



REAL PROPERTY **RESEARCH** GROUP

WASHINGTON/BALTIMORE ■ ATLANTA

2012 Howard County Rental Survey

Howard, Maryland

Prepared for:

Howard County Housing

August 2012



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August 2, 2012

Mr. Thomas P. Carbo
 Director
 Howard County Department of Housing and Community Development
 6751 Columbia Gateway Drive, 3rd Floor
 Columbia, MD 21046

RE: 2012 Howard County Rental Survey

Dear Mr. Carbo,

The Howard County Department of Housing and Community Development has retained Real Property Research Group, Inc. to complete a detailed assessment of Howard County's rental market. The purpose of this survey is to determine availability, distribution and affordability of different types of rental units throughout the County.



We are pleased to present our 2012 comprehensive assessment of the multifamily and licensed scattered site rental market in Howard County, Maryland. Our key findings are:

Economic Context

- Howard County has shifted from a traditional bedroom community to a significant employment center attracting workers from the Baltimore and Washington areas. Between 2001 and 2011, at-place employment in Howard County increased at an average annual rate of 1.3 percent. At-place employment kept pace with a labor force that grew by an annual rate of 1.2 percent over the same period. Even in the midst of the national recession, the county's unemployment rate has been significantly lower than the nation or the state.
- A large concentration of defense, education, and medical jobs in the county provide a robust employment base that is estimated to continue to grow over the next five years.

Neighborhood Context

- The neighborhoods of Howard County are well served by a variety of community support facilities, including supermarkets, big box discount stores and a regional shopping mall. Other amenities, including employment nodes, cultural and educational facilities are all centrally located in Columbia, with significant convenience retail clustered in the Route 40 corridor. A key secondary commercial node in Howard County, the US Route 1 Corridor is the focus of a long-term, county-initiated redevelopment effort.
- To analyze rental market dynamics in Howard County most effectively, RPRG outlined six distinct submarkets within the county:
 - **Columbia**, an area originally planned and developed to be a self-sufficient city with a mix of residential and employment centers,

- **Elkridge**, an area that includes those neighborhoods and communities in the far eastern section of Howard County along the US Route 1 corridor,
- **Southeast**, which includes all the land in Howard County located south of Columbia and Elkridge,
- **Normandy**, which includes the eastern section of historic Ellicott City, the unincorporated county seat of Howard County,
- **St. John's**, which consists of the central and western sections of historic Ellicott City, including the US Route 40 corridor and the communities of Mount Hebron, Woodstock and West Friendship, and
- **Rural West**, which is the area of Howard County west of MD Route 32 and MD Route 108 (Clarksville Pike)

Demographic Context



- The county is projected to grow at an average rate of 1,942 households a year over the next five years. Nearly 60 percent of that growth will be focused in the US Route 1 corridor that includes the Elkridge and Southeast submarkets. The Columbia and St. John's submarkets are expected to grow by 219 and 309 households, respectively, each year.
- Household growth rates are projected to increase in the Southeast, Elkridge, and St. John's submarkets over the next five years compared to growth rates over the previous decade ending in 2010. Columbia and the Rural West submarkets are projected to experience similar growth rates as recorded over the last decade. Growth in Normandy is projected to slow below the rates of expansion from 2000 to 2010.
- Nearly three quarters (74 percent) of all housing units in Howard County are owner-occupied. The homeownership rate is highest in the Rural West and St. John's submarkets, at 94 and 91 percent, respectively. Columbia and Normandy have the lowest homeownership rates at 66 and 58 percent.
- The 2012 median household income for the county is \$107,155. The Rural West and St. John's submarkets are the most affluent sections of the county with median incomes of \$153,238 and \$137,329, respectively. The Southeast and Elkridge submarkets are similar with median incomes of \$102,449 and \$101,140, respectively. The Columbia submarket has a median income of \$99,288. The Normandy submarket has the lowest median income in the county at \$91,178, due in part to the 8.9 percent of households who earn less than \$25,000 per year.

Rental Market

- More than two-thirds of Howard County renter-occupied housing units are in multifamily buildings that contain five or more units. Single-family attached or

townhouse units accounted for 17 percent of the county renter stock, and single-family detached dwellings accounted for ten percent of the renter stock.

- Howard County has nearly 19,800 multifamily rental units. Nearly half (49 percent) of these units are located in the Columbia submarket, 19 percent in the Normandy submarket and 18 percent in Southeast. Elkridge accounts for 11 percent of the multifamily rental units and St. John's accounts for only four percent. There are no multifamily units in the Rural West submarket.
- The rental market in Howard County is very healthy in general with an overall stabilized market vacancy rate of 2.5 percent. The submarket vacancy rates range from 0.4 percent in St. John's to 4.1 percent in Southeast. Two communities are currently in lease up. Alta at Regency Crest in Normandy opened in March 2011 and Monarch Mills in Columbia opened in November 2011.
- The weighted average market rent in Howard County is \$1,355, with a disparity between average Upper Tier and Balance of Market units of \$410. The weighted average rent of Balance of Market units across the county is \$1,247, or 75 percent of the weighted average rent of Upper Tier Units. The weighted average rent of Upper Tier Units in the county is \$1,657.
- There are 21 multifamily rental communities that offer a combined 1,655 rent-restricted affordable units through one of several housing programs. The subsidized multifamily rental stock of Howard County includes 17 communities and 1,134 total units, of which 84 percent are located in the Columbia submarket.
- The development pipeline for multifamily residential communities in Howard County includes eight properties that will potentially add 1,527 new rental units to the housing stock over the next three years and another 1,386 rental units between three and five years out. Less certain are another 5,639 rental units at projects that are still very early in the development pipeline, the majority of which are part of the redevelopment of downtown Columbia.
- The median rent of 1,421 licensed scattered-site units providing current rents in Howard County is \$1,665. This rent represents an increase of \$170 or 7.7 percent from 2010 when the reported median scattered site rent was \$1,495.
- The average scattered-site unit rent in Columbia is \$1,667 or \$1.16 per square foot. The average rent for scattered-site units outside Columbia is \$1,751 or \$1.07 per square foot.



Housing Market in Impacted Areas

- In 2011, Mullin & Lonergan Associates (M&L) completed an Analysis of Impediments (AI) to Fair Housing for Choice for the Greater Baltimore region and each of the five larger counties in the region, including Howard County. As part of the analysis, M&L identified "impacted areas" within Howard County with high concentrations of racial and/or ethnic minorities and areas with high concentrations of low and moderate-income (LMI) persons.

- Between 2011 and 2012, growth in the for-sale housing market in impacted areas of Howard County was slower than in non-impacted areas. Also, the 2012 median price of home sales in impacted areas (\$285,000) was about 71 percent of the median price of home sales in non-impacted areas (\$399,900).
- Nearly three-quarters of the stock of multifamily rental units in the county are located in impacted tracts, but only about half of the stock of licensed scattered-site rental units is located in these areas.

Conclusions

- Based on projected household growth rates and a review of planned additions to the supply of multifamily rental housing, RPRG estimates that there will be excess demand for 628 rental units throughout Howard County through 2015 and 475 units through 2017. The greatest excess demand is in the Southeast submarket, with excess demand for 466 rental units over a three-year period and 638 rental units over a five-year period. Four of the submarkets have at least some excess demand over the next three years. Elkridge and Normandy have excess supply through 2015. The Southeast and Rural West submarkets have at least some excess demand over the next five years. The Elkridge submarket is in balance during the same period.
- We classified the multifamily and licensed scattered site rental units in Howard County by income targeting using the 2012 area median income (AMI) for the Baltimore-Towson, MD HUD Metro FMR area. Multifamily units classified as Moderate Rent or High Rent, or those units serving households earning between 60% to 100% of AMI, account for three-quarters of multifamily stock throughout the county. Another ten percent of the multifamily units would be affordable to only those households at the highest income levels (more than 100% of AMI). Units serving households at 60 percent of AMI or lower account for 13 percent of the rental stock. =
- A penetration rate of 116 percent for High Rent units is the highest rate compared to other unit classifications throughout Howard County. This rate suggests that there are more units priced to serve households at the 80% to 100% AMI band than there are households with incomes at that level. Since these units are not sitting empty, there are renter households with higher incomes in these units paying less than 30 percent of their income in rent as well as renter households with lower incomes paying more than 30 percent of their income in rent because more affordable options are not available. The penetration rates for the lowest rent categories, Extremely Low Income, Very Low Income and Low Income are 35 percent, 14 percent and 21 percent respectively.
- Another means to identify the gap in rental housing looks at the number of rental units that are either rent restricted or that offer rent subsidies, either project-based or tenant-based) compared with the number of renter households with incomes below \$50,000 that typically need some type of housing assistance. There are an estimated 9,300 renter households with incomes below this level. On the supply side, there are 1,233 multifamily rental units in Howard County with PBRA and another 1,655 multifamily rental units that are rent-restricted. Additionally, Howard County administers approximately 1,100 tenant-based Housing Choice Vouchers (HCV).



Combined, there are 3,988 rental units available to support these lower income households, leaving a gap of over 5,000 units.

We hope the information provided by this analysis will assist Howard County Housing in monitoring trends in the Howard County rental market, and in their efforts to create and preserve affordable housing in the county.

Respectfully Submitted,
REAL PROPERTY RESEARCH GROUP, INC.



Robert Lefenfeld, Managing Principal



James M. Riggs, Director



Patrick Dieter, Analyst

I. INTRODUCTION

The 2012 Howard County Rental Survey is the twelfth survey of its kind that RPRG has completed on behalf of Howard County Housing (HCH) since 1997. The last survey was presented to HCH in September 2010. This study reports on the current conditions of the rental housing market in Howard County in relation to housing affordability and the economic, neighborhood, and demographic context of the county and its submarkets.

This report is divided into seven sections. Following this introduction, Section II presents recent trends in the Howard County economy and highlights major economic development projects. Section III identifies the six submarkets that will be compared and contrasted throughout the analysis. Section IV examines the infrastructure and amenities serving the county and its submarkets. Section V examines aspects of the Howard County population and households, including growth trends, demographic and income characteristics. Section VI provides an analysis of the existing multifamily and licensed scattered site rental housing units in the county. The final section offers findings and conclusions, including balance of supply and demand, rental affordability and penetration rate analyses.

The conclusions reached in a market assessment are inherently subjective, and should not be relied upon as a determinative predictor of results that will actually occur in the marketplace. There can be no assurance that the estimates made or assumptions employed in preparing this report will in fact be realized or that other methods or assumptions might not be appropriate. The conclusions expressed in this report are as of the date of this report, and an analysis conducted as of another date may require different conclusions. The actual results achieved will depend on a variety of factors including the performance of management, the impact of changes in general and local economic conditions, and the absence of material changes in the regulatory or competitive environment. Reference is made to the statement of Underlying Assumptions and Limiting Conditions attached as Appendix 1 and incorporated in this report.

II. ECONOMIC CONTEXT

A. Labor Force and Unemployment

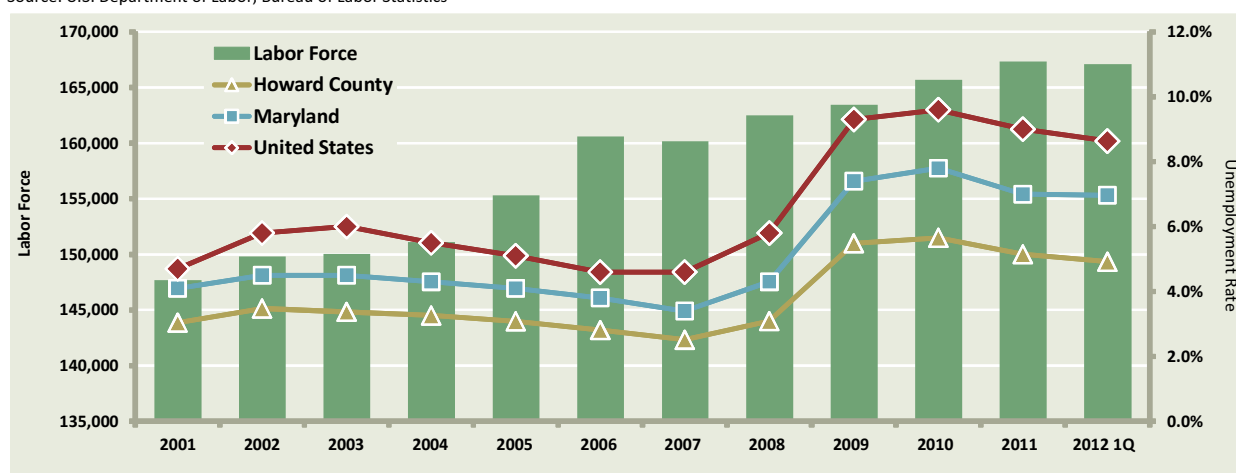
Beyond its traditional role as a bedroom community, the county has become a regional employment center that attracts workers and residents from the Baltimore and Washington areas. Between 2001 and the first quarter of 2012, the county's resident labor force¹ grew by 17.2 percent, adding more than 19,000 workers during the 11 year period (Table 1). During that time, the county only experienced one year of labor force decline when the number of workers decreased by 420 in 2007. Every other year since 2001, the county's labor force grew, even during the national recession of 2008 and 2009. By the first quarter of 2012, the county had a labor force of more than 167,000 workers.

Howard County's labor force experienced mostly low levels of unemployment between 2001 and 2008 when unemployment rates ranged from 2.5 percent to 3.5 percent. With the onset of the most recent recession, the unemployment rate in the county grew to 5.5 percent in 2009 and 5.7 percent in 2010. By 2011, unemployment in Howard County started to fall, reaching 5.1 percent that year and 4.9 percent during the first quarter of 2012. Throughout the past 11 years, the Howard County unemployment rate remained well below unemployment rates for both Maryland and the nation, even during periods of recession.

Table 1 Howard County Labor Force and Unemployment Rates

Annual Unemployment Rates - Not Seasonally Adjusted												Average
Annual Unemployment	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 1Q
Labor Force	147,711	149,840	150,082	151,122	155,344	160,625	160,205	162,527	163,455	165,719	167,369	167,128
Employment	143,217	144,629	145,021	146,193	150,553	156,109	156,179	157,505	154,495	156,345	158,755	158,909
Unemployment	4,494	5,211	5,061	4,929	4,791	4,516	4,026	5,022	8,960	9,374	8,614	8,219
Unemployment Rate												
Howard County	3.0%	3.5%	3.4%	3.3%	3.1%	2.8%	2.5%	3.1%	5.5%	5.7%	5.1%	4.9%
Maryland	4.1%	4.5%	4.5%	4.3%	4.1%	3.8%	3.4%	4.3%	7.4%	7.8%	7.0%	7.0%
United States	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	9.0%	8.6%

Source: U.S. Department of Labor, Bureau of Labor Statistics



¹Resident labor force includes all residents in the county that are either employed or unemployed, but available for work.

B. At-Place Employment

Employment opportunities kept pace with the increasing labor force since 2001. In that year, total employment² in Howard County was 132,937 (Figure 1). Through 2008, total employment in the county grew each year, reaching 148,290 in 2008, an increase of 15,353 jobs or 11.5 percent of 2001 levels.

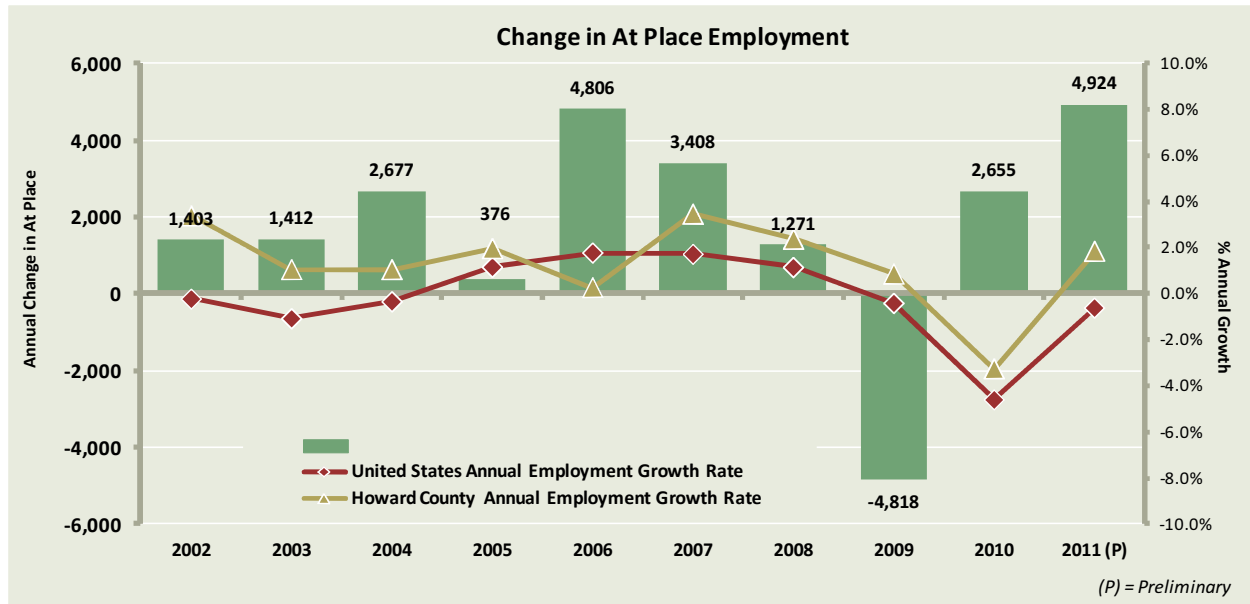
Figure 1 Howard County At-Place Employment Trends



Source: Bureau of Labor Statistics

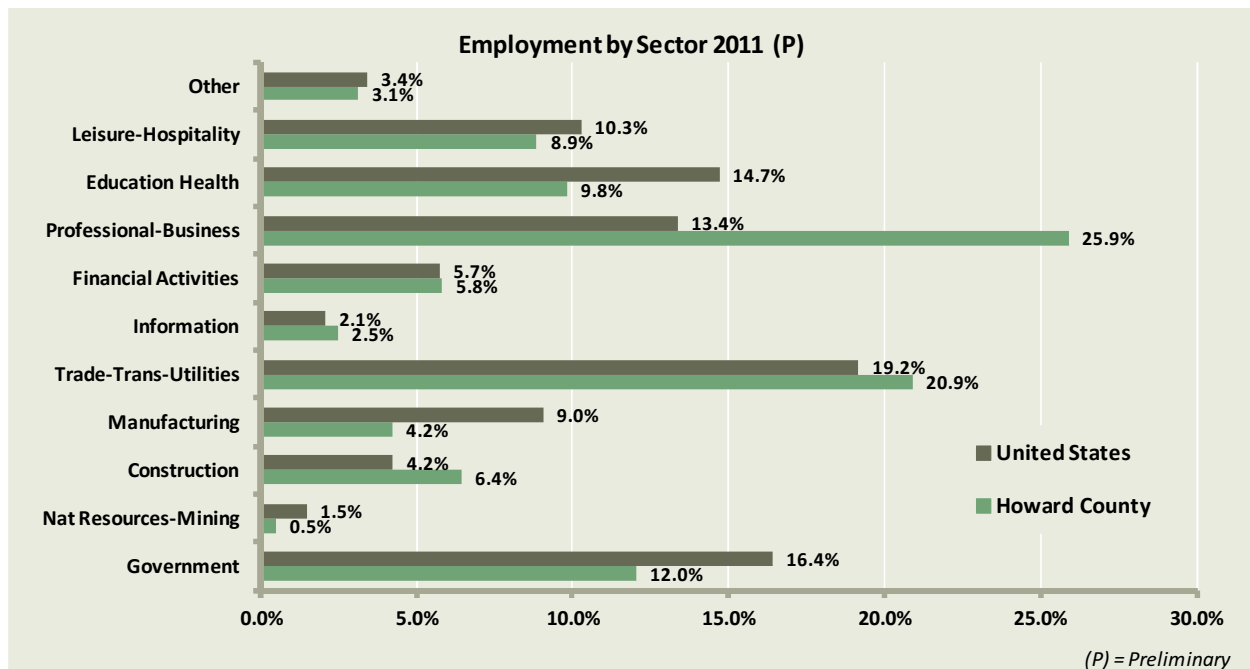
As the recession hit, total employment in Howard County fell by 4,800 jobs or 3.2 percent between 2008 and 2009. The county's job base rebounded in 2010 and 2011, adding nearly 7,600 jobs between 2009 and 2011 (Figure 2). The preliminary employment figures as of 2011 show the highest employment level yet for the county.

² At-place employment includes all jobs, both full and part-time, that are reported by firms/organizations to unemployment insurance (UI) programs of the state. As certain types of jobs are not covered by UI, figures do not include active duty military personnel, sole proprietors or any worker whose position is not covered by UI.

Figure 2 Howard County At-Place Employment Trends

Source: Bureau of Labor Statistics

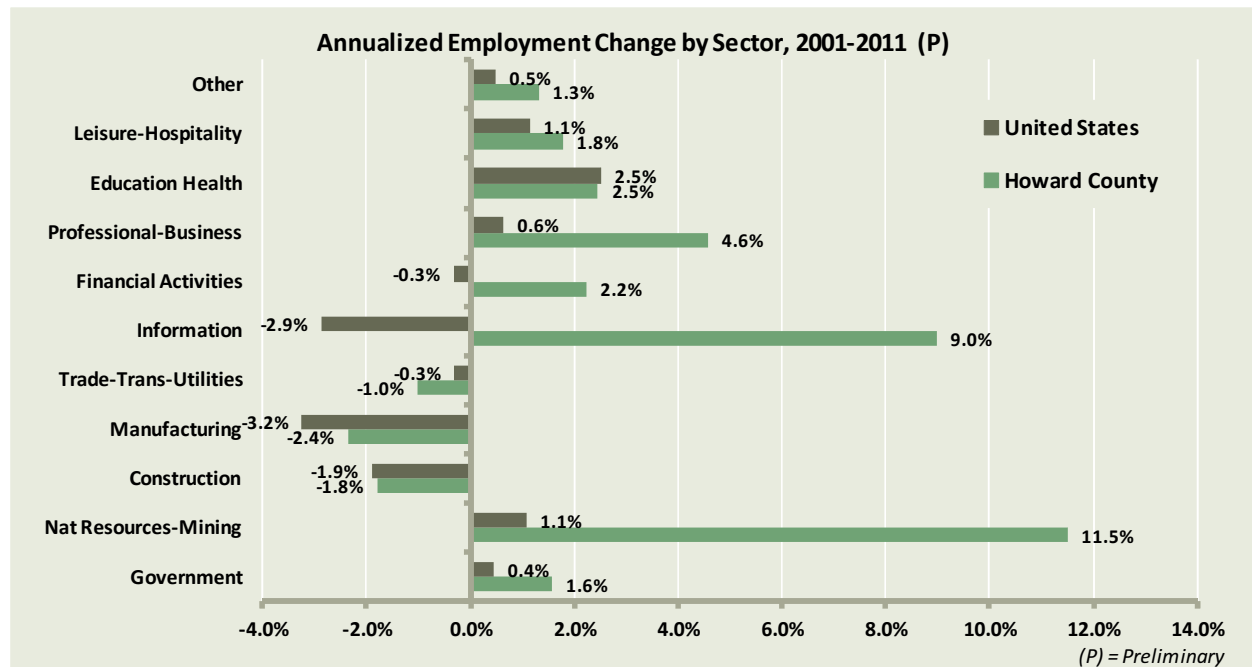
The Howard County economy is heavily dominated by employment in the Professional-Business and Trade-Transportation-Utilities sectors. Combined, these sectors accounted for 47 percent of all employment in the third quarter of 2011 (Figure 3). Nationwide, these sectors accounted for only 32 percent of total employment.

Figure 3 Howard County Total Employment and Employment Change by Sector

Source: Bureau of Labor Statistics

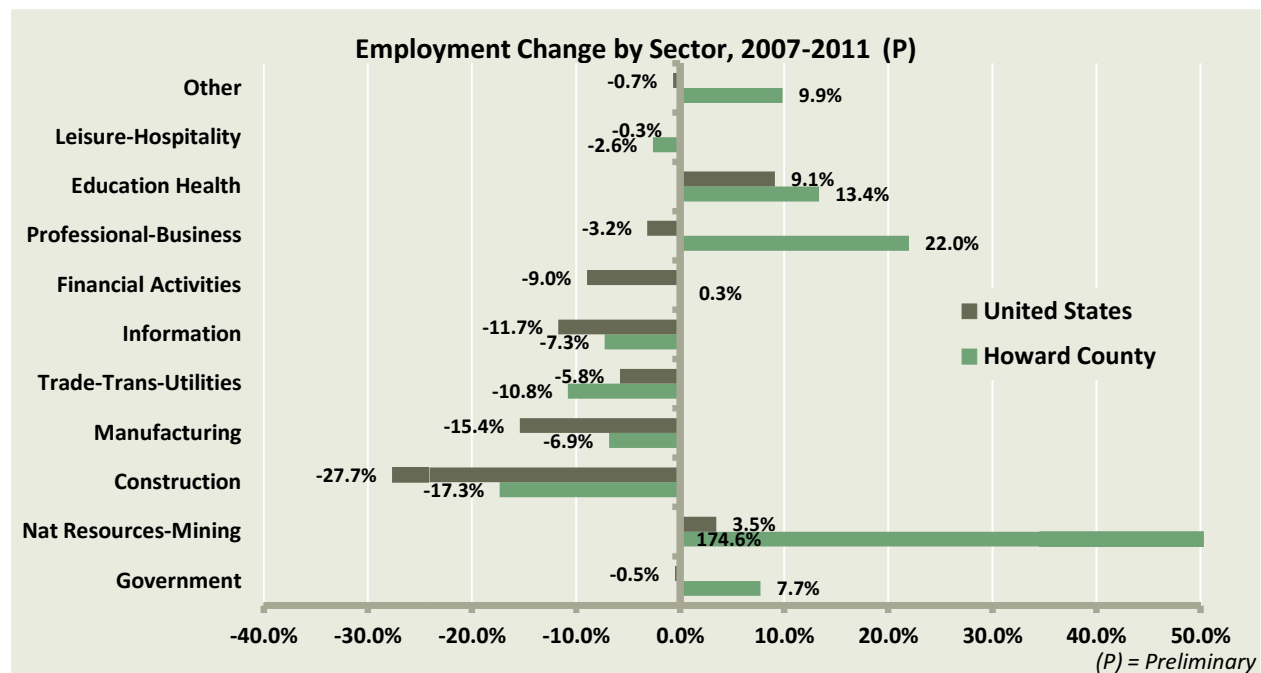
Since 2001, the Professional-Business sector outperformed much of the rest of Howard County economy, growing by an average annual rate of 4.6 percent through 2011 (Figure 4). Both the Information and Natural Resources sectors grew at faster rates, but neither account for a significant share of the local economy. Only three sectors contracted between 2001 and 2011, Manufacturing (-2.4 percent), Construction (-1.8 percent) and Trade-Transportation-Utilities (-1.0 percent).

Figure 4 Howard County Employment Change by Sector, 2001-2011



Source: Bureau of Labor Statistics

Employment growth in the county since the beginning of the last recession in 2007 was fueled by five sectors (Figure 5). In comparison, only two sectors expanded at the national level over the same period. In Howard County, Professional Business, Government, and Education-Health have been among the fastest growing sectors during the recovery thus far. Nationally, only Education-Health and Natural Resources have shown positive job growth since 2007.

Figure 5 Howard County Employment Change by Sector, 2007-2011

Source: Bureau of Labor Statistics

The Maryland Department of Business and Economic Development reports that the largest private employers in Howard County are in the Education-Healthcare and Professional-Business sectors. Several of the largest employers, including Johns Hopkins University Applied Physics Lab, SAIC, and Northrop Grumman are major military and federal agency contractors providing high level technical, engineering and/or scientific services (Table 2). Firms in the Information and Trade-Transportation-Utilities sectors are also well represented among the largest employers in Howard County. State and local government positions are not listed in Table 2, but the Howard County government has over 10,000 employees, more than 7,800 of which are within the school system according to Howard County Public Schools.

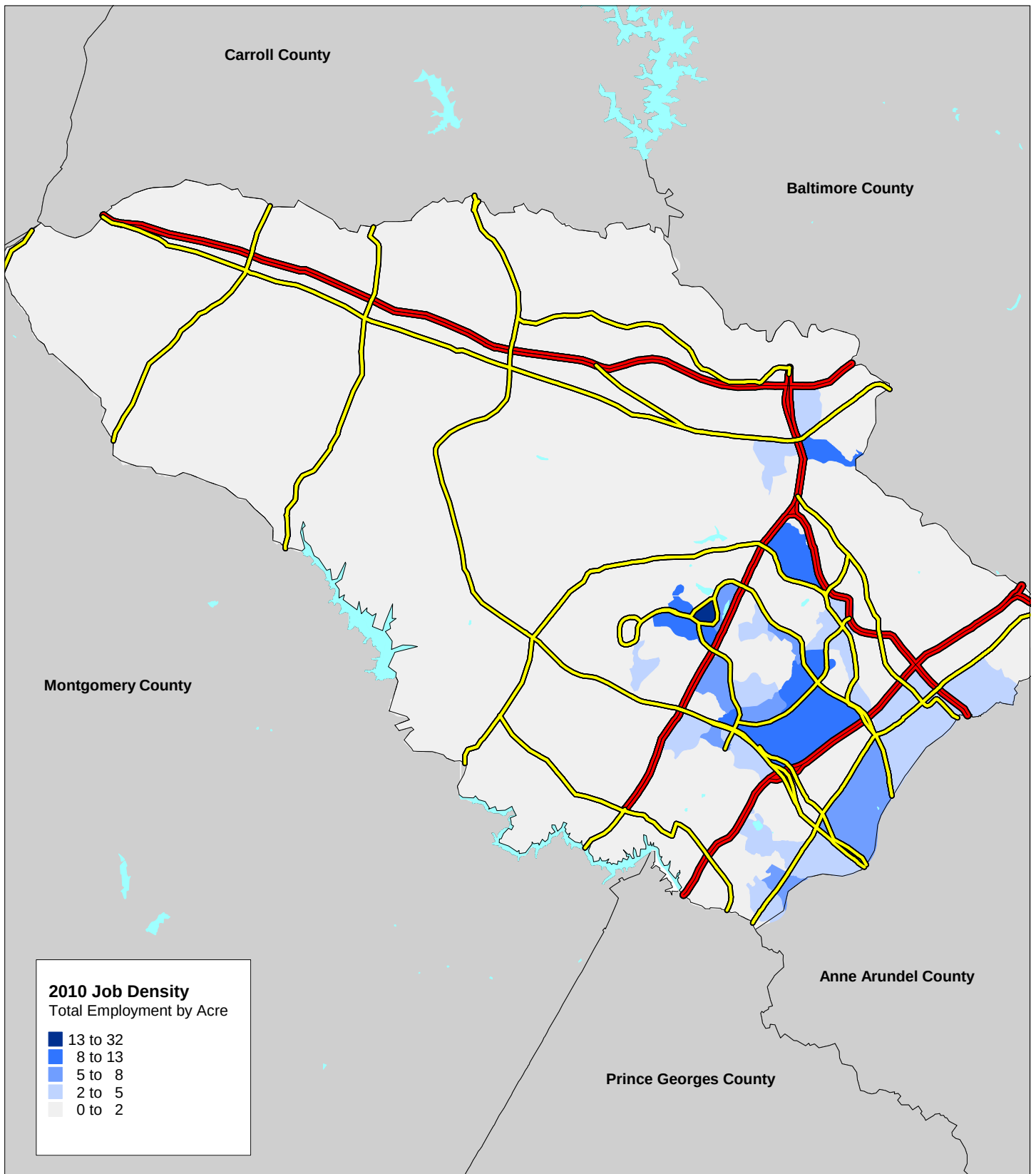
Employment in Howard County is heavily concentrated in just a few areas: Columbia, Ellicott City and the US Route 1 Corridor. Even in Columbia, employment is concentrated in the Town Center and Columbia Gateway business districts, showing the clear delineation between Howard County's residential and commercial areas. With exception of the area around the Mall in Columbia which has approximately 31 jobs per acre, high job density in Howard County is between eight and thirteen jobs per acre (Map 1). The vast majority of the county, including large parts of Columbia, have job densities of less than two jobs per acre.

Table 2 Largest Employers in Howard County, 2011

Rank	Name	Industry	Employment
1	Johns Hopkins University Applied Physics Lab	R & D Systems Engineering	4,700
2	Verizon Wireless	Telecommunications	2,028
3	Lorien Health Systems	Nursing Care	2,000
4	Howard County General Hospital	Medical Services	1,682
5	Giant Food	Groceries	1,500
6	Howard Community College	Higher Education	1,244
7	SAIC	Engineering Services	1,060
8	Columbia Association	Non-Profit Organization	900
9	Wells Fargo	Securities Administration	842
10	MICROS Systems	Software Development	815
11	Coastal Sunbelt Produce	Produce Processing	800
12	Arbitron	Media Information	767
13	Dreyer's Grand Ice Cream	Frozen Desserts	735
14	Northrop Grumman	Engineering Services	700
15	Maxim Healthcare Services	Medical Staffing/Services	675
16	McDonalds	Restaurants	600
17	Sysco Baltimore	Food Distribution	521
18	Ascend One	Debt Management	511
19	Enterprise Community Partners	Community Development	505
20	Target	Consumer Goods	500

Note: Does not include post offices or state and local governments.

Source: Maryland Department of Business and Economic Development



Source: US Census Bureau, Local Employment Dynamics (2010)

Map 1
Employment Density - Jobs per Acre
Howard County, MD

C. Commuting Patterns

Despite a growing job base within the county, the majority of workers living in Howard County commute out of the county for work. Data from the US Census Bureau's LED Inflow/Outflow database suggests that only 27 percent of employed county residents worked in Howard county in 2010 (Table 3). Howard County's geographic centrality between the Baltimore and Washington metropolitan areas makes it attractive to workers in both areas. The counties and jurisdictions that comprise both metropolitan areas each attract 34 percent of workers who live in Howard County. In the Baltimore area, these jurisdictions include Baltimore City, and Baltimore, Anne Arundel, Carroll, and Harford Counties. In the Washington area, these jurisdictions include Washington, DC, Montgomery, Prince George's, and Frederick Counties in Maryland, and Fairfax County in Virginia. Montgomery County was the destination of 15 percent of Howard County commuters, while both Baltimore City and Baltimore County each accounted for an additional 11 percent. 2010 was the first year that the LED figures included the District of Columbia in its universe. Commuters from Howard County to the District of Columbia accounted for five percent of workers.

Given that the employment base relative to population expanded in Howard County over recent years yet most residents commute outside the county to work, Howard County employers must import a significant number of workers from other jurisdictions. A labor shed analysis of the LED data shows that in 2010, only 26 percent of the jobs in Howard County were filled by county residents (Table 4). Nearly 45 percent of the employees working in Howard County-based jobs originate from Baltimore area jurisdictions. Baltimore County alone was the home county for 16 percent of employees working in Howard County. Only 19 percent of employees based in Howard County originate from Washington area jurisdictions.

Table 3 2010 Commuting Destinations of Howard County Resident Labor Force

	2008		2010	
Total Employed Workers in Howard County	124,210		139,780	
Howard County, MD	38,515	31.0%	38,351	27.4%
Montgomery County, MD	19,073	15.4%	20,794	14.9%
Baltimore city, MD	14,152	11.4%	15,808	11.3%
Baltimore County, MD	13,539	10.9%	15,679	11.2%
Prince George's County, MD	13,789	11.1%	15,073	10.8%
Anne Arundel County, MD	12,170	9.8%	12,857	9.2%
District of Columbia, DC	N/A	N/A	7,401	5.3%
Fairfax County, VA	1,987	1.6%	2,090	1.5%
Frederick County, MD	1,663	1.3%	1,794	1.3%
Carroll County, MD	1,709	1.4%	1,678	1.2%
All Other Locations	7,613	6.1%	8,255	5.9%

Note: Washington, DC did not participate in Local Employment Dynamics prior to 2010

Source: US Census Bureau; Local Employment Dynamics Origin-Destination Database

Table 4 2010 Origination of Employees Working in Howard County

	2008		2010	
Total Jobs in Howard County	150,247		148,335	
Howard County, MD	38,515	25.6%	38,351	25.9%
Baltimore County, MD	25,826	17.2%	23,842	16.1%
Anne Arundel County, MD	17,606	11.7%	18,269	12.3%
Baltimore city, MD	13,686	9.1%	12,282	8.3%
Montgomery County, MD	11,393	7.6%	11,732	7.9%
Prince George's County, MD	12,465	8.3%	11,691	7.9%
Carroll County, MD	8,055	5.4%	8,243	5.6%
Frederick County, MD	3,708	2.5%	3,650	2.5%
Harford County, MD	3,570	2.4%	3,389	2.3%
District of Columbia, DC	1,357	0.9%	1,402	0.9%
All Other Locations	14,246	9.5%	15,484	10.4%

Source: US Census Bureau; Local Employment Dynamics Origin-Destination Database

D. Future Employment Trends

The economic outlook for Howard County suggests that the county will continue to outperform the Baltimore region as a whole in job creation. Round 7c employment projections prepared by the Baltimore Metropolitan Council as of July 2010 show that the regional consensus is that Howard County has and will continue to grow at a pace nearly double that of the rest of the Baltimore Region (Table 5). The current round of projections takes into account both the impacts of BRAC as well as the current economic downturn. Employment estimates for 2010 suggest that the employment base in Howard County grew by 2.0 percent annually from 2000 while the region grew by 1.1 percent. Between 2010 and 2015, employment growth in Howard County is expected to slow to 1.9 percent annually, adding 3,820 jobs each year. Growth throughout the region is also expected to slow to a 1.0 percent annual rate. In the long term, BMC projections show additional slowing, with Howard County adding jobs at an annual rate of 1.5 percent and the region adding jobs at a 0.8 percent annual rate through 2020.

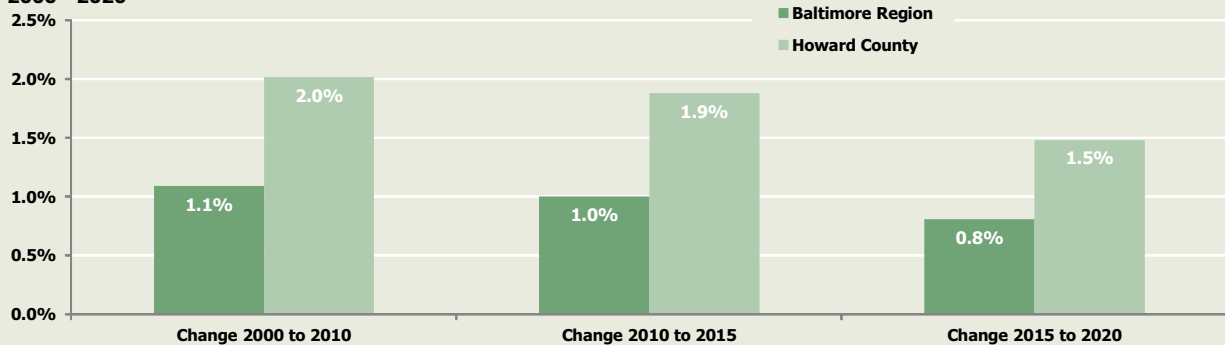
Table 5 Employment Projections

	Total Employment				Change 2000 to 2010				Change 2010 to 2015				Change 2015 to 2020			
	2000	2010	2015	2020	Total		Annual		Total		Annual		Total		Annual	
					#	%	#	%	#	%	#	%	#	%	#	%
Baltimore Region	1,534,400	1,710,400	1,798,000	1,871,900	176,000	11.5%	17,600	1.1%	87,600	5.1%	17,520	1.0%	73,900	4.1%	14,780	0.8%
Howard County	160,000	195,400	214,500	230,900	35,400	22.1%	3,540	2.0%	19,100	9.8%	3,820	1.9%	16,400	7.6%	3,280	1.5%

Note: Annual change is compounded rate.

Source: Baltimore Metropolitan Commission, Round 7c Projections

Annualized Employment Growth 2000 - 2020



One reason for the employment outlook in Howard County is the long term impact of the 2005 Base Realignment and Closure (BRAC) process that was completed in 2011. While Howard County is not home to any of the BRAC-related military installations it is expected to attract some of the indirect and induced employment and household impacts projected from BRAC due to its central location. Maryland's share of the 2005 BRAC impact as initially estimated by the Department of Defense (DOD), a net gain of 9,300 military, civilian and mission contractor personnel, was greater than that of any other state.

Fort Meade in western Anne Arundel County is the closest of the BRAC installations to Howard County. The base is only 15 miles from central Columbia, the largest population center in Howard County. Fort Meade is home to the National Security Agency and supports other intelligence and information management missions for the DOD. BRAC added three new missions to Fort Meade including the Defense Information Services Agency with more than 4,000 projected positions alone. These defense jobs are high paying technical positions, with an estimated average annual pay of \$85,500 for the originally projected 5,700 new positions (according to a 2006 report of the Science Applications International Corporation or SAIC). A report by the Regional Economic Studies Institute (RESI) in 2006 estimated that the total impact of BRAC implantation at Fort Meade would be over 19,000 jobs and 12,000 households after taking into account the direct, indirect and induced impacts. DOD added over 1 million square feet of space on the base to support the new missions.

In addition to the economic development brought about the federal government in the county, RPRG identified other private-sector activity adding jobs in the county. RPRG interviewed economic development officials and planners for Howard County and reviewed local news sources and developer websites to document current and planned economic development activity in the county. We also reviewed local business journals. Among the major current and long term economic development projects in Howard County include:

- **Columbia Gateway Business Park.** With more than 5.4 million square feet of office/flex space, Columbia Gateway is a major employment center in Howard County. The 630-acre park is centrally located midway between the Baltimore and Washington Beltways on I-95 at MD Route 175, and is one of the largest office parks in the Baltimore-Washington corridor. With lead tenants including SAIC, Honeywell, and Integral Systems, new construction at Columbia Gateway is related to growth among defense and other federal contractors. Five parcels are currently available for development.
- **JHU Applied Physics Laboratory (APL).** One of Howard County's largest employers, APL continues to grow. This non-profit research and engineering center sits on a 399-acre campus along US Route 29 at Johns Hopkins Road. The center has been expanding over the past several years, averaging 200,000 to 400,000 square feet of new construction annually. A new 47,500 square foot testing facility to accommodate its Space Department opened in November 2011 and an additional building for larger spacecraft research will open in fall 2012.
- **Maple Lawn.** Located on the west side of US Route 29 between Johns Hopkins Road and MD Route 216, Maple Lawn is a 600-acre mixed use development that will be home to 1,340 housing units and 1.86 million square feet of office and retail space upon build out. Home builders NV Homes, Miller & Smith, Miller & Best, and Bozzuto are actively selling homes. The development includes a Harris Teeter grocery store, a number of restaurants, and a wide range of smaller shops and services. St. John Properties has developed over 250,000 square feet of office space in Maple Lawn and holds the rights to develop up to 1.2 million square feet within 60 acres of the community.
- **Emerson.** Emerson is a planned community located southeast of Columbia at I-95 and MD Route 216, with an expected final capacity of 1,200 homes and 1.8 million square feet of retail/office space. The community consists of for sale and rental housing along with office and commercial buildings. Knott Realty is developing office buildings and has completed construction of two buildings. Park View at Emerson, an affordable senior apartment community, opened in 2009. Enclave at Emerson, a rental community of 129 garden apartments and 35 townhomes, opened in 2011.
- **Route 1 Corridor.** In an effort to spur redevelopment activities along the Route 1 Corridor that stretches from Laurel north through ElkrIDGE, the Howard County Council passed new zoning and development ordinances. In 2008, the county amended its Adequate Public Facilities Ordinance to double the development capacity of the area, allowing as many as 500 dwelling units to be permitted per year. The new zoning is intended to encourage mixed use developments, but most development in the area has been multifamily residential.
- **Columbia Town Center.** Some 40 years after The Mall in Columbia opened in the Town Center or Downtown Columbia, the Howard County Council approved a plan for the redevelopment of the area by Howard Hughes Corp. (Hughes), the current successor of the Rouse Company. A 30-year master plan to transform the district into a vibrant, more urban area with higher density residential and commercial mixed use development was approved in February 2010. The plan calls for the addition of 1.25 million square feet of retail, 4.3 million square feet of office, 640 hotel rooms and 5,500 new multifamily residential units. Current plans estimate that 60 percent of the new units will be rental and the remainder will be for sale, though this is subject to change. Phase One plans released in 2012 call for 380



luxury apartments a parking garage, 14,000 square feet of retail space. Development is expected to begin in late 2012 with unit delivery beginning in 2014. Howard County has currently approved 817 units for this phase of the development. The full build out is expected to last up to 30 years.

III. DEFINITION OF SUBMARKETS

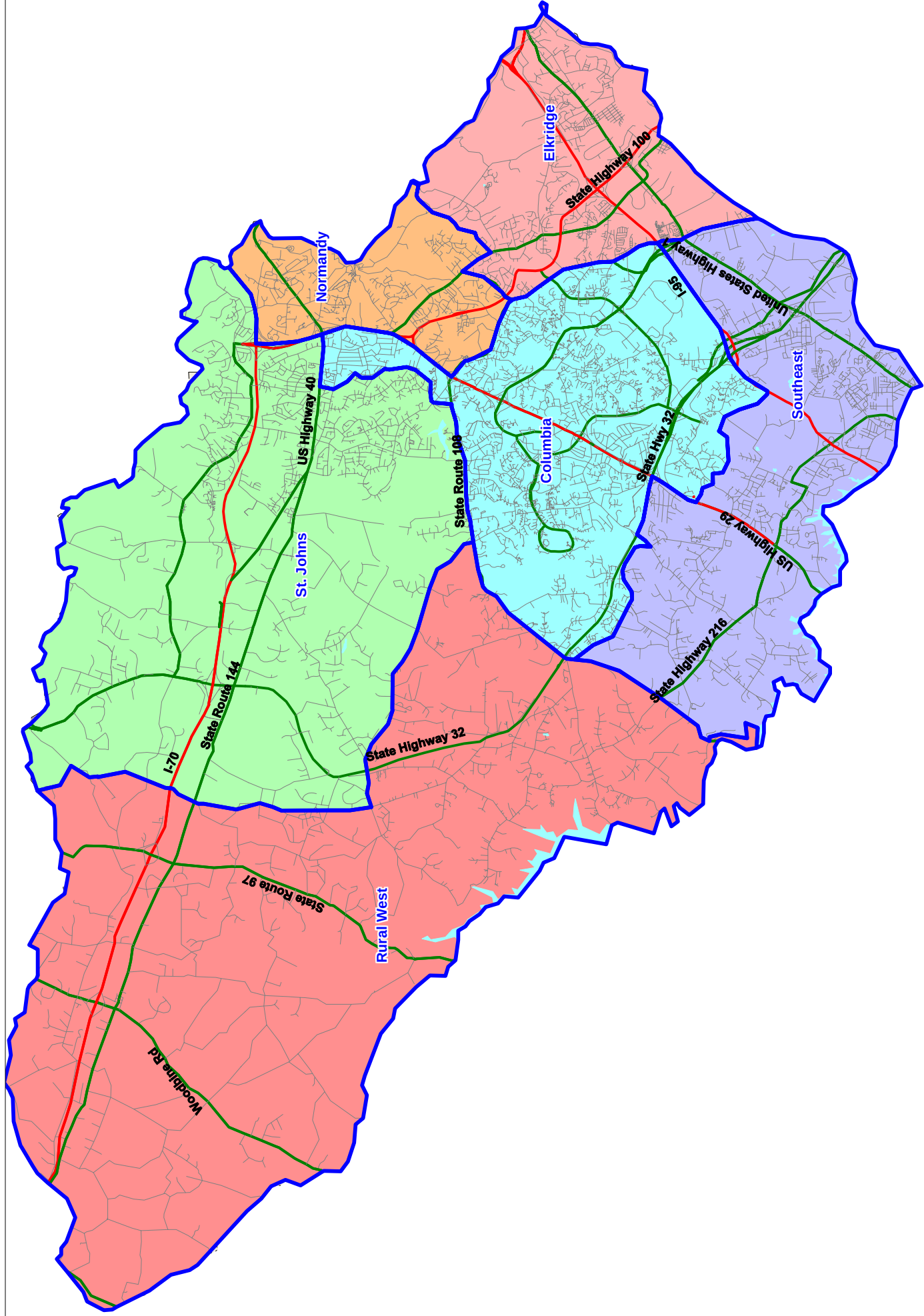
With this market assessment, we seek to evaluate the rental market of Howard County in its entirety rather than the rental market for a specific site. To acknowledge the county's diversity in terms of development patterns, accessibility, demographic profiles of residents, and other factors, we defined six separate submarkets in which to evaluate market conditions independently and to provide a means of comparison for the unique parts of the county. In large part, the submarkets were established based on factors such as density; linkages to key roadways; political, natural and man-made boundaries; as well as demographic characteristics. These submarkets may or may not be appropriate to evaluate the rental market for any one site or project. A site in one location may in fact require the definition of a market area that would span several of the submarkets defined in this report or include parts of neighboring jurisdictions.

The rental submarkets for Howard County used in this analysis are presented on (Map 2). For reference, the census tracts included in each market area are listed in Table 6: A description of each market is as follows:

- Columbia.** The Columbia submarket includes the area originally developed as Columbia new town under the master plan created by Jim Rouse and the Rouse Company. The Columbia submarket is generally bounded on the north and west by MD Route 108 (Clarksville Pike/Old Annapolis Road/Waterloo Road) and the south and east by I-95 and MD Route 32. Columbia was planned holistically, with attention to education, religion, and diversity, in addition to physical design, to promote social interactions of its residents. The market area offers a varied mix of land uses, including residential, industrial and office parks, and neighborhood and regional shopping centers. A variety of housing options are also available. These include single-family, townhouse, condominium and market rate, affordable and subsidized multi-family rental housing.

The Columbia submarket is composed of ten village markets that closely resemble the ten original villages of Columbia. Village boundaries are delineated by census tracts and sometimes contain multiple tracts. RPRG uses the villages as a unit of analysis in the Scattered Site Rental Housing analysis of the report (Section VI-I) to illustrate a greater level of detail among different sections of the Columbia submarket.

- Elkridge.** The Elkridge submarket includes those neighborhoods and communities in the far eastern section of Howard County along the US Route 1 corridor. The triangularly-shaped submarket is bounded by the Patapsco River and Baltimore County on the northeast, Deep Run and Anne Arundel County on the southeast, MD Route 175/MD Route 108 on the west, and Bonnie Branch Road on the northwest. Much of the district is part of the Patapsco Valley State Park which straddles both sides of the river. Historically, industrial and heavy commercial uses characterized the US Route 1 corridor. However, with an abundance of underutilized land, the corridor is now the target of Howard County redevelopment efforts. With density bonuses and relaxed public facilities requirements, the Elkridge submarket has become one of the predominant growth areas for Howard County.
- Southeast.** The Southeast submarket includes all land in Howard County that is located south of Columbia and Elkridge. The submarket is bounded on the south by the Big Patuxent River, Howard County's boundary with Montgomery and Prince George's Counties. On the north, the submarket is bound, generally, by MD Route 32; on the east, the submarket is bound by the border with Anne Arundel County; and on the west, the



Map 2
Multifamily Rental Submarkets
Howard County, Maryland



Table 6 Definition of Howard County Submarkets

Geography	Columbia	Elkridge	Southeast	Normandy	St Johns	Rural West	Howard County
Area (acres)	21,280	12,750	22,330	7,152	39,850	58,710	162,072
Submarket Definition (Census Tracts)	6023.06 6066.04 6054.01 6066.06 6054.02 6066.07 6055.02 6067.01 6055.03 6067.04 6055.04 6067.05 6055.05 6067.06 6056.01 6067.07 6056.02 6068.03 6066.01 6068.04 6066.03	6011.03 6011.04 6011.05 6011.07 6011.08 6012.01 6012.03 6012.04	6051.02 6068.05 6068.06 6069.01 6069.04 6069.05 6069.06 6069.07	6023.02 6026 6027 6028 6029	6021 6022.01 6022.02 6023.03 6023.04 6023.05 6030.04 6030.03 6030.01	6040.01 6040.02 6051.03 6051.04	

Sources: US Census Bureau (2010); RPRG, Inc.

submarket is bound by MD Route 108 (Clarksville Pike). The submarket has two distinct areas. One is the US Route 1 Corridor communities of Savage-Guilford and North Laurel which includes higher density residential development as well as a concentration of industrial and heavy commercial establishments. As in Elkrige, county efforts to redevelop the US Route 1 Corridor have led to an increase in new development activity, primarily mixed-use residential, along the corridor. In the second area, west of I-95, development patterns include two planned, mixed-use communities now under development, Maple Lawn and Emerson. Both promote neo-traditional development patterns.

- **Normandy.** This area includes the eastern section of historic Ellicott City, the unincorporated seat of Howard County. The submarket boundaries are I-70 to the north, Baltimore County to the east, Bonnie Branch Road to the southeast, State Route 108 to the southwest, and Route 29 to the west. A large amount of older rental stock is located in this submarket, most notably 2,200 rental units between two rental properties that were placed in service in the early 1970s.
- **St. John's.** This submarket consists of the central and western sections of historic Ellicott City, including the US Route 40 corridor and the communities of Mount Hebron, Woodstock and West Friendship. The submarket is bound on the north by the Patapsco River (the demarcation line between Howard County and both Baltimore and Carroll Counties). The eastern border of the submarket is formed by Baltimore County, Route 29, and the Columbia village of Dorsey Search. To the south, the submarket is bound by MD Route 108 (Clarksville Pike/Old Annapolis Road) and Folly Quarter Road/Homewood Road. The western border is less than two miles east of State Route 97. The submarket is characterized by dense urban and suburban development along US 40 and south to Columbia, as well as exurban and rural development patterns to the west.
- **Rural West.** The area of Howard County west of MD Route 32 and MD Route 108 (Clarksville Pike) is considered the Rural West in the Howard County General Plan. According to the 2000 General Plan, preserving farmland and retaining the rural character of western Howard County has guided planning and development policy for more than three decades. There are no conventional multifamily rental communities in this market. The majority of the rental stock is in the form of scattered site single family detached homes.

In the remainder of this report, we assess amenities, population and household trends, demographic characteristics, competitive rental markets, and the balance of supply and demand for rental housing in the context of each of the submarkets, and compare those submarkets with Howard County as a whole.

IV. AVAILABLE INFRASTRUCTURE AND AMENITIES

A. Howard County Overview

1. Road and Transit Infrastructure

Howard County is crossed by several major transportation corridors, serving not only Howard County residents, but the entire combined Washington-Baltimore metropolitan area. Interstate 95 is a major freeway serving all of the major cities on the eastern seaboard, connecting Washington and Baltimore through Howard County. Interstate 95 follows the historic US Route 1 (Washington Boulevard) corridor along the far eastern edge of the county, traveling through the communities of Elkridge, Jessup, Savage/Guilford and North Laurel. The I-695 Baltimore Beltway is three miles west of the Patapsco River and the Howard/Baltimore County line. The I-495 Capital Beltway is eight miles south of the Big Patuxent River/Howard County line.

Interstate 70 crosses Howard County east to west along the northern edge of the county and follows the route of US 40 between Baltimore and Frederick, Maryland. In Howard County, I-70 serves communities such as Ellicott City, West Friendship and Mount Airy as the highway heads toward Frederick, approximately 15 miles west of the Howard/Frederick County line. To the east, I-70 leads into the I-695 Baltimore Beltway approximately three miles from the Patapsco River Bridge and the Howard/Baltimore County line.

US Route 29 serves central Howard County, providing an important link between I-70 and the I-495 Washington Beltway through Columbia. Two major, limited access highways provide links between Columbia and points in Anne Arundel County as well. MD Route 100 starts at US Route 29 near Ellicott City and travels southeast through Elkridge toward the Baltimore Washington International Airport and northern Anne Arundel County. MD Route 32 links I-70 in the Rural West with Annapolis in Anne Arundel County, with a limited access highway between Columbia and Fort Meade, about five miles south of the Howard/Anne Arundel County line.

One of the largest public works projects in Maryland currently is MD Route 200, more commonly known as the Inter-County Connector (ICC). The ICC is a limited access toll road providing links between Laurel in Prince George's County and Gaithersburg in Montgomery County. While not directly serving Howard County, the ICC will make jobs and services in Montgomery and Prince George's Counties more accessible to residents of Howard County. The ICC currently operates between I-95 to the east (four miles south of the Howard/Prince George's County border) and I-370 in Montgomery County to the west. The final segment of the ICC will extend further east to US Route 1 and is expected to be completed by early 2014.

While Howard County is a suburban jurisdiction in which the personal automobile is primary mode of transportation, residents are also served by a regional transportation network made up of several independent but interconnected transit agencies. Howard Transit, run by Howard County, offers daily, fixed route bus service throughout eastern Howard County, with a transit hub in Columbia. Howard Transit also offers curb-to-curb paratransit services to senior citizens and residents with disabilities. The routes offered by Howard Transit connect with transit stops served by other transit agencies, including Central Maryland Regional Transit (CMRT) and the Maryland Transit Administration (MTA). CMRT provides fixed route bus service throughout four central Maryland counties, including Anne Arundel, Howard, Montgomery and Prince George's with a

transit hub in Laurel. The MTA offers commuter bus service between points in Howard County to downtown Baltimore and downtown Washington.

Regional rapid transit on rail and light rail is also available. Maryland Area Regional Commuter (MARC) Service provides heavy rail commuter service for Harford County, Baltimore, Washington as well as Brunswick, MD, Frederick, MD and Martinsburg, WV. The MARC Camden Line provides service between Camden Station in downtown Baltimore and Union Station in Washington along the old Baltimore and Ohio rail corridor that divides Howard from Anne Arundel County. Several stops, including St. Denis, Dorsey, Jessup, Savage, Laurel Park and Laurel serve Howard County commuters. The MTA also operates Light Rail service between BWI Airport in Anne Arundel County and Hunt Valley in northern Baltimore County. Howard Transit offers bus service to Light Rail stations in northern Anne Arundel County.

2. Retail, Services, and Recreation

Howard County is served with a variety of public and private sector amenities needed to support a growing population. Shopping, dining, and personal service establishments with a regional customer base, key cultural and recreational facilities, and the county's only full-service hospital are located in the eastern part of the county. Services available in the Rural West are sufficient to meet the convenience needs of residents in that area.

Howard County has several large retail nodes offering major comparison shopping venues, fast food and/or casual dining, and a variety of specialty stores. Smaller nodes offering grocery stores, pharmacies and personal service establishments are scattered throughout the urbanized eastern Howard County. The major retail nodes in the county include:

- **The Mall in Columbia** - This mall originally opened in 1971 as part of the Town Center component of Jim Rouse's planned new town concept for Columbia. The Columbia plan also called for a system of residential villages, each with its own village center, to be built around the central core of Town Center. While the village centers would offer amenities to support the daily needs of Columbia residents, the Town Center would offer comparative shopping and draw residents from surrounding communities. After an expansion in 1999, the 1.4 million square foot enclosed regional mall offers more than 200 retail stores and a 14 screen cinema. Anchors include Nordstrom, Lord & Taylor, Macy's, JCPenney, Sears, and LL Bean.
- **MD-175/I-95 Corridor** - Although the original plan for Columbia did not anticipate the concept of a big-box store or a power center, the plan did call for an employment center along the eastern side of the town. Several power centers with typical big-box anchors are now located along Route 175, Dobbin Road and Snowden River Parkway. Columbia Crossing at Dobbin Road and MD Route 175 is home to Target, Staples, Old Navy and Dick's Sporting Goods as well as a variety of sit-down restaurants. Across MD Route 175 at Dobbin Center is a Wal-Mart-anchored power center. On Snowden River Parkway, on grounds originally developed as a General Electric appliance plant, Snowden Square was the county's first big box retail center which now offers a Home Depot, BJ Wholesale Center, and a 14-screen movie cinema. The newest big box center is Columbia Gateway located near the interchange of MD-175 and I-95. Anchors in the shopping center include Costco, Best Buy and Lowes, as well as the specialty grocer Trader Joe's.
- **US Route 1 Corridor** - The US Route 1 corridor is the county's historic commercial/industrial strip that is targeted for redevelopment by Howard County. The corridor is transforming

with the help of development incentives, but even with new development of high end residential communities, the strip remains a heavily traveled business corridor. Shopping options along US Route 1 in Howard County are generally limited to smaller strip centers and free-standing, locally-owned retail and service establishments.

- **US Route 40 Corridor** - The US Route 40 corridor is a typical suburban strip offering a wide variety of retail and service establishments, from neighborhood-oriented grocery stores to discount big-box stores including Home Depot and Wal-Mart. As with the US Route 1 Corridor, US 40 is a targeted area to promote redevelopment activities.

Beyond these regional shopping nodes, smaller, neighborhood-oriented shopping strips, village centers, freestanding retailers, and supermarket-anchored shopping centers are scattered throughout Columbia, Normandy, Elkridge and Southeast. New planned developments, including Maple Lawn and Emerson, were designed under the principals of New Urbanism which calls for a mix of land uses, so that residents have easier access to convenience goods. Both of these communities offer, or plan to offer, grocery stores, service establishments and restaurants.

Entertainment and cultural opportunities for Howard County residents include the venues of both downtown Baltimore and Washington DC which are approximately 22 and 26 miles driving distance from Columbia, respectively. Locally, Toby's Dinner Theater in Columbia offers Broadway and original musical productions. In the summer months, the Columbia Festival of the Arts promotes arts events and locations throughout the county. The Merriweather Post Pavilion near the Columbia Mall at Little Patuxent Parkway and Broken Land Parkway is an outdoor concert venue for contemporary music performers.

The Columbia Association, part homeowner's association and part quasi-municipal government, operates several fitness centers for Columbia residents for a fee. The centers offer a variety of fitness facilities, pools, and golf courses. Columbia also boasts a network of walking paths that connect the various villages with three man-made lakes in the town. Howard County Department of Parks and Recreation manages a system of regional and neighborhood parks and playgrounds throughout the county. Patapsco Valley State Park includes 16,000 acres of land along the Patapsco River and various tributaries. This park was one of Maryland's first parks and offers over 170 miles of trails.

Howard County General Hospital at 5755 Cedar Lane in Columbia has grown to become a 249-bed comprehensive, acute-care medical center affiliated with Johns Hopkins University. The hospital employs more than 1,800 full and part time employees.

3. Schools

School performance is often considered an indicator of community health as location decisions of families are often influenced by the perceived quality of local schools. To guide policy and improve school accountability, a wealth of data exists regarding test scores and student demographics that can be used to approximate relative school performance. RPRG has ranked schools in Howard based on the percentage of students that were rated proficient or better on standardized tests.

The Maryland State Department of Education administers Maryland School Assessment (MSA) tests students in the 3rd through 8th grades in reading and mathematics annually. Students in the 5th and 8th grades also take MSA tests in science. High school students take High School Assessment (HSA) tests in algebra, biology, government and English upon completion of associated classes. The results of these exams can be used to compare the performance of students in any number of

schools, and by extension the performance of the schools themselves. In order to construct this comparison, RPRG compiled and analyzed data for the 2010-2011 school year on the percentage of students in the 3rd, 4th, 5th, 7th, and 8th grades and in high school testing at the state-defined 'proficient' level or 'advanced' level on the MSA and HSA tests.

The Howard County Public Schools System (HCPSS) provides instruction to all school age children in Howard County. The HCPSS includes 40 elementary schools, 19 middle schools and 12 high schools.

Schools in Howard County are among the highest performing public schools in Maryland based upon RPRG's analysis (Table 7). Howard County schools rank 2nd out of the state's 24 public school systems, based on a composite of 2011 MSA test results for the 3rd, 5th, and 8th grades and HSA test results. The only school system that outperformed Howard County was Calvert County where the composite average for students in all grades achieving proficient or advanced scores was 91.4 in comparison to 90.3 in Howard County.

Table 8, Table 9, and Table 10 present the results of standardized tests on a school-by-school basis for Howard County's public elementary, middle, and high schools. Schools are grouped according to the six designated submarkets and are ranked based upon a composite measure of student performance as reflected in MSA and HSA test results. As a whole, students in Howard County perform well relative to the rest of the state. Generally, students attending the St. John's and Normandy submarket schools scored better on standardized tests than students in the other parts of the county. Columbia and Southeast schools generally have lower composite test scores than schools in the other submarkets. However, on average, Columbia and Southeast schools composite scores are higher than the statewide average at each level.

For higher education opportunities, Howard County is home to Howard Community College, with its main campus located on Little Patuxent Parkway in Columbia. In 2011, HCC served 13,753 credit-seeking students and 16,426 non-credit students in a range of programs leading to associate degrees and certificates, as well as continuing education courses. Johns Hopkins University's Columbia Center, located in Columbia Gateway Business Park at 6740 Alexander Bell Drive, serves mostly non-traditional and part-time graduate students seeking degrees in business and education. The University of Phoenix, a national, for-profit university, has a campus near the intersection of Route 175 and Snowden River Parkway. Lincoln Technical Institute offers a wide range of vocational training at its Columbia location on Snowden River Parkway near Route 32.

The University of Maryland Baltimore County campus is located in Catonsville, just 15 miles from Columbia. UMBC offers 42 undergraduate, 37 masters and 24 doctoral programs to 12,900 students enrolled in the fall of 2010. Maryland's flagship university, the University of Maryland - College Park is located in Prince George's County, 22 miles south of Columbia. Total enrollment at College Park was 37,595 in fall 2010.

**Table 7 MSA and HSA Test Results, 2010-2011, Counties of Maryland****Maryland School and High School Assessment Report, 2010-2011 School year**

% Students Achieving Proficient or Advanced															
Rank	School	Grade 3			Grade 5			Grade 8			High School			All Grades	
		Math	Reading		Math	Reading	Science	Math	Reading	Science	Math	Reading	Science	Composite	Composite
1	Calvert	93.7	90.6		90.9	95.2	84.9	81	92.8	87.3	96.3	97.7	94.8	91.4	
2	Howard	93	92.3		90.3	95.3	76.7	84	93	87.1	95.9	94.1	91.3	90.3	
3	Queen Anne's	92.2	92.3		92.8	96	82.5	81.8	92.2	89	91.7	92.1	87.1	90.0	
4	Worcester	99.3	97.2		89.8	93.5	66.9	91.1	95.3	78.9	93	87.8	84.2	88.8	
5	Carroll	92.3	87.7		90.7	95.3	80.9	75.9	88.6	83.7	93.3	89.2	89.1	87.9	
6	Frederick	90.5	91.4		85.1	95.7	80.8	77.9	91	76.7	91.1	90.3	87.6	87.1	
7	Garrett	86.8	86.2		86.2	93.2	77.1	79.4	89	83.7	91.4	91.6	87.2	86.5	
8	Saint Mary's	90.8	85.4		85.5	90.4	76.6	79.3	86.9	82.7	90.8	93.5	87.9	86.3	
9	Anne Arundel	92.2	89.9		88.6	94.2	75.8	71.3	87.1	78.7	90.4	86.8	86.9	85.6	
10	Montgomery	88.9	89.3		86.2	94.2	72.3	74.7	89.2	75.7	88.9	90	86.8	85.1	
11	Harford	88.1	87.3		86.4	92.6	77.2	72.8	88.5	81.2	89.5	86.1	84.3	84.9	
12	Washington	86.3	81.6		84.1	91.1	74	77	85.7	77	94.6	90.1	88	84.5	
13	Caroline	85.3	81.5		85.1	88.9	82.2	82.1	85	78.4	87.4	86.6	78.3	83.7	
14	Baltimore County	89.1	87.9		84.4	92.2	65.1	65.4	83.6	71.9	84.8	81.2	85	81.0	
15	Talbot	85.9	84.8		82.6	91.7	76.2	73.4	82.2	67.7	85	80.9	80	80.9	
16	Allegany	88.3	86.4		84.4	90.7	75.5	65.6	78.9	68.3	84.4	82.6	77.6	80.2	
17	Cecil	85.2	87.1		81.7	90.2	60.5	66.1	80.9	65.1	90.5	85.2	83.9	79.7	
18	Charles	82	82.1		79.9	89.1	62.9	74.4	82.5	63.5	88.8	84.1	85.2	79.5	
19	Somerset	84.6	79		90.4	92	79.3	65.3	81.9	72.3	79.1	71.4	75.8	79.2	
20	Kent	76.5	80.5		88.6	94.9	69.2	67.6	84	70.8	80.5	74.4	81.4	78.9	
21	Wicomico	90.2	84.4		82.3	88.8	52	60.7	77	59.2	77.5	75.7	78.3	75.1	
22	Dorchester	76.9	73.6		75.9	83.8	65.4	61.5	76.1	59	84.6	75.2	74.3	73.3	
23	Prince George's	78	79.1		72.6	83.9	50.2	43.7	70.8	46.2	67.9	63.8	70.5	66.1	
24	Baltimore City	73.3	69.4		64.8	76.1	34.2	35.2	61.4	36.5	61.8	52.8	60.9	56.9	
Average		87.1	85.3		84.6	91.2	70.8	71.1	84.3	72.5	86.6	83.5	82.8	81.8	
Sources: Maryland Department of Education; RPRG, Inc.															

Sources: Maryland Department of Education; RPG, Inc.

Table 8 Howard County Public Elementary School Data, 2010-2011

Maryland School Assessment Report, 2010-2011 School year

			% Students Achieving Proficient or Advanced							
County Rank	Market Rank	School	Grade 3		Grade 4		Grade 5		All Grades	
			Math	Reading	Math	Reading	Math	Reading	Science	Composite
Columbia										
4	1	Northfield	100.0	100.0	99.1	95.8	96.3	99.1	93.5	97.7
5	2	Clarksville	97.7	98.8	98.9	97.8	99.0	98.0	91.0	97.3
7	3	Clemens Crossing	95.4	94.1	100.0	98.9	97.9	98.9	94.7	97.1
8	4	Thunder Hill	100.0	97.4	100.0	97.9	95.0	100.0	88.5	97.0
13	5	Pointers Run	93.3	92.3	95.1	96.7	98.3	98.2	93.1	95.3
23	6	Atholton	97.2	94.5	97.3	94.5	89.2	96.9	69.8	91.3
26	7	Waterloo	93.6	93.6	91.4	91.4	87.2	94.7	71.5	89.1
29	8	Stevens Forest	88.5	81.7	93.8	95.9	94.5	92.4	61.8	86.9
30	9	Jeffers Hill	92.6	92.5	88.5	88.3	84.4	92.0	65.6	86.3
31	10	Running Brook	89.7	92.6	89.3	90.9	88.7	90.2	54.0	85.1
32	11	Longfellow	82.0	88.5	83.3	88.7	93.2	96.6	62.1	84.9
33	12	Talbott Springs	92.7	85.5	93.8	90.1	72.6	90.1	62.5	83.9
35	13	Guilford	89.9	89.8	94.3	97.1	77.7	88.7	48.4	83.7
37	14	Swansfield	88.2	91.6	87.3	87.3	67.0	89.9	55.0	80.9
38	15	Bryant Woods	86.4	94.8	87.7	85.8	70.4	77.7	53.7	79.5
39	16	Phelps Luck	91.8	80.8	83.7	89.0	72.6	90.3	43.4	78.8
40	17	Cradlerock	78.1	79.1	86.7	78.7	65.8	79.7	38.0	72.3
Average Columbia			91.6	91.0	92.4	92.0	85.3	92.6	67.4	87.5
Elkridge										
6	1	Ilchester	96.1	98.1	98.9	99.0	98.2	100.0	90.0	97.2
18	2	Rockburn	99.2	96.8	97.6	95.9	90.5	94.9	73.5	92.6
21	3	Bellows Spring	93.2	93.2	99.0	94.0	90.1	96.6	78.9	92.1
25	4	Deep Run	95.7	92.5	93.4	95.7	87.4	95.7	64.2	89.2
28	5	Elkridge	88.7	91.3	94.8	94.2	85.5	94.7	66.5	88.0
Average Elkridge			94.6	94.4	96.7	95.8	90.3	96.4	74.6	91.8
Normandy										
1	1	Worthington	97.1	100.0	98.9	97.7	100.0	100.0	95.2	98.4
22	2	Veterans	86.3	89.3	95.3	94.4	97.4	98.0	83.8	92.1
Average Normandy			91.7	94.7	97.1	96.1	98.7	99.0	89.5	95.2
St Johns										
2	1	Triadelphia Ridge	94.8	94.7	100.0	100.0	100.0	100.0	96.2	98.0
3	2	Manor Woods	96.2	98.1	99.2	99.2	99.2	98.3	94.7	97.8
9	3	St Johns Lane	96.2	96.3	97.6	97.6	98.9	96.9	92.6	96.6
11	4	Centennial Lane	96.6	96.6	96.3	98.5	95.4	100.0	88.2	95.9
12	5	Waverly	97.9	94.6	96.8	93.6	97.7	98.9	90.8	95.8
19	6	West Friendship	86.3	91.0	98.3	96.6	96.5	96.6	82.7	92.6
20	7	Hollifield Station	94.0	90.4	95.6	94.2	94.4	98.9	77.8	92.2
Average St Johns			94.6	94.5	97.7	97.1	97.4	98.5	89.0	95.5
Southeast										
14	1	Hammond	99.0	100.0	100.0	98.8	93.0	96.5	75.6	94.7
16	2	Gorman Crossing	97.3	94.6	99.0	97.0	91.6	97.6	80.8	94.0
24	3	Fulton	91.4	89.3	91.0	92.5	91.2	96.8	84.2	90.9
27	4	Forest Ridge	89.5	84.7	93.0	92.2	90.2	95.6	73.6	88.4
34	5	Bollman Bridge	86.3	77.2	90.0	91.0	94.3	93.1	54.5	83.8
36	6	Laurel Woods	87.0	85.0	91.8	89.8	78.1	86.2	49.4	81.0
Average Southeast			91.8	88.5	94.1	93.6	89.7	94.3	69.7	88.8
Rural West										
10	1	Bushy Park	97.2	94.5	99.2	100.0	93.1	97.4	91.4	96.1
15	2	Lisbon	94.5	95.8	95.3	92.9	94.3	98.9	89.5	94.5
17	3	Dayton Oaks	97.5	96.3	98.6	95.8	91.7	95.3	77.6	93.3
Average Rural West			96.4	95.5	97.7	96.2	93.0	97.2	86.2	94.6
Average Howard County			92.9	92.2	94.7	94.1	90.0	95.0	75.0	90.6
Average Maryland			86.3	85.1	90.3	88.7	82.2	90.2	66.9	84.2

Sources: Maryland Department of Education; RPRG, Inc.

Table 9 Howard County Public Middle School Data, 2010-2011

Maryland School Assessment Report, 2010-2011 School year

County Market Rank Rank School			% Students Achieving Proficient or Advanced					
			Grade 7		Grade 8			All Grades
			Math	Reading	Math	Reading	Science	Composite
Columbia								
1	1	Clarkesville Middle	99.1	99.6	97.5	99.6	96.6	98.5
10	2	Dunloggin Middle	89.1	95.9	83.2	96.2	91.4	91.2
14	3	Harpers choice Middle	74.4	84.7	81.4	89.1	85.1	82.9
16	4	Oakland Mills Middle	72.4	89.0	70.4	86.4	80.5	79.7
17	5	Wilde Lake Middle	76.4	92.4	62.1	91.8	73.2	79.2
19	6	Cradlerock School	75.5	85.5	68.0	80.0	71.6	76.1
Average Columbia			81.2	91.2	77.1	90.5	83.1	84.6
Elkridge								
11	1	Bonnie Branch Middle	91.1	92.9	81.9	90.5	86.0	88.5
13	2	Elkridge Landing Middle	78.0	86.8	80.3	92.1	83.5	84.1
15	3	Mayfield Woods Middle	85.0	85.2	71.6	85.9	75.7	80.7
Average Elkridge			84.7	88.3	77.9	89.5	81.7	84.4
Normandy								
7	1	Ellicott Mills Middle	89.8	95.3	92.4	97.3	94.2	93.8
Average Normandy			89.8	95.3	92.4	97.3	94.2	93.8
St Johns								
2	1	Mount View Middle	98.2	97.7	94.5	97.9	94.8	96.6
3	2	Folly Quarter Middle	98.0	98.5	94.0	95.6	95.1	96.2
6	3	Patapsco Middle	95.4	94.9	90.5	97.1	94.3	94.4
8	4	Burleigh Manor Middle School	93.1	95.9	92.0	95.9	91.5	93.7
Average St Johns			96.2	96.8	92.8	96.6	93.9	95.2
Southeast								
4	1	Lime Kiln Middle	93.1	97.1	93.3	96.2	96.2	95.2
9	2	Hammond Middle School	95.2	94.2	90.1	93.4	89.5	92.5
12	3	Murray Hill Middle	89.8	89.6	82.5	92.5	80.2	86.9
18	4	Patuxent Valley Middle	76.7	90.5	69.1	86.3	71.2	78.8
Average Southeast			88.7	92.9	83.8	92.1	84.3	88.3
Rural West								
5	1	Glenwood Middle	92.6	95.7	91.4	97.5	95.5	94.5
Average Rural West			92.6	95.7	91.4	97.5	95.5	94.5
Howard County			87.5	92.7	83.5	92.7	86.6	88.6
Maryland			74.3	84.0	66.1	82.7	69.6	75.3

Sources: Maryland Department of Education; RPRG, Inc.

Table 10 Howard County Public High School Data, 2010-2011

Maryland High School Assessment Report, 2010-2011 School year

County Rank Market Rank School			% Students Achieving Proficient or Advanced			
			High School			All Grades
			Math	Reading	Science	Composite
Columbia						
1	1	River Hill High	100.0	98.7	98.4	99.0
2	2	Atholton High	99.1	98.3	96.1	97.8
9	3	Hammond High	96.9	90.0	88.6	91.8
10	4	Long Reach High	97.0	91.7	86.6	91.8
11	5	Oakland Mills High	95.3	88.6	86.7	90.2
12	6	Wilde Lake High	87.8	88.7	85.6	87.4
Average Columbia			96.0	92.7	90.3	93.0
Elkridge						
Average Elkridge			-	-	-	-
St Johns						
3	1	Marriotts Ridge High	99.0	97.0	97.1	97.7
4	2	Centennial High	99.1	97.5	95.8	97.5
8	3	Mount Hebron High	95.3	94.9	89.6	93.3
Average St Johns			97.8	96.5	94.2	96.1
Normandy						
5	1	Howard High	99.8	95.5	96.3	97.2
Average Normandy			99.8	95.5	96.3	97.2
Southeast						
7	1	Reservoir High	95.4	96.3	90.4	94.0
Average Southeast			95.4	96.3	90.4	94.0
Rural West						
6	1	Glenelg High	97.9	96.6	93.7	96.1
Average Rural West			97.9	96.6	93.7	96.1
Average Howard County			96.9	94.5	92.1	94.5
Average Maryland			83.6	81.3	81.8	82.2

Sources: Maryland Department of Education; RPRG, Inc.

B. Columbia Submarket

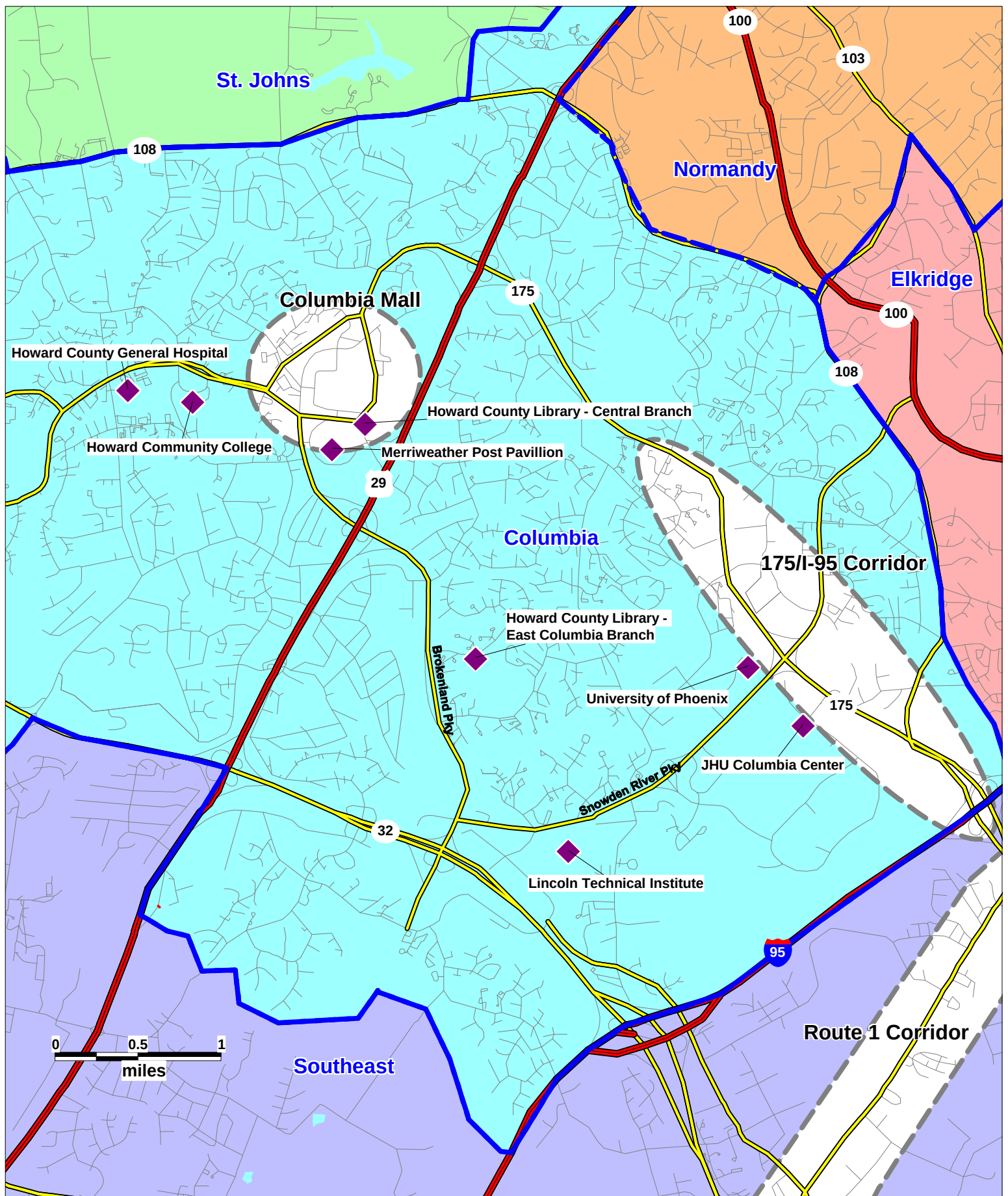
Columbia was originally planned and developed to be a self-sufficient city, with a mix of residential and employment centers served by a hierarchy of community, village, and town centers offering retail, recreation, entertainment and social interaction. Similarly, the street pattern in Columbia is organized in a strict hierarchy, with clear arterial, collector and local roads. US Route 29 divides Columbia in half and provides the primary ingress/egress into and out of Columbia. Collector and local roads were designed to follow the natural contours of the land.

The residents of Columbia are served with a wide range of establishments offering comparison goods at the Mall of Columbia, Columbia Crossing, Dobbin Center, and Snowden Square. Eight different village centers in Columbia, with differing levels of service, offer convenience goods and services. However, sign controls, obsolete footprints and the placement of village centers in the physical center of residential areas instead of along major roads have impacted the viability of several of the village centers, most notably Wilde Lake and Oakland Mills. County officials, center owners and village residents have worked to promote the revitalization of those village centers that are fighting high vacancy rates and the loss of grocery store tenants. Despite the vacancies at some of Columbia's village centers, redevelopment efforts are currently underway at the Wilde Lake center and other centers are performing well after attracting contemporary grocers such as Harris Teeter among other tenants.

As the most populous of Howard County's communities, Columbia hosts many of the residential amenities offered in Howard County, including the Howard County General Hospital, Howard Community College, and two branches of the Howard County library, including the Central and East Columbia Branches. Map 3 highlights the primary amenities offered in the Columbia market area.

C. Elkridge Submarket

The Elkridge submarket straddles the northern portion of Interstate 95 and the US 1 Corridor in Howard County. MD Route 100 crosses Elkridge, providing access to the amenities in Anne Arundel County and to the north in Columbia and Ellicott City. With limited crossings of the Patapsco River and Deep Run, the street patterns in Elkridge are oriented to US Route 1, the historic route between Baltimore and Washington. The Dorsey MARC train station in Elkridge serves Baltimore-Washington commuters.



Much of the US Route 1 Corridor in Elkridge is a mix of commercial, industrial and distribution facilities. An Elkridge Branch of the Howard County Library is located along Route 1. However, with the focus of the county on promoting redevelopment along the corridor, Elkridge has been the target for the development of primarily residential projects. The largest shopping center in Elkridge is the Gateway Overlook, a 530,000 square foot power center anchored by Costco, Best Buy and Lowe's. Neighborhood shopping centers anchored with grocery stores also serve Elkridge residents, but most of these are located closer to Columbia. However, Elkridge residents are close to the new shopping facilities developed around Arundel Mills Mall, just three miles from US Route 1 on MD Route 100. Map 4 highlights the primary amenities offered in the Elkridge market area. The map also shows the Thomas Viaduct, a historical multi-span railroad bridge that dates to 1833 and is still currently in use.

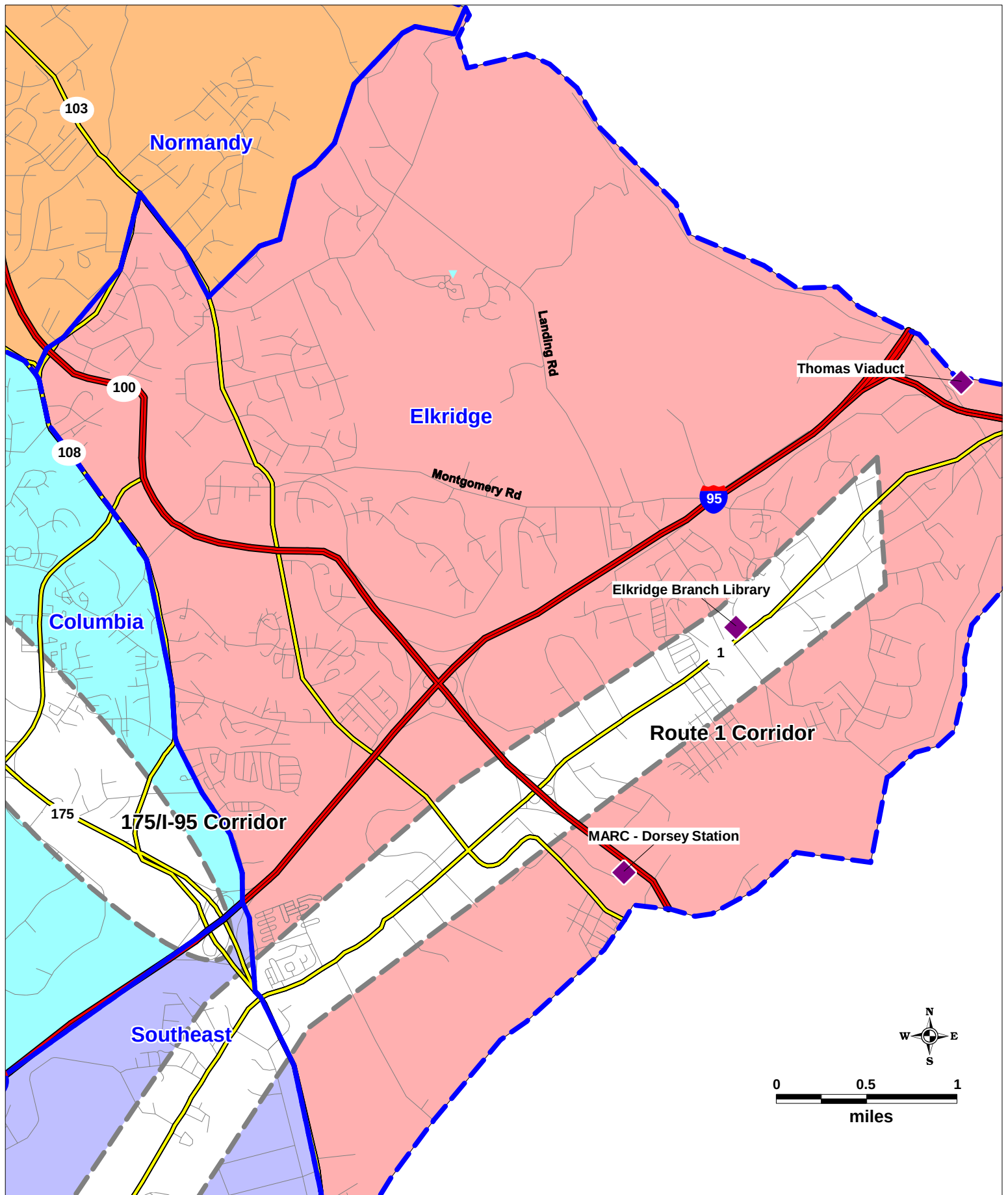
D. Southeast Submarket

The Southeast submarket is served by three arterial highways, I-95, US Route 29 and US Route 1. All three highways run parallel to each other from the Laurel area in Prince George's County north to Columbia. As with the US Route 1 Corridor in Elkridge, the US Route 1 corridor in Southeast submarket includes a mix of commercial, industrial and distribution facilities. Residential support retail and service establishments are scattered along the corridor and concentrated in a few places, namely in North Laurel just north of the Prince Georges County line. Again, as in Elkridge, the US Route 1 Corridor is a target for redevelopment activity that most often is residential in nature (Map 5).

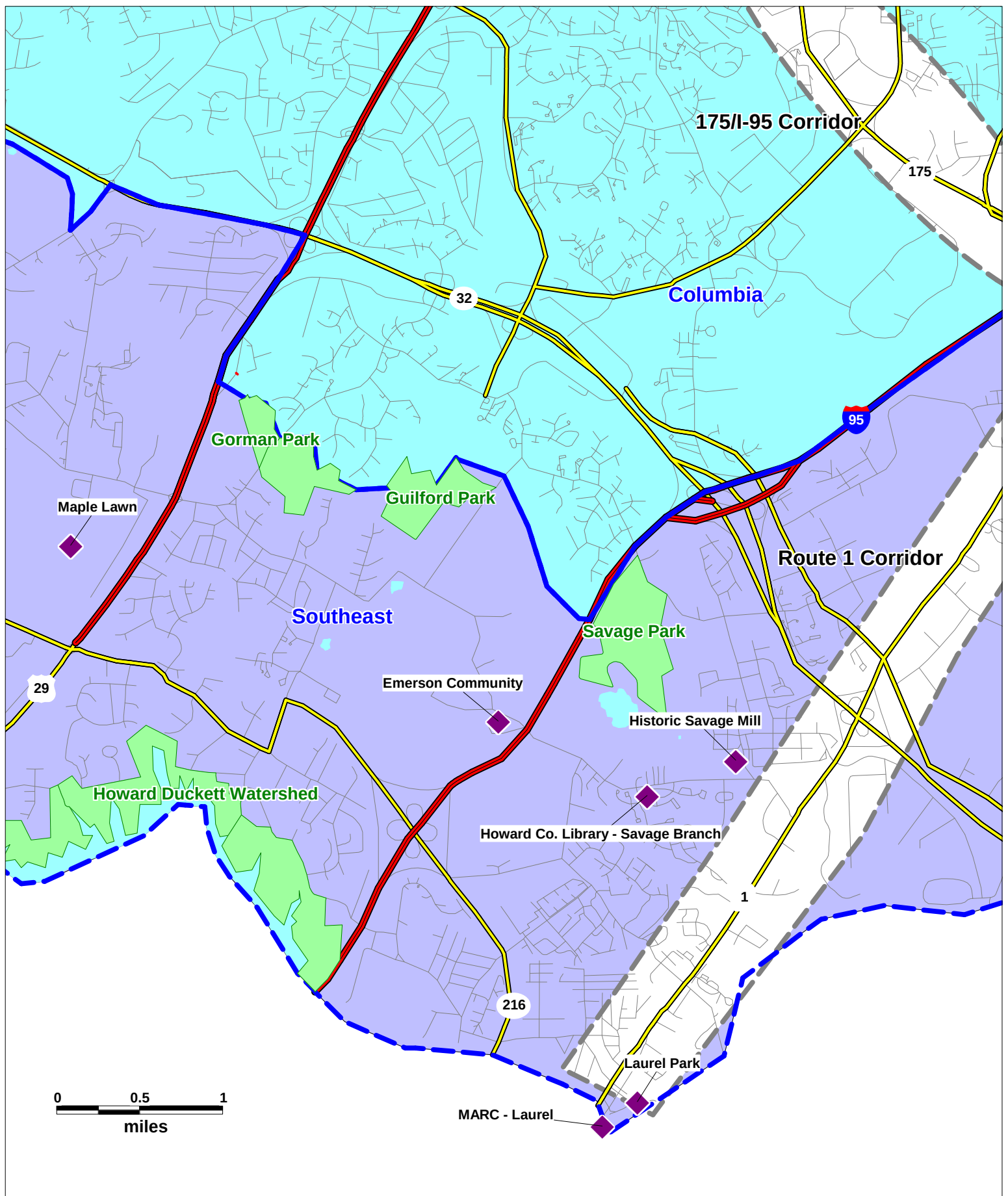
The US Route 29 Corridor in Southeast is changing as the result of two major planned, mixed-use developments. Maple Lawn just west of US Route 29 offers a Main Street retail area, with boutiques and fine dining, as well as a new strip center anchored by a Harris Teeter grocery store. The Emerson project, located just west of I-95, includes plans for a village center to support the retail needs of Emerson residents and employees of the Emerson Corporate Commons. The historic downtown Laurel area and the shops at historic Savage Mill offer specialty shops and dining options. A large-scale, transit-oriented development project around Laurel Park racetrack and the Laurel MARC station is currently in the planning stages.

Capitol College is a small, independent college located in Laurel that focuses on engineering, computer science, information technologies, and business. Laurel regional hospital is a full-service community hospital located in the Prince George's County portion of Laurel, approximately one mile southwest of the Laurel MARC station.

Additionally, the Southeast submarket has a number of regional parks and recreational facilities. These include Savage Park, Guilford Park, Gorman Park, and the Howard Duckett Watershed.



Map 4
Location of Amenities
Elkridge Submarket
Howard County, Maryland



Map 5
Location of Amenities
Southeast Submarket
Howard County, Maryland

E. Normandy and St. John's Submarkets

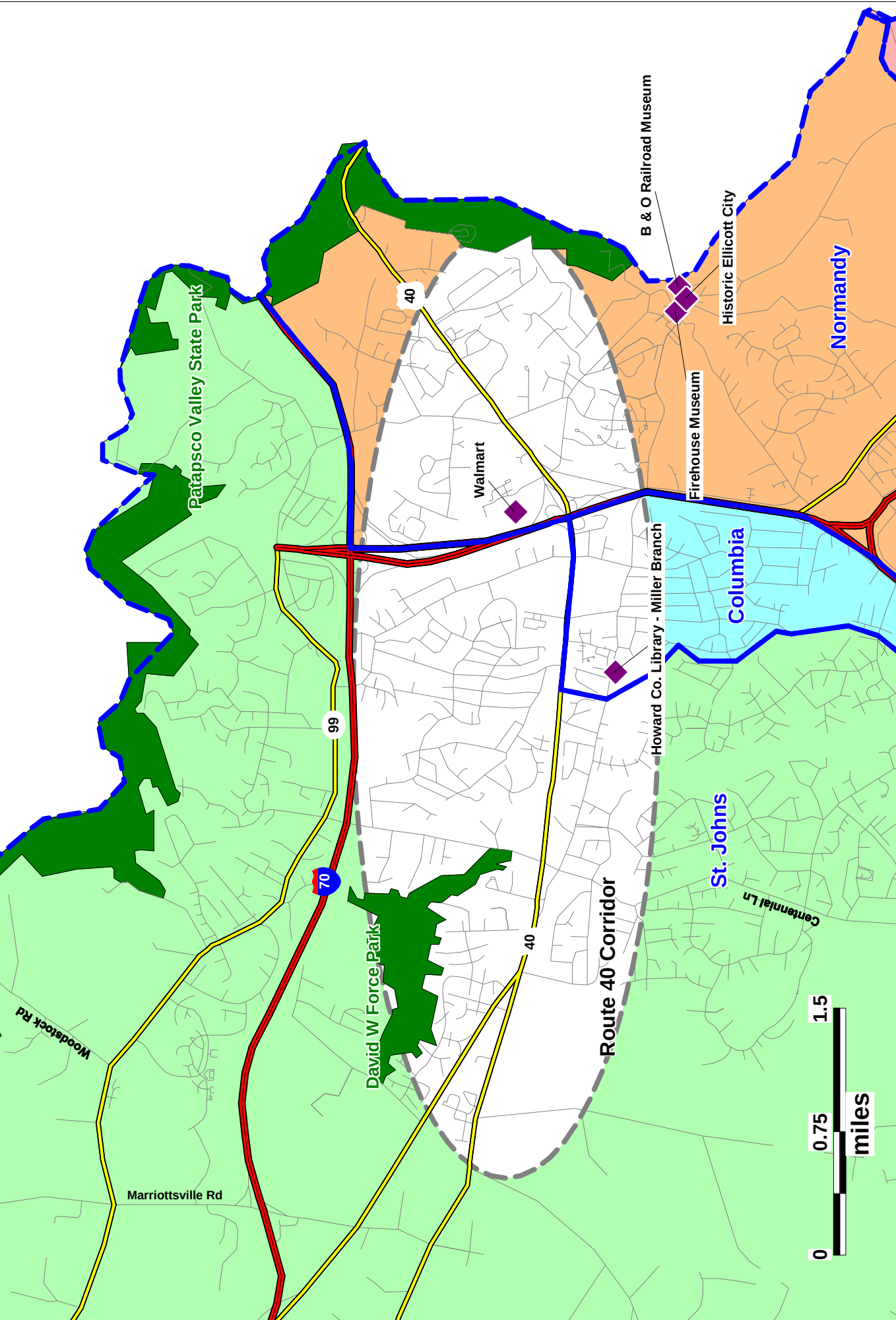
Interstate 70 splits these two Ellicott City submarkets between a rural northern section and a southern suburban section. Commercial development and services for these two submarkets are concentrated at the intersection of US Route 40 and US Route 29. US Route 40 serves as the primary east-west arterial corridor through the two submarkets and is a defining landmark across both areas.

Unlike in Columbia where commercial centers are highly organized, the commercial centers along US Route 40 through the Normandy and St. John's tend to be older and not continuous. Numerous commercial centers of different sizes, vintages, and character, offer a collection of establishments providing comparison and convenience goods. Major commercial centers on US Route 40 include a free-standing Wal-mart on Ridge Road at US Route 40 and Chatham Station Shopping Center, a power center anchored by Home Depot, Sears and Giant Food. Off Route 40, Long Gate Shopping Center, at US Route 29 and MD Route 103 (Montgomery Road), is another power center anchored by Target, Kohl's, and Safeway and offers a mix of fast food and sit-down restaurants. Map 6 highlights the primary amenities offered in the Normandy and St. John's market areas.

Historic Ellicott City includes a variety of historical sites, shops, and dining opportunities. The B&O Railroad Station Museum includes the oldest surviving railroad station in the United States. The Miller Branch of the Howard County Library is in Ellicott City. A number of parks and recreational facilities exist in the two submarkets. Patapsco Valley State Park is a very large, mostly wooded park that surrounds the Patapsco River.

F. Rural West Submarket

This rural section of Howard County is served by I-70 and Frederick Road in the north, State Highway 32 in the east, and State Route 97 and State Highway 94 in the central and western part of the submarket. The county's General Plan 2000 encourages commercial growth only around existing commercial crossroads, such as Lisbon/Woodbine, West Friendship, and Glenelg/Glenwood. Large scale economic development or retail centers supporting interstate traffic on I-70 is discouraged in the plan. With commercial areas in the submarket limited, residents must travel to neighboring submarkets or counties to access shopping and other commercial services beyond the convenience retail offered in Rural West.



Map 6
Location of Amenities
Normandy and St. Johns Submarkets
Howard County, Maryland

V. POPULATION AND HOUSEHOLD CHARACTERISTICS

A. Growth Trends

RPRG analyzed trends in population and households between 2000 and 2017 for Howard County as a whole and for the six designated submarkets. The 2010 US Census serves as a baseline of population and household data. To gauge trends between 2010 and 2017, we evaluated small area estimates and projections of population and households developed by two entities – the Howard County Department of Planning and Zoning (DPZ) and the Nielsen Company. The Nielsen Company is a national data vendor that provides estimates and projections of population and households at the geographic level of census tracts. However, Nielsen’s data is still projected from Census 2000 rather than the more recent Census 2010.

In previous survey years, RPRG has used Cooperative forecasting data from the Baltimore Metropolitan Council for household and population projections. The cooperative forecasts are developed jointly between BMC and BMC’s member jurisdictions. BMC released its most recent round of projections in July 2010, but before the Census 2010 data was released. The data obtained from Howard County DPZ is based on Census 2010 data and will be used by BMC in its next round of forecasts. The population and household projections presented in this analysis are based on the DPZ data given the local entity’s close familiarity with development activity in the county and given that it is the only data source available that uses Census 2010 as a base.

As of the 2010 Census, Howard County had a population of 287,085 persons, an annual expansion of 1.5 percent since 2000 (Table 11). During this period, the Normandy submarket population had the strongest growth rate, increasing at an annual rate of 3.1 percent, followed by Elkridge with an average annual growth rate of 2.3 percent. The Southeast submarket increased in population at an annual rate of 1.8 percent, while the St. John’s and Rural West submarkets increased in population at an average annual rate of 1.6 and 1.5 percent, respectively. The Columbia submarket had a very small annual population growth rate of 0.6 percent.

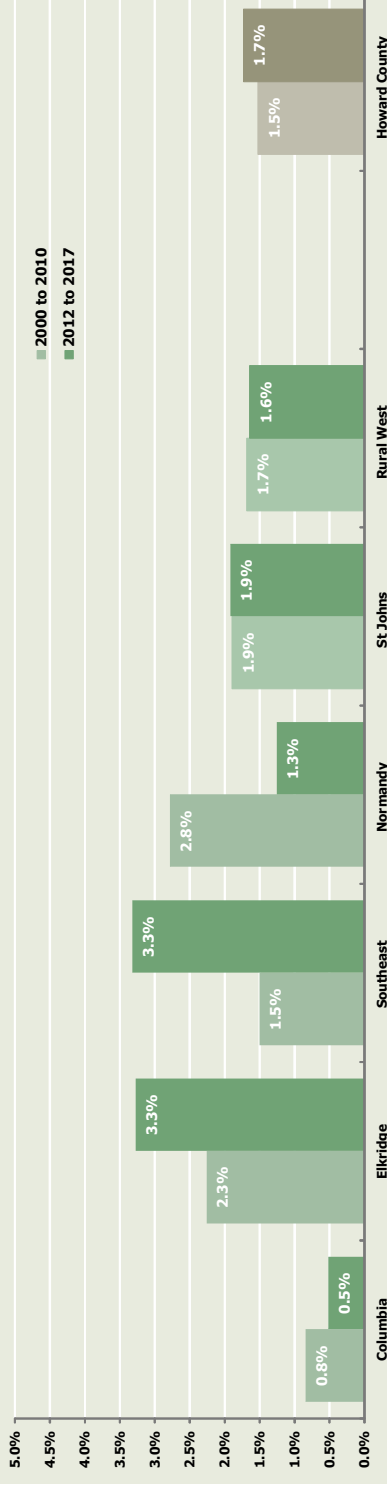
As of 2012, the Columbia submarket accounts for 35 percent of the total Howard County population, or an estimated 104,606 persons. The Southeast submarket has an estimated 2012 population of 50,413 or 17 percent of the county population. The St. John’s estimated population of 45,728 represents 15 percent of the county population. Elkridge (42,526) and Normandy (29,656) account for about 14 percent and 10 percent, respectively. The remaining eight percent of the Howard County population (24,051) reside in the Rural West portion of the county.

Over the next five years, Howard County as a whole is projected to increase in population at a pace of 1.7 percent annually, growing to 322,759 persons in 2017. The Southeast, Elkridge and St. John’s submarkets are projected to increase in population at a faster rate than they did from 2000 to 2010, with annual growth rates of 3.2 percent, 3.1 percent, and 1.8 percent respectively. The Columbia and Rural West submarkets are projected to maintain similar growth rates through 2017, growing annually by 0.5 percent and 1.5 percent, respectively. Normandy is the only submarket where growth is expected to slow in comparison to its 2000 to 2010 growth. Normandy’s annual population growth rate is expected to slow to 1.2 percent through 2017.

Table 11 Population & Household Trends, 2000-2017

	Columbia	Elkridge	Southeast	Normandy	St Johns	Rural West	Howard County
Population							
2000 Population	98,326	31,842	38,624	21,348	37,711	19,991	247,842
2010 Population	104,305	40,142	46,085	28,905	44,358	23,290	287,085
2012 Population	104,606	42,526	49,908	29,656	45,728	24,051	296,474
2017 Population	107,324	49,555	58,483	31,429	50,033	25,936	322,759
Population Change 2000-2010							
Total Change	5,979	8,300	7,461	7,557	6,647	3,299	39,243
Annual Change # / %	598 0.6%	830 2.3%	746 1.8%	756 3.1%	665 1.6%	330 1.5%	3,924 1.5%
Population Change 2010-2012							
Total Change	301	2,384	3,823	751	1,370	761	9,389
Annual Change # / %	60 0.1%	477 2.9%	765 4.1%	150 1.3%	274 1.5%	152 1.6%	1,878 1.6%
Population Change 2012-2017							
Total Change	2,718	7,029	8,575	1,773	4,305	1,885	26,284
Annual Change # / %	544 0.5%	1,406 3.1%	1,715 3.2%	355 1.2%	861 1.8%	377 1.5%	5,257 1.7%
2012 Population Density (persons/acre)	4.9	3.3	2.2	4.1	1.1	0.4	1.8
Group Quarters							
2012 Group Quarters	534	1,086	297	295	72	63	2,347
Households							
2000 Households	38,144	11,360	13,618	8,228	12,377	6,316	90,043
2010 Households	41,500	14,210	15,814	10,829	14,932	7,464	104,749
2012 Households	41,625	15,123	17,178	11,142	15,447	7,739	108,254
2017 Households	42,723	17,768	20,228	11,860	16,990	8,396	117,965
Household Change 2000-2010							
Total Change	3,356	2,850	2,196	2,601	2,555	1,148	14,706
Annual Change # / %	336 0.8%	285 2.3%	220 1.5%	260 2.8%	256 1.9%	115 1.7%	1,471 1.5%
Household Change 2010-2012							
Total Change	125	913	1,364	313	515	275	3,505
Annual Change # / %	25 0.2%	183 3.2%	273 4.2%	63 1.4%	103 1.7%	55 1.8%	1,753 1.7%
Household Change 2012-2017							
Total Change	1,097	2,645	3,050	718	1,544	657	9,711
Annual Change # / %	219 0.5%	529 3.3%	610 3.3%	144 1.3%	309 1.9%	131 1.6%	1,942 1.7%
2012 Household Density (households/acre)	2.0	1.2	0.8	1.6	0.4	0.1	0.7
2012 Average Household Size	2.50	2.74	2.89	2.64	2.96	3.10	2.72

Annual Household % Change



Sources: The Nielsen Company; Howard County Department of Planning & Zoning; Round 7EE Projections (Preliminary); RPG, Inc.

NOTE: Annual % Change is an average compounded rate.

Household trends are generally considered a better indicator for housing demand than population trends. Between 2000 and 2010, the Howard County household base grew at an average annual rate of 1.5 percent or 1,471 households per year. Based on DPZ projections, RPRG estimates that 108,254 households reside in the county in 2012. Over the next five years, Howard County is projected to continue adding households at a rate of 1.7 percent, slightly faster than the previous decade's growth rate of 1.5 percent. The county is expected to add over 1,900 households per year over the fiveyear period, resulting in a household base of 117,965 in 2017. The Southeast and Elkridge submarkets are expected to have the greatest growth, increasing by an average of 610 and 529 households per year, respectively. The St. John's and Columbia markets are expected to add 309 and 219 households annually, respectively. Normandy is projected to grow by 141 households while the Rural West submarket is projected to grow by 131 households each year.

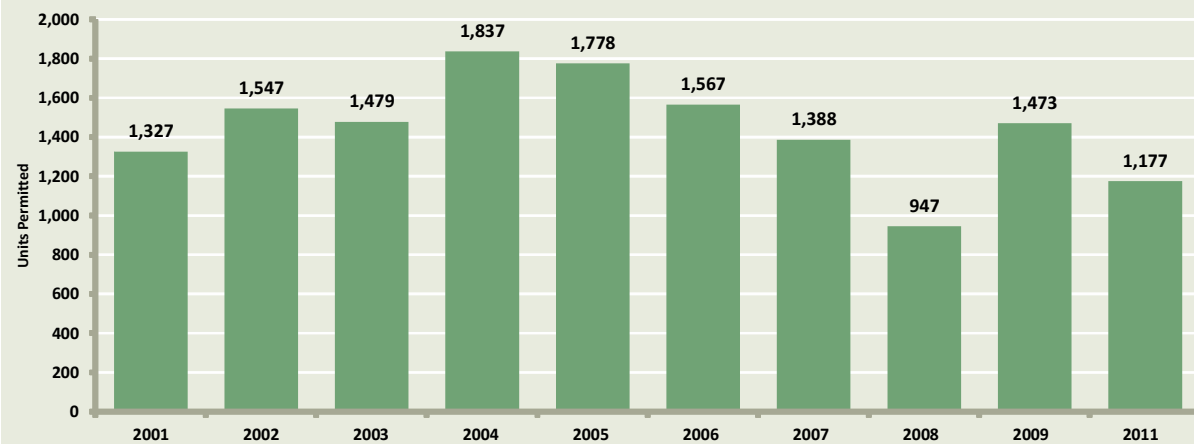
The planned new town of Columbia resulted in efficient development patterns resulting in a fairly dense suburban environment. As of 2012, Columbia's population and household density (4.9 persons and 2.0 households per acre) were much higher than the countywide average densities of 1.8 persons and 0.7 households per acre. After Columbia, Normandy is the densest submarket in the county with 4.1 persons and 1.6 households per acre. Elkridge and Southeast are in the mid range of densities, with 3.3 and 2.2 persons per acre and 1.2 and 0.8 households per acre, respectively. St. John's and the Rural West have the lowest densities of 1.1 and 0.4 persons per acre and 0.4 and 0.1 households per acre.

Building permit activity is also a source for tracking local household and population growth. While building permits do not always translate to new households, they do give an indication of the pace and intensity of growth. Overall, the county saw an annual average of 1,425 new units permitted between 2001 and 2011 (Table 12). Household growth between 2000 and 2010 census indicates an average annual increase of 1,471 households. As the housing market began its decline and the national economy worsened, permit activity in the county slowed significantly. In 2008, the county only permitted 947 units, the lowest annual count in Howard County over the past twenty years. Permit activity has become more active since reaching the low point in 2008, but are still noticeably lower than the earlier portion of the previous decade.

Table 12 Howard County Building Permit Trends

Howard County													
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2001-2011	Annual
Single Family	1,327	1,341	1,010	1,284	1,340	1,040	1,113	681	890	936	991	11,953	1,087
Two Family	0	2	2	6	0	8	0	0	0	0	0	18	2
3 - 4 Family	0	0	0	4	0	0	0	0	0	0	7	11	1
5 or more Family	0	204	467	543	438	519	275	266	583	215	179	3,689	335
Total	1,327	1,547	1,479	1,837	1,778	1,567	1,388	947	1,473	1,151	1,177	15,671	1,425

Source: U.S. Census Bureau, C-40 Building Permit Reports.

**Total Housing Units Permitted
2001 - 2011**

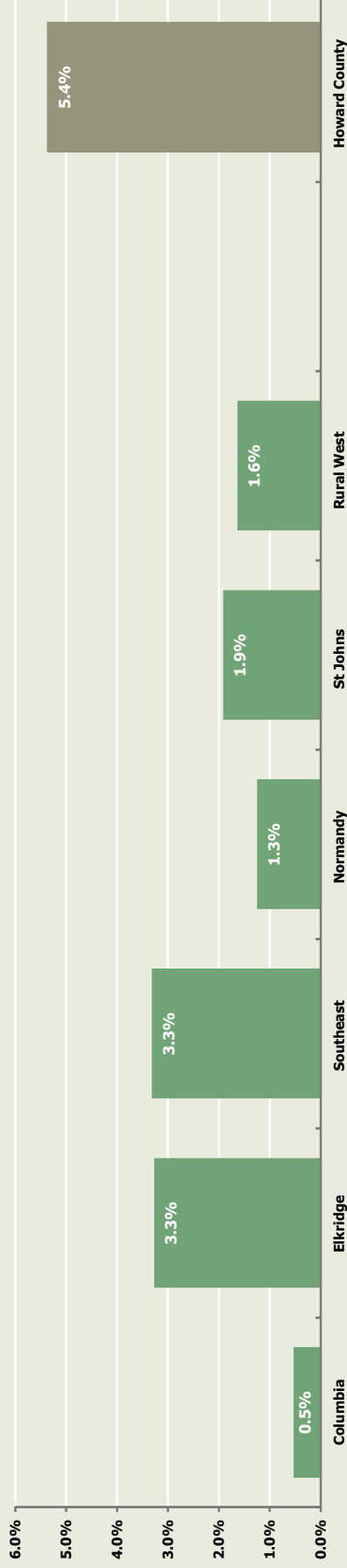
As of 2010, more than one in five Howard County households (23.3 percent) included a senior citizen age 62 and older (Table 13). The St. John's and Rural West submarkets have the largest proportions of senior householders in the county, where senior households comprise 31 percent of households in each submarket. Twenty-three percent of Columbia households include a senior age 62 and older, compared to 22 percent in Normandy and 21 percent in Southeast. ElkrIDGE is the youngest submarket with less than 17 percent of households with a senior citizen householder.

The senior population is increasing at a faster rate than that of the general population, both in Howard County and nationwide. Over the next five years, the number of householders 62 and older in Howard County will increase at an annual rate of 5.4 percent or 1,509 households. In absolute numbers, Columbia will have the greatest increase of senior households over the five year period (2,221), followed by Southeast (1,602 additional new senior households) and St. John's (1,278 additional senior households).



Table 13 Senior Household Trends

	Columbia	Elkridge	Southeast	Normandy	St Johns	Rural West	Howard County
2012 Senior Householders							
2012 Total Households	41,625	15,123	17,178	11,142	15,447	7,739	108,254
Householders 55 to 61	6,046	1,708	2,323	1,356	2,904	1,496	15,833
Householders 62 to 64	2,591	732	996	581	1,244	641	6,786
Householders 65 to 74	4,705	1,150	1,737	1,072	2,314	1,191	12,169
Householders 75 to 84	1,792	496	662	539	1,054	463	5,006
Householders 85 and older	554	145	104	239	187	78	1,307
Householders 62 and older	9,642	2,524	3,499	2,431	4,799	2,373	25,268
2017 Senior Householders							
2017 Total Households	42,723	17,768	20,228	11,860	16,990	8,396	117,965
Householders 55 to 61	6,552	2,483	3,153	1,634	3,455	1,723	19,000
Householders 62 to 64	2,808	1,064	1,351	700	1,481	738	8,143
Householders 65 to 74	6,273	1,862	2,658	1,458	3,037	1,566	16,854
Householders 75 to 84	2,170	622	941	581	1,313	600	6,227
Householders 85 and older	612	201	151	274	247	106	1,591
Householders 62 and older	11,863	3,749	5,101	3,013	6,077	3,011	32,815
Change 2012-2017							
Sr HH 62+ Total Change	2,221	1,225	1,602	582	1,278	638	7,546
Annual Change # / %	444 / 0.5%	245 / 3.3%	320 / 3.3%	116 / 1.3%	256 / 1.9%	128 / 1.6%	1,509 / 5.4%

Annual Household % Change
Senior Households 62+, 2010 to 2015

Sources: Nielsen Claritas; Baltimore Metropolitan Commission, Round 7b Projections; RPRG, Inc.

B. Demographic Characteristics

Among the six submarkets in Howard County, the age distribution of the St. John's and Rural West submarket trend the oldest where the median ages are 41 and 39, respectively. The Columbia submarket is only slightly younger with a median age of 38. The Southeast and Normandy submarkets each have a median age of 36. Elkridge trends the youngest with a median age of 35 (Table 14). The St. John's and Rural West submarkets have the largest proportions of seniors age 65 and older, at 13 and 12 percent, respectively. More than 40 percent of the population is aged 35-64 in each of the six submarkets. Young adults age 18-34 comprise approximately 20 to 21 percent of each of the six submarkets. Elkridge has the highest proportion of children, with 28 percent of the population under the age of 18. Columbia and St. John's have the smallest proportion of children, with 23 percent and 24 percent, respectively.

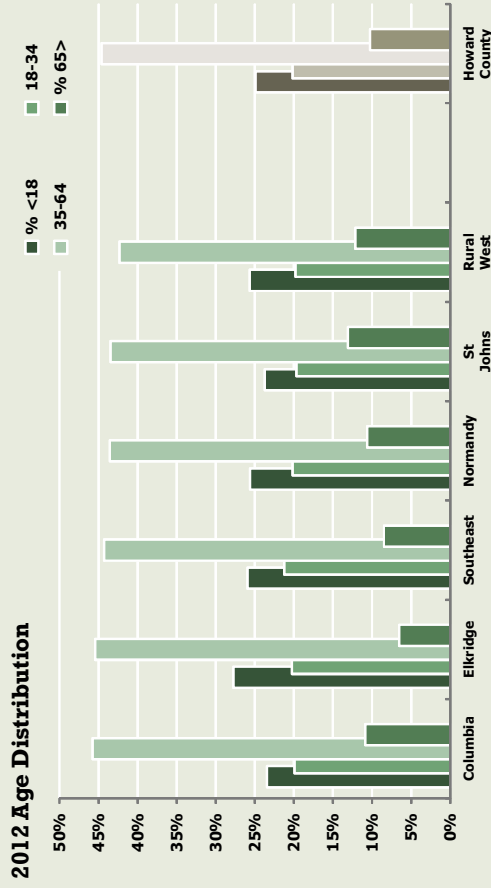
Nearly 61 percent of all households in Howard County include a married couple. The Columbia and Normandy submarkets have the lowest proportions of married households, at 53 and 54 percent, respectively. The St. John's and Rural West submarkets have the highest proportions of married couples, at 79 and 81 percent, respectively. In four of the submarkets, non-married couples comprise between 20 and 22 percent of households, while the St. John's and Rural West submarkets have only 10 percent of households that include a non-married couple. The Columbia and Normandy submarkets have the highest proportion of persons living alone at 27 and 26 percent, respectively, while the St. John's and Rural West submarkets have the lowest proportion of single-person households at 11 and 9 percent, respectively.

Overall, 47 percent of Howard County households include children. The Elkridge and Southeast submarkets have the highest proportion of households with children, both with 51 percent. The Columbia and Normandy submarkets have the smallest proportion of households with children, where approximately 44 percent of households belong to this category.

Table 14 Age and Household Type

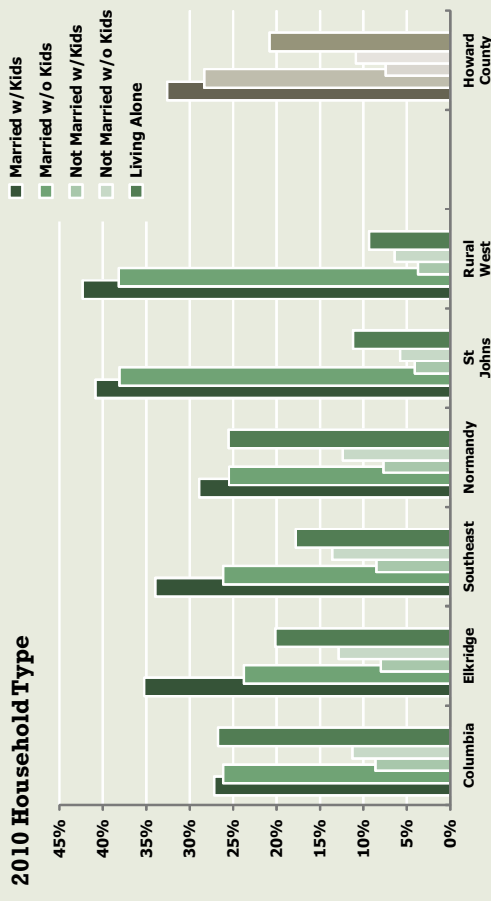
Age (2012)	Columbia		Elkridge		Southeast		Normandy		St Johns		Rural West		Howard County	
Total Population	104,606	42,526	49,908	29,656	45,728	24,051	296,474							
under 18	24,514	11,804	12,959	7,600	10,868	6,177	73,922							
18-34	20,835	8,617	10,606	5,978	9,006	4,761	59,803							
35-64	47,877	19,323	22,108	12,921	19,873	10,186	132,289							
65 and over	11,379	2,781	4,235	3,157	5,981	2,927	30,461							
Median Age	38	35	36	36	41	39	37							
Household Type (2010)	41,625	15,123	17,178	11,142	15,447	7,739	108,254							
Total Households	22,209	8,926	10,326	6,061	12,195	6,230	65,946							
Married	11,317	5,329	5,835	3,222	6,312	3,276	35,292							
Married with children	10,891	26.2%	4,491	2,839	5,882	2,953	30,654							
Married without children	8,284	19.9%	3,798	2,235	1,521	785	19,773							
Not Married	8,284	3,150	3,798	2,235	1,521	785	19,773							
Not married with children	3,588	8.6%	1,461	856	629	288	8,029							
Not married without children	4,696	11.3%	2,337	1,379	891	497	11,743							
Living Alone	14,133	3,047	3,054	2,846	1,731	725	22,536							
Householders without children	23,132	55.6%	8,422	6,208	7,876	3,887	56,904							
Householders with children	18,494	44.4%	8,757	4,934	7,571	3,851	51,350							

2012 Age Distribution



Sources: Nielsen Claritas; RPRG, Inc.

2010 Household Type



C. Renter Household Characteristics

Nearly three of every four housing units (74 percent) in Howard County are owner-occupied (Table 15). The homeownership rate is highest in the Rural West and St. John's submarkets, at 94 and 91 percent, respectively. The Elkridge and Southeast submarkets follow in homeownership rates at 77 and 74 percent, respectively. Columbia and Normandy have the lowest homeownership rates at 66 and 58 percent, respectively.

Homeownership rates for seniors are even higher. Throughout the county, 82 percent of senior householders age 62 and older are homeowners. Normandy and Columbia have the largest proportion of senior renter householders, at 31 and 25 percent, respectively.

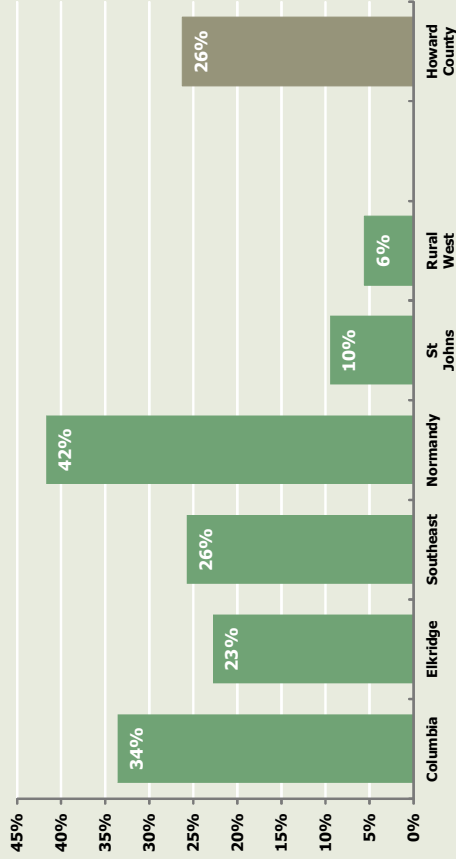
Throughout Howard County, more than 50 percent of renter householders are aged 35-61, while nearly 26 percent are aged 25-34. Sixteen percent of renter householders in the county are aged 62 and older, and eight percent are under the age of 25. The Elkridge and Southeast submarkets have the highest proportion of these young renters at 11 percent. St. John's has the largest proportion of senior renters at 23 percent.

Single person households are the most common renter household type in Howard County, accounting for 36 percent of all renter households. Two-person households and households with 3-4 persons each account for 28 percent of renter households in Howard County. Approximately eight percent of all renter households contain five persons or more. Normandy and Columbia have the highest proportion of single-person renter households at 40 and 37 percent, respectively. St. John's and the Rural West have the largest concentration of large family renters. In both submarkets, renter households with three or more persons account for nearly half of all renter households.

Table 15 Renter Household Characteristics

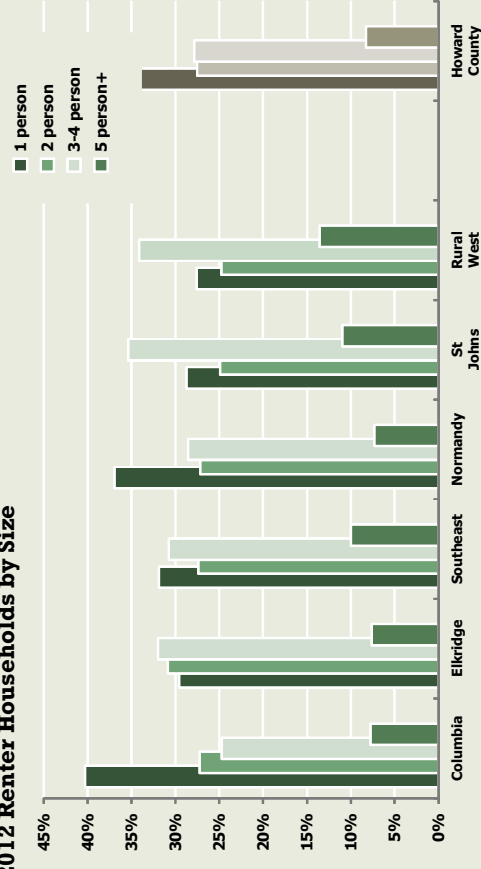
	Columbia		Elkridge		Southeast		Normandy		St Johns		Rural West		Howard County	
Household Tenure (2012)														
Total Households	41,625		15,123		17,178		11,142		15,447		7,739		108,254	
% Renters	13,992		3,451		4,427		4,650		1,470		433		28,423	
% Owners	27,633		11,672		12,751		6,492		13,977		7,306		79,832	
Senior Households 62+														
% Renters	10,348		2,393		2,635		3,485		1,074		233		20,167	
% Owners	31,277		12,730		14,544		7,657		14,373		7,506		88,087	
Renter Householders by Age (2012)														
Total Renter Households	13,992		3,451		4,427		4,650		1,470		433		28,423	
% under 24	1,061		382		473		396		65		21		2,398	
% 25-34	3,350		801		1,248		1,296		480		199		7,373	
% 35-61	7,184		1,870		2,169		2,197		591		142		14,153	
% 62 and over	2,397		399		537		760		334		71		4,498	
Renter Households by Size (2012)														
% 1 person	5,638		1,021		1,411		1,718		422		119		10,330	
% 2 person	3,810		1,064		1,212		1,263		366		107		7,823	
% 3 or 4 person	3,459		1,103		1,362		1,328		520		148		7,919	
% 5 person+	1,085		263		442		340		161		59		2,351	

2012 Renters as % of all Households



Sources: Nielsen Claritas; RPRG, Inc.

2012 Renter Households by Size



D. Educational Attainment and Income Characteristics

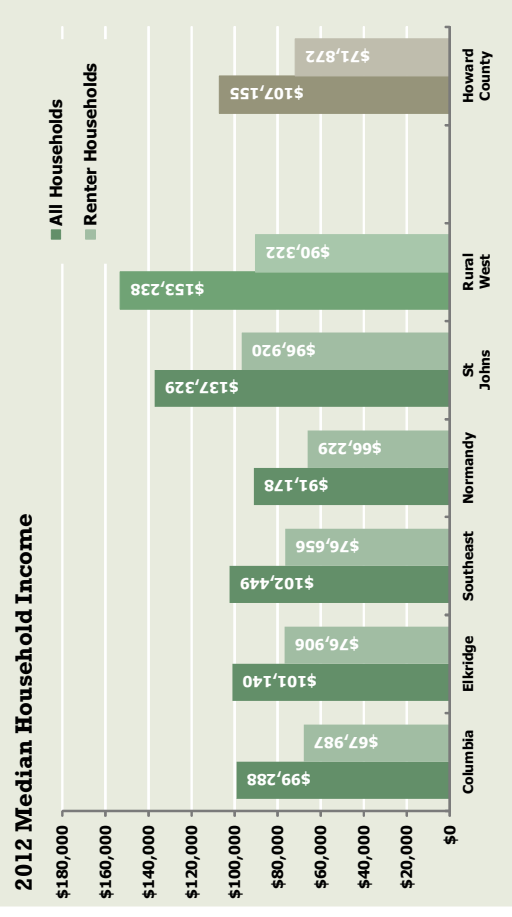
Educational attainment is a key indicator of an individual's current and future earning potential. Howard County's work force is highly educated, and has high income levels relative to the region. As of the 2010 Census, 80 percent of Howard County residents aged 25 years and older attended at least some college or possessed an associate's degree, bachelor's degree, and/or post-graduate degree (Table 16). Among the Howard County submarkets, St. John's has the highest educational achievement, where 85 percent of residents 25 years and older have at least some college experience. Columbia follows closely with 82 percent. Elkridge has the smallest comparative share of residents with college experience at 71 percent.

As expected, given the educational attainment, incomes in Howard County are generally high. The 2010 median household income in Howard County is \$107,155. The Rural West and St. John's submarkets are the most affluent sections of the county with median incomes of \$153,200 and \$137,300, respectively. The Normandy submarket has the lowest median income in the county at \$91,200, in part due to nine percent of its households earning less than \$25,000.

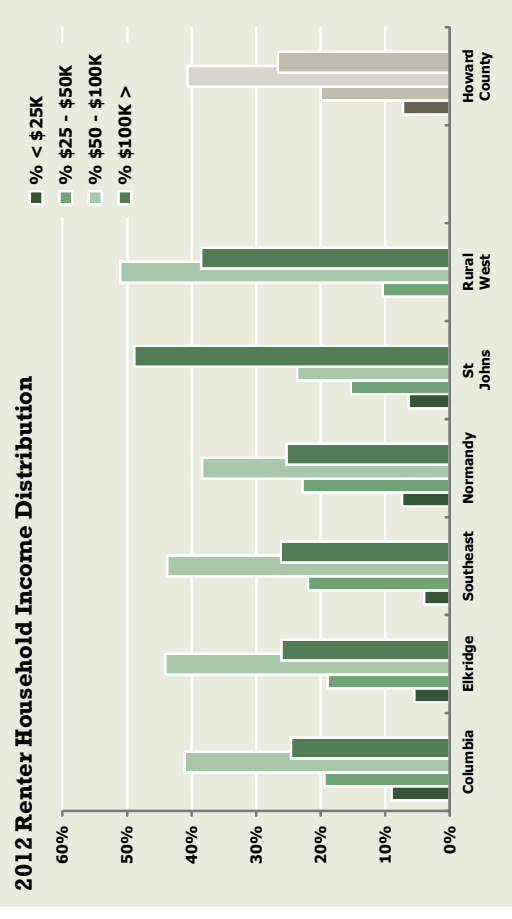
Generally, renter households are less affluent than owner households. The median renter household income in Howard County is \$71,872 or 67 percent of the median income for all households (\$107,155). Rural West, which has the highest median income of the six submarkets, also has the greatest disparity between overall income and renter income. The median renter income of \$90,322 is 59 percent of the overall median income of nearly \$153,238. Elkridge has the least disparity of incomes; the median renter income of nearly \$76,906 is 76 percent of the overall median income of \$101,140.

Table 16 Household Income Characteristics and Educational Attainment

	Columbia	Elkridge	Southeast	Normandy	St Johns	Rural West	Howard County
Educational Attainment (2010)							
% Without HS diploma or equiv.	5.8%	7.7%	6.2%	5.8%	2.3%	4.0%	5.4%
% W/ HS diploma or equiv.	12.2%	21.1%	15.6%	15.1%	12.3%	17.9%	14.7%
% W/ some college, no degree	15.8%	16.0%	18.7%	15.6%	13.1%	15.6%	15.8%
% W/ AA or BA	36.2%	33.0%	38.4%	36.3%	39.3%	34.7%	36.5%
% W/ post-graduate degree	29.9%	22.2%	21.1%	27.2%	33.1%	27.8%	27.6%
Household Income							
Total Households	41,625	15,123	17,178	11,142	15,447	7,739	108,254
% < \$25K	2,888	889	843	995	619	210	6,444
% \$25 - \$50K	5,137	1,619	2,023	1,778	1,103	355	12,014
% \$50 - \$100K	12,977	4,950	5,493	3,303	3,363	1,570	31,656
% \$100K >	20,623	7,665	8,820	5,066	10,362	5,604	58,140
2012 Median Income	\$99,288	\$101,140	\$102,449	\$91,178	\$137,329	\$153,238	\$107,155
Renter Household Income							
Total Renter Households	13,992	3,451	4,427	4,650	1,470	433	28,423
% < \$25K	1,261	190	175	344	93	0	2,064
% \$25 - \$50K	2,721	651	972	1,061	225	45	5,675
% \$50 - \$100K	5,746	1,522	1,938	1,785	347	221	11,559
% \$100K >	3,443	901	1,159	1,177	718	167	7,564
2012 Median Income	\$67,987	\$76,906	\$76,656	\$66,229	\$96,920	\$90,322	\$71,872



Sources: US Census Bureau, 2000 Census of Population and Households; Nielsen Claritas; RPG, Inc.



VI. RENTAL HOUSING MARKET ANALYSIS

A. Existing Rental Housing Stock Characteristics

The majority of Howard County renter households occupy housing units in multifamily buildings with five or more units. As measured by the US Census Bureau in the American Community Survey (2006-2010), more than two-thirds of Howard County renter-occupied housing units were in multifamily buildings (Table 17). Single-family attached units or townhouses accounted for 17 percent of the county renter stock, while single-family detached dwellings accounted for ten percent of the renter stock. Among the six submarkets, the rental stock in the Rural West is predominately in the form of single-family detached homes, comprising 82 percent of the total rental stock. In contrast, 83 percent of rental units in the Normandy submarket were in multifamily buildings of five units or more. In the remaining four submarkets, between 59 and 69 percent of the rental stock were units in multifamily buildings.

Development patterns in Howard County have shifted periodically over the last five decades as different segments of the county reach buildable capacity. Forty-four percent of Columbia's rental stock was built prior to 1980. Columbia added 29 percent of its current rental housing stock during the 1980s. As Columbia approached build out during the 1990s, growth in new rental units slowed with 18 percent of its rental stock built in that decade. Like Columbia, the largest amount of rental development in the Normandy submarket took place prior to 1980, when 33 percent of the rental units were built. In the St. John's and Southeast submarkets, the most rental development occurred in the 1980s. Elkridge experienced sharp increases in rental housing during the 1980s and 1990s. With areas like Elkridge and Columbia approaching build-out during the 1990s, the Normandy submarket experienced a significant growth of rental units since 2000. Since this time, 25 percent of the rental units in the submarket have been built. Normandy has the second youngest median year built (1989) behind Elkridge where median year built is 1991. Most of the rental units in the Rural West are older, single family attached units, more than half of which were built before 1980.



Table 17 Existing Rental Housing Stock

Rental Housing Stock															
Total Rental Stock															
Structure Type		Columbia		Elkridge		Southeast		Normandy		St Johns		Rural West		Howard County	
		12,449		2,376		3,883		3,507		1,004		410		23,629	
		883	7.1%	283	11.9%	443	11.4%	141	4.0%	244	24.3%	336	82.0%	2,330	9.9%
% Single Family Detached		2,566	20.6%	302	12.7%	732	18.9%	299	8.5%	72	7.2%	28	6.8%	3,999	16.9%
% Single Family Attached		466	3.7%	101	4.3%	316	8.1%	153	4.4%	73	7.3%	7	1.7%	1,116	4.7%
% Two, Three or Four Family		8,526	68.5%	1,579	66.5%	2,303	59.3%	2,914	83.1%	607	60.5%	10	2.4%	15,939	67.5%
% Multifamily (5 or more Units)		8	0.1%	111	4.7%	89	2.3%	0	0.0%	8	0.8%	29	7.1%	245	1.0%
% Other (Including Mobile Homes)															
Year Built		1982		1991		1983		1989		1982		1978		1984	
Median Year Built		5,428	43.6%	395	16.6%	1,382	35.6%	1,154	32.9%	416	41.5%	212	51.8%	8,987	38.0%
% built pre 1980		3,625	29.1%	702	29.5%	1,480	38.1%	617	17.6%	310	30.9%	177	43.1%	6,911	29.2%
% built in 1980s		2,203	17.7%	885	37.3%	703	18.1%	856	24.4%	97	9.7%	21	5.1%	4,766	20.2%
% built in 1990s		872	7.0%	132	5.5%	100	2.6%	384	11.0%	107	10.6%	0	0.0%	1,595	6.8%
% built 2000-2004		320	2.6%	262	11.0%	218	5.6%	496	14.1%	73	7.3%	0	0.0%	1,370	5.8%
% 2005 or later															

B. For Sale Housing Market Trends

All local rental housing markets operate within the context of a local for sale housing market, often representing a larger share of the housing stock in the area. Howard County is no exception given that nearly three-quarters of the housing stock in the county are owner-occupied units. The for sale market also addresses privately-owned scattered site rental units. The supply of scattered site rental units is directly related to trends in the for sale market as property owners make buy/sell decisions based on their outlook for the market.

For sale market trends presented here provide information about sales volume, price position, geographic dispersion of sales, and inventory in the different submarkets. RPRG employed information from the Multiple Regional Information System (MRIS) as reported by the Maryland Association of Realtors on individual sales in Howard County between June 1, 2010 and May 31, 2012 separated into two annual periods (June 2010 to May 2011 and June 2011 to May 2012) (Table 18).

The number of units that changed hands increased in each of the submarkets during the second year of the data set ending May 2012. The number of units sold in Columbia was by far the most of any submarket during both years. From June 2011 to May 2012, 1,077 units changed hands in Columbia, compared to 199 in the Rural West, the submarket with the least amount of sales. Normandy and Southeast experienced the largest increase among the submarkets where the number of sales grew by 22 percent and 19 percent, respectively. Overall, unit sales increased nine percent countywide, with 2,871 units changing ownership during the year ending May 2012.

While sales volume increased throughout the county, median sale price increased in just two of the submarkets. The median sale price in Normandy increased two percent, from \$382,200 to \$390,000. In St. John's, median sale price climbed by one percent from \$500,000 to \$505,000. The remaining submarkets experienced decreased median sale prices ranging from 0.3 percent to 3.2 percent. Elkridge experienced the largest decline of 3.2 percent, with median sales prices falling to \$300,000 from \$309,900. Countywide, median sale prices decreased 1.3 percent from \$371,750 to \$367,000.

Despite the increase in sales between 2011 and 2012, the inventory of active and pending units in the market as of May 31, 2012 represents more than a six-month supply at the current sales pace of 239 sales per month (2,871 sales/12 months). The Normandy submarket has only 4.6 months of inventory while the Rural West has 15.8 months. As median home prices decreased, the amount of time that a unit was listed on the market has also decreased. Median number of days on the market across the county decreased from 41 days to 39 days, a decrease of 4.9 percent. Median days on the market decreased in the Columbia, Southeast, and St. John's submarkets, while in Elkridge and the Rural West, the number days on the market increased.

The proportion of unit sales by type throughout Howard County remained similar during the two periods of study. The percentage of detached units among all units that sold increased from 57.2 percent to 58.3 percent between the years ending May 2011 and May 2012. The sale of semi-detached, duplex, or townhouse-style units accounted for about one-third of sales in both periods. Multifamily unit sales made up 9.1 percent of all sales in 2010-2011, and declined slightly to 8.4 percent of sales during the 2011-2012 period.



Table 18 Residential For Sale Market - Howard County Submarkets 2010-12

	Columbia		Elkridge		Normandy		Southeast		St. John's		Rural West		Howard County	
Units Sold														
Units sold (June 2011 - May 2012)	1,077		420		257		458		460		199		2,871	
Units sold (June 2010 - May 2011)	1,014		387		211		386		449		187		2,634	
Change in Units Sold	63	6.2%	33	8.5%	46	21.8%	72	18.7%	11	2.4%	12	6.4%	237	9.0%
Median Sold Price														
Median Sold Price (June 2011 - May 2012)	\$305,000		\$300,000		\$390,000		\$375,000		\$505,000		\$625,000		\$367,000	
Median Sold Price (June 2010 - May 2011)	\$310,000		\$309,900		\$382,200		\$376,256		\$500,000		\$629,000		\$371,750	
Change in Median Price	-\$5,000	-1.6%	-\$9,900	-3.2%	\$7,800	2.0%	-\$1,256	-0.3%	\$5,000	1.0%	-\$4,000	-0.6%	-\$4,750	-1.3%
Active and Pending Inventory (5/31/2012)														
Current Units in Inventory	458		193		99		249		229		262		1,490	
Current Inventory in Months	5.1		5.5		4.6		6.5		6.0		15.8		6.2	
Median List Price	\$305,000		\$325,000		\$424,900		\$384,200		\$575,000		\$789,945		\$425,000	
Median Days on Market (June 2011 - May 2012)	37		42		37		39		34		63		39	
Median Days on Market (June 2010 - May 2011)	43		37		35		45		37		48		41	
Change in DOM	-6	-14.0%	5	13.5%	2	5.7%	-6	-13.3%	-3	-8.1%	15	31.3%	-2	-4.9%
Units Sold by Type														
Year Ending May 2012														
Detached	47.7%	Med\$	48.1%	Med\$	56.8%	Med\$	54.4%	Med\$	80.4%	Med\$	98.0%	Med\$	58.3%	Med\$
		\$393,000		\$381,000		\$445,000		\$436,000		\$545,000		\$630,000		\$450,050
Semi-Detached/Duplex/Townhouse	39.3%	Med\$	36.7%	Med\$	36.2%	Med\$	45.6%	Med\$	16.7%	Med\$	1.5%	Med\$	33.3%	Med\$
		\$265,950		\$291,500		\$326,000		\$290,000		\$395,000		\$400,000		\$289,900
Multifamily	13.0%	Med\$	15.2%	Med\$	7.0%	Med\$	0.0%	Med\$	2.8%	Med\$	0.5%	Med\$	8.4%	Med\$
		\$165,000		\$188,550		\$240,000		--		\$229,900		\$669,000		\$185,500
Year Ending May 2011														
Detached	45.8%	Med\$	49.9%	Med\$	52.1%	Med\$	53.1%	Med\$	77.7%	Med\$	100.0%	Med\$	57.3%	Med\$
		\$410,000		\$408,000		\$488,750		\$435,000		\$542,750		\$629,000		\$473,000
Semi-Detached/Duplex/Townhouse	39.3%	Med\$	36.7%	Med\$	41.7%	Med\$	46.6%	Med\$	18.0%	Med\$	0.0%	Med\$	33.8%	Med\$
		\$269,900		\$293,700		\$329,950		\$270,250		\$415,000		--		\$293,550
Multifamily	14.9%	Med\$	13.4%	Med\$	6.2%	Med\$	0.3%	Med\$	4.2%	Med\$	0.0%	Med\$	9.0%	Med\$
		\$170,000		\$205,000		\$217,500		\$377,511		\$234,000		--		\$195,000
Foreclosures														
Sales out of Foreclosure (June 2011 - May 2012)	75	%	43	%	13	%	34	%	14	%	7	%	186	%
Sales out of Foreclosure (June 2010 - May 2011)	133	%	58	%	18	%	64	%	22	%	15	%	310	%
Change in Units Sold	-58	-43.6%	-15	-25.9%	-5	-27.8%	-30	-46.9%	-8	-36.4%	-8	-53.3%	-124	-40.0%

Source: Metropolitan Regional Information Systems, Inc.; RPRG, Inc.

Sales of units out of foreclosure decreased in each of the submarkets between the two periods. Countywide, sales from foreclosed units dropped from 11.8 percent of all sales (June 2010 to May 2011) to 6.5 percent of all sales (June 2011 to May 2012). The Southeast submarket experienced the largest dip, where foreclosure sales declined from 16.6 percent to 7.4 percent. A portion of the decline can be attributed to many lenders reluctance to foreclose upon properties during the litigation procedures associated with the “robo-signing scandal.” Upon reaching a settlement with the federal government in April 2012, a rise in foreclosure sales in the future would not be unexpected as lenders once again pursue foreclosure proceedings.

C. Comprehensive Multifamily Rental Survey, Overview

As part of our scope of work for this project, RPRG sought to inventory and survey all multifamily rental communities in Howard County. RPRG has conducted this survey of Howard County’s rental housing communities on a regular basis since the 1990’s. The inventory of multifamily rental communities in the county continues to grow as new properties are added in the market from year to year. For this analysis, we surveyed 90 multifamily communities in Howard County. Surveys were conducted both in the field as well as by phone. Most of the surveys were completed in April 2012, and a few were completed in May 2012. Profiles with detailed information on each of the 92 surveyed communities are attached to this report as Appendix 2.

Our comprehensive survey included all known actively managed multifamily rental communities without regard to rent, ownership, or restriction, be it income or age. In addition to the typical market-rate rental communities where residents are responsible for payment of the full contract rent, we also surveyed rental communities offering varying levels of rental assistance or subsidies. Given the variety of local, state and federal housing programs, we classified the inventory into three broad categories: market, affordable and subsidized.

Market rate properties are those properties where residents are expected to pay the full rent and where rent ceilings or income qualifications are not required. Affordable properties are those properties where either the rent is restricted or where occupancy is limited by a tenant’s income, or both, by some type of housing program, such as the Low Income Housing Tax Credit (LIHTC) program, Section 236, Section 221(d)(3) or other such similar program. At these affordable properties, despite income or rent restrictions, residents are expected to pay the full contract rent. Subsidized properties offer some type of rental assistance to low income residents that cannot afford to pay the full contract rent. Programs such as Project-Based Rental Assistance (PBRA), Section 202, and Public Housing provide a subsidy to cover the difference between the amount a tenant can pay and the cost of the unit. Generally at these properties, a tenant’s out-of-pocket housing costs, including shelter and utilities, are limited to 30 percent of the family’s income. Under a contract with the housing unit owner, the local housing authority or the federal government agrees to reimburse the owner for the difference between what the tenant pays and the actual rent for the unit.

For comparison purposes, we elected to evaluate the market and affordable units together. From the perspective of the users of rental housing, the underlying financing of a particular community is only relevant with respect to the actual cost of the housing. At both market and affordable properties, the resident is expected to make a minimum rent payment, regardless of income. Subsidized properties are analyzed separately as the cost of housing for a resident qualifying for rental assistance is the same at most subsidized communities: 30 percent of household income.



Where PBRA and market or affordable units are present in the same community, we segmented the units at the community, analyzing the subsidized units with other subsidized communities and the market/affordable units with other market/affordable communities.

The market/affordable communities were further divided into two clusters, Upper Tier and Balance of Market. Generally, properties in the upper tier represent those whose adjusted market rents are in the top 10 percent of properties in the submarket. Generally, Upper Tier communities offer the highest-quality and often the most modern products in the submarket compared to other market/affordable communities. In some cases the size of the Upper Tier was adjusted to reflect market conditions, adding properties to the Upper Tier where there was an abundance of higher-end and higher priced products or reducing the size of the Upper Tier where truly high-quality rental offerings were limited. The rents charged for Balance of Market units range from just below Upper Tier rents to rents at more modest (and often older) products serving lower-income households. The average Upper Tier rent represents the 'top of the market' in terms of price, while the average Balance of Market rent represents the typical rent charged in the market.

As shown in the summary Table 19, RPRG identified a total of 74 multifamily rental communities classified market rate/affordable, eight communities that offer a combination of market/affordable units and subsidized units and ten communities that offer only subsidized units. The 92 multifamily communities in the inventory offer 19,771 rental units. The largest rental submarket in Howard County is Columbia, accounting for nearly half of the county's multifamily rental inventory. Nineteen percent of the rental inventory is in Normandy, and eighteen percent is in Southeast. Elkridge is home to eleven percent of the inventory, while St. John's has only four percent of the rental units.

The Upper Tier properties offer a combined 3,750 units, or 19 percent of the inventory units. The Balance of Market includes 75 percent of the inventory or 14,824 units. Only 1,233 units with PBRA were identified, representing just six percent of the Howard County inventory. While Columbia accounts for 49 percent of the overall county inventory, it accounts for 83 percent of the subsidized inventory or 1,018 subsidized units. The Normandy and St. John's submarkets have 121 and 68 subsidized units, respectively. The Southeast submarket has 26 subsidized units. RPRG did not identify any subsidized multifamily housing units in Elkridge.



Table 19 Summary of Howard County Multifamily Rental Inventory

Residential Rental Market Statistics													
Columbia			Elkridge			Southeast			Normandy		St Johns		Howard County

Among the total non-subsidized rental inventory, 46 percent is in Columbia and 20 percent is in Normandy. Southeast accounts for 19 percent of the non-subsidized inventory, Elkridge has over 11 percent and St. John's has only four percent.

	Total Non-Subsidized Rental Units		Stabilized Vacancy Rate
Columbia	8,588	46.1%	2.8%
Elkridge	2,116	11.4%	1.4%
Southeast	3,535	19.0%	4.1%
Normandy	3,597	19.3%	1.6%
St. John's	702	3.8%	0.4%
Howard County	18,538	100%	2.5%

An overall market vacancy rate of 5.0 percent is generally considered to be an indicator of a stable and healthy rental market. Based upon our surveys, the overall stabilized vacancy rate for non-subsidized communities in Howard County is 2.5 percent. St. John's, Elkridge and Normandy have particularly low stabilized vacancy rates of 0.4, 1.4 and 1.6 percent, respectively. Columbia's stabilized vacancy rate is 2.7 percent while in Southeast, the stabilized vacancy rate is 4.1 percent. Southeast's vacancy rate is inflated by 24 vacant units that are currently undergoing renovations. Even when taking these units into account when calculating the vacancy rate in the Southeast, the submarket still has a healthy vacancy rate below five percent. The Columbia and Normandy submarkets each have a community currently in lease up. Monarch Mills in Columbia opened in November 2011 and Alta at Regency Crest began delivering age-restricted senior units in March 2011. Also in Normandy, the former 94-unit Hilltop Apartments have been removed and demolished to make way for Burgess Mill Station anticipated to open in late 2012 or early 2013.

The combined vacancy rate for stabilized Howard County Upper Tier communities is 1.6 percent. This number does not include Alta at Regency Crest as it is still in its initial lease up period. Among the stabilized Balance of Market properties, the countywide stabilized vacancy rate is 2.8 percent. Typically, subsidized communities are full and operate from waiting lists. In Howard County, the vacancy rate among subsidized communities is less than one percent. Rental incentives, such as discounted or free rent, are offered at only nine percent of the communities in Howard County, a sign that property managers are generally not having difficulty in leasing units. Communities offer incentives for a variety of reasons, including as a marketing strategy to create a sense of value or urgency among prospective tenants as well as to increase the volume of new tenants during a period of high turnover.

Among stabilized Upper Tier communities, Columbia and Elkridge have the lowest vacancy rates with rates of 1.1 and 1.6 percent. Upper Tier units in the Southeast have an average vacancy rate of 1.8 percent and in Normandy, 2.1 percent. No Upper Tier communities were designated in St. John's. Among the Balance of Market properties, St. John's and Elkridge have the lowest vacancy rates of 0.4 percent and 1.0 percent, followed by Normandy and Columbia at 1.6 and 3.0 percent. Southeast has the highest vacancy rate of 5.0 percent, but much of this is due to the 24 vacant units under renovation at Morningside Park.

Sixty-two percent of the Upper-Tier units in Howard County are two-bedroom units, compared with 52 percent in the Balance of Market. One-bedroom units account for 33 percent of the Upper Tier inventory and 40 percent of the Balance of Market inventory. Three-bedroom units are limited,

accounting for less than five percent of Upper Tier units and just eight percent of Balance of Market units.

In our analysis of multifamily rental markets, we distinguish between the published rents reported by management (also known as street or advertised rents) and net or effective rents. It is difficult to compare published rents across any number of communities because: a) certain communities are offering rental incentives or specials at any given time, while others are not, and b) different communities handle utility costs/bills differently. Net or effective rents facilitate an “apples to apples” comparison of true housing costs across communities.

RPRG effective rents control for current rental incentives by applying downward adjustments to published rents at communities offering incentives. The downward adjustments are factored over the course of 12 months (a one-year lease) as appropriate. RPRG net or effective rents also reflect adjustments that equalize the impact of utility expenses across all communities. Specifically, our effective rents represent the hypothetical situation where only trash removal, water, and sewer utility costs are included in monthly rents, with tenants responsible for other utility costs (those associated with electricity, heat, hot water, and cooking fuel). Published rents for communities that include utilities in addition to water, sewer, and trash removal in monthly rents are adjusted downward, while published rents for communities that do not include water, sewer, and/or trash removal are adjusted upward to arrive at effective rents.

Overall, the countywide weighted average effective rent for all market/affordable communities is \$1,335. The weighted average effective rent for the Balance of Market units in Howard County is \$1,248, or 75 percent of the weighted average Upper Tier effective rent of \$1,657, with a variance between Upper Tier and Balance of Market of \$410. This variance helps illustrate the disparity between the top of the market and the standard rents at more typical communities in the market. The greater the disparity between Upper Tier and Balance of Market rents, the higher the incentive for owners of properties in the Balance of Market to reinvest and reposition their properties at higher rents.

	Weighted Average Rent			Variance (\$)	Variance (%)
	Overall	Upper Tier	Balance of Market		
Columbia	\$1,348	\$1,701	\$1,293	\$408	76.0%
Elkridge	\$1,418	\$1,631	\$1,119	\$512	68.6%
Southeast	\$1,252	\$1,588	\$1,180	\$408	74.3%
Normandy	\$1,258	\$1,655	\$1,203	\$452	72.7%
St. John's	\$1,277	--	\$1,277	--	--
Howard County	\$1,335	\$1,657	\$1,248	\$409	75.3%

As expected, the average Upper Tier unit sizes are larger than the average unit sizes for Balance of Market units (see Table 19). Within the county overall, the average Upper Tier unit sizes are 817 square feet, 1,127 square feet and 1,363 square feet for one-, two- and three-bedroom units respectively. The countywide average Balance of Market unit sizes are 738 square feet, 984 square feet and 1,230 square feet for one-, two- and three-bedroom units respectively. The Southeast submarket has the largest Upper Tier average one-bedroom unit size, while Normandy has the largest Upper Tier average two and three-bedroom unit sizes. St. John's has the largest average Balance of Market unit sizes for one and two bedroom units. The largest average Balance of Market unit sizes for three bedrooms are in Normandy.

The average effective rents per square foot of Upper Tier communities in Howard County are \$1.78 for one-bedroom units (\$1,457 average effective rent), \$1.54 for two-bedroom units (\$1,738 average effective rent) and \$1.48 for three-bedroom units (\$2,020 average effective rent). The countywide average Balance of Market rents per square foot range from \$0.11 to \$0.33 per square foot less than the Upper Tier effective rents. Average effective rent per square foot for Balance of Market units are \$1.45 for one-bedroom units (\$1,071 average rent), \$1.34 for two-bedroom units (\$1,314 average rent) and \$1.37 for three-bedroom units (\$1,685 average rent).

D. Multifamily Rental Survey, Submarket Detail

In this section, we move from the summary information presented in Table 19 to provide additional detail at the submarket level. This section focuses on Upper Tier and Balance of Market communities, while a more detailed discussion of subsidized communities is reserved for the subsequent section. The discussion provides a window into the competitive positioning of specific communities in terms of salient factors such as structure type, community age, vacancy, rents, and unit sizes.

1. Columbia Submarket

We identified and surveyed a total of 44 Upper Tier and Balance of Market multifamily rental communities in the Columbia submarket. Thirty-nine of the communities are general occupancy and five communities are restricted to senior tenants at least 55 or 62 years old (Table 20, Map 7). Thirty-five communities contain market rate units exclusively. Three properties are affordable, through either the LIHTC program or some other program with rent or income restrictions. Six communities are mixed income and offer market rate or affordable units as well as units with PBRA. Subsidized units at mixed-income properties are accounted for in the analysis of subsidized units.

Six of the Columbia communities are classified as Upper Tier. These communities have an average year built of 1991, and the two oldest communities were rehabbed in 2005 and 2006. The Upper Tier properties include Evergreens at Columbia Town Center, a senior market-rate rental community with the highest published two-bedroom rent in the submarket. The six communities offer units in garden apartments (three properties), a mix of garden apartments and townhomes (two properties), and one mid-rise, elevator served community. Combined, the Upper Tier communities include 1,122 units or thirteen percent of the Columbia submarket inventory.

Table 20 Multifamily Rental Summary, Columbia Submarket

Map ID/Community	Community Data			Availability		Published Rent (1)		
	Year Built/Rehab	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent	Average 2BR Rent	Incentive
Upper Tier Communities								
1 Evergreens at Columbia Town Center (SR)	2005	Mid Rise	156	0	0.0%	\$1,572	\$2,052	None
2 Gramercy at Town Center	1997	Garden	210	6	2.9%	\$1,642	\$1,874	\$75/mo discount on
3 Dominion at Eden Brook	1983/2005	Garden	232	na	na	\$1,486	\$1,836	LRO Pricing
4 Reflections	1985	Garden/TH	184	0	0.0%	\$1,528	\$1,704	None
5 Dominion Kings Place	1983/2006	Garden	170	1	0.6%	\$1,530	\$1,702	LRO Pricing
6 Ashton Green	1990	Garden/TH	170	3	1.8%	\$1,348	\$1,640	LRO Pricing
Subtotal/Average	1991/2006		1,122			\$1,518	\$1,801	
Subtotal/Vacancies (2)			890	10	1.1%			
Balance of Market								
7 Clary's Crossing	1984	Garden	198	0	0.0%	\$1,323	\$1,590	None
8 Tamar Meadow	1990/2007	Garden	178	4	2.2%	\$1,277	\$1,576	LRO Pricing
9 Stonehaven	1999	Garden	200	8	4.0%	\$1,345	\$1,575	None
10 Club Merion	1989	Mid Rise	120	0	0.0%	\$1,232	\$1,565	None
11 Eaves Columbia Town Center	1986/2008	Garden	176	17	9.7%	\$1,379	\$1,565	LRO Pricing
12 Greens at Columbia	1985	Garden	169	15	8.9%	\$1,228	\$1,563	LRO Pricing
13 Poplar Glen	1985/2009	Garden	191	3	1.6%	\$1,245	\$1,556	LRO Pricing
14 Lazy Hollow	1978	Garden	178	4	2.2%	\$1,283	\$1,552	LRO Pricing
15 Columbia Town Center	2001	Mid Rise	531	53	10.0%	\$1,452	\$1,530	LRO Pricing
16 Berkshires at Columbia	1969	Garden/TH	316	5	1.6%	\$1,275	\$1,499	LRO Pricing
17 Apartments at Kendall Ridge	1990/2007	Garden	184	1	0.5%	\$1,276	\$1,456	None
18 Beech's Farm	1983	Garden	133	3	2.3%	\$1,231	\$1,450	None
19 King's Crossing	1984	Garden	168	4	2.4%	\$1,269	\$1,448	LRO Pricing
20 Avalon at Fairway Hills	1987	Garden	720	30	4.2%	\$1,276	\$1,441	None
21 Monarch Mills (TC)(SU)(LU)	2011	Garden	192	28	14.6%	\$1,008	\$1,431	None
22 Avalon at Cedar Place	1972	Garden	156	1	0.6%	\$1,295	\$1,430	None
23 Fenland Field	1971/2007	Garden	234	3	1.3%	\$1,230	\$1,421	None
24 Huntington Downs	1983/2005	Garden	172	8	4.7%	\$1,168	\$1,396	1.5 mo free on 1BRs
25 Verona at Oakland Mills	1971/2008	Garden	250	3	1.2%	\$1,031	\$1,357	LRO Pricing
26 Grand Pointe High Rise	1973/2000	Highrise	168	4	2.4%	\$999	\$1,349	None
27 Autumn Crest	1970	Garden	300	1	0.3%	\$1,080	\$1,322	1st mo free for 3BR
28 Island Club Apartments	1986/2009	Garden	176	2	1.1%	\$824	\$1,305	LRO Pricing
29 Columbia Commons (TC)	1991/2005	Garden	200	3	1.5%	\$1,075	\$1,300	LRO Pricing
30 High Meadow	1988	Townhouse	45	na	na	--	--	None
31 Plumtree	1972	Garden	168	0	0.0%	\$1,092	\$1,299	None
32 Columbia Landing	1973/2007	Garden	300	5	1.7%	\$1,115	\$1,265	None
33 Harpers Forest	1969	Garden	291	na	na	\$1,095	\$1,255	Would not disclose
34 Bluffs at Fairway Hills	1987	Garden	168	na	na	\$1,070	\$1,220	1st mo free for 1BRs
35 Bluffs at Clary's	1985	Garden	196	5	2.6%	\$1,035	\$1,190	Avg \$93/mo for 1BRs
36 Bluffs at Hawthorn	1986	Garden	132	5	3.8%	\$1,030	\$1,190	None
37 Chimneys of Cradlerock (SU)	1979/2000	Garden	158	6	3.8%	\$923	\$1,164	None
38 Grand Pointe	1973/2000	Garden	156	6	3.8%	\$1,159	\$1,109	None
39 Monarch Mills - Elderly (SR)(TC)(SU)(LU)	2012	Mid Rise	40	22	55.0%	\$813	\$1,100	None
40 Selborne House of Dorsey Hall (SR)(TC)(SU)	2000	Mid Rise	72	1	1.4%	\$885	\$1,045	None
41 Park View at Columbia (SR)(TC)	1994	Mid Rise	103	0	0.0%	\$829	--	None
42 Park View at Snowden River (SR)(TC)	2004	Mid Rise	99	0	0.0%	\$685	\$958	None
43 Community Homes (SU)	1973/	Garden/TH	100	0	0.0%	\$624	\$781	None
44 Sierra Woods (TC)(SU)	1972/2009	Garden/TH	128	0	0.0%	\$542	\$661	None
Subtotal/Average	1984/2006		7,466			\$1,100	\$1,331	
Subtotal Vacancies (2)			6,962	250				
Subtotal/Stabilized Communities			6,730	200	3.0%			
Columbia								
Columbia Vacancies (2)	1985/2006		8,588			\$1,158	\$1,398	
Subtotal/Stabilized Communities			7,852	260				
Subtotal/Stabilized Communities			7,620	210	2.8%			

Codes:

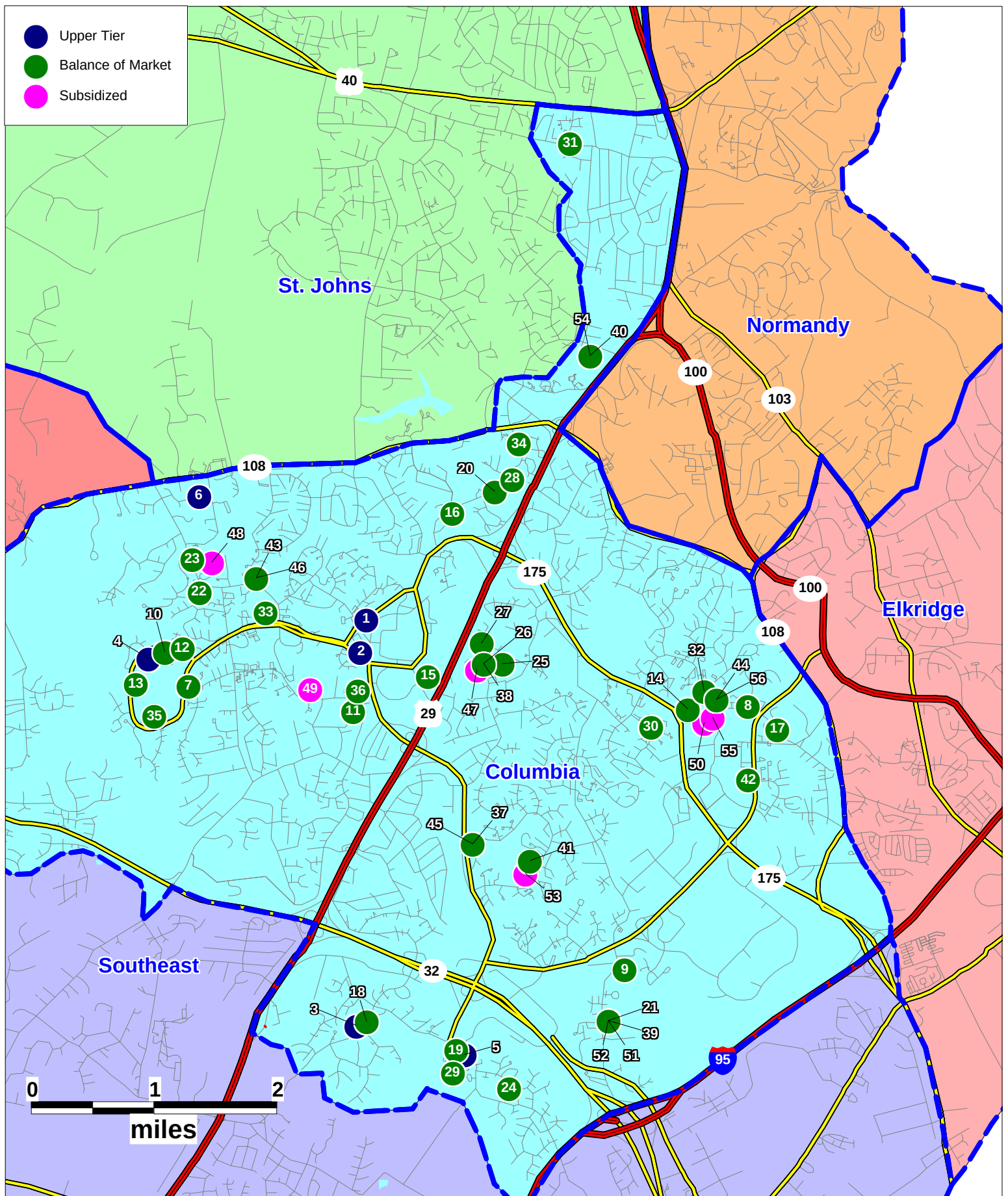
(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up
 (MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

- (1) Rent is street or advertised rent, and is not adjusted for utilities or incentives
 (2) Vacancy rate for communities providing vacancy data

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Note: Buildings with 3,4 or 5 stories and elevator served are typically classified as Mid-Rise.



Map 7
Multifamily Rental Communities
Columbia Submarket
Howard County, Maryland

#	CommunityName	Type
1	Evergreens at Columbia Town Cent	Upper Tier
2	Gramercy at Town Center	Upper Tier
3	Dominion at Eden Brook	Upper Tier
4	Reflections	Upper Tier
5	Dominion Kings Place	Upper Tier
6	Ashton Green	Upper Tier
7	Clary's Crossing	Balance of Market
8	Tamar Meadow	Balance of Market
9	Stonehaven	Balance of Market
10	Club Merion	Balance of Market
11	Eaves Columbia Town Center	Balance of Market
12	Greens at Columbia	Balance of Market
13	Poplar Glen	Balance of Market
14	Lazy Hollow	Balance of Market
15	Columbia Town Center	Balance of Market
16	Berkshires at Columbia	Balance of Market
17	Apartments at Kendall Ridge	Balance of Market
18	Beech's Farm	Balance of Market
19	King's Crossing	Balance of Market
20	Avalon at Fairway Hills	Balance of Market
21	Monarch Mills	Balance of Market
22	Avalon at Cedar Place	Balance of Market
23	Fenland Field	Balance of Market
24	Huntington Downs	Balance of Market
25	Verona at Oakland Mills	Balance of Market
26	Grand Pointe High Rise	Balance of Market
27	Autumn Crest	Balance of Market
28	Island Club Apartments	Balance of Market
29	Columbia Commons	Balance of Market
30	High Meadow	Balance of Market
31	Plumtree	Balance of Market
32	Columbia Landing	Balance of Market
33	Harpers Forest	Balance of Market
34	Bluffs at Fairway Hills	Balance of Market
35	Bluffs at Clary's	Balance of Market
36	Bluffs at Hawthorn	Balance of Market
37	Chimneys of Cradlerock	Balance of Market
38	Grand Pointe	Balance of Market
39	Monarch Mills - Elderly	Balance of Market
40	Selborne House of Dorsey Hall	Balance of Market
41	Park View at Columbia	Balance of Market
42	Park View at Snowden River	Balance of Market
43	Community Homes	Balance of Market
44	Sierra Woods	Balance of Market

#	CommunityName	Type
45	Chimneys of Cradlerock	Subsidized
46	Community Homes	Subsidized
47	Forest Ridge	Subsidized
48	Harper House	Subsidized
49	Hickory Ridge Place	Subsidized
50	Longwood Apartments	Subsidized
51	Monarch Mills	Subsidized
52	Monarch Mills - Elderly	Subsidized
53	Owen Brown Place	Subsidized
54	Selborne House of Dorsey Hall	Subsidized
55	Shalom Square	Subsidized
56	Sierra Woods	Subsidized

Map 7
Multifamily Rental Communities
Columbia Submarket
Howard County, Maryland

The 38 Balance of Market communities in Columbia have an average year built of 1984, or seven years older than the average Upper Tier community. Based on our survey information, major rehabilitations have occurred at 14 of the properties. The average year of rehabilitation is 2006. The Balance of Market communities offer units in a variety of configurations, including garden, townhouse, mid-rise and high-rise buildings.

The market average stabilized vacancy rate for Columbia units is 2.8 percent. At Upper Tier communities, the vacancy rate is 1.1 percent, and at Balance of Market communities, the vacancy rate is 3.0 percent. One of the six Upper Tier properties and four of the 38 Balance of Market communities are offering some type of rent special or concession to help maintain healthy vacancy rates. Three Upper Tier properties and eleven additional Balance of Market properties reported LRO pricing, in which rents can change on a daily basis and any incentives are built in to asking rents.

Over half of the Columbia Upper Tier communities are two-bedroom units. One-bedroom units account for 42 percent of the Upper Tier inventory while three-bedroom units account for seven percent (Table 21). The average effective rent for an Upper Tier one-bedroom unit in Columbia is \$1,519 for an average 808 square feet or \$1.88 per square foot. Upper Tier two bedroom units average effective rent of \$1,807 for an average 1,068 square feet or \$1.69 per square foot. Three-bedroom units rent for an average effective rent of \$2,022 for 1,356 square feet or \$1.49 per square foot.

The current maximum LIHTC gross rent for two-bedroom units targeting households at 60 percent of area median income (AMI) or below would be \$1,157 for Howard County properties. To compare this gross rent to the net effective rents presented in Table 21, we deducted a typical utility allowance of \$130 to account for assumed tenant paid utilities of heat, hot water, cooking and lighting. Following this methodology, the maximum effective two-bedroom rent for a 60% targeted unit in Howard County would be \$1,027. Only three of the Columbia properties with two-bedroom units have average two-bedroom rents below this amount.

Among the Balance of Market units in Columbia, two-bedroom units account for 48 percent of the stock. One-bedroom units account for 41 percent of the inventory, and three-bedroom units comprise 11 percent of the stock. The average effective rent for a Balance of Market one-bedroom unit in Columbia is \$1,106 or 73 percent of the average Upper Tier one-bedroom rent. The average one-bedroom unit size is 738 square feet, renting for an average \$1.50 per square foot. Balance of Market two-bedroom units rent for an average effective \$1,354, or 75 percent of Upper Tier average rent. Balance of Market two-bedroom units are an average 981 square feet with an average per square foot effective rent of \$1.31. Three-bedroom units rent for an average effective \$1,722 for 1,217 square feet at \$1.41 per square foot.

Figure 6 presents a graphic comparison of the effective one-, two-, and three-bedroom rents within the Columbia submarket by community. The communities are sorted based upon effective or net two-bedroom rents, with the community with the lowest two-bedroom unit rent, Sierra Woods, at the bottom of the graph and the community with the highest two-bedroom unit rent, Evergreens at Columbia Town Center, at the top of the graph. The graph helps to highlight the rent differences between the submarket's Balance of Market and Upper Tier communities.

Table 21 Multifamily Community Details, Columbia Submarket

Map ID/Community	Community Data		One Bedroom Units				Two Bedroom Units				Three Bedroom Units			
	Type	Total Units	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Upper Tier Communities														
1 Evergreens at Columbia Town C (SR)	Mid Rise	156	64	\$1,572	802	\$1.96	92	\$2,052	1,179	\$1.74	--	--	--	--
3 Dominion at Eden Brook	Garden	232	134	\$1,501	760	\$1.98	98	\$1,856	1,045	\$1.78	--	--	--	--
2 Gramercy at Town Center	Garden	210	72	\$1,582	806	\$1.96	114	\$1,819	1,049	\$1.73	24	\$2,215	1,455	\$1.52
4 Reflections	Garden/TH	184	68	\$1,553	876	\$1.77	112	\$1,734	1,094	\$1.59	4	\$1,950	1,337	\$1.46
5 Dominion Kings Place	Garden	170	96	\$1,545	761	\$2.03	74	\$1,722	1,046	\$1.65	--	--	--	--
6 Ashton Green	Garden/TH	170	36	\$1,363	841	\$1.62	86	\$1,660	998	\$1.66	48	\$1,900	1,275	\$1.49
Subtotal/Average		1,122		\$1,519	808	\$1.88		\$1,807	1,068	\$1.69		\$2,022	1,356	\$1.49
Unit Distribution		1,122	470				576				76			
% of Total		100.0%	41.9%				51.3%				6.8%			
Balance of Market														
7 Clary's Crossing	Garden	198	130	\$1,348	807	\$1.67	52	\$1,620	1,100	\$1.47	16	\$2,055	1,466	\$1.40
8 Tamar Meadow	Garden	178	na	\$1,302	901	\$1.45	na	\$1,606	1,036	\$1.55	na	\$2,749	1,322	\$2.08
9 Stonehaven	Garden	200	49	\$1,360	757	\$1.80	104	\$1,595	990	\$1.61	47	\$1,773	1,150	\$1.54
11 Eaves Columbia Town Center	Garden	176	100	\$1,394	853	\$1.64	56	\$1,585	1,178	\$1.35	20	\$2,055	1,409	\$1.46
12 Greens at Columbia	Garden	169	84	\$1,243	698	\$1.78	85	\$1,583	1,114	\$1.42	--	--	--	--
14 Lazy Hollow	Garden	178	48	\$1,308	835	\$1.57	110	\$1,582	1,017	\$1.56	20	\$1,824	1,212	\$1.50
13 Poplar Glen	Garden	191	47	\$1,260	792	\$1.59	144	\$1,576	1,095	\$1.44	--	--	--	--
10 Club Merion (2)	Mid Rise	120	64	\$1,232	743	\$1.66	55	\$1,565	1,029	\$1.52	--	--	--	--
15 Columbia Town Center	Mid Rise	531	200	\$1,477	810	\$1.82	253	\$1,560	1,108	\$1.41	78	\$2,200	1,403	\$1.57
16 Berkshires at Columbia (3)	Garden/TH	316	78	\$1,300	725	\$1.79	129	\$1,529	930	\$1.64	79	\$2,071	1,208	\$1.71
17 Apartments at Kendall Ridge	Garden	184	80	\$1,301	750	\$1.73	78	\$1,486	1,043	\$1.42	26	\$1,915	1,250	\$1.53
37 Chimneys of Cradlerock (SU)	Garden	158	67	\$1,182	801	\$1.48	61	\$1,480	1,145	\$1.29	30	\$1,524	1,265	\$1.20
18 Beech's Farm	Garden	133	59	\$1,256	747	\$1.68	58	\$1,480	1,044	\$1.42	16	\$1,870	1,062	\$1.76
19 King's Crossing	Garden	168	78	\$1,284	770	\$1.67	84	\$1,468	941	\$1.56	6	\$1,830	1,100	\$1.66
20 Avalon at Fairway Hills	Garden	720	283	\$1,291	817	\$1.58	377	\$1,461	1,119	\$1.31	60	\$1,873	1,344	\$1.39
23 Fenland Field	Garden	234	63	\$1,255	743	\$1.69	123	\$1,451	939	\$1.55	48	\$1,860	1,171	\$1.59
21 Monarch Mills (TC)(SU)(LU)	Garden	192	18	\$1,008	762	\$1.32	111	\$1,431	1,132	\$1.26	63	\$1,628	1,286	\$1.27
24 Huntington Downs	Garden	172	63	\$1,022	781	\$1.31	109	\$1,396	1,095	\$1.28	--	--	--	--
22 Avalon at Cedar Place	Garden	156	96	\$1,260	815	\$1.55	60	\$1,390	1,056	\$1.32	--	--	--	--
26 Grand Pointe High Rise	Highrise	168	90	\$1,024	675	\$1.52	78	\$1,379	1,062	\$1.30	--	--	--	--
25 Verona at Oakland Mills	Garden	250	91	\$1,046	689	\$1.52	123	\$1,377	854	\$1.61	36	\$1,749	1,171	\$1.49
28 Island Club Apartments	Garden	176	71	\$840	780	\$1.08	81	\$1,331	1,013	\$1.31	24	\$1,865	1,107	\$1.68
29 Columbia Commons (TC)	Garden	200	54	\$1,100	710	\$1.55	134	\$1,330	937	\$1.42	12	\$1,752	1,230	\$1.42
30 High Meadow	Townhouse	45	--	--	--	--	--	--	--	--	45	\$1,730	1,960	\$0.88
31 Plumtree	Garden	168	72	\$1,107	717	\$1.54	96	\$1,319	914	\$1.44	--	--	--	--
27 Autumn Crest	Garden	300	150	\$1,060	774	\$1.37	126	\$1,297	1,072	\$1.21	24	\$1,414	1,250	\$1.13
32 Columbia Landing	Garden	300	98	\$1,125	851	\$1.32	202	\$1,280	966	\$1.33	--	--	--	--
34 Bluffs at Fairway Hills	Garden	168	84	\$903	630	\$1.43	81	\$1,240	851	\$1.46	3	\$1,335	930	\$1.44
33 Harpers Forest	Garden	291	121	\$1,075	591	\$1.82	145	\$1,230	740	\$1.66	25	\$1,505	861	\$1.75
35 Bluffs at Clary's	Garden	196	100	\$957	680	\$1.41	96	\$1,210	851	\$1.42	--	--	--	--
36 Bluffs at Hawthorn	Garden	132	65	\$1,045	665	\$1.57	64	\$1,210	792	\$1.53	3	\$1,305	920	\$1.42
38 Grand Pointe	Garden	156	38	\$1,184	921	\$1.29	55	\$1,139	1,051	\$1.08	63	\$1,574	1,220	\$1.29
39 Monarch Mills - Elderly (SR)(TC)(SU)(LU)	Mid Rise	40	35	\$813	686	\$1.18	5	\$1,100	881	\$1.25	--	--	--	--
40 Selborne House of Dorsey Hall (SR)(TC)(SU)	Mid Rise	72	59	\$885	580	\$1.53	13	\$1,045	817	\$1.28	--	--	--	--
41 Park View at Columbia (SR)(TC)	Mid Rise	103	103	\$829	607	\$1.37	--	--	--	--	--	--	--	--
42 Park View at Snowden River (SR)(TC)	Mid Rise	99	80	\$685	740	\$0.93	19	\$958	878	\$1.09	--	--	--	--
43 Community Homes (SU)	Garden/TH	100	7	\$624	531	\$1.18	70	\$781	838	\$0.93	16	\$891	1,121	\$0.79
44 Sierra Woods (TC)(SU)(4)	Garden/TH	128	22	\$542	590	\$0.92	61	\$661	706	\$0.94	33	\$711	1,012	\$0.70
Subtotal/Average		7,466		\$1,106	738	\$1.50		\$1,354	981	\$1.38		\$1,722	1,217	\$1.41
Unit Distribution		7,238	2,947				3,498				793			
% of Total		96.9%	40.7%				48.3%				11.0%			
Columbia														
Unit Distribution		8,588		\$1,164	748	\$1.56		\$1,418	994	\$1.43		\$1,754	1,232	\$1.42
% of Total		97.3%	40.9%				48.7%				10.4%			

Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up

(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

(1) Rent is adjusted to include only water/sewer and trash removal utilities, and to account for current rental incentives

(2) Club Merion also offers one 4 bedroom unit with an effective rent of \$1,760 and an average size of 1,500 sf (\$1.17/sf)

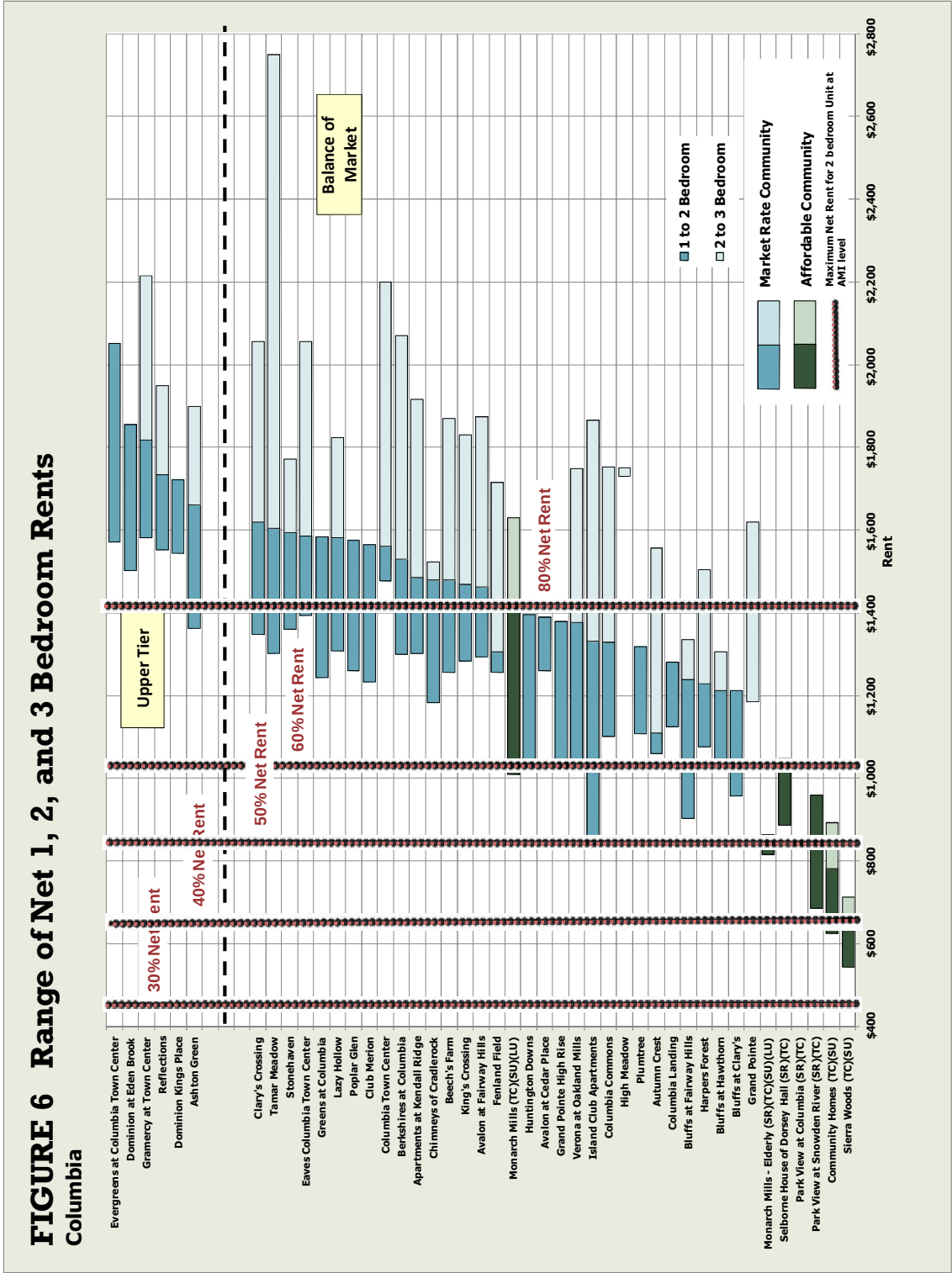
(3) Berkshires at Columbia also offers 30 4/5 bedroom units with an average effective rent of \$2,492 and an average size of 1,835 sf (\$1.36/sf)

(4) Sierra Woods also offers 12 4 bedroom units with an average effective rent of \$934 (Sect 236) and average size of 1,133 sf (\$.82/sf)

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012



Figure 6 Range of Effective 1, 2, and 3 Bedroom Rents, Columbia Submarket



2. Elkridge Submarket

Within the Elkridge submarket, we identified and surveyed ten multifamily communities. Nine of the communities are general occupancy, while one is age restricted for senior renter households (Table 22, Map 8). Four of the communities, including the one senior age-restricted community, are affordable under the LIHTC program.

Four communities are classified as the Upper Tier of the Elkridge submarket. The Upper Tier units account for 58 percent of the 2,116 units in the submarket. While Belmont Station, Sherwood Crossing, and Penniman Park are part of the still on-going redevelopment of the US Route 1 Corridor, the other Upper Tier community Ashton Woods, is located in an area that is more closely oriented with the Ellicott City and Columbia markets.

Seven of the ten Elkridge communities are in the form of garden apartments, while three communities offer some or all units in mid-rise buildings. Belmont Station offers a mix of units including garden apartments, townhomes, and elevator-served midrise units. The average age of Upper Tier communities is thirteen years, but each of the four communities have either been built or fully renovated since 2007. Sherwood Crossing, the largest community in the submarket with 634 units, was rehabbed in 2009, and Ashton Woods was rehabbed in 2008. The average age of the Balance of Market communities is 18 years. The oldest Balance of Market community was built in 1974. None of the Balance of Market communities have been rehabbed.

The average vacancy rate for communities in the Elkridge submarket is a low 1.4 percent. The average vacancy rate among Upper Tier communities is 1.6 percent, compared with 1.0 percent at Balance of Market communities. Only one of the ten communities is offering a rental incentive to help maintain healthy vacancy rates.

Over two-thirds (68 percent) of the Upper Tier units in Elkridge are two-bedroom units, while one-bedroom units account for 26 percent of the stock. Three-bedroom units are six percent of the Upper Tier units (Table 23). The average effective rent for an Upper Tier one-bedroom unit in Elkridge is \$1,393 for an average 784 square feet or \$1.78 per square foot. Upper Tier two-bedroom units rent for average effective \$1,695 for an average 1,121 square feet or \$1.51 per square foot. Three-bedroom units rent for an average effective \$1,941 for 1,349 square feet or \$1.44 per square foot.

Among the Balance of Market units in Elkridge, two-bedroom units comprise 51 percent of inventory, while one-bedroom units are 36 percent and three-bedrooms are 13 percent. The average effective rent for a Balance of Market one-bedroom unit in Elkridge is \$995 or 71 percent of the average Upper Tier one-bedroom rent. The average one-bedroom unit size is 730 square feet, renting for an average \$1.36 per square foot. Balance of Market two-bedroom units rent for an average effective \$1,152, or 68 percent of Upper Tier average rent. Balance of Market two-bedroom units are an average 951 square feet with an average per square foot rent of \$1.21. Three-bedroom units rent for an average effective \$1,319 for 1,027 square feet at \$1.29 per square foot. Only one of the Elkridge communities offering two-bedroom units have average two-bedroom rents lower than the \$1,027 maximum net effective rent for a 60 percent AMI targeted two-bedroom unit.

Table 22 Multifamily Rental Summary, ElkrIDGE Submarket**ElkrIDGE Submarket Area**

Map ID/Community	Community Data			Availability		Published Rent (1)		
	Year Built/Rehab	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent	Average 2BR Rent	Incentive
Upper Tier Communities								
1 Belmont Station (MU)	2007	Mix	211	1	0.5%	\$1,430	\$1,729	None
2 Ashton Woods	1991/2008	Garden	204	5	2.5%	\$1,328	\$1,675	None
3 Sherwood Crossing	1987/2009	Garden	634	10	1.6%	\$1,376	\$1,656	None
4 Penniman Park (MU)	2009	Mid Rise	186	4	2.2%	--	\$1,640	None
Subtotal/Average	1999/2009		1,235			\$1,378	\$1,675	
Subtotal/Vacancies (2)			1,235	20	1.6%			
Balance of Market								
5 Windsor at Pine Ridge	1988	Garden	312	0	0.0%	\$1,256	\$1,461	LRO Pricing
6 Orchard Club (TC)	1991	Garden	195	0	0.0%	\$1,101	\$1,227	None
7 Lawyers Hill	1974	Garden	84	2	2.4%	\$1,032	\$1,104	None
8 Ellicott Gardens (TC)	2009	Garden	106	5	4.7%	\$789	\$1,046	None
9 Port Capital Village (TC)	2007	Garden	84	0	0.0%	--	\$830	None
10 Parkview at Colonial Landing (SR)(TC)	1996	Mid Rise	100	2	2.0%	\$748	--	\$699 for vacant units
Subtotal/Average	1994/--		881			\$985	\$1,134	
Subtotal/Vacancies (2)			881	9	1.0%			
ElkrIDGE	1996/2009		2,116			\$1,116	\$1,350	
ElkrIDGE Vacancies (2)			2,116	29	1.4%			

Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up
 (MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

- (1) Rent is street or advertised rent, and is not adjusted for utilities or incentives
 (2) Vacancy rate for communities providing vacancy data

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Table 23 Multifamily Community Details, ElkrIDGE Submarket**ElkrIDGE Submarket Area**

Map ID/Community	Community Data		One Bedroom Units				Two Bedroom Units				Three Bedroom Units			
	Type	Total Units	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Upper Tier Communities														
1 Belmont Station (MU)	Mix	211	62	\$1,445	825	\$1.75	112	\$1,749	1,201	\$1.46	37	\$2,059	1,457	\$1.41
2 Ashton Woods	Garden	204	74	\$1,343	715	\$1.88	110	\$1,695	1,051	\$1.61	20	\$2,015	1,365	\$1.48
3 Sherwood Crossing	Garden	634	187	\$1,391	813	\$1.71	429	\$1,676	948	\$1.77	18	\$1,750	1,224	\$1.43
4 Penniman Park (MU)	Mid Rise	186	--	--	--	--	186	\$1,660	1,282	\$1.29	--	--	--	--
Subtotal/Average		1,235		\$1,393	784	\$1.78		\$1,695	1,121	\$1.51		\$1,941	1,349	\$1.44
Unit Distribution % of Total		1,235	323				837				75			
		100.0%	26.2%				67.8%				6.1%			
Balance of Market														
5 Windsor at Pine Ridge	Garden	312	72	\$1,281	687	\$1.86	162	\$1,491	863	\$1.73	78	\$1,650	1,000	\$1.65
6 Orchard Club (TC)	Garden	195	35	\$1,126	892	\$1.26	160	\$1,257	1,072	\$1.17	--	--	--	--
7 Lawyers Hill	Garden	84	13	\$1,032	736	\$1.40	71	\$1,104	963	\$1.15	--	--	--	--
8 Ellicott Gardens (TC)	Garden	106	95	\$789	693	\$1.14	11	\$1,046	1,032	\$1.01	--	--	--	--
9 Port Capital Village (TC)	Garden	84	--	--	--	--	42	\$860	824	\$1.04	42	\$989	1,053	\$0.94
10 Parkview at Colonial Landing (SR)(TC)(2)	Mid Rise	100	98	\$748	643	\$1.16	--	--	--	--	--	--	--	--
Subtotal/Average		881		\$995	730	\$1.36		\$1,152	951	\$1.21		\$1,319	1,027	\$1.29
Unit Distribution % of Total		879	313				446				120			
		99.8%	35.6%				50.7%				13.7%			
ElkrIDGE		2,116		\$1,144	750	\$1.57		\$1,393	1,026	\$1.36		\$1,693	1,220	\$1.39
Unit Distribution % of Total		2,114	636				1,283				195			
		99.9%	30.1%				60.7%				9.2%			

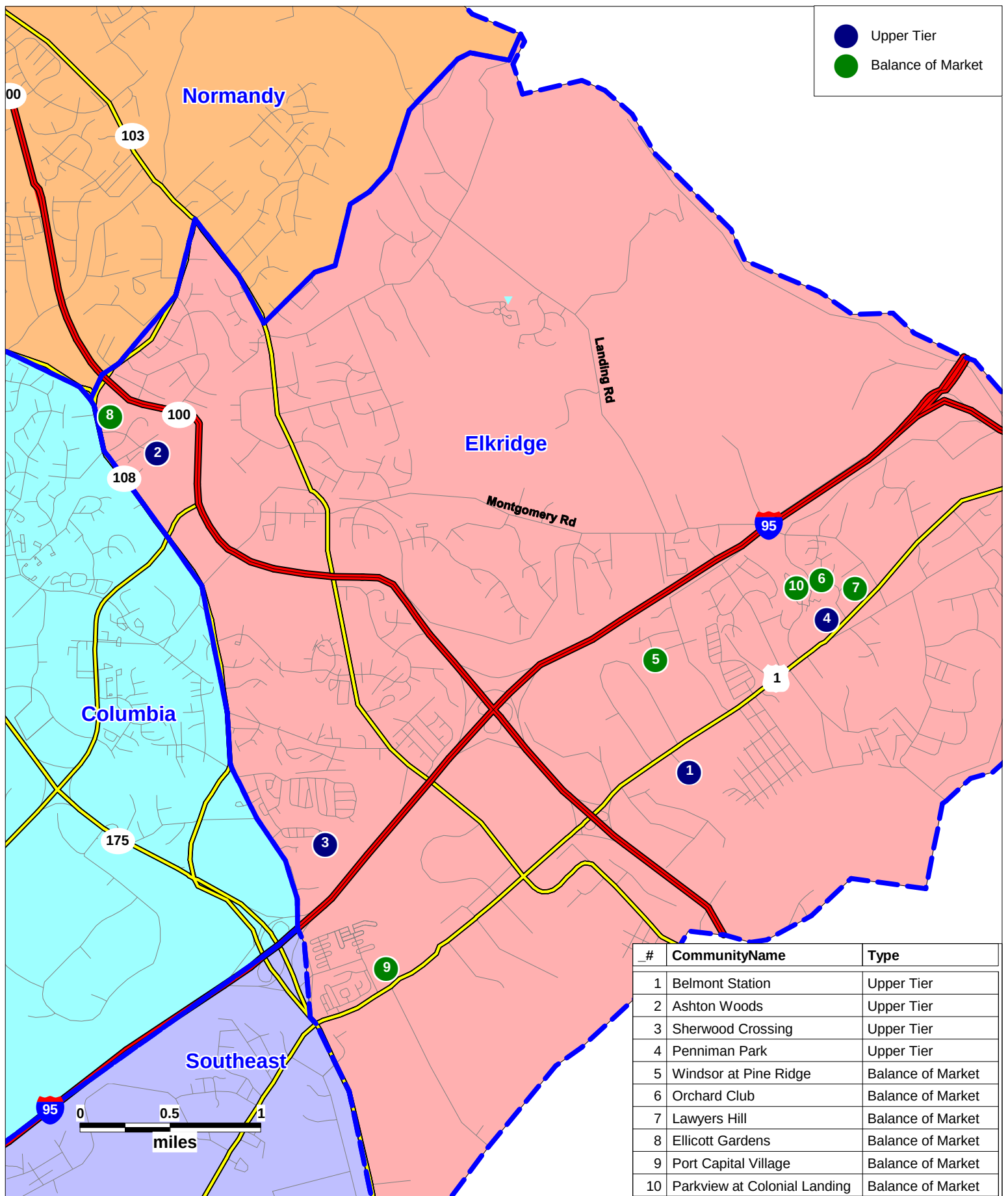
Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up
 (MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

- (1) Rent is adjusted to include only water/sewer and trash removal utilities, and to account for current rental incentives
 (2) Parkview at Colonial Landing offers two studio/efficiency units with an effective rent of \$357 and an average size of 605 sf (\$0.59/sf)

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012



Map 8
Multifamily Rental Communities
Elkridge Submarket
Howard County, Maryland

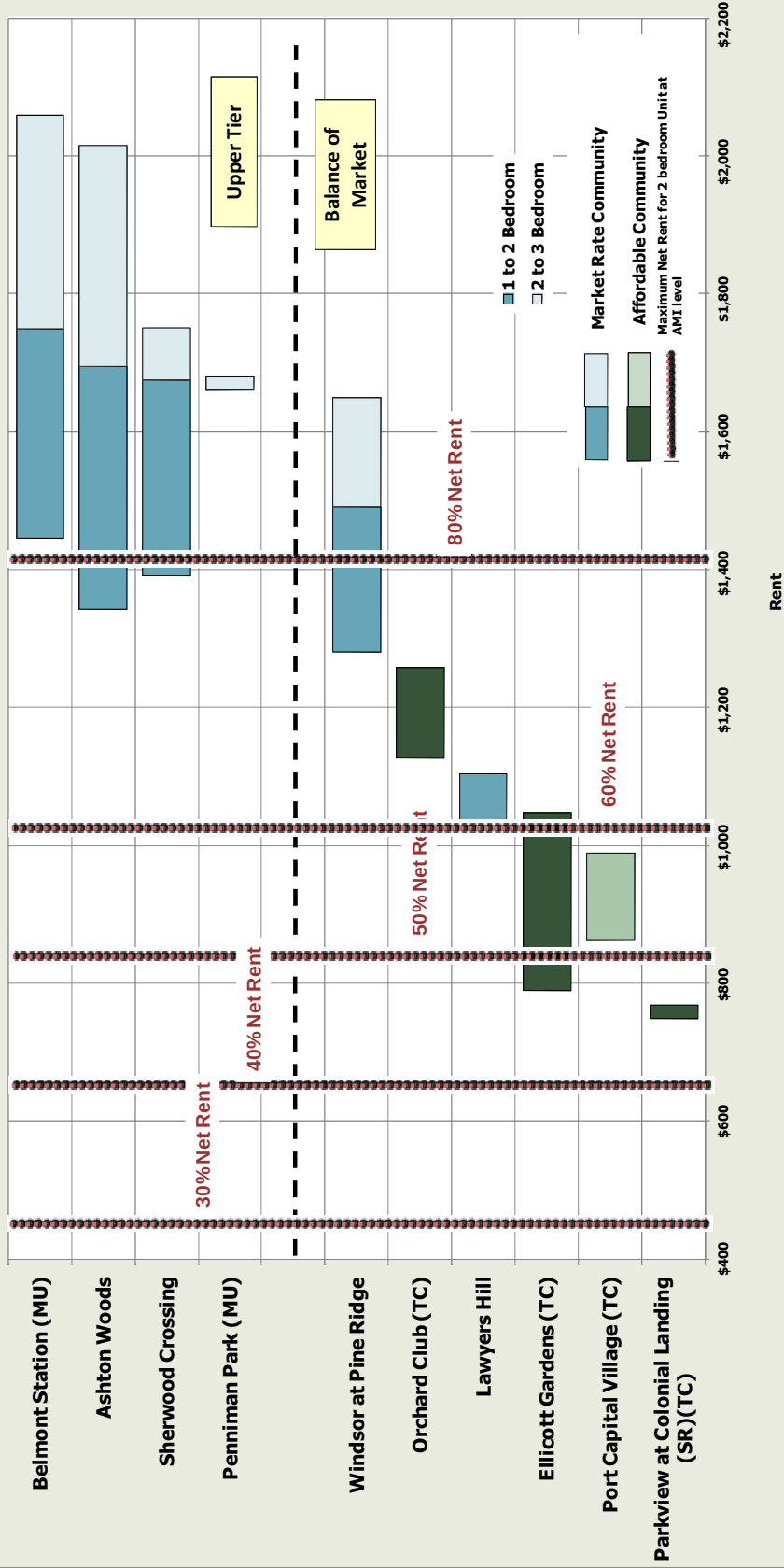


Figure 7 presents a graphic comparison of the effective one-, two-, and three-bedroom rents within the Elkridge submarket by community. The communities are sorted based on net effective two-bedroom rents, with Parkview at Colonial Landing at the bottom of the graph and the community with the highest two-bedroom unit rent, Belmont Station, at the top of the graph. The graph helps to illustrate the rent differences between the submarket's Balance of Market and Upper Tier communities and shows the relationship between rents and the maximum rents at various income-targeting levels.



Figure 7 Range of Effective 1, 2, and 3 Bedroom Rents, Elkridge Submarket

FIGURE 7 Range of Net 1, 2, and 3 Bedroom Rents
Elkridge Market Area



Source: Real Property Research Group, Inc. April and May 2012

NOTE: (SR) Age-Restricted Senior Communities / (TC) LIHTC Communities / (MU) Includes Howard County Moderate Income Housing Units (MIHU) / (SU) Community offers subsidized units / (LU) Communities in Lease-Up

3. Southeast Submarket

Within the Southeast submarket, we identified and surveyed a total of 15 multifamily communities. Thirteen of the communities are general occupancy and two are age restricted for senior renter households (Table 24, Map 9). Three of the communities, including the two senior age-restricted communities, are affordable under the LIHTC program and two communities offer units under Howard County's Moderate Income Housing Unit (MIHU) program. Five communities were classified as Upper Tier. These Upper Tier communities offer a combined 957 units or 27 percent of the 3,535 units in the submarket.

Three of the recent communities to open in Southeast are part of the revitalization of the US Route 1 Corridor: the Upper Tier community Mission Place, which opened in 2010; the Upper Tier Ashbury Courts, which opened in 2007, and the affordable Patuxent Square which opened in 2008. All but two of the communities in Southeast are oriented along the US Route 1 and the MD Route 32 Corridors. The Enclave at Emerson, which opened in 2011, and Park View at Emerson, an affordable senior community that opened in 2009, are both situated west of Interstate 95 and North of MD Route 216. These two projects represent a shift in the historical development patterns in the Southeast submarket that have traditionally focused along Route 1. The Maple Lawn project is another multi-phase residential development west of Interstate 95 and north of MD Route 216 that deviates from historical patterns in the Southeast.

The structure types among Southeast communities are a mix of garden apartments, townhouses, and mid rise buildings. On average, the Upper Tier Southeast communities were built in 2004, compared with an average age of 24 years among the Balance of Market communities.

The stabilized average vacancy rate for the Southeast market is 4.2 percent. The stabilized vacancy rate for Upper Tier communities is 1.8 percent. The 163-unit Enclave at Emerson opened in March 2011 and had reached 95 percent occupancy by September 2011. The average vacancy rate among the Balance of Market communities in Southeast is 5.0 percent. This includes 24 vacant units at Morningside Park that are currently undergoing renovations. None of the communities in Southeast are offering incentives.

Of the Upper Tier communities in Southeast, four properties offer only one- and two-bedroom units, while two properties offer larger units: three-bedroom units at Enclave at Emerson and four-bedroom units at Basford's Retreat (Table 25). The average effective rent for an Upper Tier one-bedroom unit in Southeast is \$1,424 for an average 866 square feet or \$1.65 per square foot. Upper Tier two-bedroom units rent for an average effective \$1,683 for an average 1,156 square feet or \$1.46 per square foot.

Among Balance of Market units in Southeast, two-bedroom units comprise 60 percent of the inventory, while one-bedroom units are 32 percent and three-bedroom units account for eight percent. The average effective rent for a Balance of Market one-bedroom unit in Southeast is \$1,010 or 71 percent of the average Upper Tier one-bedroom rent. The average one-bedroom unit size is 767 square feet, renting for an average \$1.32 per square foot. Balance of Market two-bedroom units rent for an average effective \$1,210, or 72 percent of Upper Tier average rent. Balance of Market two-bedroom units are an average 991 square feet with an average per square foot rent of \$1.22. Three-bedroom units rent for an average \$1,646 for 1,211 square feet at \$1.36 per square foot. The average two-bedroom net rent is at or below the 60 percent AMI level for just three of the Southeast properties.

Table 24 Multifamily Rental Summary, Southeast Submarket**Southeast Submarket Area**

Map ID/Community	Community Data			Availability		Published Rent (1)		
	Year Built/Rehab	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent	Average 2BR Rent	Incentive
Upper Tier Communities								
1 Enclave at Emerson	2011	Mix	163	0	0.0%	\$1,517	\$1,961	None
2 Mission Place (MU)	2010	Mid Rise	262	4	1.5%	\$1,321	\$1,634	None
3 Ashbury Courts (MU)	2007	Mid Rise	140	3	2.1%	\$1,324	\$1,634	None
4 Bowling Brook	1989	Garden	366	9	2.5%	\$1,490	\$1,578	None
5 Basford's Retreat (3)	2004	Townhouse	26	1	3.8%	--	--	None
Subtotal/Average	2004/--		957			\$1,413	\$1,702	
Subtotal/Vacancies (2)			957	17	1.8%			
Balance of Market								
6 Autumn Woods	1985/2009	Garden	200	12	6.0%	\$1,149	\$1,446	None
7 Gateway Village	1989/2003	Garden	130	0	0.0%	\$1,275	\$1,433	None
8 Country Meadows	1989	Garden	408	33	8.1%	\$1,205	\$1,418	None
9 The Seasons	1971/2004	Garden/TH	1088	54	5.0%	\$1,130	\$1,406	None
10 Howard Hills Townhomes	1983	Townhouse	160	6	3.8%	--	\$1,405	None
11 Foxborough Estates	1978	Garden	228	0	0.0%	\$1,067	\$1,225	None
12 River Front Apartments	1974/2006	Garden	144	1	0.7%	\$995	\$1,175	None
13 Patuxent Square (TC)	2008	Mid Rise	80	0	0.0%	\$865	\$985	None
14 Morningside Park (SR)(TC)	1996	Mid Rise	60	24	40.0%	\$740	\$845	None
15 Park View at Emerson (SR)(TC)	2009	Mid Rise	80	0	0.0%	\$705	\$814	None
Subtotal/Average	1988/2006		2,578			\$1,053	\$1,260	
Subtotal/Vacancies (2)			2,578	130	5.0%			
Southeast	1994/2006		3,535			\$1,157	\$1,354	
Southeast Vacancies (2)			3,535	147	4.2%			

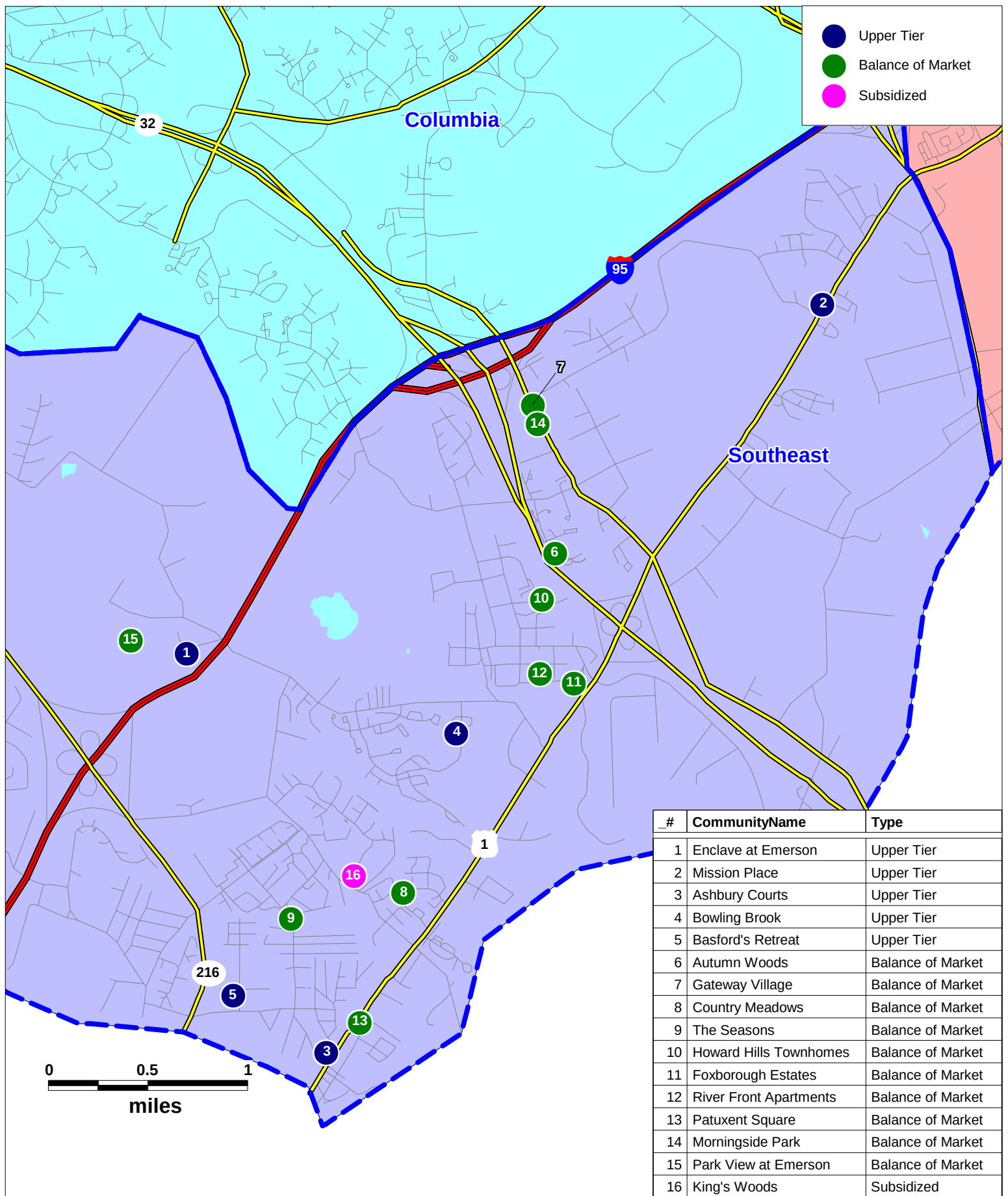
Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up
 (MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

- (1) Rent is street or advertised rent, and is not adjusted for utilities or incentives
 (2) Vacancy rate for communities providing vacancy data
 (3) Basford's Retreat contains all four-bedroom townhouses

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012



Map 9
Multifamily Rental Communities
Southeast Submarket
Howard County, Maryland

Table 25 Multifamily Community Details, Southeast Submarket**Southeast Submarket Area**

Map ID/Community			Community Data		One Bedroom Units			Two Bedroom Units				Three Bedroom Units				
			Type	Total Units	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Upper Tier Communities																
1	Enclave at Emerson		Mix	163	44	\$1,532	754	\$2.03	83	\$1,981	1,205	\$1.64	36	\$2,597	1,562	\$1.66
2	Mission Place (MU)		Mid Rise	262	101	\$1,336	798	\$1.68	161	\$1,654	1,186	\$1.40	--	--	--	--
4	Bowling Brook		Garden	366	136	\$1,490	1,070	\$1.39	230	\$1,578	1,142	\$1.38	--	--	--	--
3	Ashbury Courts (MU)		Mid Rise	140	47	\$1,339	841	\$1.59	93	\$1,520	1,092	\$1.39	--	--	--	--
5	Basford's Retreat (3)		Townhouse	26	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal/Average				957		\$1,424	866	\$1.65		\$1,683	1,156	\$1.46		\$2,597	1,562	\$1.66
Unit Distribution				931	328				567				36			
% of Total				97.3%	35.2%				60.9%				3.9%			
Balance of Market																
7	Gateway Village		Garden	130	28	\$1,290	781	\$1.65	102	\$1,453	977	\$1.49	--	--	--	--
6	Autumn Woods		Garden	200	76	\$1,149	753	\$1.53	124	\$1,446	993	\$1.46	--	--	--	--
9	The Seasons		Garden/TH	1088	na	\$1,155	688	\$1.68	na	\$1,436	934	\$1.54	na	\$1,846	1,194	\$1.55
8	Country Meadows		Garden	408	96	\$1,205	935	\$1.29	286	\$1,418	1,205	\$1.18	26	\$1,638	1,257	\$1.30
10	Howard Hills Townhomes		Townhouse	160	--	--	--	--	80	\$1,405	927	\$1.52	80	\$1,677	1,211	\$1.38
11	Foxborough Estates		Garden	228	78	\$1,067	696	\$1.53	150	\$1,225	949	\$1.29	--	--	--	--
12	River Front Apartments		Garden	144	66	\$995	940	\$1.06	66	\$1,175	1,010	\$1.16	12	\$1,425	1,180	\$1.21
13	Patuxent Square (TC)		Mid Rise	80	22	\$890	668	\$1.33	58	\$1,015	943	\$1.08	--	--	--	--
15	Park View at Emerson (SR)(TC)		Mid Rise	80	58	\$705	678	\$1.04	22	\$814	984	\$0.83	--	--	--	--
14	Morningside Park (SR)(TC)		Mid Rise	60	57	\$635	--	--	3	\$715	--	--	--	--	--	--
Subtotal/Average				2,578		\$1,010	767	\$1.32		\$1,210	991	\$1.22		\$1,646	1,211	\$1.36
Unit Distribution				1,490	481				891				118			
% of Total				57.8%	32.3%				59.8%				7.9%			
Southeast				3,535		\$1,138	800	\$1.42		\$1,345	1,042	\$1.29		\$1,837	1,281	\$1.43
Unit Distribution				2,421	809				1,458				154			
% of Total				68.5%	33.4%				60.2%				6.4%			

Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up

(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

(1) Rent is adjusted to include only water/sewer and trash removal utilities, and to account for current rental incentives

(2) Basford's Retreat offers 26 4/5 bedroom units with an effective rent of \$2,315 and an average size of 2,700 sf (\$0.86/sf)

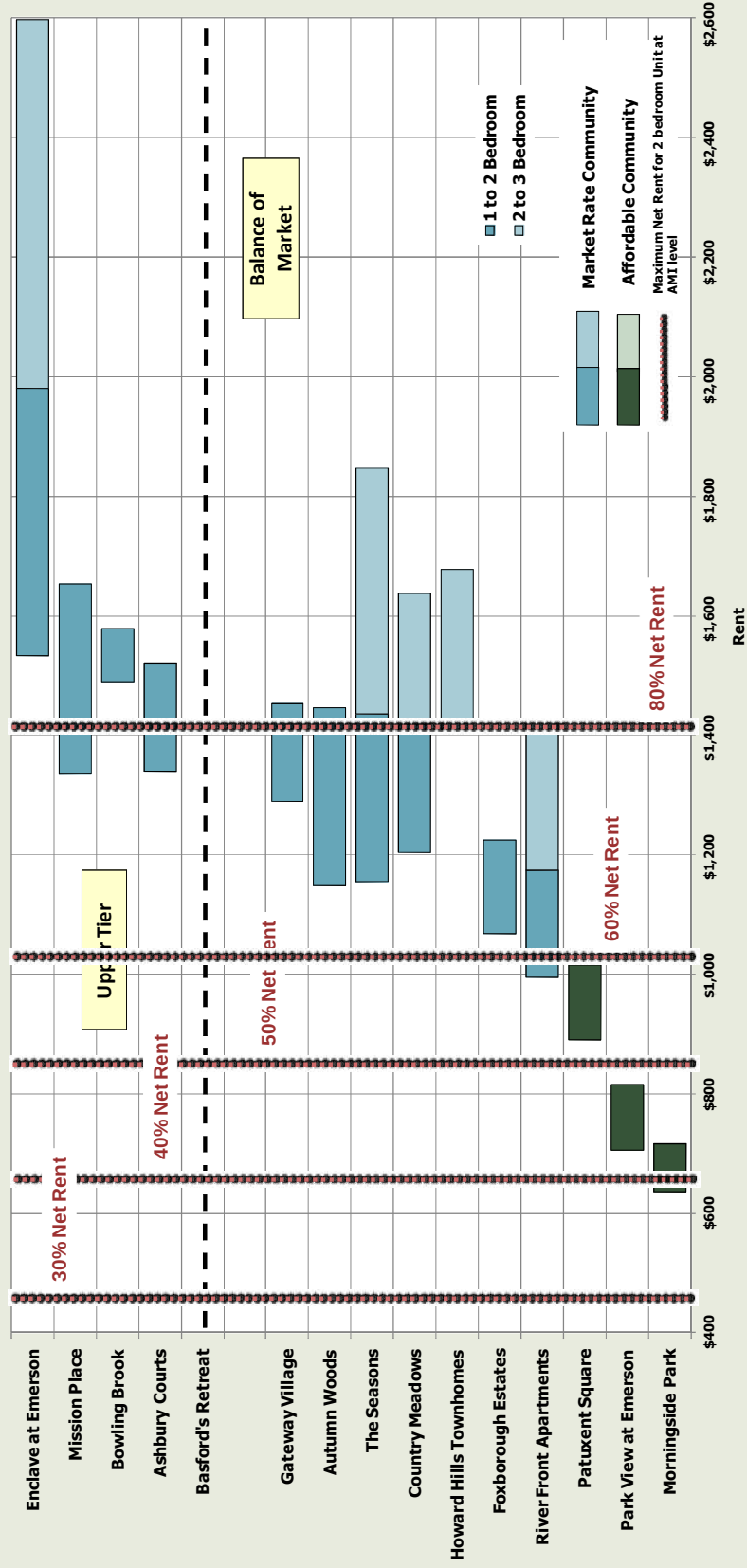
Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Figure 8 presents a graphic comparison of the effective one-, two-, and three-bedroom rents within the Southeast submarket by community. The communities are sorted based upon effective two-bedroom rents, with the community with the lowest two-bedroom rent community, the senior age-restricted Morningside Park, at the bottom of the graph and the community with the highest two-bedroom unit rent, the newly opened Enclave at Emerson, at the top of the graph. The Upper Tier property Basford's Retreat is not shown graphically as it only has four-bedroom units.



Figure 8 Range of Effective 1, 2, and 3 Bedroom Rents, Southeast Submarket

FIGURE 8 Range of Net 1, 2, and 3 Bedroom Rents
Southeast Market Area



Source: Real Property Research Group, Inc. April and May 2012

NOTE: (SR) Age Restricted Senior Communities / (TC) LIHTC Communities / (MU) Includes Howard County Moderate Income Housing Units (MIHU) / (SU) Community offers subsidized units / (LU) Communities in Lease-Up

4. Normandy Submarket

Within the Normandy submarket, we identified and surveyed ten multifamily communities. Eight of the communities serve a general occupancy tenant base, while two are restricted to senior renter households (Table 26, Map 10). Two of the communities, including one age-restricted community, are income-restricted through the LIHTC program. The newest community in Normandy, Alta at Regency Crest, offers Howard County MIHU units.

Two properties have been classified as Upper Tier; Alta at Regency Crest is an age-restricted senior community that opened in 2011 and the Elms at Montjoy, which opened in 2005. The average year built of the Balance of Market communities is 1986. The average size of communities in the Normandy market is approximately 300 units. However, two communities, Charleston Manor and Howard Crossing Apartments, with a combined 2,208 units, account for 60 percent of the market's multifamily rental inventory. The general occupancy inventory is in the form of garden apartments and townhouses while the two senior communities are elevator-served mid-rise buildings.

The stabilized market vacancy rate for the Normandy market is 2.1 percent. The vacancy rate of the two Upper Tier communities is 14 percent overall, but this includes the vacant units at Alta at Regency Crest which is still in its initial lease up. The vacancy rate at the Elms of Montjoy is 2.1 percent. The average vacancy rate among Balance of Market communities is 1.6 percent. None of the Balance of Market communities are currently offering rent concessions.

The two Upper Tier communities in Normandy offer 71 percent two-bedroom units, 24 percent one-bedroom units and five percent three-bedroom units (Table 27). The average effective rent for an Upper Tier one-bedroom unit in Normandy is \$1,474 for an average 808 square feet or \$1.82 per square foot. Upper Tier two-bedroom units rent for average effective \$1,823 for an average 1,196 square feet or \$1.52 per square foot. Three-bedroom units rent for an average effective \$2,308 for 1,445 square feet or \$1.60 per square foot.

Among the Balance of Market units in Normandy, two-bedroom units comprise 55 percent of the inventory, while one-bedroom units are 43 percent and three-bedrooms are two percent. The average effective rent for a Balance of Market one-bedroom unit in Normandy is \$1,027 or 70 percent of the average Upper Tier one-bedroom rent. The average one-bedroom unit size is 721 square feet, renting for an average \$1.42 per square foot. Balance of Market two-bedroom units rent for an average effective \$1,317, or 72 percent of Upper Tier average rent. Balance of Market two-bedroom units are an average 983 square feet with an average per square foot rent of \$1.34. Only one Balance of Market community in Normandy offers three-bedroom units. These units rent for an average effective \$2,030 for 1,920 square feet at \$1.06 per square foot.

Figure 9 presents a graphic comparison of the effective one-, two-, and three-bedroom rents within the Normandy submarket by community. The communities are sorted based upon effective two-bedroom rents, with the community with the lowest-rent community, the age-restricted tax credit Parkview at Ellicott City, at the bottom of the graph and the community with the highest two-bedroom unit rent, Alta at Regency Crest, at the top of the graph.

Only one property in Normandy offers two-bedroom units with average rents below the 60 percent AMI net rent threshold.

Table 26 Multifamily Rental Summary, Normandy Submarket**Normandy Submarket Area**

Map ID/Community	Community Data			Availability		Published Rent (1)		
	Year Built/Rehab	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent	Average 2BR Rent	Incentive
Upper Tier Communities								
1 Alta at Regency Crest (SR)(LU)(MU)	2011	Mid Rise	150	55	36.7%	\$1,476	\$1,887	Discount on select 1BRs
2 Elms at Montjoy	2005	Garden	286	6	2.1%	\$1,510	\$1,700	None
Subtotal/Average	2008		436			\$1,493	\$1,793	
Subtotal/Vacancies (2)			436	61	14.0%			
Subtotal/Stabilized Communities			286	6	2.1%			
Balance of Market								
3 Ellicott Grove	1972/2008	Garden	300	3	1.0%	\$1,233	\$1,584	None
4 Kaiser Park at Ellicott City	2002	Garden/TH	176	1	0.6%	--	\$1,570	None
5 Charleston Manor	1973/2011	Garden	858	0	0.0%	\$1,142	\$1,354	None
6 Meadows at Ellicott City	1999	Garden/TH	96	1	1.0%	--	\$1,345	None
7 Howard Crossing	1972/2005	Garden	1350	42	3.1%	\$1,017	\$1,254	None
8 Orchard Crossing (TC)(SU)	1995	Garden	187	1	0.5%	\$1,042	\$1,196	None
9 Court Hill	1965/2008	Garden	22	0	0.0%	\$960	\$1,173	None
10 Park View at Ellicott City (SR)(TC)	1999	Mid Rise	172	3	1.7%	\$740	\$1,008	None
Subtotal/Average	1986/2008		3,161			\$1,022	\$1,310	
Subtotal/Vacancies (2)			3,161	51	1.6%			
Normandy	1990/2008		3,597			\$1,140	\$1,407	
Normandy Vacancies (2)			3,597	112				
Normandy Subtotal/Subsidized Communities			3,447	57	1.7%			

Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up

(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

(1) Rent is street or advertised rent, and is not adjusted for utilities or incentives

(2) Vacancy rate for communities providing vacancy data

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Table 27 Multifamily Community Details, Normandy Submarket**Normandy Submarket Area**

Map ID/Community	Community Data		One Bedroom Units				Two Bedroom Units				Three Bedroom Units			
	Type	Total Units	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Upper Tier Communities														
1 Alta at Regency Crest (SR)(LU)(MU)	Mid Rise	150	54	\$1,413	740	\$1.91	94	\$1,917	1,185	\$1.62	2	\$2,485	1,414	\$1.76
2 Elms at Montjoy	Garden	286	52	\$1,535	876	\$1.75	216	\$1,730	1,207	\$1.43	18	\$2,130	1,477	\$1.44
Subtotal/Average		436		\$1,474	808	\$1.82		\$1,823	1,196	\$1.52		\$2,308	1,445	\$1.60
Unit Distribution		436	106				310				20			
% of Total		100.0%	24.3%				71.1%				4.6%			
Balance of Market														
3 Ellicott Grove	Garden	300	126	\$1,248	800	\$1.56	174	\$1,604	1,041	\$1.54	--	--	--	--
4 Kaiser Park at Ellicott City	Garden/TH	176	--	--	--	--	122	\$1,590	1,115	\$1.43	54	\$2,030	1,920	\$1.06
5 Charleston Manor	Garden	858	358	\$1,142	691	\$1.65	500	\$1,354	961	\$1.41	--	--	--	--
6 Meadows at Ellicott City	Garden/TH	96	--	--	--	--	96	\$1,345	1,050	\$1.28	--	--	--	--
7 Howard Crossing	Garden	1350	680	\$1,032	756	\$1.37	670	\$1,274	995	\$1.28	--	--	--	--
8 Orchard Crossing (TC)(SU)	Garden	187	48	\$1,057	879	\$1.20	139	\$1,216	1,100	\$1.11	--	--	--	--
9 Court Hill	Garden	22	10	\$940	625	\$1.50	12	\$1,148	725	\$1.58	--	--	--	--
10 Park View at Ellicott City (SR)(TC)	Mid Rise	172	150	\$740	576	\$1.29	22	\$1,008	875	\$1.15	--	--	--	--
Subtotal/Average		3,161		\$1,027	721	\$1.42		\$1,317	983	\$1.34		\$2,030	1,920	\$1.06
Unit Distribution		3,161	1,372				1,735				54			
% of Total		100.0%	43.4%				54.9%				1.7%			
Normandy		3,597		\$1,138	743	\$1.53		\$1,418	1,025	\$1.43		\$2,215	1,604	\$1.33
Unit Distribution		3,597	1,478				2,045				74			
% of Total		100.0%	41.1%				56.9%				2.1%			

Codes:

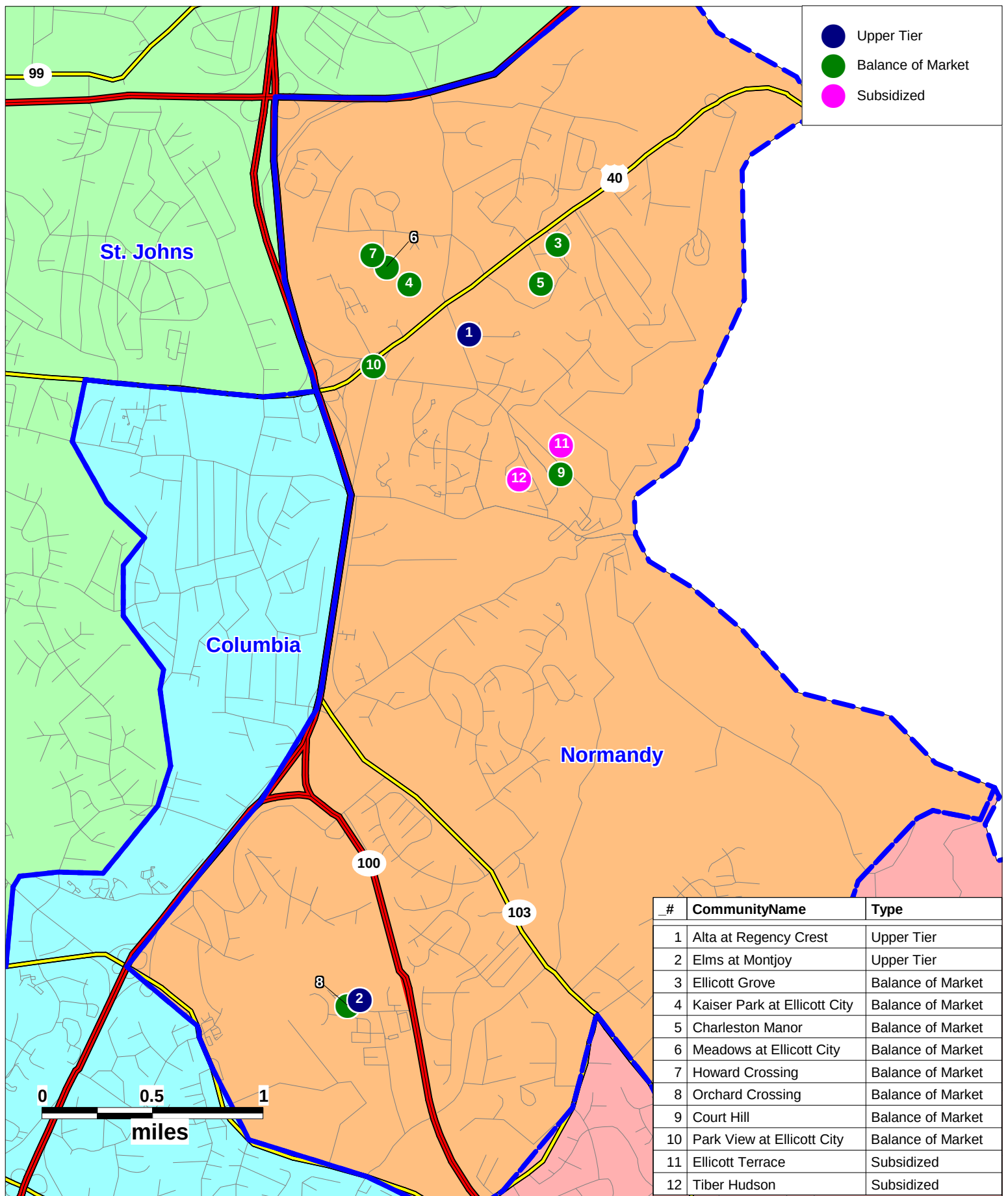
(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up

(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

(1) Rent is adjusted to include only water/sewer and trash removal utilities, and to account for current rental incentives

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

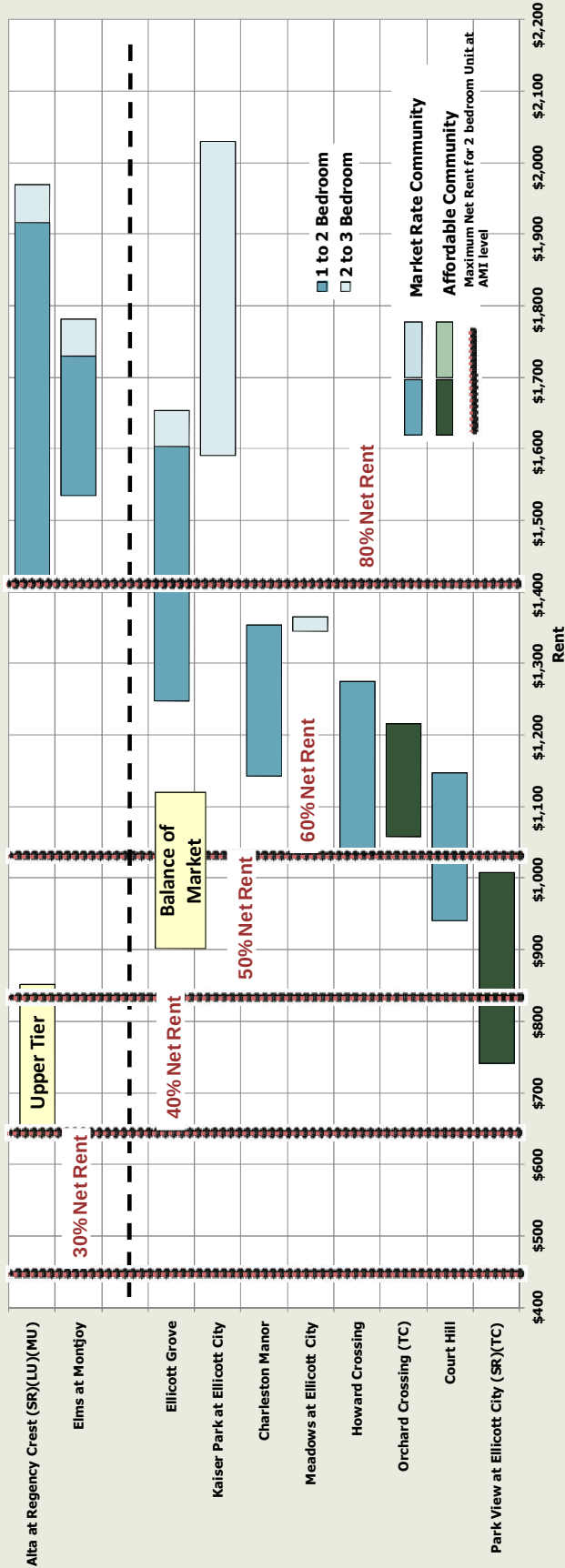


Map 10
Multifamily Rental Communities
Normandy Submarket
Howard County, Maryland



Figure 9 Range of Effective 1, 2, and 3 Bedroom Rents, Normandy Submarket

FIGURE 9 Range of Net 1, 2, and 3 Bedroom Rents
Normandy Market Area



Source: Real Property Research Group, Inc. April and May 2012

NOTE: (SR) Age Restricted Senior Communities / (TC) LIHTC Communities / (MU) Includes Howard County Moderate Income Housing Units (MIHU) / (SU) Community offers subsidized units / (LU) Communities in Lease-Up

5. St. John's Submarket

Among the three multi-family communities in the St. John's submarket, we did not classify any communities as Upper Tier (Table 28, Map 11). This is a small rental submarket of only 702 units. Waverly Gardens, an affordable age-restricted senior community that opened in 2006 is the only multifamily property to open in St. John's since 1988. Originally placed in service in 1988, Orchard Park is a market rate general occupancy property in the form of garden apartments and townhouses that underwent renovations in 2009. Chatham Gardens is a market rate, general occupancy community of garden apartments that has a small portion of PBRA units. An existing Section 8 contract on the property will expire at the end of November 2012. The property has chosen to opt-out of the program, which will remove 44 PBRA units from the market. The average vacancy rate for the St. John's communities is a very low 0.4 percent. None of the three properties offer rental incentives.

More than two-thirds (69 percent) of the units in St. John's are two-bedroom units while one-bedroom units account for 31 percent of the stock. There are no three-bedroom units offered (Table 29). The average effective rent for a one-bedroom unit in St. John's is \$1,106 for an average 795 square feet or \$1.39 per square foot. Two-bedroom units rent for an average effective \$1,355 for an average 1,025 square feet or \$1.32 per square foot.

Figure 10 presents a graphic comparison of the effective one-, two-, and three-bedroom rents within the St. John's submarket by community. The average two-bedroom net rent at Waverly Gardens, which is the only community with LIHTC units in the St. John's submarket, is near RPRG's assumed net rent threshold for units targeting 60 percent AMI. Average two-bedroom rents at the other two communities in St. John's are above the 60 percent AMI level.

Table 28 Multifamily Rental Summary, St. John's Submarket

St Johns Submarket Area

Map ID/Community	Community Data			Availability		Published Rent (1)		
	Year Built/Rehab	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent	Average 2BR Rent	Incentive
Upper Tier Communities								
No Upper Tier communities								
Balance of Market								
1 Orchard Park	1988/2009	Garden/TH	230	2	0.9%	\$1,344	\$1,579	None
2 Chatham Gardens (SU)	1977/2008	Garden	370	0	0.0%	\$907	\$1,326	None
3 Waverly Gardens (SR)(TC)	2006	Mid Rise	102	1	1.0%	\$882	\$1,062	None
Subtotal/Average	1990/2009		702			\$1,044	\$1,322	
Subtotal/Vacancies (2)			702	3	0.4%			
St Johns	1990/2009		702			\$1,044	\$1,322	
St Johns Vacancies (2)			702	3	0.4%			

Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up
(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

(1) Rent is street or advertised rent, and is not adjusted for utilities or incentives

(2) Vacancy rate for communities providing vacancy data

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

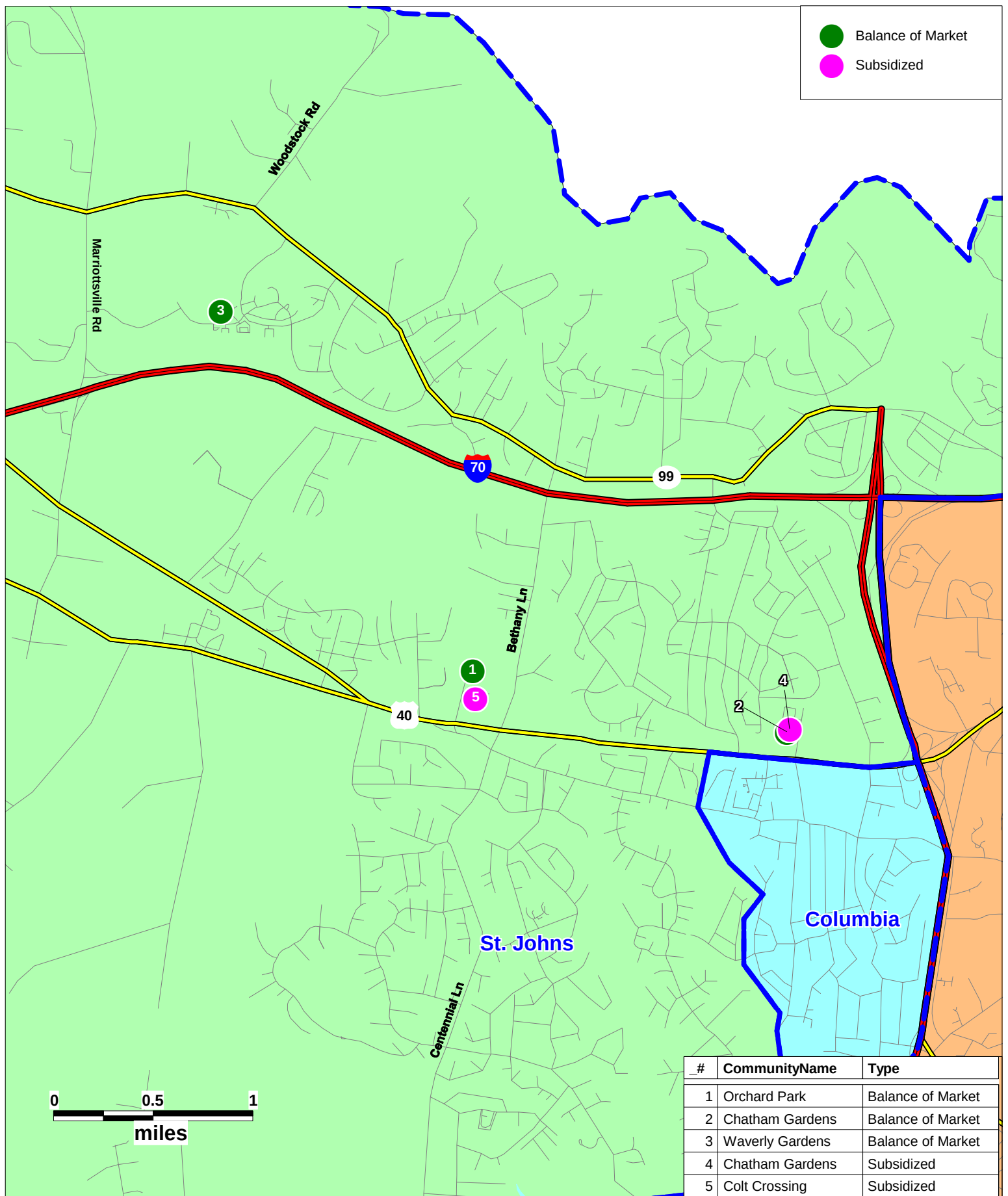


Table 29 Multifamily Community Details, St. John's Submarket**St Johns Submarket Area**

Map ID/Community	Community Data		One Bedroom Units				Two Bedroom Units				Three Bedroom Units			
	Type	Total Units	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Upper Tier Communities														
No Upper Tier communities														
Balance of Market														
1 Orchard Park	Garden/TH	230	19	\$1,359	956	\$1.42	211	\$1,599	1,221	\$1.31	--	--	--	--
2 Chatham Gardens (SU)	Garden	370	114	\$1,098	758	\$1.45	256	\$1,429	1,032	\$1.38	--	--	--	--
3 Waverly Gardens (SR)(TC)	Mid Rise	102	86	\$862	671	\$1.29	16	\$1,037	821	\$1.26	--	--	--	--
Subtotal/Average		702		\$1,106	795	\$1.39		\$1,355	1,025	\$1.32		--	--	--
Unit Distribution		702	219				483				0			
% of Total		100.0%	31.2%				68.8%				0.0%			
St Johns		702		\$1,106	795	\$1.39		\$1,355	1,025	\$1.32		--	--	--
Unit Distribution		702	219				483				0			
% of Total		100.0%	31.2%				68.8%				0.0%			

Codes:

(SR) Age Restricted Senior Communities (TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up

(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

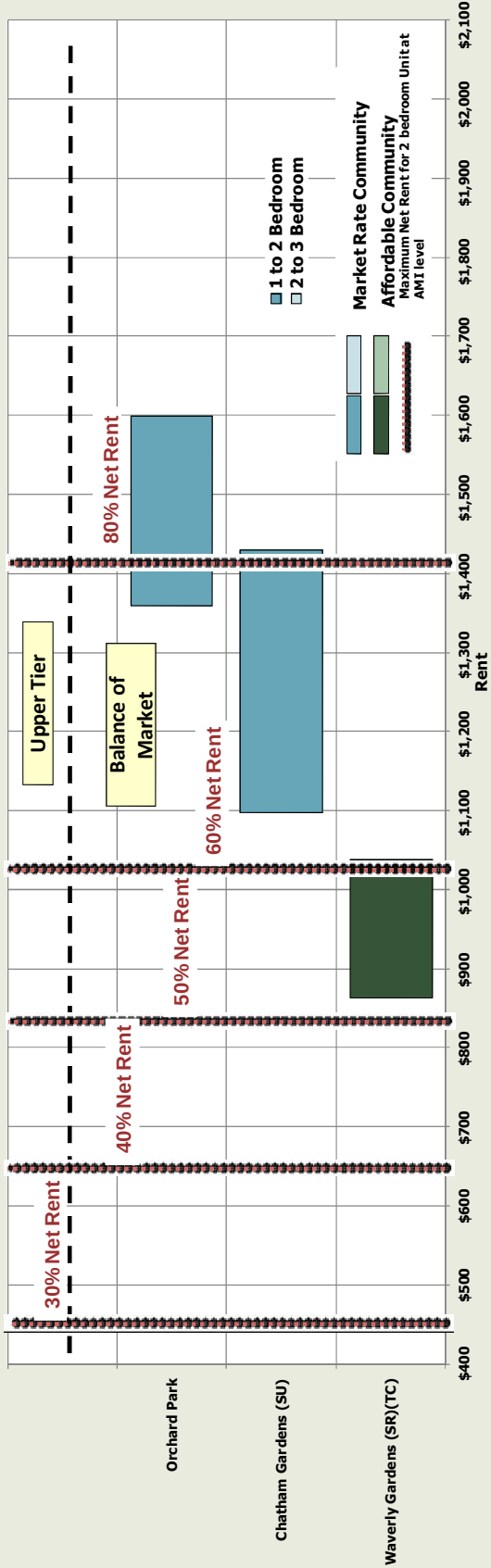
(1) Rent is adjusted to include only water/sewer and trash removal utilities, and to account for current rental incentives

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012



Figure 10 Range of Effective 1, 2, and 3 Bedroom Rents, St. John's Submarket

FIGURE 10 Range of Net 1, 2, and 3 Bedroom Rents
St. Johns Market Area



Source: Real Property Research Group, Inc. April and May 2012

NOTE: (SR) Age Restricted Senior Communities / (TC) LIHTC Communities / (MU) Includes Howard County Moderate Income Housing Units (MIHU) / (SU) Community offers subsidized units / (LU) Communities in Lease-Up

E. Multifamily Communities with Accessible Units

RPRG surveyed the multifamily properties in Howard County to determine if any units were designed to be accessible to individuals with disabilities. Managers at 74 of the 92 surveyed rental communities in Howard County reported having at least some units designed to be accessible to persons with disabilities. Some properties reported a specific number of accessible units. Overall, property managers specifically identified 827 accessible units and another 776 units that were classified as partially accessible. Combined, these accessible and partially accessible units account for about eight percent of the overall stock of multifamily rental units in Howard County. Partially accessible units could include several accessible features, but may not be fully accessible. For example, a unit served by an elevator might be considered partially accessible if the kitchen and bath of the unit were not designed to accommodate an individual in a wheel chair. Generally, to be considered accessible under fair housing rules, a housing unit must meet the strict Uniform Federal Accessibility Standards (UFAS). However, few property owners surveyed actually referenced UFAS compliance. It is not clear how many of the identified accessible units would meet these rules.

F. Rent-Restricted Multifamily Rental Communities

RPRG identified 21 multifamily rental communities in Howard County that offer rent-restricted affordable units. These units are rent-restricted under one of several housing programs, but most are LIHTC communities. Four communities offer rent-restricted units only under Howard County's MIHU program and one property offers rent-restricted units under Section 236. The remaining 16 rent-restricted communities offer units under the LIHTC program, including one property that offers both LIHTC and MIHU units. Overall, there are 1,655 rent restricted units in Howard County.

The rent-restricted units are spread across the county. Columbia, with 531 rent-restricted units, accounts for one-third of the county stock. Elkrige has 442 units while both Normandy and Southeast have about 300 units. Among the stabilized rent-restricted units, 34 were reported vacant for a stabilized vacancy rate of 2.1 percent. It is important to note that 24 of these vacant units are currently undergoing renovations at Morningside Park and are expected to lease quickly upon completion. About half of the units are age-restricted for senior households, while the other half are unrestricted and are for general occupancy. With the large number of units restricted for seniors, 57 percent of the rent-restricted units are one-bedrooms, while two-bedroom units account for just over one-third of units.

Rents vary a great deal, as LIHTC units target a range of income levels, from 30% of AMI up to 60% of AMI and the MIHU program targets a more affluent renter than LIHTC program. The average effective two-bedroom rent in the Howard County rent-restricted communities is \$959 for a typical unit size of 973 square feet or \$0.99 per square foot. The average effective one-bedroom rent is \$733 for a typical unit size of 702 square feet or \$1.04 per square foot.

Table 30 Rent Restricted Communities – Salient Characteristics

					Availability		Efficiency/One Bedroom Units				Two Bedroom Units				Three/Four Bedroom Units			
				Total Units	Vacant	Vacancy Rate	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Map ID/Community																		
Columbia Submarket			Program															
42	Park View at Snowden River	(SR)(TC)	LIHTC-60%	16	0	0.0%	10	\$905	740	\$1.22	6	\$1,090	878	\$1.24	--	--	--	--
			LIHTC-50%	53			40	\$745	740	\$1.01	13	\$897	878	\$1.02	--	--	--	--
			LIHTC-40%	20			20	\$584	740	\$0.79	--	--	--	--	--	--	--	--
			LIHTC-30%	10			10	\$423	740	\$0.57	--	--	--	--	--	--	--	--
40	Selborne House of Dorsey Hall	(SR)(TC)(SU)	LIHTC-60%	72	1	1.4%	59	\$885	580	\$1.53	13	\$1,045	817	\$1.28	--	--	--	--
21	Monarch Mills	(TC)(SU)(LU)	LIHTC-60%	48	28	14.6%	3	\$845	762	\$1.11	32	\$950	1,106	\$0.86	13	\$1,049	1,286	\$0.82
			LIHTC-50%	9			2	\$683	762	\$0.90	7	\$790	1,106	\$0.71	--	--	--	--
			LIHTC-30%	3			3	\$387	762	\$0.51	--	--	--	--	--	--	--	--
29	Columbia Commons	(TC)	LIHTC-50%	50	0		13	\$723	710	\$1.02	34	\$828	937	\$0.88	3	\$903	1,230	\$0.73
39	Monarch Mills - Elderly	(SR)(TC)(SU)(LU)	LIHTC-60%	14	22	55.0%	14	\$850	686	\$1.24	--	--	--	--	--	--	--	--
			LIHTC-50%	3			3	\$695	686	\$1.01	--	--	--	--	--	--	--	--
			LIHTC-30%	2			2	\$387	686	\$0.56	--	--	--	--	--	--	--	--
41	Park View at Columbia	(SR)(TC)	LIHTC-60%	94	0	0.0%	94	\$841	607	\$1.39	--	--	--	--	--	--	--	--
			LIHTC-50%	9			9	\$711	607	\$1.17	--	--	--	--	--	--	--	--
44	Sierra Woods	(TC)(SU)	Sect 236	128	0	0.0%	22	\$690	590	\$1.17	61	\$824	706	\$1.17	45	\$920	1,073	\$0.86
Columbia				531				\$690	693	\$1.00		\$918	918	\$1.00		\$957	1,196	\$0.80
Subtotal/Vacancy (1)				531	51	9.6%	304				166				61			
Subtotal/Stabilized Communities				464	1	0.2%												
% of Total Unit Distribution				531			57.3%				31.3%				11.5%			
Elkridge Submarket																		
6	Orchard Club	(MU)	MIHU	49	--	--	4	\$1,128	840	\$1.34	45	\$1,353	1,048	\$1.29	--	--	--	--
			LIHTC-50%	50			7	\$713	840	\$0.85	43	\$854	1,048	\$0.81	--	--	--	--
1	Belmont Station	(MU)	MIHU	34	--	--	9	\$1,034	829	\$1.25	19	\$1,245	1,201	\$1.04	6	\$1,432	1,457	\$0.98
4	Penniman Park	(MU)	MIHU	19	--	--	--	--	--	-	19	\$1,189	1,282	\$0.93	--	--	--	--
8	Ellicott Gardens	(TC)	LIHTC-60%	59	2	2.0%	48	\$868	693	\$1.25	11	\$1,046	1,032	\$1.01	--	--	--	--
			LIHTC-50%	47			47	\$708	693	\$1.02	--	--	--	--	--	--	--	--
9	Port Capital Village	(TC)	LIHTC-60%	38	0	0.0%	--	--	--	-	19	\$975	824	\$1.18	19	\$1,130	1,053	\$1.07
			LIHTC-50%	29			--	--	--	-	15	\$830	824	\$1.01	14	\$960	1,053	\$0.91
			LIHTC-40%	17			--	--	--	-	8	\$645	824	\$0.78	9	\$735	1,053	\$0.70
10	Parkview at Colonial Landing	(SR)(TC)	LIHTC-60%	93	2	2.0%	93	\$766	643	\$1.19	--	--	--	--	--	--	--	--
			LIHTC-50%	5			5	\$735	850	\$0.86	--	--	--	--	--	--	--	--
			LIHTC-30%	2			2	\$357	605	\$0.59	--	--	--	--	--	--	--	--
Elkridge				442				\$789	749	\$1.05		\$1,017	1,010	\$1.01		\$1,064	1,154	\$0.92
Subtotal/Vacancy (1)				442	4	0.9%	215				179				48			
% of Total Unit Distribution				442			48.6%				40.5%				10.9%			
Normandy Submarket																		
1	Alta at Regency Crest	(SR)(LU)(MU)	MIHU	15	--	--	7	\$1,015	703	\$1.44	8	\$1,199	1,185	\$1.01	--	--	--	--
8	Orchard Crossing	(TC)	LIHTC-60%	91	1	0.4%	24	\$869	878	\$0.99	67	\$1,016	1,096	\$0.93	--	--	--	--
10	Park View at Ellicott City	(SR)(TC)	LIHTC-60%	90	3	1.7%	75	\$828	576	\$1.44	15	\$1,050	875	\$1.20	--	--	--	--
		(SR)(TC)	LIHTC-50%	67			60	\$711	576	\$1.23	7	\$918	875	\$1.05	--	--	--	--
		(SR)(TC)	LIHTC-40%	7			7	\$427	576	\$0.74	--	--	--	--	--	--	--	--
		(SR)(TC)	LIHTC-30%	8			8	\$408	576	\$0.71	--	--	--	--	--	--	--	--
Normandy				278				\$710	647	\$1.10		\$1,046	1,008	\$1.04		--	--	--
Subtotal/Vacancy (1)				278	4	1.4%	181				97				--			
% of Total Unit Distribution				278			65.1%				34.9%				--			
Southeast Submarket																		
2	Mission Place	(MU)	MIHU	61	--	--	24	\$993	836	\$1.19	37	\$1,189	1,194	\$1.00	--	--	--	--
3	Ashbury Courts	(MU)	MIHU	21	--	--	7	\$965	832	\$1.16	14	\$1,170	1,026	\$1.14	--	--	--	--
13	Patuxent Square	(TC)	LIHTC-60%	80	0	0.0%	22	\$890	668	\$1.33	58	\$1,015	943	\$1.08	--	--	--	--
15	Park View at Emerson	(SR)(TC)	LIHTC-60%	33	0	0.0%	23	\$868	702	\$1.24	10	\$1,008	1,123	\$0.90	--	--	--	--
			LIHTC-50%	14			11	\$735	680	\$1.08	3	\$818	935	\$0.87	--	--	--	--
			LIHTC-40%	24			18	\$577	654	\$0.88	6	\$644	846	\$0.76	--	--	--	--
			LIHTC-30%	9			6	\$412	654	\$0.63	3	\$502	846	\$0.59	--	--	--	--
14	Morningside Park	(SR)(TC)	Howard County	60	24	40.0%	57	\$635	--	--	3	\$715	--	--	--	--	--	--
Southeast				302				\$759	718	\$1.06		\$883	988	\$0.89		--	--	--
Subtotal/Vacancy (1)				302	24	7.9%	168				134				--			
% of Total Unit Distribution				302			55.6%				44.4%				--			
St. John's Submarket																		
3	Waverly Gardens	(SR)(TC)	LIHTC-60%	102	1	1.0%	86	\$862	671	\$1.29	16	\$1,037	821	\$1.26	--	--	--	--
St. John's Submarket				102				\$862	671	\$1.29		\$1,037	821	\$1.26		--	--	--
Subtotal/Vacancy (1)				102	1	1.0%	86				16				--			
% of Total Unit Distribution				102			84.3%				15.7%				--			
Total Howard County				1,655				\$733	702	\$1.04		\$959	973	\$0.99		\$1,018	1,172	\$0.87
Total Vacancy				1,655	84	5.1%	954				592				109			
Total Stabilized Vacancy				1,588	34	2.1%												
% of Total Unit Distribution (2)				1,655			57.6%				35.8%				6.6%			

G. Age-Restricted Multifamily Rental Communities

There are eleven age-restricted communities with a combined 1,134 market rate or rent-restricted affordable units in Howard County (Table 31). Two of the 11 communities, Evergreens at Columbia Town Center in Columbia and Alta at Regency Crest in Normandy, are senior market rate rental communities and are also classified as Upper Tier communities. Additionally, Alta at Regency Crest contains 15 MIHU units, but no LIHTC or other income-restricted units. For this portion of our analysis, we consider it a market rate community. The other nine age-restricted communities are tax credit communities or other affordable communities with income restrictions.

Two senior communities are currently in their initial lease up period. Monarch Mills-Elderly in Columbia opened in March 2012 and Alta Regency Crest opened in March 2011. Among stabilized age-restricted communities, 31 units were available at the time of our survey, a vacancy rate of 3.3 percent. It is important to note that 24 of these vacant units are currently undergoing renovations at Morningside Park and are expected to lease quickly upon completion. Three-quarters of the units in the age-restricted inventory are one-bedroom units, and the balances are two-bedroom units. Generally, senior age-restricted communities do not offer three-bedroom units, but Alta at Regency Crest does offer two of these larger units.

The Columbia submarket includes five senior communities with 470 units or 41 percent of the countywide age-restricted inventory of 1,134 units. The Normandy and Southeast submarkets each have two properties accounting for 28 percent and 12 percent of the of the age-restricted inventory, respectively. The St. John's and Elkridge submarkets each have one senior community.

H. Subsidized Rental Communities

In addition to unrestricted market rate and income-restricted affordable units, the Howard County rental market also offers units with project-based rental assistance (PBRA) or rental subsidies. Several communities offer market or affordable units as well as units with PBRA. As discussed earlier, the impact of a rent subsidy is generally to hold a tenant household's total out-of-pocket expenditures on a rental unit (rent owed to an owner plus utility bills) to approximately 30 percent of the household's gross income. As tenants' out-of-pocket contributions are dependent upon their household incomes, the typical concept of a set monthly rent does not apply to subsidized units.

RPRG identified 17 multifamily rental communities in Howard County where at least some units are supported by PBRA (Table 32). Combined, the Howard County subsidized communities offer 1,134 units, of which 1,018 units or 85 percent are found in the Columbia submarket. The county's stock of PBRA units will be reduced by 44 units in November 2012 when Chatham Gardens opts-out of its existing PBRA contract with HUD. Normandy and St. John's each have two subsidized properties, while the Southeast submarket has one. None of the multifamily rental properties in Elkridge offer units with PBRA.

Ten of the subsidized communities are fully subsidized. The remaining seven communities are mixed-income communities and offer only a limited number of units with PBRA. Most of these communities have rent or income restrictions on the remaining units, but four communities, Chimneys of Cradlerock, Chatham Gardens, and the two Monarch Mills properties are mixed income and offer a mix of market-rate and PBRA units.

Table 31 Age Restricted Non-Subsidized Rental Communities Salient Characteristics**Howard County**

Map ID/Community	Community Data			Availability		One Bedroom Units				Two Bedroom Units			
	Year Built /Rehab	Structure Type	Total Units	Vacant	Vacancy Rate	Units	Effective Rent(1)	SF	Rent/SF	Units	Effective Rent(1)	SF	Rent/SF
Columbia Submarket													
1 Evergreens at Columbia Town Center (SR)	2005	Mid Rise	156	0	0.0%	64	\$1,572	802	\$1.96	92	\$2,052	1,179	\$1.74
39 Monarch Mills - Elderly (SR)(TC)(SU)(LU)	2012	Mid Rise	40	22	55.0%	35	\$813	686	\$1.18	5	\$1,100	881	\$1.25
40 Selborne House of Dorsey Hall (SR)(TC)(SU)	2000	Mid Rise	72	1	1.4%	59	\$885	580	\$1.53	13	\$1,045	817	\$1.28
41 Park View at Columbia (SR)(TC)	1994	Mid Rise	103	0	0.0%	103	\$829	607	\$1.37	--	--	--	--
42 Park View at Snowden River (SR)(TC)	2004	Mid Rise	99	0	0.0%	80	\$685	740	\$0.93	19	\$958	878	\$1.09
Columbia	1994		470				\$957	683	\$1.40		\$1,289	939	\$1.37
Subtotal/Vacancy (1)			470	23	4.9%	341				129			
Subtotal/Stabilized Communities			430	1	0.2%								
% of Total Unit Distribution (2)			470			72.6%				27.4%			
Elkridge Submarket													
10 Parkview at Colonial Landing (SR)(TC)	1996	Mid Rise	100	2	2.0%	98	\$748	643	\$1.16	--	--	--	--
Elkridge	1996		100				\$748	643	\$1.16		--	--	--
Subtotal/Vacancy (1)			100	2	2.0%	98				--			
% of Total Unit Distribution (2)			98			100.0%				--			
Normandy Submarket													
1 Alta at Regency Crest (SR)(LU)(MU)	2011	Mid Rise	150	55	36.7%	54	\$1,413	740	\$1.91	94	\$1,917	1,185	\$1.62
10 Park View at Elliott City (SR)(TC)	1999	Mid Rise	172	3	1.7%	150	\$740	576	\$1.29	22	\$1,008	875	\$1.15
Normandy	2005		322				\$1,077	658	\$1.64		\$1,462	1,030	\$1.42
Subtotal/Vacancy (1)			322	58	18.0%	204				116			
Subtotal/Stabilized Communities			172	3	1.7%								
% of Total Unit Distribution (2)			320			63.8%				36.3%			
Southeast Submarket													
14 Morningside Park (SR)(TC)	1996	Mid Rise	60	24	40.0%	58	\$705	678	\$1.04	22	\$814	984	\$0.83
15 Park View at Emerson (SR)(TC)	2009	Mid Rise	80	0	0.0%	57	\$635	--	--	3	\$715	--	--
Southeast	2003		140				\$670	678	\$0.99		\$764	984	\$0.78
Subtotal/Vacancy (1)			140	24	17.1%	115				25			
% of Total Unit Distribution (2)			140			82.1%				17.9%			
St. John's Submarket													
3 Waverly Gardens (SR)(TC)	2006	Mid Rise	102	1	1.0%	86	\$862	671	\$1.29	16	\$1,037	821	\$1.26
St. John's Submarket	2006		102				\$862	671	\$1.29		\$1,037	821	\$1.26
Subtotal/Vacancy (1)			102	1	1.0%	86				16			
% of Total Unit Distribution (2)			102			84.3%				15.7%			
Rural West Submarket													
No multifamily communities													
Howard County	2004		1,134				\$899	672	\$1.34		\$1,183	952	\$1.24
Subtotal/Vacancy (1)			1,134	108	9.5%	844				286			
Subtotal/Stabilized Communities			944	31	3.3%								
% of Total Unit Distribution (2)			1,130			74.7%				25.3%			

Codes:

(TC) LIHTC or other Rent/Income Restricted Communities (LU) Communities still in initial lease-up

(MU) Includes Howard County Moderate Income Housing Units (MIHU) (SU) Community offers subsidized units -- unsubsidized units are shown on this table

Notes:

(1) Rent is adjusted to include only water/sewer and trash removal utilities, and to account for current rental incentives

(2) Parkview at Colonial Landing offers two studio/efficiency units with an effective rent of \$357 and an average size of 605 sf (\$0.59/sf)

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Table 32 Howard County Subsidized Rental Community Summary

Map ID/Community	Community Data			Availability			Unit Mix			Subsidy
	Year Built/Rehab	Structure Type	Total Units	Vacant	Vacancy Rate	Waiting List Length	Eff or 1 Bed	2 Bed	3+ Bed	Program
Columbia Submarket										
45 Chimneys of Cradlerock (SU)	1979/2000	Garden	40	0	0.0%	2-3 years	17	15	8	PBRA
46 Community Homes (SU)	1973/	Garden/TH	200	0	0.0%	2 years	23	109	68	PBRA
47 Forest Ridge	1972/2009	Garden	108	0	0.0%	2-3 years	18	60	30	PBRA
48 Harper House	1971	High Rise	107	0	0.0%	3.5 - 4 years	56	51	0	PBRA
49 Hickory Ridge Place	1981/2003	Garden	108	0	0.0%	2 years	80	23	5	PBRA
50 Longwood Apartments (SR)	1979	Highrise	100	0	0.0%	3 years	97	3	0	PBRA
51 Monarch Mills (SU)	2011	Garden	32	0	0.0%	Lease Up	0	23	9	PBRA
52 Monarch Mills - Elderly (SR)(SU)	2012	Mid Rise	5	0	0.0%	Lease Up	0	5	0	PBRA
53 Owen Brown Place	1979	Highrise	188	0	0.0%	2+ years	169	19	0	PBRA
54 Selborne House of Dorsey Hall (SR)(SU)	2000	Mid Rise	48	1	2.1%	--	48	0	0	PBRA
55 Shalom Square (SR)	1978	Garden	50	0	0.0%	75 HHs	50	0	0	PBRA
56 Sierra Woods (SU)	1972/2009	Garden/TH	32	0	0.0%	1-5 years	6	15	11	PBRA
Columbia	1985/2004		1,018				564	323	131	
Subtotal/Vacancy (1)			1,018	1	0.1%					
% of Total Unit Distribution (2)			1,018				55.4%	31.7%	12.9%	
Elkridge Submarket										
No subsidized communities										
Normandy Submarket										
11 Ellicott Terrace	1972	Garden	60	4	6.7%	1.5 years	4	56	0	Howard County
12 Orchard Crossing (SU)	1995	Garden	36	0	0.0%	1.5 years	0	0	36	Howard County
13 Tiber Hudson (SR)	2006	Mid Rise	25	2	8.0%	--	25	0	0	Howard County
Normandy	1991/--		121				29	56	36	
Subtotal/Vacancy (1)			121	6	5.0%					
% of Total Unit Distribution (2)			121				24.0%	46.3%	29.8%	
Southeast Submarket										
16 King's Woods	1991	Townhouse	26	0	0.0%	Not Available	0	0	26	Howard County
Southeast	1991/--		26				0	0	26	
Subtotal/Vacancy (1)			26	0	0.0%					
% of Total Unit Distribution (2)			26				0.0%	0.0%	100.0%	
St. John's Submarket										
4 Chatham Gardens (SU)	1977	Garden	44	0	0.0%	--	24	20	0	PBRA
5 Colt Crossing	1989/2007	Townhouse	24	2	8.3%	3-5 years	0	0	24	Howard County
St. John's	1983/2007		68				24	20	24	
Subtotal/Vacancy (1)			68	2	2.9%					
% of Total Unit Distribution (2)			68				35.3%	29.4%	35.3%	
Rural West Submarket										
No subsidized communities										
Howard County	1985/2006		1,233				617	399	217	
Subtotal/Vacancy (1)			1,233	9	0.7%					
% of Total Unit Distribution (2)			1,233				50.0%	32.4%	17.6%	

Codes:

(SR) Age Restricted Senior Communities

(SU) Community offers subsidized and unsubsidized units -- subsidized units are shown on this table

Note: As of November 2012, Chatham Gardens no longer offers units with project-based rental assistance.

Howard County's subsidized communities offer rental assistance through programs such as public housing and Section 8. Several properties are owned, at least in part, by the Howard County Housing Commission. The Commission directly subsidizes the rents at several communities in its portfolio.

The subsidized housing stock in Howard County is quite a bit older than market and affordable communities. Many of the subsidized communities were built in the 1970's, and only a few report recent rehabilitations. Monarch Mills, which replaced an older subsidized rental community Guilford Gardens, began leasing units in 2011 and all units delivered by February 2012. More than half of the subsidized units are efficiency or one-bedroom units, while two bedroom units account for approximately one-third of the units. Three-bedroom or larger units account for 15 percent of the subsidized housing stock. Most of the subsidized communities report full or nearly full occupancy. Waiting list times can be multiple years.

I. Tenant-Based Rent Subsidies

The Housing Choice Voucher (HCV) program offers tenant-based rent subsidies, as opposed to the project-based rent subsidies discussed in the previous section. HCVs are portable, in that the rent subsidy travels with the tenant voucher holder from unit to unit, rather than being permanently applied to a particular unit. As with PBRA, out-of-pocket housing cost contributions under the voucher program are income-based and are typically limited to 30 percent of household income.

The HCV program in Howard County is administered by the Howard County Housing Commission. The Commission currently administers approximately 700 vouchers with a 100 percent utilization rate. The Commission also administers over 400 portable vouchers from other jurisdictions brought by program participants that have relocated to the county. The waiting list for HCV in Howard County includes 5,328 active applicants as of May 2012.

J. Pipeline Multifamily Communities

Multifamily rental projects in the construction or planning stages represent the potential short-range future supply of rental units that, if built, will compete with existing multifamily rental communities in the market. RPRG reviewed a variety of sources to estimate the upcoming supply of new multifamily rental units in the pipeline for Howard County. We interviewed county planning and economic development officials and reviewed data on residential development projects under review by the Howard County Department of Planning and Zoning. We also considered recent allocations of Low-Income Housing Tax Credits by the Maryland Department of Housing and Community Development as well as projects recently receiving funding through HUD's Section 202 program. In-person field observations contributed to the process, as did our firm's past work in the county.

In considering the development pipeline for multifamily units in Howard County, it is important to note how the county's adequate public facilities ordinance (APFO) is guiding residential development in the county. The APFO sets a minimum standard for public facilities that support residential development, such as schools, water and roads. To help public officials plan for the provision of these facilities, the Department of Planning and Zoning issues Housing Unit Allocations based on the availability and capacity of public facilities. General allocations are made by planning area, with special set asides for projects supporting affordable housing, seniors or that are built

sustainably. Special allocations are also reserved for projects in the Route 1 Corridor and Downtown Columbia.

As of July 2012, for projects with scheduled completions in 2015, there were 3,521 allowable allocations, 1,348 requested allocations, 1,348 tentative allocations and 2,173 remaining allocations. Among planning districts, the southeast district which includes Elkridge and the majority of the Route 1 corridor has the most requested allocations for 2015. The special allocation districts along the Route 1 Corridor and Downtown Columbia have significant requested allocations associated with the Route 1 revitalization plan and the proposed residences at the Mall at Columbia.

Through our research, we identified a total of 19 proposed residential projects in Howard County that are planned to offer multifamily units (Table 33, Map 12). We attempted to identify the product type, whether it is planned as rental or for sale, and the anticipated timing for the project. We list certain anticipated for-sale projects if they are part of a larger project that includes rental units or if we believe the conversion to rental is a possibility. We have used the information available to estimate whether a project will deliver in the next three years, in the next three to five years, or beyond five years. In the case that it is unsure whether the project is for sale or rental, we made our best judgment based on available information. Given ongoing economic uncertainty due to the most recent national recession, status, timing, and product type have the ability to change for planned projects.

Multifamily projects are planned and/or under construction in five of the designated submarkets; none are planned for the Rural West.

1. Columbia

The most significant project in the Howard County pipeline, the redevelopment of Downtown Columbia, has gained traction in the last 12 months. The general plan for the project includes 1.25 million square feet of retail, 4.3 million square feet of office, 640 hotel rooms and 5,500 multifamily units. The residential build out is 30 years, and the current estimate is that 60 percent of the units would be rental while 40 percent would be for sale. Phase I will include 380 units of one, two, and three bedroom units, and 14,000 square feet of retail space and is expected to begin delivering units within three years.

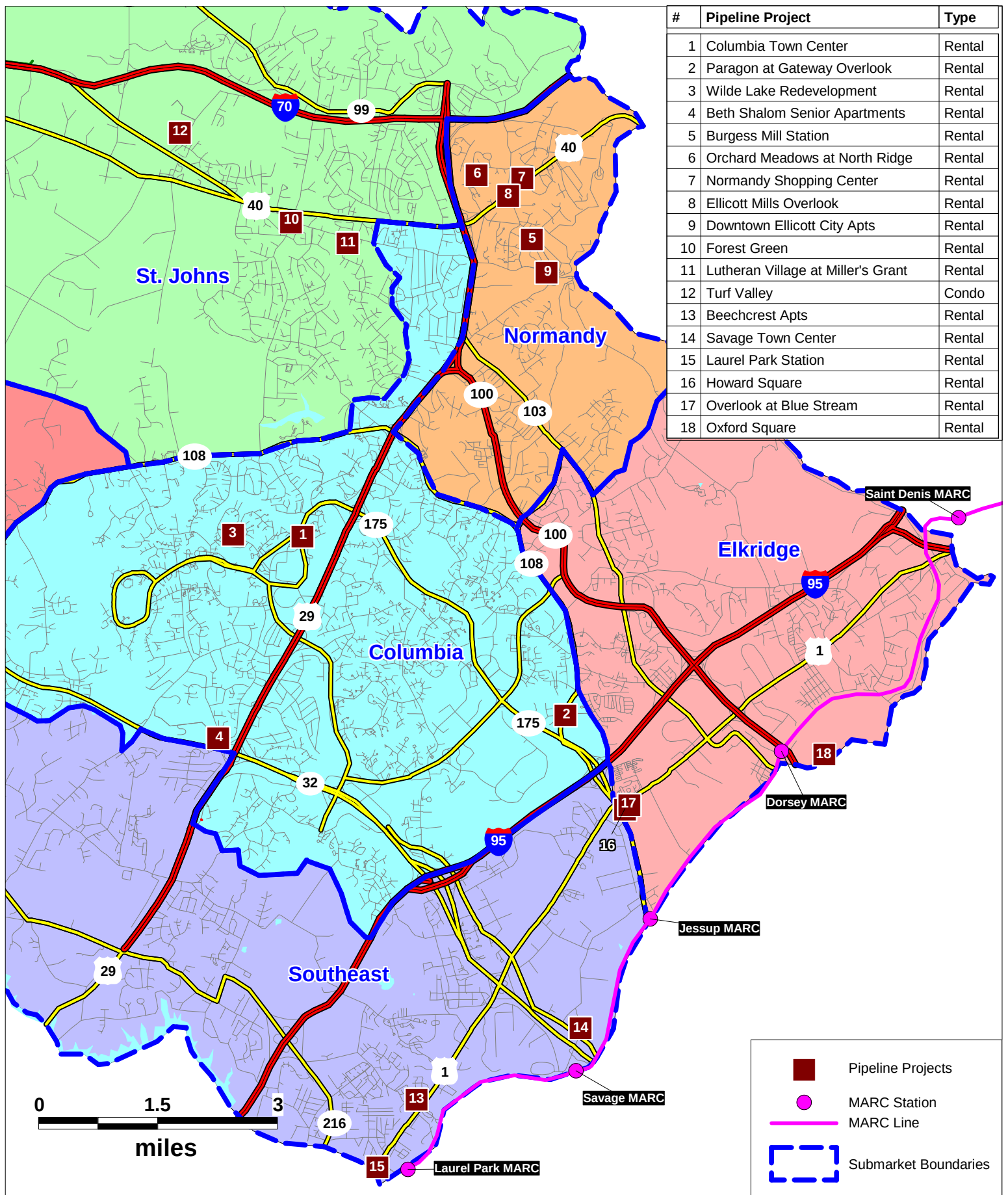
The redevelopment of the Wilde Lake village center is currently in planning stages and is slated to include 220 multifamily units along with significant retail and office space. The project has received appropriate rezoning and is currently in the planning and approval process with the county. These units, along with the proposed 320-unit Paragon at Gateway Overlook, which is currently seeking rezoning, are expected to deliver units in 3-5 years.

Overall, RPRG estimates the Columbia rental pipeline to include 380 short-term units (expected to deliver in the next three years), 560 long-term units (expected to deliver in three to five years), and more than 2,800 units beyond five years (all of the long term units are part of Columbia Town Center).

Table 33 Multifamily Pipeline Communities - Howard County

Project	Project Details			Rental Units By Estimated Service Date			Condo Units by Estimated Service Date		
	Location	Developer/Builder	Status	Within 3 Years	3 to 5 Years	Beyond 5 Years	Within 3 Years	3 to 5 Years	Beyond 5 Years
Columbia									
Columbia Town Center	Little Patuxent Pkwy at Governor Warfield Pkwy	The Howard Hughes Corporation	Plan to redevelop Columbia Town Center aims to begin construction late 2012, delivering 360 rental units in spring 2014. First phase of this far approved 817 units. <i>500 MF units, 300 mixed-income, 300 townhomes.</i>	380		2,920		327	1,873
Paragon at Gateway Overlook	Lark Brown Rd overlooking Route 175	Chesapeake Realty Partners	Developer is seeking rezoning to allow residential development at site. Preliminary development plan for mixed-use project including 320 units was recommended for rezoning by the Howard County Zoning Board in March 2012.		320				
Wilke Lake Redevelopment	Twin Rivers Road between Lynx Lane and Village Green	Kimco Realty	Project has received necessary rezoning and is currently in the approval process for 220 units, 62,875 sq ft of retail space, and 26,700 sq ft of office space.		220				
Beth Shalom Senior Apartments	Harriet Tubman Ln and Freetown Rd., N of Route 32, W of Route 29	Beth Shalom	Planned 20-unit, age-restricted apartments adjacent to Beth Shalom Congregation. Site development plans have been complete since March 2009		20				
Total Pipeline	Columbia			380	560	2,920	0	327	1,873
Normandy									
Burgess Mill Station (Hilltop and Elliott Terrace Redevelopment)	Court House at Elliott Mills	Stavrou / Howard County Housing	Phase I includes demolition of 94-unit Hilltop community, replaced with 198 units. Nearing completion, delivery expected early 2013. Phase II will demolish 60 units at Elliott Terrace and deliver 75 mixed-income apartments.	198	75				
Orchard Meadows at North Ridge	North Ridge Road and Sonia Trail	Orchard Development	Construction is in progress for a 144 elevator-served, luxury apartments expected to be delivered in fall 2012.	144					
Normandy Shopping Center	Route 40 & Normandy Center Drive	Normandy Venture Limited Partnership	Proposed redevelopment of existing shopping center into a mixed-use project with 200 apartments, retail and office. Received rezoning in March 2011.		200				
Elliott Mills Overlook	Route 40 & Rogers Ave	Land Design and Development	Proposed project includes 136 townhouses and 32 age-restricted senior apartments. Sketch plans were approved in March 2012.		32			136	
Downtown Elliott City Apartments	Elliott Mills Drive and Merser St	Howard County Housing	Proposed development would include 76 market rate units in a 4-story building with adjacent parking garage on a current county-owned parking lot. Project is currently in the conceptual stages.			76			
Total Pipeline	Normandy			342	307	76	0	136	0
St. John's									
Forest Green (Forest Venture Mixed Use Development)	S of Route 40 and E of Centennial Lane, S of Enchanted Forest	Waverly Real Estate Group	Mixed-use project that includes 38 luxury lofts and 50,000 square feet of retail space. Currently under construction, units expected summer 2013.	38					
Lutheran Village at Miller's Grant	S of Frederick Rd, N and E of Gray Rock Drive	Lutheran Village at Miller's Grant	Planned age-restricted community to include 219 apartments, 36 townhomes, and 60 assisted living units. Site development plans in progress.		219			36	
Oakmont at Turf Valley	NE quadrant Marriottsville Rd & Resort Rd	Oakmont Condominium LLC	Part of planned golf community, site plans signed Sept. 2008 for 192 apartments. Moving forward, but depends on market conditions.					192	
Vantage Condominiums at Turf Valley	N & S of Resort Rd, E of Golf Island Rd	Mangione Family Enterprises	Part of planned golf community. Site development plans for 48 apartments technically complete. Moving forward, but dependent on market conditions.					48	
Total Pipeline	St. John's			38	219	0	0	192	0
Southeast									
Beechcrest Apartments	Alma Ave & Ruth Ave, W of Route 1 and N of Whiskey Bottom Rd	Beechcrest Development, LLC	51 apts and 13 miu apts. Site development plan signed 7.24.11. Allocations are currently limited. Delayed.	64					
Savage Town Center	MD 32 and Dorsey Run Rd	Petrie Ross/Ventures	Mixed Use, Transit Oriented Development at Savage MARC Station, all approvals in place for 416 MF rental units. Project is delayed and has not secured financing.		200	216			
Laurel Park Station	US Route 1 at Laurel Racetrack Rd	Magna Entertainment	Sketch plans for mixed use project with 850 MF units and 150 MF miu units signed in August 2010. 4 year build-out.			500			500
Total Pipeline	Southeast			64	200	716	0	0	500
Elkridge									
Howard Square	US Route 1 at MD 175	ATAPCO	Construction is expected to begin in August 2012 on 299 multi-family units including 142 1BR and 157 2BR. At full build-out, the development will have 600 apartments and 409 townhomes.	299		301			409
Overlook at Blue Stream	Blue Stream Drive (Route 175 at US Route 1)	Blue Stream LLC	Phase I (Grosvenor House) will be 226 apartments and 28 townhomes. Part of larger project with 1,345 for sale SFA and MF units.	254	100			130	260
Oxford Square	Route 100 & Coca Cola Drive, Hanover	Preston Partners	Proposed mixed-use development of residential, office and retail. 1,776 residential units over 6 phases. Approximately 150 units per phase. Sketch plans approved June 2011.	150		1,626			0
Total Pipeline	Elkridge			703	100	1,927	0	130	669
Total Pipeline	Howard County			1,527	1,386	5,639	0	785	2,912

Source: Compiled by Real Property Research Group in November 2010 from various sources, including interviews with public planning representatives, official public sector websites, developers' websites, journal articles, site visit observations, and past RPRG work.



Map 12
Pipeline Projects
Howard County, Maryland

2. Normandy

There are five pipeline projects in this submarket. Two of the projects are short-term, with expected delivery within three years. Burgess Mill Station is the former site of the Hilltop Apartments, replacing 94 county-owned units with 198 units in downtown Ellicott City. The project is currently under construction and is expected to begin delivering units in late 2012 or early 2013. Phase II of Burgess Mill Station includes the demolition of the adjacent 60-unit Ellicott Terrace apartments and development of a 75-unit mixed income community. The other short-term pipeline development is Orchard Meadows at North Ridge which is currently under construction and expects to deliver 144 elevator-served market rate units in fall 2012.

Normandy Venture Limited Partnership received a rezoning in March 2011 to redevelop the Normandy Shopping Center into a mixed-use project of office, retail, and 200 apartments. Currently still in planning phases, we expected this project to come into service in 3-5 years. Sketch plans for Ellicott Mills Overlook were approved in May 2012 for 32 age-restricted senior apartments and 136 townhouses.

3. St. John's

Multifamily rental development in St. John's includes two projects. Forest Green is a mixed-use development south of Route 40 that includes 38 loft units and 50,000 square feet of retail space. The project is currently under construction and anticipates delivering units in summer 2013. Lutheran Village at Miller's Glen is a planned community of age-restricted units that include 219 apartments, 36 townhouses, and 70 assisted living units. Site development plans are currently in progress.

Additional multifamily development in St. John's involves for sale product. A number of projects are in various planning stages at Turf Valley. These include Oakmont at Turf Valley and the Vantage Condominiums. Overall, RPRG estimates that the St. John's submarket pipeline includes 38 short-term rental units and 219 long-term rental units.

4. Southeast

Of the three pipeline projects in Southeast, one is a small project that is not yet under construction, and two are larger projects that have been delayed. Beechcrest Apartments is a planned project of 64 units with an approved site plan, but delayed due to APFO allocation limitations. RPRG estimates that these units will be delivered within three years. Savage Town Center is a mixed-use development adjacent to the Savage MARC train station. A residential component of 416 rental units is approved, but the project does not have financing. Laurel Park Station is also a mixed-use, transit-oriented development to be located adjacent to the Laurel Park MARC station. Sketch plans have been approved that include 1,000 multifamily units (500 rental) that would deliver over four years.

5. Elkridge

RPRG identified three projects with planned multifamily rental units in the Elkridge submarket. Each of the projects are large scale mixed-use developments. The largest project, Oxford Square is projecting to include 1,776 attached and multifamily units at full build out. Oxford Square was originally planned to include 954 units. The developer of the project recently announced intentions to seek a rezoning to increase allowable density and add 822 units to the master plan. The first phase of 150 units is expected to break ground in late 2012 and are the only units expected to be

delivered within the next three years. Phase One of Overlook at Blue Stream (Grosvenor House), planned for 254 rental units, is seeking to secure financing. Phase Two will include 100 additional rental units. Howard Square, formerly known as Elkridge Village Center, had original plans for 459 attached units and 608 multifamily units. Construction is expected to commence in August 2012 on 299 multifamily rental units. Additional rental and for sale units will be part of future phasing. Overall, RPRG estimates that the Elkridge submarket pipeline includes 703 short-term rental units, 100 long-term rental units, and 1,927 units to come into service in more than five years.

K. Scattered Site Rental Housing

In addition to units in multifamily communities, many renter households in Howard County live in scattered units owned by individuals. These units include individual single-family detached dwellings, townhouses, condominiums or units in small apartment buildings (generally less than six units). To analyze the rental stock of these scattered site units, Real Property Research Group, Inc. conducted a survey targeting all scattered-site rental units licensed within Howard County.

1. Methodology

Based on records of the Howard County Department of Inspections, Licensing and Permits, a listing was created of licensed scattered-site rental units in Howard County. Units located in multifamily communities covered in our multifamily survey, county-owned scattered site units, units at assisted living facilities and transient housing units were omitted from the survey sample. Unit addresses were matched with property records in 2009 MDPropertyView for Howard County. MDPropertyView is a geocoded database of property records compiled by the Maryland Department of Planning. This analysis linked known scattered-site rental units with property tax assessment data.

The Howard County licensing database presented RPRG with 4,002 owners or agents representing 6,258 licensed scattered site rental units. Units include condominium apartments, single family attached townhouses and duplexes, single family detached houses, and a limited number of mobile homes. The inventory of scattered site rental units increased by 344 units, or 5.8 percent since the previous survey was conducted in 2010.

RPRG attempted to contact licensees or agents through three different methods. An email message with a link to a web-based survey was first sent to the 1,388 agents with an email address attached to their license record. Approximately 2 weeks later, a post-card referencing the web-based survey was then sent via US mail to all agents except those who responded through the initial email request. Finally, a full, paper-based survey form with postage-paid return envelope was mailed to agents who did not respond to the first two contact attempts. A copy of the survey instrument sent to agents representing scattered site rentals is attached as Appendix 2.

To equalize rents as reported by agents, the survey requested information on utilities, including which are tenant-paid or owner-paid and the energy source used to heat the unit. Using the current Howard County utility allowances approved by HUD, RPRG adjusted the rents reported by agents to reflect net rent, or rent net of all utilities other than water/sewer and trash. Any reference to rent in the following analyses refers to this adjusted net rent.

2. Scattered Site Survey Responses

RPRG received responses for 1,715 scattered site units in Howard County. Of these, 1,421 contained valid rental data to be included in analysis of the survey. Responses were not included in situations where the agent did not disclose a rental amount (31 units) or when agents disclosed other circumstances such as sale of the unit (43 units); that the unit was vacant (69 units); or the agent no longer used the unit as a rental property (84 units). Sixty-four unit responses were not included because RPRG identified these units as recipients of subsidized rents through the Howard County Voucher program. Finally, three units were reported as single room rentals and were not included because of the housing type's small sample size.

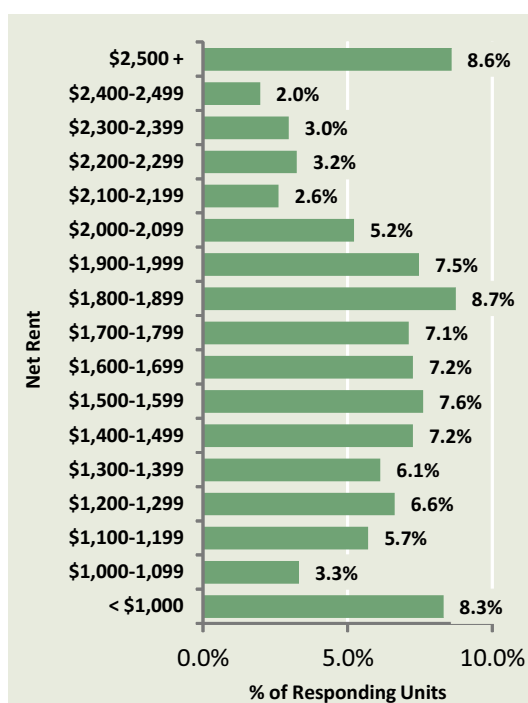
Howard County Scattered Site Rental Units	
Total Units	6,258
Total Unit Responses	1,715
% Units Responding	27.4%
Did not disclose Rent	31
Units Reported Sold	43
Units Reported Vacant	69
No Longer Rental Unit	84
Howard County Voucher Unit	64
Single Room Rental	3
Unit Responses with Valid Data	1,421
% Units Respond with Valid Data	22.7%

3. Scattered Site Rental Stock Characteristics

The median rent of 1,421 scattered-site units in Howard County for which rents were reported was \$1,665 (Table 34). Of the reported scattered units, 25 percent had rents of \$2,000 or more, with the most expensive unit renting for \$5,500. Approximately 38 percent of all units command rents between \$1,500 and \$1,999. Twenty-nine percent of units have rents ranging from \$1,000 to \$1,499, and eight percent of units rent for less than \$1,000. The median scattered-site rent of \$1,665 represents an increase of \$170 or 11.4 percent from 2010, when the reported median scattered unit rent was \$1,495.

Table 34 Scattered Site Rental Units Distribution of Adjusted Net Rent

Net Rent Range		Units	% Units
less than	\$999	118	8.3%
\$1,000	\$1,099	47	3.3%
\$1,100	\$1,199	81	5.7%
\$1,200	\$1,299	94	6.6%
\$1,300	\$1,399	87	6.1%
\$1,400	\$1,499	103	7.2%
\$1,500	\$1,599	108	7.6%
\$1,600	\$1,699	103	7.2%
\$1,700	\$1,799	101	7.1%
\$1,800	\$1,899	124	8.7%
\$1,900	\$1,999	106	7.5%
\$2,000	\$2,099	74	5.2%
\$2,100	\$2,199	37	2.6%
\$2,200	\$2,299	46	3.2%
\$2,300	\$2,399	42	3.0%
\$2,400	\$2,499	28	2.0%
\$2,500	over	122	8.6%
Total		1,421	100.0%
Median Rent		\$1,665	
Average Rent		\$1,709	



Source: RPRG, Howard County Scattered Site Rental Survey, April 2012

Table 35 shows the average rent by structure type for the responding scattered site units. The table excludes efficiencies, roomers, and units that do not have bedroom type information. The average rent among this sample of 1,397 licensed scattered site rental units in Howard County is \$1,709 for an average unit size of 1,528 square feet, or an average rent per square foot of \$1.12. Single-family detached units have the highest average rent of \$2,130 and the largest average size of 1,936 square feet. Townhouse units follow in rent and size with an average rent of \$1,736 and an average size of 1,501 square feet. Apartments are the most affordable option and offer the smallest units, with an average rent of \$1,296 and an average size of 1,208 square feet.

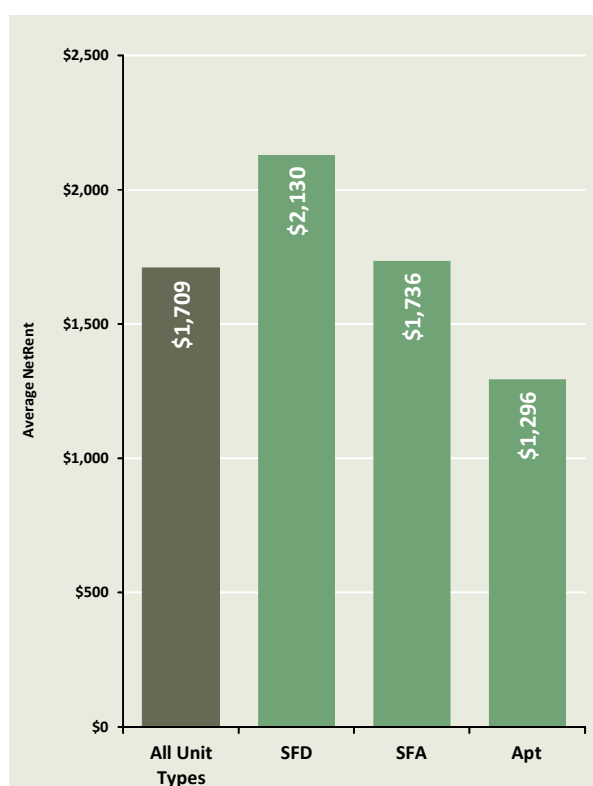
While average rents among Howard County's scattered site units decreased slightly between RPRG's 2009 and 2010 surveys, average rents have since increased from 2010 to 2012 (Table 36). The average rent of \$1,709, based on the April 2012 survey, represented a 7.7 percent annualized increase from the average rent of \$1,523 found during the September 2010 survey. The increase can be primarily attributed to the nine percent average increase in rent among single family attached/townhouse structures, the most common scattered site structure type. Furthermore, the average rent on single-family detached rentals increased by 11 percent. Despite these sizable increases among larger unit types, the average rent of a scattered site apartment units increased by only 1.3 percent annually since the 2010 survey.

Table 35 Average Rent by Structure Type, Scattered Site Rental units

# of Bedrooms	# of Units	% of Units	Average Effect Rent	Average SqFt	Eff Rent/ SqFt
Apartments					
Eff	3	0.7%	\$939	--	--
1	76	18.5%	\$932	1,216	\$0.77
2	253	61.6%	\$1,314	1,143	\$1.15
3	75	18.2%	\$1,577	1,347	\$1.17
4+	4	1.0%	\$2,505	2,526	\$0.99
Total	411	100.0%	\$1,296	1,208	\$1.07
Single Family Attached/Townhouse					
Eff	2	0.3%	\$793	--	--
1	14	2.2%	\$1,117	2,157	\$0.52
2	86	13.7%	\$1,452	1,274	\$1.14
3	459	73.3%	\$1,773	1,501	\$1.18
4+	65	10.4%	\$2,055	1,730	\$1.19
Total	626	100.0%	\$1,736	1,501	\$1.16
Single Family Detached					
Eff	--	--	--	--	--
1	6	1.7%	\$969	1,274	\$0.76
2	39	10.9%	\$1,412	1,575	\$0.90
3	129	36.0%	\$1,850	1,511	\$1.22
4+	184	51.4%	\$2,509	2,296	\$1.09
Total	358	100.0%	\$2,130	1,936	\$1.10
All Scattered Units					
Eff	5	0.4%	\$880	--	--
1	96	6.9%	\$962	1,334	\$0.72
2	378	27.1%	\$1,355	1,211	\$1.12
3	665	47.6%	\$1,763	1,485	\$1.19
4+	253	18.1%	\$2,392	2,153	\$1.11
Total*	1,397	100.0%	\$1,709	1,528	\$1.12

*Includes 2 mobile home units; 24 units with an unknown number of bedrooms are not included in this table

Source: RPRG, Howard County Scattered Site Rental Survey, April 2012

**Table 36 Scattered Site Rentals Rent Trends by Structure Type**

	Jun-05	Nov-06	Feb-08	Mar-09	Sep-10	Apr-12	Annual %Change	
							2009-2010	2010-2012
Apartments	\$900	\$1,006	\$1,181	\$1,236	\$1,267	\$1,296	1.7%	1.4%
SFA/Townhouses	\$1,392	\$1,438	\$1,524	\$1,590	\$1,519	\$1,736	-3.0%	9.0%
Single Family Detached	\$1,563	\$1,710	\$1,798	\$1,810	\$1,815	\$2,130	0.2%	11.0%
Total	\$1,315	\$1,384	\$1,529	\$1,564	\$1,523	\$1,709	-1.8%	7.7%

Source: RPRG, Howard County Scattered Site Rental Survey, April 2012

Map 13 presents the geographic distribution of the scattered site units by structure type in Columbia. Map 14 presents the geographic distribution of the scattered site units by structure type in the balance of Howard County. These only show the units that responded to the 2012 survey. Within Columbia, apartments are most concentrated in Town Center. Townhouses and single-family detached homes are scattered throughout Columbia. Within the balance of Howard County, apartments and single-family detached homes are scattered through the five submarkets. Townhouses are concentrated in Normandy, Elkridge and Southeast.

Map 15 illustrates the average rent by census tract for scattered site rental units in Howard County. Fifty-six percent of valid responses came from units in the Columbia submarket.

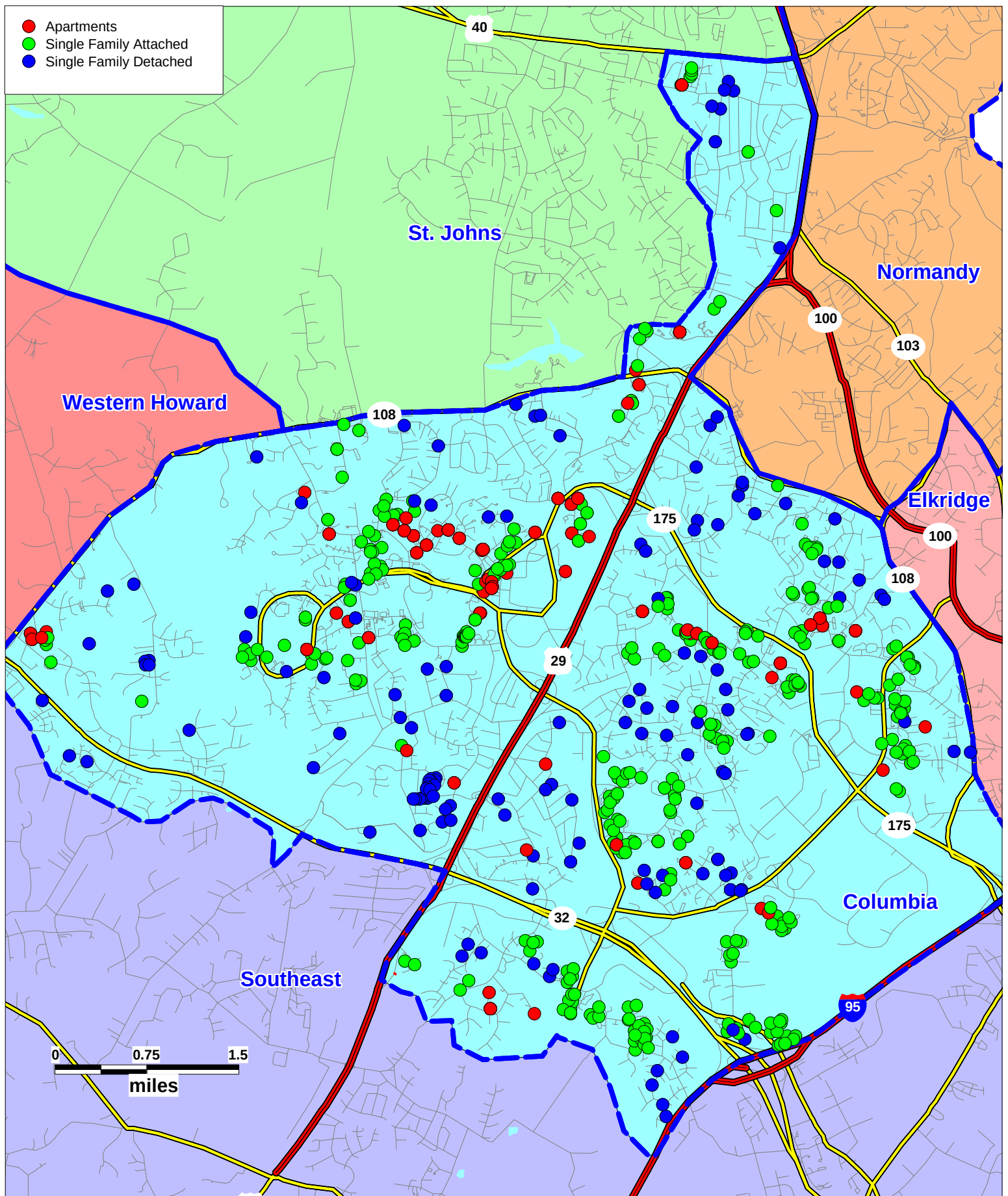
With such a large proportion of scattered site units located in Columbia, RPRG conducted a more focused analysis on the Columbia submarket and its villages. Among all unit types, the average

scattered-site unit rent in Columbia was \$1,667 for an average size of 1,440 square feet. The average rent per square foot in Columbia was \$1.16 (Table 37). Within Columbia, River Hill and Harpers Choice were the most expensive villages based on average rent. Throughout Columbia, River Hill had the highest average rents at an average \$2,476. Harpers Choice follows with the next highest average rent of \$1,974. Town Center and Oakland Mills are the most affordable neighborhoods in Columbia. Town Center has an average rent of \$1,465 while Oakland Mills has an average rent of \$1,450. The largest average unit sizes in Columbia are in River Hill with an average unit size of 2,139 square feet.

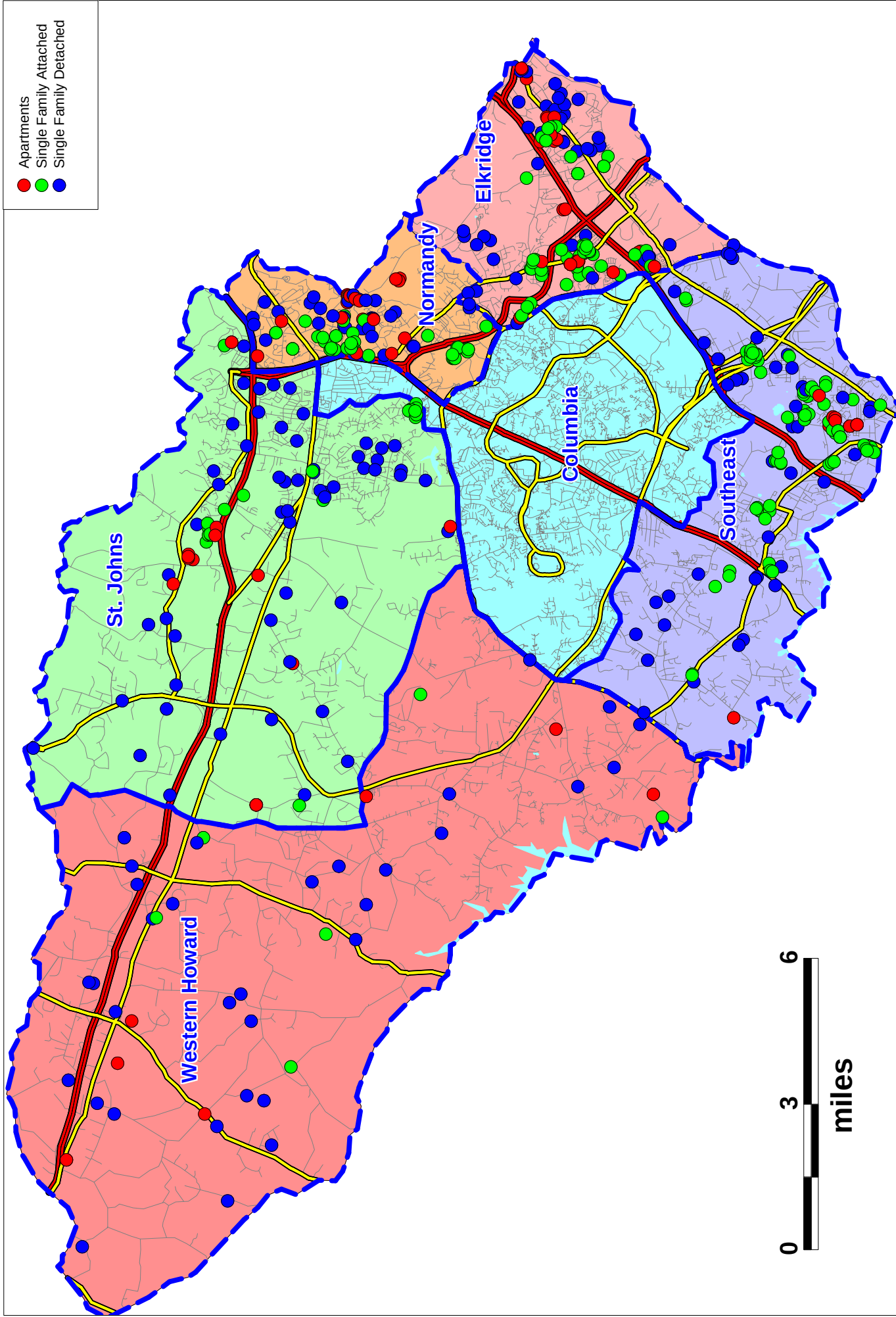
In neighborhoods outside Columbia, the average rent for scattered-site units was \$1,751 for an average 1,635 square feet (Table 38). The average rent per square foot was \$1.07. The scattered site units outside of Columbia have a per square foot price advantage of nine percent over the scattered site units in neighborhoods within Columbia. The most affordable area outside of Columbia is ElkrIDGE, with an average monthly rent of \$1,637. The largest scattered-site units are located in the Rural West, where the average unit is 2,573 square feet. Most of those units are single-family detached homes.

Over the thirteen rental surveys conducted for Howard County Housing between 1996 and 2012, average rents at scattered site rental units in Columbia have followed a similar trend as average rents at scattered site rental units elsewhere in Howard County. Most of the time, average rents for Columbia units are higher than the average rents for units outside of Columbia. However, the current survey shows that disparity in rents between the two geographies does fluctuate from time to time. In 2012, average rent for a scattered site unit outside of Columbia is \$84 higher, or five percent greater than average rent within Columbia, while in 2010, average rent in Columbia was \$69 higher or 4.7 percent greater than rent for units outside of Columbia (Figure 11).

Table 39 presents a summary of the results from the scattered site rental survey for each submarket as well as the entire county. In addition to information on unit type, unit size, and



Map 13
Location of Scattered Site Rentals
Columbia Submarket
Howard County, Maryland

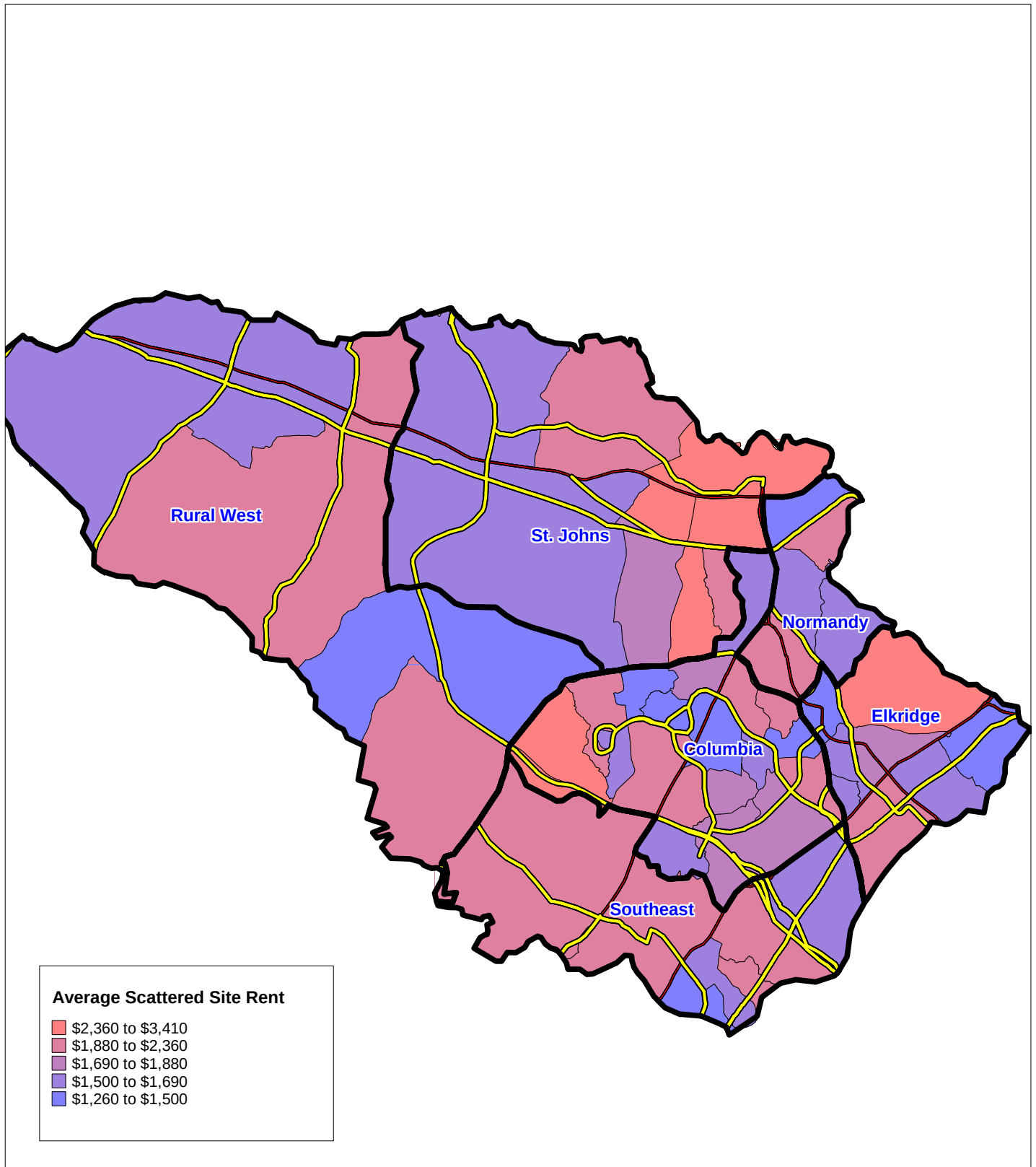


Map 14
Location of Scattered Site Rentals
Non-Columbia Submarkets
Howard County, Maryland

Table 37 Scattered Site Rental Units by Market Area – Columbia Submarket

# of Bedrooms	# of Units	% of Units	Average Effect Rent	Average SqFt	Eff Rent/ SqFt
All Columbia					
APT	278	32.4%	\$1,285	1,154	\$1.11
SFA	418	48.8%	\$1,723	1,475	\$1.17
SFD	161	18.8%	\$2,183	1,828	\$1.19
Total	857	100%	\$1,667	1,440	\$1.16
Crossroads					
APT	6	8.7%	\$1,829	1,731	\$1.06
SFA	58	84.1%	\$1,809	1,488	\$1.22
SFD	5	7.2%	\$2,285	1,818	\$1.26
Total	69	100%	\$1,846	1,534	\$1.20
Dorsey Search					
APT	19	37.3%	\$1,313	1,040	\$1.26
SFA	23	45.1%	\$1,705	1,353	\$1.26
SFD	9	17.6%	\$2,017	2,109	\$0.96
Total	51	100%	\$1,614	1,339	\$1.21
Harper's Choice					
APT	4	16.0%	\$1,168	1,046	\$1.12
SFA	14	56.0%	\$2,016	1,623	\$1.24
SFD	7	28.0%	\$2,350	2,092	\$1.12
Total	25	100%	\$1,974	1,662	\$1.19
Hickory Ridge					
APT	28	26.2%	\$1,382	1,048	\$1.32
SFA	39	36.4%	\$1,770	1,660	\$1.07
SFD	40	37.4%	\$2,182	1,876	\$1.16
Total	107	100%	\$1,823	1,585	\$1.15
King's Contrivance					
APT	21	23.3%	\$1,236	1,494	\$0.83
SFA	47	52.2%	\$1,751	1,466	\$1.19
SFD	22	24.4%	\$2,100	1,700	\$1.23
Total	90	100%	\$1,716	1,532	\$1.12
Long Reach					
APT	23	33.8%	\$1,025	924	\$1.11
SFA	36	52.9%	\$1,696	1,364	\$1.24
SFD	9	13.2%	\$2,269	1,744	\$1.30
Total	68	100%	\$1,545	1,266	\$1.22
Oakland Mills					
APT	16	25.8%	\$936	988	\$0.95
SFA	26	41.9%	\$1,381	1,308	\$1.06
SFD	20	32.3%	\$1,951	1,471	\$1.33
Total	62	100%	\$1,450	1,296	\$1.12
Owen Brown					
APT	25	21.9%	\$1,163	995	\$1.17
SFA	67	58.8%	\$1,690	1,389	\$1.22
SFD	22	19.3%	\$2,166	1,591	\$1.36
Total	114	100%	\$1,666	1,354	\$1.23
River Hill					
APT	12	42.9%	\$2,015	1,452	\$1.39
SFA	5	17.9%	\$2,071	2,423	\$0.85
SFD	11	39.3%	\$3,162	2,759	\$1.15
Total	28	100%	\$2,476	2,139	\$1.16
Town Center					
APT	82	72.6%	\$1,295	1,159	\$1.12
SFA	28	24.8%	\$1,943	1,664	\$1.17
SFD	3	2.7%	\$1,651	2,041	\$0.81
Total	113	100%	\$1,465	1,313	\$1.12
Wilde Lake					
APT	27	39.7%	\$1,332	1,241	\$1.07
SFA	34	50.0%	\$1,564	1,444	\$1.08
SFD	7	10.3%	\$2,126	2,096	\$1.01
Total	68	100%	\$1,529	1,431	\$1.07

Source: RPRG, Howard County Scattered Site Rental Survey, April 2012



Map 15
Average Scattered Site Rent by 2010 Census Tract
Howard County, MD

Table 38 Scattered Site Rental Units by Market Area – Balance of Howard County

# of Bedrooms	# of Units	% of Units	Average Effect Rent	Average SqFt	Eff Rent/ SqFt
Balance of Howard County					
APT	151	24.1%	\$1,307	1,305	\$1.00
SFA	261	41.7%	\$1,747	1,525	\$1.15
SFD	212	33.9%	\$2,079	2,010	\$1.03
Total*	626	100%	\$1,751	1,635	\$1.07
Elkridge					
APT	83	39.0%	\$1,382	1,130	\$1.22
SFA	82	38.5%	\$1,725	1,392	\$1.24
SFD	47	22.1%	\$1,946	1,798	\$1.08
Total	213	100%	\$1,637	1,370	\$1.19
Southeast					
APT	20	12.9%	\$1,374	1,077	\$1.28
SFA	94	60.6%	\$1,719	1,425	\$1.21
SFD	41	26.5%	\$1,992	1,814	\$1.10
Total	155	100%	\$1,747	1,483	\$1.18
Normandy					
APT	25	22.3%	\$1,189	1,778	\$0.67
SFA	54	48.2%	\$1,771	1,706	\$1.04
SFD	33	29.5%	\$1,911	1,854	\$1.03
Total	112	100%	\$1,682	1,761	\$0.96
St Johns					
APT	15	15.2%	\$1,236	1,815	\$0.68
SFA	25	25.3%	\$2,018	1,717	\$1.18
SFD	58	58.6%	\$2,328	2,152	\$1.08
Total	99	100%	\$2,070	1,997	\$1.04
Rural West					
APT	8	17.0%	\$857	2,970	\$0.29
SFA	6	12.8%	\$1,135	2,672	\$0.42
SFD	33	70.2%	\$2,104	2,509	\$0.84
Total	47	100%	\$1,768	2,573	\$0.69

*Includes 2 mobile home units

Source: RPRG, Howard County Scattered Site Rental Survey, April 2012

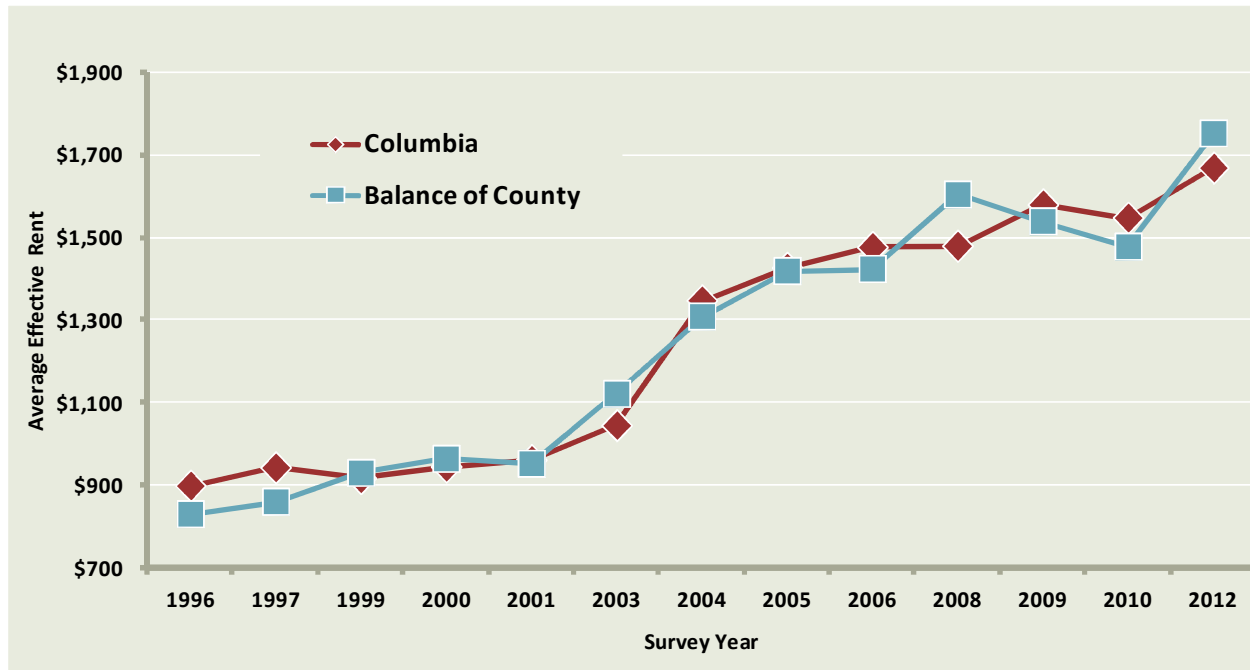


Table 39 Scattered Site Rental Survey Summary

Scattered Site Rental Statistics																			
Total Unit Responses																			
Columbia		Elkridge		Southeast		Normandy		St Johns		Rural West		Howard County							
#	%	#	%	#	%	#	%	#	%	#	%	#	%						
263	33.1%	83	39.0%	20	12.9%	25	22.3%	15	15.2%	8	17.0%	414	29.1%						
0	0.0%	1	0.5%	0	0.0%	0	0.0%	1	1.0%	0	0.0%	2	0.1%						
377	47.4%	82	38.5%	94	60.6%	54	48.2%	25	25.3%	6	12.8%	638	44.9%						
155	19.5%	47	22.1%	41	26.5%	33	29.5%	58	58.6%	33	70.2%	367	25.8%						
Unit Size (Number of Bedrooms)																			
#	%	#	%	#	%	#	%	#	%	#	%	#	%						
3	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	4.3%	5	0.4%						
63	7.9%	5	2.3%	6	3.9%	12	10.7%	6	6.1%	4	8.5%	96	6.8%						
216	27.2%	74	34.7%	34	21.9%	27	24.1%	20	20.2%	7	14.9%	378	26.6%						
362	45.5%	115	54.0%	88	56.8%	55	49.1%	30	30.3%	15	31.9%	665	46.8%						
139	17.5%	18	8.5%	25	16.1%	16	14.3%	37	37.4%	18	38.3%	253	17.8%						
12	1.5%	1	0.5%	2	1.3%	2	1.8%	6	6.1%	1	2.1%	24	1.7%						
Smoking Policy - Units Responding																			
#	%	#	%	#	%	#	%	#	%	#	%	#	%						
678	85.3%	183	85.9%	137	88.4%	75	67.0%	68	68.7%	44	93.6%	1,185	83.4%						
103	15.2%	30	16.4%	24	17.5%	13	17.3%	11	16.2%	8	18.2%	189	15.9%						
575	84.8%	153	83.6%	113	82.5%	62	82.7%	57	83.8%	36	81.8%	996	84.1%						
Accessibility Features - Units Responding																			
#	%	#	%	#	%	#	%	#	%	#	%	#	%						
548	68.9%	142	66.7%	118	76.1%	69	61.6%	53	53.5%	35	74.5%	965	67.9%						
247	45.1%	70	49.3%	48	40.7%	25	36.2%	14	26.4%	9	25.7%	413	42.8%						
151	27.6%	35	24.6%	37	31.4%	16	23.2%	16	30.2%	5	14.3%	260	26.9%						
106	19.3%	29	20.4%	23	19.5%	11	15.9%	7	13.2%	11	31.4%	187	19.4%						
44	8.0%	8	5.6%	10	8.5%	17	24.6%	16	30.2%	10	28.6%	105	10.9%						
Effective Rent by Unit Type																			
Apartment/Multifamily Units																			
# of Responses / % of Stock		# of Responses / % of Stock		# of Responses / % of Stock		# of Responses / % of Stock		# of Responses / % of Stock		# of Responses / % of Stock		# of Responses / % of Stock							
Average Effective Rent / Square Footage	\$1,290	1,157	\$1,382	1,130	\$1,374	1,077	\$1,189	1,778	\$1,236	1,815	\$1,087	2,970	\$1,296						
Average Effective Rent / SqFoot	\$1.11		\$1.22		\$1.28		\$0.67		\$0.68		\$0.29		\$1.07						
Single Family Attached/Townhouse Units																			
# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock							
Average Effective Rent / Square Footage	\$1,729	1,484	\$1,725	1,392	\$1,719	1,425	\$1,771	1,706	\$2,018	1,717	\$1,135	2,672	\$1,736						
Average Effective Rent / SqFoot	\$1.16		\$1.24		\$1.21		\$1.04		\$1.18		\$0.42		\$1.16						
Single Family Detached Units																			
# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock							
Average Effective Rent / Square Footage	\$2,201	1,846	\$1,946	1,798	\$1,992	1,814	\$1,911	1,854	\$2,328	2,152	\$2,104	2,509	\$2,130						
Average Effective Rent / SqFoot	\$1.19		\$1.08		\$1.10		\$1.03		\$1.08		\$0.84		\$1.10						
Effective Rent by Bedroom Count																			
One Bedroom Units																			
# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock							
Average Effective Rent / Square Footage	\$971	1,054	\$841	1,010	\$1,126	1,804	\$1,006	2,159	\$1,018	2,148	\$507	2,842	\$962						
Average Effective Rent / SqFoot	\$0.92		\$0.83		\$0.62		\$0.47		\$0.47		\$0.18		\$0.72						
Two Bedroom Units																			
# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock							
Average Effective Rent / Square Footage	\$1,362	1,205	\$1,377	1,067	\$1,328	983	\$1,299	1,704	\$1,478	1,661	\$934	2,113	\$1,355						
Average Effective Rent / SqFoot	\$1.13		\$1.29		\$1.35		\$0.76		\$0.89		\$0.44		\$1.12						
Three Bedroom Units																			
# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock							
Average Effective Rent / Square Footage	\$1,753	1,455	\$1,694	1,410	\$1,793	1,469	\$1,760	1,568	\$2,120	1,804	\$1,671	2,055	\$1,763						
Average Effective Rent / SqFoot	\$1.20		\$1.20		\$1.22		\$1.12		\$1.18		\$0.81		\$1.19						
Four+ Bedroom Units																			
# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock		# of Units / % of Stock							
Average Effective Rent / Square Footage	\$2,286	1,956	\$2,568	2,474	\$2,265	2,109	\$2,563	2,297	\$2,668	2,345	\$2,499	3,018	\$2,392						
Average Effective Rent / SqFoot	\$1.17		\$1.04		\$1.07		\$1.12		\$1.14		\$0.83		\$1.11						
Overall Average Effective Rent																			
Average Effective Rent / Square Footage	\$1,676	1,449	\$1,637	1,370	\$1,747	1,483	\$1,682	1,761	\$2,070	1,997	\$1,768	2,573	\$1,709						
Average Effective Rent / SqFoot	\$1.16		\$1.19		\$1.18		\$0.96		\$1.04		\$0.69		\$1.12						
Rent Increases from Recurring Survey Respondents																			
Number of Recurring Respondents (2010 to 2012 Surveys)	286		80		65		51		30		15		527						
Average Rent Increase (2010 to 2012 Surveys)	22.4%		9.9%		23.6%		28.0%		48.2%		51.4%		22.2%						

Source: Scattered Site Rental Survey, Real Property Research Group, Inc. March - May 2012

Note: (1) Effective rent is contract rent net of utilities (other than water, sewer and trash removal) that are included in rent. An allowance for water, sewer, trash is added to the contract rent for units where tenant is responsible for all utilities.

Figure 11 Average Scattered Rent - Columbia and Balance of County; 1997 to 2012

effective rents, the summary provides information on smoking policy and availability of accessible features in each neighborhood. Survey participants were asked if smoking was permitted or not permitted in the rental unit. Eighty-four percent of units that offered a response to the question reported that smoking was not permitted in the unit. Between 82 and 85 percent of the responding units are reportedly smoke-free in each of the submarkets.

The 2012 survey additionally asked owners/agents about the presence of accessible features in scattered site units that might help address the needs of disabled tenants. RPRG asked respondents to report if any of the following accessible features were present in each unit: a first floor bedroom; 36-inch doorways; grab bars in the bathroom; a walk-in shower stall; and/or wheelchair access to the unit. Among the 965 units that provided a response to the presence of accessible features, 57 percent of the units reportedly have at least one accessible feature. Eleven percent of the units had three or more accessible features. Forty-three percent of units reported no accessible features present.

RPRG expanded the method of contacting owners and agents with the intent of increasing the survey's sample size and accuracy. In addition to the increase in participation experienced in the 2012 survey, RPRG received recurring responses for 527 units (36 percent of total unit responses) that had previously participated in the 2010 survey. The Normandy submarket had the highest recurring response rate where nearly 46 percent of 2012 responses were also part of the 2010 survey. The average rent increase among recurring units is 22 percent across Howard County. Average rent increases among the submarkets range from 10 percent to 51 percent. It is important to note that the 51 percent average increase in rent in the Rural West is only based upon 15 recurring responses. The Columbia submarket had the most recurring responses (286), posting an average rent increase of 22 percent among repeat units.

L. Housing Market in Impacted Areas

In 2011, Mullin & Lonergan Associates (M&L) completed an Analysis of Impediments (AI) to Fair Housing for Choice for the Greater Baltimore region and each of the five larger counties in the region, including Howard County. The AI report is required of local entitlement jurisdictions by the Department of Housing and Urban Development (HUD) to affirmatively further fair housing in their jurisdiction. The AI includes a review of any impediments, public or private, that restrict housing choices or the availability of housing choices as a result of race, color, religion, sex, disability, familial status or national origin.

As part of the analysis, M&L identified areas within Howard County with high concentrations of racial and/or ethnic minorities and areas with high concentrations of low and moderate income (LMI) persons. HUD defines areas of racial and/or ethnic minority concentration as geographical areas where the percentage of a specific minority group is 10 percentage points higher than in the countywide concentration. M&L identified 13 census tracts in Howard County as impacted areas with a high racial and/or minority concentration. M&L also identified 29 block groups as impacted with concentrations of LMI persons using HUD's criteria for determining such areas.

Using coordinate data to identify the specific location of scattered site rental units, multifamily rental properties, and home sales, we compared the characteristics of housing units located in impacted areas with the characteristics of housing units located in non-impacted areas. The following section will describe this analysis.

1. For Sale Housing Market in Impacted Areas

Using the same data and time periods from MRIS as in the For Sale Housing Market section, RPRG analyzed housing units located in impacted areas with housing units located in non-impacted areas. This information is presented in Table 40.

Between the year ending (YE) May 2011 and YE May 2012, home sales in non-impacted areas increased at a greater rate than those in impacted areas. Non-impacted areas experienced a 12.2 percent increase in home sales compared to a 4.1 percent increase within impacted areas. The median price for home sales in non-impacted areas during YE May 2012 (\$399,900) was significantly higher than sales prices in impacted areas (\$285,000).

Unit sales in non-impacted areas carried higher prices for each type of structure sold than comparable unit types within impacted areas. The median price for a detached unit in non-impacted areas during YE May 2012 period was \$485,000 or nearly one-quarter higher than the median price for detached units in impacted areas (\$390,000). Semi-attached units in non-impacted areas carried an even larger median sale price discrepancy (30 percent), and multifamily units in non-impacted areas had median prices that were 32 percent higher than comparable units in impacted areas.

Impacted tracts also contained more sales out of foreclosure than units in non-impacted tracts. During the 2011-2012 period, nine percent of all homes sales in impacted areas were units in foreclosure, compared to 4.9 percent for non-impacted areas.

Table 40 For Sale Market in Impacted Areas

	Impacted Areas		Non-Impacted Areas		Howard County	
Units Sold						
Units sold (June 2011 - May 2012)	1,088		1,783		2,871	
Units sold (June 2010 - May 2011)	1,045		1,589		2,634	
Change in Units Sold	43	4.1%	194	12.2%	237	9.0%
Median Sold Price						
Median Sale Price (June 2011 - May 2012)	\$285,000		\$399,900		\$367,000	
Median Sale Price (June 2010 - May 2011)	\$289,900		\$430,273		\$371,750	
Change in Median Price	-\$4,900	-1.7%	-\$30,373	-7.1%	-\$4,750	-1.3%
Active and Pending Inventory (5/31/2012)						
Current Units in Inventory	537		953		1,490	
Current Inventory in Months	5.9		6.4		6.2	
Median List Price	\$294,500		\$526,500		\$425,000	
Units Sold by Type						
Year Ending May 2012	%	Med\$	%	Med\$	%	Med\$
Detached	44.4%	\$390,000	67.1%	\$485,000	58.5%	\$450,050
Semi-Detached/Duplex/Townhouse	43.8%	\$250,000	26.9%	\$325,000	33.3%	\$289,900
Multifamily	11.9%	\$153,750	6.0%	\$203,000	8.2%	\$185,500
Year Ending May 2011	%	Med\$	%	Med\$	%	Med\$
Detached	42.0%	\$400,000	67.6%	\$510,000	57.4%	\$473,000
Semi-Detached/Duplex/Townhouse	46.1%	\$258,495	25.4%	\$330,000	33.6%	\$293,550
Multifamily	11.9%	\$165,000	7.0%	\$211,000	9.0%	\$195,000
Foreclosures						
	Number	%	Number	%	Number	%
Sales out of Foreclosure (June 2011 - May 2012)	98	9.0%	88	4.9%	186	6.5%
Sales out of Foreclosure (June 2010 - May 2011)	169	16.2%	141	8.9%	310	11.8%
Change in Units Sold	-71	-42.0%	-53	-37.6%	-124	-40.0%

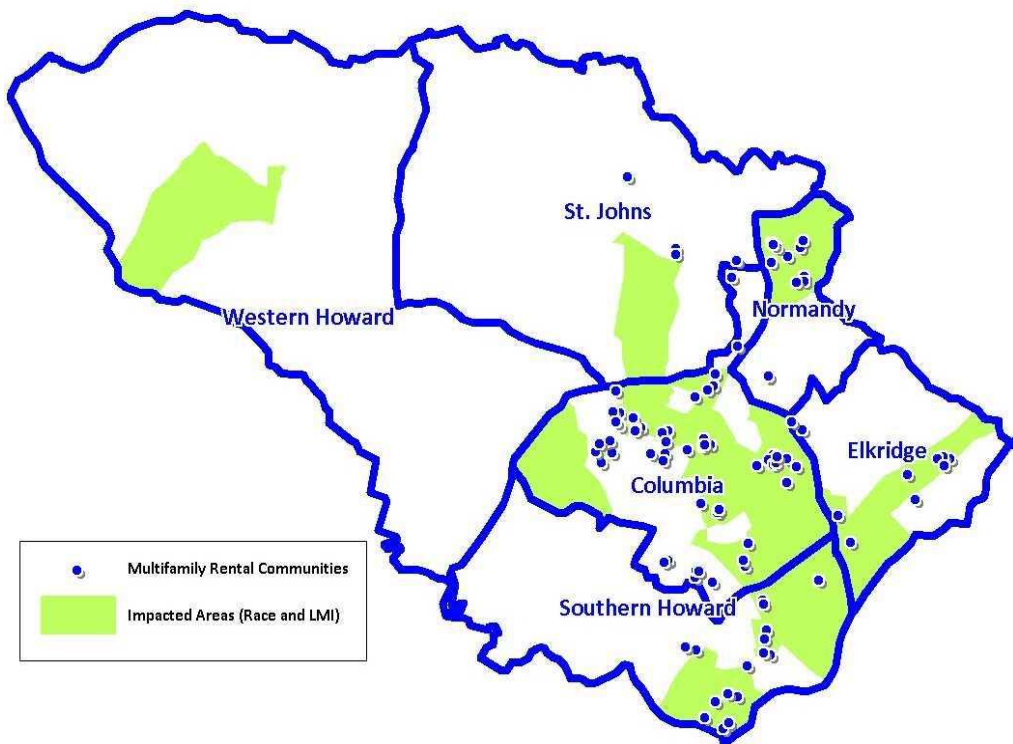
Source: Metropolitan Regional Information Systems, Inc.; RPRG, Inc.

2. Multifamily Housing in Impacted Tracts

Multifamily communities in Howard County tend to be located in impacted areas of the county. A total of 14,536 units, or nearly three-quarters of all multifamily units in the county, are located in impacted areas (Table 41, Map 16). Of the nearly 1,200 multifamily rental units in Howard County with PBRA, more than 80 percent are located in impacted areas.

Table 41 Multifamily Housing in Impacted Areas

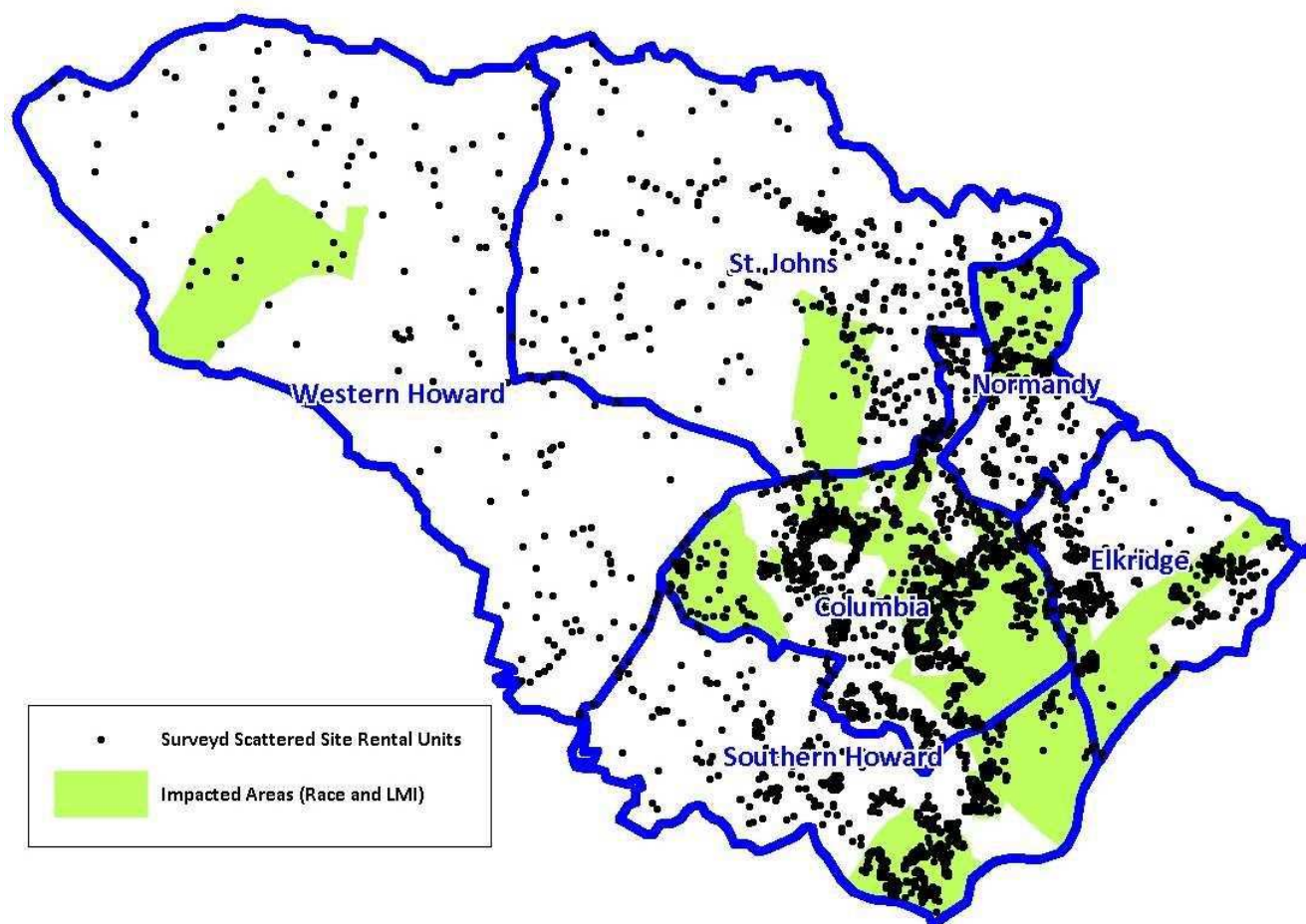
	Impacted Areas		Non-Impacted Areas		County Total	
Rental Community Type	Units	% of type	Units	% of type	Units	% of type
Market Rate/Affordable	13,563	73.0%	5,011	27.0%	18,574	100.0%
Subsidized	973	81.3%	224	18.7%	1,197	100.0%
Total	14,536	73.5%	5,235	26.5%	19,771	100.0%

Map 16 Multifamily Communities in Impacted Census Areas

3. Scattered Site Rental Housing in Impacted Areas

Scattered site rental units in Howard County are also predominantly located in impacted areas. Map 17 shows the location of the valid scattered site survey responses in relation to impacted and non-impacted areas. Of the 1,421 valid responses that RPRG received from the scattered site rental survey, slightly more than half, or 745 units, were located in impacted areas. Of the 6,258 scattered-site rental units identified and surveyed by RPRG, 58 percent were located in impacted areas. Similar to the multifamily units in impacted areas, the largest concentration of scattered site rental units exists in the Columbia submarket. Additional clusters of scattered site units in impacted census areas exist in the Normandy submarket around Ellicott City, the Southeast submarket near Route 1, and in the Elkridge submarket to the far eastern area of the county.

Map 17 Scattered Site Rental Units in Impacted Census Areas



VII. FINDINGS AND CONCLUSIONS

A. Overall Findings

Based upon the preceding assessment of the development and land use patterns, economic and demographic trends, the current multifamily and licensed scattered site rental housing stocks and proposed projects in Howard County and its component submarkets, we offer the following key findings:

- Over the past decade, Howard County has continued its transformation from a bedroom community to a regional employment center. Since 2001, the size of the labor force and number of jobs in the county has increased dramatically. Aside from a one-year decline during the most recent national recession, at-place employment in Howard County has increased each year since 2001. Unemployment rates in the county remained perennially lower than the state and national averages. The average unemployment rate for 2011 was 5.1 percent, well below state and national rates. A large concentration of defense, education, and medical jobs in the county provide a robust employment base.
- In general, much of Howard County is well served by a variety of community support facilities, including supermarkets, big box discount stores and a regional shopping mall. Columbia is particularly well served by a concentration of retail establishments, while residents of the Rural West are required to travel to neighboring submarkets or counties for services beyond convenience retail. Other amenities, including employment nodes, cultural and educational facilities are all centrally located in Columbia. A key secondary commercial node in Howard County is the US Route 1 Corridor where the county government is promoting a long-range redevelopment plan.
- Household growth rates are projected to increase in the Southeast, Elkridge, and St. John's submarkets over the next five years compared to growth rates over the previous decade ending in 2010. Columbia and the Rural West submarkets are projected to experience similar growth rates as recorded over the last decade. Growth in Normandy is projected to slow below the rates of expansion from 2000 to 2010.
- The county is projected to grow at an average rate of 1,942 households a year over the next five years. Nearly 60 percent of that growth will be focused in the US Route 1 corridor that includes the Elkridge and Southeast submarkets. The Columbia and St. John's submarkets are expected to grow by 219 and 309 households, respectively, each year.
- Residents of Howard County on average tend to be well educated and well compensated. Based on the 2010 American Community Survey, more than 80 percent of Howard County residents age 25 and older have attended some college and/or obtained a college degree. The estimated 2012 median household income for the county is \$107,155.
- Nearly three quarters (74 percent) of all housing units in Howard County are owner-occupied. The homeownership rate is highest in the Rural West and St. John's submarkets, at 94 and 91 percent, respectively. Columbia and Normandy have the lowest homeownership rates at 66 and 58 percent.
- Howard County has nearly 19,800 multifamily rental units. Nearly half (49 percent) of these units are located in the Columbia submarket, 19 percent in the Normandy submarket and 18

percent in Southeast. ElkrIDGE accounts for 11 percent of the multifamily rental units and St. John's accounts for only four percent. There are no multifamily units in the Rural West submarket.

- The rental market in Howard County is very healthy in general with an overall stabilized market vacancy rate of 2.6 percent. The submarket vacancy rates range from 0.4 percent in St. John's to 4.2 percent in Southeast. Two communities are currently in lease up. Alta at Regency Crest in Normandy opened in March 2011 and Monarch Mills in Columbia opened in November 2011.
- The weighted average market rent in Howard County is \$1,336, with a disparity between average Upper Tier and Balance of Market units of \$410. The weighted average rent of Balance of Market units across the county is \$1,247, or 75 percent of the weighted average rent of Upper Tier Units. The weighted average rent of Upper Tier Units in the county is \$1,657.
- The 1,233 subsidized multifamily rental units in Howard County are offered at 17 different communities. Columbia is home to 83 percent of the county's subsidized rental unit inventory.
- The development pipeline for multifamily residential communities in Howard County includes eight properties that will potentially add 1,527 new rental units to the housing stock over the next three years and another 1,386 rental units between three and five years out. Less certain are another 5,639 rental units at projects that are still very early in the development pipeline, the majority of which are part of the redevelopment of downtown Columbia.
- The median rent of 1,421 licensed scattered-site units providing current rents in Howard County is \$1,665. This rent represents an increase of \$170 or 7.7 percent from 2010 when the reported median scattered site rent was \$1,495.
- The average scattered-site unit rent in Columbia is \$1,667 or \$1.16 per square foot. The average rent for scattered-site units outside Columbia is \$1,751 or \$1.07 per square foot.

With these key findings in mind and with the analysis of supply and demand, housing affordability and penetration rates below, RPRG will identify market trends that are affecting the affordability of the existing housing supply in Howard County. Our conclusions are based on the premise that housing prices are affected by imbalances in supply and demand. Generally, where demand exceeds supply, prices are expected to increase. However, housing markets do not operate freely, but are constrained by a variety of factors, including, but not limited to, location, housing programs, long-term debt obligations and physical obsolescence. These factors and others often prevent market equilibrium from occurring and often prevent owners from making rational economic decisions. Each analysis below generates market indicators that can be tracked over time to document changes in the housing market that affect affordability.

B. Balance of Supply and Demand

The balance of supply and demand for rental units is a factor considered by underwriters, developers, and investors in evaluating opportunities to construct, rehabilitate, reposition, or purchase multifamily rental communities in a given area. A significant excess of demand over

supply during a relatively short-term future period – typically spanning three years – is considered an indicator of strength in the overall rental market. Excess demand suggests a comparatively large pool of potential renters competing for a comparatively small number of multifamily rental units. As such, the availability of excess demand helps to bolster the case for new investment in existing multifamily rental properties as well as the construction of new units. Excess demand for rental units in a market area often results in upward pressure on overall rent levels in a given market and indicates a threat to housing affordability in a market.

We use 2012 as the base year in constructing a derivation of demand analysis. For each of Howard County's submarkets, we calculated a short-term derivation of demand that shows the balance of supply and demand for the three-year period between 2012 and 2015 (Table 42). We also tested the impact of long-term pipeline with an additional two years of household growth, measuring the balance of supply and demand for a five-year period, from 2012 to 2017 (Table 43).

The derivation of demand analysis considers net new demand from three primary sources: a) net household change (positive or negative), b) demand for new units generated by the removal of existing units from the stock due to demolitions, disasters, and other factors, and c) an adjustment for the absorption of excess vacant units in the supply or, inversely, an adjustment to reflect a preferred market vacancy rate in tight markets. Demand from these sources is balanced against potential supply contained in the pipeline rental communities identified earlier in this report. This discussion of our methodology is based on the Short Term estimates for the Columbia submarket, but can be applied to all five submarkets and the county as whole. The steps in the demand analysis are as follows:

- As shown on Table 11, the 2010 US Census counted 41,500 households in the Columbia submarket and the Howard County DPZ projects that the market area will grow to accommodate 42,280 households by 2015. Based on DPZ's estimate and projection, RPRG interpolated household figures for 2012. Through this analysis, RPRG estimates that Columbia is home to 41,625 households in 2012 and will be home to 42,280 households in 2015, a gain of 655 households over the three-year study period. This projected increase in the number of households represents housing demand from household growth.
- A number of factors contribute to the removal of housing units.³ Disasters, such as fires and floods, occur somewhat randomly. However, the decision whether to repair or demolish a unit is based on the economic value of the property. Thus, a unit being permanently lost in a disaster should be correlated with factors such as its age, structure type, and physical condition. Demolitions can also be instigated through the loss of economic value or in response to a situation where vacant land has become more valuable than the land plus its existing structure. Further, loss of a unit could be fostered by the abandonment of a substandard unit as households move to higher quality units.
- Based on American Housing Survey data, researchers have analyzed Components of Inventory Change (CINCH). CINCH data indicated that renter-occupied or vacant units were far more likely to be demolished than owner-occupied units while among renter-occupied and vacant units, single-family detached units were more likely to be demolished than multifamily units. Based on four years of statistical observations (1997-2001), a period which,

³ Data and analysis for this section is derived from "The Destruction of Housing Capital: A Preliminary Exploration into Demolitions and Disasters". ICF Consulting and Econometrica Inc. performed under the AHS Analytical Support Contract. November 30, 2003.

Table 42 Short-Term Balance of Supply and Demand

	Columbia			Elkridge			Southeast			Normandy			St Johns			Rural West			Howard County		
Demand from Projected Household Growth																					
2012 Households	41,625			15,123			17,178			11,142			15,447			7,739			108,254		
2015 Households	42,280			16,658			18,948			11,568			16,355			8,127			113,936		
Net Change in Households	655			1,536			1,770			426			908			388			5,682		
Demand from Removal of Housing Units from Stock																					
Annual Rate of Unit Removal	0.37%			0.37%			0.37%			0.37%			0.37%			0.37%			0.37%		
	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	Estimated Stock	Units Removed	
2012 Housing Stock	43,489	161	15,839	59	18,117	67	11,776	44	15,910	59	8,205	30	113,336	419							
2013 Housing Stock	43,762	162	16,357	61	18,771	69	11,964	44	16,235	60	8,404	31	115,494	427							
2014 Housing Stock	44,037	163	16,892	63	19,451	72	12,159	45	16,568	61	8,617	32	117,724	436							
Total Estimated Loss of Housing Units	486			182			208			133			180			93			1,282		
Net New Demand for Housing Units	1,141			1,717			1,978			558			1,089			481			6,964		
New Demand for Renter Units																					
Average Rentership Rate (2013 - 2015)	33.8%			23.2%			25.3%			41.6%			9.8%			5.5%			23.7%		
Net New Demand for Renter Units	386			398			501			232			106			26			1,650		
Absorption of Existing Multifamily Vacancies																					
	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	Inventory	Vacant	
Upper Tier Communities	1,122	10	1,235	20	957	17	436	61	--	0	--	--	3,750	108							
Balance of Market Communities	7,466	250	881	9	2,578	130	3,197	51	702	3	--	--	14,824	443							
Subsidized Communities	1,018	1	0	0	28	6	85	0	68	2	--	--	1,199	9							
Total Inventory of Existing Communities	9,606	261	2,116	29	3,563	153	3,718	112	770	5	--	--	19,773	560							
Vacant Units at 5% Market Vacancy Rate	480	480	106	106	178	178	186	186	39	39	--	--	989								
Increase/(Decrease) in Vacant Units Required to Reach 5% Market Vacancy	219			77			25			74			34			--			429		
Total Renter Demand																					
Net New Demand for Renter Units	386			398			501			232			106			26			1,650		
Market Absorption Adjustment	219			77			25			74			34			--			429		
Total Renter Demand	605			475			576			306			140			26			2,078		
	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	Total Units @95% Occ	
Short-term Planned Additions to Supply	380	361	703	668	64	61	342	325	38	36	0	0	1,527	1,451							
Excess Demand for Rental Housing	244			-193			466			-19			104			26			628		

Short-term Balance of Supply and Demand for Rental Units 2011 to 2014

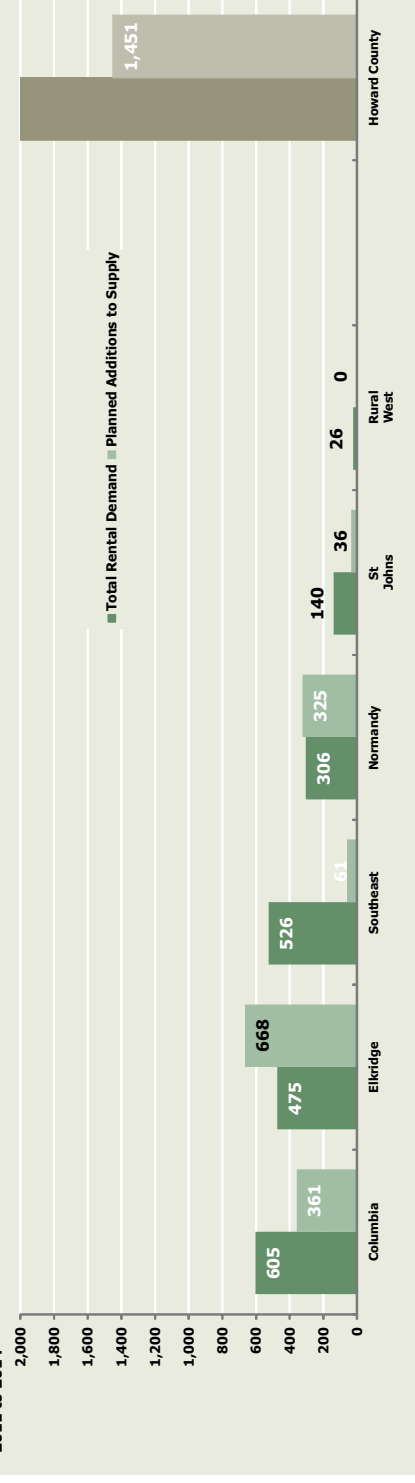
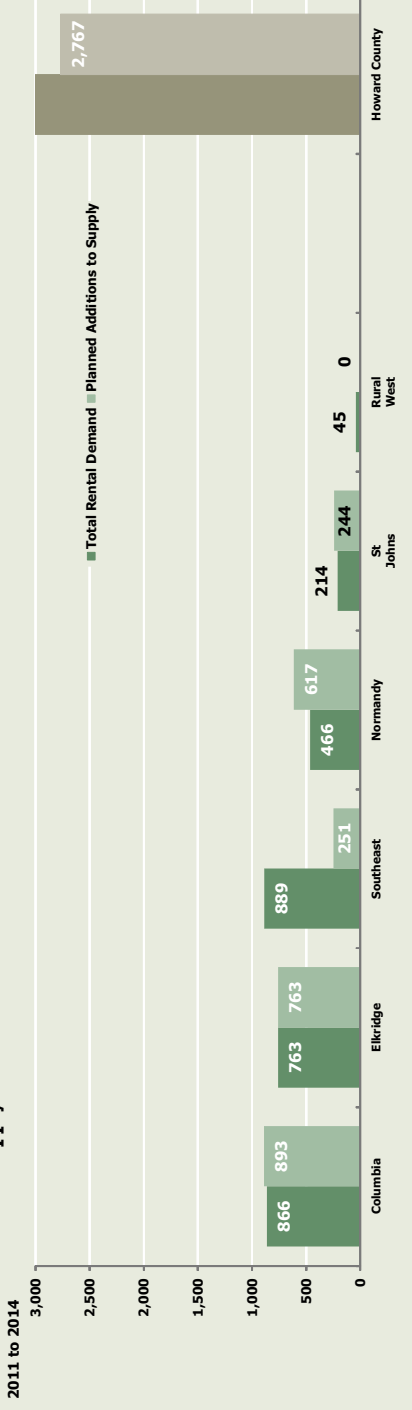


Table 43 Long-Term Balance of Supply and Demand

	Columbia				Elkridge				Southeast				Normandy				St Johns				Rural West				Howard County															
Demand from Projected Household Growth																																								
2012 Households				41,625				15,123				17,178				11,142				15,447				7,739				108,254												
2017 Households				42,723				17,768				20,228				11,860				16,990				8,396				117,965												
Net Change in Households				1,097				2,645				3,050				718				1,544				657				9,711												
Demand from Removal of Housing Units from Stock																																								
Annual Rate of Unit Removal				0.37%				0.37%				0.37%				0.37%				0.37%				0.37%																
				Estimated		Stock		Units Removed		Estimated		Stock		Units Removed		Estimated		Stock		Estimated		Stock		Units Removed																
2012 Housing Stock				43,489		161		15,839		59		18,117		67		11,776		44		15,910		59		8,205																
2013 Housing Stock				43,762		162		16,357		61		18,771		69		11,964		44		16,235		60		8,404																
2014 Housing Stock				44,037		163		16,892		63		19,451		72		12,159		45		16,568		61		8,617																
2015 Housing Stock				44,314		164		17,444		65		20,160		75		12,359		46		16,909		63		8,846																
2016 Housing Stock				44,595		165		18,015		67		20,898		77		12,566		46		17,258		64		9,094																
Total Estimated Loss of Housing Units				815		313		360		225		307		160		2,179				1,850		817		11,891																
Net New Demand for Housing Units				1,912		2,958		3,410		943		1,850		817		2,179				1,850		817		11,891																
New Demand for Renter Units																																								
Average Rentership Rate (2013 - 2015)				33.8%				23.2%				25.3%				41.6%				9.8%				5.5%																
Net New Demand for Renter Units				646				686				864				392				181				45																
Absorption of Existing Multifamily Vacancies																																								
Upper Tier Communities				Inventory		Vacant		Inventory		Vacant		Inventory		Vacant		Inventory		Vacant		Inventory		Vacant		Inventory																
Balance of Market Communities				1,122		10		1,235		20		957		17		436		61		--		0		3,750																
Subsidized Communities				7,466		250		881		9		2,578		130		3,197		51		702		3		14,824																
				1,018		1		0		0		28		6		85		2		--		--		1,199																
Total Inventory of Existing Communities				9,606		261		2,116		29		3,563		153		3,718		112		770		5		19,773																
Vacant Units at 5% Market Vacancy Rate				480		219		77		106		178		25		74		39		--		--		560																
Increase/(Decrease) in Vacant Units Required to Reach 5% Market Vacancy				219		77		77		77		25		25		74		39		--		--		429																
Total Renter Demand																																								
Net New Demand for Renter Units				646				686				864				392				181				45																
Market Absorption Adjustment				219				77				25				74				34				--																
Total Renter Demand				866				763				889				466				214				45																
				Total Units		@95% Occ		Total Units		@95% Occ		Total Units		@95% Occ		Total Units		@95% Occ		Total Units		@95% Occ		Total Units																
Short-term Planned Additions to Supply				380		361		703		668		64		61		342		325		38		36		0																
Long-term Planned Additions to Supply				560		532		100		95		200		190		307		292		219		208		0																
Total Planned Addition to Supply				893		893		763		763		251		617		244		244		0		0		1,586																
Excess Demand for Rental Housing				-27		0		638		-150		-30		45		475		45		475		475		475																

Short-term Balance of Supply and Demand for Rental Units



according to CINCH researchers, reflects improvements in the data collection starting at that time, the average housing stock loss was computed at 0.48 percent per year.

- We projected the size of the housing stock in the Columbia submarket for each of the three years of the study period 2012, 2013, and 2014 via interpolation of housing stock projections for 2010 and 2015. Applying the annual removal rate of 0.37 percent for each year in the study period, we estimate that a total of 486 housing units are likely to be lost.
- Adding demand from projected household growth and removal of housing units, the net new demand for housing units in the Columbia submarket between 2012 and 2015 is estimated to be 1,141 units.
- Based on the U.S. Census of Population and Housing from 2010, RPRG imputed an average rentership rate of 33.8 percent of all households in the Columbia submarket between 2013 and 2015, indicating that there will be 386 units of net new demand for rental housing units.
- As rental housing markets serve households more transient than owner households, there must be some amount of quality vacant units available at any given time to provide choice among units to accommodate households seeking housing. Typically, a five percent vacancy rate is assumed to provide sufficient elasticity in the market. Our supply analysis is limited to the stock of multi-family units. The scattered market in single-family homes, condominium buildings, and other properties is extremely fluid and cannot be relied upon to consistently serve renter households, since the inventory can convert to homeownership very quickly.
- Based on our survey of existing Upper Tier, Balance of Market, and subsidized communities in the Columbia submarket, the current supply of multifamily rental units consists of 9,606 units. Of these units, a total of 261 were reported vacant, resulting in an overall vacancy rate of 2.7 percent. To reach the preferred market vacancy rate of five percent, the market would need an additional 219 units to reach a supply of 480 vacant units.
- Total renter demand as estimated includes the 386 units of net demand for renter units and 219 needed vacant units. Over the short-term three-year analysis period, RPRG estimates that the Columbia submarket could support an additional 605 rental units.
- Total rental demand must be balanced against the potential supply of new rental stock likely to be added between 2012 and 2015. Based upon the data presented in Table 33, we have identified a total of 380 units in the short term rental pipeline for Columbia. Assuming a five percent vacancy rate in the new communities, the new inventory will add 361 rental units to the rental housing supply.
- Subtracting the 361 new rental units from the 605 units of rental demand, we arrive at a total excess demand for rental housing in Columbia of 244 units through 2015.

The excess demand in Columbia suggests that the current supply of multifamily rental units and the potential supply of new units will not be sufficient to accommodate all of this submarket's expected household growth. This methodology can be followed for each of the six Howard County submarkets and for combined Howard County market. In the case of Rural West, there is no conventional multifamily rental supply. Four of the six submarkets have projected excess demand over the three-year period. The Southeast submarket has the largest excess demand of 466 rental units. Columbia has excess demand for 244 units. St. John's and Rural West have excess demand for 104 units and 26 units, respectively. Normandy is expected to be relatively in balance, with

excess supply of just 19 units. Elkridge however, based is expected to have excess supply of 193 units through 2015. Overall, the county is expected to have excess rental demand for 628 rental units over the next three years, or an average 209 units per year. While Elkridge is showing excess supply over the short term, demand for rental housing is somewhat elastic with respect to supply. To the extent that new units are built in one submarket, but not in others, it is likely that new households that were anticipated to reside in one submarket would migrate to where the new housing development is occurring.

Long-term pipeline projects, or those expected to be completed at least three to five years out, will add an estimated 1,386 rental units to the countywide market (Table 43). Taking into account these long-term units and two additional years of household growth and housing unit removal, we estimate that Howard County will have 475 units of net excess demand, or 95 units per year.

On an individual submarket basis, the addition of long-term projects to the analysis shows an increase in the excess demand for rental units in the Southeast from 466 to 638. The Rural West will increase from 26 to 45 units of excess rental demand. Columbia and Elkridge show a relative balance of long-term supply and demand with an excess supply of 27 units in Columbia and an even number of planned additions to supply and total renter demand in Elkridge. Normandy and St. John's are expected to have an excess supply of 150 units and 30 units, respectively.

C. Rental Unit Affordability

The concept of affordability balances the costs of living in a rental unit against a household's annual income. A housing unit is considered 'affordable' to a household that expends no more than a specific percentage, usually 30 percent, of its annual income on the expenses related to living in that unit. In the case of rental units, these expenses are generally monthly rent paid to the unit owner and payment for utilities for which the tenant is responsible. The sum of the out-of-pocket rent and utility expenses are referred to as a household's 'gross rent'. In this analysis, RPRG considered a unit to be affordable when gross rent is less than 30 percent of household income.

As part of our comprehensive survey of multifamily rental communities in Howard County, we obtained information regarding current rents for each community for each type of unit offered. We also obtained information on a sample of licensed scattered site rental units and applied the data from the sample to the overall distribution of licensed rental units in the county. Using this information, we were able to gauge the overall affordability of units in the rental housing stock in each submarket as well as throughout the county.

To consider the affordability of the existing housing stock in Howard County, we classified rental units into six different categories based on gross rent. Each category was defined following the definitions established in a paper prepared for HUD in June 2009 by Econometrica.⁴ The unit rent categories, highlighted in Table 44, are based on the following income-targeting schema:

- **Extremely Low Rent and Subsidized.** Includes those units serving households with incomes between 0 and 30 percent of area median income (AMI) based upon gross rents or those units with PBRA.

⁴ American Housing Survey Rental Market Dynamics: 2005-2007. Prepared for the U.S. Department of Housing and Urban Development Office of Policy Development and Research. Prepared by Frederick J. Eggers and Fouad Moumen of Econometrica, Inc. June 2009.

- **Very Low Rent.** Units serving households with incomes greater than 30 percent of AMI and less than or equal to 50 percent of AMI.
- **Low Rent.** Units serving households with incomes greater than 50 percent of AMI and less than or equal to 60 percent of AMI.
- **Moderate Rent.** Units serving households with incomes greater than 60 percent of AMI and less than or equal to 80 percent of AMI.
- **High Rent.** Units serving households with incomes greater than 80 percent of AMI and less than or equal to 100 percent of AMI.
- **Very High and Extremely High Rent.** Units serving households with incomes above 100 percent of AMI.

Following HUD's methodology for the determination of income and rent limits for various federal housing programs, we started with the 2012 Median Family income published by HUD for the Baltimore-Towson, MD HUD Metro FMR Area of \$85,600 (also known as the area median income or AMI). Half of the AMI, \$42,800 is considered the 50 percent AMI income limit for a family of four. Using the standard household size adjustment of 1.5 persons per bedroom (except for efficiency and one-bedroom units which are assumed to serve only one-persons households), we established the maximum income limits for units of different sizes for each of the six rent categories as shown in Table 44. This household size adjustment is made under the assumption that larger households, with larger living expenses, should not be classified with smaller household with the same income. Maximum rent for units were set at 30% of the maximum income level for that unit size. For example, one-bedroom units with a gross rent below \$449 are considered an Extremely Low Rent (<30%) unit, while the threshold for an Extremely Low Rent (<30%) two-bedroom unit is \$578.

For each unit type surveyed, we imputed a gross rent based on the published rent for the unit, as adjusted for the property's utility policy and current rental concessions. An upward adjustment is made for tenant-paid utilities and a downward adjustment is made to account for the impact of any rental incentive or special. Our detailed calculations of gross rent for each unit type offered at surveyed communities are presented in Appendix 3. The gross rent analysis uses the utility allowances used by the Howard County Department of Housing & Community Development in administering HUD programs such as the Housing Choice Voucher program. We then classified each unit size (by number of bedrooms), based on the gross rent, using the rent ranges for each unit size as shown on Table 44.

Table 44 Classification of Units

2012 AMI for Baltimore-Towson, MD HUD Metro FMR Area			\$85,600									
Unit Classification	% of AMI Range		Maximum Income by Bedroom					Max Rent by Bedroom (30% of Max Inc)				
	Min	Max	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
Extremely Low Rent and Subsidized	0%	30%	\$17,976	\$17,976	\$23,112	\$26,707	\$29,789	\$449	\$449	\$578	\$668	\$745
Very Low Rent	30%	50%	\$29,960	\$29,960	\$38,520	\$44,512	\$49,648	\$749	\$749	\$963	\$1,113	\$1,241
Low Rent	50%	60%	\$35,952	\$35,952	\$46,224	\$53,414	\$59,578	\$899	\$899	\$1,156	\$1,335	\$1,489
Moderate Rent	60%	80%	\$47,936	\$47,936	\$61,632	\$71,219	\$79,437	\$1,198	\$1,198	\$1,541	\$1,780	\$1,986
High Rent	80%	100%	\$59,920	\$59,920	\$77,040	\$89,024	\$99,296	\$1,498	\$1,498	\$1,926	\$2,226	\$2,482
Very High and Extremely High Rent	100%	+	+	+	+	+	+	+	+	+	+	+

NOTE: Incomes are adjusted assuming 1 person per household for Efficiency and 1 BR units and 1.5 persons per unit for all other unit sizes. Maximum rents assume a maximum 30% gross rent burden.

When examining Table 44, note that the rent levels are exclusive within a particular unit size (number of bedrooms). For example, any one-bedroom unit with a rent between \$0 and \$449 is classified as 'Extremely Low Rent and Subsidized', any one-bedroom unit with a rent higher than \$657 but less than or equal to \$749 is classified as 'Very Low Rent', any one-bedroom unit with a rent higher than \$749 but less than or equal to \$899 is classified as 'Low Rent', and so forth.

Table 45 presents the inventory of multifamily units by rent level classification. About half of the stock of multifamily rental units in Howard County could be considered Moderate Rent or lower. Moderate Rent units would serve households earning up to 80 percent of AMI. In the Southeast, Normandy and St. John's submarkets, more units are Moderate Rent (60 to 80 percent AMI) than any other category. In Columbia and Elkridge, more units are High Rent (80 to 100 percent AMI) than any other category. The Columbia Market has the highest share of Extremely Low Rent (<30% AMI) or Subsidized units, which account for 10 percent of the Columbia stock. The St. John's submarket also has a large share of Extremely Low Rent (<30%) or Subsidized units, but two-thirds of those Subsidized St. John's units are scheduled to convert to market rate in November 2012.

Units classified as Moderate Rent or High Rent account for more than three-quarters of the multifamily rental units throughout the county. Another ten percent of the multifamily units would be affordable to only those households at the highest income levels (more than 100% of AMI). Units serving households at 60 percent of AMI or lower account for 13 percent of the rental stock. Of the entire stock of multifamily rental units, 1,233 units or 11.7 percent of the stock are units with PBRA and an additional 1,655 units are rent-restricted through either the LIHTC program or Howard County's MIHU program.

In Table 46, the scattered site rental units in Howard County are divided into the same rent categories. The first line of the table identifies the total number of licensed scattered-site rental units identified in each submarket. Below that, the table presents the actual responses received by submarket, distributed into the six rent categories. At the bottom of the table, we applied the distribution of responses to the universe of all licensed units to estimate the number of scattered site units in each rent category. We note that this estimate is based on a 100% survey with a 22.7 percent response rate.

Among the scattered site units, the distribution of units is skewed toward higher rent categories compared with the multifamily stock. In the Columbia submarket, 44 percent of units are High Rent (80 to 100% AMI) and 18 percent are Very High Rent or higher (100% AMI or higher). More than half of the St. John's scattered-site units and more than one-third of the Southeast and Rural West scattered-site units are also Very High Rent or higher. Moderate Rent (60-80% AMI) units account for about a third of the units in Columbia and in Elkridge.

Countywide, 39 percent of the unit responses reported rents that were classified as High Rent (80-100% AMI). Moderate Rent (60-80%) units account for 30 percent of the scattered-site stock while Very High Rent and higher (more than 100% AMI) accounted for 22.6 percent. While half of the units in the multifamily stock (Table 45) are classified as Moderate Rent or lower, only 37 percent of the scattered-site unit stock are priced in that range.

Table 45 Inventory of Multifamily Rental Units

Inventory of Affordable Rental Units																					
Columbia						Elkridge			Southeast			Normandy			St Johns		Rural West		Howard County		
Total Number of Multifamily Rental Units						2,116			3,561			3,718			770		19,771				
<30% Extremely Low Rent and Subsidized Units						Maximum Rent			\$			%			\$		%		%		
Efficiency and One Bedroom Units						\$449	561	1,018	10.6%	2	0.1%	35	1.0%	121	3.3%	68	8.8%	1,244	6.3%	622	50.0%
Two Bedroom Units						\$578	333		32.7%	0	0.0%	3	8.6%	29	24.0%	24	35.3%		33.1%	412	33.1%
Three Bedroom Units						\$668	100		9.8%	0	0.0%	26	74.3%	56	46.3%	20	29.4%		14.3%	178	14.3%
Four+ Bedroom Units						\$745	24		2.4%	0	0.0%	0	0.0%	0	0.0%	8	11.8%		2.6%	32	2.6%
Units with Subsidy						1,018			100.0%	0	0.0%	26	74.3%	121	100.0%	68	100.0%		99.1%	1,233	99.1%
Units with Program Rent Restrictions							0		0.0%	2	100.0%	9	25.7%	0	0.0%	0	0.0%		0.9%	11	0.9%
30-50%Very Low Rent Units						182	45	1.9%	239	11.3%	98	2.8%	15	0.4%	0	0.0%	534	2.7%	258	48.3%	
Efficiency and One Bedroom Units						\$749	62		24.7%	112	46.9%	86	87.8%	15	100.0%	0	--	159	29.8%	94	17.6%
Two Bedroom Units						\$963	52		34.1%	85	35.6%	12	12.2%	0	0.0%	0	--	23	4.3%		
Three Bedroom Units						\$1,113	23		28.6%	42	17.6%	0	0.0%	0	0.0%	0	--				
Four+ Bedroom Units						\$1,241	87		12.6%	239	100.0%	98	100.0%	15	100.0%	0	--				
Units with Program Rent Restrictions																					
50-60% Low Rent Units						250	89	2.6%	164	7.8%	127	3.6%	134	3.6%	102	13.2%	777	3.9%	368	47.4%	
Efficiency and One Bedroom Units						\$899	145		35.6%	88	53.7%	45	34.4%	60	44.8%	86	84.3%	393	50.6%	16	2.1%
Two Bedroom Units						\$1,156	16		58.0%	76	46.3%	82	64.6%	74	55.2%	16	15.7%	0	0.0%	0	0.0%
Three Bedroom Units						\$1,335	0		6.4%	0	0.0%	0	0.0%	0	0.0%	0	--				
Four+ Bedroom Units						\$1,489	245		0.0%	0	0.0%	0	0.0%	0	0.0%	0	--				
Units with Program Rent Restrictions																					
60-80% Moderate Rent Units						2,378	863	24.8%	459	21.7%	2,185	61.4%	2,053	55.2%	433	56.2%	7,508	38.0%	2,475	33.0%	
Efficiency and One Bedroom Units						\$1,198	1,375		36.3%	35	7.6%	660	30.2%	796	38.8%	121	27.9%	4,673	62.2%	359	4.8%
Two Bedroom Units						\$1,541	139		57.8%	322	70.2%	1,407	64.4%	1,257	61.2%	312	72.1%				
Three Bedroom Units						\$1,780	1		5.8%	102	22.2%	118	5.4%	0	0.0%	0	0.0%	1	0.0%		
Four+ Bedroom Units						\$1,986	199		0.0%	0	0.0%	0	0.0%	0	0.0%	0	--				
Units with Program Rent Restrictions																					
80-100% High Rent Units						4,336	1,627	45.1%	1,194	56.4%	931	26.1%	1,092	29.4%	167	21.7%	7,720	39.0%	2,831	36.7%	
Efficiency and One Bedroom Units						\$1,498	2,236		37.5%	347	29.1%	337	36.2%	508	46.5%	12	7.2%	4,219	54.7%	621	8.0%
Two Bedroom Units						\$1,926	450		51.6%	800	67.0%	498	53.5%	530	48.5%	155	92.8%				
Three Bedroom Units						\$2,226	23		10.4%	47	3.9%	70	7.5%	54	4.9%	0	0.0%	49	0.6%		
Four+ Bedroom Units						\$2,482	0		0.5%	0	0.0%	26	2.8%	0	0.0%	0	0.0%				
Units with Program Rent Restrictions																					
100-120% Very High and Extremely High Rent Units						1,442	850	15.0%	58	2.7%	185	5.2%	303	8.1%	0	0.0%	1,988	10.1%	1,041	52.4%	
Efficiency and One Bedroom Units						+	237		58.9%	54	93.1%	38	20.5%	99	32.7%	0	--	643	32.3%	297	14.9%
Two Bedroom Units						+	7		24.1%	0	0.0%	111	60.0%	184	60.7%	0	--	7	0.4%		
Three Bedroom Units						+	0		16.4%	4	6.9%	36	19.5%	20	6.6%	0	--				
Four+ Bedroom Units							0		0.5%	0	0.0%	0	0.0%	0	0.0%	0	--				
Units with Program Rent Restrictions							0		0.0%	0	0.0%	0	0.0%	0	0.0%	0	--				
All Units with Moderate Rent or Lower						3,828	1,018	39.9%	864	40.8%	2,445	68.7%	2,323	62.5%	603	78.3%	10,063	50.9%	1,233	12.3%	
Units with Subsidy							531	26.6%	0	0.0%	26	1.1%	121	5.2%	68	11.3%	1,655	16.4%	7,175	71.3%	
Units with Program Rent Restrictions							2,279	13.9%	442	51.2%	302	12.4%	278	12.0%	102	16.9%	1,555	16.4%			
Units with Market-Rate Rent								59.5%	422	48.8%	2,117	86.6%	1,924	82.8%	433	71.8%					

Source: Field/Phone Surveys, Real Property Research Group, Inc. April-May 2012



Table 46 Inventory of Scattered Site Rental Units

Inventory of Affordable Rental Units															
	Columbia			Elkridge		Southeast		Normandy		St Johns		Rural West		Howard County	
Licensed Scattered Site Rental Units, Geo-located	3,434	54.9%	785	12.5%	1,020	16.3%	466	7.4%	390	6.2%	163	2.6%	6,258	100.0%	
Valid Survey Responses	795	23.2%	213	27.1%	155	15.2%	112	24.0%	99	25.4%	47	28.8%	1,421	22.7%	
<30% Extremely Low Rent and Subsidized Units Efficiency and One Bedroom Units Two Bedroom Units Three Bedroom Units Four+ Bedroom Units Bedrooms unknown	Maximum Rent														
	\$449	2	0	0.0%	0	0.0%	2	1.8%	1	1.0%	3	6.4%	8	0.6%	
	\$578	0	--	--	0	--	1	50.0%	0	--	0	--	1	12.5%	
	\$668	2	100.0%	--	0	--	0	--	0	--	1	33.3%	3	37.5%	
	\$745	0	--	--	0	--	0	--	1	100.0%	2	66.7%	3	37.5%	
30-50% Very Low Rent Units	5	0.6%	8	3.8%	8	5.2%	5	4.5%	10	10.1%	5	10.6%	41	2.9%	
Efficiency and One Bedroom Units	\$749	1	20.0%	2	25.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	7.3%
Two Bedroom Units	\$963	2	40.0%	2	25.0%	0	--	0	2	20.0%	2	40.0%	10	24.4%	
Three Bedroom Units	\$1,113	2	40.0%	4	50.0%	5	62.5%	4	4	40.0%	0	--	19	46.3%	
Four+ Bedroom Units	\$1,241	0	--	0	--	1	12.5%	1	20.0%	4	3	60.0%	9	22.0%	
Bedrooms unknown	\$1,241	0	--	0	--	0	--	0	0	--	0	--	0	--	
50-60% Low Rent Units	31	3.9%	13	6.1%	6	3.9%	8	7.1%	5	5.1%	6	12.8%	69	4.9%	
Efficiency and One Bedroom Units	\$899	6	19.4%	1	7.7%	1	16.7%	1	12.5%	0	0.0%	0	0.0%	9	13.0%
Two Bedroom Units	\$1,156	17	54.8%	6	46.2%	0	--	3	37.5%	0	--	2	33.3%	28	40.6%
Three Bedroom Units	\$1,335	7	22.6%	6	46.2%	3	50.0%	3	37.5%	2	40.0%	1	16.7%	22	31.9%
Four+ Bedroom Units	\$1,489	1	3.2%	0	--	2	33.3%	1	12.5%	3	3	50.0%	10	14.5%	
Bedrooms unknown	\$1,489	0	--	0	--	0	--	0	--	0	0	--	0	--	
60-80% Moderate Rent Units	267	33.6%	81	38.0%	40	25.8%	19	17.0%	10	10.1%	8	17.0%	425	29.9%	
Efficiency and One Bedroom Units	\$1,198	30	11.2%	7	8.6%	0	0.0%	5	26.3%	1	10.0%	0	0.0%	43	10.1%
Two Bedroom Units	\$1,541	95	35.6%	35	43.2%	12	30.0%	7	36.8%	1	20.0%	2	25.0%	152	35.8%
Three Bedroom Units	\$1,780	120	44.9%	34	42.0%	17	42.5%	5	26.3%	2	20.0%	5	62.5%	183	43.1%
Four+ Bedroom Units	\$1,986	17	6.4%	3	3.7%	11	27.5%	2	10.5%	6	60.0%	1	12.5%	40	9.4%
Bedrooms unknown	\$1,986	5	1.9%	2	2.5%	0	--	0	--	0	--	0	--	7	1.6%
80-100% High Rent Units	348	43.8%	75	35.2%	47	30.3%	56	50.0%	22	22.2%	9	19.1%	557	39.2%	
Efficiency and One Bedroom Units	\$1,498	2	0.6%	4	5.3%	3	6.4%	5	8.9%	0	0.0%	1	11.1%	15	2.7%
Two Bedroom Units	\$1,926	73	21.0%	19	25.3%	16	34.0%	11	19.6%	2	9.1%	0	--	121	21.7%
Three Bedroom Units	\$2,226	221	63.5%	42	56.0%	16	34.0%	29	51.8%	9	40.9%	4	44.4%	321	57.6%
Four+ Bedroom Units	\$2,482	51	14.7%	8	10.7%	11	23.4%	9	16.1%	10	45.5%	3	33.3%	92	16.5%
Bedrooms unknown	\$2,482	1	0.3%	2	2.7%	1	2.1%	2	3.6%	1	4.5%	1	11.1%	8	1.4%
100-120% Very High and Extremely High Rent Units	142	17.9%	36	16.9%	54	34.8%	22	19.6%	51	51.5%	16	34.0%	321	22.6%	
Efficiency and One Bedroom Units	+	2	1.4%	0	0.0%	14	25.9%	5	22.7%	7	13.7%	2	12.5%	30	9.3%
Two Bedroom Units	+	17	12.0%	12	33.3%	22	40.7%	3	13.6%	11	21.6%	1	6.3%	66	20.6%
Three Bedroom Units	+	55	38.7%	15	41.7%	12	22.2%	10	45.5%	20	39.2%	5	31.3%	117	36.4%
Four+ Bedroom Units	+	63	44.4%	9	25.0%	6	11.1%	4	18.2%	12	23.5%	5	31.3%	99	30.8%
Bedrooms unknown	+	5	3.5%	0	--	0	--	0	--	1	2.0%	3	18.8%	9	2.8%
All Units with Moderate Rent or Lower	305	38.4%	102	47.9%	54	34.8%	34	30.4%	26	26.3%	22	46.8%	521	36.7%	
Allocation of Licensed Units to Affordability Band															
Licensed Scattered Site Rental Units, Geo-located	3,434		785		1,020		466		390		163		6,258		
<30% Extremely Low Rent and Subsidized Units	9	0.3%	0	0.0%	0	0.0%	8	1.8%	4	1.0%	10	6.4%	31	0.5%	
30-50% Very Low Rent Units	22	0.6%	29	3.8%	53	5.2%	21	4.5%	39	10.1%	17	10.6%	181	2.9%	
50-60% Low Rent Units	134	3.9%	48	6.1%	39	3.9%	33	7.1%	20	5.1%	21	12.8%	295	4.7%	
60-80% Moderate Rent Units	1,153	33.6%	299	38.0%	263	25.8%	79	17.0%	39	10.1%	28	17.0%	1,861	29.7%	
80-100% High Rent Units	1,503	43.8%	276	35.2%	309	30.3%	233	50.0%	87	22.2%	31	19.1%	2,440	39.0%	
100-120% Very High and Extremely High Rent Units	613	17.9%	133	16.9%	355	34.8%	92	19.6%	201	51.5%	55	34.0%	1,449	23.2%	

Source: Scattered Unit Rental Survey, Real Property Research Group, Inc. March-May 2012

D. Penetration Rate Analysis

While the analysis in Section VI.K measures the balance of supply and demand based on the pipeline of proposed multifamily units and anticipated household growth, it does not address housing affordability. The analysis in Section VII.C addresses housing affordability by grouping the existing supply of multifamily rental units by affordability classification, but does not consider income levels of renter households. The penetration rate analysis presented below addresses both housing affordability and local household income. By dividing the number of units in a specific affordability classification by the number of renter households that can afford or qualify for a unit at that price point, the penetration rate can tell us the extent to which renter households at particular income bands are adequately served by the existing supply.

From a market perspective, a low penetration rate identifies submarkets and income bands where demand exceeds supply, suggesting that, independent of other factors, vacancy rates will be low and rents are likely to rise consistently over time. From a policy perspective, in these underserved markets, preservation of the existing low rent stock is particularly important to maintain the supply of affordable units.

In submarkets and income bands where penetration rates are high, the opposite is true. In these markets, there is an oversupply of units targeting those renter households that can afford rents at that level. Submarkets with high penetration rates may also display high occupancy rates, but only because households with excessive rent burdens or households with significant under burdens are occupying the supply. In a crowded field of similarly priced units, owners in high penetration rate markets may need to differentiate themselves from other properties by offering incentives or discounting rents. Owners of older, tired properties in these submarkets face the prospect of a continuing decline in rents. This prospect may motivate some owners to consider upgrading and recapitalizing a property in order to move the property into a higher rent affordability classification, particularly if a higher classification has a low penetration rate. Another alternative is that a property in this situation may be neglected, furthering a spiral of deflating rents and increasing vacancy. It is this situation, an oversaturated market at a specific price point (particularly where the next highest price point is undersupplied) that we believe indicates a threat to housing affordability in a specific market.

The penetration rate is calculated by dividing the total number of units targeting a particular income band by the number of renter households with incomes that fall within that band. A penetration rate of 100 percent would indicate that there is equal number of multifamily units in an affordability classification and renter households with income sufficient to afford rents at that level. A penetration rate over 100 percent would indicate an oversupply of units, while a penetration rate of less than 100 percent would indicate an inadequate supply of units relative to the number of renter households in that income band.

We calculated the penetration rate for each affordability classification using the 2012 AMI for the Baltimore-Towson area as shown in Table 44. The analysis includes both the multifamily properties (19,771 units) and the universe of licensed scattered site rental properties (6,258 units) for a total of 26,029 units. The top of Table 47 shows the distribution of rental units by affordability classification for each submarket, combining the multifamily units and the licensed scattered site units. These were shown separately in the inventory of multifamily units (Table 45) and inventory of scattered site units (Table 46). The affordability classifications relate to equivalent income bands, in which we grouped renter households in each submarket. The minimum income for any

Table 47 Penetration Rate Analysis

Inventory of Rental Units		Columbia		Elkridge		Southeast		Normandy		St Johns		Rural West		Howard County	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Multifamily and Licensed Scattered Site Units		13,040		2,901		4,581		4,184		1,160		163		26,029	
Extremely Low Rent and Subsidized Units (<30%)		1,027	7.9%	2	0.1%	35	0.8%	129	3.1%	72	6.2%	10	6.4%	1,275	4.9%
Very Low Rent Units (30-50%)		204	1.6%	268	9.3%	151	3.3%	36	0.9%	39	3.4%	17	10.6%	715	2.7%
Low Rent Units (50-60%)		384	2.9%	212	7.3%	166	3.6%	167	4.0%	122	10.5%	21	12.8%	1,072	4.1%
Moderate Rent Units (60-80%)		3,531	27.1%	758	26.1%	2,448	53.4%	2,132	51.0%	472	40.7%	28	17.0%	9,369	36.0%
High Rent Units (80-100%)		5,839	44.8%	1,470	50.7%	1,240	27.1%	1,325	31.7%	254	21.9%	31	19.1%	10,160	39.0%
Very High and Extremely High Rent Units (>100%)		2,055	15.8%	191	6.6%	540	11.8%	395	9.4%	201	17.3%	55	34.0%	3,437	13.2%
2012 Renter Households by Affordability Band															
Income Bands		Min Income	Max Income												
Extremely Low Rent and Subsidized Units		\$0	\$26,707												
Very Low Rent Units		\$17,976	\$44,512												
Low Rent Units		\$29,960	\$53,414												
Moderate Rent Units		\$35,952	\$71,219												
High Rent Units		\$47,936	\$89,024												
Very High and Extremely High Rent Units		\$59,920	\$106,829												
2012 Total Renter Households		13,992		3,451		4,427		4,650		1,470		433		28,423	
Total Identified Licensed Multifamily & Scattered Units		13,040		2,901		4,581		4,184		1,160		163		26,029	
Allocation of Renters to Licensed Rental Stock		93.2%		84.1%		103.5%		90.0%		78.9%		37.7%		91.6%	
Extremely Low Income HHlds		# of Renter HHs	% of Renter HHs	# of Renter HHs	% of Renter HHs	# of Renter HHs	% of Renter HHs	# of Renter HHs	% of Renter HHs	# of Renter HHs	% of Renter HHs	# of Renter HHs	% of Renter HHs	# of Renter HHs	% of Renter HHs
Very Low Income HHlds		2,088	16.0%	358	12.3%	405	8.9%	622	14.9%	154	13.2%	0	0.0%	3,627	13.9%
Low Income HHlds		2,461	18.9%	545	18.8%	845	18.5%	910	21.8%	186	16.0%	11	6.6%	4,957	19.0%
Moderate Income HHlds		2,497	19.1%	502	17.3%	1,018	22.2%	905	21.6%	166	14.3%	22	13.3%	5,109	19.6%
High Income HHlds		6,887	52.8%	1,313	45.3%	2,086	45.5%	2,268	54.2%	461	39.7%	47	28.6%	13,062	50.2%
Very High and Extremely High Income HHlds		4,481	34.4%	992	34.2%	1,603	35.0%	1,373	32.8%	242	20.8%	64	39.5%	8,755	33.6%
		4,609	35.3%	1,131	39.0%	1,852	40.4%	1,418	33.9%	258	22.2%	75	46.3%	9,344	35.9%
Penetration Rate (Units / Qualified HHs)															
Extremely Low Rent and Subsidized Units		49.2%		0.6%		8.6%		20.8%		46.9%		--		35.2%	
Very Low Rent Units		8.3%		49.3%		17.8%		3.9%		21.2%		161.2%		14.4%	
Moderate Rent Units		15.4%		42.2%		16.3%		18.5%		73.3%		95.7%		21.0%	
High Rent Units		51.3%		57.7%		117.3%		94.0%		102.6%		59.5%		71.7%	
Very High and Extremely High Rent Units		130.3%		148.2%		77.4%		96.5%		104.9%		48.5%		116.0%	
		44.6%		16.9%		29.2%		27.8%		78.0%		73.6%		36.8%	

income band is the income necessary to afford the maximum one-bedroom rent for the next lower affordability classification with a 30 percent rent burden (see Table 44). For example, the maximum one-bedroom rent for a Very Low Rent (30-50%) unit in Howard County is \$749, requiring an annual income of \$29,960. Any household earning more than this amount is considered to be in the next highest category, the Low Income (50-60%) band. The maximum income for any band is the income required to afford the maximum three-bedroom rent for that affordability classification. For example, the maximum three-bedroom rent for a Low Rent unit is \$1,335, requiring an annual income of \$53,414. Therefore, any household earning between \$29,960 and \$53,414 would be considered to be in the Low Income band.

As the number of renter households requiring larger units is limited, we did not expand the income range for units with four or more bedrooms. We also capped the maximum income limit for the top income band, Very High and Extremely High Income (>100%) households, at 150 percent of AMI. By limiting top incomes in this way, we are attempting to create a more realistic estimate of the number of renter households within each income band. It is important to note that due to the differing income levels required for units of different sizes, there is considerable overlap among the households within the various income bands. A household earning \$50,000 would be counted in the Low Income (50-60%) band, the Moderate Income (60-80%) band and the High Income Band (80-100%).

The penetration rates in Table 47 are calculated for 2012. Our survey of the multifamily rental market may not have captured every rental unit in Howard County. To adjust for this, we reduced the number of anticipated renter households to equal the total number of surveyed multifamily rental units and licensed scattered site units for each submarket. For example, in the Columbia submarket, the combined 13,040 licensed multifamily and scattered site rental units represent 93 percent of the 13,992 estimated renter households for 2012 (see first column of Table 47). It is this group of renters, those represented by the surveyed multifamily rental units and the universe of licensed scattered site units, that we grouped by income band for the penetration rate analysis.

Dividing the number of units in each affordability classification by the number of renter households in the corresponding income band, results in the penetration rate for that affordability classification. The penetration rate for High Rent units throughout Howard is 116 percent, meaning that there are more units in this classification than there are multifamily renter households in that income band. This suggests that units at the High Rent level are serving multifamily renter households from other income bands, either higher income households paying less than 30% of their income in rent or lower income households paying more than 30% of their income in rent. At the Moderate Rent income category, the penetration rate is 72 percent, meaning that there are only 72 units for every 100 households that would income qualify for this band.

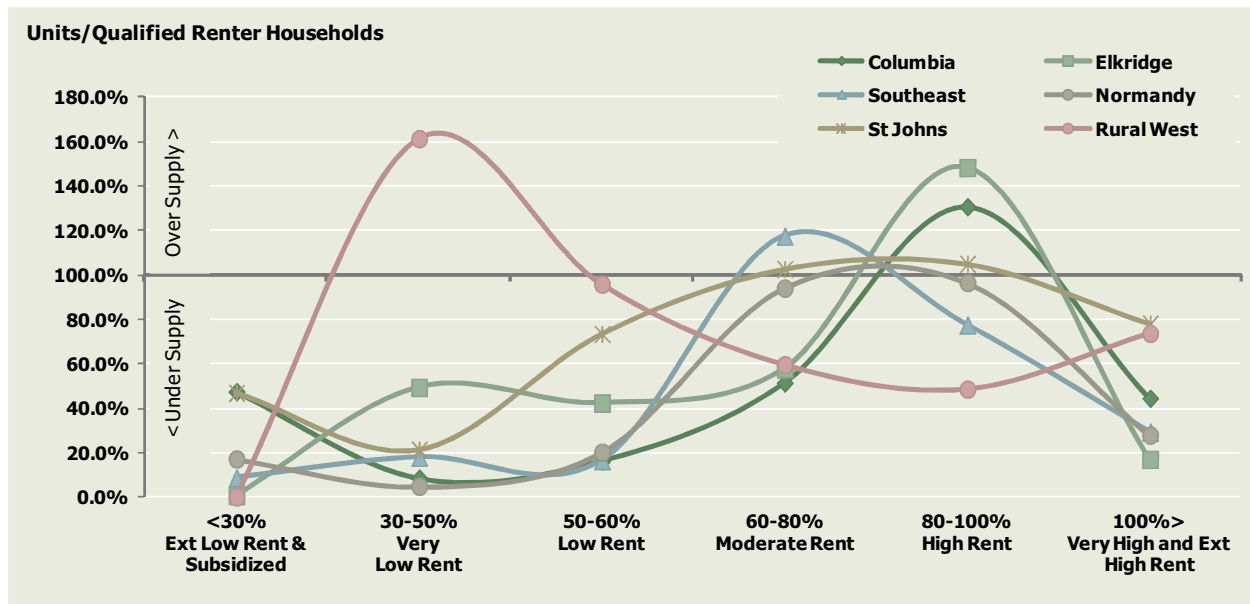
At the lower end of the price spectrum, there is a considerable short supply of appropriately priced units. The penetration rates for Extremely Low Income, Very Low Income and Low Income are 35 percent, 14 percent and 21 percent respectively. Throughout the county, there are a large number of renter households in need of housing units that are appropriately priced.

The graphic representation of the penetration rate analysis as shown in Figure 12 illustrates the balance (or imbalance) at the various affordability classifications in each submarket. Relative to each other, a submarket with a shallow curve suggests a market where supply and demand are more balanced across the price spectrum, while a submarket with a steep curve suggests that market imbalance is concentrated at specific price levels.

Based on this penetration rate analysis, we made the following findings:

- The concentration of subsidized units in Columbia is noted by the relatively high penetration rate (49 percent) among Extremely Low Rent units. The only rent classification with a penetration rate in excess of 100 percent is High Rent units (130 percent). Very Low Rent and Low Rent units have small capture rates compared with the county, eight percent and 15.4 percent respectively.
- Elkridge has an oversupply of High Rent units, with a penetration rate of 148 percent. The next lower level, Moderate Rent units has a penetration rate of 58 percent. The penetration rate of Very Low Rent and Low Rent units in Elkridge is relatively high compared to most other submarkets with penetration rates of 49 and 42 percent, respectively.
- The highest penetration rate in Southeast is 117 percent for Moderate Rent units, while High Rent units have the next highest penetration rate of 77 percent. The capture rates for Very Low Rent and Low Rent units are similar to the county.
- None of the rent classifications in Normandy have a penetration rate greater than 100, although the penetration rate for both the Moderate Rent and High Rent units are in the mid-90's. The penetration rate for Very Low Rent units at less than five percent is lower in Normandy than in any other submarket. The Normandy penetration rate for Low Rent units is similar to that of the county.
- The penetration rate for Extremely Low Rent units in St. John's is high relative to the county, but that will change once the PBRA units at Chatham Gardens convert to market rate. St. John's also has the highest penetration rate for Very High rent units at 78 percent. This high penetration rate is the result of a large number of high-end scattered-site units in the area. The penetration rate for both the Moderate Rent and High Rent units are just above 100.

Households who qualify for Extremely Low Rent and Subsidized units are underserved throughout the county, but particularly in Southeast and Normandy. Columbia households at the Very Low Rent level are the most underserved relative to other submarkets.

Figure 12 Submarket Penetration Rates

E. Overall Affordable Housing Gap

The preceding market data and analysis proves to be a useful tool for guiding housing policy in Howard County. While the supply and demand analysis and the penetration rate analysis provide indicators of housing demand and housing need by submarket, this final analysis quickly identifies the shortage of affordable housing units throughout the county.

Although housing programs typically group households into income categories based on a percentage of AMI, a straight analysis of rental households below the \$50,000 and \$25,000 income thresholds offers another insight. Table 16 on page 43 shows an estimated 9,299 renter households in Howard County have incomes below \$50,000. Of those, 3,624 households have incomes below \$25,000. The \$50,000 threshold works to identify households that would likely qualify for rent-restricted housing, but are approaching the ability to enter homeownership, while the \$25,000 threshold works to identify households that likely need assistance to afford rent.

We can compare the numbers of renter households at this level with the number of rent-restricted and subsidized rental units throughout the county. There are 1,233 multifamily rental units with PBRA and another 1,655 multifamily rental units that are rent-restricted. Additionally, Howard County administers approximately 1,100 tenant-based Housing Choice Vouchers (HCV). Combined, 3,988 units are available to support the 9,299 low to moderate-income renter households in the county with a likely need for either rental assistance or rent-restricted affordable housing, leaving a gap of over 5,000 units.

We hope the information provided by this analysis will assist Howard County Housing in monitoring trends in the Howard County rental market, and in their efforts to create and preserve affordable housing in the county.



APPENDIX 1 UNDERLYING ASSUMPTIONS & LIMITING CONDITIONS

1. In conducting the analysis, we will make the following assumptions, except as otherwise noted in our report:
2. There are no zoning, building, safety, environmental or other federal, state or local laws, regulations or codes which would prohibit or impair the development, marketing or operation of the subject project in the manner contemplated in our report, and the subject project will be developed, marketed and operated in compliance with all applicable laws, regulations and codes.
3. No material changes will occur in (a) any federal, state or local law, regulation or code (including, without limitation, the Internal Revenue Code) affecting the subject project, or (b) any federal, state or local grant, financing or other program which is to be utilized in connection with the subject project.
4. The local, national and international economies will not deteriorate, and there will be no significant changes in interest rates or in rates of inflation or deflation.
5. The subject project will be served by adequate transportation, utilities and governmental facilities.
6. The subject project will not be subjected to any war, energy crisis, embargo, strike, earthquake, flood, fire or other casualty or act of God.
7. The subject project will be on the market at the time and with the product anticipated in our report, and at the price position specified in our report.
8. The subject project will be developed, marketed and operated in a highly professional manner.
9. No projects will be developed which will be in competition with the subject project, except as set forth in our report.
10. There are neither existing judgments nor any pending or threatened litigation which could hinder the development, marketing or operation of the subject project.

The analysis will be subject to the following limiting conditions, except as otherwise noted in our report:

1. The analysis contained in this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates and the variations may be material.
2. Our absorption estimates are based on the assumption that the product recommendations set forth in our report will be followed without material deviation.



3. All estimates of future dollar amounts are based on the current value of the dollar, without any allowance for inflation or deflation.
4. We have no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal matters, environmental matters, architectural matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering matters.
5. Information, estimates and opinions contained in or referred to in our report, which we have obtained from sources outside of this office, are assumed to be reliable and have not been independently verified.
6. The conclusions and recommendations in our report are subject to these Underlying Assumptions and Limiting Conditions and to any additional assumptions or conditions set forth in the body of our report.



APPENDIX 2 SAMPLE SCATTERED SITE SURVEY FORM

2012 Howard County Rental Survey

Unit Agent

Unit Agent

Agent Address

Agent Address

Agent Code: **f**

Dear Rental Property Licensee:

Real Property Research Group, Inc. has again been retained by Howard County Housing (HCH) to conduct its annual survey of the Howard County rental unit owners and managers. As a participant, you will receive a summary of rent levels by neighborhood and housing type. The survey results also help HCH develop housing policy.

You can complete the survey in one of three ways:

1. Log onto www.RPRG.net. Click on the Howard County Rental Survey icon in the upper right of the page and enter your agent code; OR
2. Fill in the blanks below with information concerning the referenced unit(s) and fax it to (650) 479-7606; OR
3. Return this completed survey in the enclosed postage-paid envelope.

Information concerning individual rent levels and vacancies will be kept strictly confidential. Property owners responding to this survey by May 15, 2012 will receive a summary of findings by mail or e-mail when the report is completed (Summer 2012). Please contact Patrick Dieter at (410) 772-1004 x6104 with any questions.

Thank you for your participation

NOTE: If you have rented a single bedroom and not the entire unit, mark "Single Rm" below. A unit without a separate bedroom is an "Efficiency" or "Eff."

Unit Address

Current Rent Current Tenant in Unit: Years Months Check if unit is: Sold ☐ Vacant ☐ No longer a rental ☐

Circle Fuel Type for..

Heating	Gas	Elec	Oil
Hot Water	Gas	Elec	Oil
Cooking	Gas	Elec	Oil

Circle all Utilities Included in Rent....(all that apply)

None	- or -	Heat	Hot Wtr	Cooking	A/C
		General Elec Use	Water/Sewer	Trash	

Circle Number of..

Bedrooms	Single Rm	or	Eff	1	2	3	4+
Full Bathrooms	1	2	3	3+			
Half Bathrooms	0	1	2	3	3+		

Check if the unit has any of the following features:

Wheelchair Access to Unit ☐

First Floor Bedroom ☐ 36-Inch Doorways ☐ Grab Bars in Bathroom ☐ Walk-In Shower Stall ☐

Is Smoking Permitted? Yes No

When your apartment becomes available for rent in the future, consider posting your unit on MDHousingSearch.org, a free housing locator service sponsored by the Maryland Department of Housing and Community Development and SocialServe.com. Visit MDHousingSearch.org for more information.

Please send results via U.S. Mail ☐ or e-mail ☐

Email Address: _____

RealPropertyResearchGroup, Inc.
10400 Little Patuxent Parkway Suite 450
Columbia, Maryland 21044



APPENDIX 3 GROSS RENT ANALYSIS

Table A3-1 Multifamily Rental Communities Gross Rent Detail by Community

Columbia Submarket

Affordability Class			% AMI	
Extremely Low Rent and Subsidized	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and Extremely High Rent	VH	+		

Floorplan Detail										Utilities Included in Rent								Gross Rent Calculation				
Community	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	Afford Class					
Apartments at Kendall Ridge	80	1	1	750	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,276	\$166	\$0	\$1,442	H				
	26	2	1	950	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,331	\$200	\$0	\$1,531	M				
	52	2	2	1,090	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,519	\$200	\$0	\$1,719	H				
	26	3	2	1,250	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,880	\$249	\$0	\$2,129	H				
	30	1	1	842	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,340	\$147	\$0	\$1,487	H				
	6	1	1	837	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,390	\$147	\$0	\$1,537	VH				
	12	2	1	918	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$181	\$0	\$1,681	H				
	48	2	2	966	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,575	\$181	\$0	\$1,756	H				
	26	2	2	1,093	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,825	\$181	\$0	\$2,006	VH				
	24	3	2	1,160	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,750	\$230	\$0	\$1,980	H				
Ashton Green	24	3	2.5	1,390	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$230	\$0	\$2,230	VH				
	102	1	1	708	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,030	\$77	\$0	\$1,107	M				
	24	1	1	908	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,185	\$77	\$0	\$1,262	H				
	24	1	1	918	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,190	\$77	\$0	\$1,267	H				
	24	2	1	928	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,245	\$86	\$0	\$1,331	M				
	51	2	1.5	1,052	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,285	\$86	\$0	\$1,371	M				
	51	2	2	1,160	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,394	\$86	\$0	\$1,480	M				
	24	3	2	1,250	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,575	\$96	-\$131	\$1,540	M				
	96	1	1	815	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,295	\$77	\$0	\$1,372	H				
	60	2	1	1,056	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,430	\$92	\$0	\$1,522	M				
Avalon at Cedar Place	61	1	1	770	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,208	\$147	\$0	\$1,355	H				
	61	1	1	715	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,215	\$147	\$0	\$1,362	H				
	62	1	1	879	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,290	\$147	\$0	\$1,437	H				
	61	1	1	800	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$147	\$0	\$1,447	H				
	38	1	1	979	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,425	\$147	\$0	\$1,572	VH				
	126	2	1.5	1,049	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$181	\$0	\$1,531	M				
	126	2	2	1,147	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$181	\$0	\$1,631	H				
	125	2	2	1,162	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,525	\$181	\$0	\$1,706	H				
	30	3	2	1,274	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,835	\$230	\$0	\$2,065	H				
	30	3	2	1,413	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,860	\$230	\$0	\$2,090	H				
Beech's Farm	54	1	1	735	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,225	\$166	\$0	\$1,391	H				
	881	1	1	831	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$166	\$0	\$1,466	H				
	12	2	1	909	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$200	\$0	\$1,600	H				
	18	2	2	1,185	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$200	\$0	\$1,650	H				
	20	2	2	994	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,455	\$200	\$0	\$1,655	H				
	8	2	1.5	1,056	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,512	\$200	\$0	\$1,712	H				
	16	3	1.5	1,062	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,835	\$249	\$0	\$2,084	H				
	78	1	1	725	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,275	\$136	\$0	\$1,411	H				
	99	2	1	919	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,490	\$155	\$0	\$1,645	H				
	30	2	2	966	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,530	\$155	\$0	\$1,685	H				
Berkshires at Columbia	45	3	2	1,152	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,789	\$186	\$0	\$1,975	H				
	34	3	2.5	1,282	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$2,362	\$186	\$0	\$2,548	VH				
	7	4	2.5	1,835	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$2,450	\$216	\$0	\$2,666	VH				
	23	5+	2.5	1,835	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$2,450	\$250	\$0	\$2,700	H				
	100	1	1	680	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,035	\$147	-\$93	\$1,089	M				
	96	2	1	851	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,190	\$181	\$0	\$1,371	M				
	84	1	1	630	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,070	\$147	-\$182	\$1,035	M				
	81	2	1	851	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,220	\$181	\$0	\$1,401	M				
	3	3	1	930	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,310	\$230	\$0	\$1,540	M				
	Bluffs at Fairway Hills	65	1	1	665	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,030	\$147	\$0	\$1,177	M			
Bluffs at Hawthorn		64	2	1	792	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,190	\$181	\$0	\$1,371	M				
Bluffs at Hawthorn		3	3	1	920	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,280	\$230	\$0	\$1,510	M				
Chimneys of Cradlerock		34	1	1	704	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,109	\$166	\$0	\$1,275	H				
Chimneys of Cradlerock		11	1	1	814	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,159	\$166	\$0	\$1,325	H				
Chimneys of Cradlerock		22	1	1	943	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,229	\$166	\$0	\$1,395	H				
Chimneys of Cradlerock		17	1	1	802	PBRA	Electric	☐	☐	☐	☐	☐	☐	%income	—	\$0	%income	EL				
Chimneys of Cradlerock		44	2	2	1,127	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,439	\$200	\$0	\$1,639	H				
Chimneys of Cradlerock		17	2	2	1,193	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,479	\$200	\$0	\$1,679	H				

Table A3-1 Multifamily Rental Communities Gross Rent Detail by Community

Columbia Submarket

Affordability Class	% AMI	
	30%	50%
Extremely Low Rent and Subsidized	EL	VL
Very Low Rent	VL	50%
Low Rent	L	60%
Moderate Rent	M	80%
High Rent	H	100%
Very High and Extremely High Rent	VH	+

Floorplan Detail				Utilities Included in Rent							Gross Rent Calculation						
Community	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	Afford Class
Chimneys of Cradlerock	15	2	2	1,145	PBRA	Electric	☐	☐	☐	☐	☐	☐	%income	—	—	%income	EL
	21	3	2	1,245	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,459	\$249	\$0	\$1,708	M
	9	3	2	1,312	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,559	\$249	\$0	\$1,808	H
	8	3	2	1,264	PBRA	Electric	☐	☐	☐	☐	☐	☐	%income	—	—	%income	EL
	47	1	1	695	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,212	\$166	\$0	\$1,378	H
	36	1	1	933	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,310	\$166	\$0	\$1,476	H
	47	1	1	823	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,445	\$166	\$0	\$1,611	VH
	52	2	2	1,100	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,590	\$200	\$0	\$1,790	H
	16	3	2	1,466	Market	Electric	☐	☐	☐	☐	☐	☐	\$2,020	\$249	\$0	\$2,269	VH
	Club Merion	50	1	1	713	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,195	\$123	\$0	\$1,318
Club Merion	14	1	1	850	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,365	\$123	\$0	\$1,488	H
Club Merion	45	2	2	1,000	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,550	\$150	\$0	\$1,700	H
Club Merion	3	2	2	1,066	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,585	\$150	\$0	\$1,735	H
Club Merion	7	2	2	1,200	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,655	\$150	\$0	\$1,805	H
Club Merion	1	4	2	1,500	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,760	\$219	\$0	\$1,979	M
Columbia Commons	13	1	1	710	LHHC-50%	Electric	☐	☐	☐	☐	☐	☐	\$698	\$166	\$0	\$864	L
Columbia Commons	41	1	1	710	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,195	\$166	\$0	\$1,361	H
Columbia Commons	15	2	2	960	LHHC-50%	Electric	☐	☐	☐	☐	☐	☐	\$798	\$200	\$0	\$998	L
Columbia Commons	19	2	1.5	910	LHHC-50%	Electric	☐	☐	☐	☐	☐	☐	\$798	\$200	\$0	\$998	L
Columbia Commons	58	2	2	960	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,405	\$200	\$0	\$1,605	H
Columbia Commons	42	2	1.5	910	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,560	\$200	\$0	\$1,760	H
Columbia Commons	3	3	3	1,230	LHHC-50%	Electric	☐	☐	☐	☐	☐	☐	\$868	\$249	\$0	\$1,117	L
Columbia Commons	9	3	3	1,230	Market	Electric	☐	☐	☐	☐	☐	☐	\$2,000	\$249	\$0	\$2,249	VH
Columbia Landing	98	1	1	851	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,115	\$109	\$0	\$1,224	H
Columbia Town Center	202	2	1	966	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,265	\$127	\$0	\$1,392	M
Columbia Town Center	81	1	1	732	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,373	\$136	\$0	\$1,509	VH
Columbia Town Center	100	1	1	854	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,490	\$136	\$0	\$1,626	VH
Columbia Town Center	19	1	1	911	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,595	\$136	\$0	\$1,731	VH
Columbia Town Center	94	2	2	1,136	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,480	\$155	\$0	\$1,635	H
Columbia Town Center	96	2	2	1,042	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,523	\$155	\$0	\$1,678	H
Columbia Town Center	63	2	2	1,165	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,615	\$155	\$0	\$1,770	H
Columbia Town Center	78	3	2	1,403	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$2,165	\$186	\$0	\$2,351	VH
Community Homes	10	1	1	531	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$624	\$93	\$0	\$717	VL
Community Homes	55	2	1	807	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$762	\$105	\$0	\$867	VL
Community Homes	5	2	1.5	1,203	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,008	\$105	\$0	\$1,113	L
Community Homes	19	3	1.5	1,121	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$891	\$121	\$0	\$1,012	VL
Community Homes	11	4	2	1,258	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,057	\$136	\$0	\$1,193	VL
Community Homes	20	1	1	—	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	—	—	%income	EL
Community Homes	110	2	1	—	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	—	—	%income	EL
Community Homes	9	2	1.5	—	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	—	—	%income	EL
Community Homes	39	3	1.5	—	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	—	—	%income	EL
Community Homes	22	4	2	—	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	—	—	%income	EL
Dominion at Eden Brook	66	1	1	695	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,450	\$147	\$0	\$1,597	VH
Dominion at Eden Brook	68	1	1	823	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,522	\$147	\$0	\$1,669	VH
Dominion at Eden Brook	66	2	2	1,100	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,787	\$181	\$0	\$1,968	VH
Dominion at Eden Brook	32	2	1	933	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,938	\$181	\$0	\$2,119	VH
Dominion Kings Place	50	1	1	695	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,513	\$147	\$0	\$1,660	VH
Dominion Kings Place	46	1	1	832	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,549	\$147	\$0	\$1,696	VH
Dominion Kings Place	24	2	1	933	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,528	\$181	\$0	\$1,709	H
Dominion Kings Place	50	2	2	1,100	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,786	\$181	\$0	\$1,967	VH
Eaves Columbia Town Center	37	1	1	754	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,298	\$147	\$0	\$1,445	H
Eaves Columbia Town Center	14	1	1	1,008	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,426	\$147	\$0	\$1,573	VH
Eaves Columbia Town Center	49	1	1	883	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,428	\$147	\$0	\$1,575	VH
Eaves Columbia Town Center	56	2	2	1,178	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,565	\$181	\$0	\$1,746	H
Eaves Columbia Town Center	20	3	2	1,409	Market	Electric	☐	☐	☐	☐	☐	☐	\$2,030	\$230	\$0	\$2,260	VH
Evergreens at Columbia Town Center	12	1	1	843	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,494	\$93	\$0	\$1,587	VH
Evergreens at Columbia Town Center	32	1	1	698	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,551	\$93	\$0	\$1,644	VH
Evergreens at Columbia Town Center	20	1	1	944	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,651	\$93	\$0	\$1,744	VH

Table A3-1 Multifamily Rental Communities Gross Rent Detail by Community

Columbia Submarket

Affordability Class	%AMI			
	EL	30%	50%	60%
Extremely Low Rent and Subsidized	EL	30%	50%	60%
Very Low Rent	VL	50%	60%	80%
Low Rent	L	60%	80%	100%
Moderate Rent	M	80%	100%	+
High Rent	H	100%	+	
Very High and Extremely High Rent	VH	+		

Community	Floorplan Detail					Utilities Included in Rent							Gross Rent Calculation				Afford Class
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	
Evergreens at Columbia Town Center	55	2	2	1,109	Market	Natural Gas							\$1,913	\$105	\$0	\$2,018	VH
Evergreens at Columbia Town Center	7	2	2	1,114	Market	Natural Gas							\$2,091	\$105	\$0	\$2,196	VH
Evergreens at Columbia Town Center	6	2	2	1,282	Market	Natural Gas							\$2,158	\$105	\$0	\$2,263	VH
Evergreens at Columbia Town Center	24	2	2	1,334	Market	Natural Gas							\$2,335	\$105	\$0	\$2,440	VH
Fenland Field	63	1	1	743	Market	Natural Gas							\$1,230	\$136	\$0	\$1,366	H
Fenland Field	93	2	1	927	Market	Natural Gas							\$1,398	\$155	\$0	\$1,553	H
Fenland Field	30	2	2	975	Market	Natural Gas							\$1,493	\$155	\$0	\$1,648	H
Fenland Field	48	3	2	1,171	Market	Natural Gas							\$1,825	\$186	\$0	\$2,011	H
Forest Ridge	18	1	1	525	PBRA	Natural Gas							%income	--	--	%income	EL
Forest Ridge	60	2	1	689	PBRA	Natural Gas							%income	--	--	%income	EL
Forest Ridge	30	3	2	887	PBRA	Natural Gas							%income	--	--	%income	EL
Gramercy at Town Center	16	1	1	685	Market	Natural Gas							\$1,535	\$117	-\$75	\$1,577	VH
Gramercy at Town Center	24	1	1	771	Market	Natural Gas							\$1,600	\$117	-\$75	\$1,642	VH
Gramercy at Town Center	8	1	1	872	Market	Natural Gas							\$1,675	\$117	-\$75	\$1,717	VH
Gramercy at Town Center	24	1	1	900	Market	Natural Gas							\$1,745	\$117	-\$75	\$1,787	VH
Gramercy at Town Center	64	2	2	1,013	Market	Natural Gas							\$1,845	\$136	-\$75	\$1,906	H
Gramercy at Town Center	50	2	2	1,094	Market	Natural Gas							\$1,910	\$136	-\$75	\$1,971	VH
Gramercy at Town Center	24	3	2	1,455	Market	Natural Gas							\$2,265	\$167	-\$75	\$2,357	VH
Grand Pointe	19	1	1	831	Market	Natural Gas							\$1,109	\$136	\$0	\$1,245	H
Grand Pointe	19	1	1	1,011	Market	Natural Gas							\$1,209	\$136	\$0	\$1,345	H
Grand Pointe	55	2	1.5	1,051	Market	Natural Gas							\$1,109	\$155	\$0	\$1,264	M
Grand Pointe	31	3	2	1,203	Market	Natural Gas							\$1,529	\$186	\$0	\$1,715	M
Grand Pointe	32	3	2	1,237	Market	Natural Gas							\$1,549	\$186	\$0	\$1,735	M
Grand Pointe High Rise	45	1	1	576	Market	Natural Gas							\$929	\$136	\$0	\$1,065	M
Grand Pointe High Rise	45	1	1	774	Market	Natural Gas							\$1,069	\$136	\$0	\$1,205	M
Grand Pointe High Rise	78	2	2	1,062	Market	Natural Gas							\$1,349	\$155	\$0	\$1,504	H
Greens at Columbia	74	1	1	655	Market	Electric							\$1,205	\$147	\$0	\$1,352	H
Greens at Columbia	4	1	1	860	Market	Electric							\$1,370	\$147	\$0	\$1,517	VH
Greens at Columbia	6	1	1	1,125	Market	Electric							\$1,420	\$147	\$0	\$1,567	VH
Greens at Columbia	1	2	1	850	Market	Electric							\$1,385	\$181	\$0	\$1,566	H
Greens at Columbia	4	2	2	1,255	Market	Electric							\$1,540	\$181	\$0	\$1,721	H
Greens at Columbia	32	2	2	1,155	Market	Electric							\$1,540	\$181	\$0	\$1,721	H
Greens at Columbia	42	2	2	1,038	Market	Electric							\$1,578	\$181	\$0	\$1,759	H
Greens at Columbia	6	2	2	1,375	Market	Electric							\$1,630	\$181	\$0	\$1,811	H
Harper House	49	1	1	561	PBRA	Electric							%income	--	--	%income	EL
Harper House	51	2	1	836	PBRA	Electric							%income	--	--	%income	EL
Harper House	7	Eff	1	448	PBRA	Electric							%income	--	--	%income	EL
Harpers Forest	121	1	1	591	Market	Natural Gas							\$1,095	\$77	\$0	\$1,172	M
Harpers Forest	145	2	1	740	Market	Natural Gas							\$1,255	\$86	\$0	\$1,341	M
Harpers Forest	25	3	1	861	Market	Natural Gas							\$1,535	\$96	\$0	\$1,631	M
Hickory Ridge Place	35	1	1	630	PBRA	Electric							%income	--	--	%income	EL
Hickory Ridge Place	45	1	1	630	PBRA	Electric							%income	--	--	%income	EL
Hickory Ridge Place	10	2	1	870	PBRA	Electric							%income	--	--	%income	EL
Hickory Ridge Place	13	2	1	870	PBRA	Electric							%income	--	--	%income	EL
Hickory Ridge Place	4	3	2	1,070	PBRA	Electric							%income	--	--	%income	EL
Hickory Ridge Place	1	3	2	1,070	PBRA	Electric							%income	--	--	%income	EL
High Meadow	45	3	2.5	1,960	Market	Electric							\$1,705	\$230	\$0	\$1,935	H
Huntington Downs	63	1	1	781	Market	Electric							\$1,168	\$123	-\$146	\$1,145	M
Huntington Downs	65	2	1.5	1,058	Market	Electric							\$1,350	\$150	\$0	\$1,500	M
Huntington Downs	44	2	2	1,150	Market	Electric							\$1,465	\$150	\$0	\$1,615	H
Island Club Apartments	35	1	1	713	Market	Electric							\$1,210	\$166	\$0	\$1,376	H
Island Club Apartments	12	1	1	846	Market	Electric							\$1,345	\$166	\$0	\$1,511	VH
Island Club Apartments	24	1	1	845	Market	Electric							\$1,345	\$166	\$0	\$1,511	VH
Island Club Apartments	24	2	2	983	Market	Electric							\$1,490	\$200	\$0	\$1,690	H
Island Club Apartments	45	2	2	1,050	Market	Electric							\$1,555	\$200	\$0	\$1,755	H
Island Club Apartments	12	2	2	935	Market	Electric							\$1,417	\$200	\$0	\$1,617	H
Island Club Apartments	24	3	2	1,107	Market	Electric							\$1,830	\$249	\$0	\$2,079	H
King's Crossing	54	1	1	735	Market	Electric							\$1,255	\$147	\$0	\$1,402	H

Table A3-1 Multifamily Rental Communities Gross Rent Detail by Community

Columbia Submarket

Affordability Class	% AMI	
	30%	50%
Extremely Low Rent and Subsidized	EL	VL
Very Low Rent	L	60%
Moderate Rent	M	80%
High Rent	H	100%
Very High and Extremely High Rent	VH	+

Community	Floorplan Detail					Utilities Included in Rent							Gross Rent Calculation				Afford Class
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	
King's Crossing	24	1	1	848	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,300	\$147	\$0	\$1,447	H
King's Crossing	30	2	1	918	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,326	\$181	\$0	\$1,507	M
King's Crossing	34	2	2	966	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,505	\$181	\$0	\$1,686	H
King's Crossing	20	2	1	932	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,535	\$181	\$0	\$1,716	H
King's Crossing	6	3	2	1,100	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,805	\$230	\$0	\$2,035	H
Lazy Hollow	29	1	1	810	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,259	\$136	\$0	\$1,395	H
Lazy Hollow	9	1	1	858	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,289	\$136	\$0	\$1,425	H
Lazy Hollow	10	1	1	885	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,349	\$136	\$0	\$1,485	H
Lazy Hollow	8	2	1	1,069	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,474	\$155	\$0	\$1,629	H
Lazy Hollow	40	2	1	978	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,506	\$155	\$0	\$1,661	H
Lazy Hollow	22	2	2	1,085	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,592	\$155	\$0	\$1,747	H
Lazy Hollow	40	2	2	1,009	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,592	\$155	\$0	\$1,747	H
Lazy Hollow	20	3	2	1,212	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,789	\$186	\$0	\$1,975	H
Longwood Apartments	97	1	1	576	PBRA	Electric	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
Longwood Apartments	3	2	1	779	PBRA	Electric	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
Monarch Mills	3	1	1	762	LHIC-30%	Electric	☐	☐	☐	☐	☒	☒	\$387	\$123	\$0	\$510	VL
Monarch Mills	2	1	1	762	LHIC-50%	Electric	☐	☐	☐	☐	☒	☒	\$683	\$123	\$0	\$806	L
Monarch Mills	3	1	1	762	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$845	\$123	\$0	\$968	M
Monarch Mills	16	1	1	762	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,425	\$123	\$0	\$1,548	VH
Monarch Mills	7	2	2	1,113	LHIC-50%	Electric	☐	☐	☐	☐	☒	☒	\$790	\$150	\$0	\$940	VL
Monarch Mills	32	2	2	1,113	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$950	\$150	\$0	\$1,100	L
Monarch Mills	60	2	2	1,113	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,738	\$150	\$0	\$1,888	H
Monarch Mills	23	2	2	1,277	PBRA	Electric	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
Monarch Mills	16	2	2	1,277	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,875	\$150	\$0	\$2,025	VH
Monarch Mills	9	3	2	1,286	PBRA	Electric	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
Monarch Mills	13	3	2	1,286	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$1,049	\$184	\$0	\$1,233	L
Monarch Mills	40	3	2	1,286	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,900	\$184	\$0	\$2,084	H
Monarch Mills - Elderly	2	1	1	675	LHIC-30%	Electric	☐	☐	☐	☐	☒	☒	\$387	\$123	\$0	\$510	VL
Monarch Mills - Elderly	3	1	1	675	LHIC-50%	Electric	☐	☐	☐	☐	☒	☒	\$695	\$123	\$0	\$818	L
Monarch Mills - Elderly	14	1	1	675	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$850	\$123	\$0	\$973	M
Monarch Mills - Elderly	12	1	1	709	Market	Electric	☐	☐	☐	☐	☒	☒	\$923	\$123	\$0	\$1,046	M
Monarch Mills - Elderly	5	2	1	881	PBRA	Electric	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
Monarch Mills - Elderly	9	2	1	881	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,100	\$150	\$0	\$1,250	M
Owen Brown Place	169	1	1	653	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	--	--	%income	EL
Owen Brown Place	19	2	1	890	PBRA	Natural Gas	☐	☐	☐	☐	☐	☒	%income	--	--	%income	EL
Park View at Columbia	9	1	1	572	LHIC-50%	Electric	☐	☐	☐	☐	☒	☒	\$711	\$123	\$0	\$834	L
Park View at Columbia	53	1	1	572	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$841	\$123	\$0	\$964	M
Park View at Columbia	11	1	1	614	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$841	\$123	\$0	\$964	M
Park View at Columbia	30	1	1	676	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$841	\$123	\$0	\$964	M
Park View at Snowden River	10	1	1	740	LHIC-30%	Electric	☐	☐	☐	☐	☒	☒	\$423	\$123	\$0	\$546	VL
Park View at Snowden River	20	1	1	740	LHIC-40%	Electric	☐	☐	☐	☐	☒	☒	\$584	\$123	\$0	\$707	VL
Park View at Snowden River	40	1	1	740	LHIC-50%	Electric	☐	☐	☐	☐	☒	☒	\$745	\$123	\$0	\$868	L
Park View at Snowden River	10	1	1	740	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$905	\$123	\$0	\$1,028	M
Park View at Snowden River	13	2	1	878	LHIC-50%	Electric	☐	☐	☐	☐	☒	☒	\$897	\$150	\$0	\$1,047	L
Park View at Snowden River	6	2	1	878	LHIC-60%	Electric	☐	☐	☐	☐	☒	☒	\$1,090	\$150	\$0	\$1,240	M
Plumtree	66	1	1	713	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,086	\$117	\$0	\$1,203	H
Plumtree	6	1	1	757	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,155	\$117	\$0	\$1,272	H
Plumtree	88	2	1	906	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,285	\$136	\$0	\$1,421	M
Plumtree	8	2	1.5	996	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,454	\$136	\$0	\$1,590	H
Poplar Glen	47	1	1	792	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,245	\$147	\$0	\$1,392	H
Poplar Glen	104	2	1.5	1,070	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,531	\$181	\$0	\$1,712	H
Poplar Glen	40	2	2	1,160	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,621	\$181	\$0	\$1,802	H
Reflections	34	1	1	854	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,515	\$166	\$0	\$1,681	VH
Reflections	34	1	1	897	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,540	\$166	\$0	\$1,706	VH
Reflections	48	2	2	1,067	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,653	\$200	\$0	\$1,853	H
Reflections	48	2	2	1,068	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,710	\$200	\$0	\$1,910	H
Reflections	16	2	2	1,250	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,840	\$200	\$0	\$2,040	VH
Reflections	4	3	2.5	1,337	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,915	\$249	\$0	\$2,164	H

Table A3-1 Multifamily Rental Communities Gross Rent Detail by Community

Columbia Submarket

Affordability Class	% AMI			
	EL	30%	50%	60%
Extremely Low Rent and Subsidized	EL			
Very Low Rent	VL			
Low Rent	L			
Moderate Rent	M			
High Rent	H			
Very High and Extremely High Rent	VH			
		+		

	Floorplan Detail				Utilities Included in Rent							Gross Rent Calculation				Afford Class	
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust		
Selborne House of Dorsey Hall	48	1	1	580	PBRA	Electric							%income	-	-	%income	EL
	59	1	1	580	LHITC-60%	Electric							\$885	\$123	\$0	\$1,008	M
	13	2	1	817	LHITC-60%	Electric							\$1,045	\$150	\$0	\$1,195	M
Selborne House of Dorsey Hall	35	1	1	530	PBRA	Natural Gas							%income	-	-	%income	EL
Shalom Square	15	1	1	460	PBRA	Natural Gas							%income	-	-	%income	EL
Sierra Woods	22	1	1	590	Section 236	Electric							\$690	\$123	\$0	\$813	L
Sierra Woods	6	1	1	590	PBRA	Electric							%income	-	-	%income	EL
Sierra Woods	61	2	1	706	Section 236	Electric							\$824	\$150	\$0	\$974	L
Sierra Woods	15	2	1	706	PBRA	Electric							%income	-	-	%income	EL
Sierra Woods	33	3	1.5	1,012	Section 236	Electric							\$905	\$184	\$0	\$1,089	VL
Sierra Woods	9	3	1.5	1,012	PBRA	Electric							%income	-	-	%income	EL
Sierra Woods	12	4	1.5	1,133	Section 236	Electric							\$934	\$219	\$0	\$1,153	VL
Sierra Woods	2	4	1.5	1,133	PBRA	Electric							%income	-	-	%income	EL
Stonehaven	49	1	1	757	Market	Natural Gas							\$1,345	\$117	\$0	\$1,462	H
Stonehaven	104	2	2	990	Market	Natural Gas							\$1,575	\$136	\$0	\$1,711	H
Stonehaven	47	3	2	1,150	Market	Natural Gas							\$1,748	\$167	\$0	\$1,915	H
Tamar Meadow	13	1	1	858	Market	Electric							\$1,245	\$166	\$0	\$1,411	H
Tamar Meadow	13	1	1	896	Market	Electric							\$1,275	\$166	\$0	\$1,441	H
Tamar Meadow	13	1	1	919	Market	Electric							\$1,287	\$166	\$0	\$1,453	H
Tamar Meadow	13	1	1	931	Market	Electric							\$1,302	\$166	\$0	\$1,468	H
Tamar Meadow	13	2	1	940	Market	Electric							\$1,505	\$200	\$0	\$1,705	H
Tamar Meadow	15	2	1	953	Market	Electric							\$1,545	\$200	\$0	\$1,745	H
Tamar Meadow	33	2	2	1,108	Market	Electric							\$1,601	\$200	\$0	\$1,801	H
Tamar Meadow	33	2	2	1,143	Market	Electric							\$1,651	\$200	\$0	\$1,851	H
Tamar Meadow	32	3	2	1,322	Market	Electric							\$2,714	\$249	\$0	\$2,963	VH
Verona at Oakland Mills	31	1	1	591	Market	Natural Gas							\$956	\$117	\$0	\$1,073	M
Verona at Oakland Mills	6	1	1	712	Market	Natural Gas							\$985	\$117	\$0	\$1,102	M
Verona at Oakland Mills	54	1	1	743	Market	Natural Gas							\$1,079	\$117	\$0	\$1,196	M
Verona at Oakland Mills	72	2	1	861	Market	Natural Gas							\$1,346	\$136	\$0	\$1,482	M
Verona at Oakland Mills	27	2	1	740	Market	Natural Gas							\$1,346	\$136	\$0	\$1,482	M
Verona at Oakland Mills	6	2	1	927	Market	Natural Gas							\$1,357	\$136	\$0	\$1,493	M
Verona at Oakland Mills	18	2	2	975	Market	Natural Gas							\$1,415	\$136	\$0	\$1,551	H
Verona at Oakland Mills	36	3	2	1,171	Market	Natural Gas							\$1,724	\$167	\$0	\$1,891	H
Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012																	

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

NOTE: Utility Adjustments made based on utility allowance schedules provided by Howard County Department of Housing and Community Development
Rent for some unit types is imputed when not provided by management.

Table A3-2 Multifamily Rental Communities Gross Rent Detail by Community

Elkridge Submarket

Affordability Class	% AMI				
	EL	30%	50%	60%	80%
Extremely Low Rent and Subsidized	EL	30%	50%	60%	80%
Very Low Rent	VL	50%	60%	80%	100%
Low Rent	L	60%	80%	100%	+
Moderate Rent	M	80%	100%	+	
High Rent	H	100%	+		
Very High and Extremely High Rent	VH	+			

Community	Floorplan Detail				Utilities Included in Rent								Gross Rent Calculation					Afford Class
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent		
Ashton Woods	74	1	1	715	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,328	\$0	\$0	\$1,328	H	
	39	2	1	934	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,515	\$0	\$0	\$1,515	M	
	58	2	2	1,093	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,745	\$0	\$0	\$1,745	M	
	13	2	2	1,219	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,845	\$0	\$0	\$1,845	H	
	20	3	2	1,365	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,990	\$0	\$0	\$1,990	H	
Belmont Station	9	1	1	829	MHU	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,019	\$0	\$0	\$1,019	M	
Belmont Station	31	1	1	758	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,425	\$0	\$0	\$1,425	H	
Belmont Station	14	1	1	902	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,590	\$0	\$0	\$1,590	VH	
Belmont Station	8	1	1	947	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,635	\$0	\$0	\$1,635	VH	
Belmont Station	19	2	2	1,201	MHU	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,225	\$0	\$0	\$1,225	M	
Belmont Station	33	2	2	1,100	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,785	\$0	\$0	\$1,785	H	
Belmont Station	7	2	2	1,192	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,785	\$0	\$0	\$1,785	H	
Belmont Station	12	2	2	1,264	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,838	\$0	\$0	\$1,838	H	
Belmont Station	37	2	2	1,262	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,870	\$0	\$0	\$1,870	H	
Belmont Station	4	2	2	1,300	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,925	\$0	\$0	\$1,925	H	
Belmont Station	6	3	2	1,456	MHU	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,407	\$0	\$0	\$1,407	M	
Belmont Station	27	3	2	1,455	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,130	\$0	\$0	\$2,130	H	
Belmont Station	4	3	2	1,474	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,328	\$0	\$0	\$2,328	VH	
Ellicott Gardens	47	1	1	693	UHTC-50%	Electric	☐	☐	☐	☐	☒	☒	\$708	\$0	\$0	\$708	VL	
Ellicott Gardens	48	1	1	693	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$868	\$0	\$0	\$868	L	
Ellicott Gardens	11	2	1	1,032	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$1,046	\$0	\$0	\$1,046	L	
Lawyers Hill	12	1	1	725	Market	Natural Gas	☐	☐	☐	☐	☒	☒	\$1,027	\$0	\$0	\$1,027	M	
Lawyers Hill	1	1	1	868	Market	Natural Gas	☐	☐	☐	☐	☒	☒	\$1,087	\$0	\$0	\$1,087	M	
Lawyers Hill	65	2	1	953	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,099	\$0	\$0	\$1,099	L	
Lawyers Hill	6	2	1	1,075	Market	Natural Gas	☐	☐	☐	☐	☒	☒	\$1,159	\$0	\$0	\$1,159	M	
Orchard Club	7	1	1	840	UHTC-50%	Electric	☐	☐	☐	☐	☐	☐	\$688	\$0	\$0	\$688	VL	
Orchard Club	4	1	1	840	UHTC-80%	Electric	☐	☐	☐	☐	☐	☐	\$1,103	\$0	\$0	\$1,103	M	
Orchard Club	9	1	1	840	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,165	\$0	\$0	\$1,165	M	
Orchard Club	15	1	1	961	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,255	\$0	\$0	\$1,255	M	
Orchard Club	43	2	2	1,048	UHTC-50%	Electric	☐	☐	☐	☐	☐	☐	\$824	\$0	\$0	\$824	VL	
Orchard Club	45	2	2	1,048	UHTC-80%	Electric	☐	☐	☐	☐	☐	☐	\$1,323	\$0	\$0	\$1,323	M	
Orchard Club	25	2	2	1,048	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,368	\$0	\$0	\$1,368	M	
Orchard Club	20	2	2	1,072	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,405	\$0	\$0	\$1,405	M	
Orchard Club	12	2	2	1,169	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,415	\$0	\$0	\$1,415	M	
Orchard Club	15	2	2	1,173	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,470	\$0	\$0	\$1,470	M	
Parkview at Colonial Landing	4	1	1	605	UHTC-50%	Electric	☐	☐	☐	☐	☒	☒	\$735	\$0	\$0	\$735	VL	
Parkview at Colonial Landing	54	1	1	605	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$735	\$0	\$0	\$735	VL	
Parkview at Colonial Landing	24	1	1	695	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$766	\$0	\$0	\$766	L	
Parkview at Colonial Landing	12	1	1	680	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$766	\$0	\$0	\$766	L	
Parkview at Colonial Landing	1	1	1	850	UHTC-50%	Electric	☐	☐	☐	☐	☒	☒	\$769	\$0	\$0	\$769	L	
Parkview at Colonial Landing	3	1	1	730	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$769	\$0	\$0	\$769	L	
Parkview at Colonial Landing	2	Eff	1	605	UHTC-30%	Electric	☐	☐	☐	☐	☒	☒	\$357	\$0	\$0	\$357	EL	
Penniman Park	19	2	2	1,283	MHU	Electric	☐	☐	☐	☐	☐	☒	\$1,169	\$0	\$0	\$1,169	M	
Penniman Park	28	2	2	1,068	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,560	\$0	\$0	\$1,560	H	
Penniman Park	28	2	2	1,115	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,565	\$0	\$0	\$1,565	H	
Penniman Park	28	2	2	1,164	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,650	\$0	\$0	\$1,650	H	
Penniman Park	28	2	2	1,371	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,730	\$0	\$0	\$1,730	H	
Penniman Park	28	2	2	1,443	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,785	\$0	\$0	\$1,785	H	
Penniman Park	27	2	2	1,539	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,875	\$0	\$0	\$1,875	H	
Port Capital Village	8	2	1	824	UHTC-40%	Natural Gas	☐	☐	☐	☐	☐	☐	\$615	\$0	\$0	\$615	VL	
Port Capital Village	15	2	1	824	UHTC-50%	Natural Gas	☐	☐	☐	☐	☐	☐	\$800	\$0	\$0	\$800	VL	

Table A3-2 Multifamily Rental Communities Gross Rent Detail by Community

Elkridge Submarket

Affordability Class	% AMI	
	EL	30%
Extremely Low Rent and Subsidized	VL	50%
Very Low Rent	L	60%
Low Rent	M	80%
Moderate Rent	H	100%
High Rent	VH	
Very High and Extremely High Rent		+

Community	Floorplan Detail				Utilities Included in Rent							Gross Rent Calculation				Afford Class	
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust		Gross Rent
Port Capital Village	19	2	1	824	LIHTC-60%	Natural Gas	☐	☐	☐	☐	☐	☐	\$945	\$0	\$0	\$945	VL
	9	3	2	1,053	LIHTC-40%	Natural Gas	☐	☐	☐	☐	☐	☐	\$700	\$0	\$0	\$700	VL
	14	3	2	1,053	LIHTC-50%	Natural Gas	☐	☐	☐	☐	☐	☐	\$925	\$0	\$0	\$925	VL
	19	3	2	1,053	LIHTC-60%	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,095	\$0	\$0	\$1,095	VL
Sherwood Crossing	155	1	1	794	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,350	\$0	\$0	\$1,350	H
	32	1	1	904	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$0	\$0	\$1,500	VH
	147	2	1	933	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,600	\$0	\$0	\$1,600	H
	135	2	2	922	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,650	\$0	\$0	\$1,650	H
Sherwood Crossing	49	2	2	965	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,700	\$0	\$0	\$1,700	H
	98	2	2	1,000	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,725	\$0	\$0	\$1,725	H
	6	3	2	1,221	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,725	\$0	\$0	\$1,725	M
	6	3	2	1,256	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,725	\$0	\$0	\$1,725	M
Sherwood Crossing	6	3	2	1,196	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,725	\$0	\$0	\$1,725	M
	37	1	1	643	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,205	\$0	\$0	\$1,205	H
	35	1	1	734	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,310	\$0	\$0	\$1,310	H
	122	2	2	841	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,415	\$0	\$0	\$1,415	M
Windsor at Pine Ridge	40	2	2	932	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$0	\$0	\$1,600	H
	78	3	2	1,000	Market	Electric	☐	☐	☐	☐	☐	☐	\$1,615	\$0	\$0	\$1,615	M

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

NOTE: Utility Adjustments made based on utility allowance schedules provided by Howard County Department of Housing and Community Development

Table A3-3 Multifamily Rental Communities Gross Rent Detail by Community

Southeast Submarket

Affordability Class	% AMI			
	EL	30%	50%	60%
Extremely Low Rent and Subsidized	EL			
Very Low Rent	VL			
Low Rent	L			
Moderate Rent	M			
High Rent	H			
Very High and Extremely High Rent	VH			

Community	Floorplan Detail				Utilities Included in Rent								Gross Rent Calculation				
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	Afford Class
Ashbury Courts	7	1	1	832	MIHU	Electric	☐	☐	☐	☐	☐	☒	\$950	\$0	\$0	\$950	M
	37	1	1	832	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,380	\$0	\$0	\$1,380	H
	3	1	1	966	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,508	\$0	\$0	\$1,508	VH
	14	2	1	1,026	MIHU	Electric	☐	☐	☐	☐	☐	☒	\$1,150	\$0	\$0	\$1,150	L
	18	2	1	1,026	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,620	\$0	-\$121	\$1,499	M
	8	2	1	1,109	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,620	\$0	-\$121	\$1,499	M
	8	2	1	1,115	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,620	\$0	-\$121	\$1,499	M
	8	2	2	1,127	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,700	\$0	-\$171	\$1,529	M
	8	2	2	1,019	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,700	\$0	-\$171	\$1,529	M
	13	2	2	1,085	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,770	\$0	-\$171	\$1,599	H
	4	2	2	1,296	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,910	\$0	-\$211	\$1,699	H
	4	2	2	1,282	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,910	\$0	-\$211	\$1,699	H
	4	2	2	1,145	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,910	\$0	-\$211	\$1,699	H
	4	2	2	1,202	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,910	\$0	-\$211	\$1,699	H
	58	1	1	711	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,130	\$0	\$0	\$1,130	M
	18	1	1	889	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,210	\$0	\$0	\$1,210	H
	32	2	1.5	1,125	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,350	\$0	\$0	\$1,350	M
	92	2	1.5	947	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,480	\$0	\$0	\$1,480	M
	Basford's Retreat	13	4	3.5	2,700	Market	Electric	☐	☐	☐	☐	☐	☐	\$2,200	\$0	\$0	\$2,200
Basford's Retreat	13	4	3.5	2,700	Market	Electric	☐	☐	☐	☐	☐	☐	\$2,350	\$0	\$0	\$2,350	H
Bowling Brook	110	1	2	1,089	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,483	\$0	\$0	\$1,483	H
Bowling Brook	26	1	1	989	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,520	\$0	\$0	\$1,520	VH
Bowling Brook	108	2	2	1,113	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,576	\$0	\$0	\$1,576	H
Bowling Brook	122	2	2	1,168	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,580	\$0	\$0	\$1,580	H
Country Meadows	64	1	1	870	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,188	\$0	\$0	\$1,188	M
Country Meadows	24	1	1	1,105	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,233	\$0	\$0	\$1,233	H
Country Meadows	8	1	1	940	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,258	\$0	\$0	\$1,258	H
Country Meadows	208	2	2	1,147	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,388	\$0	\$0	\$1,388	M
Country Meadows	78	2	2	1,358	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,498	\$0	\$0	\$1,498	M
Country Meadows	26	3	2	1,257	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,638	\$0	\$0	\$1,638	M
Enclave at Emerson	35	1	1	700	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,475	\$0	\$0	\$1,475	H
Enclave at Emerson	6	1	1	914	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,635	\$0	\$0	\$1,635	VH
Enclave at Emerson	3	1	1	1,069	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,775	\$0	\$0	\$1,775	VH
Enclave at Emerson	13	2	2	1,050	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,800	\$0	\$0	\$1,800	H
Enclave at Emerson	13	2	2	1,122	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$1,950	\$0	\$0	\$1,950	VH
Enclave at Emerson	6	2	2	1,223	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,000	\$0	\$0	\$2,000	VH
Enclave at Emerson	51	2	2	1,264	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,000	\$0	\$0	\$2,000	VH
Enclave at Emerson	7	3	2	1,656	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,450	\$0	\$0	\$2,450	VH
Enclave at Emerson	14	3	2	1,614	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,550	\$0	\$0	\$2,550	VH
Enclave at Emerson	15	3	2	1,470	Market	Natural Gas	☐	☐	☐	☐	☐	☒	\$2,650	\$0	\$0	\$2,650	VH
Foxborough Estates	74	1	1	692	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,063	\$0	\$0	\$1,063	M
Foxborough Estates	4	1	1	769	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,153	\$0	\$0	\$1,153	M
Foxborough Estates	136	2	1.5	939	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,208	\$0	\$0	\$1,208	M
Foxborough Estates	14	2	1.5	1,050	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,400	\$0	\$0	\$1,400	M
Gateway Village	20	1	1	750	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,260	\$0	\$0	\$1,260	H
Gateway Village	8	1	1	860	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,311	\$0	\$0	\$1,311	H
Gateway Village	48	2	2	930	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,380	\$0	\$0	\$1,380	M
Gateway Village	42	2	2	1,015	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,456	\$0	\$0	\$1,456	M
Gateway Village	12	2	2	1,035	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,566	\$0	\$0	\$1,566	H
Howard Hills Townhomes	11	2	1	927	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,370	\$0	\$0	\$1,370	M
Howard Hills Townhomes	69	2	1.5	927	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,410	\$0	\$0	\$1,410	M

Table A3-3 Multifamily Rental Communities Gross Rent Detail by Community

Southeast Submarket

Affordability Class	% AMI			
	EL	30%	50%	60%
Extremely Low Rent and Subsidized	EL	30%	50%	60%
Very Low Rent	VL	50%	60%	80%
Low Rent	L	60%	80%	100%
Moderate Rent	M	80%	100%	
High Rent	H	100%		
Very High and Extremely High Rent	VH			

Community	Floorplan Detail				Utilities Included in Rent								Gross Rent Calculation				
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	Afford Class
Howard Hills Townhomes	26	3	1.5	1,210	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,650	\$0	\$0	\$1,650	M
	54	3	1.5	1,212	Market	Electric	☐	☐	☐	☐	☒	☒	\$1,690	\$0	\$0	\$1,690	M
King's Woods	26	3	1.5	1,500	PBRA	Electric	☐	☐	☐	☐	☐	☒	%Income	--	--	%Income	EL
Mission Place	24	1	1	836	MIHU	Electric	☐	☐	☐	☐	☐	☒	\$978	\$0	\$0	\$978	M
Mission Place	59	1	1	748	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,408	\$0	\$0	\$1,408	H
Mission Place	18	1	1	910	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,498	\$0	\$0	\$1,498	H
Mission Place	37	2	2	1,194	MIHU	Electric	☐	☐	☐	☐	☐	☒	\$1,169	\$0	\$0	\$1,169	M
Mission Place	42	2	2	1,059	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,600	\$0	\$0	\$1,600	H
Mission Place	41	2	2	1,145	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,780	\$0	\$0	\$1,780	H
Mission Place	41	2	2	1,350	Market	Electric	☐	☐	☐	☐	☐	☒	\$1,943	\$0	\$0	\$1,943	VH
Morningside Park	57	1	1	--	Howard County	Electric	☒	☒	☒	☒	☒	☒	\$740	\$0	\$0	\$740	VL
Morningside Park	3	2	1	--	Howard County	Electric	☒	☒	☒	☒	☒	☒	\$845	\$0	\$0	\$845	VL
Park View at Emerson	6	1	1	654	UHTC-30%	Electric	☐	☐	☐	☐	☒	☒	\$412	\$0	\$0	\$412	EL
Park View at Emerson	18	1	1	654	UHTC-40%	Electric	☐	☐	☐	☐	☒	☒	\$577	\$0	\$0	\$577	VL
Park View at Emerson	11	1	1	680	UHTC-50%	Electric	☐	☐	☐	☐	☒	☒	\$735	\$0	\$0	\$735	VL
Park View at Emerson	23	1	1	702	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$868	\$0	\$0	\$868	L
Park View at Emerson	3	2	1	846	UHTC-30%	Electric	☐	☐	☐	☐	☒	☒	\$502	\$0	\$0	\$502	EL
Park View at Emerson	6	2	1	846	UHTC-40%	Electric	☐	☐	☐	☐	☒	☒	\$644	\$0	\$0	\$644	VL
Park View at Emerson	3	2	1	935	UHTC-50%	Electric	☐	☐	☐	☐	☒	☒	\$818	\$0	\$0	\$818	VL
Park View at Emerson	10	2	1	1,123	UHTC-60%	Electric	☐	☐	☐	☐	☒	☒	\$1,008	\$0	\$0	\$1,008	L
Patuxent Square	22	1	1	668	UHTC-60%	Natural Gas	☐	☐	☐	☐	☐	☐	\$865	\$0	\$0	\$865	L
Patuxent Square	58	2	2	943	UHTC-60%	Natural Gas	☐	☐	☐	☐	☐	☐	\$985	\$0	\$0	\$985	L
River Front Apartments	66	1	1	940	Market	Natural Gas	☐	☐	☐	☐	☒	☒	\$995	\$0	\$0	\$995	M
River Front Apartments	66	2	2	1,010	Market	Natural Gas	☐	☐	☐	☐	☒	☒	\$1,175	\$0	\$0	\$1,175	M
River Front Apartments	12	3	2	1,180	Market	Natural Gas	☐	☐	☐	☐	☒	☒	\$1,425	\$0	\$0	\$1,425	M
The Seasons	91	1	1	711	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,094	\$0	\$0	\$1,094	M
The Seasons	91	1	1	664	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,134	\$0	\$0	\$1,134	M
The Seasons	91	1	1	711	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,139	\$0	\$0	\$1,139	M
The Seasons	90	1	1	664	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,153	\$0	\$0	\$1,153	M
The Seasons	131	2	1	921	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,321	\$0	\$0	\$1,321	M
The Seasons	131	2	1.5	910	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,343	\$0	\$0	\$1,343	M
The Seasons	131	2	1.5	910	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,370	\$0	\$0	\$1,370	M
The Seasons	131	2	1	921	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,396	\$0	\$0	\$1,396	M
The Seasons	131	2	1.5	1,010	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,600	\$0	\$0	\$1,600	H
The Seasons	23	3	2	1,114	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,795	\$0	\$0	\$1,795	H
The Seasons	23	3	2	1,114	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,795	\$0	\$0	\$1,795	H
The Seasons	24	3	1.5	1,355	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,843	\$0	\$0	\$1,843	H

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

NOTE: Utility Adjustments made based on utility allowance schedules provided by Howard County Department of Housing and Community Development

Table A3-4 Multifamily Rental Communities Gross Rent Detail by Community
Normandy Submarket

Affordability Class		% AMI
Extremely Low Rent and Subsidized	EL	30%
Very Low Rent	VL	50%
Low Rent	L	60%
Below Market Rent	M	80%
High Rent	H	100%
Very High and Extremely High Rent	VH	+

Community	Floorplan Detail					Utilities Included in Rent							Gross Rent Calculation				Afford Class	
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat	Water	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust		Gross Rent
Alta at Regency Crest	7	1	1	703	MilHU	Electric	☐	☐	☐	☐	☐	☐	☐	\$990	\$166	\$0	\$1,156	M
	32	1	1	703	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,499	\$166	\$0	\$1,516	VH
	15	1	1	836	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,655	\$166	\$0	\$1,821	VH
	8	2	2	1,136	MilHU	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,189	\$200	\$0	\$1,389	M
	16	2	2	1,136	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,485	\$200	\$0	\$1,685	VH
	48	2	2	1,186	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,925	\$200	\$0	\$2,125	VH
	14	2	2	1,191	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,050	\$200	\$0	\$2,250	VH
	8	2	2	1,263	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,150	\$200	\$0	\$2,350	VH
	2	3	2	1,414	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,450	\$249	\$0	\$2,699	VH
	306	1	1	674	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,118	\$93	\$0	\$1,211	H
Charleston Manor	52	1	1	794	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,288	\$93	\$0	\$1,331	H
	80	2	2	1,079	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,325	\$105	\$0	\$1,430	M
	64	2	1	1,045	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,337	\$105	\$0	\$1,442	M
	306	2	1	916	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,343	\$105	\$0	\$1,448	M
	306	2	2	937	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,490	\$105	\$0	\$1,595	H
	50	2	2	937	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,490	\$105	\$0	\$1,595	H
	10	1	1	625	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$960	\$77	\$0	\$1,037	M
	12	2	1	725	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,173	\$86	\$0	\$1,259	M
	126	1	1	800	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,233	\$117	\$0	\$1,350	H
	63	2	1	1,005	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,550	\$136	\$0	\$1,686	H
Ellicott Grove	24	2	2	1,100	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,597	\$136	\$0	\$1,733	H
	24	2	1.5	1,050	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,786	\$136	\$0	\$1,922	H
	4	1	1	630	PBRA	Natural Gas	☐	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL
	56	2	1	900	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,445	\$166	\$0	\$1,611	VH
	36	1	1	830	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,445	\$166	\$0	\$1,611	VH
	40	2	1	965	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,560	\$200	\$0	\$1,760	H
	78	2	1	965	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,560	\$200	\$0	\$1,760	H
	2	2	2	1,165	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,635	\$200	\$0	\$1,835	H
	68	2	2	1,255	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,735	\$200	\$0	\$1,935	VH
	30	2	2	1,533	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,975	\$200	\$0	\$2,175	VH
Elms at Montjoy	12	3	2	1,390	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,035	\$249	\$0	\$2,284	VH
	6	3	2	1,650	Market	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,215	\$249	\$0	\$2,464	VH
	6	1	1	755	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,020	\$117	\$0	\$1,137	M
	649	1	1	765	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,132	\$132	\$0	\$1,264	M
	624	2	1	765	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,240	\$136	\$0	\$1,376	M
	989	2	1	989	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$136	\$0	\$1,586	H
	1,084	2	2	1,084	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$136	\$0	\$1,586	H
	Howard Crossing	46	2	2	1,115	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,570	\$136	\$0	\$1,706	H
	Kaiser Park at Ellicott City	122	3	2.5	1,920	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$2,005	\$167	\$0	\$2,172	H
	Meadows at Ellicott City	54	3	2	1,000	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,330	\$105	\$0	\$1,435	M
Orchard Crossing	48	2	2	1,000	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,330	\$105	\$0	\$1,435	M
	24	1	1	878	LIHTC-60%	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$854	\$117	\$0	\$971	M
	11	1	1	840	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,205	\$117	\$0	\$1,322	H
	13	1	1	915	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,250	\$117	\$0	\$1,367	H
	Orchard Crossing	13	1	1	915	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,250	\$117	\$0	\$1,367	H
	Orchard Crossing	67	2	2	1,096	LIHTC-60%	Natural Gas	☐	☐	☐	☐	☐	☐	\$996	\$136	\$0	\$1,132	L
	Orchard Crossing	25	2	2	1,053	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,315	\$136	\$0	\$1,451	M
	Orchard Crossing	15	2	2	1,067	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,385	\$136	\$0	\$1,521	M
	Orchard Crossing	12	2	2	1,138	Market	Natural Gas	☐	☐	☐	☐	☐	☐	\$1,395	\$136	\$0	\$1,531	M
	Thier Hudson	15	2	2	1,138	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,395	\$136	\$0	\$1,531
15		2	2	1,138	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,395	\$136	\$0	\$1,531	M
15		2	2	1,245	Market	Natural Gas	☐	☐	☐	☐	☐	☐	☐	\$1,495	\$136	\$0	\$1,631	H
Orchard Crossing		36	3	2	--	PBRA	Natural Gas	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL
Park View at Ellicott City		7	401	1	576	LIHTC-40%	Electric	☐	☐	☐	☐	☐	☐	\$408	\$123	\$0	\$531	VL
Park View at Ellicott City		8	1	1	576	LIHTC-30%	Electric	☐	☐	☐	☐	☐	☐	\$427	\$123	\$0	\$550	VL
Park View at Ellicott City		60	1	1	576	LIHTC-50%	Electric	☐	☐	☐	☐	☐	☐	\$711	\$123	\$0	\$834	L
Park View at Ellicott City		73	1	1	576	LIHTC-50%	Electric	☐	☐	☐	☐	☐	☐	\$711	\$123	\$0	\$834	L
Park View at Ellicott City		15	2	1	875	LIHTC-60%	Electric	☐	☐	☐	☐	☐	☐	\$1,050	\$150	\$0	\$1,200	M
Park View at Ellicott City		15	2	1	--	PBRA	Electric	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL
Thier Hudson	2	1	1	--	PBRA	Electric	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL	
	Thier Hudson	8	1	--	PBRA	Electric	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL	

Source: FieldPhone Surveys, Real Property Research Group, Inc. April and May 2012

NOTE: Utility Adjustments made based on utility allowance schedules provided by Howard County Department of Housing and Community Development

Table A3-5 Multifamily Rental Communities Gross Rent Detail by Community

St Johns Submarket

Affordability Class	% AMI	
	EL	30%
Extremely Low Rent and Subsidized	VL	50%
Very Low Rent	L	60%
Moderate Rent	M	80%
High Rent	H	100%
Very High and Extremely High Rent	VH	+

Community	Floorplan Detail				Utilities Included in Rent								Gross Rent Calculation						
	Total Units	Beds	Baths	SqFt	Program	Heat Source	Heat		Water		Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Incentive Adjust	Gross Rent	Afford Class
Chatham Gardens	102	1	1	739	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,090	\$0	\$0	\$1,090	M
	12	1	1	919	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,163	\$0	\$0	\$1,163	M
	24	1	1	739	PBRA	Electric	☐	☐	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
	233	2	2	1,019	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,420	\$0	\$0	\$1,420	M
	23	2	2	1,163	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,530	\$0	\$0	\$1,530	M
	20	2	2	1,019	PBRA	Electric	☐	☐	☐	☐	☐	☐	☒	☒	%income	--	--	%income	EL
Colt Crossing	16	3	3	--	PBRA	☐	☐	☐	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL
Colt Crossing	8	4	3	--	PBRA	☐	☐	☐	☐	☐	☐	☐	☐	☐	%income	--	--	%income	EL
Orchard Park	7	1	1	795	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,155	\$0	\$0	\$1,155	M
Orchard Park	12	1	1	1,050	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,455	\$0	\$0	\$1,455	H
Orchard Park	56	2	2	1,215	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,450	\$0	\$0	\$1,450	M
Orchard Park	12	2	2	1,115	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,545	\$0	\$0	\$1,545	H
Orchard Park	9	2	2	1,205	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,595	\$0	\$0	\$1,595	H
Orchard Park	20	2	2	1,185	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,605	\$0	\$0	\$1,605	H
Orchard Park	104	2	2	1,236	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,635	\$0	\$0	\$1,635	H
Orchard Park	1	2	2	1,236	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,650	\$0	\$0	\$1,650	H
Orchard Park	9	2	2	1,325	Market	Electric	☐	☐	☐	☐	☐	☐	☒	☒	\$1,695	\$0	\$0	\$1,695	H
Waverly Gardens	86	1	1	671	LHHC-60%	Electric	☐	☒	☐	☐	☐	☐	☒	☒	\$882	\$0	\$0	\$882	L
Waverly Gardens	16	2	1	821	LHHC-60%	Electric	☐	☒	☐	☐	☐	☐	☒	☒	\$1,062	\$0	\$0	\$1,062	L

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

Source: Field/Phone Surveys, Real Property Research Group, Inc. April and May 2012

NOTE: Utility Adjustments made based on utility allowance schedules provided by Howard County Department of Housing and Community Development

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH	+	

Unit Detail				Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	ALLVIEW DR	4+	2 / 1	1,881	SFD	--	☑	☑	☑	☑	☑	☑	\$2,500	\$210	\$2,710	VH
Columbia	ALLVIEW DR	2	2 / 0	966	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,290	\$238	\$1,528	M
Columbia	AMHERST AVE	3	2 / 1	2,438	SFA	Gas	☐	☐	☐	☐	☐	☑	\$2,250	\$144	\$2,394	VH
Columbia	APRIL BROOK CIR	3	2 / 1	2,152	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,950	\$170	\$2,120	H
Columbia	APRIL JOURNEY	3	1 / 1	1,038	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,050	\$259	\$2,309	VH
Columbia	APRIL JOURNEY RD	3	2 / 1	1,152	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,695	\$259	\$1,954	H
Columbia	APRIL JOURNEY RD	2	2 / 1	3,440	SFD	Gas	☐	☐	☐	☐	☐	☐	\$3,100	\$191	\$3,291	VH
Columbia	APRIL JOURNEY RD	2	2 / 0	966	SFA	Electric	☑	☑	☑	☑	☑	☑	\$1,325	\$0	\$1,325	M
Columbia	APRIL JOURNEY RD	2	2 / 0	966	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,000	\$259	\$1,259	M
Columbia	AUTUMN WIND CIR	3	3 / 1	1,520	SFA	--	☑	☑	☑	☑	☑	☑	\$1,850	\$225	\$2,075	H
Columbia	AVALANCHE WAY	3	1 / 1	1,026	SFD	Electric	☐	☐	☐	☐	☐	☐	\$1,150	\$243	\$1,393	M
Columbia	AVALANCHE WAY	3	2 / 1	2,896	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,700	\$159	\$2,859	VH
Columbia	BARCAN CIR	4+	2 / 1	1,599	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,200	\$208	\$2,408	H
Columbia	BARCAN CIR	3	2 / 1	1,152	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,550	\$240	\$1,790	H
Columbia	BARCAN PATH	4+	2 / 1	1,520	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,850	\$259	\$2,109	H
Columbia	BARE BUSH PATH	3	2 / 0	1,152	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,300	\$339	\$1,639	M
Columbia	BARE SKY LANE	2	2 / 0	966	SFA	Electric	☑	☑	☑	☑	☑	☐	\$1,375	\$19	\$1,394	M
Columbia	BEECHWOOD DR	4+	2 / 1	1,730	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,000	\$208	\$2,208	M
Columbia	BEECHWOOD DR	3	1 / 0	1,672	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,700	\$320	\$2,020	H
Columbia	BELLEVIEW DR	3	2 / 2	1,520	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,700	\$259	\$1,959	H
Columbia	BERRYPICK LANE	4+	3 / 1	1,520	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,815	\$259	\$2,074	H
Columbia	BETTER HOURS CT	--	/	xxx	SFA	--	☑	☑	☑	☑	☑	☑	\$1,150	\$225	\$1,375	M
Columbia	BETTER HOURS CT	3	3 / 1	1,520	SFA	Electric	☐	☐	☐	☐	☑	☑	\$1,800	\$194	\$1,994	H
Columbia	BIRDHOUSE CIR	2	2 / 0	966	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,400	\$327	\$1,727	H
Columbia	BLACK STAR CIR	2	2 / 0	966	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,430	\$191	\$1,621	H
Columbia	BLACK STAR CIR	3	2 / 2	1,840	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,750	\$259	\$2,009	H
Columbia	BLADE GREEN LANE	2	1 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,525	\$240	\$1,765	H
Columbia	BLUE DART PL	2	1 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,395	\$259	\$1,654	H
Columbia	BLUE DART PL	3	2 / 1	1,664	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H
Columbia	BLUE FEBRUARY WAY	3	2 / 1	1,664	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,695	\$259	\$1,954	H
Columbia	BLUE SEA DR	2	1 / 1	920	APT	Gas	☐	☐	☐	☐	☑	☑	\$1,200	\$121	\$1,321	M
Columbia	BLUE SEA DR	2	1 / 0	734	APT	--	☑	☑	☑	☑	☑	☑	\$1,000	\$153	\$1,153	L
Columbia	BRIGHTON RIDGE WAY	2	1 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,600	\$240	\$1,840	H
Columbia	BRIGHTON RIDGE WAY	2	1 / 1	1,120	SFA	electric	☐	☐	☐	☐	☐	☐	\$1,175	\$320	\$1,495	M
Columbia	BROKEN STAFF	1	1 / 0	734	APT	Electric	☑	☑	☑	☑	☑	☑	\$1,000	\$0	\$1,000	M
Columbia	BROKEN STAFF	2	1 / 1	940	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,150	\$191	\$1,341	M
Columbia	BROKEN STAFF	2	1 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☑	☑	\$1,300	\$194	\$1,494	M
Columbia	BRONZE BELL CIR	4+	2 / 1	1,646	SFD	--	☑	☑	☑	☑	☑	☑	\$2,100	\$210	\$2,310	H
Columbia	BRONZE BELL CIR	2	1 / 1	953	APT	Gas	☐	☑	☑	☐	☑	☐	\$1,150	\$122	\$1,272	M
Columbia	BUTLER WAY	2	1 / 1	953	APT	Gas	☐	☑	☐	☐	☑	☑	\$1,150	\$86	\$1,236	M
Columbia	BUTLER CT	2	1 / 1	953	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,195	\$186	\$1,381	M
Columbia	CALM SUNSET	1	1 / 0	734	APT	--	☑	☑	☑	☑	☑	☑	\$800	\$128	\$928	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI			
Extremely Low		EL					30%
Very Low Rent		VL					50%
Low Rent		L					60%
Moderate Rent		M					80%
High Rent		H					100%
Very High and		VH					+

Submarket	Unit Detail				Utilities Included in Rent								Gross Rent Calculation				Afford Class
	Street	Beds	Baths	Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	
Columbia	CALM SUNSET	1	1/0		734	APT	Electric	☒	☒	☒	☒	☒	☒	\$900	\$0	\$900	M
Columbia	CALM SUNSET	1	1/0		734	APT	Gas	☒	☒	☒	☒	☒	☒	\$1,150	\$19	\$1,169	M
Columbia	CALM SUNSET	2	1/1		1,120	SFA	--	☒	☒	☒	☒	☒	☒	\$1,500	\$225	\$1,725	H
Columbia	CALM SUNSET	1	1/0		734	APT	Gas	☒	☒	☒	☒	☒	☒	\$950	\$77	\$1,027	M
Columbia	CAMPFIRE	2	1/1		734	APT	Gas	☒	☒	☒	☒	☒	☒	\$1,300	\$86	\$1,386	M
Columbia	CANVASBACK DR	3	2/1		1,320	SFD	Gas	☒	☒	☒	☒	☒	☒	\$2,000	\$231	\$2,231	VH
Columbia	CARAVAN CT	2	1/1		960	APT	--	☒	☒	☒	☒	☒	☒	\$1,175	\$128	\$1,303	M
Columbia	CARDINAL LANE	2	1/1		960	APT	gas	☒	☒	☒	☒	☒	☒	\$1,180	\$140	\$1,320	M
Columbia	CARLINDA AVE	2	1/1		1,120	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,350	\$259	\$1,609	H
Columbia	CARRIAGE HOUSE LANE	3	2/1		1,664	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,600	\$194	\$1,794	H
Columbia	CARVED STONE	2	1/1		1,120	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,350	\$259	\$1,609	H
Columbia	CEDAR FERN CT	3	2/1		1,664	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,750	\$191	\$1,941	H
Columbia	CEDAR LANE	2	1/1		1,120	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,350	\$259	\$1,609	H
Columbia	CEDAR LANE	3	2/2		1,636	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,800	\$259	\$2,059	H
Columbia	CEDAR LANE	3	3/1		1,636	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,700	\$155	\$1,855	H
Columbia	CEDAR LANE	3	2/2		1,520	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,795	\$210	\$2,005	H
Columbia	CEDAR LANE	4+	2/1		1,576	SFD	Gas	☒	☒	☒	☒	☒	☒	\$2,150	\$157	\$2,307	H
Columbia	CEDAR WOOD DR	4+	3/1		1,672	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,400	\$174	\$1,574	M
Columbia	GHATHAM RD	4+	3/1		1,800	SFD	Electric	☒	☒	☒	☒	☒	☒	\$1,930	\$280	\$2,210	H
Columbia	CHATHAM RD	2	1/0		858	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,300	\$320	\$1,620	H
Columbia	CHESTNUT PARK LANE	4+	3/1		xxx	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,700	\$210	\$1,910	M
Columbia	CLARKSVILLE PIKE	3	1/1		1,160	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,250	\$160	\$1,410	M
Columbia	CLIFFSIDE TRL	4+	3/1		1,672	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,420	\$259	\$1,679	M
Columbia	CLIFFSIDE TRL	2	1/1		1,636	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,400	\$118	\$1,518	M
Columbia	CLIPPER LANE	3	2/0		1,120	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,475	\$210	\$1,685	M
Columbia	CLIPPER LANE	3	1/1		1,248	SFA	Gas	☒	☒	☒	☒	☒	☒	\$1,300	\$163	\$1,463	M
Columbia	CLOCKTOWER LANE	3	1/1		1,248	SFA	Gas	☒	☒	☒	☒	☒	☒	\$1,575	\$195	\$1,770	M
Columbia	CLOCKTOWER LANE	2	1/1		1,160	SFA	Electric	☒	☒	☒	☒	☒	☒	\$875	\$259	\$1,134	L
Columbia	CLOCKTOWER LANE	3	2/1		1,260	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,800	\$161	\$1,961	H
Columbia	CLOCKTOWER LANE	4+	2/1		1,954	SFD	Electric	☒	☒	☒	☒	☒	☒	\$2,025	\$253	\$2,278	H
Columbia	CLOCKTOWER LANE	3	2/1		1,260	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,800	\$240	\$2,040	H
Columbia	CLOCKTOWER LANE	4+	3/0		1,504	SFA	Gas	☒	☒	☒	☒	☒	☒	\$2,075	\$218	\$2,293	H
Columbia	CLOCKTOWER LANE	2	1/0		xxx	SFA	Gas	☒	☒	☒	☒	☒	☒	\$1,500	\$219	\$1,719	H
Columbia	CLOUDY APRIL WAY J	3	2/2		1,636	SFA	Electric	☒	☒	☒	☒	☒	☒	\$2,000	\$240	\$2,240	VH
Columbia	COLD STAR CT	3	2/1		1,954	SFD	--	☒	☒	☒	☒	☒	☒	\$1,675	\$210	\$1,885	H
Columbia	COLLEGE SQ	4+	2/1		2,336	SFD	Electric	☒	☒	☒	☒	☒	☒	\$2,300	\$243	\$2,543	VH
Columbia	COLLEGE SQ	3	2/1		1,454	SFA	--	☒	☒	☒	☒	☒	☒	\$1,800	\$225	\$2,025	H
Columbia	COLLEGE SQ	4+	2/1		1,850	SFD	Electric	☒	☒	☒	☒	☒	☒	\$2,300	\$280	\$2,580	VH
Columbia	COLLEGE SQ	4+	2/2		2,430	SFD	Electric	☒	☒	☒	☒	☒	☒	\$2,800	\$280	\$3,080	VH
Columbia	COLLEGE SQ	3	2/1		1,260	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,550	\$206	\$1,756	M
Columbia	COLLEGE SQ	3	3/1		xxx	SFA	Electric	☒	☒	☒	☒	☒	☒	\$2,100	\$191	\$2,291	VH
Columbia	COLLEGE SQ	3	1/1		1,248	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,200	\$259	\$1,459	M
Columbia	COLLEGE SQ	2	2/0		1,158	APT	Electric	☒	☒	☒	☒	☒	☒	\$1,650	\$249	\$1,899	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI
Extremely Low	EL	30%
Very Low Rent	VL	50%
Low Rent	L	60%
Moderate Rent	M	80%
High Rent	H	100%
Very High and	VH	+

Unit Detail					Utilities Included in Rent							Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	COLLEGE SQ	3	2 / 0	1,822	APT	Electric							\$1,800	\$249	\$2,049	H
Columbia	COLLEGE SQ	3	3 / 1	1,560	SFA	Electric							\$1,795	\$215	\$2,010	H
Columbia	COLLEGE SQ	3	1 / 1	1,248	SFA	Electric							\$1,100	\$259	\$1,359	M
Columbia	COLUMBIA RD	4+	2 / 1	1,175	SFD	Gas							\$2,000	\$212	\$2,212	H
Columbia	COLUMBIA RD	2	2 / 0	1,158	APT	Electric							\$1,500	\$144	\$1,644	H
Columbia	COLUMBIA RD	3	2 / 1	1,368	SFA	Gas							\$1,500	\$280	\$1,780	M
Columbia	COLUMBIA RD	3	1 / 1	1,340	SFD	--							\$1,600	\$254	\$1,854	H
Columbia	COLUMBIA RD	3	2 / 0	1,188	SFA	Oil							\$1,500	\$323	\$1,823	H
Columbia	COLUMBIA RD	3	2 / 1	1,280	SFA	Electric							\$1,500	\$259	\$1,759	M
Columbia	COLUMBIA RD	3	2 / 1	1,938	SFA	Gas							\$1,625	\$140	\$1,765	M
Columbia	COMMITMENT CT	3	2 / 1	1,760	SFA	--							\$1,800	\$225	\$2,025	H
Columbia	CONSTANT COURSE	1	1 / 0	xxx	APT	Electric							\$775	\$203	\$978	M
Columbia	CONSTANT COURSE	3	2 / 2	1,560	SFA	Electric							\$1,800	\$240	\$2,040	H
Columbia	COPPERWOOD WAY	3	2 / 0	1,548	SFD	Electric							\$1,950	\$224	\$2,174	H
Columbia	COPPERWOOD WAY	3	2 / 1	1,188	SFA	Oil							\$1,500	\$323	\$1,823	H
Columbia	COPPERWOOD WAY	4+	2 / 1	2,060	SFD	Gas							\$2,800	\$161	\$2,961	VH
Columbia	COPPERWOOD WAY	3	2 / 0	1,092	SFD	Gas							\$2,250	\$0	\$2,250	VH
Columbia	CORDAGE WALK	1	1 / 0	xxx	SFA	Electric							\$850	\$241	\$1,091	M
Columbia	CORDAGE WALK	3	2 / 0	xxx	SFA	Gas							\$1,600	\$238	\$1,838	H
Columbia	CORDAGE WALK	3	2 / 0	xxx	SFA	Electric							\$1,200	\$236	\$1,436	M
Columbia	COUNTRY CT	1	1 / 0	xxx	APT	Electric							\$725	\$285	\$1,010	M
Columbia	COUNTRY CT	2	2 / 1	1,120	SFA	Electric							\$1,525	\$240	\$1,765	H
Columbia	CRAZYQUILT CT	1	/	1,938	APT	Gas							\$625	\$161	\$786	L
Columbia	CRAZYQUILT CT	1	1 / 0	xxx	APT	Electric							\$875	\$180	\$1,055	M
Columbia	CROSS FOX LANE	3	2 / 0	xxx	SFA	Gas							\$1,600	\$126	\$1,726	M
Columbia	CROSS FOX LANE	3	2 / 1	1,160	SFA	Electric							\$1,600	\$191	\$1,791	H
Columbia	CROSS FOX LANE	3	2 / 1	1,200	SFA	Electric							\$1,785	\$191	\$1,976	H
Columbia	CROSS FOX LANE	3	2 / 2	1,860	SFA	Electric							\$1,750	\$240	\$1,990	H
Columbia	CROSS FOX LANE	3	2 / 1	1,200	SFA	Electric							\$1,575	\$320	\$1,895	H
Columbia	CROSS FOX LANE	3	1 / 1	1,106	SFA	Gas							\$1,275	\$219	\$1,494	M
Columbia	CRYSTAL RUN	1	1 / 0	xxx	APT	Electric							\$850	\$222	\$1,072	M
Columbia	CURTSEY CT	3	1 / 1	xxx	SFA	Gas							\$1,475	\$191	\$1,666	M
Columbia	DAYSTAR CT	4+	2 / 0	1,120	SFD	Electric							\$1,700	\$299	\$1,999	H
Columbia	DEEP EARTH LANE	3	3 / 0	xxx	SFA	Gas							\$1,650	\$191	\$1,841	H
Columbia	DOCKSIDE LANE	3	2 / 1	1,120	SFA	Electric							\$1,500	\$210	\$1,710	M
Columbia	DOCKSIDE LANE	4+	2 / 0	2,320	SFD	Gas							\$1,600	\$208	\$1,808	M
Columbia	DOCKSIDE LANE	3	2 / 1	1,120	SFA	Electric							\$1,600	\$210	\$1,810	H
Columbia	DORSEY HALL DR	4+	2 / 1	1,782	SFD	Electric							\$2,000	\$385	\$2,385	H
Columbia	DORSEY HALL DR	2	1 / 1	1,056	SFA	Oil							\$1,295	\$250	\$1,545	H
Columbia	DORSEY HALL DR	2	1 / 1	1,188	SFA	Oil							\$1,100	\$250	\$1,350	M
Columbia	DORSEY HALL DR	4+	2 / 1	1,188	SFA	Oil							\$1,500	\$209	\$1,709	M
Columbia	DORSEY HALL DR	2	2 / 0	1,167	SFD	Gas							\$1,450	\$212	\$1,662	H
Columbia	DORSEY HALL DR	3	2 / 2	1,536	SFA	Electric							\$1,800	\$259	\$2,059	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class	% AMI
Extremely Low	30%
Very Low Rent	50%
Low Rent	60%
Moderate Rent	80%
High Rent	100%
Very High and	+

Unit Detail					Utilities Included in Rent							Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	DORSEY HALL DR	3	2 / 1	1,240	SFA	Gas	☐	☐	☐	☐	☐	☒	\$1,800	\$172	\$1,972	H
Columbia	DORSEY HALL DR	3	2 / 0	1,120	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,500	\$191	\$1,691	M
Columbia	DORSEY HALL DR	3	2 / 1	1,188	SFA	Oil	☒	☐	☐	☐	☒	☐	\$1,950	\$129	\$2,079	H
Columbia	DORSEY HALL DR	4+	3 / 1	2,016	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,400	\$212	\$2,612	VH
Columbia	DORSEY HALL DR	3	3 / 1	1,280	SFA	--	☒	☒	☒	☒	☒	☒	\$1,750	\$288	\$2,038	H
Columbia	DORSEY HALL DR	3	1 / 1	1,106	SFA	--	☒	☒	☒	☒	☒	☒	\$1,400	\$225	\$1,625	M
Columbia	DORSEY HALL DR	4+	2 / 1	xxx	SFD	--	☒	☒	☒	☒	☒	☒	\$2,200	\$322	\$2,522	VH
Columbia	DORSEY HALL DR	1	/	1,917	APT	Electric	☐	☒	☐	☐	☐	☐	\$700	\$197	\$897	L
Columbia	DORSEY HALL DR	3	1 / 1	1,917	SFA	Gas	☐	☐	☐	☐	☒	☐	\$1,400	\$128	\$1,528	M
Columbia	DORSEY HALL DR	4+	2 / 0	1,188	SFA	Oil	☐	☐	☐	☐	☐	☐	\$1,700	\$323	\$2,023	H
Columbia	DORSEY HALL DR	3	2 / 1	1,280	SFD	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$299	\$2,099	H
Columbia	DORSEY HALL DR	3	2 / 1	1,220	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,595	\$320	\$1,915	H
Columbia	DORSEY HALL DR	3	2 / 1	1,060	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,570	\$240	\$1,810	H
Columbia	DORSEY HALL DR	3	1 / 1	1,320	SFD	--	☒	☒	☒	☒	☒	☒	\$1,650	\$254	\$1,904	H
Columbia	DOVECOTE DR	3	2 / 0	1,100	SFA	Gas	☐	☐	☐	☐	☐	☒	\$150	\$176	\$326	EL
Columbia	DOVECOTE DR	1	1 / 0	1,917	SFA	Electric	☐	☒	☐	☐	☐	☐	\$800	\$260	\$1,060	M
Columbia	DOVECOTE DR	1	1 / 0	729	SFD	Gas	☐	☐	☐	☐	☐	☐	\$900	\$208	\$1,108	M
Columbia	DUSTY GLASS CT	3	1 / 1	1,424	SFD	--	☒	☒	☒	☒	☒	☒	\$1,900	\$254	\$2,154	H
Columbia	EACH LEAF CT	3	2 / 2	1,352	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,725	\$191	\$1,916	H
Columbia	EACH LEAF CT	3	2 / 1	1,536	SFD	Electric	☐	☐	☐	☐	☐	☒	\$2,000	\$183	\$2,183	H
Columbia	EARLY APRIL WAY	2	1 / 0	1,060	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,350	\$259	\$1,609	H
Columbia	EARLY APRIL WAY	4+	1 / 2	1,060	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,600	\$240	\$1,840	M
Columbia	EARLY APRIL WAY	3	2 / 2	1,760	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,825	\$240	\$2,065	H
Columbia	EARLY APRIL WAY	3	2 / 2	2,340	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,995	\$163	\$2,158	H
Columbia	EARLY RED CT	3	3 / 1	1,440	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,850	\$249	\$2,099	H
Columbia	EARLY RED CT	3	3 / 1	1,336	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,750	\$259	\$2,009	H
Columbia	EARLY SPRING WAY	3	3 / 1	1,280	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,850	\$143	\$1,993	H
Columbia	EARLY SPRING WAY	3	2 / 0	1,508	SFA	Oil	☒	☐	☐	☐	☐	☐	\$1,600	\$188	\$1,788	H
Columbia	EARLY SPRING WAY	3	2 / 1	1,188	SFA	Oil	☐	☐	☐	☐	☒	☒	\$1,645	\$258	\$1,903	H
Columbia	EARLY SPRING WAY	3	2 / 2	1,452	SFA	Gas	☐	☐	☐	☐	☒	☒	\$1,600	\$140	\$1,740	M
Columbia	EAST WIND WAY	3	3 / 1	1,452	SFA	Electric	☒	☒	☒	☒	☒	☐	\$1,751	\$232	\$1,983	H
Columbia	EDEN BROOK DR	3	2 / 1	1,452	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,850	\$218	\$2,068	H
Columbia	EDEN BROOK DR	3	2 / 1	1,452	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,275	\$191	\$1,466	M
Columbia	EL CAMINO	3	2 / 0	1,346	SFD	Electric	☒	☒	☐	☒	☒	☒	\$2,350	\$14	\$2,364	VH
Columbia	EL CAMINO	4+	2 / 1	2,014	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,300	\$385	\$2,685	VH
Columbia	ELIOTS OAK RD	4+	2 / 1	1,600	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,166	\$299	\$2,465	H
Columbia	ELIOTS OAK RD	3	1 / 2	1,220	SFA	Electric	☒	☒	☒	☒	☒	☐	\$1,700	\$19	\$1,719	M
Columbia	ELIOTS OAK RD	4+	2 / 1	1,188	SFA	Oil	☐	☐	☐	☐	☒	☐	\$1,600	\$349	\$1,949	M
Columbia	EMERSONS REACH	4+	2 / 1	1,140	SFA	Electric	☐	☐	☐	☐	☒	☒	\$1,500	\$194	\$1,694	M
Columbia	EMERSONS REACH	3	2 / 0	1,831	SFD	--	☒	☐	☒	☒	☒	☒	\$2,000	\$210	\$2,210	H
Columbia	ENDICOTT LANE	3	2 / 1	1,188	APT	Oil	☐	☐	☐	☐	☐	☒	\$1,500	\$286	\$1,786	H
Columbia	ENDICOTT LANE	2	2 / 0	1,040	SFA	Gas	☐	☐	☐	☐	☐	☒	\$1,600	\$176	\$1,776	H
Columbia	ENDLESS OCEAN WAY	4+	3 / 1	2,382	SFD	Gas	☐	☐	☐	☐	☐	☒	\$2,500	\$189	\$2,689	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail				Utilities Included in Rent								Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Hot Water				Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
							Heat	Water	Cook								
Columbia	ENDLESS OCEAN WAY	2	1 / 1	920	APT	Electric								\$1,175	\$180	\$1,355	M
Columbia	EVERGREEN AVE	2	1 / 1	940	SFA	Gas								\$1,050	\$128	\$1,178	M
Columbia	FAIR OAKS	3	1 / 1	xxx	APT	Gas								\$1,400	\$144	\$1,544	M
Columbia	FAIR OAKS	4+	2 / 0	884	SFD	--								\$2,200	\$254	\$2,454	H
Columbia	FAIR OAKS	3	2 / 0	2,280	SFD	--								\$2,150	\$254	\$2,404	VH
Columbia	FAIR OAKS	2	1 / 1	860	SFA	Gas								\$900	\$145	\$1,045	L
Columbia	FAIR OAKS	3	1 / 1	1,152	SFA	Gas								\$1,500	\$159	\$1,659	M
Columbia	FAIR OAKS	3	1 / 1	1,152	APT	Gas								\$1,600	\$121	\$1,721	M
Columbia	FAIR OAKS	2	1 / 1	960	APT	Gas								\$1,000	\$105	\$1,105	L
Columbia	FAIR OAKS	3	1 / 1	1,138	SFA	Electric								\$1,500	\$240	\$1,740	M
Columbia	FAIR OAKS	2	1 / 1	840	APT	Electric								\$1,150	\$107	\$1,257	M
Columbia	FAIR OAKS	3	1 / 1	1,152	APT	Gas								\$1,650	\$96	\$1,746	M
Columbia	FAIR OAKS	--	1 / 1	860	SFA	Gas								\$1,300	\$280	\$1,580	M
Columbia	FAIR OAKS	4+	2 / 1	2,886	SFD	Electric								\$3,200	\$224	\$3,424	VH
Columbia	FAIR OAKS	2	2 / 0	1,180	APT	Gas								\$1,600	\$96	\$1,696	H
Columbia	FAIR OAKS	3	2 / 0	1,188	APT	Oil								\$1,495	\$305	\$1,800	H
Columbia	FAIR OAKS	2	2 / 0	1,180	APT	Gas								\$1,600	\$121	\$1,721	H
Columbia	FAIR OAKS	3	2 / 1	1,740	APT	--								\$1,500	\$193	\$1,693	M
Columbia	FAIR OAKS	3	2 / 1	1,138	SFA	Electric								\$1,345	\$339	\$1,684	M
Columbia	FAIR OAKS	3	2 / 0	1,660	SFA	--								\$2,125	\$205	\$2,330	VH
Columbia	FAIR OAKS	3	2 / 1	1,240	SFA	--								\$1,600	\$184	\$1,784	H
Columbia	FAIR OAKS	4+	2 / 2	xxx	SFD	Gas								\$2,600	\$193	\$2,793	VH
Columbia	FAIR OAKS	3	2 / 1	1,240	SFA	Electric								\$1,900	\$259	\$2,159	H
Columbia	FALL RIVER ROW CT	3	2 / 1	1,188	APT	Oil								\$1,400	\$305	\$1,705	M
Columbia	FALL RIVER ROW CT	3	1 / 1	1,138	SFA	Electric								\$1,540	\$240	\$1,780	M
Columbia	FAULKNER RIDGE CIR	3	1 / 1	1,138	SFA	Electric								\$1,350	\$194	\$1,544	M
Columbia	FAULKNER RIDGE CIR	2	2 / 0	966	APT	Electric								\$1,350	\$150	\$1,500	M
Columbia	FAULKNER RIDGE CIR	4+	2 / 1	1,188	SFA	Electric								\$1,700	\$172	\$1,872	M
Columbia	FAULKNER RIDGE CIR	2	2 / 0	966	APT	Electric								\$1,550	\$184	\$1,734	H
Columbia	FAULKNER RIDGE CIR	3	2 / 1	1,188	SFA	Oil								\$1,600	\$304	\$1,904	H
Columbia	FAULKNER RIDGE CIR	3	1 / 1	1,138	SFA	Electric								\$1,500	\$0	\$1,500	M
Columbia	FAULKNER RIDGE CIR	2	2 / 0	966	APT	Gas								\$1,400	\$109	\$1,509	M
Columbia	FIVE FINGERS WAY	3	2 / 0	1,152	SFA	Electric								\$1,500	\$127	\$1,627	M
Columbia	FIVE FINGERS WAY	2	1 / 1	966	APT	Electric								\$1,400	\$150	\$1,550	H
Columbia	FLAGFLOWER PL	4+	3 / 1	1,635	SFA	Electric								\$1,125	\$339	\$1,464	L
Columbia	FLAGFLOWER PL	3	1 / 1	966	SFA	Electric								\$1,300	\$48	\$1,348	M
Columbia	FOOTED RIDGE	2	2 / 1	966	SFA	Electric								\$850	\$174	\$1,024	L
Columbia	FOOTED RIDGE	3	2 / 2	1,360	SFA	Gas								\$1,900	\$265	\$2,165	H
Columbia	FOOTED RIDGE	3	2 / 1	1,357	SFA	Electric								\$1,995	\$210	\$2,205	H
Columbia	FOOTED RIDGE	3	2 / 0	1,116	SFA	Gas								\$1,200	\$191	\$1,391	M
Columbia	FOOTED RIDGE	4+	2 / 0	1,116	SFA	Gas								\$2,000	\$191	\$2,191	H
Columbia	FORTNIGHT CT	3	2 / 2	1,380	SFA	Gas								\$1,600	\$195	\$1,795	H
Columbia	FOUR FOOT TRL	3	2 / 2	1,635	SFA	Electric								\$1,800	\$191	\$1,991	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI	
Extremely Low	EL			30%	
Very Low Rent	VL			50%	
Low Rent	L			60%	
Moderate Rent	M			80%	
High Rent	H			100%	
Very High and	VH			+	

Unit Detail					Utilities Included in Rent								Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half Baths	Sqft	Unit Type	Heat Source	Heat	Water	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	FOX GRAPE TERR	2	2 / 0	1,635	SFA	Electric								\$1,700	\$210	\$1,910	H
Columbia	FREDERICK RD	4+	3 / 1	1,600	SFA	Electric								\$1,900	\$179	\$2,079	H
Columbia	FRIETCHIE ROW	4+	2 / 1	2,340	SFD	--								\$2,500	\$210	\$2,710	VH
Columbia	GLAD RIVERS ROW	3	2 / 1	1,188	SFA	Gas								\$1,550	\$129	\$1,679	M
Columbia	GLEN OAKS LANE	4+	3 / 1	1,360	SFA	Gas								\$2,100	\$132	\$2,232	H
Columbia	GLEN OAKS LANE	4+	2 / 0	1,116	SFA	Gas								\$2,050	\$238	\$2,288	H
Columbia	GLEN OAKS LANE	3	2 / 2	1,334	SFA	Electric								\$1,425	\$191	\$1,616	M
Columbia	GLOUCESTER RD	3	2 / 1	1,357	SFA	Gas								\$1,600	\$144	\$1,744	M
Columbia	GOLD NEEDLE WAY	4+	2 / 0	1,600	SFA	Electric								\$1,675	\$339	\$2,014	H
Columbia	GOLD SUNSET WAY	--	3 /	1,116	SFA	Electric								\$1,250	\$259	\$1,509	M
Columbia	GOLD SUNSET WAY	3	2 / 0	1,116	SFA	Gas								\$1,400	\$191	\$1,591	M
Columbia	GOLDEN SPRING LANE	4+	2 / 1	1,600	SFA	Electric								\$1,795	\$179	\$1,974	M
Columbia	GOOD HUNTERS RIDE	3	2 / 0	1,116	SFA	Gas								\$1,400	\$191	\$1,591	M
Columbia	GRACIOUS END CT	3	2 / 0	1,116	SFA	Gas								\$1,050	\$172	\$1,222	L
Columbia	GRACIOUS END CT	3	3 / 1	1,600	SFA	Electric								\$1,850	\$174	\$2,024	H
Columbia	GRACIOUS END CT	2	1 / 1	980	SFD	Gas								\$1,650	\$170	\$1,820	H
Columbia	GRAND BANKS RD	3	2 / 1	1,116	SFA	--								\$1,500	\$225	\$1,725	M
Columbia	GRANITE HILL	2	2 / 1	1,692	SFA	Gas								\$1,650	\$170	\$1,820	H
Columbia	GRANITE HILL	4+	2 / 0	1,576	SFD	Gas								\$2,400	\$0	\$2,400	H
Columbia	GRAY MOUSE WAY	3	2 / 1	1,600	SFA	Electric								\$1,775	\$215	\$1,990	H
Columbia	GRAY SEA WAY	3	2 / 0	1,152	SFD	Electric								\$1,550	\$243	\$1,793	H
Columbia	GREAT STAR DR	4+	3 / 1	2,316	SFA	Gas								\$2,575	\$140	\$2,715	VH
Columbia	GREAT STAR DR	3	2 / 0	1,152	SFD	Electric								\$1,350	\$299	\$1,649	M
Columbia	GREAT STAR DR	3	2 / 1	1,680	APT	--								\$1,700	\$108	\$1,808	H
Columbia	GREAT STAR DR	4+	3 / 1	2,756	SFA	Gas								\$2,950	\$128	\$3,078	VH
Columbia	GREAT STAR DR	2	1 / 1	1,024	SFA	Electric								\$1,295	\$339	\$1,634	H
Columbia	GREAT STAR DR	2	2 / 0	xxx	APT	Gas								\$1,500	\$109	\$1,609	H
Columbia	GREAT STAR DR	3	2 / 2	2,296	SFA	Gas								\$2,500	\$159	\$2,659	VH
Columbia	GREAT STAR DR	4+	3+ / 0	xxx	SFA	--								\$2,500	\$133	\$2,633	VH
Columbia	GREAT STAR DR 401	3	3 / 1	1,680	SFA	--								\$1,800	\$225	\$2,025	H
Columbia	GREATNEWS LANE	3	2 / 0	1,620	SFA	Electric								\$1,600	\$226	\$1,826	H
Columbia	GRECO GARTH	3	3 / 1	1,440	SFA	Electric								\$1,830	\$240	\$2,070	H
Columbia	GREEK BOY PL	3	2 / 1	1,680	SFA	--								\$1,800	\$184	\$1,984	H
Columbia	GREEN DORY LANE	3	3 / 1	1,440	SFA	Gas								\$1,917	\$0	\$1,917	H
Columbia	GREEN DORY LANE	3	3 / 1	1,320	SFA	Gas								\$1,900	\$163	\$2,063	H
Columbia	GREEN DORY LANE	3	2 / 1	1,620	SFA	--								\$1,700	\$184	\$1,884	H
Columbia	GREEN MOUNTAIN CIR	2	1 / 0	889	APT	Gas								\$950	\$186	\$1,136	L
Columbia	GREEN MOUNTAIN CIR	1	1 / 0	798	APT	Electric								\$900	\$62	\$962	M
Columbia	GREEN MOUNTAIN CIR	2	1 / 0	889	APT	Electric								\$1,050	\$249	\$1,299	M
Columbia	GREEN MOUNTAIN CIR	2	1 / 0	889	APT	Gas								\$875	\$166	\$1,041	L
Columbia	GREEN MOUNTAIN CIR	1	1 / 0	798	APT	Gas								\$850	\$98	\$948	M
Columbia	GREEN MOUNTAIN CIR	1	1 / 0	798	APT	Electric								\$850	\$180	\$1,030	M
Columbia	GREEN MOUNTAIN CIR	3	2 / 1	1,620	SFA	--								\$1,575	\$184	\$1,759	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI	
Extremely Low		EL	30%		
Very Low Rent		VL	50%		
Low Rent		L	60%		
Moderate Rent		M	80%		
High Rent		H	100%		
Very High and		VH	+		

Unit Detail					Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half		SqFt	Unit Type	Heat Source	Heat	Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
			Baths	Half													
Columbia	GREEN MOUNTAIN CIR	2	2 / 0		1,088	SFA	Electric	☐	☐	☐	☐	☒	☐	\$1,650	\$213	\$1,863	H
Columbia	GREEN MOUNTAIN CIR	2	1 / 0		889	APT	Gas	☐	☐	☐	☐	☐	☒	\$1,000	\$136	\$1,136	L
Columbia	GREEN MOUNTAIN CIR	3	2 / 1		1,696	SFA	--	☒	☒	☒	☒	☒	☒	\$1,575	\$157	\$1,732	M
Columbia	GREEN MOUNTAIN CIR	3	2 / 1		1,752	SFA	--	☒	☒	☒	☒	☒	☒	\$1,800	\$288	\$2,088	H
Columbia	GREEN MOUNTAIN CIR	2	1 / 0		938	APT	Electric	☐	☐	☒	☒	☐	☐	\$1,050	\$249	\$1,299	M
Columbia	GREEN MOUNTAIN CIR	1	1 / 0		798	APT	Electric	☒	☒	☒	☒	☒	☒	\$925	\$184	\$1,109	M
Columbia	GREEN MOUNTAIN CIR	2	1 / 0		938	APT	Gas	☐	☐	☐	☐	☐	☒	\$1,000	\$167	\$1,167	M
Columbia	GREEN MOUNTAIN CIR	1	1 / 0		798	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,000	\$98	\$1,098	M
Columbia	GREEN MOUNTAIN CIR	3	2 / 0		1,620	SFA	--	☒	☒	☒	☒	☒	☒	\$1,550	\$225	\$1,775	M
Columbia	GREEN MOUNTAIN CIR	3	2 / 0		1,344	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,100	\$159	\$2,259	VH
Columbia	GREEN MOUNTAIN CIR	2	1 / 0		938	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,100	\$105	\$1,205	M
Columbia	GREEN MOUNTAIN CIR	4+	3 / 1		1,760	SFA	Gas	☐	☐	☐	☐	☐	☒	\$2,200	\$172	\$2,372	H
Columbia	GREEN MOUNTAIN CIR	3	2 / 2		1,788	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,850	\$191	\$2,041	H
Columbia	GREEN MOUNTAIN CIR	3	2 / 2		1,360	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H
Columbia	GREEN MOUNTAIN CIR	3	2 / 1		1,334	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,625	\$297	\$1,922	H
Columbia	GREEN MOUNTAIN CIR	3	2 / 0		1,560	SFD	Gas	☐	☐	☐	☐	☒	☒	\$2,500	\$130	\$2,630	VH
Columbia	GREEN MOUNTAIN CIR	3	2 / 1		1,320	SFA	--	☒	☒	☒	☒	☒	☒	\$1,700	\$225	\$1,925	H
Columbia	GREEN MOUNTAIN CIR	3	2 / 1		1,680	SFA	--	☒	☒	☒	☒	☒	☒	\$1,650	\$225	\$1,875	H
Columbia	GREEN MOUNTAIN CIR	3	2 / 1		1,080	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,200	\$240	\$1,440	M
Columbia	GREEN MOUNTAIN CIR	2	2 / 0		xxx	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,450	\$320	\$1,770	H
Columbia	GUILFORD RD	2	3 / 1		1,360	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,800	\$191	\$1,991	VH
Columbia	GULF STREAM ROW	3	2 / 1		1,260	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,750	\$187	\$1,937	VH
Columbia	GULF STREAM ROW	3	2 / 1		1,472	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,800	\$180	\$1,980	H
Columbia	GULF STREAM ROW	3	2 / 1		1,224	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$259	\$1,859	H
Columbia	HALF DOLLAR CT	4+	3 / 1		2,940	SFA	Gas	☐	☐	☐	☐	☒	☒	\$2,650	\$144	\$2,794	VH
Columbia	HARBOR LANE	4+	3 / 1		3,317	SFA	--	☒	☒	☒	☒	☒	☒	\$3,000	\$184	\$3,184	VH
Columbia	HARNESS CT	4+	2 / 1		1,876	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,364	\$243	\$2,607	VH
Columbia	HARP STRING	3	2 / 1		1,240	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,550	\$236	\$1,786	H
Columbia	HARPERS FARM RD	3	2 / 1		1,440	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,650	\$259	\$1,909	H
Columbia	HARPERS FARM RD	2	1 / 1		960	SFD	Oil	☐	☐	☐	☐	☐	☐	\$1,600	\$392	\$1,992	VH
Columbia	HARPERS FARM RD	3	2 / 1		1,360	APT	Electric	☐	☐	☐	☐	☒	☒	\$1,800	\$169	\$1,969	H
Columbia	HARPERS FARM RD	2	2 / 1		1,024	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,395	\$240	\$1,635	H
Columbia	HARPERS FARM RD	4+	3 / 1		1,584	SFD	Electric	☒	☒	☒	☒	☒	☒	\$1,850	\$0	\$1,850	M
Columbia	HARPERS FARM RD	3	1 / 1		1,080	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H
Columbia	HARPERS FARM RD	4+	3 / 1		2,240	SFD	Gas	☐	☐	☐	☐	☐	☒	\$2,400	\$193	\$2,593	VH
Columbia	HARPERS FARM RD	3	2 / 1		1,360	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,650	\$339	\$1,989	H
Columbia	HARPERS FARM RD	4+	3+ / 1		3,707	APT	--	☒	☒	☒	☒	☒	☒	\$2,900	\$153	\$3,053	VH
Columbia	HARPERS FARM RD	3	2 / 1		1,360	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,300	\$259	\$1,559	M
Columbia	HARPERS FARM RD	3	2 / 1		1,360	SFA	--	☒	☒	☒	☒	☒	☒	\$2,000	\$225	\$2,225	H
Columbia	HARPERS FARM RD	3	1 / 1		1,080	SFA	Electric	☐	☐	☐	☐	☒	☒	\$1,650	\$160	\$1,810	H
Columbia	HARPERS FARM RD	3	2 / 1		1,360	SFA	--	☒	☒	☒	☒	☒	☒	\$1,750	\$184	\$1,934	H
Columbia	HARPERS FARM RD	3	2 / 1		2,072	SFA	--	☒	☒	☒	☒	☒	☒	\$1,950	\$184	\$2,134	H
Columbia	HARPERS FARM RD	3	2 / 1		1,720	SFA	Electric	☐	☐	☐	☐	☒	☒	\$1,600	\$179	\$1,779	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI	
Extremely Low	EL			30%	
Very Low Rent	VL			50%	
Low Rent	L			60%	
Moderate Rent	M			80%	
High Rent	H			100%	
Very High and	VH			+	

Unit Detail							Utilities Included in Rent							Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half		SqFt	Unit Type	Heat Source	Heat	Water	Hot	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
			Beds	Baths														
Columbia	HARRINGTON DR	3	2	2	1,360	SFA	Electric	□	□	□	□	□	□	□	\$1,890	\$210	\$2,100	H
Columbia	HASTINGS DR	3	1	1	1,080	SFA	Electric	□	□	□	□	□	□	□	\$1,395	\$259	\$1,654	M
Columbia	HASTINGS DR	3	2	1	1,702	SFA	Electric	□	□	□	□	□	□	□	\$1,700	\$210	\$1,910	H
Columbia	HAYSHED LANE	3	2	1	2,072	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,900	\$184	\$2,084	H
Columbia	HAYSHED LANE	3	1	1	1,080	SFA	Electric	□	□	□	□	□	□	□	\$1,350	\$210	\$1,560	M
Columbia	HAYSHED LANE	2	2	0	1,051	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,160	\$42	\$1,202	M
Columbia	HAYSHED LANE	3	2	1	1,240	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,800	\$288	\$2,088	H
Columbia	HAYSHED LANE	2	1	0	993	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$750	\$48	\$798	VL
Columbia	HAYSHED LANE	4+	2	1	2,052	SFD	Electric	□	□	□	□	□	□	□	\$2,700	\$243	\$2,943	VH
Columbia	HAYSHED LANE	4+	2	0	1,022	APT	Electric	□	□	□	□	□	□	□	\$1,765	\$249	\$2,014	H
Columbia	HAYSHED LANE	2	2	0	996	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,250	\$0	\$1,250	M
Columbia	HAYSHED LANE	4+	2	1	2,092	SFD	Electric	□	□	□	□	□	□	□	\$2,300	\$243	\$2,543	VH
Columbia	HAYSHED LANE	2	1	0	975	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,250	\$42	\$1,292	M
Columbia	HAYSHED LANE	2	2	0	975	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,175	\$57	\$1,232	M
Columbia	HAYSHED LANE	1	1	0	1,051	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$925	\$42	\$967	M
Columbia	HAYSHED LANE	2	2	0	1,360	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,700	\$184	\$1,884	H
Columbia	HAYSHED LANE	3	3	0	2,880	SFA	Gas	☒	☒	☒	☒	☒	☒	☒	\$2,800	\$159	\$2,959	VH
Columbia	HAYSHED LANE	2	1	0	975	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,000	\$57	\$1,057	L
Columbia	HAYSHED LANE	2	2	0	1,051	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,175	\$57	\$1,232	M
Columbia	HENLEY CT	2	1	1	993	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$975	\$42	\$1,017	L
Columbia	HENLEY CT	1	1	0	805	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$975	\$48	\$1,023	M
Columbia	HESPERUS DR	3	3	1	1,312	SFA	electric	☒	☒	☒	☒	☒	☒	☒	\$1,575	\$191	\$1,766	M
Columbia	HICKORY LIMB	2	1	1	2,270	SFD	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$234	\$1,734	H
Columbia	HICKORY LIMB	4+	2	1	1,908	SFD	Electric	☒	☒	☒	☒	☒	☒	☒	\$2,350	\$243	\$2,593	VH
Columbia	HICKORY LIMB	3	2	2	1,360	SFA	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,800	\$259	\$2,059	H
Columbia	HICKORY LIMB	4+	2	1	1,876	SFD	Electric	☒	☒	☒	☒	☒	☒	☒	\$2,100	\$280	\$2,380	H
Columbia	HICKORY LOG CIR	--	3	1	2,784	SFD	gas	☒	☒	☒	☒	☒	☒	☒	\$3,000	\$151	\$3,151	VH
Columbia	HICKORY LOG CIR	3	3	1	1,440	SFA	electric	☒	☒	☒	☒	☒	☒	☒	\$1,750	\$320	\$2,070	H
Columbia	HICKORY LOG CIR	3	2	1	2,948	SFD	Gas	☒	☒	☒	☒	☒	☒	☒	\$2,900	\$212	\$3,112	VH
Columbia	HICKORY LOG CIR	4+	3	1	2,428	SFD	Gas	☒	☒	☒	☒	☒	☒	☒	\$2,500	\$212	\$2,712	VH
Columbia	HICKORY OVERLOOK	2	2	0	1,182	SFD	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,600	\$299	\$1,899	H
Columbia	HIDDEN COVE	3	2	0	1,104	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,400	\$108	\$1,508	M
Columbia	HIGH BEAM CT	4+	3	1	xxx	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$3,000	\$254	\$3,254	VH
Columbia	HIGH BEAM CT	4+	2	2	1,160	SFA	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,800	\$210	\$2,010	H
Columbia	HIGH TOR HILL	3	2	0	1,212	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,400	\$150	\$1,550	M
Columbia	HILDEBRAND CT	3	2	1	1,360	SFA	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$0	\$1,500	M
Columbia	HINGSTON DOWNS	3	2	0	1,129	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,495	\$123	\$1,618	M
Columbia	HINGSTON DOWNS	3	2	0	1,113	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$249	\$1,749	M
Columbia	HINGSTON DOWNS	3	2	0	xxx	SFD	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,200	\$160	\$1,360	M
Columbia	HOBNAIL CT	2	2	0	958	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,050	\$153	\$1,203	M
Columbia	HONEYCOMB GATE	3	2	0	1,125	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,400	\$327	\$1,727	M
Columbia	HOURLGLASS PL	3	3	1	1,398	SFA	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,950	\$194	\$2,144	H
Columbia	HOURLGLASS PL	2	2	0	1,103	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,250	\$240	\$1,490	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail					Utilities Included in Rent								Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half		SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
			Baths	Half													
Columbia	INA CT	3	3 / 1	2 / 0	1,360	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$210	\$2,110	H
Columbia	INDIAN CAMP RD	2	2 / 0	2 / 0	968	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,200	\$0	\$1,200	M
Columbia	INDIAN CAMP RD	2	2 / 0	2 / 0	941	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,275	\$184	\$1,459	M
Columbia	INDIAN CAMP RD	2	2 / 0	2 / 0	976	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,100	\$181	\$1,281	M
Columbia	INDIAN CAMP RD	4+	2 / 1	2 / 0	2,400	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,800	\$259	\$3,059	VH
Columbia	JERRY'S DR	1	1 / 0	1 / 0	5,462	APT	Electric	☐	☐	☐	☐	☐	☐	\$980	\$203	\$1,183	M
Columbia	JOYCIN CT	3	2 / 0	2 / 0	1,116	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,500	\$155	\$1,655	M
Columbia	JOYCIN CT	4+	3 / 1	2 / 0	2,400	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,800	\$259	\$3,059	VH
Columbia	JOYCIN CT	4+	2 / 1	2 / 0	2,274	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,750	\$176	\$2,926	VH
Columbia	JOYCIN CT	3	3 / 1	1,360	SFA	SFA	--	☐	☐	☐	☐	☐	☐	\$1,950	\$184	\$2,134	H
Columbia	JOYCIN CT	2	1 / 0	xxx	xxx	SFA	--	☐	☐	☐	☐	☐	☐	\$1,200	\$184	\$1,384	M
Columbia	JOYCIN CT	4+	3 / 0	1,980	SFD	SFD	--	☐	☐	☐	☐	☐	☐	\$1,950	\$210	\$2,160	H
Columbia	KILIMANJARO RD	2	2 / 0	981	APT	APT	--	☐	☐	☐	☐	☐	☐	\$1,400	\$153	\$1,553	H
Columbia	KILIMANJARO RD	3	2 / 0	1,124	APT	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,425	\$184	\$1,609	M
Columbia	KILLINGWORTH WAY	3	3 / 0	1,080	SFD	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,100	\$193	\$2,293	VH
Columbia	KINDLER RD	2	1 / 0	961	APT	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,185	\$233	\$1,418	M
Columbia	KINGS MEADE WAY	2	2 / 0	964	APT	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,300	\$184	\$1,484	M
Columbia	KINGSCUP CT	2	2 / 0	950	APT	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,275	\$150	\$1,425	M
Columbia	KINGSCUP CT	3	2 / 0	1,125	APT	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,450	\$150	\$1,600	M
Columbia	KNIGHTHOOD LANE	2	2 / 0	982	APT	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,300	\$249	\$1,549	H
Columbia	KNIGHTHOOD LANE	3	3 / 1	1,360	SFA	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$210	\$2,110	H
Columbia	LAMBETH CT	2	2 / 0	xxx	SFD	SFD	--	☐	☐	☐	☐	☐	☐	\$1,000	\$210	\$1,210	M
Columbia	LAMBETH CT	3	2 / 0	1,216	APT	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$150	\$1,750	M
Columbia	LAMBETH CT	2	2 / 0	xxx	SFD	SFD	--	☐	☐	☐	☐	☐	☐	\$900	\$210	\$1,110	L
Columbia	LAMBETH CT	2	2 / 0	xxx	SFD	SFD	--	☐	☐	☐	☐	☐	☐	\$1,000	\$322	\$1,322	M
Columbia	LAMBSKIN LANE	2	2 / 0	975	APT	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,225	\$125	\$1,350	M
Columbia	LAMBSKIN LANE	2	2 / 0	968	APT	APT	--	☐	☐	☐	☐	☐	☐	\$1,250	\$153	\$1,403	M
Columbia	LAMBSKIN LANE	2	1 / 0	xxx	SFD	SFD	--	☐	☐	☐	☐	☐	☐	\$900	\$210	\$1,110	L
Columbia	LANGFORD CT	1	1 / 0	xxx	APT	APT	--	☐	☐	☐	☐	☐	☐	\$925	\$153	\$1,078	M
Columbia	LAPWING CT	2	1 / 0	xxx	APT	APT	--	☐	☐	☐	☐	☐	☐	\$875	\$153	\$1,028	L
Columbia	LASTING LIGHT WAY	3	2 / 0	1,303	SFA	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$236	\$1,836	VH
Columbia	LAUREL WREATH WAY	4+	3 / 1	3,200	SFD	SFD	--	☐	☐	☐	☐	☐	☐	\$3,250	\$254	\$3,504	H
Columbia	LEAFY SCREEN	3	1 / 0	1,342	SFD	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,500	\$149	\$1,649	M
Columbia	LEYDEN WAY	3	2 / 2	2,332	SFA	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,400	\$320	\$2,720	VH
Columbia	LEYDEN WAY	3	3 / 1	1,440	SFA	SFA	--	☐	☐	☐	☐	☐	☐	\$1,950	\$225	\$2,175	H
Columbia	LEYDEN WAY	--	2 / 1	893	SFD	SFD	electric	☐	☐	☐	☐	☐	☐	\$1,325	\$385	\$1,710	M
Columbia	LIFE QUEST LANE	3	2 / 1	1,496	SFA	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,100	\$0	\$2,100	H
Columbia	LIGHTFOOT PATH	3	2 / 1	1,826	SFA	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,400	\$163	\$2,563	VH
Columbia	LIGHTNING VIEW RD	3	2 / 1	1,440	SFA	SFA	--	☐	☐	☐	☐	☐	☐	\$1,850	\$288	\$2,138	VH
Columbia	LITTLE FOXES RUN	3	2 / 2	2,304	SFA	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,050	\$195	\$2,245	VH
Columbia	LITTLE PATUXENT PKWY	3	2 / 1	1,518	SFA	SFA	--	☐	☐	☐	☐	☐	☐	\$1,950	\$225	\$2,175	H
Columbia	LITTLE PATUXENT PKWY	3	2 / 1	2,176	SFA	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,200	\$144	\$2,344	VH
Columbia	LITTLE PATUXENT PKWY	3	2 / 2	2,332	SFA	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,300	\$320	\$2,620	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH	+	

Unit Detail				Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	LITTLE PATUXENT PKWY	3	1 / 1	672	SFD	Oil	☒	☒	☒	☒	☐	☐	\$1,475	\$65	\$1,540	M
Columbia	LITTLE PATUXENT PKWY	3	4 / 0	1,440	SFA	--	☒	☒	☒	☒	☒	☒	\$1,900	\$288	\$2,188	H
Columbia	LITTLE PATUXENT PKWY	2	2 / 0	948	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,075	\$184	\$1,259	M
Columbia	LITTLE PATUXENT PKWY	3	2 / 0	1,260	SFD	Oil	☐	☐	☐	☐	☐	☒	\$1,650	\$373	\$2,023	H
Columbia	LITTLE PATUXENT PKWY	4+	4+ / 1	3,360	SFD	Electric	☐	☐	☐	☐	☐	☒	\$3,500	\$224	\$3,724	VH
Columbia	LITTLE PATUXENT PKWY	3	2 / 0	1,172	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,700	\$249	\$1,949	H
Columbia	LANFAIR DR	3	2 / 0	1,164	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,700	\$249	\$1,949	H
Columbia	LOCHRIDGE RD	3	2 / 0	1,209	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,200	\$166	\$1,366	M
Columbia	LONE TREE CT	3	2 / 0	1,209	APT	Electric	☒	☒	☒	☒	☒	☒	\$1,540	\$0	\$1,540	M
Columbia	LORING DR	2	2 / 0	1,106	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,200	\$150	\$1,350	M
Columbia	LORING DR	3	2 / 0	1,113	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,350	\$249	\$1,599	M
Columbia	LORING DR	3	2 / 0	1,112	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,339	\$240	\$1,579	M
Columbia	LOWLEN CT	2	2 / 0	951	APT	--	☒	☒	☒	☒	☒	☒	\$1,350	\$153	\$1,503	M
Columbia	LOWLEN CT	3	2 / 0	1,112	APT	--	☒	☒	☒	☒	☒	☒	\$1,400	\$153	\$1,553	M
Columbia	LOWLEN CT	2	2 / 0	948	APT	--	☒	☒	☒	☒	☒	☒	\$1,325	\$108	\$1,433	M
Columbia	LOWLEN CT	2	2 / 0	1,213	APT	--	☒	☒	☒	☒	☒	☒	\$1,550	\$153	\$1,703	H
Columbia	LUCKPENNY PL	2	2 / 0	1,169	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,450	\$150	\$1,600	H
Columbia	MACOMBER LANE	3	2 / 0	1,210	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,550	\$150	\$1,700	M
Columbia	MAJORS LANE	1	1 / 0	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	\$600	\$392	\$992	M
Columbia	MAJORS LANE	2	1 / 0	979	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,300	\$155	\$1,455	M
Columbia	MAJORS LANE	4+	4+ / 1	3,392	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,800	\$385	\$3,185	VH
Columbia	MAJORS LANE	2	2 / 0	974	APT	--	☒	☒	☒	☒	☒	☒	\$1,300	\$153	\$1,453	M
Columbia	MAJORS LANE	2	2 / 0	949	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,275	\$184	\$1,459	M
Columbia	MAJORS LANE	2	2 / 0	1,319	SFD	Oil	☒	☒	☒	☒	☒	☐	\$1,600	\$103	\$1,703	H
Columbia	MAJORS LANE	3	2 / 1	1,872	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,420	\$243	\$1,663	M
Columbia	MAJORS LANE	3	2 / 0	1,155	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,300	\$184	\$1,484	M
Columbia	MAJORS LANE	3	2 / 1	1,169	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,300	\$240	\$1,540	M
Columbia	MAJORS LANE	3	2 / 0	1,208	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,500	\$184	\$1,684	M
Columbia	MAJORS LANE	2	2 / 0	1,110	APT	--	☒	☒	☒	☒	☒	☒	\$1,300	\$108	\$1,408	M
Columbia	MANY MILE MEWS	2	2 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☒	☒	\$1,750	\$194	\$1,944	VH
Columbia	MATADOR RD	3	2 / 0	1,248	SFD	Electric	☒	☒	☒	☒	☒	☒	\$1,600	\$0	\$1,600	M
Columbia	MATADOR RD	3	2 / 0	1,152	APT	Electric	☐	☒	☐	☐	☒	☒	\$1,700	\$136	\$1,836	H
Columbia	MAY WIND CT	2	2 / 0	949	APT	Electric	☐	☐	☐	☐	☒	☒	\$1,200	\$184	\$1,384	M
Columbia	MELLENBROOK RD	2	2 / 0	945	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,100	\$230	\$1,330	M
Columbia	MELTING SHADOWS LANE	2	2 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$259	\$1,759	H
Columbia	MELTING SHADOWS LANE	2	2 / 0	942	APT	--	☒	☒	☒	☒	☒	☐	\$1,250	\$153	\$1,403	M
Columbia	MERRYREST RD	3	2 / 1	1,860	SFA	Gas	☐	☐	☐	☐	☐	☒	\$1,975	\$144	\$2,119	H
Columbia	MERRYREST RD	2	2 / 0	975	APT	--	☒	☒	☒	☒	☒	☒	\$1,250	\$128	\$1,378	M
Columbia	MERRYREST RD	2	2 / 0	1,125	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,300	\$230	\$1,530	M
Columbia	MERRYREST RD	3	1 / 1	1,060	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$210	\$1,710	M
Columbia	MERRYREST RD	2	2 / 0	951	APT	Electric	☐	☐	☐	☐	☒	☒	\$1,000	\$240	\$1,240	M
Columbia	MERRYREST RD	3	3 / 1	1,360	SFA	Electric	☐	☐	☐	☐	☐	☒	\$2,100	\$240	\$2,340	VH
Columbia	MERRYREST RD	3	2 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,700	\$210	\$1,910	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH		+

Unit Detail				Utilities Included in Rent								Gross Rent Calculation						
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source				Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
						Heat Source	Heat	Water	Cook									
Columbia	MERRYREST RD	3	2 / 1	2,732	SFD	--	☑	☑	☑	☑	☑	☑	☑	☑	\$2,500	\$210	\$2,710	VH
Columbia	MERRYREST RD	3	2 / 0	1,060	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$259	\$1,659	M
Columbia	MERRYREST RD	3	2 / 0	1,554	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,650	\$263	\$1,913	H
Columbia	MILLRACE CT	2	1 / 0	930	SFA	--	☑	☑	☑	☑	☑	☑	☑	☑	\$1,550	\$288	\$1,838	H
Columbia	MILLRACE CT	2	1 / 0	930	SFA	--	☑	☑	☑	☑	☑	☑	☑	☑	\$1,595	\$205	\$1,800	H
Columbia	MILLRACE CT H	2	2 / 0	1,574	APT	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,750	\$186	\$1,936	VH
Columbia	MILLRACE CT J	3	2 / 0	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,280	\$240	\$1,520	M
Columbia	MORNING WALK	2	2 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,275	\$210	\$1,485	M
Columbia	NATURES RD	3	1 / 1	1,160	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$191	\$1,491	M
Columbia	NEW COUNTRY LANE	2	1 / 1	1,024	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,700	\$210	\$1,910	H
Columbia	NEW COUNTRY LANE	2	2 / 0	1,330	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$150	\$1,650	H
Columbia	NEW COUNTRY LANE	2	2 / 2	1,152	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$191	\$1,591	H
Columbia	NEW COUNTRY LANE	3	1 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,225	\$259	\$1,484	M
Columbia	NIGHTMIST CT	2	1 / 0	xxx	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$750	\$249	\$999	L
Columbia	NORTH CHATHAM RD	3	2 / 1	1,140	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,550	\$172	\$1,722	M
Columbia	NORTH CHATHAM RD	2	1 / 0	xxx	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$825	\$200	\$1,025	L
Columbia	OAKHURST DR	2	1 / 0	xxx	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$825	\$249	\$1,074	L
Columbia	OLDE WOODS WAY	3	2 / 1	1,280	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,850	\$259	\$2,109	H
Columbia	OPEN MEADOW WAY	2	2 / 0	1,574	APT	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$159	\$1,759	H
Columbia	OSPREY CT	2	1 / 0	4,900	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$159	\$1,459	M
Columbia	OVERHEART LANE	2	1 / 0	2,220	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,000	\$210	\$1,210	M
Columbia	OVERHEART LANE	2	1 / 0	1,088	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,295	\$150	\$1,445	M
Columbia	OWEN BROWN RD	4+	2 / 1	1,980	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$2,150	\$299	\$2,449	H
Columbia	PARALLEL LANE	3	2 / 2	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$259	\$1,859	H
Columbia	PASTORA PL	2	1 / 0	1,710	APT	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$800	\$209	\$1,009	L
Columbia	PEACE CHIMES CT	3	2 / 1	1,320	SFA	--	☑	☑	☑	☑	☑	☑	☑	☑	\$1,850	\$225	\$2,075	H
Columbia	PEMBROKE GREEN PL	3	2 / 2	1,240	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,650	\$224	\$1,874	H
Columbia	PENNAHOOK CT	4+	2 / 1	1,868	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$2,300	\$281	\$2,581	VH
Columbia	PERFECT HOUR	3	2 / 0	858	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$234	\$1,834	H
Columbia	PHANTOM CT	2	1 / 1	1,160	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,675	\$240	\$1,915	H
Columbia	PHELPS LUCK DR	1	1 / 0	1,680	APT	Electric	☑	☑	☑	☑	☑	☑	☑	☑	\$800	\$0	\$800	L
Columbia	PHELPS LUCK DR	1	2 / 0	1,010	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,325	\$184	\$1,509	VH
Columbia	PINECONE ROW	3	2 / 2	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$259	\$1,859	H
Columbia	PINECONE ROW	3	2 / 0	xxx	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$212	\$1,612	M
Columbia	PIRATES COVE	3	2 / 1	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$339	\$1,689	M
Columbia	PIRATES COVE	3	2 / 2	1,400	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$163	\$1,963	H
Columbia	POUND APPLE CT	2	3 / 1	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,725	\$240	\$1,965	VH
Columbia	PROCOPIO CIR	2	2 / 0	954	APT	Electric	☑	☑	☑	☑	☑	☑	☑	☑	\$1,265	\$0	\$1,265	M
Columbia	PROCOPIO CIR	3	1 / 1	1,442	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,700	\$280	\$1,980	H
Columbia	QUARRY BRIDGE CT	2	2 / 0	1,010	APT	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$184	\$1,484	M
Columbia	QUEEN MARIA CT	3	3 / 1	xxx	SFA	Gas	xxx	☐	☐	☐	☐	☐	☐	☐	\$3,200	\$159	\$3,359	VH
Columbia	QUEEN MARIA CT	3	2 / 1	1,700	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,900	\$259	\$2,159	H
Columbia	QUEEN MARIA CT	3	1 / 0	1,040	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	☐	\$1,130	\$259	\$1,389	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH	+	

Unit Detail					Utilities Included in Rent							Gross Rent Calculation				
Submarket	Street	Beds	Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	QUEEN MARIA CT	2	2 / 0	950	APT	Electric							\$1,450	\$184	\$1,634	H
Columbia	QUEEN MARIA CT	3	2 / 2	1,360	SFA	Electric							\$1,900	\$191	\$2,091	H
Columbia	QUIET HOURS	4+	3 / 1	3,904	SFA	Gas							\$3,650	\$137	\$3,787	VH
Columbia	QUIET TIMES	4+	3 / 0	1,476	SFD	Gas							\$1,800	\$159	\$1,959	M
Columbia	QUIET TIMES	4+	3 / 1	1,280	SFA	Electric							\$1,800	\$259	\$2,059	H
Columbia	RACCOON CT	2	2 / 0	1,010	APT	Electric							\$1,200	\$249	\$1,449	M
Columbia	RAIN FLOWER WAY	3	2 / 1	1,800	SFA	Electric							\$1,695	\$174	\$1,869	M
Columbia	RAIN FLOWER WAY	3	2 / 0	1,126	SFD	Electric							\$1,500	\$272	\$1,772	M
Columbia	RAIN FLOWER WAY	3	2 / 2	1,940	SFA	Electric							\$2,000	\$259	\$2,259	VH
Columbia	RAINLEAF CT	3	3 / 2	2,100	SFA	--							\$2,000	\$225	\$2,225	H
Columbia	READER LANE	3	2 / 1	1,940	SFA	Electric							\$1,650	\$266	\$1,916	H
Columbia	READER LANE	3	1 / 0	936	SFD	Gas							\$1,200	\$212	\$1,412	M
Columbia	READER LANE	3	2 / 0	960	SFD	Electric							\$1,100	\$299	\$1,399	M
Columbia	RED APPLE LANE	2	2 / 0	950	APT	Electric							\$1,350	\$249	\$1,599	H
Columbia	RED CART CT	1	1 / 0	2,994	APT	Electric							\$850	\$0	\$850	L
Columbia	RED CART CT	2	2 / 0	1,105	APT	Electric							\$1,500	\$184	\$1,684	H
Columbia	RED HAVEN RD	2	2 / 1	1,468	SFD	Gas							\$1,865	\$212	\$2,077	VH
Columbia	RED HAVEN RD	3	2 / 1	1,105	APT	Electric							\$1,600	\$184	\$1,784	H
Columbia	REEDY BROOK LANE	3	2 / 0	1,105	APT	Electric							\$1,750	\$249	\$1,999	H
Columbia	RIDERMARK ROW	2	2 / 0	1,010	APT	Electric							\$1,300	\$240	\$1,540	M
Columbia	RIDING HOOD CIR	2	2 / 0	1,146	APT	Electric							\$1,500	\$184	\$1,684	M
Columbia	RING DOVE LANE	2	2 / 0	1,146	APT	--							\$1,250	\$128	\$1,378	M
Columbia	RING DOVE LANE	2	2 / 0	1,010	APT	Electric							\$1,350	\$184	\$1,534	M
Columbia	RING DOVE LANE	2	2 / 0	1,146	APT	Electric							\$1,295	\$0	\$1,295	M
Columbia	RIVER RUN	2	1 / 1	1,337	APT	Gas							\$1,350	\$190	\$1,540	M
Columbia	RIVERARK RD	3	2 / 1	2,056	APT	Gas							\$1,950	\$159	\$2,109	H
Columbia	ROCKCRESS CT	2	2 / 0	1,146	APT	Electric							\$1,250	\$249	\$1,499	M
Columbia	ROCKY CREEK DR	2	2 / 0	950	APT	Electric							\$1,750	\$184	\$1,934	VH
Columbia	RUSTLING LEAF	1	1 / 0	xxx	APT	Electric							\$1,150	\$42	\$1,192	M
Columbia	RUTLAND ROUND RD	2	2 / 0	1,218	APT	Electric							\$1,375	\$184	\$1,559	H
Columbia	RUTLAND ROUND RD	3	2 / 0	1,160	SFA	Gas							\$1,650	\$163	\$1,813	H
Columbia	RUTLAND ROUND RD	2	2 / 0	1,146	APT	Electric							\$1,290	\$184	\$1,474	M
Columbia	RUTLAND ROUND RD	3	1 / 1	1,320	SFA	--							\$1,500	\$184	\$1,684	M
Columbia	SAGE BRUSH WAY	2	2 / 0	1,337	APT	Electric							\$1,290	\$184	\$1,474	M
Columbia	SAINT JOHNS LANE	2	2 / 0	1,146	APT	Electric							\$1,350	\$200	\$1,550	H
Columbia	SAME SONG SQUARE	2	1 / 1	1,160	SFA	Electric							\$1,400	\$259	\$1,659	H
Columbia	SEA CHANGE	1	1 / 0	936	APT	Electric							\$1,150	\$249	\$1,399	H
Columbia	SEA SHADOW	2	1 / 0	1,218	APT	--							\$1,400	\$153	\$1,553	H
Columbia	SEA SHADOW	2	1 / 1	1,347	APT	--							\$1,400	\$108	\$1,508	M
Columbia	SEA SHADOW	1	1 / 0	936	APT	--							\$1,025	\$153	\$1,178	M
Columbia	SEA SHADOW	2	1 / 0	936	APT	Electric							\$1,300	\$200	\$1,500	M
Columbia	SEA SHADOW	4+	3 / 1	1,564	SFA	--							\$1,800	\$225	\$2,025	H
Columbia	SECOND MORNING CT	2	1 / 1	1,337	SFA	Electric							\$1,350	\$259	\$1,609	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail				Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	SENECA FARM RD	2	1 / 1	1,146	APT	Electric	□	□	□	□	□	□	\$1,200	\$249	\$1,449	M
Columbia	SETTING SUN WAY	4+	3 / 1	1,488	SFA	Electric	□	□	□	□	□	□	\$2,100	\$210	\$2,310	H
Columbia	SETTING SUN WAY	4+	2 / 0	1,772	SFD	Oil	□	□	□	□	□	□	\$1,800	\$495	\$2,295	H
Columbia	SETTLER PL	3	3 / 1	1,564	SFA	--	□	□	□	□	□	□	\$1,900	\$184	\$2,084	H
Columbia	SETTLER PL	2	2 / 0	1,146	APT	Electric	□	□	□	□	□	□	\$1,100	\$184	\$1,284	M
Columbia	SEWELLS ORCHARD DR	3	2 / 0	952	SFD	Gas	□	□	□	□	□	□	\$1,950	\$212	\$2,162	H
Columbia	SEWELLS ORCHARD DR	4+	2 / 1	3,656	SFD	--	□	□	□	□	□	□	\$3,550	\$177	\$3,727	VH
Columbia	SEWELLS ORCHARD DR	3	3 / 1	1,320	SFA	Electric	□	□	□	□	□	□	\$1,650	\$259	\$1,909	VH
Columbia	SHADOW LANE	3	3 / 1	1,564	SFA	Electric	□	□	□	□	□	□	\$1,300	\$339	\$1,639	M
Columbia	SHADY GLEN DR	3	2 / 2	1,360	SFA	Electric	□	□	□	□	□	□	\$1,725	\$191	\$1,916	H
Columbia	SHAKER DR	3	3 / 1	1,360	SFA	Electric	□	□	□	□	□	□	\$458	\$174	\$632	EL
Columbia	SHELL FLOWER LANE	4+	2 / 1	1,392	SFA	Gas	□	□	□	□	□	□	\$1,800	\$191	\$1,991	H
Columbia	SHELL FLOWER LANE	3	2 / 1	1,120	SFD	Oil	□	□	□	□	□	□	\$2,000	\$413	\$2,413	VH
Columbia	SHINING OCEANS WAY	3	2 / 1	1,612	SFA	Electric	□	□	□	□	□	□	\$1,500	\$259	\$1,759	M
Columbia	SHINING STARS LANE	4+	3 / 1	2,658	SFA	Electric	□	□	□	□	□	□	\$1,900	\$259	\$2,159	H
Columbia	SIGNAL FLAME CT	1	1 / 0	xxx	APT	Electric	□	□	□	□	□	□	\$995	\$203	\$1,198	M
Columbia	SILENT BIRD CT	3	2 / 1	xxx	SFA	Electric	□	□	□	□	□	□	\$1,750	\$213	\$1,963	H
Columbia	SILVER ARROWS WAY	3	2 / 1	1,564	SFA	Electric	□	□	□	□	□	□	\$1,500	\$259	\$1,759	M
Columbia	SILVER ARROWS WAY	3	2 / 2	1,360	SFA	Electric	□	□	□	□	□	□	\$1,700	\$259	\$1,959	H
Columbia	SILVER ARROWS WAY	3	2 / 2	1,360	SFA	Electric	□	□	□	□	□	□	\$1,900	\$259	\$2,159	H
Columbia	SILVER ARROWS WAY	3	2 / 1	1,468	SFD	Gas	□	□	□	□	□	□	\$1,900	\$129	\$2,029	H
Columbia	SILVER ARROWS WAY	3	2 / 1	1,220	SFA	Gas	□	□	□	□	□	□	\$1,650	\$155	\$1,805	H
Columbia	SILVER TRUMPET DR	4+	3 / 1	1,392	SFA	--	□	□	□	□	□	□	\$1,750	\$205	\$1,955	M
Columbia	SILVER TRUMPET DR	3	3 / 1	1,488	APT	Electric	□	□	□	□	□	□	\$1,950	\$200	\$2,150	M
Columbia	SILVER TRUMPET DR	3	2 / 1	1,200	SFA	Electric	□	□	□	□	□	□	\$1,375	\$210	\$1,585	M
Columbia	SILVER TRUMPET DR	3	2 / 0	1,040	SFA	Electric	□	□	□	□	□	□	\$1,900	\$320	\$2,220	H
Columbia	SKILIFT CT	3	1 / 0	xxx	SFA	Gas	□	□	□	□	□	□	\$900	\$238	\$1,138	L
Columbia	SKYROCK CT	3	1 / 0	xxx	SFA	Gas	□	□	□	□	□	□	\$1,050	\$238	\$1,288	L
Columbia	SKYROCK CT	1	1 / 0	xxx	APT	Gas	□	□	□	□	□	□	\$790	\$213	\$1,003	M
Columbia	SKYROCK CT	3	2 / 0	992	SFD	Gas	□	□	□	□	□	□	\$1,090	\$212	\$1,302	L
Columbia	SKYROCK CT	2	2 / 0	973	APT	Electric	□	□	□	□	□	□	\$1,400	\$184	\$1,584	H
Columbia	SLALOM LANE	4+	2 / 1	2,068	SFD	Electric	□	□	□	□	□	□	\$2,500	\$280	\$2,780	VH
Columbia	SLALOM LANE	2	2 / 0	1,500	APT	Gas	□	□	□	□	□	□	\$1,350	\$121	\$1,471	M
Columbia	SLEEP SOFT CIR	3	3 / 1	1,584	SFA	Gas	□	□	□	□	□	□	\$2,500	\$238	\$2,738	VH
Columbia	SLEEPY HORSE LANE	3	2 / 1	1,134	SFD	Gas	□	□	□	□	□	□	\$1,750	\$189	\$1,939	H
Columbia	SLEEPY HORSE LANE	3	3 / 1	1,740	SFA	Gas	□	□	□	□	□	□	\$2,000	\$284	\$2,284	VH
Columbia	SLIPPER CT	4+	3 / 0	1,597	SFA	Oil	□	□	□	□	□	□	\$2,600	\$176	\$2,676	VH
Columbia	SMOOTH MEADOW WAY	4+	3 / 1	1,520	SFA	Gas	□	□	□	□	□	□	\$2,025	\$143	\$2,168	H
Columbia	SMOOTH MEADOW WAY	4+	3 / 1	1,280	SFD	Electric	□	□	□	□	□	□	\$2,275	\$164	\$2,439	H
Columbia	SMOOTH MEADOW WAY	3	3 / 1	1,780	SFA	Gas	□	□	□	□	□	□	\$2,000	\$191	\$2,191	H
Columbia	SMOOTH MEADOW WAY	4+	3 / 1	1,656	SFA	Electric	□	□	□	□	□	□	\$2,100	\$191	\$2,291	H
Columbia	SMOOTH MEADOW WAY	4+	2 / 1	1,496	SFA	Electric	□	□	□	□	□	□	\$1,540	\$259	\$1,799	M
Columbia	SMOOTH MEADOW WAY	4+	3 / 1	4,492	SFD	Electric	□	□	□	□	□	□	\$2,700	\$253	\$2,953	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH	+	

Unit Detail				Utilities Included in Rent								Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	SMOOTH MEADOW WAY	3	2 / 1	1,320	SFD	--	☑	☑	☑	☑	☑	☑	\$1,900	\$254	\$2,154	H
Columbia	SMOOTH MEADOW WAY	3	2 / 1	1,432	SFA	Gas	☐	☐	☐	☐	☐	☑	\$1,500	\$144	\$1,644	M
Columbia	SMOOTH MEADOW WAY	4+	3 / 1	1,520	SFA	Electric	☐	☐	☐	☐	☑	☑	\$1,900	\$131	\$2,031	H
Columbia	SMOOTH MEADOW WAY	2	2 / 0	1,400	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,550	\$327	\$1,877	H
Columbia	SNOWFLAKE CT	3	2 / 1	1,842	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,000	\$299	\$2,299	VH
Columbia	SNOWFLAKE CT	3	1 / 1	xxx	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,470	\$259	\$1,729	M
Columbia	SNOWFLAKE CT	3	/	1,520	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,850	\$159	\$2,009	H
Columbia	SNOWMAN CT	3	2 / 1	1,544	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,200	\$259	\$1,459	M
Columbia	SNOWY REACH	3	1 / 1	1,620	SFD	Oil	☐	☐	☐	☐	☑	☑	\$1,800	\$286	\$2,486	VH
Columbia	SOFTWATER WAY	3	1 / 1	1,160	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,725	\$240	\$1,965	H
Columbia	SOFTWATER WAY	3	2 / 1	1,372	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$339	\$1,939	H
Columbia	SOFTWATER WAY	2	2 / 0	1,400	APT	Gas	☐	☐	☐	☐	☑	☑	\$1,700	\$109	\$1,809	H
Columbia	SOUTHERN STAR TER	4+	3 / 1	1,780	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,900	\$243	\$2,143	H
Columbia	SOUTHERN STAR TER	3	3 / 1	1,292	SFD	Electric	☑	☑	☑	☑	☑	☑	\$2,000	\$0	\$2,000	H
Columbia	SOUTHERN STAR TER	--	/	1,562	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,100	\$210	\$2,310	VH
Columbia	SOUTHERN STAR TERR	3	1 / 2	1,134	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,695	\$240	\$1,935	H
Columbia	SPINDRIFT PL	3	2 / 1	1,520	SFA	Gas	☑	☑	☑	☑	☑	☑	\$2,000	\$191	\$2,191	H
Columbia	SPIRAL CUT	3	2 / 2	1,594	SFD	Electric	☐	☑	☑	☐	☑	☑	\$1,850	\$172	\$2,022	H
Columbia	SPIRAL CUT	2	1 / 0	2,006	SFD	Oil	☑	☑	☑	☑	☐	☐	\$1,350	\$65	\$1,415	M
Columbia	SPIRAL CUT	2	2 / 1	900	SFD	Electric	☐	☐	☐	☐	☐	☑	\$1,434	\$280	\$1,714	H
Columbia	SPIRAL CUT	4+	3 / 0	2,438	SFD	--	☑	☑	☑	☑	☑	☑	\$3,000	\$254	\$3,254	VH
Columbia	SPIRAL CUT	4+	/	1,398	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,530	\$195	\$1,725	M
Columbia	SPIRAL CUT	3	1 / 1	1,134	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,050	\$174	\$1,224	L
Columbia	SPIRAL CUT	3	2 / 2	1,360	SFA	Gas	☐	☐	☐	☐	☐	☑	\$1,900	\$172	\$2,072	H
Columbia	SPIRAL CUT	3	2 / 1	1,751	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,050	\$195	\$2,245	VH
Columbia	SPIRAL CUT	3	1 / 1	1,751	SFA	--	☑	☑	☑	☑	☑	☑	\$2,000	\$288	\$2,288	VH
Columbia	SPLIT RAIL LANE	4+	2 / 1	1,396	SFA	--	☑	☑	☑	☑	☑	☑	\$1,800	\$225	\$2,025	H
Columbia	SPLIT RAIL LANE	3	2 / 1	1,240	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,750	\$191	\$1,941	H
Columbia	SPLIT RAIL LANE	3	2 / 1	1,660	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,000	\$159	\$2,159	H
Columbia	SPRING PLOW LANE	3	2 / 1	1,304	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,695	\$259	\$1,954	H
Columbia	SPRING PLOW LANE	4+	3+ / 1	2,022	SFD	--	☑	☑	☑	☑	☑	☑	\$2,750	\$254	\$3,004	VH
Columbia	STANDON PL	3	2 / 1	1,660	SFA	Gas	☐	☐	☐	☐	☐	☑	\$2,050	\$155	\$2,205	H
Columbia	STANDON PL	--	/	1,800	SFA	--	☑	☑	☑	☑	☑	☑	\$1,800	\$184	\$1,984	H
Columbia	STARBURN PATH	3	2 / 1	1,980	APT	Gas	☐	☐	☐	☐	☐	☑	\$2,200	\$167	\$2,367	VH
Columbia	STARBURN PATH	3	2 / 1	1,372	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,650	\$243	\$1,893	H
Columbia	STIRLING BRIDGE DR	3	2 / 0	956	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,400	\$174	\$1,574	M
Columbia	STIRLING BRIDGE DR	2	2 / 1	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,650	\$259	\$1,909	H
Columbia	STIRLING BRIDGE DR	3	1 / 1	1,134	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$174	\$1,674	M
Columbia	STIRLING BRIDGE DR	3	2 / 1	2,340	APT	Gas	☐	☐	☐	☐	☐	☑	\$2,000	\$214	\$2,214	H
Columbia	STONEBROOK LANE	3	3 / 1	1,372	SFA	--	☑	☑	☑	☑	☑	☑	\$1,700	\$225	\$1,925	H
Columbia	STONEBROOK LANE	3	2 / 2	2,100	SFA	Gas	☐	☐	☐	☐	☐	☑	\$1,975	\$172	\$2,147	H
Columbia	STONEBROOK LANE	Eff	1 / 0	4,016	APT	Electric	☑	☑	☑	☑	☑	☑	\$1,250	\$0	\$1,250	H
Columbia	STONEBROOK LANE	3	2 / 1	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,750	\$210	\$1,960	H

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Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail						Utilities Included in Rent							Gross Rent Calculation			
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	TAMEBIRD CT	4+	2 / 1	1,992	SFD	Electric							\$1,850	\$299	\$2,149	H
Columbia	TARKINGTON PL	3	2 / 1	xxx	SFD	Electric							\$2,000	\$366	\$2,366	VH
Columbia	TEMORA MANOR LANE	3	1 / 1	1,216	SFA	--							\$1,850	\$225	\$2,075	H
Columbia	THOROUGHBRED WAY	Eff	1 / 0	xxx	SFA	Electric							\$800	\$174	\$974	M
Columbia	THUNDER HILL RD	3	2 / 1	1,024	SFA	Electric							\$1,450	\$259	\$1,709	M
Columbia	THUNDER HILL RD	3	2 / 1	1,476	SFA	Electric							\$1,785	\$240	\$2,025	H
Columbia	THUNDER HILL RD	4+	2 / 0	1,550	SFD	Gas							\$1,800	\$216	\$2,016	H
Columbia	THUNDER HILL RD	4+	3 / 0	3,725	SFD	Electric							\$3,000	\$159	\$3,159	VH
Columbia	THUNDER HILL RD	4+	3 / 1	2,540	SFD	--							\$2,450	\$254	\$2,704	VH
Columbia	TIDSEBB CT	3	1 / 1	1,216	SFA	Electric							\$1,250	\$174	\$1,424	M
Columbia	TIMESWEEP LANE	4+	3 / 0	1,570	SFD	Electric							\$2,400	\$317	\$2,717	VH
Columbia	TIMESWEEP LANE	3	1 / 1	1,108	SFD	Electric							\$1,950	\$280	\$2,230	VH
Columbia	TORRENT ROW	4+	3 / 1	2,842	SFD	Gas							\$4,200	\$0	\$4,200	VH
Columbia	TOWERING ELM TERR	4+	3+ / 1	2,180	SFD	--							\$2,600	\$254	\$2,854	VH
Columbia	TRANSFER ROW	2	2 / 0	2,289	SFA	Gas							\$2,000	\$172	\$2,172	VH
Columbia	TREE SWALLOW CT	3	1 / 1	1,108	SFD	Electric							\$1,400	\$299	\$1,699	M
Columbia	TREE SWALLOW CT	2	1 / 0	821	APT	Electric							\$1,200	\$184	\$1,384	M
Columbia	TREE SWALLOW CT	3	2 / 1	1,563	SFD	Oil							\$2,100	\$392	\$2,492	VH
Columbia	TROTTER RD	4+	2 / 1	1,812	SFD	Gas							\$2,250	\$208	\$2,458	H
Columbia	TROTTER RD	2	2 / 1	1,160	SFA	Electric							\$1,600	\$240	\$1,840	H
Columbia	TROTTER RD	3	2 / 1	1,760	SFD	--							\$2,000	\$254	\$2,254	VH
Columbia	TROTTER RD	4+	3 / 1	2,387	SFD	--							\$2,750	\$254	\$3,004	VH
Columbia	TROTTER RD	3	3 / 1	1,120	SFA	Gas							\$1,600	\$149	\$1,749	M
Columbia	TROTTER RD	1	3 / 1	1,548	SFA	Electric							\$1,950	\$339	\$2,289	VH
Columbia	TROTTER RD	4+	2 / 1	2,622	SFD	--							\$2,700	\$254	\$2,954	VH
Columbia	TRUMPET SOUND CT	2	2 / 2	1,024	SFA	Electric							\$1,095	\$155	\$1,250	M
Columbia	TRUMPET SOUND CT	2	2 / 0	1,120	SFA	Electric							\$1,250	\$339	\$1,589	H
Columbia	TWELVEMONTH CT	4+	3 / 1	3,725	SFD	Gas							\$3,300	\$212	\$3,512	VH
Columbia	TWELVEMONTH CT	3	2 / 1	1,752	SFA	--							\$1,700	\$288	\$1,988	VH
Columbia	TWIN RIVERS RD	3	3 / 1	1,440	SFA	--							\$1,850	\$288	\$2,138	H
Columbia	TWIN RIVERS RD	4+	1 / 1	1,456	SFD	Electric							\$1,500	\$280	\$1,780	M
Columbia	TWIN RIVERS RD	2	2 / 2	1,024	SFA	Electric							\$1,700	\$155	\$1,855	H
Columbia	TWIN RIVERS RD	2	2 / 0	872	APT	Electric							\$1,295	\$240	\$1,535	M
Columbia	TWIN RIVERS RD	4+	/	3,060	SFD	--							\$2,800	\$254	\$3,054	VH
Columbia	TWIN RIVERS RD	4+	3 / 1	1,084	SFD	Electric							\$2,150	\$299	\$2,449	H
Columbia	TWIN RIVERS RD	3	2 / 1	1,280	SFA	Electric							\$1,700	\$339	\$2,039	H
Columbia	TWIN RIVERS RD	1	1 / 0	2,353	APT	Gas							\$961	\$0	\$961	M
Columbia	UNDEROAK DR	4+	3 / 0	1,760	SFD	Gas							\$1,950	\$240	\$2,190	VH
Columbia	VANTAGE POINT RD	2	2 / 0	2,004	APT	Electric							\$1,750	\$240	\$1,990	VH
Columbia	VANTAGE POINT RD	3	2 / 0	1,560	SFD	Electric							\$2,150	\$300	\$2,450	VH
Columbia	VANTAGE POINT RD	2	2 / 1	1,440	SFA	Gas							\$1,400	\$149	\$1,549	H
Columbia	VANTAGE POINT RD	3	2 / 1	1,170	SFD	Oil							\$1,800	\$278	\$2,078	H
Columbia	VANTAGE POINT RD	4+	3 / 0	1,554	SFD	Electric							\$2,200	\$366	\$2,566	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail				Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Columbia	VANTAGE POINT RD	--	/	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,450	\$259	\$1,709	M
Columbia	VANTAGE POINT RD	3	2 / 2	1,520	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,900	\$163	\$2,063	H
Columbia	VANTAGE POINT RD	3	1 / 1	1,128	SFD	Electric	☐	☐	☐	☐	☐	☐	\$1,650	\$280	\$1,930	H
Columbia	VANTAGE POINT RD	3	2 / 1	xxx	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,850	\$259	\$2,109	H
Columbia	WALNUT GROVE	3	2 / 0	1,166	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,850	\$216	\$2,066	H
Columbia	WANING MOON WAY	3	/	1,520	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,800	\$243	\$2,043	H
Columbia	WANING MOON WAY	3	2 / 1	1,340	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$320	\$2,220	H
Columbia	WANING MOON WAY	3	2 / 2	2,272	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$210	\$2,010	H
Columbia	WANING MOON WAY	3	2 / 2	1,304	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,700	\$339	\$2,039	H
Columbia	WARFIELD PL	3	2 / 1	1,160	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$320	\$1,920	H
Columbia	WATCH CHAIN WAY	2	2 / 0	1,048	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,400	\$150	\$1,550	H
Columbia	WATCH CHAIN WAY	2	2 / 0	859	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,400	\$121	\$1,521	M
Columbia	WATCH CHAIN WAY	4+	2 / 1	2,000	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,100	\$243	\$2,343	H
Columbia	WATCH CHAIN WAY	3	2 / 1	1,752	SFA	--	☐	☐	☐	☐	☐	☐	\$1,750	\$288	\$2,038	H
Columbia	WATCH CHAIN WAY	3	1 / 2	1,160	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,600	\$259	\$1,859	H
Columbia	WATCH CHAIN WAY	2	2 / 0	963	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,350	\$105	\$1,455	M
Columbia	WATCHLIGHT CT	3	3 / 1	1,520	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,900	\$163	\$2,063	H
Columbia	WATCHLIGHT CT	2	2 / 1	1,440	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,800	\$195	\$1,995	VH
Columbia	WATCHLIGHT CT	3	1 / 2	1,080	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,250	\$339	\$1,589	M
Columbia	WATERCRESS PL	3	2 / 1	1,320	SFA	--	☐	☐	☐	☐	☐	☐	\$1,850	\$184	\$2,034	H
Columbia	WATERFOWL TER	4+	3 / 1	2,080	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,250	\$243	\$2,493	VH
Columbia	WATERLOO RD	3	1 / 1	1,548	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,000	\$259	\$2,259	VH
Columbia	WAYCROSS RD	3	2 / 1	1,480	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,200	\$320	\$2,520	VH
Columbia	WEATHER WORN WAY	3	2 / 2	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$339	\$2,239	VH
Columbia	WEATHER WORN WAY	3	2 / 2	1,440	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,875	\$191	\$2,066	H
Columbia	WEATHER WORN WAY	2	2 / 0	1,260	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,695	\$125	\$1,820	H
Columbia	WEATHER WORN WAY	3	2 / 2	1,304	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,550	\$240	\$1,790	H
Columbia	WEATHER WORN WAY	3	2 / 1	1,254	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,800	\$123	\$1,923	H
Columbia	WEATHER WORN WAY	2	1 / 1	1,080	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$46	\$1,546	H
Columbia	WEATHER WORN WAY	3	1 / 2	1,080	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$146	\$1,646	M
Columbia	WEATHER WORN WAY	4+	3 / 1	1,458	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,500	\$180	\$2,680	VH
Columbia	WEATHER WORN WAY	4+	2 / 1	1,996	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,450	\$202	\$2,652	VH
Columbia	WEATHER WORN WAY	2	2 / 0	xxx	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,650	\$125	\$1,775	H
Columbia	WEATHER WORN WAY	3	1 / 1	1,080	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,400	\$339	\$1,739	M
Columbia	WEATHER WORN WAY	4+	2 / 1	1,947	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,000	\$385	\$2,385	M
Columbia	WEATHER WORN WAY	3	1 / 0	1,694	SFD	--	☐	☐	☐	☐	☐	☐	\$1,200	\$254	\$1,454	M
Columbia	WEATHER WORN WAY	3	1 / 2	1,080	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$210	\$1,710	M
Columbia	WEATHER WORN WAY	4+	3 / 1	3,903	SFD	--	☐	☐	☐	☐	☐	☐	\$2,300	\$322	\$2,622	VH
Columbia	WEATHER WORN WAY	3	2 / 1	2,134	SFD	Oil	☐	☐	☐	☐	☐	☐	\$1,250	\$317	\$1,567	M
Columbia	WEATHER WORN WAY	3	1 / 1	1,134	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$210	\$1,710	M
Columbia	WEATHER WORN WAY	3	1 / 1	1,120	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,395	\$191	\$1,586	M
Columbia	WEEKEND WAY	4+	3 / 1	1,994	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,500	\$208	\$2,708	VH
Columbia	WESLEIGH DR	3	1 / 1	1,678	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,750	\$132	\$1,882	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL		30%	
Very Low Rent	VL		50%	
Low Rent	L		60%	
Moderate Rent	M		80%	
High Rent	H		100%	
Very High and	VH		+	

Unit Detail					Utilities Included in Rent							Gross Rent Calculation						
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class		
Columbia	WESLEIGH DR	3	2 / 2	1,360	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,100	\$195	\$1,295	L		
Columbia	WEST RUNNING BROOK RD	3	3 / 1	1,584	SFA	--	☒	☒	☒	☒	☒	☒	\$1,900	\$288	\$2,188	H		
Columbia	WEST RUNNING BROOK RD	3	2 / 1	1,520	SFA	--	☐	☐	☐	☐	☐	☐	\$1,900	\$225	\$2,125	H		
Columbia	WEST RUNNING BROOK RD	2	2 / 0	872	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,000	\$190	\$1,190	M		
Columbia	WEST RUNNING BROOK RD	2	1 / 0	859	APT	--	☒	☒	☒	☒	☒	☒	\$1,175	\$153	\$1,328	M		
Columbia	WEST RUNNING BROOK RD	3	2 / 2	1,520	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,000	\$195	\$2,195	H		
Columbia	WHALEBOAT DR	3	2 / 1	1,360	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$240	\$2,140	H		
Columbia	WHETSTONE RD	3	2 / 1	1,400	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,010	\$195	\$2,205	H		
Columbia	WHITE MARBLE CT	3	2 / 1	1,400	SFA	--	☒	☒	☒	☒	☒	☒	\$1,850	\$225	\$2,075	H		
Columbia	WHITEACRE RD	4+	2 / 2	2,114	SFD	Electric	☐	☐	☐	☐	☐	☐	\$2,295	\$299	\$2,594	VH		
Columbia	WHITEACRE RD	4+	3 / 1	2,576	SFD	Electric	☐	☐	☐	☐	☐	☐	\$3,200	\$299	\$3,499	VH		
Columbia	WHITEACRE RD	2	1 / 0	844	SFD	Electric	☐	☐	☒	☐	☐	☒	\$1,500	\$243	\$1,743	H		
Columbia	WHITEACRE RD	4+	3 / 0	2,080	SFA	Gas	☐	☐	☐	☐	☐	☒	\$1,450	\$176	\$1,626	M		
Columbia	WHITEACRE RD	2	2 / 0	1,700	APT	Gas	☐	☐	☐	☐	☐	☒	\$1,750	\$148	\$1,898	M		
Columbia	WHITEACRE RD	3	2 / 1	1,140	SFA	--	☒	☒	☒	☒	☒	☒	\$1,750	\$225	\$1,975	H		
Columbia	WHITEACRE RD	3	3 / 1	1,280	SFA	Gas	☐	☐	☐	☐	☐	☒	\$1,750	\$195	\$1,945	H		
Columbia	WHITEACRE RD	3	2 / 2	1,353	SFA	Electric	☒	☒	☒	☒	☒	☒	\$1,700	\$0	\$1,700	M		
Columbia	WHITEACRE RD	3	2 / 1	1,724	SFA	--	☒	☒	☒	☒	☒	☒	\$1,750	\$184	\$1,934	H		
Columbia	WHITEACRE RD	4+	3 / 1	2,900	SFD	--	☒	☒	☒	☒	☒	☒	\$3,000	\$322	\$3,322	VH		
Columbia	WILBUR CT	3	2 / 2	1,840	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H		
Columbia	WILD GINGER CT	3	3 / 0	1,520	SFA	Gas	☒	☒	☒	☒	☒	☒	\$2,100	\$243	\$2,343	VH		
Columbia	WILD GINGER CT	2	1 / 0	1,131	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,800	\$208	\$2,008	VH		
Columbia	WILD LILAC	3	2 / 1	1,280	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,965	\$195	\$2,160	H		
Columbia	WILD SWAN WAY	3	2 / 1	1,840	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,750	\$243	\$1,993	H		
Columbia	WILD SWAN WAY	4+	3 / 1	2,080	SFA	--	☒	☒	☒	☒	☒	☒	\$2,300	\$225	\$2,525	VH		
Columbia	WILDE LAKE TER	3	2 / 1	2,181	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,250	\$159	\$2,409	VH		
Columbia	WILLIAM TELL LANE	3	2 / 1	2,410	SFA	--	☒	☒	☐	☒	☒	☒	\$2,250	\$225	\$2,475	VH		
Columbia	WINCOPIN CIR	3	2 / 1	2,181	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,725	\$320	\$2,045	H		
Columbia	WINCOPIN CIR	4+	2 / 1	2,080	SFA	Electric	☐	☐	☐	☐	☒	☒	\$2,100	\$167	\$2,267	H		
Columbia	WIND DANCE WAY	2	1 / 0	xxx	APT	Gas	☐	☒	☒	☐	☒	☒	\$1,100	\$86	\$1,186	M		
Columbia	WIND RIDER WAY	3	2 / 0	1,075	SFD	Oil	☐	☐	☒	☐	☐	☐	\$1,200	\$378	\$1,578	M		
Columbia	WIND RIDER WAY	3	3 / 1	1,344	SFD	Electric	☐	☐	☐	☐	☐	☒	\$2,200	\$224	\$2,424	VH		
Columbia	WIND RIDER WAY	2	1 / 0	908	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,150	\$121	\$1,271	M		
Columbia	WIND RIDER WAY	2	1 / 0	908	APT	Gas	☒	☒	☒	☐	☒	☒	\$825	\$57	\$882	VL		
Columbia	WINDBEAT WAY	3	2 / 0	814	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,490	\$176	\$1,666	M		
Columbia	WINDHARP WAY	4+	3 / 1	xxx	SFD	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$299	\$2,099	H		
Columbia	WINDHARP WAY	1	1 / 0	814	APT	Gas	☒	☐	☒	☐	☒	☒	\$770	\$73	\$843	L		
Columbia	WINDSTREAM DR	2	1 / 0	982	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,175	\$167	\$1,342	M		
Columbia	WINDSTREAM DR	2	2 / 1	1,120	SFA	Electric	☐	☒	☐	☐	☒	☒	\$1,350	\$146	\$1,496	M		
Columbia	WINDSTREAM DR	1	1 / 0	3,589	SFA	Gas	☐	☐	☐	☐	☐	☐	\$500	\$191	\$691	VL		
Columbia	WINDSTREAM DR	1	1 / 0	814	APT	Gas	☒	☒	☒	☒	☒	☒	\$859	\$0	\$859	L		
Columbia	WINDSTREAM DR	2	1 / 0	982	APT	Gas	☐	☒	☐	☐	☐	☐	\$1,200	\$103	\$1,303	M		
Columbia	WINDSTREAM DR	3	2 / 1	1,180	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,750	\$249	\$1,999	H		

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Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail					Utilities Included in Rent								Gross Rent Calculation				
Submarket	Street	Beds	Baths / Half		Sqft	Unit Type	Heat Source	Heat	Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
			Baths	Baths													
Columbia	WINDSTREAM DR	3	2	1	1,320	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,450	\$210	\$1,660	M
Columbia	WINDSTREAM DR	--	/		2,766	SFD	--	☒	☒	☒	☒	☒	☒	\$2,300	\$210	\$2,510	VH
Columbia	WINDSTREAM DR	4+	2	1	xxx	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,250	\$191	\$2,441	H
Columbia	WINDSTREAM DR	3	2	2	1,960	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,600	\$243	\$2,843	VH
Columbia	WINDSTREAM DR	--	/		2,800	SFD	--	☒	☒	☒	☒	☒	☒	\$3,430	\$254	\$3,684	VH
Columbia	WINDSTREAM DR	1	1	0	814	APT	Gas	☒	☒	☒	☒	☒	☒	\$995	\$48	\$1,043	M
Columbia	WINTER ROSE PATH	4+	/	0	2,288	SFD	--	☒	☒	☒	☒	☒	☒	\$2,800	\$254	\$3,054	VH
Columbia	WOOD ELVES WAY	3	2	2	1,300	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,700	\$320	\$2,020	H
Columbia	WOOD ELVES WAY	4+	2	1	2,092	SFD	--	☒	☒	☒	☒	☒	☒	\$2,800	\$254	\$3,054	VH
Columbia	WOODBLOCK ROW	3	1	2	1,300	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,200	\$339	\$1,539	M
Columbia	WOODENHAWK CIR	3	2	0	1,384	SFD	Oil	☐	☐	☐	☐	☐	☐	\$1,600	\$411	\$2,011	H
Columbia	WOODENHAWK CIR	--	/		1,596	SFD	--	☒	☒	☒	☒	☒	☒	\$2,000	\$254	\$2,254	VH
Columbia	WOODENHAWK CIR	3	2	1	1,720	SFA	Electric	☐	☐	☐	☐	☐	☒	\$1,900	\$215	\$2,115	H
Columbia	WOODENHAWK CIR	4+	2	1	1,776	SFD	Gas	☐	☐	☐	☐	☐	☒	\$1,850	\$161	\$2,011	H
Columbia	WOODSTOVE LANE	2	2	0	855	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,250	\$240	\$1,490	M
Columbia	WOVEN MOONBEAM	2	1	0	833	APT	Electric	☐	☐	☐	☐	☐	☒	\$1,250	\$184	\$1,434	M
Columbia	WYNDHAM CIR	3	2	1	1,633	SFD	Gas	☐	☐	☐	☐	☐	☒	\$1,900	\$161	\$2,061	H
Columbia	WYNDHAM CIR	3	2	1	1,720	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,750	\$166	\$1,916	H
Columbia	WYNDHAM CIR	2	1	1	900	SFA	Electric	☐	☐	☐	☐	☐	☐	\$900	\$259	\$1,159	M
Columbia	WYNDHAM CIR	2	1	1	900	SFA	Electric	☐	☒	☐	☐	☐	☒	\$1,250	\$146	\$1,396	M
Columbia	YELLOWROSE CT	2	2	1	1,140	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,450	\$259	\$1,709	M
Columbia	YELLOWROSE CT	2	1	0	908	APT	--	☒	☒	☒	☒	☒	☒	\$1,100	\$153	\$1,253	M
Elkridge	ABRIANNA WAY	3	1	1	1,720	SFA	--	☒	☒	☒	☒	☒	☒	\$1,625	\$157	\$1,782	H
Elkridge	ADCOCK LANE	1	1	0	704	APT	Gas	☐	☒	☐	☐	☐	☒	\$1,100	\$48	\$1,148	M
Elkridge	ARBOR WAY	2	2	0	1,178	APT	Gas	☒	☒	☒	☒	☒	☒	\$1,050	\$48	\$1,098	L
Elkridge	ARBOR WAY	3	2	1	1,200	SFA	Gas	☐	☐	☐	☐	☐	☒	\$1,800	\$124	\$1,924	H
Elkridge	ARBOR WAY	2	1	0	900	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,425	\$210	\$1,635	H
Elkridge	BAKERS PL	2	1	0	731	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,145	\$166	\$1,311	M
Elkridge	BAYBERRY CT	3	2	0	xxx	APT	Gas	☐	☐	☐	☐	☒	☐	\$1,625	\$165	\$1,790	M
Elkridge	BAYBERRY CT	3	1	0	1,478	SFD	Oil	☐	☐	☐	☐	☐	☐	\$1,800	\$392	\$2,192	H
Elkridge	BEECHFIELD AVE	2	2	0	1,340	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,600	\$125	\$1,725	H
Elkridge	BEECHFIELD AVE	2	/		1,900	APT	Gas	☐	☐	☐	☐	☐	☐	\$1,950	\$128	\$2,078	VH
Elkridge	BLUE SKY	2	/		1,400	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,900	\$109	\$2,009	VH
Elkridge	BLUE SKY	3	1	0	1,076	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,380	\$105	\$1,485	M
Elkridge	BLUE SKY	2	2	0	785	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,125	\$169	\$1,294	M
Elkridge	BLUFF POINT LANE	2	2	0	1,500	APT	Electric	☐	☐	☐	☐	☐	☒	\$2,300	\$161	\$2,461	VH
Elkridge	BONNIE VIEW LANE	2	2	1	1,500	APT	Gas	☐	☐	☐	☐	☒	☒	\$1,700	\$151	\$1,851	H
Elkridge	BRIGHTLIGHT PL	3	3	1	xxx	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,900	\$191	\$2,091	H
Elkridge	BRIGHTLIGHT PL	3	2	2	1,660	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$259	\$2,159	H
Elkridge	BRIGHTMEADOW CT	3	2	2	2,174	SFA	Gas	☐	☐	☐	☐	☐	☐	\$2,300	\$238	\$2,538	VH
Elkridge	BRIGHTMEADOW CT	2	1	0	908	APT	Gas	☒	☒	☒	☒	☐	☒	\$1,000	\$125	\$1,125	L
Elkridge	BRIGHTMEADOW CT	3	2	1	1,280	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,100	\$191	\$1,291	L
Elkridge	BRIGHTWOOD CT	2	2	0	769	APT	Electric	☐	☐	☐	☐	☒	☒	\$1,200	\$123	\$1,323	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI	
Extremely Low	EL	30%			
Very Low Rent	VL	50%			
Low Rent	L	60%			
Moderate Rent	M	80%			
High Rent	H	100%			
Very High and	VH	+			

Unit Detail										Utilities Included in Rent								Gross Rent Calculation			
Submarket	Street	Beds	Baths / Half Baths		SqFt	Unit Type	Heat Source	Heat	Water	Hot	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class			
			Beds	Baths																	
Elkridge	BRIGHTWOOD CT	1	1 / 0		732	APT	Gas	☐	☒	☐	☐	☐	☒	☒	\$950	\$114	\$1,064	M			
Elkridge	CALEB DORSEY SQ	3	2 / 0		1,316	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,650	\$167	\$1,817	H			
Elkridge	CAMBRIA TERR	2	1 / 0		754	APT	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,250	\$184	\$1,434	M			
Elkridge	CHARLES CROSSING	2	2 / 0		1,700	APT	Gas	☐	☒	☒	☒	☐	☒	☒	\$2,300	\$86	\$2,386	VH			
Elkridge	CHATFIELD LANE	2	2 / 0		1,900	APT	Gas	☐	☐	☐	☐	☐	☒	☒	\$2,400	\$125	\$2,525	VH			
Elkridge	CHATFIELD LANE	1	1 / 0		732	APT	Electric	☐	☒	☒	☒	☐	☒	☒	\$900	\$122	\$1,022	M			
Elkridge	CHATFIELD LANE	Eff	0 / 0		xxx	APT	Gas	☐	☒	☒	☒	☐	☐	☒	\$1,000	\$86	\$1,086	M			
Elkridge	CHIPWOOD CT	3	2 / 1		1,980	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,400	\$195	\$2,595	VH			
Elkridge	COACHLIGHT LANE	2	2 / 0		769	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,190	\$200	\$1,390	M			
Elkridge	COACHLIGHT LANE	2	1 / 0		908	APT	Gas	☐	☒	☒	☐	☐	☒	☒	\$1,195	\$96	\$1,291	M			
Elkridge	COACHLIGHT LANE	2	1 / 0		xxx	APT	Gas	☐	☐	☐	☐	☐	☒	☒	\$1,070	\$125	\$1,195	M			
Elkridge	COACHLIGHT LANE	2	1 / 0		908	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,000	\$146	\$1,146	L			
Elkridge	COVE POINT WAY	2	2 / 0		xxx	APT	Gas	☐	☒	☒	☐	☐	☒	☒	\$1,600	\$96	\$1,696	H			
Elkridge	COZY LANE	2	2 / 0		1,309	APT	Gas	☐	☐	☐	☐	☐	☒	☒	\$1,900	\$146	\$2,046	VH			
Elkridge	CRYSTAL SPRINGS DR	3	2 / 0		xxx	APT	Gas	☐	☒	☒	☐	☐	☒	☒	\$1,750	\$114	\$1,864	H			
Elkridge	DARBY DOWNS	2	2 / 0		xxx	APT	Gas	☒	☒	☒	☒	☐	☒	☒	\$1,650	\$48	\$1,698	H			
Elkridge	DARBY DOWNS	2	2 / 0		1,700	APT	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,920	\$308	\$2,228	VH			
Elkridge	DEEP FALLS WAY	2	2 / 0		1,600	APT	Electric	☐	☐	☐	☐	☐	☐	☒	\$2,075	\$150	\$2,225	VH			
Elkridge	DIGGERS LANE	2	2 / 0		1,400	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,650	\$0	\$1,650	H			
Elkridge	DOWNS AVE	3	2 / 1		1,428	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$259	\$1,859	H			
Elkridge	DOWNS RIDGE CT	3	1 / 1		1,244	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,300	\$225	\$1,525	M			
Elkridge	DUCKETTS LANE	2	1 / 1		900	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$259	\$1,609	H			
Elkridge	DUCKETTS LANE	3	1 / 1		1,188	SFA	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,200	\$252	\$1,452	M			
Elkridge	DUCKETTS LANE	3	2 / 1		1,188	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,625	\$339	\$1,964	H			
Elkridge	DUCKETTS LANE	2	1 / 1		900	SFA	Electric	☒	☒	☒	☐	☐	☒	☒	\$1,600	\$73	\$1,673	H			
Elkridge	DUCKETTS LANE	2	2 / 0		1,292	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$153	\$1,653	H			
Elkridge	DUCKETTS LANE	3	1 / 1		1,104	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$243	\$1,693	M			
Elkridge	DUCKETTS LANE	2	1 / 0		1,188	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,425	\$259	\$1,684	H			
Elkridge	DUCKETTS LANE	3	1 / 1		1,188	SFA	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,100	\$320	\$1,420	M			
Elkridge	DUCKETTS LANE	2	2 / 1		1,292	APT	Electric	☐	☐	☐	☐	☐	☒	☒	\$1,500	\$118	\$1,618	H			
Elkridge	DUCKETTS LANE	3	2 / 1		1,598	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$150	\$1,500	M			
Elkridge	DUCKETTS LANE 12	4+	4+ / 0		3,228	APT	Gas	☐	☐	☐	☐	☐	☒	☐	\$2,575	\$140	\$2,715	VH			
Elkridge	DUCKETTS LANE 22	3	2 / 1		2,298	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$2,000	\$225	\$2,225	H			
Elkridge	DUNTEACHIN DR	3	2 / 1		2,100	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,900	\$225	\$2,125	H			
Elkridge	ELDERBERRY CT	2	2 / 0		1,134	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$238	\$2,038	VH			
Elkridge	ELDERBERRY CT	2	2 / 0		1,144	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$238	\$1,538	M			
Elkridge	ELLIS LANE	3	2 / 1		2,100	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,900	\$184	\$2,084	H			
Elkridge	FALLING LEAVES CT	2	2 / 1		2,100	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	VH			
Elkridge	FALLS RUN RD	3	1 / 0		1,758	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$800	\$495	\$1,295	L			
Elkridge	FALLS RUN RD	3	2 / 1		28	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,850	\$327	\$2,177	H			
Elkridge	FALLS RUN RD	2	2 / 1		1,484	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,250	\$190	\$2,440	VH			
Elkridge	FALLS RUN RD	3	2 / 2		2,036	SFA	Gas	☒	☒	☒	☒	☒	☒	☒	\$2,350	\$68	\$2,418	VH			
Elkridge	FALLS RUN RD	3	2 / 1		1,360	SFA	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,700	\$240	\$1,940	H			

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI			
Extremely Low	EL			30%			
Very Low Rent	VL			50%			
Low Rent	L			60%			
Moderate Rent	M			80%			
High Rent	H			100%			
Very High and	VH			+			

Unit Detail					Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	Sqft	Unit Type	Heat Source	Hot Water				Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
							Heat	Water	Cook								
Elkridge	FALLS RUN RD	3	2 / 1	1,280	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$1,575	\$288	\$1,863	H
Elkridge	FALLS RUN RD	3	2 / 1	1,280	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$982	\$174	\$1,156	L
Elkridge	FALLS RUN RD	3	1 / 1	1,248	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,575	\$299	\$1,874	H
Elkridge	FALLS RUN RD	3	2 / 1	1,280	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,550	\$128	\$1,678	M
Elkridge	FALLS RUN RD	4+	2 / 1	1,400	SFA	Gas	☐	☐	☐	☐	☐	☐	☑	\$2,000	\$172	\$2,172	H
Elkridge	FALLS RUN RD	3	1 / 0	xxx	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$900	\$151	\$1,051	VL
Elkridge	FALLS RUN RD	4+	2 / 1	1,768	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$1,440	\$157	\$1,597	M
Elkridge	FALLS RUN RD	2	2 / 0	1,073	APT	Electric	☐	☐	☐	☐	☐	☐	☑	\$1,300	\$184	\$1,484	M
Elkridge	FALLS RUN RD	3	2 / 1	1,960	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$1,850	\$288	\$2,138	H
Elkridge	FALLS RUN RD	3	2 / 1	xxx	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,390	\$243	\$1,633	M
Elkridge	FALLS RUN RD	2	2 / 0	1,314	APT	Gas	☐	☐	☐	☐	☐	☐	☑	\$1,400	\$188	\$1,588	H
Elkridge	FALLS RUN RD	3	1 / 1	1,248	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$174	\$1,524	M
Elkridge	FALLS RUN RD	3	2 / 0	1,402	APT	Gas	☐	☐	☐	☐	☐	☐	☑	\$1,550	\$121	\$1,671	M
Elkridge	FALLS RUN RD	1	1 / 0	xxx	APT	gas	☐	☐	☐	☐	☐	☐	☑	\$525	\$151	\$676	VL
Elkridge	FALLS RUN RD	1	1 / 0	xxx	APT	gas	☐	☐	☐	☐	☐	☐	☑	\$500	\$96	\$596	VL
Elkridge	FALLS RUN RD	4+	3 / 1	1,617	SFA	Electric	☐	☐	☐	☐	☐	☐	☑	\$2,200	\$320	\$2,520	VH
Elkridge	FLOREY RD	3	2 / 1	1,344	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,825	\$202	\$2,027	H
Elkridge	FOX HARBOR WAY	1	1 / 0	898	APT	Gas	☐	☐	☐	☐	☐	☐	☑	\$1,100	\$105	\$1,205	H
Elkridge	FOX HARBOR WAY	3	2 / 2	1,624	SFA	Electric	☑	☑	☑	☑	☑	☑	☑	\$1,500	\$0	\$1,500	M
Elkridge	GOLDFINCH CT	3	2 / 1	1,344	SFD	Electric	☑	☑	☑	☑	☑	☑	☑	\$1,800	\$0	\$1,800	H
Elkridge	GREEN FIELD RD	2	2 / 0	1,185	APT	Gas	☐	☐	☐	☐	☐	☐	☑	\$1,250	\$105	\$1,355	M
Elkridge	GREEN FIELD RD	1	1 / 0	898	APT	Gas	☐	☐	☐	☐	☐	☐	☑	\$950	\$146	\$1,096	M
Elkridge	GREEN FIELD RD	3	1 / 1	1,248	SFA	Electric	☐	☑	☐	☐	☐	☐	☑	\$1,200	\$130	\$1,330	L
Elkridge	GREEN FIELD RD	3	1 / 1	1,248	SFA	Electric	☐	☐	☐	☐	☐	☐	☑	\$1,425	\$240	\$1,665	M
Elkridge	GREEN FIELD RD	3	2 / 0	1,538	APT	--	☑	☑	☑	☑	☑	☑	☑	\$1,500	\$153	\$1,653	M
Elkridge	HANOVER RD	3	2 / 2	1,551	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H
Elkridge	HARVEY LANE	2	1 / 0	1,508	SFA	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,090	\$323	\$1,413	M
Elkridge	HOLLY SPRINGS LANE	3	1 / 1	1,148	SFD	Oil	☐	☐	☐	☐	☐	☐	☑	\$1,100	\$309	\$1,409	M
Elkridge	HOSTA CT	2	2 / 0	1,314	APT	Gas	☐	☑	☐	☐	☐	☐	☑	\$1,500	\$118	\$1,618	H
Elkridge	HUNT HILL DR	4+	2 / 1	1,452	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,100	\$225	\$2,325	H
Elkridge	HUNT HILL DR	3	2 / 0	1,402	APT	Gas	☐	☐	☐	☐	☐	☑	\$1,500	\$93	\$1,593	M	
Elkridge	HUNTING HORN DR	2	2 / 0	1,239	APT	Gas	☐	☐	☐	☐	☐	☑	\$1,100	\$146	\$1,246	M	
Elkridge	ILCHESTER RD	2	2 / 0	1,551	SFA	--	☑	☑	☑	☑	☑	☑	\$1,400	\$225	\$1,625	H	
Elkridge	KNOLLS CT	3	3 / 1	2,004	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,925	\$249	\$2,174	H	
Elkridge	LANDING RD	3	2 / 1	1,916	SFA	Electric	☐	☐	☐	☐	☐	☑	\$2,200	\$160	\$2,360	VH	
Elkridge	LATROBE FALLS	3	2 / 0	1,538	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,650	\$259	\$1,909	H	
Elkridge	LATROBE FALLS	3	2 / 0	1,593	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,550	\$169	\$1,719	M	
Elkridge	LATROBE FALLS	2	1 / 0	898	APT	Electric	☐	☐	☐	☐	☐	☐	\$680	\$200	\$880	VL	
Elkridge	LATROBE FALLS	2	3 / 0	1,312	SFD	Electric	☐	☐	☐	☐	☐	☐	\$1,500	\$202	\$1,702	H	
Elkridge	LAWYERS HILL RD	3	2 / 1	1,320	SFA	Electric	☐	☐	☐	☐	☐	☑	\$1,550	\$320	\$1,870	H	
Elkridge	LAWYERS HILL RD	3	2 / 1	1,440	SFA	Gas	☐	☐	☐	☐	☐	☐	\$1,450	\$163	\$1,613	M	
Elkridge	LOUDON AVE	1	1 / 0	898	APT	Electric	☐	☐	☐	☐	☐	☑	\$1,050	\$184	\$1,234	H	
Elkridge	LOUDON AVE	3	2 / 1	1,320	SFA	Gas	☐	☐	☐	☐	☐	☑	\$900	\$130	\$1,030	VL	

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH	+	

Unit Detail				Utilities Included in Rent							Gross Rent Calculation						
Submarket	Street	Beds	Baths / Half Baths	Sqft	Unit Type	Heat Source	Hot Water				Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
							Heat	Water	Cook								
Elkridge	MONTGOMERY RUN RD	3	2 / 1	1,276	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,795	\$153	\$1,948	H
Elkridge	MONTGOMERY RUN RD	3	1 / 1	982	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,750	\$276	\$2,026	H
Elkridge	MONTGOMERY RUN RD	3	2 / 1	1,092	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$212	\$2,212	H
Elkridge	MONTGOMERY RUN RD	3	2 / 0	1,580	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$259	\$2,259	VH
Elkridge	MONTGOMERY RUN RD	3	2 / 1	1,040	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,200	\$193	\$2,393	VH
Elkridge	MONTGOMERY RUN RD	2	1 / 0	1,124	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$181	\$1,481	M
Elkridge	MONTGOMERY RUN RD	2	2 / 0	1,154	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,230	\$200	\$1,430	M
Elkridge	MONTGOMERY RUN RD	2	2 / 0	1,284	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,375	\$184	\$1,559	H
Elkridge	MONTGOMERY RUN RD	3	2 / 0	1,154	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$249	\$1,699	M
Elkridge	MONTGOMERY RUN RD	3	1 / 2	1,516	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$900	\$191	\$1,091	VL
Elkridge	MONTGOMERY RUN RD	3	1 / 1	1,092	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$195	\$1,795	H
Elkridge	MONTGOMERY RUN RD STE	4+	3 / 1	1,870	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$280	\$1,780	M
Elkridge	MULBERRY GROVE RD	2	2 / 0	1,154	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,250	\$150	\$1,400	M
Elkridge	OLD FRIENDSHIP WAY	2	1 / 0	823	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,340	\$119	\$1,459	M
Elkridge	OLD FRIENDSHIP WAY	3	2 / 0	1,115	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$107	\$1,557	M
Elkridge	OLD JESSUP RD	2	2 / 0	931	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$150	\$1,500	M
Elkridge	OLD WASHINGTON RD	2	2 / 1	931	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$500	\$170	\$670	VL
Elkridge	OLD WASHINGTON RD	3	2 / 1	2,186	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$2,100	\$157	\$2,257	VH
Elkridge	OLD WOODSTOCK LANE	4+	2 / 1	2,525	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,100	\$193	\$2,293	H
Elkridge	PATUXENT OAK CT	--	/	1,448	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$288	\$1,888	H
Elkridge	PIRCH WAY	4+	3 / 1	2,268	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,500	\$147	\$2,647	VH
Elkridge	RAILROAD AVE	3	2 / 1	2,186	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$1,900	\$225	\$2,125	H
Elkridge	RICHARDS VALLEY RD	3	2 / 1	1,755	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,450	\$284	\$1,734	M
Elkridge	ROCK GLEN DR	3	2 / 1	1,996	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$259	\$2,259	VH
Elkridge	ROCK GLEN DR	3	2 / 0	1,435	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$42	\$1,442	M
Elkridge	ROCKLEDGE CT	2	2 / 0	1,325	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,200	\$42	\$1,242	M
Elkridge	ROCKLEDGE CT	4+	3+ / 1	3,576	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$3,500	\$276	\$3,776	VH
Elkridge	ROCKLEDGE CT	2	2 / 0	1,207	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,345	\$57	\$1,402	M
Elkridge	ROWANBERRY DR	2	2 / 0	1,207	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$42	\$1,342	M
Elkridge	ROWANBERRY DR	2	2 / 0	1,207	APT	--	☐	☐	☐	☐	☐	☐	☐	\$1,150	\$193	\$1,343	M
Elkridge	ROWANBERRY DR	3	2 / 1	1,100	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$276	\$1,876	H
Elkridge	ROWANBERRY DR	3	2 / 2	1,632	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,200	\$191	\$2,391	VH
Elkridge	ROWANBERRY DR	3	2 / 2	1,773	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$230	\$2,030	H
Elkridge	ROWANBERRY DR	--	/	1,100	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$254	\$2,054	H
Elkridge	ROWANBERRY DR	3	2 / 1	1,731	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,250	\$200	\$2,450	VH
Elkridge	SANCTUARY CT	4+	2 / 0	2,540	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$1,850	\$322	\$2,172	H
Elkridge	SANDPIPER CT	4+	3 / 1	4,404	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$3,800	\$189	\$3,989	VH
Elkridge	SANDPIPER CT	4+	2 / 1	2,864	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$2,700	\$254	\$2,954	VH
Elkridge	SHADY OAK LANE	3	3 / 1	1,592	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$2,400	\$225	\$2,625	VH
Elkridge	SHADYWOOD	3	3 / 1	1,592	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,950	\$259	\$2,209	H
Elkridge	STONY CREEK LANE	4+	2 / 1	2,313	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,250	\$193	\$2,443	H
Elkridge	STONY CREEK LANE	2	1 / 0	929	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,175	\$140	\$1,315	M
Elkridge	STONY CREEK LANE	2	1 / 0	929	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,100	\$186	\$1,286	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class				% AMI	
Extremely Low	EL	30%			
Very Low Rent	VL	50%			
Low Rent	L	60%			
Moderate Rent	M	80%			
High Rent	H	100%			
Very High and	VH	+			

Unit Detail										Utilities Included in Rent										Gross Rent Calculation			
Submarket	Street	Beds	Baths / Half Baths		SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class						
Elkridge	TALBOT'S WOODS CT	3	3	1	1,592	SFA	Gas	□	□	□	□	□	□	\$2,300	\$159	\$2,459	VH						
Elkridge	TALL PIN OAK DR	2	2	0	976	APT	Gas	□	□	□	□	□	□	\$1,400	\$155	\$1,555	H						
Elkridge	TOUCHSTONE WAY	2	2	0	976	APT	Gas	□	☒	□	□	□	□	\$1,100	\$161	\$1,261	M						
Elkridge	TROY CT	2	2	0	976	APT	Oil	□	☒	□	□	☒	☒	\$1,050	\$188	\$1,238	M						
Elkridge	TROY CT	2	2	0	976	APT	Gas	□	☒	□	□	□	□	\$1,150	\$139	\$1,289	M						
Elkridge	TROY CT	2	1	0	929	APT	Electric	□	□	□	□	□	☒	\$1,100	\$146	\$1,246	M						
Elkridge	VALLEY OAK DR	2	1	0	929	APT	electric	□	□	□	□	□	☒	\$919	\$181	\$1,100	L						
Elkridge	WASHINGTON BLVD	2	1	0	929	APT	Gas	□	☒	□	□	□	☒	\$1,100	\$117	\$1,217	M						
Elkridge	WASHINGTON BLVD	2	2	0	xxx	APT	Gas	☒	☒	☒	☒	☒	☒	\$1,133	\$0	\$1,133	L						
Elkridge	WATER OAK RD	2	2	0	xxx	APT	Gas	xxx	□	□	□	□	□	\$1,436	\$186	\$1,622	M						
Elkridge	WATER OAK RD	1	1	0	xxx	SFD	Gas	□	□	□	□	□	☒	\$999	\$193	\$1,192	M						
Elkridge	WATER OAK RD	2	1	0	929	APT	Electric	□	□	□	□	☒	☒	\$1,100	\$120	\$1,220	M						
Elkridge	WATERLOO RD	3	2	0	1,792	SFD	Gas	□	□	□	□	□	□	\$1,790	\$212	\$2,002	H						
Elkridge	WATERLOO RD	3	3	1	1,592	SFA	Electric	□	□	□	□	□	☒	\$1,864	\$240	\$2,104	H						
Elkridge	WHISPER WAY	3	4	0	2,908	SFD	Electric	□	□	□	□	□	□	\$2,800	\$299	\$3,099	VH						
Elkridge	WHISPER WAY	4+	3	1	2,060	SFD	--	☒	☒	☒	☒	☒	☒	\$2,300	\$210	\$2,510	VH						
Elkridge	WIMBLEDON CT	2	2	0	950	SFD	Electric	□	□	□	□	□	□	\$1,150	\$299	\$1,449	M						
Elkridge	WIMBLEDON CT	3	2	0	1,197	APT	Gas	□	□	□	□	☒	☒	\$1,350	\$121	\$1,471	M						
Elkridge	WOODED GLEN CT	2	2	0	990	APT	Electric	□	□	□	□	☒	☒	\$1,400	\$240	\$1,640	H						
Elkridge	WOODVALE PL	2	2	0	1,160	APT	Electric	☒	☒	☒	☒	☒	☒	\$1,085	\$0	\$1,085	L						
Normandy	AUTUMN RUST RD	3	2	0	1,180	APT	Electric	□	□	□	□	☒	☒	\$1,395	\$136	\$1,531	M						
Normandy	BALTIMORE NATIONAL PK	2	2	0	1,016	APT	Electric	□	□	□	□	☒	☒	\$1,250	\$184	\$1,434	M						
Normandy	BONNYBRIDGE PL	4+	2	1	2,060	SFD	--	☒	☒	☒	☒	☒	☒	\$2,050	\$254	\$2,304	H						
Normandy	BONNYBRIDGE PL	2	2	1	1,264	APT	Electric	□	□	□	□	☒	☒	\$1,350	\$150	\$1,500	M						
Normandy	BONNYBRIDGE PL	4+	3	1	2,658	SFD	Gas	□	□	□	□	☒	☒	\$2,200	\$216	\$2,416	H						
Normandy	BONNYBRIDGE PL	2	2	1	1,240	APT	--	☒	☒	☒	☒	☒	☒	\$1,400	\$153	\$1,553	H						
Normandy	BRAUERTON RD	2	2	0	1,240	SFA	Electric	□	□	□	□	□	□	\$1,200	\$339	\$1,539	M						
Normandy	CHURCH LANE RD	4+	3	1	2,060	SFD	Electric	□	□	□	□	☒	□	\$2,000	\$253	\$2,253	H						
Normandy	CHURCH LANE RD	2	2	0	1,461	APT	--	☒	☒	☒	☒	☒	☒	\$1,450	\$153	\$1,603	H						
Normandy	CHURCH RD	4+	2	1	2,336	SFD	Electric	□	□	□	□	☒	□	\$2,000	\$230	\$2,230	H						
Normandy	CHURCH RD	1	1	0	793	APT	--	☒	☒	☒	☒	☒	☒	\$1,200	\$128	\$1,328	H						
Normandy	COLLEGE AVE	2	2	1	1,452	APT	--	□	□	□	□	☒	□	\$1,575	\$147	\$1,722	H						
Normandy	COLLEGE AVE	3	3	0	1,915	SFA	--	☒	☒	☒	☒	☒	☒	\$1,700	\$288	\$1,988	H						
Normandy	COLLEGE AVE	1	1	0	756	APT	Electric	□	□	□	□	☒	□	\$1,100	\$259	\$1,359	H						
Normandy	COLLEGE AVE	4+	3	1	3,796	SFD	--	☒	☒	☒	☒	☒	☒	\$3,400	\$254	\$3,654	VH						
Normandy	COLLEGE AVE	3	2	2	2,011	SFA	Electric	□	□	□	□	□	□	\$2,300	\$259	\$2,559	VH						
Normandy	COLLEGE AVE	2	2	1	1,220	SFA	Electric	□	□	□	□	□	□	\$1,500	\$210	\$1,710	H						
Normandy	CYPRESS CEDAR LANE	2	2	0	1,200	APT	Electric	☒	☒	☒	☒	☒	☒	\$1,300	\$48	\$1,348	M						
Normandy	DAWSON MANOR DR	2	2	1	1,210	SFA	Electric	□	□	□	□	☒	☒	\$1,600	\$194	\$1,794	H						
Normandy	ELLCOTT VIEW RD	3	2	2	1,955	SFA	Electric	□	□	□	□	□	□	\$1,900	\$210	\$2,110	H						
Normandy	ELLCOTT VIEW RD	2	2	1	1,200	APT	Electric	□	☒	☒	☒	☒	☒	\$1,600	\$150	\$1,750	H						
Normandy	ELLCOTT VIEW RD	3	3	1	2,556	SFA	Gas	☒	☒	☒	☒	☒	☒	\$2,395	\$0	\$2,395	VH						
Normandy	ELLCOTT VIEW RD	3	1	1	900	SFD	Oil	□	□	□	□	□	□	\$1,350	\$274	\$1,624	M						

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low		EL		30%
Very Low Rent		VL		50%
Low Rent		L		60%
Moderate Rent		M		80%
High Rent		H		100%
Very High and		VH		+

Unit Detail				Utilities Included in Rent							Gross Rent Calculation				Afford Class	
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	
Normandy	FELS LANE	2	2 / 0	xxx	SFA	Oil	☑	☑	☑	☑	☑	☑	\$1,500	\$0	\$1,500	M
Normandy	FREDERICK RD	4+	1 / 0	1,647	SFD	Oil	☐	☐	☐	☐	☑	☐	\$1,950	\$297	\$2,247	H
Normandy	FREDERICK RD	1	1 / 0	2,642	APT	Electric	☐	☐	☐	☐	☑	☑	\$850	\$184	\$1,034	M
Normandy	FREDERICK RD	1	1 / 0	920	APT	Electric	☐	☐	☐	☐	☑	☑	\$895	\$240	\$1,135	M
Normandy	FREDERICK RD	3	2 / 1	1,459	SFA	Electric	☑	☑	☑	☐	☐	☑	\$2,000	\$73	\$2,073	H
Normandy	FREDERICK RD	3	2 / 1	1,220	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,650	\$249	\$1,899	H
Normandy	FREDERICK RD	1	2 / 1	1,518	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,100	\$339	\$2,439	VH
Normandy	FREDERICK RD	2	2 / 1	872	APT	Electric	☑	☑	☑	☑	☑	☑	\$1,200	\$240	\$1,440	M
Normandy	FREDERICK RD	2	2 /	872	APT	Electric	☑	☑	☐	☑	☑	☑	\$1,060	\$14	\$1,074	L
Normandy	GOOSE LANDING CIR	3	3 / 1	1,440	SFA	--	☑	☑	☑	☑	☑	☑	\$1,900	\$288	\$2,188	H
Normandy	GOOSE LANDING CIR	3	2 / 2	1,519	SFA	Electric	☐	☐	☐	☐	☐	☐	\$2,000	\$259	\$2,259	VH
Normandy	GOOSE LANDING CIR	3	3 / 1	1,440	SFA	Electric	☑	☑	☑	☐	☐	☑	\$1,900	\$94	\$1,994	H
Normandy	GOOSE LANDING CIR	3	3 / 0	1,459	SFA	Electric	☐	☐	☐	☐	☑	☑	\$1,900	\$160	\$2,060	H
Normandy	GOOSE LANDING CIR	1	0 / 0	859	APT	Electric	☐	☐	☐	☐	☑	☑	\$1,325	\$184	\$1,509	VH
Normandy	GOOSE LANDING CIR	2	2 / 0	872	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,300	\$245	\$1,545	H
Normandy	GOOSE LANDING CIR	2	1 / 0	842	APT	--	☑	☑	☑	☑	☑	☑	\$1,350	\$193	\$1,543	H
Normandy	GOOSE LANDING CIR	3	2 / 1	1,518	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$240	\$2,040	H
Normandy	GOOSE LANDING CIR	3	2 / 2	1,440	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,875	\$259	\$2,134	H
Normandy	GOVERNOR MARTIN CT	2	1 / 0	829	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,300	\$249	\$1,549	H
Normandy	GOVERNOR MARTIN CT	2	2 / 0	859	APT	Electric	☐	☐	☐	☐	☐	☐	\$1,350	\$200	\$1,550	H
Normandy	GROVE RD	2	2 / 0	859	APT	Electric	☐	☐	☐	☐	☑	☑	\$1,400	\$184	\$1,584	H
Normandy	HARVEST VIEW CT	3	2 / 1	1,360	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H
Normandy	HARVEST VIEW CT	3	2 / 1	1,518	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,825	\$259	\$2,084	H
Normandy	HICKORY DR	--	1 / 1	1,440	SFA	--	☑	☑	☑	☑	☑	☑	\$1,925	\$184	\$2,109	H
Normandy	HICKORY HIGH CT	3	2 / 1	1,518	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,800	\$259	\$2,059	H
Normandy	HUNT AVE	3	3 / 1	1,548	SFA	Electric	☐	☐	☐	☐	☐	☐	\$1,850	\$210	\$2,060	H
Normandy	JOSEPH ELLICOTT CT	3	3 / 1	1,548	SFA	Electric	☐	☐	☐	☐	☑	☑	\$1,775	\$339	\$2,114	H
Normandy	KENSINGTON GARDENS	1	1 / 0	xxx	APT	Gas	☑	☑	☑	☑	☑	☑	\$1,000	\$0	\$1,000	M
Normandy	LEE FARM CT	2	1 / 0	4,738	SFD	Electric	☐	☐	☐	☐	☑	☑	\$900	\$235	\$1,135	L
Normandy	LEE FARM CT	1	1 / 0	2,952	SFA	Oil	☑	☑	☑	☑	☐	☑	\$425	\$24	\$449	EL
Normandy	LEE FARM CT	3	1 / 1	1,324	SFD	Gas	☐	☐	☐	☑	☑	☑	\$1,800	\$126	\$1,926	H
Normandy	LEE HOLLOW PL	2	2 / 0	1,139	SFD	--	☑	☑	☑	☑	☑	☑	\$1,700	\$254	\$1,954	VH
Normandy	MAIN ST	2	1 / 0	1,976	SFA	Gas	☐	☐	☐	☐	☑	☑	\$1,200	\$156	\$1,356	M
Normandy	MAIN ST	4+	2 / 0	1,886	SFD	Gas	☐	☐	☐	☐	☐	☑	\$2,250	\$189	\$2,439	H
Normandy	MAIN ST	3	2 / 0	1,148	SFD	Electric	☐	☐	☐	☐	☐	☐	\$1,900	\$299	\$2,199	H
Normandy	MAIN ST	4+	2 / 1	1,664	SFD	Gas	☐	☐	☐	☐	☐	☐	\$2,500	\$176	\$2,676	VH
Normandy	MAIN ST	4+	2 / 0	1,648	SFD	Oil	☐	☐	☐	☐	☐	☐	\$1,900	\$344	\$2,244	H
Normandy	MAIN ST	3	2 / 1	3,322	SFD	Gas	☑	☑	☑	☐	☑	☑	\$2,700	\$57	\$2,757	VH
Normandy	MAIN ST	1	1 /	1,316	APT	electric	☐	☐	☐	☐	☑	☑	\$850	\$240	\$1,090	M
Normandy	MAIN ST	2	1 / 0	xxx	APT	Gas	☑	☑	☑	☑	☑	☑	\$400	\$0	\$400	EL
Normandy	MAIN ST	2	2 / 0	2,730	SFA	Electric	☐	☑	☑	☑	☑	☑	\$1,100	\$0	\$1,100	L
Normandy	MALLARD CT	1	1 / 0	937	SFD	Gas	☐	☐	☐	☐	☐	☐	\$1,600	\$208	\$1,808	VH
Normandy	MALLARD CT	1	1 / 0	1,697	APT	Gas	☑	☑	☑	☑	☑	☑	\$1,350	\$0	\$1,350	H

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH	+	

Unit Detail				Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
Normandy	MANAHAN DR	2	1 / 1	1,161	SFD	Gas							\$1,850	\$208	\$2,058	VH
Normandy	MANAHAN DR	3	1 / 1	xxx	APT	Gas							\$1,400	\$207	\$1,607	M
Normandy	MANAHAN DR	1	1 / 1	xxx	SFD	Gas							\$700	\$156	\$856	L
Normandy	MANAHAN DR	--	/	1,320	SFA	--							\$1,600	\$225	\$1,825	H
Normandy	MANAHAN DR	3	2 / 1	2,129	SFA	Gas							\$1,800	\$151	\$1,951	H
Normandy	MANAHAN DR	3	1 / 2	1,320	SFA	Gas							\$1,695	\$195	\$1,890	H
Normandy	MANAHAN DR	3	2 / 0	1,532	SFD	Oil							\$2,000	\$392	\$2,392	VH
Normandy	MANAHAN DR	1	1 / 0	xxx	APT	--							\$875	\$153	\$1,028	M
Normandy	MANAHAN DR	1	1 / 0	xxx	SFA	--							\$1,000	\$225	\$1,225	H
Normandy	MONT RIDGE CT	1	1 / 0	2,116	APT	--							\$1,100	\$153	\$1,253	H
Normandy	MONTCLAIR DR	4+	2 / 1	2,460	SFD	Gas							\$2,500	\$191	\$2,691	VH
Normandy	MULLIGANS HILL LANE	3	3 / 1	1,320	SFA	--							\$1,850	\$184	\$2,034	H
Normandy	NEW CUT RD	4+	3 / 1	1,304	SFA	Electric							\$1,850	\$240	\$2,090	H
Normandy	NORMANDY DR	3	1 / 1	1,160	APT	Electric							\$750	\$230	\$980	VL
Normandy	OAK WEST DR	4+	4+ / 1	5,816	SFD	Electric							\$1,875	\$113	\$1,988	H
Normandy	OLD COLUMBIA PIKE	1	1 / 1	894	APT	Electric							\$1,800	\$143	\$1,943	VH
Normandy	OLD COLUMBIA PK	2	2 / 0	1,119	APT	--							\$2,700	\$48	\$2,748	VH
Normandy	OLD COLUMBIA PK	1	1 / 0	1,160	SFA	Electric							\$1,900	\$519	\$2,419	VH
Normandy	ORANGE GROVE CT	3	1 / 1	1,160	SFA	Electric							\$1,400	\$259	\$1,659	M
Normandy	ORANGE GROVE CT	3	3 / 0	1,920	SFD	--							\$1,700	\$225	\$1,925	H
Normandy	PAPILLON DR	3	1 / 1	1,160	SFA	Electric							\$1,700	\$225	\$1,925	H
Normandy	PAPILLON DR	3	1 / 1	1,160	SFA	Electric							\$1,800	\$225	\$2,025	H
Normandy	PAPILLON DR	3	2 / 1	1,160	SFA	Electric							\$1,900	\$195	\$2,095	H
Normandy	PAPILLON DR	3	2 / 1	1,488	SFD	--							\$2,200	\$219	\$2,419	VH
Normandy	PARK DR	3	2 / 0	xxx	SFD	--							\$1,650	\$373	\$2,023	VH
Normandy	RIDGE RD	3	1 / 0	1,612	SFD	Gas							\$1,575	\$240	\$1,815	H
Normandy	ROGERS AVE	3	2 / 1	1,360	SFA	--							\$1,000	\$172	\$1,172	L
Normandy	ROGERS AVE	3	2 / 2	1,360	APT	Electric							\$1,100	\$172	\$1,272	L
Normandy	ROGERS AVE	3	3 / 0	1,256	SFD	--							\$1,250	\$120	\$1,370	M
Normandy	RUPPERT CT	3	2 / 1	1,360	SFA	Electric							\$1,950	\$225	\$2,175	H
Normandy	RUPPERT CT	3	2 / 1	1,360	SFA	--							\$1,900	\$225	\$2,125	H
Normandy	SAINT PAUL ST	3	3 / 1	1,320	SFA	Electric							\$875	\$108	\$983	VL
Normandy	SAINT PAUL ST	4+	3 / 0	1,588	SFD	Electric							\$1,000	\$157	\$1,157	VL
Normandy	SAINT PAUL ST	3	2 / 2	1,320	SFA	Electric							\$1,100	\$108	\$1,208	L
Normandy	SAMUEL JOY WAY	3	2 / 1	1,386	SFA	--							\$2,575	\$219	\$2,794	VH
Normandy	SERENITY VIEW DR	3	2 / 1	1,320	SFA	--							\$2,950	\$170	\$3,120	VH
Normandy	SICKLEBAR WAY	3	2 / 1	1,338	SFA	--							\$2,300	\$385	\$2,685	VH
Normandy	SICKLEBAR WAY	4+	2 / 0	1,416	SFA	Gas							\$2,700	\$385	\$3,085	VH
Normandy	SONIA TRL	3	1 / 1	1,420	SFD	Gas							\$1,800	\$259	\$2,059	H
Normandy	SPRING SHOWERS WAY	3	1 / 1	1,351	SFA	Electric							\$3,250	\$322	\$3,572	VH
Normandy	SPRUCE RUN CT	3	3 / 1	1,304	SFA	Electric							\$1,750	\$240	\$1,990	H
Normandy	STONE CROP DR	4+	3+ / 1	3,456	SFD	--							\$1,750	\$155	\$1,905	M
Normandy	WEST SPRINGS DR	4+	2 / 1	2,360	SFD	Gas							\$1,600	\$31	\$1,631	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH		+

Unit Detail				Utilities Included in Rent								Gross Rent Calculation					
Submarket	Street	Beds	Half Baths	SqFt	Unit Type	Utilities Included in Rent								Published Rent	Utility Adjust	Gross Rent	Afford Class
						Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash					
Rural West	SHADY LANE	4+	3 / 1	3,822	SFA	Electric	☐	☐	☒	☐	☐	☒	☐	\$5,500	\$294	\$5,794	VH
Rural West	SPRING HOLLOW CT	3	2 / 2	1,648	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,500	\$263	\$2,763	VH
Rural West	TEN OAKS RD	3	2 / 1	1,816	SFA	--	☒	☒	☐	☒	☐	☐	☐	\$400	\$0	\$400	EL
Rural West	TEN OAKS RD	3	2 / 1	1,464	SFA	Gas	☐	☐	☐	☐	☐	☒	☐	\$1,350	\$392	\$1,742	M
Rural West	WOODBINE RD	2	1 / 1	1,446	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,200	\$212	\$1,412	M
Rural West	WOODBINE RD	3	2 / 0	1,484	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$0	\$1,500	M
Rural West	WOODBINE RD	2	2 / 0	1,767	APT	Electric	☒	☒	☒	☒	☐	☐	☐	\$650	\$121	\$771	VL
Southeast	ANCIENT SEA PATH	3	2 / 0	1,464	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,750	\$240	\$2,990	VH
Southeast	ANDIRON LANE	3	2 / 1	2,496	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$2,150	\$385	\$2,535	VH
Southeast	ASHBERRY CT	4+	3 / 1	2,198	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,750	\$236	\$1,986	H
Southeast	ASPENWOOD WAY	1	1 / 0	xxx	APT	Electric	☐	☐	☐	☐	☒	☒	☒	\$1,400	\$191	\$1,591	VH
Southeast	ASPENWOOD WAY	3	2 / 1	xxx	APT	Electric	☐	☐	☐	☐	☒	☒	☒	\$1,700	\$210	\$1,910	H
Southeast	BAL TIMORE ST	3	1 / 1	1,344	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$212	\$2,012	H
Southeast	BIRCHTREE LANE	4+	3 / 1	3,288	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,400	\$172	\$2,572	VH
Southeast	BIRCHWOOD WAY	3	1 / 2	2,418	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,395	\$191	\$1,586	M
Southeast	BIRKENHEAD CT	2	1 / 0	2,789	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,600	\$213	\$1,813	H
Southeast	BIRKENHEAD CT	3	2 / 0	2,250	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,700	\$259	\$1,959	H
Southeast	BOULDER HILL PL	4+	3 / 1	4,178	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$3,000	\$288	\$3,288	VH
Southeast	BREAMORE CT	4+	1 / 0	2,046	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$299	\$2,099	H
Southeast	BREAMORE CT	4+	3 / 0	2,176	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,900	\$254	\$2,154	H
Southeast	BRIDLE PATH LANE	2	1 / 0	1,376	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,050	\$128	\$1,178	M
Southeast	BRIDLE PATH LANE	3	2 / 1	3,072	SFA	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,175	\$146	\$1,321	L
Southeast	BRIDLE PATH LANE	2	1 / 0	1,120	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$144	\$1,544	H
Southeast	BROWNS BRIDGE RD	1	1 / 0	1,919	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$800	\$0	\$800	L
Southeast	BROWNS BRIDGE RD	2	1 / 0	1,526	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$411	\$2,411	VH
Southeast	CABOT CT	--	/	2,640	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$1,725	\$240	\$1,965	H
Southeast	CAMBRIDGE CT	4+	2 / 1	xxx	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$240	\$1,540	M
Southeast	CANTERBURY RIDING	4+	3 / 0	1,560	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,100	\$250	\$1,350	L
Southeast	CANTERBURY RIDING	4+	3 / 1	2,528	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,295	\$250	\$1,545	M
Southeast	CANTERBURY RIDING	4+	4+ / 2	6,062	SFD	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$286	\$1,786	M
Southeast	CANTERBURY RIDING	3	2 / 0	3,772	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$305	\$1,705	M
Southeast	CANTERBURY RIDING	2	1 / 0	3,166	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,495	\$305	\$1,800	H
Southeast	CANTERBURY RIDING	3	2 / 1	1,320	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$323	\$1,823	H
Southeast	CANTERBURY RIDING	3	2 / 0	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$304	\$1,904	H
Southeast	CANTERBURY RIDING	3	2 / 1	1,152	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$323	\$1,823	H
Southeast	CANTERBURY RIDING	Eff	1 / 0	4,437	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,645	\$258	\$1,903	VH
Southeast	CANTERBURY RIDING	4+	2 / 0	1,040	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,950	\$129	\$2,079	H
Southeast	CANTERBURY RIDING	3	2 / 0	1,703	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$398	\$1,898	H
Southeast	CANTERBURY RIDING	4+	1 / 1	1,452	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$349	\$1,949	M
Southeast	CANTERBURY RIDING	4+	1 / 1	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,700	\$344	\$2,044	H
Southeast	CANTERBURY RIDING	2	1 / 1	1,501	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,700	\$417	\$2,117	VH
Southeast	CARDINAL FOREST CIR	4+	3+ / 1	4,440	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$2,400	\$244	\$2,644	VH
Southeast	CASTLEBURY CT	1	1 / 0	3,656	APT	Electric	☒	☒	☒	☒	☒	☒	☒	\$1,550	\$236	\$1,786	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail					Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Beds	Half Baths	SqFt	Unit Type	Heat Source	Hot Water				Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
							Heat	Water	Cook	Elec							
Southeast	CASTLEROCK CT	2	1 / 0	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$225	\$2,025	VH
Southeast	CHARMED DAYS	3	1 / 0	xxx	MH	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,050	\$195	\$2,245	VH
Southeast	CHARMED DAYS	2	2 / 0	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,200	\$176	\$2,376	VH
Southeast	CHARMED DAYS	2	1 / 0	1,044	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,400	\$195	\$2,595	VH
Southeast	CHIPPENHAM DR	3	3 / 1	2,665	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$259	\$1,759	M
Southeast	CHIPPENHAM DR	4+	1 / 1	1,445	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$259	\$1,859	M
Southeast	CLARKSVILLE PIKE	1	1 / 0	2,135	SFA	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$385	\$1,735	VH
Southeast	CONCORD DR	1	1 / 0	2,671	SFA	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,100	\$366	\$2,466	VH
Southeast	CROSS TIMBERS	3	2 / 1	1,632	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$210	\$1,560	M
Southeast	CROSS TIMBERS	4+	3 / 1	2,358	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,595	\$240	\$1,835	M
Southeast	CROSS TIMBERS	3	2 / 1	2,208	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$320	\$1,920	H
Southeast	DECATUR PL	3	2 / 1	2,448	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$900	\$151	\$1,051	VL
Southeast	DONNAN CASTLE CT	2	2 / 1	2,208	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,250	\$194	\$1,444	M
Southeast	DRUMBEAT PL	2	3 / 0	1,792	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$234	\$1,834	H
Southeast	FALL RAIN DR	2	1 / 0	957	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$3,200	\$301	\$3,501	VH
Southeast	FALLING WATERS CT	4+	2 / 0	xxx	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$2,800	\$244	\$3,044	VH
Southeast	FAR FIELDS WAY	4+	1 / 0	1,220	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,900	\$212	\$3,112	VH
Southeast	FENS HOLLOW	4+	3 / 1	2,844	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,750	\$240	\$1,990	H
Southeast	FENS HOLLOW	3	1 / 1	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,795	\$240	\$2,035	H
Southeast	FENS HOLLOW	3	/	1,427	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$240	\$2,040	H
Southeast	FRAGRANT LILIES WAY	4+	3 / 1	1,876	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,950	\$236	\$2,186	H
Southeast	FRAGRANT LILIES WAY	4+	3 / 1	1,600	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,250	\$176	\$2,426	H
Southeast	GLEN HANNAH DR	3	3 / 1	1,600	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,550	\$191	\$1,741	M
Southeast	GLEN HANNAH DR	4+	3 / 1	1,600	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,650	\$0	\$1,650	M
Southeast	GOOD HARVEST CT	3	2 / 1	1,600	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,350	\$299	\$1,649	M
Southeast	GOOD HARVEST CT	4+	3 / 1	1,600	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,550	\$299	\$1,849	M
Southeast	GORDON CT	4+	3 / 1	2,894	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,850	\$249	\$2,099	H
Southeast	GUILFORD RD	2	1 / 1	1,092	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$299	\$1,699	H
Southeast	HALL SHOP RD	3	2 / 2	1,381	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$428	\$1,828	H
Southeast	HITCHING POST LANE	3	2 / 2	1,518	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$900	\$128	\$1,028	VL
Southeast	HITCHING POST LANE	3	2 / 1	1,459	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,000	\$105	\$1,105	VL
Southeast	HITCHING POST LANE	2	1 / 0	696	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,150	\$126	\$1,276	M
Southeast	HITCHING POST LANE	3	2 / 1	1,708	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$191	\$1,691	M
Southeast	HITCHING POST LANE	3	2 / 1	1,496	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$121	\$1,721	M
Southeast	HITCHING POST LANE	2	2 / 0	843	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,650	\$96	\$1,746	H
Southeast	HITCHING POST LANE	3	2 / 1	1,518	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,300	\$192	\$1,492	M
Southeast	HOMESTEAD CT	2	2 / 0	847	APT	--	☐	☐	☐	☐	☐	☐	☐	\$1,200	\$105	\$1,305	M
Southeast	HOMESTEAD CT	3	2 / 1	1,496	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,150	\$159	\$1,309	L
Southeast	HOMESTEAD CT	2	2 / 0	843	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,180	\$124	\$1,304	M
Southeast	HOMESTEAD CT	2	1 / 0	813	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,175	\$128	\$1,303	M
Southeast	HONEYHILL RD	2	2 / 0	858	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,500	\$254	\$2,754	VH
Southeast	HORSHAM DR	2	2 / 0	863	APT	--	☐	☐	☐	☐	☐	☐	☐	\$1,750	\$259	\$2,009	VH
Southeast	JAGER BLVD	2	1 / 0	829	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$3,000	\$236	\$3,236	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class		% AMI	
Extremely Low	EL	30%	
Very Low Rent	VL	50%	
Low Rent	L	60%	
Moderate Rent	M	80%	
High Rent	H	100%	
Very High and	VH		+

Unit Detail				Utilities Included in Rent							Gross Rent Calculation						
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Hot Water			Cook	Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
							Heat	Water									
Southeast	KATIE LANE	3	2 / 1	2,640	SFA	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,995	\$195	\$2,190	H
Southeast	KENDAL CIR	2	2 / 0	762	APT	Electric	☐	☐	☐	☐	☐	☒	☒	\$1,850	\$259	\$2,109	VH
Southeast	LIME KILN RD	1	1 / 1	3,142	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$920	\$411	\$1,331	H
Southeast	LIME KILN RD	4+	3 / 1	3,264	SFD	Electric	☐	☐	☐	☐	☐	☒	☐	\$1,600	\$392	\$1,992	H
Southeast	LINCOLN DR	3	2 / 0	1,690	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,600	\$0	\$1,600	M
Southeast	LINCOLN ST	3	1 / 1	xxx	SFD	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,400	\$0	\$2,400	VH
Southeast	MARY LEE LANE	3	2 / 0	1,274	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,550	\$184	\$1,734	M
Southeast	MARY LEE LANE	2	1 / 1	1,064	APT	Electric	☐	☐	☐	☐	☒	☒	☒	\$1,595	\$184	\$1,779	H
Southeast	MARY LEE LANE	3	2 / 0	1,274	APT	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,500	\$259	\$1,759	M
Southeast	MARY LEE LANE	2	1 / 1	1,064	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,400	\$259	\$1,659	H
Southeast	MEADOW WOOD WAY	2	1 / 1	1,064	APT	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,400	\$317	\$3,017	VH
Southeast	MILLRACE CT	3	2 / 0	1,274	APT	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,625	\$140	\$1,765	M
Southeast	MOONSHINE HOLLOW	3	1 / 1	1,274	SFD	--	☐	☐	☐	☐	☐	☐	☐	\$850	\$210	\$1,060	VL
Southeast	MOONSHINE HOLLOW	3	1 / 0	1,064	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,400	\$109	\$1,509	M
Southeast	MOONSHINE HOLLOW	3	2 / 1	3,561	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,400	\$150	\$1,550	M
Southeast	MOONSHINE HOLLOW	2	2 / 0	1,594	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,300	\$48	\$1,348	M
Southeast	MOONSHINE HOLLOW	2	2 / 0	1,607	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,500	\$127	\$1,627	H
Southeast	NORTHGATE RD	3	2 / 1	1,598	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$385	\$2,385	VH
Southeast	OAKWOOD WAY	2	2 / 0	1,595	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,295	\$210	\$1,505	M
Southeast	OLD COLUMBIA RD	2	2 / 0	1,610	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$600	\$274	\$874	VL
Southeast	PAMELA WAY	4+	2 / 1	2,216	SFD	Gas	☐	☐	☐	☐	☐	☐	☒	\$2,300	\$240	\$2,540	VH
Southeast	PAMELA WAY	3	2 / 2	2,332	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$2,400	\$240	\$2,640	VH
Southeast	PINDELL SCHOOL RD	3	2 / 1	1,320	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$2,750	\$322	\$3,072	VH
Southeast	PINDELL SCHOOL RD	2	1 / 0	1,618	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$3,000	\$322	\$3,322	VH
Southeast	PINENUT CT	4+	2 / 2	2,380	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,500	\$252	\$1,752	M
Southeast	REDBERRY RD	2	1 / 0	1,658	SFA	Oil	☒	☒	☒	☒	☒	☒	☒	\$2,200	\$392	\$2,592	VH
Southeast	RIDINGS WAY	2	1 / 0	856	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,800	\$172	\$1,972	VH
Southeast	RIVERBRINK CT	1	1 / 0	xxx	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,575	\$240	\$1,815	VH
Southeast	RIVERBRINK CT	1	1 / 0	490	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,785	\$240	\$2,025	VH
Southeast	ROBINSON BLVD	1	1 / 0	746	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,150	\$299	\$1,449	H
Southeast	SADDLEBROOK CT	1	1 / 0	746	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,750	\$225	\$1,975	VH
Southeast	SADDLEBROOK CT	1	1 / 0	xxx	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$1,883	\$240	\$2,123	VH
Southeast	SAND CHERRY LANE	3	2 / 1	1,940	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,800	\$385	\$3,185	VH
Southeast	SANNER RD	3	3 / 0	1,360	SFA	Electric	☐	☐	☐	☐	☐	☒	☒	\$1,800	\$495	\$2,295	VH
Southeast	SAVAGE GUILFORD RD	4+	2 / 1	1,940	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$1,700	\$280	\$1,980	M
Southeast	SCAGGSVILLE RD	2	2 / 0	1,758	APT	--	☐	☐	☐	☐	☐	☐	☒	\$650	\$24	\$674	VL
Southeast	SCAGGSVILLE RD	3	2 / 2	2,489	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$650	\$24	\$674	VL
Southeast	SCAGGSVILLE RD	2	2 / 0	1,474	APT	Gas	☐	☒	☐	☐	☐	☒	☒	\$1,500	\$392	\$1,892	H
Southeast	SCAGGSVILLE RD	2	2 / 0	1,020	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,300	\$299	\$2,599	VH
Southeast	SHAREWOOD DR	4+	3 / 1	3,997	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$1,200	\$212	\$1,412	L
Southeast	SHAREWOOD DR	2	2 / 0	1,758	APT	--	☒	☒	☒	☒	☒	☒	☒	\$1,500	\$272	\$1,772	H
Southeast	SHAREWOOD DR	4+	3 / 1	1,520	SFA	Electric	☐	☐	☐	☐	☐	☐	☒	\$1,800	\$305	\$2,105	H
Southeast	SHEFFIELD CT	2	2 / 0	1,605	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,225	\$259	\$1,484	M

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail				Utilities Included in Rent							Gross Rent Calculation						
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Utilities Included in Rent							Published Rent	Utility Adjust	Gross Rent	Afford Class	
						Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash					
St Johns	CHAMBERS CT	4+	2 / 1	1,756	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,750	\$0	\$1,750	M
St Johns	CHAMBERS CT	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,745	\$105	\$1,850	M
St Johns	CHAMBERS CT	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,800	\$200	\$2,000	H
St Johns	CLUSTER PINES CT	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$3,400	\$240	\$3,640	VH
St Johns	COLUMBIA RD	4+	2 / 1	1,756	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,800	\$259	\$2,059	H
St Johns	COLUMBIA RD	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,875	\$259	\$2,134	H
St Johns	COLUMBIA RD	4+	2 / 1	1,818	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,925	\$205	\$2,130	H
St Johns	CORNELL LANE	4+	2+ / 1	2,122	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$3,000	\$322	\$3,322	VH
St Johns	COVENTRY COURT DR	3	3 / 0	2,760	SFD	Gas	☐	☑	☑	☑	☑	☑	☑	\$1,700	\$219	\$1,919	H
St Johns	CRESCENT MOON CT	4+	2 / 1	1,818	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$2,750	\$219	\$2,969	VH
St Johns	CULVERENE RD	2	2 / 0	1,126	APT	Gas	☐	☑	☐	☐	☑	☑	☑	\$2,900	\$244	\$3,144	VH
St Johns	DEE JAY DR	2	1 / 1	1,126	APT	Gas	☐	☐	☐	☐	☑	☑	☑	\$2,500	\$259	\$2,759	VH
St Johns	DORCHESTER WAY	1	1 / 0	2,156	SFD	Electric	☑	☑	☑	☑	☑	☑	☑	\$3,200	\$322	\$3,522	VH
St Johns	ELMEDE RD	4+	2 / 1	2,280	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,700	\$322	\$3,022	VH
St Johns	ENFIELD DR	4+	2 / 1	1,756	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$2,200	\$225	\$2,425	H
St Johns	FOLLY QUARTER RD	4+	2 / 1	2,165	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$2,115	\$254	\$2,369	H
St Johns	FORSYTHE RD	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,700	\$519	\$2,219	H
St Johns	FOX FIRE CT	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$2,800	\$385	\$3,185	VH
St Johns	FOXHILL CT	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$3,100	\$191	\$3,291	VH
St Johns	FREDERICK RD	3	2 / 1	1,504	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$900	\$120	\$1,020	VL
St Johns	FREDERICK RD	4+	2 / 1	1,504	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,150	\$294	\$1,444	L
St Johns	FREDERICK RD	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,800	\$328	\$2,128	H
St Johns	FREDERICK RD	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$850	\$251	\$1,101	VL
St Johns	FREDERICK RD	2	1 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,900	\$394	\$2,294	VH
St Johns	GALAHAD CT	3	2 / 1	1,566	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$2,300	\$212	\$2,512	VH
St Johns	GANTON GREEN	4+	2 / 1	2,024	SFD	--	☑	☑	☑	☑	☑	☑	☑	\$1,600	\$73	\$1,673	M
St Johns	GANTON GREEN	3	2 / 0	1,416	SFD	Gas	☐	☐	☐	☑	☑	☐	☐	\$1,700	\$153	\$1,853	H
St Johns	GREAT VALLEY DR	3	2 / 1	1,496	SFA	Electric	☑	☑	☑	☑	☑	☑	☑	\$2,800	\$244	\$3,044	VH
St Johns	HALLOWED STREAM	3	2 / 2	1,526	SFA	Gas	☐	☐	☐	☑	☐	☑	☑	\$2,100	\$174	\$2,274	VH
St Johns	HALLOWED STREAM	3	2 / 1	1,496	SFA	Electric	☐	☐	☐	☐	☐	☑	☑	\$1,800	\$240	\$2,040	H
St Johns	HALLOWED STREAM	3	2 / 1	1,540	SFA	Gas	☐	☐	☐	☐	☐	☑	☑	\$1,825	\$259	\$2,084	H
St Johns	HARROW DR	3	2 / 1	2,028	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,250	\$225	\$2,475	VH
St Johns	HENRYTON RD	3	2 / 2	1,496	SFA	Gas	☐	☐	☐	☐	☐	☑	☑	\$1,050	\$299	\$1,349	M
St Johns	HENRYTON RD	3	2 / 1	2,050	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,500	\$208	\$2,708	VH
St Johns	INDIAN HILL DR	3	2 / 1	2,028	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,400	\$392	\$2,792	VH
St Johns	JAY EM CIR	3	2 / 1	2,028	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,250	\$240	\$2,490	VH
St Johns	JEANNINE CT	3	2 / 1	2,050	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,125	\$322	\$2,447	VH
St Johns	JONATHAN RD	4+	2 / 0	1,416	SFD	Gas	☐	☐	☐	☐	☐	☑	☑	\$2,400	\$259	\$2,659	VH
St Johns	LEARNED SAGE	3	2 / 1	2,050	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$1,800	\$259	\$2,059	H
St Johns	LEGENDS WAY	3	2 / 1	2,050	SFA	--	☑	☑	☑	☑	☑	☑	☑	\$2,400	\$218	\$2,618	VH
St Johns	LITTLE BRICK HOUSE CT	2	2 / 0	1,020	APT	Gas	☐	☐	☐	☐	☐	☑	☑	\$2,600	\$343	\$2,943	VH
St Johns	LOMBARDI DR	4+	3 / 0	1,556	SFD	Gas	☐	☐	☐	☐	☐	☑	☑	\$2,500	\$240	\$2,740	VH
St Johns	LONGVIEW DR	3	2 / 1	1,496	SFA	Electric	☐	☐	☐	☐	☐	☑	☑	\$2,000	\$259	\$2,259	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class			% AMI	
Extremely Low	EL	30%		
Very Low Rent	VL	50%		
Low Rent	L	60%		
Moderate Rent	M	80%		
High Rent	H	100%		
Very High and	VH	+		

Unit Detail				Utilities Included in Rent							Gross Rent Calculation						
Submarket	Street	Beds	Baths / Half Baths	SqFt	Unit Type	Heat Source	Heat				Other Elec	Water Sewer	Trash	Published Rent	Utility Adjust	Gross Rent	Afford Class
							Heat	Water	Cook	Hot							
St Johns	MANOR LANE	3	2 / 1	1,496	SFA	Electric	☐	☐	☐	☐	☐	☐	☒	\$850	\$123	\$973	VL
St Johns	MANOR LANE	3	2 / 1	1,320	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,950	\$427	\$2,377	VH
St Johns	MARRIOTTSVILLE RD	3	3 / 0	1,650	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$700	\$91	\$791	VL
St Johns	MARTIN MEADOWS CT	3	2 / 1	1,470	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$2,500	\$305	\$2,805	VH
St Johns	MAXINE ST	3	2 / 1	2,000	SFA	Electric	☐	☐	☐	☐	☐	☐	☐	\$3,500	\$385	\$3,885	VH
St Johns	MCKENZIE RD	4+	2 / 1	2,186	SFA	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,195	\$276	\$2,471	H
St Johns	MILLWICK DR	3	2 / 2	1,518	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$2,200	\$259	\$2,459	VH
St Johns	MONTICELLO DR	4+	2 / 1	3,676	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$1,800	\$299	\$2,099	H
St Johns	MULLINEAUX LANE	4+	2 / 3	2,146	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$3,400	\$176	\$3,576	VH
St Johns	OLD FREDERICK RD	4+	2 / 1	2,322	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$850	\$166	\$1,016	VL
St Johns	OLD FREDERICK RD	4+	3 / 1	2,186	SFA	--	☒	☒	☒	☒	☒	☒	☒	\$650	\$328	\$978	VL
St Johns	OLD FREDERICK RD	4+	2 / 1	3,488	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$1,150	\$298	\$1,448	L
St Johns	OLD FREDERICK RD	3	2 / 1	2,000	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,600	\$328	\$1,928	H
St Johns	OLD FREDERICK RD	3	2 / 3	2,266	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$850	\$289	\$1,139	L
St Johns	OLD FREDERICK RD	3	2 / 2	2,040	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,750	\$322	\$2,072	H
St Johns	OLD SAINT JOHNS LANE	2	2 / 0	1,219	APT	Electric	☐	☐	☐	☐	☐	☐	☐	\$2,500	\$385	\$2,885	VH
St Johns	PAULSKIRK DR	2	2 / 0	1,289	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$2,400	\$244	\$2,644	VH
St Johns	PETERSBORO RD	3	2 / 1	2,030	SFA	Gas	☐	☐	☐	☐	☐	☐	☒	\$3,000	\$288	\$3,288	VH
St Johns	PFEFFERKORN RD	4+	3 / 0	1,908	SFD	Gas	☐	☐	☐	☐	☐	☐	☐	\$650	\$157	\$807	VL
St Johns	PFEFFERKORN RD	3	2 / 1	1,484	SFD	Electric	☐	☐	☐	☐	☐	☐	☐	\$750	\$210	\$960	VL
St Johns	PFEFFERKORN RD	4+	3 / 1	2,320	SFD	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,600	\$259	\$1,859	M
St Johns	PFEFFERKORN RD	4+	3 / 0	3,350	SFD	Gas	☐	☐	☐	☐	☐	☐	☒	\$585	\$129	\$714	EL
St Johns	PFEFFERKORN RD	2	3 /	1,377	SFD	Oil	☒	☒	☒	☒	☒	☒	☒	\$600	\$129	\$729	VL
St Johns	PFEFFERKORN RD	1	1 / 0	xxx	SFA	--	☐	☐	☐	☐	☐	☐	☐	\$1,000	\$129	\$1,129	M
St Johns	PINE BLUFFS DR	2	2 / 0	5,120	APT	Oil	☐	☐	☐	☐	☐	☐	☐	\$2,350	\$263	\$2,613	VH
St Johns	RAMS HORN ROW	3	2 / 0	1,644	APT	Gas	☐	☒	☐	☐	☐	☐	☐	\$1,900	\$94	\$1,994	H
St Johns	RAMS HORN ROW	--	1 /	936	SFA	Oil	☐	☐	☐	☐	☐	☐	☐	\$1,900	\$225	\$2,125	H
St Johns	SENECA CHIEF TRL	1	1 / 0	1,015	APT	Gas	☐	☐	☐	☐	☐	☐	☐	\$2,000	\$157	\$2,157	VH
St Johns	SNOWMILL CT	1	1 / 0	1,223	APT	Gas	☒	☒	☒	☒	☒	☒	☒	\$2,500	\$225	\$2,725	VH
St Johns	SPRINGFIELD DR	--	2 / 0	xxx	SFD	Oil	☒	☒	☒	☒	☒	☒	☒	\$2,500	\$322	\$2,822	VH
St Johns	TRACY BETH CT	1	1 / 0	1,644	APT	Gas	☐	☒	☐	☐	☐	☐	☒	\$2,800	\$259	\$3,059	VH
St Johns	TRIADDELPHIA RD	2	2 / 1	1,223	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$800	\$0	\$800	VL
St Johns	TRIADDELPHIA RD	3	2 / 1	1,176	SFD	Oil	☐	☐	☐	☐	☐	☐	☒	\$975	\$309	\$1,284	L
St Johns	TRIADDELPHIA RD	4+	2 / 1	1,830	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$1,200	\$328	\$1,528	M
St Johns	TRIADDELPHIA RD	3	2 / 0	1,643	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,200	\$325	\$1,525	M
St Johns	TRIADDELPHIA RD	2	2 / 0	1,430	APT	Gas	☐	☒	☐	☐	☐	☐	☒	\$3,000	\$411	\$3,411	VH
St Johns	TROON OVERLOOK	3	2 / 0	1,644	APT	Gas	☐	☐	☐	☐	☐	☐	☒	\$1,660	\$155	\$1,815	H
St Johns	TUSCANY RD	4+	2 / 1	1,990	SFD	--	☒	☒	☒	☒	☒	☒	☒	\$1,200	\$231	\$1,431	L
St Johns	TUSCANY RD	2	1 / 1	1,223	APT	gas	☒	☒	☒	☒	☒	☐	☐	\$1,050	\$259	\$1,309	M
St Johns	UNDERWOOD RD	2	2 / 0	1,223	APT	Gas	☐	☒	☐	☐	☐	☐	☐	\$1,250	\$297	\$1,547	H
St Johns	VISTAVIEW DR	3	2 / 0	1,644	APT	Electric	☐	☒	☐	☐	☐	☐	☒	\$3,800	\$322	\$4,122	VH
St Johns	WADSWORTH RD	1	1 / 0	814	APT	Gas	☐	☒	☐	☐	☐	☐	☒	\$2,375	\$191	\$2,566	VH
St Johns	WATKINS RUN CT	1	1 / 1	xxx	SFA	Oil	☐	☐	☐	☐	☐	☐	☐	\$3,000	\$322	\$3,322	VH

Table A3-6 Scattered Site Rental Units Gross Rent Detail by Community

Affordability Class	% AMI
Extremely Low	30%
Very Low Rent	50%
Low Rent	60%
Moderate Rent	80%
High Rent	100%
Very High and	+

Unit Detail				Utilities Included in Rent							Gross Rent Calculation					
Submarket	Street	Baths /		SqFt	Unit Type	Utilities Included in Rent							Published Rent	Utility Adjust	Gross Rent	Afford Class
		Beds	Baths			Heat Source	Heat	Hot Water	Cook	Other Elec	Water Sewer	Trash				
St Johns	WILD SWAN WAY	4+	3 / 0	2,604	SFD	Gas	☐	☐	☐	☐	☒	\$1,650	\$109	\$1,759	M	
St Johns	WILLOW GREEN WAY	3	2 / 1	1,952	SFD	Gas	☐	☐	☐	☐	☐	\$3,300	\$299	\$3,599	VH	
St Johns	WINDFLOWER DR	4+	4+ / 0	3,100	SFD	Gas	☐	☐	☐	☐	☐	\$3,200	\$366	\$3,566	VH	
Source: Scattered Site Rental Survey, Real Property Research Group, Inc. March - May 2012																

Source: Scattered Site Rental Survey, Real Property Research Group, Inc. March - May 2012

NOTE:

- (1) Utility Adjustments made based on utility allowance schedules provided by Howard County Department of Housing and Community Development
- (2) Where the number of bedrooms is unknown, RPRG assumed 2BR for APT Units and 3BR for SFA units
- (3) Where heating fuel was unknown, utility adjustments are made based on an average of Gas and Electric allowances



APPENDIX 4 COMMUNITY PHOTOS AND PROFILES