

**INTERLOCAL AGREEMENT
CBE 605901-21
ACCOUNT FOR AFFORDABLE HOUSING TRUST FUND (AAHTF) PROGRAM**

This INTERLOCAL AGREEMENT herein after referred to as "AGREEMENT" is entered into on this _____ day of _____, 2021 by and between CLARK COUNTY, Nevada, hereinafter referred to as "COUNTY" and CITY OF NORTH LAS VEGAS, hereinafter referred to as "CITY" for Account for Affordable Housing Trust Fund (AAHTF) Program.

WITNESSETH:

WHEREAS, NRS 277.180 authorizes public agencies to contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, COUNTY has entered into an Interlocal Agreement with the State of Nevada whereby COUNTY will administer certain Account for Affordable Housing Trust Fund (AAHTF) Program money allocated to COUNTY by the Housing Division, Department of Business and Industry, State of Nevada, hereinafter referred to as "NHD"; and

WHEREAS, the Clark County HOME Consortium, hereinafter called the "Consortium", is a group of geographically contiguous units, including COUNTY and CITY, that have entered into an AGREEMENT creating the Consortium, designating and empowering COUNTY to act as lead agency; and

WHEREAS, CITY, a municipal corporation in the State of Nevada, with its primary offices located at 2250 N. Las Vegas Boulevard, North Las Vegas, NV 89090, is a local governmental unit; and

WHEREAS, CITY wishes to provide a variety of housing-related services to eligible households as permitted under the NHD's Account for Affordable Housing Trust Fund Program including, but not limited to, the renovation of owner-occupied housing units, the acquisition and rehabilitation of rental housing units, and assistance to first-time homebuyers (hereinafter referred to as "PROJECT" or "ACTIVITY"); and

WHEREAS, on July 7, 2020, COUNTY and CITY entered into an Interlocal Agreement, to form a consortium for the purpose of operating the Home Investment Partnerships Program (the "HOME Program") within CITY'S jurisdictional boundaries; and

WHEREAS, pursuant to NRS 244.189, a Board of County Commissioners (Board) may exercise such powers not in conflict with the provisions of NRS or other laws or regulations of this state, as the board determines are necessary and proper for the development of affordable housing and rehabilitation of abandoned and rental residential property; and

WHEREAS, the Clark County Board of County Commissioners (Board) hereby determines that this AGREEMENT is necessary and proper for the development of affordable housing, rehabilitation of abandoned and rental residential properties, and other activities being implemented by CITY in the PROJECT; and

WHEREAS, COUNTY and CITY are individually authorized by law to engage in housing and community development activities;

NOW, THEREFORE, the parties mutually agree as follows:

ARTICLE I: SCOPE OF SERVICES

AGREEMENT sets forth:

I. COUNTY General Conditions

- A. CITY has requested the financial support of COUNTY that is provided for in this AGREEMENT in order to enable CITY to provide affordable housing assistance. COUNTY shall have no relationship whatsoever with the services provided, except the provision of financial support, monitoring, and the receipt of such reports as are provided for herein. To the extent, if at all, that any relationship to such services on the part of COUNTY may be claimed or found to exist, CITY shall be an independent contractor only.
- B. CITY shall obtain, or require any subgrantee to obtain, any and all federal, state, and local permits and licenses required to execute any individual PROJECT as described in the Scope of Services in Section I of this AGREEMENT. CITY further agrees to abide by, and shall require all subgrantees to abide by, all applicable federal, state, and local codes, regulations, statutes, ordinances, and laws.
- C. CITY will provide the Manager of Community Resources Management Unit ("CRM") with client usage records per PROJECT on a semi-annual basis during the period of this AGREEMENT. These records will contain, but are not limited to, the following data:
 - 1. Total clients served, including all members of household.
 - 2. Racial breakdown of clients served including White, Black/African American, Asian, American Indian or Alaska Native, and Native Hawaiian or other Pacific Islander.
 - 3. Ethnicity breakdown of clients served including Hispanic/Latino or Not Hispanic/Latino.
 - 4. Number and percentage of Low- and Moderate-Income clients as defined by HUD HOME Program Income Guidelines (Exhibit "A") with income eligibility documentation on file.
 - 5. Annual gross income per household.
 - 6. Number of disabled clients served.
 - 7. Number of senior citizens served.
 - 8. Number of female heads-of household served.
 - 9. Number of renter households served, rent charged HOME Program – Rent Limit guidelines (Exhibit "B") and lease date and term.
 - 10. Number of owner households served.
 - 11. Monthly rent paid by each household served.
- D. CITY will not use any portion of the allocated Trust Funds for non-Trust Fund qualified PROJECTS, as defined in NHD's AAHTF Program Administrative Guidelines, NRS 319, and NAC 319. All subgrantees must meet program requirements and serve eligible low-income residents.
- E. For each qualified PROJECT receiving funds pursuant to this AGREEMENT, CITY shall establish the term of affordability as the minimum established by the Nevada Administrative Code or the term of the loan, whichever is longer.
- F. If the qualified PROJECT or ACTIVITY, or any portion thereof, are converted to non-qualified Trust Fund PROJECTs or activities without the prior written approval of COUNTY, CITY shall, upon the request of COUNTY, repay to COUNTY, without interest, the amount of Trust Funds expended on the non-qualified PROJECT. COUNTY shall require reasonable assurances of security for such repayments in the form of a recorded deed of trust for such property and COUNTY shall require execution as part of providing applicable assistance. A sale, transfer, or other conveyance of the assisted property is subject to the requirements of NRS 319 or NAC 319.

- G. CITY may subcontract any portion of the rehabilitation of the affordable housing units. Any subcontractor or assignee must meet AAHTF program requirements and serve eligible lower income residents. Affordable housing units in the PROJECT are to be rehabilitated by a qualified contractor. If the Subgrantee assumes responsibility for procurement by selecting the contractor and negotiating the price, 24 CFR Part 85 will be applicable.
- H. CITY, or any subgrantee, shall use best efforts to not allow assisted properties to be attached in any manner, including any liens or other encumbrances or any mortgages or other security interest during the Period of Affordability without the prior written consent of NHD.
- I. CITY shall ensure that homeowner subgrantees of AAHTF money provide a copy of their Homeowners Insurance, and that owners of AAHTF assisted rental properties provide Comprehensive Fire and Hazard insurance covering the full replacement costs of the structure.
- J. CITY shall allow duly authorized representatives of COUNTY to conduct such occasional reviews, audits and on-site monitoring of the PROJECT as COUNTY deems to be appropriate in order to determine:
1. Whether the objectives of the program are being achieved;
 2. Whether the program is being conducted in an efficient and effective manner;
 3. Whether management control systems and internal procedures have been established to meet the objectives of the program;
 4. Whether the financial operations of the program are being conducted properly;
 5. Whether the periodic reports to COUNTY contain accurate and reliable information; and
 6. Whether all of the activities of the program are conducted in compliance with the provisions of Federal and State laws and regulations and this AGREEMENT.
- K. Visits by COUNTY to the PROJECT shall be announced to CITY in advance of those visits and shall occur during normal operating hours. The representatives of COUNTY may request, and, if such a request is made, shall be granted, access to all of the records of CITY which relate to the PROJECT. The representatives of COUNTY may, on occasion, interview subgrantees of the housing services of the PROJECT who consent to be interviewed.
- L. At any time during normal business hours, CITY'S records with respect to the PROJECT shall be made available for audit, examination and review by COUNTY, contracted independent auditors, HUD, the Comptroller General of the United States, the Government Accountability Office of the United States, the Office of the Inspector General of the United States, or any combination thereof.
- M. Subject to NRS Chapters 41 and 354, CITY will protect, defend, indemnify, and save harmless COUNTY from and against any and all liability, damages, demands, claims, suits, liens, and judgments of whatever nature including, but not limited to, claims for contribution or indemnification for injuries to or death of any person or persons, caused by CITY, its officers, or employees, in connection with, or arising out of any activities undertaken pursuant to this AGREEMENT. CITY'S obligation to protect, defend, indemnify, and save harmless as set forth in this paragraph shall include any and all attorneys' fees incurred by COUNTY in the defense or handling of said suits, demands, judgments, liens and claims and all attorneys' fees and investigation expenses incurred by COUNTY in enforcing or obtaining compliance with the provisions of this AGREEMENT.
- N. CITY will not use any funds or resources which are supplied by COUNTY in litigation against any person, natural or otherwise, or in its own defense in any such litigation. CITY agrees to notify COUNTY of any legal action which is filed by or against it relative to the PROJECT.

- O. CITY agrees that no officer or employee of CITY may seek or accept any gifts, service, favor, employment, engagement, emolument or economic opportunity which would tend improperly to influence a reasonable person in that position to depart from the faithful and impartial discharge of the duties of that position.
- P. CITY agrees that no officer or employee of CITY may use his or her position to secure or grant any unwarranted privilege, preference, exemption or advantage for himself or herself, any member of his or her household, any business entity in which he or she has a financial interest or any other person.
- Q. CITY agrees that no officer or employee of CITY may participate as an agent of CITY in the negotiation or execution of any contract between CITY and any private business in which he or she has a financial interest.
- R. CITY agrees that no officer or employee of CITY may suppress any report or other document because it might tend to affect unfavorably his private financial interests.
- S. CITY shall keep and maintain in effect at all times any and all licenses, permits, notices and certifications which may be required by any COUNTY ordinance or State or Federal statute.
- T. CITY, and any subgrantee, shall be bound by all COUNTY ordinances and state and federal statutes, conditions, regulations, and assurances which are applicable to the entire AAHTF program or are required by HUD, NHD, or any combination thereof.
- U. Any material breach of this section may, in the discretion of COUNTY, result in forfeiture of all unexpended Trust Funds received by CITY pursuant to this AGREEMENT, or any part thereof.
- V. No officer, employee or agent of CITY shall have any interest, direct or indirect, financial or otherwise, in any contract or subcontract or the proceeds thereof, for any of the work to be performed pursuant to the PROJECT during the period of service of such officer, employee or agent, for one year thereafter.
- W. CITY shall maintain reasonable security measures to protect records containing personal information from unauthorized access, acquisition, destruction, use, modification or disclosure per NRS Chapter 603A to ensure against a breach of the security of personal information of clients, staff or other individuals. CITY shall have established written policies and procedures that align with NRS Chapter 603A and shall follow these procedures. Upon request, CITY shall make available to COUNTY staff these written policies and procedures and will be monitored for compliance.

II. General Program Conditions

- A. CITY shall comply with applicable uniform administrative requirements, as described in NHD's AAHTF Administrative Guidelines.
- B. CITY shall maintain records in accordance with NHD's AAHTF Administrative Guidelines.
- C. CITY will report upon receipt all program income earned from AAHTF funded PROJECTs within its respective jurisdiction and to forward all program income within 60 days to COUNTY. COUNTY, at its option and/or as directed by NHD, may apply reported program income to the next CITY PROJECT(s) requesting a disbursement of funds. Any monies received as a repayment of an investment of AAHTF money from a PROJECT terminated prior to completion, if drawn from the State, must be returned to COUNTY so that it may be reported to NHD. COUNTY will advise CITY of any PROJECT fund adjustment resulting from application of program income.
- D. Any material breach of the terms of this section shall result in forfeiture of those AAHTF program funds improperly used, as determined by COUNTY.

- E. For each qualified PROJECT receiving AAHTF and HOME money pursuant to this AGREEMENT, CITY shall establish a term of affordability. CITY agrees to establish this term of affordability for the qualified PROJECTS in accordance with NHD'S HOME/AAHTF compliance manual.
- F. CITY agrees that any sale, transfer, or other conveyance of the assisted property is subject to the requirement that the amount of AAHTF money previously invested in the property be returned to be reinvested in other affordable housing units.
- G. CITY agrees to maintain, and shall require subgrantees to maintain, qualified new construction and substantial rehabilitation (\$25,000 in total development costs per unit) PROJECTS funded pursuant to this AGREEMENT in accordance with local housing code requirements for the duration of this AGREEMENT. The Trust Fund may be used to provide Tenant-Based Rental Assistance to households that meet the eligible criteria as reflected in the HOME Investment Partnership Program (24 CFR 92.209), taking into consideration that the household incomes cannot exceed sixty percent (60%) of area median income.
- H. CITY agrees, and shall require any subgrantee to agree, to use qualified housing inspectors to perform an initial housing quality inspection of any qualified PROJECT prior to occupancy by AAHTF program tenants, or with the replacement of a tenant, or after making any Code corrections, with the housing quality inspection to be performed annually, when applicable.

III. Financial Management

- A. CITY agrees to comply with the requirements of 2 CFR Part 200 entitled "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards", as applicable.
 - 1. CITY agrees, and shall require any subgrantee to agree, to comply with the applicable requirements of 2 CFR Part 200, Subpart E "Cost Principles" and 2 CFR, Part 200, Subparts A, B, C, and D, "Acronyms and Definitions", "General Provisions", "Pre-Federal Awards Requirements & Contents of Federal Awards", and "Post-Federal Awards Requirements".
 - 2. CITY agrees, and shall require any subgrantee to agree, to comply with 2 CFR Part 200, Subpart F, entitled, "Audit Requirements".
 - 3. A subgrantee that is granted funds as a "developer" (see below for definition of developer) is exempt from the requirements of Section IV A (1) and (2). CITY will however establish and enforce financial accountability that ensures initial developer capacity and the continued viability of the PROJECT. In addition, CITY will establish and enforce audit requirements for all its developers.
 - 4. A subgrantee is a "developer" when, regardless of ownership, it has the contractual obligation to either: For rental housing, obtain financing, rehabilitate or construct and may maintain/manage the PROJECT. If the property is not owned by the developer, the contractual obligation to develop the PROJECT must be between the owner and the developer.
- B. CITY agrees that excerpts or transcripts of all checks, payrolls, time records, invoices, contracts, vouchers, orders and other accounting documents related to or arguably related to the PROJECT will be provided upon request to COUNTY.

IV. Revocation of AGREEMENT

- A. In the event that any of the AAHTF program funds for any reason are terminated or withheld from COUNTY or otherwise not forthcoming, COUNTY may revoke this AGREEMENT.
- B. If CITY fails to fulfill in a timely and proper manner its obligations under this AGREEMENT, COUNTY may suspend or terminate this AGREEMENT. CITY shall have the right to appeal any suspension or termination of this AGREEMENT in a hearing before the Clark County Board of Commissioners.

ARTICLE II: TERM OF AGREEMENT

Commencing from the date of execution of AGREEMENT, the term shall be through June 30, 2024. AAHTF money allocated by COUNTY to CITY under this AGREEMENT must be committed by CITY to specific PROJECTS prior to March 1, 2022 and used prior to June 30, 2024.

If, after the deadline of June 30, 2024, CITY is unable to expend the AAHTF money allocated by COUNTY to CITY under this AGREEMENT in the time and manner prescribed in this AGREEMENT, COUNTY reserves the right to extract that portion for other projects/programs operated under COUNTY'S HOME or AAHTF programs.

Notwithstanding the foregoing provision, either party may terminate AGREEMENT, without cause, upon giving ninety (90) days written notice to the other party. In the event the Budget Act and Fiscal Fund Out provision is invoked, AGREEMENT shall expire June 30th of the current fiscal year. Termination due to the failure of COUNTY or CITY to appropriate monies shall not relieve the parties' obligations under AGREEMENT incurred through June 30th of the fiscal year for which monies were appropriated for their operations.

ARTICLE III: PRICE, PAYMENT, AND SUBMISSION OF INVOICE

COUNTY agrees to reimburse CITY for goods and/or services provided as outlined in Exhibit A, Scope of Services, based on approved budget appropriations, not to exceed \$393,110.

- A. Subject to the actual receipt of \$1,871,950 AAHTF money from NHD, COUNTY will provide \$393,110 to CITY as its share of the 2020-2021 AAHTF money ("Trust Funds").
- B. CITY agrees that any costs, unless otherwise specified, exceeding the \$393,110 in AAHTF money provided by COUNTY pursuant to this AGREEMENT, will be the responsibility of CITY. CITY further agrees to pay all operating costs, including administrative costs; however, COUNTY may, at its discretion award additional AAHTF or other funds to carry out the activities specified in this AGREEMENT.
- C. Before disbursing Trust Funds to any subgrantee, CITY agrees to enter into a written AGREEMENT with the subgrantee requiring compliance with NRS 319 and NAC 319.
- D. CITY agrees to allocate the Trust Funds to require that 15% of all families served must have incomes at or below poverty level, and all families must have incomes at or below 60% of median income.
- E. Changes in the Scope of Services as outlined in this Article I must be in accordance with NHD's AAHTF Administrative Guidelines, made by written amendment to this AGREEMENT and approved by both parties. Any such changes must not jeopardize the AAHTF program.

CITY agrees that it may not request disbursement of funds under the AGREEMENT until the required AGREEMENTS are properly executed and until funds are needed for payment of eligible costs. The amount of each request must be limited to the amount needed. Disbursement under this AGREEMENT will be made only when the total amount of eligible reimbursable expenses for an individual PROJECT exceeds \$1,000, excepting for the final request for payment for such a PROJECT. If subgrantee requests payment in an amount less than the minimum established, payment will be made when the cumulative amount of all eligible reimbursable expenses for that PROJECT exceeds \$1,000. County will make reimbursement to CITY on a regular basis, paying all allowable PROJECT costs for which properly receipted bills have been presented. CITY agrees to submit requests for reimbursement on a regular and consistent schedule.

If COUNTY rejects a reimbursement as incomplete, CITY will be notified within thirty (30) calendar days of receipt and CITY will have thirty (30) calendar days to correct the invoice and resubmit.

CITY must notify COUNTY in writing of any changes to CITY remit payment address or other pertinent information that may affect issuance of reimbursement and allow thirty (30) calendar days for the change to be processed.

COUNTY is not responsible for late payments on inaccurate invoices and/or incomplete or unsatisfactory deliverables or milestones. COUNTY does not pay late fees or charges. Final payment may be withheld until all deliverables have been submitted and accepted or final services have been rendered.

ARTICLE IV: FISCAL FUNDING OUT CLAUSE

In accordance with the Nevada Revised Statutes (NRS 354.626), the financial obligations under AGREEMENT between the parties shall not exceed those monies appropriated and approved by COUNTY for the then current fiscal year under the Local Government Budget Act. AGREEMENT shall terminate and COUNTY'S obligations under it shall be extinguished at the end of any of COUNTY'S fiscal years in which COUNTY'S governing body fails to appropriate monies for the ensuing fiscal year sufficient for the payment of all amounts which could then become due under AGREEMENT. COUNTY agrees that this section shall not be utilized as a subterfuge or in a discriminatory fashion as it relates to AGREEMENT. In the event this section is invoked, AGREEMENT will expire on the 30th day of June of the current fiscal year. Termination under this section shall not relieve COUNTY of its obligations incurred through the 30th day of June of the fiscal year for which monies were appropriated.

ARTICLE V: AMENDMENT / ENTIRE AGREEMENT

Amendment to AGREEMENT may be made only upon mutual consent in writing, by the parties hereto and executed with the same formality attending the original. Executed AGREEMENT, together with any attachments, contains the entire agreement between COUNTY and CITY relating to the rights granted and obligations assumed by the parties hereto. Any prior agreements, promises, negotiations or representations, either oral or written, relating to the subject matter of agreement not expressly set forth in AGREEMENT are of no force or effect.

The parties agree to amend or otherwise revise this AGREEMENT in writing should such modification be required under NRS 319 or NAC 319. CITY agrees to be bound by any such written amendments or revisions.

ARTICLE VI: SUBCONTRACTS

AGREEMENT is entered into to secure the services of CITY. Services specified in this AGREEMENT shall not be subcontracted by CITY without the written consent of COUNTY.

ARTICLE VII: ASSIGNMENTS

Neither party may assign or delegate all or any part of AGREEMENT without the written consent of both parties and executed with the same formality as attending this original.

ARTICLE VIII: NOTICES

Any notice required or permitted to be given hereunder shall be in writing and shall either be delivered personally to the party to whom such notice is given, or sent to it by United States registered or certified mail, postage prepaid and return receipt requested, addressed or delivered to such party at the address or addresses designated below (or such other address or addresses as may hereafter be designated by a party) by written notice to the other party:

To COUNTY:	Attention: Melissa Tate Clark County Social Service/Community Resources Management Unit 1600 Pinto Lane Las Vegas, Nevada 89106
------------	--

To CITY:

Attention: Rick Damian
City of North Las Vegas
2250 Las Vegas Boulevard, Suite 200
North Las Vegas, Nevada 89030

ARTICLE IX: POLICIES AND PROCEDURES

CITY agrees to abide by all quality assurance, utilization review, peer review and consultation, standardized reporting, credentialing, and policies and procedures mutually established by COUNTY and CITY.

ARTICLE X: INSURANCE

CITY agrees to maintain, at its own expense, general liability and medical malpractice insurance, through a self-funded program, on its employees and officers.

ARTICLE XI: WAIVER AND SEVERABILITY

Any waiver of a breach of any provision of AGREEMENT shall not be deemed a waiver of any other breach of the same or different provision. In the event any provision of AGREEMENT is rendered invalid or unenforceable by any valid act of Congress or the Nevada State Legislature, or declared null and void by any court of competent jurisdiction, or is found to be in violation of State Statutes and/or regulations, said provision(s) hereof will be immediately void and may be renegotiated for the sole purpose of rectifying the non-compliance. The remainder of the provisions of AGREEMENT not in question shall remain in full force and effect.

ARTICLE XII: LAW OF VENUE

AGREEMENT shall be governed by the laws of the State of Nevada.

IN WITNESS WHEREOF, the parties hereto have caused AGREEMENT to be signed and intend to be legally bound thereby.

COUNTY OF CLARK:

BY: _____
MARILYN KIRKPATRICK, CHAIR
Clark County Commissioners

ATTEST:

BY: _____
LYNN MARIE GOYA
County Clerk

APPROVED AS TO FORM:

Steven Wolfson, District Attorney

BY: _____
ELIZABETH A. VIBERT
Deputy District Attorney

CITY OF NORTH LAS VEGAS:

BY: _____
JOHN J. LEE
Mayor

ATTEST:

BY: _____
MARIE PURCELL
Acting City Clerk

APPROVED AS TO FORM:

BY: _____
MICAELA RUSTIA MOORE
City Attorney

EXHIBIT A
INCOME AND RENT LIMITS FOR THE HOME PROGRAM

HOME PROGRAM - INCOME GUIDELINES U.S. Department of Housing and Urban Development (HUD) HOME Program Limits (07/01/2020)			
FAMILY SIZE	INCOME NOT TO EXCEED		
1 Person	Poverty	\$12,760	
	30%	\$15,750	
	50%	\$26,650	(Very Low Income)
	60%	\$31,500	
	80%	\$42,000	(Low-Income)
2 Person	Poverty	\$17,240	
	30%	\$18,000	
	50%	\$30,000	(Very Low Income)
	60%	\$36,000	
	80%	\$48,000	(Low-Income)
3 Person	30%	\$20,250	
	Poverty	\$21,270	
	50%	\$33,750	(Very Low Income)
	60%	\$40,500	
	80%	\$54,000	(Low-Income)
4 Person	30%	\$22,500	
	Poverty	\$26,200	
	50%	\$37,500	(Very Low Income)
	60%	\$45,000	
	80%	\$60,000	(Low-Income)
5 Person	30%	\$24,300	
	Poverty	\$30,680	
	50%	\$40,500	(Very Low Income)
	60%	\$48,600	
	80%	\$64,800	(Low-Income)
6 Person	30%	\$26,100	
	Poverty	\$35,160	(Very Low Income)
	50%	\$43,500	
	60%	\$52,200	
	80%	\$69,600	(Low-Income)
7 Person	30%	\$27,900	
	Poverty	\$39,640	
	50%	\$46,500	(Very Low Income)
	60%	\$55,800	
	80%	\$74,400	(Low-Income)
8 Person	30%	\$29,700	
	Poverty	\$44,120	
	50%	\$49,500	(Very Low Income)
	60%	\$59,400	
	80%	\$79,200	(Low-Income)

EXHIBIT B

HOME PROGRAM RENT LIMITS		
U.S. Department of Housing and Urban Development (HUD)		
HOME Program Limits (07/01/2020)		
UNIT SIZE	MAXIMUM RENTS	
Efficiency	LOW HOME RENT	\$656
	HIGH HOME RENT	\$728
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$728
	50% RENT LIMIT	\$656
	65% RENT LIMIT	\$834
1 - Bedroom	LOW HOME RENT	\$703
	HIGH HOME RENT	\$877
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$877
	50% RENT LIMIT	\$703
	65% RENT LIMIT	\$894
2 - Bedroom	LOW HOME RENT	\$843
	HIGH HOME RENT	\$1,076
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$1,080
	50% RENT LIMIT	\$843
	65% RENT LIMIT	\$1,076
3 - Bedroom	LOW HOME RENT	\$975
	HIGH HOME RENT	\$1,234
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$1,558
	50% RENT LIMIT	\$975
	65% RENT LIMIT	\$1,234
4 - Bedroom	LOW HOME RENT	\$1,087
	HIGH HOME RENT	\$1,356
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$1,882
	50% RENT LIMIT	\$1,087
	65% RENT LIMIT	\$1,356
5 - Bedroom	LOW HOME RENT	\$1,200
	HIGH HOME RENT	\$1,478
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$2,164
	50% RENT LIMIT	\$1,200
	65% RENT LIMIT	\$1,478
6 - Bedroom	LOW HOME RENT	\$1,312
	HIGH HOME RENT	\$1,600
	FOR INFORMATION ONLY:	
	FAIR MARKET RENT	\$2,447
	50% RENT LIMIT	\$1,312
	65% RENT LIMIT	\$1,600