion County, Illinois	-0.68%	5.1%
17123	Marshall County, Illinois	-1.28%	5.8%
17125	Mason County, Illinois	-0.90%	0.9%
17131	Mercer County, Illinois	-0.51%	2.7%
17135	Montgomery County, Illinois	-0.49%	1.5%
17137	Morgan County, Illinois	-0.46%	2.1%
17139	Moultrie County, Illinois	0.07%	4.7%
17149	Pike County, Illinois	-0.51%	2.8%
17151	Pope County, Illinois	-1.09%	2.1%
17153	Pulaski County, Illinois	-1.27%	4.8%
17155	Putnam County, Illinois	-1.08%	2.1%
17159	Richland County, Illinois	-0.05%	4.9%
17163	St. Clair County, Illinois	-0.43%	4.2%
17165	Saline County, Illinois	0.00%	1.2%
17167	Sangamon County, Illinois	0.22%	5.4%
17171	Scott County, Illinois	-0.70%	1.8%
17181	Union County, Illinois	-0.33%	4.8%
17189	Washington County, Illinois	-0.57%	5.1%
17201	Winnebago County, Illinois	-0.51%	5.5%
17203	Woodford County, Illinois	0.54%	4.0%
18005	Bartholomew County, Indiana	1.17%	4.1%
18011	Boone County, Indiana	2.10%	6.9%
18013	Brown County, Indiana	-0.41%	0.0%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
18015	Carroll County, Indiana	-0.12%	5.6%
18017	Cass County, Indiana	-0.46%	5.7%
18021	Clay County, Indiana	-0.09%	2.3%
18045	Fountain County, Indiana	-0.74%	5.9%
18049	Fulton County, Indiana	-0.60%	4.4%
18063	Hendricks County, Indiana	1.80%	6.3%
18079	Jennings County, Indiana	-0.26%	3.6%
18081	Johnson County, Indiana	1.29%	5.3%
18105	Monroe County, Indiana	0.80%	4.0%
18109	Morgan County, Indiana	0.32%	5.2%
18111	Newton County, Indiana	-0.41%	5.8%
18117	Orange County, Indiana	-0.07%	5.9%
18119	Owen County, Indiana	-0.59%	4.1%
18121	Parke County, Indiana	-0.16%	2.1%
18125	Pike County, Indiana	-0.43%	4.9%
18145	Shelby County, Indiana	0.27%	5.7%
18147	Spencer County, Indiana	0.09%	4.7%
18157	Tippecanoe County, Indiana	1.37%	4.7%
18159	Tipton County, Indiana	-0.47%	0.0%
18171	Warren County, Indiana	-0.34%	4.0%
18175	Washington County, Indiana	-0.60%	3.7%
19009	Audubon County, Iowa	-1.29%	5.6%
19023	Butler County, Iowa	0.27%	3.1%
19031	Cedar County, Iowa	-0.22%	2.0%
19033	Cerro Gordo County, Iowa	-0.40%	3.3%
19035	Cherokee County, Iowa	-0.51%	5.5%
19037	Chickasaw County, Iowa	-0.25%	3.1%
19039	Clarke County, Iowa	0.08%	3.0%
19043	Clayton County, Iowa	-0.59%	5.9%
19049	Dallas County, Iowa	3.84%	5.9%
19051	Davis County, Iowa	0.00%	2.4%
19065	Fayette County, Iowa	-0.59%	4.6%
19067	Floyd County, Iowa	-0.47%	2.6%
19069	Franklin County, Iowa	-0.43%	3.5%
19071	Fremont County, Iowa	-1.55%	1.9%
19075	Grundy County, Iowa	-0.35%	5.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
19089	Howard County, Iowa	-0.11%	3.5%
19091	Humboldt County, Iowa	-0.39%	3.5%
19095	Iowa County, Iowa	0.02%	3.1%
19097	Jackson County, Iowa	-0.41%	2.7%
19101	Jefferson County, Iowa	0.05%	4.4%
19103	Johnson County, Iowa	1.97%	2.7%
19105	Jones County, Iowa	-0.12%	5.3%
19117	Lucas County, Iowa	-0.56%	3.6%
19123	Mahaska County, Iowa	0.03%	5.3%
19127	Marshall County, Iowa	0.26%	5.5%
19131	Mitchell County, Iowa	-0.24%	3.9%
19141	O'Brien County, Iowa	-0.83%	2.9%
19149	Plymouth County, Iowa	-0.01%	5.7%
19153	Polk County, Iowa	1.47%	4.5%
19157	Poweshiek County, Iowa	-0.53%	5.2%
19159	Ringgold County, Iowa	-0.38%	2.5%
19165	Shelby County, Iowa	-0.57%	3.4%
19169	Story County, Iowa	1.04%	2.2%
19175	Union County, Iowa	0.21%	4.6%
19181	Warren County, Iowa	0.73%	4.4%
19183	Washington County, Iowa	0.49%	3.7%
19187	Webster County, Iowa	-0.73%	5.1%
19191	Winneshiek County, Iowa	-0.12%	3.7%
19193	Woodbury County, Iowa	-0.07%	5.6%
19195	Worth County, Iowa	-0.16%	3.6%
20003	Anderson County, Kansas	-0.85%	0.0%
20009	Barton County, Kansas	-0.21%	3.9%
20013	Brown County, Kansas	0.06%	4.3%
20015	Butler County, Kansas	-0.06%	5.8%
20019	Chautauqua County, Kansas	-0.87%	5.4%
20023	Cheyenne County, Kansas	-0.32%	4.1%
20031	Coffey County, Kansas	-0.70%	0.6%
20033	Comanche County, Kansas	1.21%	6.3%
20035	Cowley County, Kansas	-0.09%	5.9%
20039	Decatur County, Kansas	-0.19%	0.0%
20041	Dickinson County, Kansas	-0.32%	3.1%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
20043	Doniphan County, Kansas	-0.43%	3.6%
20045	Douglas County, Kansas	0.91%	5.7%
20047	Edwards County, Kansas	-1.15%	3.3%
20051	Ellis County, Kansas	0.72%	4.4%
20053	Ellsworth County, Kansas	-0.57%	3.0%
20055	Finney County, Kansas	0.14%	4.9%
20065	Graham County, Kansas	-0.22%	0.0%
20067	Grant County, Kansas	0.44%	3.3%
20071	Greeley County, Kansas	0.90%	2.6%
20075	Hamilton County, Kansas	-1.11%	5.7%
20079	Harvey County, Kansas	-0.04%	4.2%
20083	Hodgeman County, Kansas	0.75%	1.2%
20085	Jackson County, Kansas	-0.30%	4.6%
20087	Jefferson County, Kansas	-0.54%	5.5%
20091	Johnson County, Kansas	1.28%	5.2%
20095	Kingman County, Kansas	0.01%	3.0%
20107	Linn County, Kansas	-0.41%	3.3%
20109	Logan County, Kansas	0.33%	4.6%
20117	Marshall County, Kansas	-0.34%	5.5%
20125	Montgomery County, Kansas	-1.02%	5.4%
20127	Morris County, Kansas	-0.97%	3.6%
20129	Morton County, Kansas	-0.87%	2.8%
20143	Ottawa County, Kansas	-0.28%	1.7%
20145	Pawnee County, Kansas	-0.08%	5.6%
20149	Pottawatomie County, Kansas	1.45%	6.1%
20151	Pratt County, Kansas	0.80%	5.0%
20155	Reno County, Kansas	-0.19%	5.3%
20157	Republic County, Kansas	-0.92%	1.7%
20163	Rooks County, Kansas	0.12%	4.4%
20165	Rush County, Kansas	-1.32%	0.0%
20167	Russell County, Kansas	-0.24%	4.9%
20169	Saline County, Kansas	-0.01%	5.5%
20171	Scott County, Kansas	0.57%	0.0%
20175	Seward County, Kansas	0.57%	3.1%
20181	Sherman County, Kansas	0.58%	0.0%
20183	Smith County, Kansas	-1.34%	4.8%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
20193	Thomas County, Kansas	0.03%	2.5%
20199	Wallace County, Kansas	1.90%	5.5%
20205	Wilson County, Kansas	-1.03%	4.3%
20207	Woodson County, Kansas	-0.81%	4.9%
21001	Adair County, Kentucky	0.20%	2.8%
21003	Allen County, Kentucky	0.44%	3.9%
21007	Ballard County, Kentucky	0.29%	1.7%
21013	Bell County, Kentucky	-0.96%	3.4%
21017	Bourbon County, Kentucky	0.05%	3.2%
21021	Boyle County, Kentucky	0.49%	3.2%
21025	Breathitt County, Kentucky	-0.76%	4.1%
21029	Bullitt County, Kentucky	1.04%	7.4%
21037	Campbell County, Kentucky	0.16%	5.0%
21039	Carlisle County, Kentucky	-0.64%	1.7%
21041	Carroll County, Kentucky	0.45%	2.9%
21049	Clark County, Kentucky	0.01%	4.0%
21051	Clay County, Kentucky	-0.50%	2.5%
21053	Clinton County, Kentucky	-0.43%	4.0%
21055	Crittenden County, Kentucky	-0.18%	3.9%
21067	Fayette County, Kentucky	1.30%	5.8%
21071	Floyd County, Kentucky	-1.02%	5.2%
21081	Grant County, Kentucky	0.09%	4.8%
21083	Graves County, Kentucky	0.22%	4.4%
21085	Grayson County, Kentucky	0.27%	4.0%
21087	Green County, Kentucky	-0.13%	5.0%
21089	Greenup County, Kentucky	-0.35%	3.5%
21099	Hart County, Kentucky	0.65%	2.6%
21103	Henry County, Kentucky	0.08%	2.3%
21109	Jackson County, Kentucky	-0.16%	3.7%
21113	Jessamine County, Kentucky	1.00%	3.0%
21115	Johnson County, Kentucky	0.09%	4.6%
21125	Laurel County, Kentucky	0.31%	1.9%
21127	Lawrence County, Kentucky	-0.07%	4.9%
21129	Lee County, Kentucky	-2.35%	5.3%
21133	Letcher County, Kentucky	-1.31%	2.2%
21137	Lincoln County, Kentucky	-0.53%	3.1%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
21143	Lyon County, Kentucky	0.52%	1.0%
21159	Martin County, Kentucky	-0.60%	1.5%
21169	Metcalfe County, Kentucky	-0.45%	3.9%
21171	Monroe County, Kentucky	-0.91%	5.0%
21181	Nicholas County, Kentucky	-0.41%	2.9%
21185	Oldham County, Kentucky	1.07%	6.1%
21187	Owen County, Kentucky	-0.56%	3.3%
21189	Owsley County, Kentucky	-0.86%	0.9%
21195	Pike County, Kentucky	-0.83%	4.5%
21201	Robertson County, Kentucky	-0.55%	4.2%
21209	Scott County, Kentucky	1.72%	5.3%
21211	Shelby County, Kentucky	1.51%	6.8%
21215	Spencer County, Kentucky	1.00%	5.2%
21219	Todd County, Kentucky	0.21%	3.4%
21221	Trigg County, Kentucky	-0.12%	3.6%
21225	Union County, Kentucky	-0.58%	5.9%
21227	Warren County, Kentucky	1.22%	6.0%
21233	Webster County, Kentucky	-0.37%	2.9%
22003	Allen Parish, Louisiana	-0.26%	5.8%
22011	Beauregard Parish, Louisiana	0.31%	5.8%
22013	Bienville Parish, Louisiana	-0.82%	5.1%
22021	Caldwell Parish, Louisiana	-0.46%	5.8%
22027	Claiborne Parish, Louisiana	-0.99%	3.3%
22029	Concordia Parish, Louisiana	-0.63%	4.1%
22031	De Soto Parish, Louisiana	0.44%	5.8%
22035	East Carroll Parish, Louisiana	-0.90%	3.9%
22037	East Feliciana Parish, Louisiana	-0.75%	4.6%
22043	Grant Parish, Louisiana	-0.44%	3.7%
22047	Iberville Parish, Louisiana	-0.02%	1.9%
22049	Jackson Parish, Louisiana	-0.38%	4.4%
22053	Jefferson Davis Parish, Louisiana	-0.36%	4.6%
22055	Lafayette Parish, Louisiana	1.29%	5.9%
22057	Lafourche Parish, Louisiana	0.16%	4.5%
22059	LaSalle Parish, Louisiana	-0.31%	1.0%
22065	Madison Parish, Louisiana	-0.46%	5.6%
22075	Plaquemines Parish, Louisiana	0.62%	4.9%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
22079	Rapides Parish, Louisiana	0.24%	5.4%
22083	Richland Parish, Louisiana	0.17%	5.4%
22087	St. Bernard Parish, Louisiana	5.73%	8.2%
22089	St. Charles Parish, Louisiana	-0.15%	5.2%
22093	St. James Parish, Louisiana	-0.42%	4.0%
22095	St. John the Baptist Parish, Louisiana	-1.42%	5.3%
22101	St. Mary Parish, Louisiana	-0.63%	4.4%
22109	Terrebonne Parish, Louisiana	0.36%	5.6%
22113	Vermilion Parish, Louisiana	0.66%	4.4%
22117	Washington Parish, Louisiana	-0.50%	5.4%
22121	West Baton Rouge Parish, Louisiana	0.86%	4.8%
22123	West Carroll Parish, Louisiana	-0.34%	5.3%
23001	Androscoggin County, Maine	-0.02%	5.3%
23005	Cumberland County, Maine	0.48%	5.8%
23011	Kennebec County, Maine	-0.25%	5.0%
23019	Penobscot County, Maine	-0.10%	5.1%
23021	Piscataquis County, Maine	-0.80%	3.9%
23027	Waldo County, Maine	0.12%	4.3%
24003	Anne Arundel County, Maryland	1.01%	4.8%
24009	Calvert County, Maryland	0.57%	3.4%
24013	Carroll County, Maryland	0.07%	4.8%
24017	Charles County, Maryland	1.29%	6.5%
24019	Dorchester County, Maryland	-0.02%	3.6%
24021	Frederick County, Maryland	1.02%	3.3%
24027	Howard County, Maryland	1.83%	4.2%
24031	Montgomery County, Maryland	1.38%	3.7%
25007	Dukes County, Massachusetts	1.40%	5.8%
25009	Essex County, Massachusetts	0.76%	4.3%
25011	Franklin County, Massachusetts	-0.04%	3.3%
25013	Hampden County, Massachusetts	0.24%	4.4%
25015	Hampshire County, Massachusetts	0.08%	3.8%
25017	Middlesex County, Massachusetts	1.02%	3.9%
25021	Norfolk County, Massachusetts	0.74%	4.7%
25025	Suffolk County, Massachusetts	1.38%	4.4%
26035	Clare County, Michigan	-0.46%	3.4%
26041	Delta County, Michigan	-0.14%	3.8%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
26043	Dickinson County, Michigan	-0.08%	2.7%
26045	Eaton County, Michigan	0.15%	5.8%
26051	Gladwin County, Michigan	-0.29%	4.3%
26053	Gogebic County, Michigan	-0.98%	3.8%
26057	Gratiot County, Michigan	-0.35%	3.8%
26073	Isabella County, Michigan	0.06%	5.1%
26077	Kalamazoo County, Michigan	0.79%	5.8%
26079	Kalkaska County, Michigan	0.15%	4.3%
26081	Kent County, Michigan	1.03%	6.2%
26091	Lenawee County, Michigan	-0.15%	5.0%
26093	Livingston County, Michigan	0.63%	5.5%
26099	Macomb County, Michigan	0.54%	5.4%
26105	Mason County, Michigan	-0.14%	4.2%
26109	Menominee County, Michigan	-0.25%	2.2%
26111	Midland County, Michigan	0.10%	3.0%
26123	Newaygo County, Michigan	-0.26%	4.7%
26127	Oceana County, Michigan	-0.35%	4.1%
26129	Ogemaw County, Michigan	-0.63%	4.1%
26133	Osceola County, Michigan	-0.35%	4.1%
26137	Otsego County, Michigan	-0.03%	5.4%
26139	Ottawa County, Michigan	1.08%	6.6%
26155	Shiawassee County, Michigan	-0.83%	5.5%
26159	Van Buren County, Michigan	-0.31%	5.4%
26161	Washtenaw County, Michigan	0.86%	4.9%
27001	Aitkin County, Minnesota	-1.00%	4.2%
27003	Anoka County, Minnesota	0.81%	4.9%
27005	Becker County, Minnesota	0.71%	3.9%
27009	Benton County, Minnesota	0.65%	5.3%
27013	Blue Earth County, Minnesota	0.75%	4.9%
27015	Brown County, Minnesota	-0.70%	3.9%
27017	Carlton County, Minnesota	0.05%	2.7%
27019	Carver County, Minnesota	1.52%	3.7%
27021	Cass County, Minnesota	-0.10%	5.0%
27023	Chippewa County, Minnesota	-0.96%	3.4%
27025	Chisago County, Minnesota	-0.10%	4.4%
27029	Clearwater County, Minnesota	0.50%	3.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
27031	Cook County, Minnesota	0.20%	2.2%
27033	Cottonwood County, Minnesota	-0.22%	4.7%
27035	Crow Wing County, Minnesota	0.32%	4.6%
27037	Dakota County, Minnesota	0.78%	4.8%
27043	Faribault County, Minnesota	-0.72%	3.8%
27045	Fillmore County, Minnesota	0.00%	4.1%
27053	Hennepin County, Minnesota	1.27%	4.4%
27055	Houston County, Minnesota	-0.35%	3.1%
27057	Hubbard County, Minnesota	0.40%	5.3%
27061	Itasca County, Minnesota	0.39%	5.9%
27063	Jackson County, Minnesota	-0.02%	5.4%
27065	Kanabec County, Minnesota	-0.50%	4.4%
27067	Kandiyohi County, Minnesota	0.13%	3.3%
27071	Koochiching County, Minnesota	-0.24%	2.9%
27075	Lake County, Minnesota	-0.26%	5.4%
27079	Le Sueur County, Minnesota	0.13%	4.3%
27085	McLeod County, Minnesota	-0.63%	5.9%
27087	Mahnomen County, Minnesota	0.66%	3.4%
27095	Mille Lacs County, Minnesota	-0.31%	3.3%
27097	Morrison County, Minnesota	-0.36%	1.8%
27099	Mower County, Minnesota	0.09%	3.9%
27103	Nicollet County, Minnesota	0.30%	4.2%
27105	Nobles County, Minnesota	0.36%	1.9%
27111	Otter Tail County, Minnesota	0.19%	5.7%
27113	Pennington County, Minnesota	0.41%	4.4%
27115	Pine County, Minnesota	-0.69%	2.3%
27119	Polk County, Minnesota	-0.09%	4.6%
27123	Ramsey County, Minnesota	1.12%	4.2%
27131	Rice County, Minnesota	0.40%	5.8%
27133	Rock County, Minnesota	-0.48%	0.0%
27137	St. Louis County, Minnesota	0.06%	3.9%
27139	Scott County, Minnesota	1.69%	3.9%
27143	Sibley County, Minnesota	-0.35%	4.5%
27145	Stearns County, Minnesota	0.31%	5.8%
27147	Steele County, Minnesota	-0.04%	2.7%
27159	Wadena County, Minnesota	-0.07%	5.4%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
27161	Waseca County, Minnesota	-0.06%	4.7%
27163	Washington County, Minnesota	1.06%	4.0%
27167	Wilkin County, Minnesota	-0.08%	5.9%
27171	Wright County, Minnesota	0.88%	3.5%
27173	Yellow Medicine County, Minnesota	-0.95%	4.7%
28001	Adams County, Mississippi	-0.51%	2.4%
28007	Attala County, Mississippi	-0.42%	2.1%
28013	Calhoun County, Mississippi	-0.49%	5.8%
28015	Carroll County, Mississippi	-0.67%	5.5%
28023	Clarke County, Mississippi	-0.66%	3.5%
28029	Copiah County, Mississippi	-0.57%	3.8%
28031	Covington County, Mississippi	-0.29%	2.7%
28033	DeSoto County, Mississippi	1.32%	6.0%
28055	Issaquena County, Mississippi	-0.07%	1.7%
28087	Lowndes County, Mississippi	0.06%	5.2%
28089	Madison County, Mississippi	1.65%	6.3%
28097	Montgomery County, Mississippi	-1.09%	4.9%
28121	Rankin County, Mississippi	1.08%	5.0%
28125	Sharkey County, Mississippi	-1.18%	2.8%
28129	Smith County, Mississippi	-0.47%	0.0%
28133	Sunflower County, Mississippi	-1.19%	5.9%
28135	Tallahatchie County, Mississippi	-0.57%	5.5%
28147	Walthall County, Mississippi	-1.03%	5.6%
28153	Wayne County, Mississippi	-0.37%	0.0%
28155	Webster County, Mississippi	-0.99%	4.8%
28159	Winston County, Mississippi	-0.72%	5.8%
28163	Yazoo County, Mississippi	-0.24%	3.3%
29003	Andrew County, Missouri	0.13%	0.5%
29009	Barry County, Missouri	-0.17%	3.2%
29011	Barton County, Missouri	-0.30%	2.3%
29015	Benton County, Missouri	-0.33%	5.1%
29019	Boone County, Missouri	1.53%	4.3%
29023	Butler County, Missouri	0.21%	4.9%
29025	Caldwell County, Missouri	-1.25%	3.6%
29027	Callaway County, Missouri	0.02%	5.2%
29035	Carter County, Missouri	-0.01%	2.6%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
29041	Chariton County, Missouri	-0.95%	3.0%
29051	Cole County, Missouri	0.25%	2.1%
29053	Cooper County, Missouri	0.12%	4.8%
29057	Dade County, Missouri	-1.21%	3.2%
29063	DeKalb County, Missouri	-0.10%	5.6%
29067	Douglas County, Missouri	-0.33%	4.0%
29069	Dunklin County, Missouri	-0.25%	1.6%
29071	Franklin County, Missouri	0.09%	5.2%
29075	Gentry County, Missouri	0.23%	3.8%
29079	Grundy County, Missouri	0.31%	4.7%
29083	Henry County, Missouri	-0.27%	2.2%
29087	Holt County, Missouri	-2.31%	2.5%
29093	Iron County, Missouri	-0.79%	4.0%
29101	Johnson County, Missouri	1.17%	5.3%
29103	Knox County, Missouri	-0.47%	0.9%
29113	Lincoln County, Missouri	0.72%	5.6%
29117	Livingston County, Missouri	-0.59%	5.8%
29121	Macon County, Missouri	-0.12%	0.5%
29127	Marion County, Missouri	0.12%	5.1%
29131	Miller County, Missouri	0.51%	2.4%
29133	Mississippi County, Missouri	-0.12%	1.6%
29141	Morgan County, Missouri	-0.50%	2.6%
29143	New Madrid County, Missouri	-1.02%	3.8%
29145	Newton County, Missouri	0.41%	3.1%
29147	Nodaway County, Missouri	-0.17%	2.7%
29167	Polk County, Missouri	-0.20%	2.7%
29169	Pulaski County, Missouri	0.54%	5.5%
29175	Randolph County, Missouri	-0.66%	1.5%
29179	Reynolds County, Missouri	-0.44%	2.8%
29181	Ripley County, Missouri	-0.18%	2.2%
29183	St. Charles County, Missouri	1.08%	4.9%
29195	Saline County, Missouri	-0.21%	5.3%
29199	Scotland County, Missouri	0.63%	5.4%
29205	Shelby County, Missouri	-1.00%	3.8%
29207	Stoddard County, Missouri	-0.26%	3.1%
29209	Stone County, Missouri	-0.79%	4.1%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
29211	Sullivan County, Missouri	-1.34%	5.6%
29215	Texas County, Missouri	-0.50%	4.6%
29219	Warren County, Missouri	0.43%	0.0%
29221	Washington County, Missouri	0.00%	3.3%
29223	Wayne County, Missouri	-0.27%	4.4%
29227	Worth County, Missouri	-0.98%	0.0%
29229	Wright County, Missouri	-0.67%	5.4%
30001	Beaverhead County, Montana	0.33%	3.4%
30007	Broadwater County, Montana	0.31%	0.0%
30015	Chouteau County, Montana	0.28%	5.2%
30017	Custer County, Montana	0.72%	3.9%
30019	Daniels County, Montana	0.93%	0.0%
30021	Dawson County, Montana	1.88%	3.6%
30031	Gallatin County, Montana	1.88%	4.9%
30035	Glacier County, Montana	0.73%	3.2%
30041	Hill County, Montana	0.87%	4.1%
30043	Jefferson County, Montana	0.30%	4.8%
30049	Lewis and Clark County, Montana	0.91%	5.7%
30051	Liberty County, Montana	0.22%	5.5%
30063	Missoula County, Montana	0.72%	4.8%
30069	Petroleum County, Montana	0.96%	0.0%
30073	Pondera County, Montana	0.23%	5.2%
30075	Powder River County, Montana	0.37%	5.7%
30079	Prairie County, Montana	-0.26%	0.0%
30083	Richland County, Montana	4.82%	4.2%
30085	Roosevelt County, Montana	2.15%	6.6%
30089	Sanders County, Montana	-0.10%	4.5%
30095	Stillwater County, Montana	0.75%	3.8%
30103	Treasure County, Montana	-0.81%	5.7%
30109	Wibaux County, Montana	3.76%	0.0%
30111	Yellowstone County, Montana	1.28%	4.4%
31001	Adams County, Nebraska	0.29%	3.7%
31003	Antelope County, Nebraska	-1.02%	2.1%
31005	Arthur County, Nebraska	-0.47%	5.6%
31007	Banner County, Nebraska	2.91%	0.0%
31009	Blaine County, Nebraska	0.83%	0.0%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
31017	Brown County, Nebraska	-2.37%	0.0%
31019	Buffalo County, Nebraska	1.23%	4.9%
31023	Butler County, Nebraska	-0.24%	1.8%
31029	Chase County, Nebraska	0.31%	4.4%
31031	Cherry County, Nebraska	0.41%	5.5%
31033	Cheyenne County, Nebraska	0.43%	1.4%
31037	Colfax County, Nebraska	-0.37%	3.7%
31039	Cuming County, Nebraska	-0.53%	2.5%
31041	Custer County, Nebraska	-0.36%	1.7%
31043	Dakota County, Nebraska	-0.13%	3.0%
31045	Dawes County, Nebraska	-0.29%	5.8%
31049	Deuel County, Nebraska	0.01%	0.0%
31053	Dodge County, Nebraska	-0.17%	3.3%
31057	Dundy County, Nebraska	-0.44%	2.8%
31059	Fillmore County, Nebraska	-1.08%	3.1%
31061	Franklin County, Nebraska	-1.52%	3.8%
31065	Furnas County, Nebraska	-0.60%	3.0%
31069	Garden County, Nebraska	-2.90%	4.6%
31071	Garfield County, Nebraska	-0.08%	4.0%
31079	Hall County, Nebraska	1.09%	1.6%
31081	Hamilton County, Nebraska	-0.05%	4.4%
31083	Harlan County, Nebraska	0.82%	3.8%
31085	Hayes County, Nebraska	0.58%	3.8%
31087	Hitchcock County, Nebraska	-0.24%	5.9%
31089	Holt County, Nebraska	-0.02%	1.8%
31097	Johnson County, Nebraska	-0.46%	3.4%
31107	Knox County, Nebraska	-0.39%	3.4%
31109	Lancaster County, Nebraska	1.26%	5.1%
31121	Merrick County, Nebraska	-0.23%	2.8%
31123	Morrill County, Nebraska	-0.87%	5.5%
31125	Nance County, Nebraska	-0.96%	5.9%
31127	Nemaha County, Nebraska	-0.42%	4.1%
31129	Nuckolls County, Nebraska	-0.70%	5.6%
31131	Otoe County, Nebraska	-0.03%	4.9%
31133	Pawnee County, Nebraska	-0.74%	3.4%
31135	Perkins County, Nebraska	-0.73%	4.8%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
31137	Phelps County, Nebraska	0.10%	2.4%
31143	Polk County, Nebraska	-0.69%	3.9%
31145	Red Willow County, Nebraska	-0.14%	5.1%
31147	Richardson County, Nebraska	-0.88%	5.7%
31149	Rock County, Nebraska	-2.36%	0.0%
31153	Sarpy County, Nebraska	1.96%	5.6%
31155	Saunders County, Nebraska	0.11%	4.7%
31157	Scotts Bluff County, Nebraska	-0.19%	5.4%
31167	Stanton County, Nebraska	0.03%	2.8%
31171	Thomas County, Nebraska	2.56%	0.0%
31181	Webster County, Nebraska	-1.11%	2.3%
31183	Wheeler County, Nebraska	-2.57%	0.0%
32007	Elko County, Nevada	2.29%	5.3%
32011	Eureka County, Nevada	1.35%	0.0%
32015	Lander County, Nevada	1.39%	0.0%
33005	Cheshire County, New Hampshire	-0.17%	4.2%
33007	Coos County, New Hampshire	-0.97%	4.8%
33011	Hillsborough County, New Hampshire	0.25%	5.7%
33013	Merrimack County, New Hampshire	0.10%	5.4%
33015	Rockingham County, New Hampshire	0.43%	4.6%
33017	Strafford County, New Hampshire	0.38%	5.1%
33019	Sullivan County, New Hampshire	-0.56%	5.4%
34003	Bergen County, New Jersey	0.69%	4.4%
34005	Burlington County, New Jersey	0.12%	5.9%
34007	Camden County, New Jersey	-0.05%	3.7%
34017	Hudson County, New Jersey	1.27%	6.7%
34023	Middlesex County, New Jersey	0.73%	5.1%
34025	Monmouth County, New Jersey	-0.06%	5.4%
34029	Ocean County, New Jersey	0.33%	4.8%
35009	Curry County, New Mexico	1.10%	6.1%
35023	Hidalgo County, New Mexico	-1.36%	5.4%
35035	Otero County, New Mexico	0.66%	3.1%
35043	Sandoval County, New Mexico	1.05%	5.6%
36NYC	New York City, NY	0.87%	3.8%
36003	Allegany County, New York	-0.58%	4.3%
36009	Cattaraugus County, New York	-0.56%	4.1%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
36011	Cayuga County, New York	-0.15%	4.4%
36015	Chemung County, New York	-0.16%	3.8%
36017	Chenango County, New York	-0.55%	4.6%
36019	Clinton County, New York	-0.19%	5.2%
36021	Columbia County, New York	-0.41%	5.4%
36023	Cortland County, New York	-0.19%	5.0%
36029	Erie County, New York	0.04%	5.2%
36033	Franklin County, New York	0.07%	5.4%
36037	Genesee County, New York	-0.33%	4.4%
36043	Herkimer County, New York	-0.13%	4.1%
36045	Jefferson County, New York	0.83%	4.2%
36049	Lewis County, New York	0.10%	4.7%
36057	Montgomery County, New York	-0.27%	4.7%
36059	Nassau County, New York	0.28%	4.3%
36065	Oneida County, New York	-0.18%	5.6%
36067	Onondaga County, New York	0.07%	5.9%
36069	Ontario County, New York	0.32%	4.8%
36071	Orange County, New York	0.19%	4.2%
36073	Orleans County, New York	-0.48%	4.5%
36079	Putnam County, New York	-0.03%	3.7%
36083	Rensselaer County, New York	0.11%	4.3%
36087	Rockland County, New York	0.89%	5.8%
36089	St. Lawrence County, New York	0.06%	3.6%
36091	Saratoga County, New York	0.59%	4.5%
36093	Schenectady County, New York	0.09%	4.9%
36095	Schoharie County, New York	-0.84%	5.6%
36097	Schuyler County, New York	0.29%	4.0%
36101	Steuben County, New York	-0.10%	4.3%
36103	Suffolk County, New York	0.12%	5.1%
36107	Tioga County, New York	-0.52%	2.1%
36109	Tompkins County, New York	0.63%	1.9%
36115	Washington County, New York	-0.12%	2.6%
36117	Wayne County, New York	-0.45%	5.4%
36121	Wyoming County, New York	-0.45%	2.1%
36123	Yates County, New York	-0.26%	3.8%
37007	Anson County, North Carolina	-0.91%	5.2%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
37021	Buncombe County, North Carolina	1.25%	5.7%
37037	Chatham County, North Carolina	1.57%	6.4%
37041	Chowan County, North Carolina	-0.06%	3.3%
37053	Currituck County, North Carolina	1.04%	7.3%
37063	Durham County, North Carolina	2.09%	7.0%
37069	Franklin County, North Carolina	0.80%	3.4%
37073	Gates County, North Carolina	-1.42%	0.0%
37077	Granville County, North Carolina	0.36%	5.7%
37079	Greene County, North Carolina	-0.23%	3.9%
37095	Hyde County, North Carolina	-0.45%	3.0%
37103	Jones County, North Carolina	0.44%	4.2%
37105	Lee County, North Carolina	1.34%	5.2%
37109	Lincoln County, North Carolina	0.57%	5.0%
37115	Madison County, North Carolina	0.39%	3.2%
37119	Mecklenburg County, North Carolina	2.39%	6.6%
37131	Northampton County, North Carolina	-1.80%	5.6%
37165	Scotland County, North Carolina	-0.07%	4.9%
37177	Tyrrell County, North Carolina	-2.33%	1.6%
37179	Union County, North Carolina	1.72%	6.4%
37185	Warren County, North Carolina	-0.56%	2.8%
37191	Wayne County, North Carolina	0.45%	5.8%
37195	Wilson County, North Carolina	0.15%	4.9%
37199	Yancey County, North Carolina	-0.45%	5.0%
38005	Benson County, North Dakota	1.05%	6.9%
38007	Billings County, North Dakota	4.42%	4.6%
38009	Bottineau County, North Dakota	1.58%	3.0%
38013	Burke County, North Dakota	5.48%	0.6%
38015	Burleigh County, North Dakota	2.69%	3.7%
38017	Cass County, North Dakota	2.72%	4.8%
38019	Cavalier County, North Dakota	-0.72%	0.3%
38021	Dickey County, North Dakota	-0.20%	5.2%
38023	Divide County, North Dakota	3.74%	0.0%
38025	Dunn County, North Dakota	5.55%	8.6%
38031	Foster County, North Dakota	0.23%	1.7%
38033	Golden Valley County, North Dakota	2.79%	0.9%
38039	Griggs County, North Dakota	-1.56%	0.0%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
38043	Kidder County, North Dakota	-0.15%	4.8%
38045	LaMoure County, North Dakota	0.30%	3.6%
38049	McHenry County, North Dakota	3.17%	5.3%
38053	McKenzie County, North Dakota	13.38%	1.4%
38055	McLean County, North Dakota	1.92%	2.8%
38059	Morton County, North Dakota	1.70%	4.2%
38061	Mountrail County, North Dakota	6.68%	6.4%
38069	Pierce County, North Dakota	0.69%	0.0%
38079	Rolette County, North Dakota	1.37%	5.5%
38085	Sioux County, North Dakota	2.23%	2.0%
38087	Slope County, North Dakota	1.57%	0.0%
38089	Stark County, North Dakota	5.05%	6.5%
38091	Steele County, North Dakota	-0.22%	5.9%
38093	Stutsman County, North Dakota	0.01%	5.5%
38101	Ward County, North Dakota	3.08%	5.4%
38105	Williams County, North Dakota	9.45%	2.5%
39003	Allen County, Ohio	-0.34%	5.8%
39005	Ashland County, Ohio	-0.18%	5.7%
39011	Auglaize County, Ohio	-0.01%	5.7%
39019	Carroll County, Ohio	-0.61%	0.0%
39029	Columbiana County, Ohio	-0.60%	5.3%
39033	Crawford County, Ohio	-0.75%	5.2%
39041	Delaware County, Ohio	1.82%	4.7%
39043	Erie County, Ohio	-0.42%	5.7%
39047	Fayette County, Ohio	-0.26%	5.0%
39057	Greene County, Ohio	0.33%	5.9%
39067	Harrison County, Ohio	-0.47%	2.8%
39069	Henry County, Ohio	-0.01%	3.1%
39071	Highland County, Ohio	-0.23%	3.3%
39075	Holmes County, Ohio	0.87%	5.6%
39079	Jackson County, Ohio	-0.46%	3.6%
39081	Jefferson County, Ohio	-0.79%	2.5%
39083	Knox County, Ohio	-0.15%	3.2%
39089	Licking County, Ohio	0.33%	4.3%
39093	Lorain County, Ohio	0.15%	5.6%
39097	Madison County, Ohio	-0.11%	4.7%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
39101	Marion County, Ohio	-0.28%	5.2%
39103	Medina County, Ohio	0.46%	4.4%
39105	Meigs County, Ohio	-0.33%	0.9%
39109	Miami County, Ohio	0.32%	5.5%
39117	Morrow County, Ohio	0.20%	1.1%
39121	Noble County, Ohio	-0.01%	2.9%
39123	Ottawa County, Ohio	-0.20%	5.1%
39127	Perry County, Ohio	-0.04%	5.2%
39129	Pickaway County, Ohio	0.32%	4.0%
39131	Pike County, Ohio	-0.42%	3.9%
39133	Portage County, Ohio	0.00%	4.8%
39139	Richland County, Ohio	-0.65%	5.3%
39145	Scioto County, Ohio	-0.58%	4.2%
39159	Union County, Ohio	0.56%	4.3%
39165	Warren County, Ohio	0.92%	4.6%
39169	Wayne County, Ohio	0.17%	4.1%
39171	Williams County, Ohio	-0.02%	5.6%
39175	Wyandot County, Ohio	-0.20%	5.2%
40003	Alfalfa County, Oklahoma	1.28%	3.5%
40017	Canadian County, Oklahoma	2.73%	6.2%
40033	Cotton County, Oklahoma	-0.15%	3.4%
40037	Creek County, Oklahoma	0.16%	5.3%
40039	Custer County, Oklahoma	2.24%	3.7%
40043	Dewey County, Oklahoma	0.19%	2.7%
40051	Grady County, Oklahoma	0.76%	4.9%
40055	Greer County, Oklahoma	-0.16%	3.9%
40065	Jackson County, Oklahoma	-0.48%	5.5%
40075	Kiowa County, Oklahoma	-0.31%	0.7%
40077	Latimer County, Oklahoma	-1.11%	5.1%
40083	Logan County, Oklahoma	1.86%	6.9%
40093	Major County, Oklahoma	0.79%	3.0%
40107	Okfuskee County, Oklahoma	0.42%	3.8%
40119	Payne County, Oklahoma	0.70%	5.7%
40127	Pushmataha County, Oklahoma	-1.02%	5.0%
40129	Roger Mills County, Oklahoma	0.98%	0.0%
40131	Rogers County, Oklahoma	0.77%	4.9%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
40139	Texas County, Oklahoma	1.99%	5.0%
40145	Wagoner County, Oklahoma	1.04%	6.3%
40147	Washington County, Oklahoma	0.32%	4.0%
40149	Washita County, Oklahoma	0.24%	4.9%
41001	Baker County, Oregon	-0.15%	4.7%
41005	Clackamas County, Oregon	0.99%	4.8%
41009	Columbia County, Oregon	0.00%	4.6%
41027	Hood River County, Oregon	0.35%	5.7%
41029	Jackson County, Oregon	0.83%	4.4%
41033	Josephine County, Oregon	0.19%	5.6%
41039	Lane County, Oregon	0.41%	3.8%
41047	Marion County, Oregon	0.80%	5.1%
41051	Multnomah County, Oregon	1.29%	3.6%
41053	Polk County, Oregon	0.53%	3.5%
41055	Sherman County, Oregon	-0.77%	4.0%
41059	Umatilla County, Oregon	0.29%	5.3%
41061	Union County, Oregon	-0.12%	5.6%
41063	Wallowa County, Oregon	-1.01%	5.5%
41067	Washington County, Oregon	1.46%	4.5%
42001	Adams County, Pennsylvania	0.03%	3.8%
42003	Allegheny County, Pennsylvania	0.21%	4.9%
42007	Beaver County, Pennsylvania	-0.09%	4.6%
42009	Bedford County, Pennsylvania	-0.46%	5.2%
42011	Berks County, Pennsylvania	0.14%	5.8%
42013	Blair County, Pennsylvania	-0.19%	4.5%
42019	Butler County, Pennsylvania	0.26%	4.8%
42021	Cambria County, Pennsylvania	-0.69%	4.2%
42025	Carbon County, Pennsylvania	-0.22%	4.0%
42027	Centre County, Pennsylvania	0.27%	1.9%
42029	Chester County, Pennsylvania	0.64%	4.6%
42033	Clearfield County, Pennsylvania	-0.16%	4.5%
42035	Clinton County, Pennsylvania	0.61%	3.9%
42037	Columbia County, Pennsylvania	-0.26%	2.1%
42039	Crawford County, Pennsylvania	-0.49%	5.4%
42041	Cumberland County, Pennsylvania	0.73%	3.8%
42055	Franklin County, Pennsylvania	0.48%	5.9%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009-2013)
42057	Fulton County, Pennsylvania	-0.45%	1.2%
42059	Greene County, Pennsylvania	-0.67%	4.7%
42063	Indiana County, Pennsylvania	-0.40%	5.1%
42067	Juniata County, Pennsylvania	0.31%	3.3%
42069	Lackawanna County, Pennsylvania	-0.07%	4.4%
42071	Lancaster County, Pennsylvania	0.59%	4.0%
42075	Lebanon County, Pennsylvania	0.43%	3.4%
42079	Luzerne County, Pennsylvania	-0.09%	3.6%
42081	Lycoming County, Pennsylvania	0.17%	4.7%
42083	McKean County, Pennsylvania	-0.29%	3.4%
42087	Mifflin County, Pennsylvania	-0.03%	5.7%
42093	Montour County, Pennsylvania	0.38%	1.4%
42095	Northampton County, Pennsylvania	0.20%	5.7%
42097	Northumberland County, Pennsylvania	-0.10%	5.0%
42099	Perry County, Pennsylvania	-0.33%	5.1%
42103	Pike County, Pennsylvania	-0.43%	3.1%
42107	Schuylkill County, Pennsylvania	-0.30%	4.7%
42109	Snyder County, Pennsylvania	0.10%	5.3%
42111	Somerset County, Pennsylvania	-0.51%	4.4%
42115	Susquehanna County, Pennsylvania	-0.84%	4.3%
42117	Tioga County, Pennsylvania	0.35%	4.3%
42121	Venango County, Pennsylvania	-0.64%	4.2%
42125	Washington County, Pennsylvania	0.05%	5.6%
42127	Wayne County, Pennsylvania	-0.89%	5.8%
42129	Westmoreland County, Pennsylvania	-0.24%	4.8%
42131	Wyoming County, Pennsylvania	-0.30%	0.5%
42133	York County, Pennsylvania	0.26%	5.1%
44003	Kent County, Rhode Island	-0.20%	5.0%
44005	Newport County, Rhode Island	-0.20%	3.4%
44009	Washington County, Rhode Island	-0.19%	4.6%
45001	Abbeville County, South Carolina	-0.45%	3.7%
45003	Aiken County, South Carolina	0.74%	5.9%
45017	Calhoun County, South Carolina	-0.12%	3.2%
45027	Clarendon County, South Carolina	-0.57%	4.2%
45037	Edgefield County, South Carolina	-0.66%	4.8%
45039	Fairfield County, South Carolina	-1.05%	4.2%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
45053	Jasper County, South Carolina	2.21%	5.1%
45055	Kershaw County, South Carolina	0.45%	2.9%
45059	Laurens County, South Carolina	-0.15%	5.6%
45061	Lee County, South Carolina	-1.51%	1.9%
45065	McCormick County, South Carolina	-0.93%	4.2%
45089	Williamsburg County, South Carolina	-1.25%	3.7%
45091	York County, South Carolina	1.80%	5.8%
46005	Beadle County, South Dakota	1.27%	6.6%
46007	Bennett County, South Dakota	0.10%	4.3%
46013	Brown County, South Dakota	1.16%	6.4%
46015	Brule County, South Dakota	0.62%	4.7%
46017	Buffalo County, South Dakota	1.39%	4.2%
46019	Butte County, South Dakota	0.66%	3.5%
46021	Campbell County, South Dakota	-3.26%	0.0%
46027	Clay County, South Dakota	0.21%	3.2%
46029	Codington County, South Dakota	0.77%	1.3%
46031	Corson County, South Dakota	1.20%	4.1%
46033	Custer County, South Dakota	0.79%	3.1%
46035	Davison County, South Dakota	0.51%	0.3%
46041	Dewey County, South Dakota	1.58%	7.2%
46045	Edmunds County, South Dakota	-0.28%	2.7%
46049	Faulk County, South Dakota	0.27%	3.3%
46061	Hanson County, South Dakota	0.59%	4.4%
46063	Harding County, South Dakota	0.51%	3.5%
46065	Hughes County, South Dakota	0.86%	4.2%
46067	Hutchinson County, South Dakota	-0.87%	5.8%
46069	Hyde County, South Dakota	-0.56%	0.0%
46071	Jackson County, South Dakota	1.84%	1.2%
46073	Jerauld County, South Dakota	-0.28%	3.2%
46075	Jones County, South Dakota	-0.19%	0.0%
46077	Kingsbury County, South Dakota	-0.45%	5.8%
46079	Lake County, South Dakota	2.26%	0.3%
46083	Lincoln County, South Dakota	3.34%	6.4%
46085	Lyman County, South Dakota	1.08%	2.7%
46091	Marshall County, South Dakota	0.87%	5.4%
46097	Miner County, South Dakota	-0.68%	5.2%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
46099	Minnehaha County, South Dakota	1.86%	6.4%
46101	Moody County, South Dakota	-0.46%	3.5%
46103	Pennington County, South Dakota	1.44%	4.8%
46105	Perkins County, South Dakota	0.70%	4.6%
46107	Potter County, South Dakota	0.79%	3.5%
46111	Sanborn County, South Dakota	-0.48%	3.8%
46113	Shannon County, South Dakota	1.13%	6.1%
46115	Spink County, South Dakota	1.04%	4.8%
46121	Todd County, South Dakota	1.19%	6.9%
46123	Tripp County, South Dakota	-0.84%	4.5%
46137	Ziebach County, South Dakota	0.13%	2.5%
47013	Campbell County, Tennessee	-0.38%	5.9%
47015	Cannon County, Tennessee	-0.04%	5.8%
47019	Carter County, Tennessee	-0.02%	5.8%
47021	Cheatham County, Tennessee	0.32%	5.1%
47025	Claiborne County, Tennessee	-0.70%	3.4%
47031	Coffee County, Tennessee	0.36%	4.1%
47033	Crockett County, Tennessee	0.05%	3.7%
47035	Cumberland County, Tennessee	0.74%	4.3%
47045	Dyer County, Tennessee	-0.09%	5.1%
47051	Franklin County, Tennessee	0.11%	4.8%
47067	Hancock County, Tennessee	-0.70%	5.2%
47081	Hickman County, Tennessee	-0.55%	5.1%
47083	Houston County, Tennessee	-0.62%	4.8%
47085	Humphreys County, Tennessee	-0.58%	3.8%
47089	Jefferson County, Tennessee	0.43%	4.4%
47091	Johnson County, Tennessee	-0.56%	4.4%
47093	Knox County, Tennessee	0.88%	5.3%
47095	Lake County, Tennessee	-0.38%	4.7%
47099	Lawrence County, Tennessee	0.00%	3.4%
47101	Lewis County, Tennessee	-0.52%	4.0%
47105	Loudon County, Tennessee	1.15%	6.4%
47119	Maury County, Tennessee	1.05%	5.2%
47121	Meigs County, Tennessee	-0.36%	1.6%
47135	Perry County, Tennessee	-0.22%	5.8%
47153	Sequatchie County, Tennessee	1.28%	5.3%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
47171	Unicoi County, Tennessee	-0.38%	4.3%
47173	Union County, Tennessee	-0.03%	5.9%
47179	Washington County, Tennessee	0.60%	5.9%
47181	Wayne County, Tennessee	-0.09%	4.2%
47183	Weakley County, Tennessee	-0.55%	5.1%
47187	Williamson County, Tennessee	2.61%	3.3%
48001	Anderson County, Texas	-0.31%	4.8%
48003	Andrews County, Texas	4.23%	0.0%
48009	Archer County, Texas	-1.42%	4.6%
48011	Armstrong County, Texas	0.82%	3.4%
48013	Atascosa County, Texas	1.56%	3.4%
48015	Austin County, Texas	0.47%	1.7%
48017	Bailey County, Texas	-0.19%	0.0%
48023	Baylor County, Texas	-0.93%	5.1%
48033	Borden County, Texas	-0.37%	0.0%
48055	Caldwell County, Texas	0.97%	5.0%
48063	Camp County, Texas	0.03%	4.6%
48067	Cass County, Texas	-0.11%	5.0%
48073	Cherokee County, Texas	0.00%	5.9%
48079	Cochran County, Texas	-1.32%	4.4%
48081	Coke County, Texas	-1.14%	4.9%
48093	Comanche County, Texas	-0.87%	0.7%
48097	Cooke County, Texas	0.02%	5.0%
48101	Cottle County, Texas	-1.07%	3.9%
48103	Crane County, Texas	2.97%	0.0%
48105	Crockett County, Texas	0.88%	0.0%
48109	Culberson County, Texas	-1.72%	3.7%
48115	Dawson County, Texas	-0.09%	1.2%
48121	Denton County, Texas	3.00%	6.8%
48131	Duval County, Texas	-0.23%	4.0%
48135	Ector County, Texas	2.90%	4.3%
48139	Ellis County, Texas	1.21%	7.1%
48143	Erath County, Texas	1.53%	5.7%
48151	Fisher County, Texas	-0.80%	0.0%
48153	Floyd County, Texas	-0.90%	1.4%
48157	Fort Bend County, Texas	3.39%	6.9%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
48165	Gaines County, Texas	2.49%	5.6%
48173	Glasscock County, Texas	0.65%	0.0%
48187	Guadalupe County, Texas	2.64%	6.0%
48195	Hansford County, Texas	-0.30%	4.3%
48197	Hardeman County, Texas	-1.09%	1.8%
48205	Hartley County, Texas	0.21%	0.0%
48209	Hays County, Texas	3.60%	5.9%
48211	Hemphill County, Texas	3.07%	4.5%
48215	Hidalgo County, Texas	1.55%	6.2%
48217	Hill County, Texas	-0.29%	5.0%
48221	Hood County, Texas	1.00%	5.3%
48227	Howard County, Texas	1.07%	7.1%
48229	Hudspeth County, Texas	-1.51%	2.5%
48235	Irion County, Texas	0.06%	0.0%
48237	Jack County, Texas	-0.24%	1.5%
48243	Jeff Davis County, Texas	-1.40%	4.9%
48249	Jim Wells County, Texas	0.65%	3.5%
48257	Kaufman County, Texas	1.49%	7.3%
48259	Kendall County, Texas	3.89%	6.5%
48261	Kenedy County, Texas	-0.41%	0.0%
48263	Kent County, Texas	-0.16%	0.0%
48265	Kerr County, Texas	0.21%	5.7%
48269	King County, Texas	-0.22%	0.0%
48273	Kleberg County, Texas	0.01%	2.8%
48293	Limestone County, Texas	-0.19%	1.4%
48295	Lipscomb County, Texas	2.01%	6.3%
48301	Loving County, Texas	6.12%	0.0%
48305	Lynn County, Texas	-1.00%	3.1%
48315	Marion County, Texas	-0.90%	1.7%
48319	Mason County, Texas	0.95%	0.0%
48327	Menard County, Texas	-1.30%	5.8%
48329	Midland County, Texas	3.42%	7.2%
48333	Mills County, Texas	-0.31%	4.2%
48335	Mitchell County, Texas	-0.03%	4.3%
48341	Moore County, Texas	0.23%	4.6%
48349	Navarro County, Texas	0.19%	4.6%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
48355	Nueces County, Texas	1.14%	6.8%
48357	Ochiltree County, Texas	2.01%	0.0%
48359	Oldham County, Texas	0.85%	4.5%
48367	Parker County, Texas	1.16%	1.7%
48369	Parmer County, Texas	-1.05%	4.0%
48371	Pecos County, Texas	0.34%	5.8%
48381	Randall County, Texas	1.43%	7.2%
48383	Reagan County, Texas	2.42%	6.7%
48391	Refugio County, Texas	-0.23%	4.0%
48393	Roberts County, Texas	-3.34%	0.0%
48397	Rockwall County, Texas	2.57%	3.9%
48399	Runnels County, Texas	-0.64%	3.4%
48401	Rusk County, Texas	0.14%	4.6%
48405	San Augustine County, Texas	-0.29%	4.9%
48407	San Jacinto County, Texas	0.50%	5.6%
48413	Schleicher County, Texas	-2.86%	0.0%
48415	Scurry County, Texas	0.68%	4.5%
48419	Shelby County, Texas	0.48%	3.7%
48425	Somervell County, Texas	0.58%	0.0%
48429	Stephens County, Texas	-1.22%	4.6%
48431	Sterling County, Texas	2.35%	4.9%
48435	Sutton County, Texas	-0.43%	2.4%
48437	Swisher County, Texas	-0.55%	4.8%
48443	Terrell County, Texas	-3.59%	3.4%
48451	Tom Green County, Texas	1.27%	5.1%
48453	Travis County, Texas	2.85%	5.4%
48461	Upton County, Texas	0.22%	4.4%
48469	Victoria County, Texas	1.20%	7.1%
48475	Ward County, Texas	1.95%	4.9%
48479	Webb County, Texas	1.46%	4.7%
48483	Wheeler County, Texas	2.08%	6.3%
48491	Williamson County, Texas	3.35%	5.7%
48493	Wilson County, Texas	1.78%	2.1%
48495	Winkler County, Texas	2.41%	0.0%
48501	Yoakum County, Texas	1.43%	6.0%
48503	Young County, Texas	-0.34%	5.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
48507	Zavala County, Texas	1.21%	3.1%
49005	Cache County, Utah	1.06%	2.4%
49009	Daggett County, Utah	2.01%	6.0%
49011	Davis County, Utah	1.53%	3.9%
49029	Morgan County, Utah	2.25%	0.0%
49031	Piute County, Utah	-0.97%	3.8%
49033	Rich County, Utah	0.47%	5.5%
49035	Salt Lake County, Utah	1.49%	5.9%
49039	Sanpete County, Utah	0.43%	5.9%
49041	Sevier County, Utah	0.08%	4.2%
49047	Uintah County, Utah	3.12%	4.4%
49049	Utah County, Utah	2.03%	3.1%
49051	Wasatch County, Utah	3.71%	4.6%
49053	Washington County, Utah	2.21%	5.7%
50001	Addison County, Vermont	-0.01%	5.4%
50003	Bennington County, Vermont	-0.38%	3.0%
50007	Chittenden County, Vermont	0.58%	2.7%
50009	Essex County, Vermont	-0.45%	5.3%
50011	Franklin County, Vermont	0.35%	5.5%
50015	Lamoille County, Vermont	0.74%	4.2%
50017	Orange County, Vermont	-0.03%	4.6%
50023	Washington County, Vermont	-0.13%	4.6%
50025	Windham County, Vermont	-0.49%	4.7%
51001	Accomack County, Virginia	-0.04%	2.6%
51005	Alleghany County, Virginia	-0.11%	4.1%
51007	Amelia County, Virginia	0.02%	0.0%
51009	Amherst County, Virginia	0.13%	1.1%
51011	Appomattox County, Virginia	0.49%	4.3%
51013	Arlington County, Virginia	2.43%	5.8%
51021	Bland County, Virginia	-0.43%	0.0%
51029	Buckingham County, Virginia	0.05%	0.8%
51031	Campbell County, Virginia	0.22%	5.5%
51033	Caroline County, Virginia	0.81%	5.8%
51036	Charles City County, Virginia	-0.61%	4.0%
51037	Charlotte County, Virginia	-0.69%	5.2%
51047	Culpeper County, Virginia	1.20%	5.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
51049	Cumberland County, Virginia	-0.66%	0.0%
51059	Fairfax County, Virginia	1.35%	4.0%
51065	Fluvanna County, Virginia	0.29%	3.2%
51069	Frederick County, Virginia	1.17%	3.3%
51075	Goochland County, Virginia	-0.21%	0.8%
51077	Grayson County, Virginia	-0.65%	4.8%
51083	Halifax County, Virginia	-0.70%	2.8%
51085	Hanover County, Virginia	0.47%	2.4%
51087	Henrico County, Virginia	1.19%	5.9%
51091	Highland County, Virginia	-1.15%	4.8%
51093	Isle of Wight County, Virginia	0.35%	4.8%
51101	King William County, Virginia	0.23%	2.5%
51103	Lancaster County, Virginia	-0.65%	5.9%
51105	Lee County, Virginia	-0.46%	5.9%
51107	Loudoun County, Virginia	3.50%	3.6%
51111	Lunenburg County, Virginia	-0.96%	1.4%
51117	Mecklenburg County, Virginia	-1.32%	3.6%
51119	Middlesex County, Virginia	-0.63%	4.3%
51121	Montgomery County, Virginia	0.58%	3.5%
51127	New Kent County, Virginia	1.71%	0.0%
51131	Northampton County, Virginia	-0.74%	1.5%
51133	Northumberland County, Virginia	-0.41%	4.3%
51135	Nottoway County, Virginia	-0.15%	2.8%
51143	Pittsylvania County, Virginia	-0.63%	5.5%
51145	Powhatan County, Virginia	0.21%	0.0%
51147	Prince Edward County, Virginia	-0.81%	3.9%
51153	Prince William County, Virginia	2.57%	4.7%
51155	Pulaski County, Virginia	-0.31%	3.1%
51157	Rappahannock County, Virginia	-0.09%	0.0%
51159	Richmond County, Virginia	-1.12%	5.7%
51165	Rockingham County, Virginia	0.60%	5.4%
51171	Shenandoah County, Virginia	0.50%	4.8%
51175	Southampton County, Virginia	-0.79%	5.7%
51177	Spotsylvania County, Virginia	1.19%	6.2%
51179	Stafford County, Virginia	1.77%	6.4%
51187	Warren County, Virginia	1.04%	4.9%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
51193	Westmoreland County, Virginia	0.31%	3.9%
51510	Alexandria city, Virginia	1.87%	3.8%
51550	Chesapeake city, Virginia	1.04%	5.6%
51580	Covington city, Virginia	-0.80%	5.0%
51595	Emporia city, Virginia	-1.91%	3.2%
51600	Fairfax city, Virginia	1.99%	4.2%
51620	Franklin city, Virginia	0.13%	4.5%
51630	Fredericksburg city, Virginia	4.79%	7.3%
51660	Harrisonburg city, Virginia	1.57%	3.5%
51678	Lexington city, Virginia	0.55%	4.5%
51680	Lynchburg city, Virginia	1.00%	5.8%
51685	Manassas Park city, Virginia	3.80%	3.6%
51735	Poquoson city, Virginia	-0.14%	3.8%
51770	Roanoke city, Virginia	0.57%	5.2%
51810	Virginia Beach city, Virginia	0.71%	4.4%
51830	Williamsburg city, Virginia	2.46%	7.0%
53001	Adams County, Washington	0.53%	1.6%
53003	Asotin County, Washington	0.63%	5.0%
53005	Benton County, Washington	1.50%	6.9%
53011	Clark County, Washington	1.30%	4.5%
53015	Cowlitz County, Washington	-0.18%	5.2%
53017	Douglas County, Washington	0.80%	5.6%
53021	Franklin County, Washington	3.08%	1.7%
53029	Island County, Washington	0.04%	5.6%
53031	Jefferson County, Washington	0.19%	5.6%
53033	King County, Washington	1.81%	4.3%
53043	Lincoln County, Washington	-0.84%	5.0%
53049	Pacific County, Washington	-0.65%	5.4%
53051	Pend Oreille County, Washington	-0.18%	5.3%
53053	Pierce County, Washington	1.01%	5.8%
53057	Skagit County, Washington	0.53%	5.9%
53061	Snohomish County, Washington	1.40%	5.1%
53065	Stevens County, Washington	-0.05%	4.5%
53067	Thurston County, Washington	1.22%	5.6%
53069	Wahkiakum County, Washington	0.60%	2.1%
53071	Walla Walla County, Washington	0.35%	4.5%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
53073	Whatcom County, Washington	0.79%	5.0%
53077	Yakima County, Washington	0.39%	4.0%
54011	Cabell County, West Virginia	0.27%	5.8%
54015	Clay County, West Virginia	-0.40%	5.3%
54017	Doddridge County, West Virginia	0.58%	1.6%
54021	Gilmer County, West Virginia	-0.15%	5.4%
54027	Hampshire County, West Virginia	-0.71%	3.1%
54035	Jackson County, West Virginia	-0.08%	4.1%
54041	Lewis County, West Virginia	0.13%	3.2%
54043	Lincoln County, West Virginia	-0.17%	3.0%
54051	Marshall County, West Virginia	-0.61%	5.9%
54055	Mercer County, West Virginia	-0.18%	4.3%
54061	Monongalia County, West Virginia	1.86%	3.1%
54071	Pendleton County, West Virginia	-1.00%	3.5%
54077	Preston County, West Virginia	0.30%	5.1%
54081	Raleigh County, West Virginia	-0.03%	4.9%
54085	Ritchie County, West Virginia	-1.05%	5.8%
54091	Taylor County, West Virginia	0.20%	1.8%
54095	Tyler County, West Virginia	-0.72%	5.5%
54101	Webster County, West Virginia	-0.93%	2.8%
54105	Wirt County, West Virginia	0.95%	1.5%
54109	Wyoming County, West Virginia	-1.01%	2.8%
55009	Brown County, Wisconsin	0.81%	5.8%
55013	Burnett County, Wisconsin	-0.21%	4.7%
55017	Chippewa County, Wisconsin	0.32%	4.0%
55019	Clark County, Wisconsin	-0.07%	5.7%
55023	Crawford County, Wisconsin	-0.44%	5.9%
55025	Dane County, Wisconsin	1.41%	3.8%
55031	Douglas County, Wisconsin	-0.22%	5.0%
55035	Eau Claire County, Wisconsin	0.86%	3.0%
55037	Florence County, Wisconsin	0.88%	3.3%
55039	Fond du Lac County, Wisconsin	0.05%	5.3%
55047	Green Lake County, Wisconsin	-0.13%	3.1%
55053	Jackson County, Wisconsin	0.28%	3.7%
55055	Jefferson County, Wisconsin	0.33%	5.2%
55063	La Crosse County, Wisconsin	0.54%	3.9%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
55065	Lafayette County, Wisconsin	-0.05%	4.4%
55067	Langlade County, Wisconsin	-0.61%	2.3%
55075	Marinette County, Wisconsin	-0.08%	3.9%
55078	Menominee County, Wisconsin	0.51%	0.0%
55079	Milwaukee County, Wisconsin	0.27%	4.0%
55081	Monroe County, Wisconsin	0.40%	5.5%
55083	Oconto County, Wisconsin	-0.30%	2.7%
55087	Outagamie County, Wisconsin	0.66%	4.7%
55089	Ozaukee County, Wisconsin	0.27%	5.6%
55093	Pierce County, Wisconsin	-0.11%	5.2%
55095	Polk County, Wisconsin	-0.51%	5.8%
55097	Portage County, Wisconsin	0.19%	3.9%
55105	Rock County, Wisconsin	0.10%	5.8%
55107	Rusk County, Wisconsin	-0.74%	2.0%
55109	St. Croix County, Wisconsin	0.60%	5.5%
55113	Sawyer County, Wisconsin	-0.09%	4.7%
55115	Shawano County, Wisconsin	-0.23%	5.7%
55119	Taylor County, Wisconsin	-0.03%	4.2%
55127	Walworth County, Wisconsin	0.25%	5.0%
55129	Washburn County, Wisconsin	-0.52%	4.1%
55131	Washington County, Wisconsin	0.21%	5.1%
55133	Waukesha County, Wisconsin	0.32%	4.2%
55137	Waushara County, Wisconsin	-0.23%	3.6%
55141	Wood County, Wisconsin	-0.37%	5.2%
56011	Crook County, Wyoming	0.35%	2.2%
56015	Goshen County, Wyoming	0.49%	4.8%
56017	Hot Springs County, Wyoming	0.29%	1.5%
56021	Laramie County, Wyoming	1.35%	5.1%
56025	Natrona County, Wyoming	2.38%	6.0%
56029	Park County, Wyoming	1.12%	6.2%
56031	Platte County, Wyoming	0.33%	5.4%
56043	Washakie County, Wyoming	-0.30%	5.5%
56045	Weston County, Wyoming	-0.05%	2.7%
72001	Adjuntas Municipio, Puerto Rico	-0.60%	2.4%
72007	Aguas Buenas Municipio, Puerto Rico	-0.82%	4.9%
72009	Aibonito Municipio, Puerto Rico	-1.16%	1.2%

County FIPS Code	County Name	Average Annual Population Growth (2010-2013)	Rental Vacancy Rate (ACS 2009- 2013)
72011	Añasco Municipio, Puerto Rico	-0.58%	3.3%
72015	Arroyo Municipio, Puerto Rico	-0.59%	4.9%
72017	Barceloneta Municipio, Puerto Rico	0.26%	4.6%
72019	Barranquitas Municipio, Puerto Rico	-0.31%	3.2%
72023	Cabo Rojo Municipio, Puerto Rico	-0.08%	3.7%
72027	Camuy Municipio, Puerto Rico	-0.85%	2.0%
72029	Canóvanas Municipio, Puerto Rico	0.12%	4.6%
72033	Cataño Municipio, Puerto Rico	-1.39%	4.6%
72035	Cayey Municipio, Puerto Rico	-0.76%	3.1%
72039	Ciales Municipio, Puerto Rico	-1.19%	3.2%
72041	Cidra Municipio, Puerto Rico	-0.48%	5.8%
72043	Coamo Municipio, Puerto Rico	0.04%	2.5%
72054	Florida Municipio, Puerto Rico	-0.26%	2.0%
72061	Guaynabo Municipio, Puerto Rico	-1.08%	2.8%
72063	Gurabo Municipio, Puerto Rico	1.19%	3.2%
72065	Hatillo Municipio, Puerto Rico	-0.04%	3.2%
72067	Hormigueros Municipio, Puerto Rico	-0.48%	5.1%
72075	Juana Díaz Municipio, Puerto Rico	-0.69%	3.6%
72079	Lajas Municipio, Puerto Rico	-0.96%	4.3%
72081	Lares Municipio, Puerto Rico	-1.87%	2.7%
72083	Las Marías Municipio, Puerto Rico	-1.64%	2.3%
72085	Las Piedras Municipio, Puerto Rico	0.20%	4.4%
72087	Loíza Municipio, Puerto Rico	-1.50%	0.8%
72089	Luquillo Municipio, Puerto Rico	-0.66%	5.6%
72093	Maricao Municipio, Puerto Rico	-0.94%	2.7%
72101	Morovis Municipio, Puerto Rico	-0.03%	2.9%
72107	Orocovis Municipio, Puerto Rico	-0.89%	5.2%
72115	Quebradillas Municipio, Puerto Rico	-0.54%	1.3%
72119	Río Grande Municipio, Puerto Rico	-0.36%	5.3%
72123	Salinas Municipio, Puerto Rico	-0.73%	4.4%
72133	Santa Isabel Municipio, Puerto Rico	-0.15%	2.1%
72139	Trujillo Alto Municipio, Puerto Rico	-0.98%	5.1%
72141	Utuado Municipio, Puerto Rico	-1.37%	5.3%
72145	Vega Baja Municipio, Puerto Rico	-1.19%	2.9%
72149	Villalba Municipio, Puerto Rico	-1.41%	2.2%
72151	Yabucoa Municipio, Puerto Rico	-1.18%	4.8%

Attachment B**Sample Format for Owners' Requests for Assistance under this Notice:**

Name of Owner: _____

Property Name: _____

Property Address: _____

County Name: _____

1. Date of the maturity of the mortgage, expiration of the rental assistance contract, or expiration of the affordability restriction:
2. I have attached a copy of all affordability restriction documents, rental assistance contracts, and renewals, and mortgage note documents related to the expiring/expired mortgage, contract or affordability restriction.
3. I have attached a narrative statement explaining how the property meets the description of Category 1, Category 2 or Category 3, as defined in this Notice.
4. I have attached documentation (such as a lease) showing that the households identified as at risk and **not** at-risk (under sections 8 and 9 below) resided at the property at the time of the mortgage maturity, rental assistance contract expiration, or affordability restriction expiration.
5. I am seeking enhanced voucher (or project-based voucher) assistance.
6. I have attached a statement certifying that I am in compliance with the civil rights threshold requirements set forth at section 3 ("Eligibility") of this Notice.
7. I have attached a statement certifying that the applicable monthly rents used in calculation of at-risk and not at-risk households are accurate according to the terms set forth at section 5 ("Identifying At-Risk Households") of this Notice.
8. Below is a list of unassisted units occupied by at-risk households, accompanied by a calculation that demonstrates that each at-risk household has an annual income equal to or less than HUD's FY 2015 low income limit, **and** the household would (in the absence of this voucher assistance) have to pay more than 30 percent of their adjusted monthly income for rent.

	Unit Number	Household Name	Size of the Household (e.g., 4 person household)	Household's Annual Income	HUD's FY 2015 Low income Limit for a Household this Size	Household's Adjusted Monthly Income	Applicable Monthly Rent of this Unit	Applicable Monthly Rent/ Adjusted Monthly Income [more than 30%]
1								
2								

9. Below is a list of unassisted units occupied by households determined **not** to be at-risk, accompanied by a calculation that demonstrates that each household has an annual income greater than HUD's FY 2015 low income limit, **or** the household would not (in the absence of voucher assistance) have to pay more than 30 percent of their adjusted monthly income for rent.

	Unit Number	Household Name	Size of the Household (e.g., 4 person household)	Household's Annual Income	HUD's FY 2014 Low income Limit for a Household this Size	Household's Adjusted Monthly Income	Applicable Monthly Rent of this Unit	Applicable Monthly Rent/ Adjusted Monthly Income [not more than 30%]
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								

10. Below is a list of unassisted units occupied by households that did not provide me with income information.

	Unit Number	Household Name
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		