

## OCAF RENT ADJUSTMENT WORKSHEET

<b>PROJECT NAME:</b>	
<b>DEVELOPMENT #:</b>	
<b>PROJECT ADDRESS:</b>	
<b>PROJECT OWNER:</b>	
<b>FHA PROJECT NO.:</b>	
<b>TOTAL UNITS IN PROJECT:</b>	
<b>DATE OF SUBMISSION:</b>	

**STEP 1:**

*Calculate the current Section 8 Rent Potential for EXPIRING contracts*

(A)	(B)	(C)	(D)	(D1)
UNIT TYPE AND CONTRACT AND/OR STAGE	# OF UNITS	CURRENT SECTION 8 CONTRACT RENTS	CURRENT SECTION 8 RENT POTENTIAL ( B x C )	MARKET COMPARABLE RENTS

(E) Monthly Expiring Section 8 Contract Rent Potential  
( total of column D ): 0

(F) Annual Section 8 Rent Potential for Expiring Contracts:  
( E x 12 ): 0

**STEP 2:**

Calculate Increase Factor Adjusted by OCAF for Expiring Contracts

(G)	TOTAL ANNUAL RENT POTENTIAL FOR NON-EXPIRING SECTION 8 CONTRACTS	
(H)	TOTAL ANNUAL RENT POTENTIAL FOR NON-SECTION 8 UNITS	
(I)	TOTAL ANNUAL PROJECT RENT POTENTIAL (F + G + H)	0
(J)	EXPIRING SECTION 8 PORTION OF TOTAL PROJECT RENT POTENTIAL (F/I)	#DIV/0!
(K)	TOTAL ANNUAL PROJECT DEBT SERVICE	
(L)	ANNUAL EXPIRING SECTION 8 SHARE OF DEBT SERVICE (J x K)	#DIV/0!
(M)	ANNUAL EXPIRING SECTION 8 POTENTIAL LESS EXPIRING SECTION 8 SHARE OF DEBT SERVICE (F - L)	#DIV/0!
(N)	ANNUAL EXPIRING SECTION 8 RENT POTENTIAL ATTRIBUTED TO OPERATIONS MULTIPLIED BY PUBLISHED OCAF (M x OCAF) CURRENT OCAF	#DIV/0!
(O)	ADJUSTED CONTRACT RENT POTENTIAL (L + N)	#DIV/0!
(P)	LESSER OF (O) AND (AA)	#DIV/0!
(Q)	INCREASE FACTOR (P/F)	

**STEP 3:**

Calculate OCAF Adjusted Contract Rent Potential for Expiring Section 8 Contracts ONLY.

(R)	(S)	(T)	(U)	(V)	(W)	(X)	(Y)
UNIT TYPE AND CONTRACT AND / OR STAGE	# OF UNITS	CURRENT CONTRACT RENTS	NEW RENT OCAF ADJUSTED RENT (Q x T)	ANNUAL ADJUSTED RENT (U x 12)	ADJUSTED ANNUAL RENT POTENTIAL (S x V)	ADJUSTED MARKET COMPARABLE RENTS (D1 x OCAF)	ANNUAL COMPARABLE RENT POTENTIAL (X x S x 12)

(Z) Annual Adjusted Rent Potential of the Expiring Contract(s)

Total Column W:

(AA) Comparable Rent Potential

Total Column Y: