shall prepare any updates, amendments, or plan revisions required to meet current policy guidance or changes in the administration of the Hazard Mitigation Grant Program. Funds shall not be awarded until the State administrative plan is approved by the FEMA Regional Director.

§ 206.438 Project management.

(a) *General.* The State serving as grantee has primary responsibility for project management and accountability of funds as indicated in 44 CFR Part 13. The State is responsible for ensuring that subgrantees meet all program and administrative requirements.

(b) *Cost Overruns.* During the execution of work on an approved mitigation measure the GAR may find that actual project costs are exceeding the approved estimates. The GAR shall evaluate each cost overrun and, if it exceeds 10 percent of the approved project cost, submit a request with a recommendation (based on the applicant's justification for additional costs) to the RD for a final determination. Cost overruns under 10 percent of the approved project cost will be allowed by the RD as long as there are offsetting cost underruns on other projects. The RD shall notify the GAR in writing of the final determination and process a supplement, if necessary. All requests that are not justified shall be denied by the GAR. In no case will the total amount obligated to the State exceed the funding limits set forth in § 206.432(b).

(c) *Progress Reports.* The grantee shall submit a quarterly progress report to FEMA indicating the status and completion date for each measure funded. Any problems or circumstances affecting completion dates, scope of work, or project costs which are expected to result in noncompliance with the approved grant conditions shall be described in the report.

(d) *Payment of Claims.* The GAR shall make a claim to the RD for reimbursement of allowable costs for each approved measure. In submitting such claims the GAR shall certify that reported costs were incurred in the performance of eligible work, that the approved work was completed and that the mitigation measure is in compliance with the provisions of the FEMA-State Agreement. The RD shall determine the eligible amount of reimbursement for each claim and approve payment. If a mitigation measure is not completed, and is without adequate justification for noncompletion, no Federal funding will be provided for that measure.

(e) *Audit Requirements.* Uniform audit requirements as set forth in 44 CFR Part 14 apply to all grant assistance provided under this Subpart. FEMA may elect to conduct a Federal audit on the disaster assistance grant or on any of the subgrants.

§ 206.439 Allowable costs.

(a) *General.* General policies and guidelines for determining allowable costs are established in 44 CFR 13.22 and detailed in OMB Circulars A–21, A–87, and A–122. Cost guidelines not covered in the above referenced OMB Circulars are set forth below.

(b) *Subgrantee administrative expenses.* Pursuant to section 406(f)(1) of the Stafford Act, necessary costs of requesting, obtaining, and administering Federal disaster assistance subgrants will be covered by an allowance which is based on a percentage of total net eligible costs under sections 403, 404, 406, 407, 502, and 503 of the Act. The applicable percentages may be found under Public Assistance Eligibility (Subpart H) § 206.228(b)(1).

(c) *Grantee administrative expenses.* Pursuant to 406(f)(2) of the Stafford Act, an allowance will be provided to the State to cover the extraordinary costs incurred by the State for preparation of applications, quarterly reports, final audits, and related field inspections by State employees, including overtime pay and per diem and travel expenses, but not including regular time for such employees. The allowance will be based on a percentages of total assistance provided for all subgrantees in the State under sections 403, 404, 406, 407, 502, and 503 of the Act. The applicable percentages may be found under Public Assistance Eligibility (Subpart H) § 206.228(b)(2).

(d) *State Management Costs.* (1) Costs of State personnel (regular time salaries only) assigned to administer the Hazard Mitigation Grant program in the Disaster Field Office (DFO) may be eligible when approved by the Regional Director. The State shall submit a plan for the staffing of the DFO within 5 days of the opening of the office. This plan and the plans required in paragraph (d)(2) of this section shall be in accordance with the administrative plan requirements of § 206.437, State administrative plan, in this subpart.

(2) After the close of the DFO, costs of State personnel (regular time salaries only) for continuing management of the Hazard Mitigation grants may be eligible when approved in advance by the Regional Director. The State shall submit a plan for such staffing in advance of the requirement.

§ 206.440 Appeals.

(a) GAR. The GAR may appeal any determination previously made related to Federal assistance for a subgrantee. The GAR's appeal shall be made in writing and submitted within 60 days after receipt of notice of the action which is being appealed.

(b) *Regional Director.* Upon receipt of an appeal, the RD shall review the material submitted and make such additional investigations as deemed appropriate. Within 90 days following receipt of all related information the RD shall notify the GAR, in writing, as to disposition of the appeal. If the decision is to grant the appeal, the RD will take appropriate implementing action.

(c) *Associate Director.* (1) If the RD denies the appeal, the GAR may submit a second appeal to the Associate Director. Such appeals shall be made in writing, through the RD, and shall be submitted not later than 60 days after receipt of notice of the RD's denial of the first appeal. The Associate Director shall render a determination on the GAR's appeal within 90 days following receipt of all related information. Action by the Associate Director is final.

(2) In rendering such determinations the Associate Director may, in those cases involving appeals of a highly technical nature, refer the appeal to an independent scientific or technical body for review. The GAR must first agree to such a process, including a waiver of the 90 day time limitation for appeal resolution, as well as, sharing in the cost of such reviews.

(3) The Associate Director will periodically review determinations rendered by the RD to ensure that appeals are being given fair and impartial consideration.

Dated: May 15, 1989.

Grant C. Peterson,

Associate Director, State and Local Programs and Support.

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May 22, 1989

Part IV

Department of the Interior

Bureau of Indian Affairs

Office of Surface Mining Reclamation and Enforcement

25 CFR Parts 200 and 750

Surface Coal Mining and Reclamation Operations; Federal Program for Indian Lands; Final Rule

DEPARTMENT OF THE INTERIOR

Bureau of Indian Affairs

Office of Surface Mining Reclamation and Enforcement

25 CFR Parts 200 and 750

RIN 1029-AB04

Surface Coal Mining and Reclamation Operations; Federal Program for Indian Lands

AGENCY: Bureau of Indian Affairs, Office of Surface Mining Reclamation and Enforcement, Interior.

ACTION: Final rule.

SUMMARY: The Office of Surface Mining Reclamation and Enforcement (OSMRE) and the Bureau of Indian Affairs (BIA) of the United States Department of the Interior (DOI) are adopting a final rule clarifying and revising the regulatory and leasing requirements for surface coal mining and reclamation operations on Indian lands. Those changes respond to settlement agreements reached in United States District Court for the District of Columbia concerning OSMRE's Federal program for Indian lands. The rule establishes the Secretary of the Interior (the Secretary) as the exclusive regulatory authority for surface coal mining operations on Indian lands, and clarifies the jurisdictional status under the Surface Mining Control and Reclamation Act of 1977 (SMCRA or the Act) of Indian allotments and tribal fee lands located outside the boundaries of Federal Indian reservations. The final rule also deletes the permit application information requirement concerning the American Indian Religious Freedom Act and clarifies and recodifies the procedures for incorporating the requirements of SMCRA, including tribe-requested terms and conditions, into existing and new leases for coal on Indian lands.

EFFECTIVE DATE: June 21, 1989.

FOR FURTHER INFORMATION CONTACT: Suzanne Hudak, Office of Surface Mining Reclamation and Enforcement, U.S. Department of the Interior, 1951 Constitution Avenue NW., Washington, DC 20240; Telephone: 202-343-4540 (Commercial or FTS).

SUPPLEMENTARY INFORMATION:

I. Background
II. Discussion of Final Rule and Responses to Public Comments on Proposed Rule
III. Procedural Matters

I. Background

The Surface Mining Control and Reclamation Act of 1977, Pub. L. 95-87, 30 U.S.C. 1201 *et seq.*, provides statutory authority for the development of regulations for surface coal mining operations. Section 710(d) requires compliance "[o]n and after thirty months from the enactment of this Act," with requirements at least as stringent as those imposed by sections 507, 508, 509, 510, 515, 516, 517, and 519 of SMCRA, for all surface coal mining operations on Indian lands. It also directs the Secretary of the Interior to incorporate the requirements of such provisions in all existing and new leases issued for coal on Indian lands. Section 710(e) further requires the Secretary to include and enforce in all post-SMCRA leases of coal on Indian lands, such terms and conditions as may be requested by the Indian tribe in such leases.

On September 28, 1984, the Secretary issued a final rule implementing the requirements of sections 710(d) and 710(e) of SMCRA (49 FR 38462). A new subchapter, Subchapter E—Indian Lands Program, was added to 30 CFR Chapter VII and included Part 750—Requirements For Surface Coal Mining And Reclamation Operations On Indian Lands, and Part 755—Tribal-Federal Intergovernmental Agreements.

The final Indian lands rules were subsequently challenged by the State of New Mexico (*New Mexico* v. *DOI*, Civil No. 84-3572 (D.D.C.)), (hereafter, "*New Mexico*") and the National Coal Association/American Mining Congress (NCA/AMC) (*NCA* v. *DOI*, Civil No. 84-3586 (D.D.C.)), (hereafter, "*NCA/AMC*"). Both challenges were settled in U.S. District Court in August 1985 under separate agreements in which OSMRE agreed to undertake certain rulemaking actions concerning the Federal program for Indian lands.

On August 21, 1987, OSMRE published a notice in the **Federal Register** suspending the final rule at 30 CFR 750.20(a) pursuant to the *NCA/AMC* settlement agreement (52 FR 31621).

On February 10, 1988, OSMRE published a proposed rule to clarify and amend the preamble and regulations for the Indian lands program in accordance with the terms of the *New Mexico* and *NCA/AMC* agreements (53 FR 3992). The notice announced a 60-day comment period ending on April 20, 1988, and public hearings to be held upon request in Washington, DC and Denver, Colorado. A public hearing was requested and held in Denver on April 13, 1988, during which OSMRE received requests for an extension of the public comment period. The comment period on the proposed rule was reopened until May 12, 1988, in response to the requests received at the public hearing. The notice reopening the public comment period was published in the **Federal Register** on April 27, 1988 (53 FR 15064).

II. Discussion of Final Rule and Response to Public Comments on Proposed Rule

During the comment period, OSMRE received comments from three Indian tribes, an energy resource tribal organization, a national coal industry trade organization, and a coal company. OSMRE has reviewed each comment carefully and has considered the commenters' suggestions and remarks in preparing the final rule.

Many of the comments received were general in nature and others went beyond the scope of the proposed rulemaking. These general comments and concerns are addressed in the section that follows. Comments of a more specific nature on the proposed rule are discussed in the section-by-section analysis portion of the preamble.

A. General Comments

OSMRE published the proposed rule pursuant to the provisions of the *NCA/AMC* and *New Mexico* settlement agreements. One commenter expressed support for the rules as proposed and urged OSMRE to move forward expeditiously with the final rule.

Several commenters contended that the Secretary failed to consult with the Indian tribes prior to entering into the settlement agreements in *New Mexico* and *NCA/AMC* and variously maintained that the agreements and the proposed regulations are violative of Federal law including SMCRA, Federal policy promoting tribal self-government, Federal fiduciary and trust responsibilities, tribal sovereignty, and the tribes' right to due process. One commenter recommended that, if necessary, OSMRE should move to vacate or modify the agreements so that they comport with Federal law. Another commenter opposed the proposed regulations as an effort to circumvent tribal aspirations to regulate mining activities on their lands and recommended renewed efforts by the Secretary to develop enabling legislation, pursuant to section 710 of SMCRA, authorizing tribal assumption of primacy. This commenter further recommended that OSMRE meet with other DOI agencies to examine, as a whole, legislation and Congressional intent regarding tribal sovereignty and self-determination. Another commenter contended that promulgation of the final rule would only result in further litigation and recommended alternatively that OSMRE meet with the affected tribes, companies, and States to

discuss, and attempt to resolve, the issues of concern. One tribal commenter posed a series of questions regarding OSMRE's consultations with the tribe and industry, and within DOI, during settlement negotiations and the rulemaking process.

OSMRE considers those comments which address the propriety of the manner in which the Secretary entered the settlement agreements, or the substance of the settlement agreements, irrelevant to this rulemaking, in that they do not specifically discuss the merits of the proposal itself. Similarly, comments which address efforts to develop legislation pursuant to section 710 are beyond the scope of this rulemaking. This rulemaking is consistent with SMCRA and other applicable Federal law and does not affect existing Federal law or policy regarding tribal self-government, Federal fiduciary and trust responsibilities, tribal sovereignty, and the tribes' right to due process. The commenter's belief that promulgation of this rule might result in litigation does not address the merits of the rulemaking and is not an appropriate factor to be considered in development of the final rule.

Two commenters raised issues concerning the jurisdictional status of the Crow Ceded Area in Montana and asserted their views regarding tribal authority to regulate on tribal lands. One of the commenters expressed opposition to OSMRE's settlement agreement with the State of Montana and Westmoreland Resources, Inc., regarding regulation of surface coal mining on the Crow Ceded Area.

As stated herein, OSMRE is the exclusive regulatory authority on Indian lands under SMCRA. Review of the complex issues surrounding the jurisdictional status of the Crow Ceded Area and the settlement agreement referenced by the commenter are more properly dealt with under the terms of the settlement agreement and Memorandum of Understanding.

Another commenter posed a question regarding the future of Title V funding for the tribes, with or without adoption of the proposed regulations.

OSMRE considers this comment beyond the scope of this rulemaking.

B. Clarification and Comments

Clarification of Regulatory Authority on Indian Lands

The rule at 30 CFR 750.6(a) designates OSMRE as the regulatory authority on Indian lands. Pursuant to the *New Mexico* and *NCA/AMC* settlements, OSMRE published a proposed clarification of this rule stating that OSMRE is, and will remain, the sole regulatory authority of surface coal mining operations on Indian lands in Arizona and New Mexico until legislation is enacted authorizing Indian tribes to assume regulatory primacy and the tribes elect to do so.

Three commenters objected to the proposed clarification as inconsistent with the Indian tribes' inherent sovereign power to regulate activities on lands under their jurisdiction, citing Federal Indian law, Federal policy promoting tribal self-government, and various court decisions to support their position. Two of the commenters also cited section 710(h) of SMCRA (30 U.S.C. section 1300(h)), wherein it states that "nothing in this Act shall change the existing jurisdictional status of Indian Lands," as confirmation of Congressional intent to preserve tribal governmental authority to regulate surface mining activities on tribal lands.

OSMRE disagrees in part. Pending Congressional enactment of additional legislation pursuant to section 710(a) of SMCRA, OSMRE interprets SMCRA to provide that the Indian tribes are not authorized by SMCRA to act as the regulatory authority for surface coal mining on Indian lands concerning matters which are regulated under SMCRA. This rulemaking does not discuss or affect the extent to which the Indian tribes may have residual or inherent authority to regulate any aspect or impacts of surface coal mining operations. Whether such authority exists is beyond the scope of this rulemaking. A more detailed discussion of the Secretary's regulatory authority on Indian lands can be found in the preamble to the September 28, 1984, final Indian lands rule (49 FR 38462 *et seq.*).

OSMRE also rejects the commenters' interpretation of section 710(h) of SMCRA. Section 710(a) mandates the enactment of enabling legislation as a prerequisite to tribal assumption of full regulatory authority under the Act. OSMRE does not interpret section 710(h) as impairing the Secretary's authority to act as regulatory authority for surface coal mining operations on Indian lands and to implement the requirements of sections 710 (c), (d), (e), and (f).

One commenter objected to the proposal on the grounds that it would preclude OSMRE from delegating SMCRA responsibilities to Indian tribes until and unless section 710 legislation is adopted, and suggested that the tribes could assume concurrent regulatory jurisdiction with OSMRE without enactment of such legislation. Another commenter suggested that the Indian tribes could regulate surface coal mining activities on their lands through contractual arrangements with the Secretary.

OSMRE disagrees that section 710 legislation is unnecessary for tribal assumption of surface mining regulatory duties, for the reasons stated earlier in this preamble that section 710(a) specifically requires the enactment of enabling legislation for the assumption of tribal regulatory authority under SMCRA concerning surface coal mining operations on Indian lands. Furthermore, section 710 does not authorize delegation of the Secretary's regulatory authority under SMCRA concerning Indian lands. OSMRE notes that this position is supported by the fact that Congress found it necessary to enact specific legislation authorizing the tribes to assume Title IV functions under SMCRA. (Pub. L. 100–71, 30 U.S.C. 1235, as amended.) Because of the wide range of regulatory responsibilities under Title V, it is reasonable to assume that Congress would find it even more necessary to enact specific legislation authorizing the tribes to assume regulatory functions under Title V of SMCRA. This rulemaking does not address the question of what OSMRE might do if other appropriate legislation were to authorize such delegation, in whole or in part. OSMRE therefore does not consider this rulemaking action the proper forum for discussing the plausibility and merits of the potential regulatory arrangements posed by the commenters.

One of the commenters objected to the proposed clarification as discriminatory under the Fifth Amendment, claiming that the designation of OSMRE as the sole regulatory authority only in the States of Arizona and New Mexico intentionally targeted specific Indian tribes for adverse treatment. This commenter also questioned the origin of, and basis for, the proposal.

OSMRE disagrees that this action is discriminatory in intent or in effect. The clarification is intended to resolve any ambiguity regarding surface mining regulatory jurisdiction on Indian lands in the two States where this question has been specifically at issue in the *New Mexico* and *NCA/AMC* challenges, namely Arizona and New Mexico. OSMRE does acknowledge, however, that the clarification could be misinterpreted by the public as confining the agency's regulatory jurisdiction on Indian lands exclusively to those two States and hereby further clarifies that OSMRE's exclusive regulatory authority extends to all

surface coal mining operations, or portions thereof, located on Indian lands as defined in section 701 of SMCRA. OSMRE's regulatory jurisdiction on Indian lands is based on and authorized by section 710 of SMCRA.

One commenter opposed the proposed clarification as incongruent with tribal and agency efforts to develop tribal capabilities to regulate surface coal mining operations on their lands, citing OSMRE's own findings regarding the partial regulatory abilities of two of the coal-producing tribes as evidence of the progress and success of such efforts. (It should be noted that the findings cited by the commenter are contained in an OSMRE report entitled *Study On Tribal Capability To Assume Regulatory Primacy* which was released in final form in February 1988. The report examined and evaluated the capabilities of the three coal-producing tribes [Crow, Hopi, and Navajo] to assume potential or hypothetical surface coal mining regulatory duties on Indian lands, in order to determine the success and future direction of Title V funding cooperative agreements with the three tribes.) This commenter further contended that the proposal was neither required by law, nor compatible with the Administration's Indian policy. Another commenter maintained that OSMRE had overlooked the intent of legislation such as the Indian Self-Determination and Education Assistance Act of 1975, 25 U.S.C. 450 *et seq.*, in developing agency regulations and policy, and that the Secretary had violated the self-determination policy by negotiating and entering into settlement agreements "that affect the Tribe's vital interests on surface mining."

OSMRE disagrees with these comments. Regardless of the tribes' abilities to regulate surface coal mining activities on their lands, and regardless of previous or ongoing efforts to develop those abilities, OSMRE is and will continue to be the sole regulatory authority on Indian lands pending enactment of section 710 legislation and tribal assumption of primacy. Section 710 requires the Secretary to ensure compliance with SMCRA on Indian lands. Consistent with this mandate, the clarification emphasizes that OSMRE is the sole designated regulatory authority on Indian lands. OSMRE recognizes that greater tribal self-determination is an important policy goal of the Department and this Administration consistent with the provisions of the Indian Self-Determination and Education Assistance Act, as amended. However, the attainment of that goal must be compatible with the existing statutory requirements governing mineral development on Indian lands, including the Secretary's obligation under section 710 of SMCRA to regulate surface coal mining operations on such lands. OSMRE notes that the Indian Self-Determination and Education Assistance Act was recently amended by the Indian Self-Determination and Education Assistance Act Amendments of 1988, Pub. L. 100–472, but considers the implementation and interpretation of that legislation outside the scope of this rulemaking.

One commenter opposed the designation of OSMRE as the sole regulatory authority on Indian lands on the grounds that it would exclude the tribes from the regulatory process and could deprive them of the ability to impose revenue-generating taxes on surface coal mining activities conducted on reservation lands.

OSMRE disagrees with this comment. As the regulatory authority on Indian lands, OSMRE is required by its own regulations at 30 CFR Part 750 to include the affected Indian tribes in the permitting and inspection and enforcement processes. OSMRE must consult with the affected tribe regarding special requirements relating to the protection of non-coal resources of the area affected by surface coal mining and reclamation operations, and assure operator compliance with such special requirements, pursuant to 30 CFR 750.6. The regulations at 30 CFR 750.18 provide for tribal participation in the inspection and enforcement process on Indian lands. Clarifying the OSMRE is the SMCRA regulatory authority on Indian lands in no way affects the tribes' authority to levy taxes on coal mining operations located on lands under their jurisdiction.

Clarification of Jurisdictional Status of Allotted Lands

The February 10, 1988, proposed rulemaking included a clarification regarding the jurisdictional status of individual Indian allotments located outside the boundaries of Federal Indian reservations. The clarification was published pursuant to the *New Mexico* and *NCA/AMC* settlement agreements to amend a misstatement contained in the September 28, 1984, preamble to 30 CFR Part 750 wherein the applicability of the Federal program for Indian lands was described as including "all lands within the exterior boundaries of Indian reservations, *allotted lands*, and all lands where either the surface or minerals are held in trust for or supervised by an Indian tribe or individual Indians" (emphasis added) (49 FR 38463).

As explained in the preamble to the February 10, 1988, proposed rule, the inclusion of lands outside the reservation and not held in trust for or supervised by an Indian tribe was unintentional and was subsequently recognized by OSMRE to exceed the scope of the statutory definition of "Indian lands" in section 701(9) of SMCRA. Thus, OSMRE wishes to clarify that for purposes of surface coal mining regulatory jurisdiction, off-reservation allotted lands are include in the SMCRA definition of Indian lands only if an interest in the surface or mineral estate is held in trust for or supervised by an Indian tribe.

Two commenters maintained that OSMRE should await the outcome of pending litigation involving jurisdictional issues on Indian lands before publishing a final clarification regarding surface coal mining regulatory jurisdiction on trust allotments. One of the commenters specifically cited two cases (*Energy and Minerals Dept.* v. *U.S. Dept. of the Interior*, 820 F.2d 441 (D.C. Cir. 1987) (hereafter, "*Energy and Minerals*") which was remanded in part to the District Court for the District of New Mexico; and *Pittsburgh & Midway Coal Mining Co.* v. *OSMRE and Navajo Tribe*, IBLA No. 87–577, (hereafter, "*Pittsburgh & Midway*", which is fully briefed and awaiting a decision by the Interior Board of Land Appeals), and contened that "the issue of whether any allotments held in trust for either tribes or individual Indians can be excluded from 'Indian lands' is squarely at issue" in those two cases.

OSMRE disagrees that the final clarification should be indefinitely delayed pending the issuance of final administrative or court decisions in the referenced case. The *Energy and Minerals* case concerns a reservation boundary dispute, and does not involve interpretation of SMCRA. The clarification is fully consistent with the position taken by OSMRE in the *Pittsburgh & Midway* case as to what constitutes Indian lands for purposes of surface coal mining regulation, and is also consistent with the statutory definition of "Indian lands" at section 701(9) of SMCRA. Furthermore, the clarification is necessary to resolve any remaining ambiguity concerning the applicability of the Federal program for Indian lands to individual Indian allotments that may have resulted from the inaccurate statement contained in the 1984 premable to 30 CFR Part 750. OSMRE believes that it is more appropriate that this jurisdictional issue be addressed by rulemaking, which provides opportunity for widespread

public participation and the fullest practical discussion of issues, rather than by quasi-judicial proceedings in which only parties and intervenors have standing and which apply only to the lands and facts at issue in the proceeding. This rulemaking is intended in part to provide guidance to IBLA concerning the application and interpretation of the SMCRA definition of Indian lands.

Two commenters opposed the clarification, alleging that, if adopted, the clarification would unlawfully allow State regulation on Indian trust allotments. One of the commenters cited section 710(h) of SMCRA, which states "[t]hat nothing in this Act shall change the existing jurisdictional status of Indian Lands," as clear evidence of Congressional intent to preclude State control of Indians and Indian lands. The commenter further cited the decision rendered in *Montana v. Clark* (749 F.2d 740 (D.C. Cir. 1958), cert. den. 474 U.S. 919 (1985)), (hereafter, "*Montana*") as evidence that trust allotments must be considered as Indian lands under SMCRA. *Montana* involved a challenge to OSMRE's regulations at 30 CFR 872.11(b)(3), which implement the provisions of section 402(g) of SMCRA concerning the allocation of abandoned mine land monies collected in States and Indian reservations.

The commenter maintained that the *Montana* court, in upholding the substitution of the term "Indian lands" for "Indian reservation" in the challenged regulation, equated the term "Indian lands" with all lands in which Indians have an interest. Thus, the commenter reasoned that off-reservation trust allotments plainly qualify as Indian lands.

OSMRE disagrees that the clarification would unlawfully allow State regulation of surface coal mining operations on Indian allotments. Section 710 applies to "Indian lands," and given the definition of Indian lands at section 701(9), is applicable to lands owned by or held in trust for individual Indians only if an interest in those lands is also held in trust for or supervised by an Indian tribe. SMCRA does not preclude State regulation of surface coal mining operations located on off-reservation individual trust allotments if those allotments are not held in trust for or supervised by a tribe, because such allotments would not be considered Indian lands under the Act.

OSMRE disagrees with the commenter's interpretation of the *Montana* decision and views it as a misconstrued reading of the court's holding. The commenter claims that the court, in reaching its decision, equated the term "Indian lands" with the phrase "all lands in which Indians have an interest." This is not correct. In examining the legislative history of SMCRA, the court found "overwhelming evidence" of Congressional intent to temporarily "*postpone determining the locus of regulatory authority* over all lands in which Indians have an interest." *Montana* v. *Clark, supra,* 749 F.2d at 752 (emphasis added). The court explicitly recognized that an exhaustive treatment of SMCRA jurisdiction for the variety of off-reservation land ownership patterns involving Indian interests was intentionally set aside by Congress for future consideration. The court did not address the issue of whether off-reservation trust allotments are Indian lands for purposes of SMCRA regulation.

One commenter maintained that all lands allotted to members of a specified tribe must be considered "Indian lands" pursuant to SMCRA for several additional reasons. The commenter gave incomplete or incorrect citations to State statutory provisions and cited several court cases for the proposition that both New Mexico and Arizona have expressly disclaimed all jurisdiction over such trust lands. The commenter further maintained that "as a purely factual matter," all such allotments are and have been supervised by the tribe, and that the tribe is acquiring and will continue to acquire interests in the allotments under the amended Indian Land Consolidation Act, 25 U.S.C. 2201 *et seq.* Finally, the commenter stated that thousands of such allotments are within reservation boundaries and/or are categorized by BIA as "reservation allotments."

OSMRE considers the comment regarding the States' complete renunciation of jurisdiction over all trust allotments as unsupported and irrelevant to the merits of this rulemaking. None of the materials which were cited with sufficient specificity that they could be located, supported the cited proposition. All of the referenced State cases concerned reservation lands, which are included in the SMCRA definition of Indian lands. Therefore, none of these cases support the comment insofar as it refers to lands not included in the SMCRA definition. Even if such renunciation by a State had taken place, other procedures for dealing with any such hypothetical situation are set forth in 30 CFR, including parts 732, 733, and 736. Renunciation *per se* could not serve as a basis for treating such lands as Indian lands.

OSMRE also has no evidence to support the commenter's assertion that all individual Indian allotments are and have been supervised by the tribe, nor has the commenter provided any information supporting this statement. However, OSMRE recognizes that tribal supervision of allotments may be shown to exist in some cases, and the clarification is consistent with that premise. The determination of tribal supervision over off-reservation lands will be made on a case-by-case basis.

Finally, the commenter's claim that many allotments are within reservation boundaries and/or categorized as "reservation allotments" is vague and unclear. OSMRE has consistently interpreted and continues to interpret SMCRA section 701(9) to provide that any lands located within the recognized boundaries of a Federal Indian reservation are Indian lands under SMCRA. The commenter provides no information as to the number, extent, or geographic location of "reservation allotments" which are located outside the recognized boundaries of Federal Indian reservations, nor is the term "reservation allotments" defined or described. Thus, any attempt by OSMRE to determine the validity or relevance of this comment would be purely speculative.

One commenter objected to the clarification on the grounds that it "suggests that any mineral interests underlying tribal trust surface ownership would be subject to tribal surface regulation," and that it does not explain the meaning of the phrase "supervised by" [an Indian tribe] as that term is used in SMCRA and the implementing regulations. The commenter recommended that OSMRE limit the definition of "Indian lands" to "recognized reservation lands and those lands held in trust for a tribe by the United States that do not overlie non-Indian ownership of minerals," and exclude any fee lands, including split estates. The commenter maintained that, absent express Federal delegation, Indian tribes lack inherent authority to regulate activities outside reservation boundaries, including the assertion of SMCRA regulatory jurisdiction over off-reservation fee lands. The commenter apprised OSMRE of pending litigation challenging tribal jurisdiction for taxation purposes in off-reservation areas, and suggested that OSMRE consider the consequences of the clarification in light of a Bureau of Land Management (BLM) land exchange proposal designed to consolidate tribal trust lands in New Mexico. The commenter contended that defining "Indian lands" so as to subject private fee minerals to eventual Indian

regulatory control might constitute a "taking without compensation." Finally, as a matter of information, the commenter cited pending litigation involving tribal claims that certain lands located outside the tribe's recognized reservation boundaries are part of the reservation proper (*Blatchford* v. *Sullivan*, Tenth Circuit Court of Appeals Case No. 87–1547), (hereafter, "*Blatchford*").

OSMRE rejects the commenter's proposed definition of "Indian lands" as overly restrictive and inconsistent with SMCRA. With respect to off-reservation areas, the statutory definition at section 701(9) of SMCRA includes "all lands including mineral interests held in trust for or supervised by an Indian tribe." It is OSMRE's position that the SMCRA definition encompasses not only the unsevered tribal trust estates included in the commenter's proposed definition, but also severed tribal trust lands, and lands supervised by a tribe.

OSMRE regards the comments concerning the ongoing legal challenges to tribal regulatory and taxation powers outside reservation boundaries, and concerning BLM's land exchange proposal, as irrelevant. This rulemaking does not encompass such issues or proposals, but merely seeks to clarify the geographic extent of OSMRE's regulatory jurisdiction under SMCRA concerning Indian lands. This clarification provides that off-reservation allotments are included in the SMCRA definition of Indian lands only if an interest in the surface or mineral estate is held in trust for or supervised by an Indian tribe. The *Blatchford* case cited by the commenter involves the issue of whether a particular area is part of the Navajo Reservation. The resolution of that case would not affect this rulemaking since the case has nothing to do with allotments.

OSMRE regards the comments concerning tribal surface regulation and possible compensable takings if the definition were applied by a hypothetical tribal regulatory authority at some unspecified future time, to be irrelevant to this rulemaking. The purpose of defining Indian lands is to clarify how this term will be applied by OSMRE as the sole regulatory authority under SMCRA. OSMRE cannot speculate as to when or under what specific legislative language Indian tribes may eventually assume regulatory responsibility if section 710(a) legislation is passed.

OSMRE notes the comment that the meaning of the phrase "supervised by" [an Indian tribe] should be clarified. However, a dispositive policy concerning the concept of tribal supervision of individual trust allotments and other forms of tribal interests in land would have to encompass a highly complex set of potential issues and fact patterns, and is beyond the scope and purpose of this rulemaking. As stated earlier in this preamble, OSMRE will make such determinations on a case-by-case basis if and when the need arises.

C. Specific Regulatory Changes and Comments

25 CFR Part 200

Section 200.11 Incorporation of Coal Lease Terms and Conditions

In the February 1988 rulemaking proposal, OSMRE proposed to amend the regulations at 30 CFR 750.20 (a) and (b) concerning the incorporation of coal lease terms and conditions on Indian lands. Upon review, it has been jointly decided by OSMRE and BIA to transfer the rules from OSMRE's regulatory program at 30 CFR Chapter VII to BIA's regulatory program at 25 CFR Chapter 1, Subchapter I. The regulations at 25 CFR Chapter I, Subchapter I govern leasing and development of energy and mineral resources on Indian lands and place primary responsibility for approval and management of prospecting and leasing activities with BIA. Thus, the recodification of the rules implements existing Departmental organization and performance of responsibilities concerning Indian lands, because it reflects the lead role of BIA in the approval and amendment of coal leases on Indian lands.

In the proposed rule, the regulations at 30 CFR 750.20 (a) and (b) were contained within a section entitled "Incorporation of coal lease terms and conditions." The rules have been recodified within 25 CFR Subchapter I and a new part has been added as follows: Part 200—Terms and Conditions: Coal Leases. The rules have been redesignated as 25 CFR 200.11 (a) and (b) under the section heading "Incorporation of coal lease terms and conditions."

The regulations at 25 CFR 200.11 (a) and (b) implement sections 710 (d) and (e) of SMCRA, respectively, wherein the Secretary is directed to incorporate the requirements of the applicable provisions of SMCRA, and tribe-requested terms and conditions, into leases of coal on Indian lands.

Section 200.11(a)

The rule at 25 CFR 200.11(a) (formerly 30 CFR 750.20(a)) provides for the incorporation of the SMCRA-compliance provision into existing and new leases of coal on Indian lands at the time such leases are issued, renewed, renegotiated, or readjusted, as applicable.

One tribal commenter maintained that deferring the inclusion of the proposed lease provision for existing leases until renewal, renegotiation, or readjustment, was contrary to law and Congressional intent in that it further delayed the action beyond the thirty-month time limit specified in SMCRA. The commenter further claimed that the rule change was arbitrary and capricious on the grounds that OSMRE had failed to explain why the new rule was preferable to the previous regulation. The commenter also contended that the rule change constituted a violation of the Secretary's trust responsibility since neither OSMRE nor BIA had consulted with the tribe prior to entering into the settlement agreement where the proposed rule change was first contemplated. Finally, the commenter raised a question regarding the enforceability of SMCRA section 710(d) standards for existing Indian coal leases should the rule change be implemented.

OSMRE disagrees that the rule change is contrary to law and Congressional intent. Section 710(d) of SMCRA provides that *"[o]n and after thirty months* from the enactment of this Act, all surface coal mining operations on Indian lands shall comply with requirements at least as stringent as those imposed by [applicable provisions of SMCRA] and the Secretary shall incorporate the requirements of such provisions in all existing and new leases issued for coal on Indian lands" (emphasis added). This language does not specify the mechanism by which the requirement is to be implemented with respect to new and existing leases. The Secretary has achieved the required result by applying these provisions by operation of law under 30 CFR Part 750 and, prior to the adoption of Part 750, under SMCRA itself, to all surface coal mining operations on Indian lands (30 CFR 750.11, 750.12, 750.16). Thus, there has been no delay in applying the requirement to all existing operations involving coal leases on Indian lands. The new rule establishes an orderly and equitable process for implementing the Secretary's obligations under section 710(d) to incorporate appropriate provisions in both existing and new leases of coal on Indian lands. Although the required result was already achieved by operation of law, the absence in the previous rule of such a process for incorporating the required provisions had raised questions regarding the equitable impact of the

provision and its effect on existing leases of coal on Indian lands. This rule is intended to address those concerns.

OSMRE disagrees with the commenter's assertions that proposal of the rule change was arbitrary and capricious and violated the Secretary's trust responsibilities. OSMRE proposed the rule change pursuant to the *NCA/AMC* settlement agreement, in response to objections raised by the complainant concerning the unilateral amendment of existing leases.

Non-parties to the agreement, though not involved in the settlement negotiations, were afforded ample opportunity to comment on the proposed rule change through the public comment process.

Finally, the commenter's concern regarding the enforceability of section 710(d) standards for existing leases pending incorporation of the SMCRA-compliance provision into such leases is without merit. OSMRE addressed this issue in the preamble to the proposed rule wherein it stated that all surface coal mining operations on Indian lands are subject to the requirements of section 710 of SMCRA and 30 CFR Part 750 by operation of law. This holds true regardless of whether the leases associated with such operations have been amended to include the SMCRA-compliance provision mandated by section 710(d).

Section 200.11(b)

The rule adopted today at 25 CFR 200.11(b) (formerly 30 CFR 750.20(b)) provides for the incorporation of SMCRA-related terms and conditions, as requested in writing by the lessor Indian tribe, into post-SMCRA leases of coal on Indian lands. The rule specifies that these terms and conditions shall be included when such leases are issued, renewed, renegotiated, or readjusted, as applicable.

One commenter objected to the proposed rule change at 25 CFR 200.11(b) as contrary to SMCRA in that it would limit the scope of tribe-requested terms and conditions to SMCRA-related concerns and would allow their incorporation into existing leases only at the time of lease renewal, renegotiation, or readjustment.

OSMRE disagrees that the rule change is contrary to SMCRA. Although section 710(e) does not specifically state that tribe-requested terms and conditions be related to SMCRA, OSMRE believes that section 710(e) was not intended to encompass terms and conditions unrelated to SMCRA, since the mechanisms for incorporating other terms and conditions were in place prior to the enactment of SMCRA. The requirement that section 710(e) terms and conditions be incorporated into existing leases only at specific, predetermined times is beneficial in that it minimizes the likelihood of frequent and unpredictable amendments to existing agreements. OSMRE believes this is necessary to implement section 710(e) in an orderly and reasonable manner with respect to existing contracts and leases. Moreover, the leasing and lease readjustment processes are not the tribes' sole means of ensuring operator compliance with special tribal requirements related to SMCRA. The rules at 30 CFR 750.6 provide an opportunity for the tribes to advise OSMRE and BIA of special requirements relating to the protection of non-coal resources of the area affected by surface coal mining and reclamation operations during the permitting process. As the regulatory authority on Indian lands, OSMRE must assure operator compliance with such special requirements.

One commenter expressed concern that the revised rule could be misinterpreted as restricting lease readjustment solely to SMCRA-related purposes and recommended that the rule be clarified accordingly.

As a point of clarification, the implementation of the rule will in no way affect the tribes' ability to continue to request the inclusion of non-SMCRA-related terms and conditions in new and existing coal leases on Indian lands pursuant to other existing statutes and regulations governing the leasing process on such lands.

One commenter maintained that the revised rule would give the lessee "veto power" over the terms and conditions requested by a tribe, or would force the tribe to compromise on proposed lease amendments.

OSMRE disagrees. Section 710(e) of SMCRA clearly empowers the Secretary to incorporate tribe-requested terms and conditions into leases of coal on Indian lands, and the lessee must comply.

One commenter contended that OSMRE breached its due process and fiduciary trust responsibilities by failing to consult with the tribe prior to entering into the settlement agreement which contained the provision affecting the tribe's rights under section 710(e).

OSMRE considers this comment beyond the scope of this rulemaking, because it concerns general legal and procedural issues relating to a previous action by the Department, rather than the merits of the rule itself. OSMRE reiterates that it has provided full opportunity to comment on the rulemaking implementing the settlement, through the public comment process.

The commenter further claimed that, by limiting the scope and time periods for incorporation of section 710(e) terms and conditions, OSMRE breached its trust duty to assist the tribe in developing its powers of self-government, and impaired the tribe's ability to achieve its section 710(e) objectives and maximize its economic benefits during the lease renegotiation and renewal process.

OSMRE disagrees. The rule change does not affect the Department's commitment to continued development of tribal self-governing powers, nor does it undermine the tribe's ability to negotiate leases for maximum economic gain. All coal lease terms and conditions on Indian lands, including those related to section 710 of SMCRA, are ultimately subject to Secretarial approval, thereby ensuring that tribal economic and environmental interests are protected.

30 CFR Part 750

Section 750.12 Permit Applications

Section 750.12(d)(2) describes the information that must be included in the permit application package (PAP) for a surface coal mining operation on Indian lands in order to assure compliance with Federal laws other than SMCRA. The rule at 30 CFR 750.12(d)(2)(v) is amended by deleting the reference to the American Indian Religious Freedom Act (AIRFA), 42 U.S.C. 1996, as a specific permit application information requirement.

The final rule adopted today continues to require that the permit application contain a description of compliance with Federal laws aimed at protecting cultural resources on Indian lands. The rule change does not eliminate the need for AIRFA compliance for surface coal mining operations on Indian lands, but transfers the primary responsibility from the applicant to OSMRE. This is consistent with AIRFA provisions requiring the various Federal departments and agencies to implement policies and procedures to protect and preserve Native American religious cultural rights and practices. OSMRE fulfills this obligation through the rule at 30 CFR 750.6(a)(4). That provision requires OSMRE to assure operator compliance with appropriate special requirements relating to the protection of non-coal resources of the area affected by surface coal mining and reclamation operations, in consultation with BIA and the affected tribe.

Two commenters objected to the proposed rule change. One commenter claimed that the revised rule would eliminate the need for an applicant to

deal directly with the affected tribes regarding the presence or absence of cultural/religious sites and resources on the proposed permit area, and that it would impose no obligation upon OSMRE to resolve AIRFA-related issues. Another commenter acknowledged that while AIRFA compliance is ultimately a Federal responsibility, OSMRE should retain the option of requiring the proposed operator to conduct a survey of religious sites, claiming that the general requirements of 30 CFR 750.6(a)(4) are insufficient to ensure agency compliance with AIRFA.

OSMRE disagrees with the commenters assertions that the existing rule at 30 CFR 750.6(a)(4) is inadequate for purposes of AIRFA compliance and that OSMRE is under no obligation to resolve AIRFA-related issues. The regulation at 30 CFR 750.6(a)(4) is broad in scope, providing for protection of all non-coal resources on Indian lands without exception, including Native American religious sites and resources. The regulation further requires OSMRE to assure operator compliance with special requirements relating to the protection of such resources. This could include operator-conducted surveys of religious sites, and could involve direct communications between the operator and the affected tribe, as necessary to ensure compliance with AIRFA.

One commenter maintained that the rule change could jeopardize the confidentiality of Native American cultural/religious sites and resources by placing sensitive information in the hands of government agencies subject to Freedom of Information Act (FOIA) requests, and urged OSMRE to propose a new rule requiring the applicant to address AIRFA-related issues in the PAP, in consultation with the tribal land owners.

OSMRE regards this comment as irrelevant to whether the proposal should be adopted, because the same concern will exist under this rule or the previous rule. The rule change merely reflects the fact that OSMRE, rather than the applicant, is ultimately responsible for ensuring AIRFA compliance on Indian lands. OSMRE recognizes the sensitive nature of AIRFA-related information and its significance to the Indian tribes. However, the determination as to whether such information would be exempt from disclosure under FOIA, if it were submitted to OSMRE, is not affected by this rulemaking, and is properly addressed outside of this rulemaking action.

III. Procedural Matters

Federal Paperwork Reduction Act

The rule does not contain information collection requirements that require approval by the Office of Management and Budget under 44 U.S.C. 3501 *et seq.*

Executive Order 12291 and Regulatory Flexibility Act

The DOI has determined that this document is not a major rule under the criteria of Executive Order 12291 (February 17, 1981) and certifies that it will not have significant economic effect on a substantial number of small entities under the Regulatory Flexibility Act, 5 U.S.C. 601 *et seq.* This rule affects a relatively small number of surface coal mining operations. The rule does not distinguish between small and large entities. The economic effects of the proposed rules are estimated to be minor and no incremental economic effects are anticipated as a result of the rule.

National Environmental Policy Act

OSMRE has prepared an environmental assessment (EA) and has made a finding that the final rule will not significantly affect the quality of the human environment under section 102(2)(C) of the National Environmental Policy Act of 1969 (NEPA), 42 U.S.C. 4332(2)(C). The EA is on file in the OSMRE Administrative Record, Room 5131, 1100 L Street NW., Washington, DC.

Author

The principal author of this rule is Suzanne M. Hudak, Branch of Federal and Indian Programs, OSMRE, 1951 Constitution Avenue NW., Washington, DC 20240; Telephone: (202) 343-4540.

List of Subjects

25 CFR Part 200

Environmental protection, Indian lands, Mineral resources, Mines.

30 CFR 750

Indian-lands, Reporting and recordkeeping requirements, Surface mining, Surface Mining Reclamation and Enforcement Office.

Accordingly, 25 CFR Part 200 is added and 30 CFR Part 750 is amended as set forth herein.

Dated: April 21, 1989.

Michael A. Poling,

Deputy Assistant Secretary—Land and Minerals Management.

Dated: April 24, 1989.

W. P. Ragsdale,

Assistant Secretary—Indian Affairs.

1. Part 200 is added to 25 CFR Chapter 1, Subchapter I to read as follows:

PART 200—TERMS AND CONDITIONS: COAL LEASES

Sec.

200.1-200.10 [Reserved]

200.11 Incorporation of coal lease terms and conditions.

Authority: Pub. L. 95-87 (30 U.S.C. 1201 *et seq.*), as amended.

§§ 200.1-200.10 [Reserved]

§ 200.11 Incorporation of coal lease terms and conditions.

(a) All leases of coal on Indian lands, as defined in section 216.101 of this chapter, issued by the Secretary, will include at the time of issuance, renewal, renegotiation, or readjustment, as applicable, the following provision:

The Lessee shall comply with all applicable requirements of the Surface Mining Control and Reclamation Act of 1977, and all regulations promulgated thereunder, including those codified at 30 CFR Part 750.

(b) With respect to leases of coal on Indian lands issued by the Secretary after August 3, 1977, the Secretary shall, at the time of issuance, renewal, renegotiation, or readjustment, as applicable, include and enforce in such leases, terms and conditions related to the Surface Mining Control and Reclamation Act of 1977, as requested by the lessor Indian tribe in writing.

PART 750—REQUIREMENTS FOR SURFACE COAL MINING AND RECLAMATION OPERATIONS ON INDIAN LANDS

2. The authority citation for Part 750 is revised to read as follows:

Authority: Pub. L. 95-87 (30 U.S.C. 1201 *et seq.*, as amended); and Pub. L. 100-34.

3. Section 750.12 is amended by revising paragraph (d)(2)(v) to read as follows:

§ 750.12 Permit applications.

* * * * *

(d) * * *

(2) * * *

(v) A description of compliance with Federal laws aimed at protecting cultural resources on Indian lands.

* * * * *

§ 750.20 [Removed]

4. Section 750.20 is removed.

[FR Doc. 89-12062 Filed 5-19-89; 8:45 am]

BILLING CODE 4310-05-M

federal register

Monday
May 22, 1989

Part V

Department of Housing and Urban Development

Office of the Assistant Secretary for Housing—Federal Housing Commissioner

24 CFR Part 888

Section 8 Housing Assistance Payments Program; Fair Market Rents for New Construction and Substantial Rehabilitation—All Market Areas; Proposed Rule

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Assistant Secretary for Housing—Federal Housing Commissioner

24 CFR Part 888

[Docket No. N-89-1961; FR-2634]

Section 8 Housing Assistance Payments Program; Fair Market Rents for New Construction and Substantial Rehabilitation—All Market Areas

AGENCY: Office of Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Proposed notice.

SUMMARY: Section 8(c)(1) of the United States Housing Act of 1937 requires the Secretary to establish Fair Market Rents (FMRs) periodically, but not less frequently than annually. This document proposes Fiscal Year 1988 FMRs for the Section 8 New Construction Program and the section 8 Substantial Rehabilitation Program. These proposed FMRs are based primarily on the level of rentals paid for recently completed or newly-constructed dwelling units of modest design within each market area as determined by HUD Field Office staff. They also reflect the Department's cost containment efforts in relation to housing assistance provided in the Section 8 New Construction and Substantial Rehabilitation Programs.

DATE: Comment due date: June 21, 1989.

ADDRESS: Interested persons are invited to submit comments regarding this rule to the Rules Docket Clerk, Office of General Counsel, Room 10276, Department of Housing and Urban Development, 451 Seventh Street SW., Washington, DC 20410. Communications should refer to the above docket number and title. A copy of each communication submitted will be available for public inspection during regular business hours at the above address.

FOR FURTHER INFORMATION CONTACT: Edward M. Winiarski, Chief Appraiser, Valuation Branch, Technical Support Division, Office of Insured Multifamily Housing Development, 451 Seventh Street SW., Washington, DC 20410-8000, telephone (202) 426-7624. (This is not a toll-free number.)

SUPPLEMENTARY INFORMATION:

Background

Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) (the Act) authorizes a system of housing assistance payments to aid lower income families in renting decent, safe, and sanitary housing. These programs, known collectively as the section 8 Housing Assistance Payments Program, provide assistance payments for lower income families for a variety of housing options, including new construction and substantial rehabilitation.

Under these programs, HUD or public housing agencies (PHAs) make rental assistance payments on behalf of eligible families to owners. Total housing expense represents the total monthly cost of housing an eligible family, which is the sum of the contract rent and any utility allowance for the assisted unit occupied by the family. Where the unit is leased to an eligible family, the housing assistance payment represents the difference between the total housing expense and the total family contribution. Initial contract rents plus any allowances for utilities generally may not exceed area-wide FMRs established by the Department.

Section 8(c)(1) of the Act states that the Secretary shall establish FMRs periodically, but not less frequently than annually. Section 8(c)(1) further provides that the Department shall publish FMRs in the **Federal Register**, with reasonable time for public comment, and that the FMRs will become effective upon their publication in final form in the **Federal Register**.

The Department determined that publication by rulemaking is not necessary and has delayed timely publication of the FMRs. Accordingly, the Department published a final rule on September 25, 1985 (see 50 FR 38791) changing the FMR publication procedure to a Notice procedure, effective October 30, 1985. Under the Notice procedure, FMRs are published in proposed form in a Notice with a minimum of 30 days for comment and then are published in final form in a Notice for immediate effect. This means FMRs may be effective the same day they appear in final form in the **Federal Register**.

This Notice

Today's document proposes the FY 1988 FMRs for new construction and substantial rehabilitation that apply to Section 8 New Construction under Part 880, Substantial Rehabilitation under Part 881, Housing Finance and Development Agencies under Part 883, New Construction Set-Aside for Section 515 Rural Rental Housing Projects under Part 864, Housing for the Elderly and Handicapped under Part 885, and Disposition of HUD-owned projects under Part 886, Subpart C.

The FMRs are based primarily on the levels of rent paid for recently completed or newly constructed dwelling units of modest design within each market area, as determined by HUD Field Office staff, trended ahead to October 1, 1989, to allow time for the period of construction or rehabilitation of the projects involved. They are estimates of rentals that prospective tenants who are not receiving Federal rent subsidies would be willing and able to pay for recently completed or newly constructed dwelling units of modest design, with suitable amenities. They do not necessarily represent rents needed to support construction and operating costs.

This Notice includes FMRs for 0, 1, 2, 3 and 4 or more bedroom units in five structural categories (detached, semi-detached/row, walkup, 2-4-story elevator and 5-plus-story elevator buildings). Construction or rehabilitation of elevator projects for families with children is prohibited unless there is no practical alternative. FMRs for family units in elevator structures are proposed for appropriate market areas; however, the determination that there is "no practical alternative" must be made on a project-by-project basis. HUD regulations also provide that high-rise elevator projects for the elderly may be approved only if HUD determines that high-rise construction is appropriate after talking into account land costs, safety and security factors.

With the publication for effect in the **Federal Register**, these FMRs will be made retroactive to September 15, 1988.

Applicability

A. For section 202 projects with section 8 assistance, beginning with Federal Fiscal Year 1986 selections, the Fair Market Rents (FMRs) on which the contract rents will be based will be the Fair Market Rents applicable to projects for the elderly or handicapped published and in effect on the date of the Notice of Section 202 Fund Reservation. Providing that the project meets cost containment, these FMRs may be increased by up to 10 percent with the approval of the Field Office Manager or by up to 20 percent with the approval of the Assistant Secretary for Housing-Federal Housing Commissioner.

B. For section 202 projects with section 8 assistance selected during Federal Fiscal Year 1985 and earlier, and for section 8 projects under the section 8 New Construction and Substantial Rehabilitation Program, the applicable Fair Market Rents are those in effect on the date that the proposal or application for assistance was submitted to HUD (or in the case of assistance under Part 884, by the Farmers Home Administration (FmHA), and in the case of assistance under Part

883, by the State Agency). The following exceptions apply:

1. For all the projects where the FMRs are increased after the completion date of a processing stage, the increased FMRs will apply to all subsequent processing in reviewing contract rents and utilities. (This does not apply when the borrower agrees to limit the rents to 110 percent of the FMRs in effect at the time of fund reservation in order to enter into a negotiated construction contract, as permitted under the section 202 competitive bid procedure.) The decision concerning appropriate FMRs to use in project processing will be based upon an entire schedule rather than selectively choosing the highest unit rents from the currently effective FMR schedule or a previously published schedule for that area.

2. For all projects where the FMRs are decreased after the completion date of a processing stage, the applicable FMR will be the higher of:

a. The FMR set forth in Schedule A of the annual publication of FMRs or

b. The FMR set forth in a previously published schedule that was in effect at the time that the application was submitted.

Interested persons will have a 30-day comment period after publication of this Notice in which to submit comments on the revised FMRs contained in Schedule A. All comments submitted during this period will be carefully considered and FMRs will be revised as appropriate.

Proposals may be submitted that involve combinations of structural types and unit sizes for which FMRs are not proposed in this document or for which there are no FMRs already in effect. However, no proposal of this type will be approved until the FMRs in this Notice have been published for effect.

In addition, interested persons may submit comments or other information (with adequate documentation) on FMRs at any time, even after expiration of the 30-day comment period provided in this Notice. Any data submitted will be considered in initiating interim revisions to the FMR schedules. In order to expedite consideration of your submission, please send a copy to the HUD Field Office having jurisdiction for the market area involved, as well as to the Rules Docket Clerk.

Other Information

HUD regulations in 24 CFR Part 50, implementing section 102(2)(C) of the National Environmental Policy Act of 1969, contain categorical exclusions from their requirements for the actions, activities, and programs specified in § 50.20. Since the FMRs proposed in this Notice are within the exclusion set forth in § 50.20(1), no environmental assessment is required, and no environmental finding has been prepared.

The Catalog of Federal Domestic Assistance Program number and title for the activities covered by this Notice are 14.156, Lower Housing Assistance Program (section 8).

Accordingly, the Department proposes to revise Schedule A of 24 CFR Part 888 to read as set forth below.

Authority: Section 8(c)(1), U.S. Housing Act of 1937, 42 U.S.C. 1437f; Section 7(d), Department of HUD Act, 42 U.S.C. 3535(d).

Date: May 5, 1989.

James E. Schoenberger,

General Deputy Assistant Secretary for Housing-Federal Housing Commissioner.

Schedule A—Proposed Fair Market Rents for New Construction and Substantial Rehabilitation.

Special Category Computations

1. FMRs for dwelling units designed for the elderly or handicapped are those for appropriate size units, not to exceed two bedrooms for the elderly, multiplied by 1.05.

2. Congregate housing dwelling unit FMRs are the same as for noncongregate units.

3. Single-room occupancy dwelling unit FMRs (applicable only for substantial rehabilitation projects) are 75 percent of those for zero-bedroom units of the same structural type.

4. FMRs for living units in a group home developed with a direct loan under section 202 of the Housing Act of 1959 are those for zero-bedroom or a one bedroom unit of the walkup structural type (or if the group home contains an elevator, of the 2–4-story elevator structural type). Each living unit in a group home is composed of a bedroom plus a proportionate part of common living space ordinarily included in a living unit. One-bedroom FMRs may be applied only when the bedroom space plus the proportionate part of the common space totals at least 450 square feet.

5. Manufactured home (unit and space) FMRs shall be 95 percent of the rents for detached units of the appropriate bedroom size (except that where a manufactured home FMR is specified in the schedule for an area, the amount in the schedule shall be the FMR).

6. FMRs for manufactured home spaces in newly-constructed or substantially rehabilitated manufactured home parks are determined by multiplying by 1.25 the FMR for the spaces published for the Existing Housing Program. (For currently effective FMRs for the Existing Housing Program, see **Federal Register** documents published on April 29, 1987 (52 FR 15630), March 18, 1988 (53 FR 8888), and September 21, 1988 (53 FR 36700).

Rent Computations

All rents computed in accordance with this note shall be rounded down to the nearest whole dollar.

Similarly, all FMRs increased by up to 10 percent with the approval of the HUD Field Office Manager, or by up to 20 percent with the approval of the HUD Assistant Secretary for Housing should have the result rounded down to the nearest whole dollar.

BILLING CODE 4210-27-M

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 1

BOSTON REGIONAL OFFICE

	MARKET: BOSTON NUMBER OF BEDROOMS					MARKET: WORCESTER NUMBER OF BEDROOMS					MARKET: FALL RIVER NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED			818	1050	1141			759	971	1053			783	943	959
SEMI-DETACHED/ROW	683	689	809	954	1057	604	611	751	876	1005	601	607	768	931	943
WALKUP	594	671	804	887	1007	545	580	728	826	949	565	586	725	830	871
ELEVATOR 2-4 STY	616	748	865	1107	1209	556	639	766			585	607	741		
ELEVATOR 5+ STY	621	753	870	1208	1334	584	673	805			590	639	774		
MANUFACTURED HOME															
	EFFECTIVE DATE 100187					EFFECTIVE DATE 100187					EFFECTIVE DATE 100187				
	TRENDED DATE 100189					TRENDED DATE 100189					TRENDED DATE 100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 1

HARTFORD OFFICE

MARKET: HARTFORD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			724	805	829
SEMI-DETACHED/ROW	584	598	690	781	805
WALKUP	496	576	655	740	764
ELEVATOR 2-4 STY	503	585	661		
ELEVATOR 5+ STY	520	636	732		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NEW HAVEN

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		703	795	849
556	579	652	768	826
495	554	628	716	740
509	570	668		
527	629	744		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NEW LONDON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		700	781	816
514	519	665	742	791
463	497	654	735	762
468	513	679		
494	567	700		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NEW MILFORD

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		653	728	747
538	562	648	723	742
467	542	616	694	718
472	549	621		
488	597	689		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WINDHAM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			600	665	690
SEMI-DETACHED/ROW	506	512	573	641	668
WALKUP	419	488	547	607	625
ELEVATOR 2-4 STY	444	508	559		
ELEVATOR 5+ STY	462	539	615		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BRIDGEPORT

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		702	750	782
575	580	669	725	758
481	557	632	703	728
488	584	640		
508	617	711		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: RIDGEFIELD

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		815	873	904
668	673	776	849	879
557	649	738	826	850
567	658	745		
585	716	824		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NORWICH

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		653	728	747
525	572	648	723	742
475	553	628	695	717
483	561	633		
500	600	700		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 1

MANCHESTER OFFICE

	MARKET: MAINE STATEWIDE NUMBER OF BEDROOMS					MARKET: VERMONT STATE NUMBER OF BEDROOMS					MARKET: NEW HAMPSHIRE ST. NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED		595	671	766	889		616	716	798	898		593	664	765	889
SEMI-DETACHED/ROW	468	549	627	722	836	513	576	679	762	860	503	561	631	724	840
WALKUP	419	510	597	677	765	459	538	639	721	795	444	498	573	652	742
ELEVATOR 2-4 STY	469	561	706			521	595	705			469	568	654		
ELEVATOR 5+ STY	521	626	786			578	659	783			521	630	727		
MANUFACTURED HOME															
	EFFECTIVE DATE 100187					EFFECTIVE DATE 100187					EFFECTIVE DATE 100187				
	TRENDED DATE 100189					TRENDED DATE 100189					TRENDED DATE 100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 1

PROVIDENCE OFFICE

MARKET: PROVIDENCE

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			882	1027	1149
SEMI-DETACHED/ROW	536	656	748	829	895
WALKUP	481	651	723	744	874
ELEVATOR 2-4 STY	488	646	841		
ELEVATOR 5+ STY	494	653	849		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 2

BUFFALO OFFICE

MARKET: BUFFALO

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			605	686	773
SEMI-DETACHED/ROW	435	455	531	625	723
WALKUP	346	410	493	579	617
ELEVATOR 2-4 STY	454	500	663		
ELEVATOR 5+ STY	494	540	702		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ELMIRA

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			572	662	733
	358	415	521	617	688
	310	359	472	585	663
	381	465	596		
	419	503	635		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JAMESTOWN

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			598	672	754
	440	469	545	625	715
	361	424	504	579	669
	442	521	640		
	481	561	679		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ROCHESTER

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			585	654	726
	456	460	538	625	706
	354	413	496	563	635
	458	521	625		
	497	561	668		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ALBANY

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			668	808	894
SEMI-DETACHED/ROW	486	492	590	717	794
WALKUP	420	479	562	661	751
ELEVATOR 2-4 STY	426	516	652		
ELEVATOR 5+ STY	457	564	704		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PLATTSBURGH

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			585	690	762
	488	493	538	621	693
	387	424	491	575	655
	432	511	621		
	471	551	666		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SYRACUSE

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			593	683	781
	427	438	520	626	703
	341	409	498	569	655
	346	454	576		
	384	495	619		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BINGHAMTON

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			572	690	763
	415	420	508	607	674
	359	410	481	565	639
	364	446	567		
	398	474	610		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 2

NEW YORK REGIONAL OFFICE

MARKET: NEW YORK CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	687	692	953	1131	1382
WALKUP	621	649	884	1058	1279
ELEVATOR 2-4 STY	664	853	912	1151	1351
ELEVATOR 5+ STY	866	1054	1171	1487	1699
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SUFFOLK

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1054	1279	1425
SEMI-DETACHED/ROW	797	844	1001	1047	1247
WALKUP	640	745	898	977	1080
ELEVATOR 2-4 STY	822	966	1177		
ELEVATOR 5+ STY	888	991	1238		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WESTCHESTER

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			955	1115	1222
SEMI-DETACHED/ROW	677	682	799	985	1072
WALKUP	534	637	762	921	1010
ELEVATOR 2-4 STY	659	755	928		
ELEVATOR 5+ STY	715	849	988		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ORANGE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			810	920	997
SEMI-DETACHED/ROW	563	612	732	873	955
WALKUP	498	572	695	816	903
ELEVATOR 2-4 STY	667	722	912		
ELEVATOR 5+ STY	717	820	1002		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ROCKLAND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			944	1024	1100
SEMI-DETACHED/ROW	586	675	842	980	1063
WALKUP	501	636	795	923	1022
ELEVATOR 2-4 STY	567	683	848		
ELEVATOR 5+ STY	620	739	894		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NASSAU

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1008	1151	1264
SEMI-DETACHED/ROW	708	715	922	1046	1159
WALKUP	552	688	834	958	1061
ELEVATOR 2-4 STY	568	703	875		
ELEVATOR 5+ STY	575	807	933		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PUTNAM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			879	1011	1100
SEMI-DETACHED/ROW	587	592	754	905	987
WALKUP	478	561	647	809	940
ELEVATOR 2-4 STY	672	762	833		
ELEVATOR 5+ STY	720	828	920		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: POUGHKEEPSIE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			731	854	976
SEMI-DETACHED/ROW	502	534	639	731	803
WALKUP	425	509	633	679	754
ELEVATOR 2-4 STY	648	757	872		
ELEVATOR 5+ STY	677	786	942		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 2

NEWARK OFFICE

MARKET: NEWARK

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1163	1300	1382
SEMI-DETACHED/ROW	657	731	927	1076	1170
WALKUP	578	647	829	962	1054
ELEVATOR 2-4 STY	668	743	947	1103	1191
ELEVATOR 5+ STY	751	842	1075	1259	1356
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NORTH BERGEN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1156	1293	1375
SEMI-DETACHED/ROW	722	795	922	1069	1162
WALKUP	640	707	822	954	1047
ELEVATOR 2-4 STY	729	804	940	1095	1184
ELEVATOR 5+ STY	813	904	1068	1252	1349
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FREEHOLD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1070	1204	1289
SEMI-DETACHED/ROW	648	722	839	982	1076
WALKUP	568	633	742	868	961
ELEVATOR 2-4 STY	655	730	852	1009	1096
ELEVATOR 5+ STY	739	830	980	1163	1264
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CAMDEN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1020	1150	1229
SEMI-DETACHED/ROW	624	629	769	935	1022
WALKUP	465	539	662	819	917
ELEVATOR 2-4 STY	598	671	817	980	1067
ELEVATOR 5+ STY	683	770	959	1136	1232
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ATLANTIC CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			982	1112	1177
SEMI-DETACHED/ROW	653	658	750	895	984
WALKUP	523	586	664	795	878
ELEVATOR 2-4 STY	630	702	792	942	1026
ELEVATOR 5+ STY	715	802	920	1096	1194
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BURLINGTON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1020	1150	1229
SEMI-DETACHED/ROW	621	629	789	935	1022
WALKUP	493	555	702	833	917
ELEVATOR 2-4 STY	599	671	830	980	1067
ELEVATOR 5+ STY	683	770	959	1136	1232
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GLOUCESTER

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1020	1150	1229
SEMI-DETACHED/ROW	574	629	777	935	1022
WALKUP	475	553	668	830	917
ELEVATOR 2-4 STY	599	671	828	980	1067
ELEVATOR 5+ STY	683	770	959	1136	1232
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TRENTON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1042	1170	1249
SEMI-DETACHED/ROW	684	707	807	954	1043
WALKUP	539	614	723	853	938
ELEVATOR 2-4 STY	672	752	851	1001	1086
ELEVATOR 5+ STY	769	858	979	1156	1255
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: VINELAND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			895	1024	1103
SEMI-DETACHED/ROW	560	580	664	807	897
WALKUP	414	494	576	707	792
ELEVATOR 2-4 STY	553	630	705	854	941
ELEVATOR 5+ STY	645	730	833	1010	1108
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ASBURY PARK

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			1026	1162	1243
SEMI-DETACHED/ROW	593	666	793	940	1034
WALKUP	511	578	692	826	918
ELEVATOR 2-4 STY	600	675	810	967	1053
ELEVATOR 5+ STY	683	781	938	1121	1222
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 2

CARIBBEAN OFFICE

MARKET: SAN JUAN
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			518	576	639
SEMI-DETACHED/ROW	428	439	491	535	596
WALKUP	361	417	463	505	546
ELEVATOR 2-4 STY					
ELEVATOR 5+ STY	413	463	530	611	675
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MAYAGUEZ
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		500	550	612
401	439	464	508	570
343	408	436	477	520
385	437	543	588	658

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PONCE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		464	514	575
365	402	427	471	534
336	373	399	441	484
385	437	517	551	622

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ARECIBO
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		495	545	606
396	434	459	502	565
343	404	430	472	515
385	437	543	582	653

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ST. CROIX
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			653	737	849
SEMI-DETACHED/ROW	432	504	592	684	779
WALKUP	367	432	525	591	554
ELEVATOR 2-4 STY					
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ST. THOMAS
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		963	1051	1186
648	716	825	950	1078
520	605	746	830	931
525	632	772		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: OLD SAN JUAN
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
572	617	647	702	775
538	581	614	665	714

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

BALTIMORE OFFICE

	MARKET: BALTIMORE NUMBER OF BEDROOMS					MARKET: HAGERSTOWN NUMBER OF BEDROOMS					MARKET: SALISBURY NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED			755	852	1002			653	767	884			641	707	830
SEMI-DETACHED/ROW	452	529	612	725	938	368	490	576	651	846	413	452	521	603	777
WALKUP	409	524	602	720	778	366	485	570	646	676	345	447	515	597	672
ELEVATOR 2-4 STY	442	552	654			393	492	576			358	490	537		
ELEVATOR 5+ STY	488	602	730			427	497	590			395	515	625		
MANUFACTURED HOME															
EFFECTIVE DATE	100187					EFFECTIVE DATE	100187				EFFECTIVE DATE	100187			
TRENDED DATE	100189					TRENDED DATE	100189				TRENDED DATE	100189			

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

CHARLESTON OFFICE

MARKET: CHARLESTON
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			561	666	757
SEMI-DETACHED/ROW	346	420	532	637	735
WALKUP	325	415	521	532	601
ELEVATOR 2-4 STY	425	523	591		
ELEVATOR 5+ STY	438	530	597		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BLUEFIELD
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		519	592	658
303	392	489	553	595
298	381	449	502	552
422	502	562		
430	509	570		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HUNTINGTON
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		512	618	672
312	401	498	584	645
262	390	493	556	610
399	474	569		
405	481	575		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PARKERSBURG
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		479	553	608
272	352	450	522	575
267	341	423	495	546
411	495	600		
420	502	608		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WHEELING
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			490	584	653
SEMI-DETACHED/ROW	274	363	460	566	627
WALKUP	269	352	455	526	574
ELEVATOR 2-4 STY	395	472	573		
ELEVATOR 5+ STY	400	479	578		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MARTINSBURG
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		496	584	653
293	367	459	550	627
283	342	454	526	595
441	492	547		
452	497	554		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FAIRMONT
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		555	618	692
345	425	524	592	664
340	415	504	556	613
472	519	578		
480	525	585		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: POINT PLEASANT
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		478	551	601
272	352	446	519	572
259	341	438	488	543
409	488	547		
414	497	555		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

PHILADELPHIA REGIONAL OFFICE

MARKET: PHILADELPHIA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW		612	766	886	993
WALKUP	479	540	682	774	856
ELEVATOR 2-4 STY	582	604	756		
ELEVATOR 5+ STY	641	720	849		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ALLENTOWN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	492	511	636	744	822
WALKUP	436	480	598	699	780
ELEVATOR 2-4 STY	515	543	637		
ELEVATOR 5+ STY	529	581	713		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BELLEFONTE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	451	517	549	713	799
WALKUP	408	480	544	686	748
ELEVATOR 2-4 STY	447	522	649		
ELEVATOR 5+ STY	497	561	693		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HARRISBURG

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	516	521	574	713	799
WALKUP	411	480	555	686	746
ELEVATOR 2-4 STY	467	542	598		
ELEVATOR 5+ STY	505	586	649		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LANCASTER

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	479	485	596	733	762
WALKUP	400	468	584	695	732
ELEVATOR 2-4 STY	486	562	730		
ELEVATOR 5+ STY	511	587	755		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: YORK

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	479	485	596	733	762
WALKUP	400	468	584	690	732
ELEVATOR 2-4 STY	484	562	730		
ELEVATOR 5+ STY	509	587	755		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: READING

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	505	511	612	735	818
WALKUP	407	490	587	694	762
ELEVATOR 2-4 STY	465	548	636		
ELEVATOR 5+ STY	503	601	705		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SCRANTON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	475	542	629	684	779
WALKUP	407	482	598	679	762
ELEVATOR 2-4 STY	504	561	668		
ELEVATOR 5+ STY	536	597	711		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WELLSBORO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	418	517	624	716	799
WALKUP	408	489	589	686	727
ELEVATOR 2-4 STY	447	522	649		
ELEVATOR 5+ STY	497	561	693		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

PITTSBURGH OFFICE

MARKET: PITTSBURGH
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			686	762	892
SEMI-DETACHED/ROW	487	585	649	724	847
WALKUP	418	497	579	695	813
ELEVATOR 2-4 STY	531	595	686		
ELEVATOR 5+ STY	548	620	729		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ERIE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		641	713	834
462	555	611	679	795
369	455	541	628	703
521	578	672		
540	596	722		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ALTOONA
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		557	671	810
376	453	547	639	772
358	441	542	623	717
518	584	618		
531	601	657		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JOHNSTOWN
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		574	682	816
394	467	546	643	777
361	445	536	616	702
484	520	623		
493	559	656		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

RICHMOND OFFICE

	MARKET: NORTON NUMBER OF BEDROOMS					MARKET: HARRISONBURG NUMBER OF BEDROOMS					MARKET: NEWPORT NEWS NUMBER OF BEDROOMS					MARKET: NORFOLK NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED																				
SEMI-DETACHED/ROW	364	375	451	547	610	379	419	488	563	638	413	418	481	600	653	442	447	534	605	657
WALKUP	276	343	436	542	597	327	389	483	557	620	328	372	449	538	599	384	433	512	600	650
ELEVATOR 2-4 STY	312	378	471			363	424	519			364	407	484			419	468	547		
ELEVATOR 5+ STY	342	425	563			394	488	568			467	555	638			490	597	692		
MANUFACTURED HOME																				
EFFECTIVE DATE	100187					100187					100187					100187				
TRENDED DATE	100189					100189					100189					100189				

	MARKET: CHARLOTTESVILLE NUMBER OF BEDROOMS					MARKET: RICHMOND NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED										
SEMI-DETACHED/ROW	463	469	554	655	696	426	433	502	587	638
WALKUP	385	436	522	580	646	351	412	492	580	632
ELEVATOR 2-4 STY	420	471	557			387	446	526		
ELEVATOR 5+ STY	465	563	698			438	532	657		
MANUFACTURED HOME										
EFFECTIVE DATE	100187					100187				
TRENDED DATE	100189					100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

WASHINGTON D.C. OFFICE

MARKET: WASHINGTON D.C.

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	581	653	716	796	898
WALKUP	468	553	629	729	814
ELEVATOR 2-4 STY	505	610	787		
ELEVATOR 5+ STY	566	652	846		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 3

WILMINGTON

	MARKET: WILMINGTON, DEL NUMBER OF BEDROOMS					MARKET: DOVER, DEL NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED			658	828	866			630	755	854
SEMI-DETACHED/ROW	475	480	587	705	774	436	441	530	653	712
WALKUP	397	460	543	631	676	384	419	476	568	614
ELEVATOR 2-4 STY	438	512	646			395	485	574		
ELEVATOR 5+ STY	466	594	658			419	536	637		
MANUFACTURED HOME										
EFFECTIVE DATE	100187					EFFECTIVE DATE	100187			
TRENDED DATE	100189					TRENDED DATE	100189			

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

ATLANTA REGIONAL OFFICE

MARKET: ATLANTA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	466	497	564	681	724
WALKUP	453	481	551	667	708
ELEVATOR 2-4 STY	483	511	579		
ELEVATOR 5+ STY	541	576	659		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ALBANY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			492	564	599
SEMI-DETACHED/ROW	336	375	439	511	557
WALKUP	324	364	428	500	546
ELEVATOR 2-4 STY	350	390	454		
ELEVATOR 5+ STY	404	444	509		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: AUGUSTA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			462	543	568
SEMI-DETACHED/ROW	344	370	434	495	527
WALKUP	334	360	421	485	517
ELEVATOR 2-4 STY	359	385	448		
ELEVATOR 5+ STY	409	435	498		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BRUNSWICK

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			502	591	628
SEMI-DETACHED/ROW	364	405	461	536	596
WALKUP	351	393	455	523	572
ELEVATOR 2-4 STY	382	421	486		
ELEVATOR 5+ STY	438	476	544		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COLUMBUS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			471	576	621
SEMI-DETACHED/ROW	340	378	423	543	584
WALKUP	325	364	410	529	570
ELEVATOR 2-4 STY	353	394	438		
ELEVATOR 5+ STY	413	454	495		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MACON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			481	521	579
SEMI-DETACHED/ROW	365	400	448	496	557
WALKUP	361	382	437	480	536
ELEVATOR 2-4 STY	391	413	463		
ELEVATOR 5+ STY	446	480	517		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ROME

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			460	536	577
SEMI-DETACHED/ROW	319	346	399	474	530
WALKUP	307	333	394	461	516
ELEVATOR 2-4 STY	333	359	420		
ELEVATOR 5+ STY	396	416	478		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SAVANNAH

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			537	622	661
SEMI-DETACHED/ROW	375	414	498	565	613
WALKUP	362	400	485	552	600
ELEVATOR 2-4 STY	390	434	513		
ELEVATOR 5+ STY	446	490	569		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: VALDOSTA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			451	517	592
SEMI-DETACHED/ROW	314	356	424	509	557
WALKUP	302	337	414	484	545
ELEVATOR 2-4 STY	331	372	444		
ELEVATOR 5+ STY	385	428	497		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

BIRMINGHAM OFFICE

MARKET: BIRMINGHAM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			583	709	802
SEMI-DETACHED/ROW	379	386	459	555	595
WALKUP	341	379	445	536	576
ELEVATOR 2-4 STY	352	399	471		
ELEVATOR 5+ STY	366	419	498		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DOTHAN

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		490	620	703
333	363	421	506	552
327	358	415	487	532
339	375	438		
345	386	455		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FLORENCE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		519	658	745
341	368	437	531	575
319	362	423	511	559
334	375	447		
347	388	460		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HUNTSVILLE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		549	701	796
399	404	483	570	620
337	398	476	555	612
386	429	518		
398	449	544		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MOBILE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			554	700	789
SEMI-DETACHED/ROW	353	382	466	535	575
WALKUP	334	375	452	522	561
ELEVATOR 2-4 STY	351	386	469		
ELEVATOR 5+ STY	357	398	486		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MONTGOMERY

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		544	656	747
367	372	473	561	616
340	366	453	555	608
352	386	479		
365	405	506		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TUSCALOOSA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		516	686	774
379	397	461	561	600
351	391	447	544	583
374	411	473		
388	427	497		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

COLUMBIA OFFICE

MARKET: GREENVILLE
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			530	643	693
SEMI-DETACHED/ROW	375	401	510	604	652
WALKUP	366	391	498	589	630
ELEVATOR 2-4 STY	400	416	525		
ELEVATOR 5+ STY	425	441	550		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GREENWOOD
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		471	554	600
346	362	454	523	565
337	353	445	511	548
360	375	467		
382	397	488		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MYRTLE BEACH
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		500	607	645
378	392	481	586	624
368	383	472	576	614
391	406	495		
414	429	519		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ROCKHILL
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		528	616	654
401	454	508	596	634
391	444	498	587	625
416	470	523		
442	495	547		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COLUMBIA
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			539	634	673
SEMI-DETACHED/ROW	391	443	519	614	653
WALKUP	381	433	509	604	643
ELEVATOR 2-4 STY	406	458	534		
ELEVATOR 5+ STY	431	483	559		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: AIKEN
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		513	594	631
387	438	494	575	612
377	429	485	566	603
402	453	508		
426	478	572		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CHARLESTON
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		523	589	626
405	420	503	569	606
395	410	493	559	596
420	435	518		
445	460	543		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FLORENCE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		490	560	595
361	434	473	543	578
350	425	464	534	569
398	449	486		
422	474	508		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

GREENSBORO OFFICE

MARKET: GREENSBORO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			505	577	684
SEMI-DETACHED/ROW	400	413	493	543	652
WALKUP	349	408	488	538	648
ELEVATOR 2-4 STY	372	444	516		
ELEVATOR 5+ STY	530	570	691		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ASHEVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			483	589	673
SEMI-DETACHED/ROW	389	395	465	565	652
WALKUP	332	389	448	560	647
ELEVATOR 2-4 STY	369	425	485		
ELEVATOR 5+ STY	483	543	641		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CHARLOTTE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			549	638	716
SEMI-DETACHED/ROW	430	437	517	598	691
WALKUP	369	432	512	593	686
ELEVATOR 2-4 STY	395	461	548		
ELEVATOR 5+ STY	532	572	686		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DURHAM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			540	620	728
SEMI-DETACHED/ROW	405	411	506	608	695
WALKUP	381	405	501	601	690
ELEVATOR 2-4 STY	416	442	536		
ELEVATOR 5+ STY	529	576	701		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GREENVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			469	540	641
SEMI-DETACHED/ROW	345	377	453	516	596
WALKUP	303	372	447	511	591
ELEVATOR 2-4 STY	337	395	470		
ELEVATOR 5+ STY	454	512	606		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: RALEIGH

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			544	648	757
SEMI-DETACHED/ROW	445	458	534	594	683
WALKUP	381	451	527	589	676
ELEVATOR 2-4 STY	411	474	551		
ELEVATOR 5+ STY	543	608	768		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WINSTON-SALEM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			492	586	667
SEMI-DETACHED/ROW	385	400	465	544	629
WALKUP	323	395	459	539	623
ELEVATOR 2-4 STY	352	418	490		
ELEVATOR 5+ STY	508	543	651		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FAYETTEVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			468	547	627
SEMI-DETACHED/ROW	364	373	438	510	586
WALKUP	322	368	434	504	580
ELEVATOR 2-4 STY	353	402	470		
ELEVATOR 5+ STY		500	594		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WILMINGTON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			484	572	650
SEMI-DETACHED/ROW	381	386	465	527	598
WALKUP	327	381	459	522	603
ELEVATOR 2-4 STY	361	402	481		
ELEVATOR 5+ STY	473	525	631		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ELIZABETH CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			489	555	622
SEMI-DETACHED/ROW	332	350	444	541	617
WALKUP	296	345	438	522	588
ELEVATOR 2-4 STY	323	395	475		
ELEVATOR 5+ STY	450	508	612		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

JACKSON OFFICE

MARKET: JACKSON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			531	641	727
SEMI-DETACHED/ROW	388	426	525	613	676
WALKUP	355	421	476	564	630
ELEVATOR 2-4 STY	437	541	629		
ELEVATOR 5+ STY	447	552	644		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CORINTH

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		435	551	636
303	354	422	531	613
288	344	417	519	573
390	477	558		
403	489	573		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GREENVILLE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		526	557	640
388	430	498	541	629
349	397	475	503	579
451	504	632		
465	519	651		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GREENWOOD

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		489	529	623
363	411	473	506	613
323	381	448	470	540
461	504	584		
471	516	599		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GULFPORT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			494	579	664
SEMI-DETACHED/ROW	401	423	488	564	613
WALKUP	337	390	444	543	607
ELEVATOR 2-4 STY	451	500	624		
ELEVATOR 5+ STY	462	512	639		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HATTIESBURG

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		476	547	616
333	385	458	525	590
292	348	439	487	536
414	444	551		
425	455	567		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SOUTHAVEN

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		519	600	684
350	434	500	586	663
337	414	494	573	629
459	509	613		
468	521	628		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

JACKSONVILLE OFFICE

MARKET: JACKSONVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			597	660	738
SEMI-DETACHED/ROW	428	492	573	642	693
WALKUP	379	424	523	631	686
ELEVATOR 2-4 STY	446	497	626		
ELEVATOR 5+ STY	501	553	698		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PENSACOLA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		540	600	702
387	433	508	568	626
328	376	457	539	575
384	436	531		
433	491	593		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KEY WEST

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		757	836	921
544	611	680	778	867
451	501	610	726	777
524	579	721		
595	663	824		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MIAMI

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		757	836	921
544	611	680	778	867
451	501	610	726	777
524	579	721		
595	663	824		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TAMPA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			576	655	773
SEMI-DETACHED/ROW	437	499	571	642	719
WALKUP	386	440	530	622	686
ELEVATOR 2-4 STY	483	541	664		
ELEVATOR 5+ STY	569	631	764		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ORLANDO

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		638	712	757
423	486	598	660	732
396	459	543	616	693
473	539	657		
550	613	726		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

LOUISVILLE OFFICE

MARKET: LOUISVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			580	656	744
SEMI-DETACHED/ROW	406	458	543	611	700
WALKUP	390	436	516	594	652
ELEVATOR 2-4 STY	420	471	549		
ELEVATOR 5+ STY	455	513	596		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COVINGTON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		539	630	741
376	429	501	585	688
359	407	472	553	646
389	442	514		
425	485	567		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: OWENSBORO

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		511	592	698
332	388	474	548	646
316	367	448	516	600
345	401	487		
380	443	539		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PADUCAH

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		514	596	702
334	390	477	551	650
318	369	451	519	603
347	403	490		
382	446	542		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PIKEVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			612	697	765
SEMI-DETACHED/ROW	440	479	572	647	711
WALKUP	408	453	522	598	653
ELEVATOR 2-4 STY	455	489	587		
ELEVATOR 5+ STY	493	556	646		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

KNOXVILLE OFFICE

MARKET: KNOXVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			481	562	599
SEMI-DETACHED/ROW	379	417	466	551	589
WALKUP	364	390	454	541	578
ELEVATOR 2-4 STY	390	412	481		
ELEVATOR 5+ STY	412	439	492		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CHATTANOOGA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			493	584	623
SEMI-DETACHED/ROW	439	442	481	567	607
WALKUP	401	430	465	555	595
ELEVATOR 2-4 STY	430	453	493		
ELEVATOR 5+ STY	453	481	521		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JOHNSON CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			471	546	584
SEMI-DETACHED/ROW	359	385	460	536	567
WALKUP	347	369	449	514	556
ELEVATOR 2-4 STY	385	407	471		
ELEVATOR 5+ STY	407	433	497		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KINGSPORT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			471	546	584
SEMI-DETACHED/ROW	359	385	460	536	567
WALKUP	343	360	449	497	536
ELEVATOR 2-4 STY	385	407	471		
ELEVATOR 5+ STY	407	433	497		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: OAKRIDGE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			481	562	599
SEMI-DETACHED/ROW	379	417	466	551	589
WALKUP	364	390	454	541	578
ELEVATOR 2-4 STY	390	412	481		
ELEVATOR 5+ STY	412	439	492		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 4

NASHVILLE OFFICE

MARKET: NASHVILLE
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			512	597	641
SEMI-DETACHED/ROW	391	435	494	584	629
WALKUP	358	414	486	577	623
ELEVATOR 2-4 STY	369	435	494		
ELEVATOR 5+ STY	376	450	512		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CLARKSVILLE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		456	552	584
332	373	436	517	570
307	350	431	504	565
332	379	448		
338	402	469		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COLUMBIA
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		434	536	587
321	345	409	527	564
287	338	397	512	557
294	358	405		
306	383	443		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MEMPHIS
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		460	517	604
332	377	439	491	561
296	332	387	467	502
345	414	488		
388	459	532		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JACKSON
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			439	512	599
SEMI-DETACHED/ROW	307	350	412	475	553
WALKUP	288	332	400	463	527
ELEVATOR 2-4 STY	337	379	470		
ELEVATOR 5+ STY	359	420	505		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

CHICAGO REGIONAL OFFICE

MARKET: CHICAGO
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			816	970	1119
SEMI-DETACHED/ROW	590	663	748	879	975
WALKUP	500	577	690	827	868
ELEVATOR 2-4 STY	534	628	741	880	882
ELEVATOR 5+ STY	578	724	861	894	945
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BELLEVILLE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		675	751	837
431	481	578	653	738
371	429	543	620	690
405	456	576		
462	514	648		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MOLINE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		622	767	897
451	508	560	701	821
393	449	503	638	716
418	478	539		
500	569	640		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SPRINGFIELD
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		680	765	855
403	459	538	612	690
367	431	500	577	654
396	455	534		
454	509	603		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EAST ST. LOUIS
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			577	664	739
SEMI-DETACHED/ROW	410	472	528	605	675
WALKUP	373	432	505	584	649
ELEVATOR 2-4 STY	397	460	541		
ELEVATOR 5+ STY	480	535	585		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

CINCINNATI OFFICE

	MARKET: CINCINNATI NUMBER OF BEDROOMS					MARKET: DAYTON NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED			713	870	937			638	828	915
SEMI-DETACHED/ROW	447	516	587	704	775	415	444	516	618	696
WALKUP	361	424	536	610	703	346	433	501	579	648
ELEVATOR 2-4 STY	397	530	632			404	537	641		
ELEVATOR 5+ STY	553	651	739			560	657	704		
MANUFACTURED HOME										
	EFFECTIVE DATE 100187					EFFECTIVE DATE 100187				
	TRENDED DATE 100189					TRENDED DATE 100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

CLEVELAND OFFICE

MARKET: CLEVELAND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			743	806	869
SEMI-DETACHED/ROW	521	545	613	692	726
WALKUP	390	449	521	604	688
ELEVATOR 2-4 STY	400	475	586		
ELEVATOR 5+ STY	456	485	608		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: AKRON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		711	779	803
496	522	589	666	699
385	439	515	589	655
390	428	520		
395	458	525		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FINDLAY

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		605	678	729
413	446	496	591	626
343	371	436	530	589
348	376	485		
393	450	554		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LORAIN

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		607	681	733
401	407	481	560	597
294	323	397	498	541
371	390	465		
390	396	484		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MANSFIELD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			629	684	757
SEMI-DETACHED/ROW	466	471	520	598	666
WALKUP	344	370	420	522	562
ELEVATOR 2-4 STY	379	417	498		
ELEVATOR 5+ STY	386	444	510		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TOLEDO

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		704	772	822
430	491	562	645	688
364	404	478	584	620
387	420	515		
424	430	524		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: YOUNGSTOWN

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		623	695	701
423	429	496	579	596
308	347	413	518	565
345	364	453		
352	372	462		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

COLUMBUS OFFICE

MARKET: COLUMBUS

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			549	672	683
SEMI-DETACHED/ROW	383	420	482	563	616
WALKUP	333	409	475	520	584
ELEVATOR 2-4 STY	370	445	528		
ELEVATOR 5+ STY	419	500	590		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

DETROIT OFFICE

	MARKET: DETROIT NUMBER OF BEDROOMS					MARKET: FLINT NUMBER OF BEDROOMS					MARKET: ANN ARBOR NUMBER OF BEDROOMS					MARKET: YPSILANTI NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED			668	829	966			532	680	760			659	758	799			659	758	799
SEMI-DETACHED/ROW	460	496	617	721	832	359	400	500	639	679	417	422	546	655	722	417	422	546	655	722
WALKUP	388	479	562	665	771	343	386	450	591	664	340	417	513	562	628	340	417	513	562	628
ELEVATOR 2-4 STY	415	506	578			348	405	476			382	449	532			382	449	532		
ELEVATOR 5+ STY	424	521	638			356	455	542			387	489	555			387	489	555		
MANUFACTURED HOME																				
EFFECTIVE DATE	100187					100187					100187					100187				
TRENDED DATE	100189					100189					100189					100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

GRAND RAPIDS OFFICE

MARKET: MT PLEASANT

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			615	728	776
SEMI-DETACHED/ROW	402	453	522	647	699
WALKUP	275	369	412	512	551
ELEVATOR 2-4 STY	284	386	430		
ELEVATOR 5+ STY	441	527	612		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GRAND RAPIDS

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			611	722	757
	420	425	525	622	672
	309	385	489	537	574
	327	405	506		
	446	520	577		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BENTON HARBOR

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			586	696	732
	400	429	536	644	679
	299	347	429	525	559
	317	365	447		
	433	496	568		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BATTLE CREEK

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			638	729	768
	398	423	520	642	691
	298	383	469	567	602
	317	401	487		
	458	530	595		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LANSING

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			613	753	797
SEMI-DETACHED/ROW	420	428	512	632	681
WALKUP	328	386	468	564	598
ELEVATOR 2-4 STY	347	405	486		
ELEVATOR 5+ STY	414	468	549		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MUSKEGON

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			619	730	767
	439	481	572	671	713
	314	397	470	557	569
	334	418	489		
	454	530	590		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TRAVERSE CITY

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			663	775	811
	481	496	581	715	754
	317	412	466	572	614
	335	429	484		
	502	580	644		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MARQUETTE

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			575	689	725
	363	416	524	631	668
	236	328	425	529	569
	254	346	444		
	462	541	556		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JACKSON

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			599	730	780
SEMI-DETACHED/ROW	409	414	501	619	667
WALKUP	321	398	455	560	590
ELEVATOR 2-4 STY	327	417	474		
ELEVATOR 5+ STY	470	543	615		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

INDIANAPOLIS OFFICE

MARKET: INDIANAPOLIS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			582	652	716
SEMI-DETACHED/ROW	367	413	512	619	627
WALKUP	339	384	460	520	558
ELEVATOR 2-4 STY	368	407	488		
ELEVATOR 5+ STY	463	512	593		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HAMMOND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			592	662	730
SEMI-DETACHED/ROW	397	448	531	608	688
WALKUP	363	416	496	563	599
ELEVATOR 2-4 STY	408	439	524		
ELEVATOR 5+ STY	466	532	620		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GARY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			581	648	717
SEMI-DETACHED/ROW	385	441	521	596	686
WALKUP	363	416	496	568	585
ELEVATOR 2-4 STY	405	439	530		
ELEVATOR 5+ STY	443	506	596		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

MARKET: BLOOMINGTON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		560	632	709
345	389	484	563	616
309	359	448	526	563
346	385	479		
424	472	568		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LAFAYETTE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		587	658	734
376	418	513	582	645
346	393	472	534	585
379	411	501		
462	516	616		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EVANSVILLE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		554	627	685
335	386	478	558	635
301	349	441	509	555
335	376	471		
405	478	580		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SOUTH BEND

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		586	656	732
381	425	517	595	680
349	395	475	538	582
383	417	508		
460	513	610		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FORT WAYNE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		580	647	721
390	422	505	561	626
343	387	460	516	567
379	412	490		
475	526	616		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TERRE HAUTE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		572	646	727
379	421	507	582	647
338	389	475	546	579
374	412	503		
443	496	612		

EFFECTIVE DATE 100187
TRENDED DATE 100189

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

MILWAUKEE OFFICE

MARKET: MADISON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			650	736	770
SEMI-DETACHED/ROW	395	476	570	679	729
WALKUP	385	429	525	628	
ELEVATOR 2-4 STY	401	444	540		
ELEVATOR 5+ STY	518	561	685		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: REEDSVILLE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		592	675	707
340	427	506	622	657
335	384	459	548	
353	400	472		
468	514	630		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SUPERIOR

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		553	664	699
324	433	497	605	641
318	379	452	561	
337	398	469		
475	520	614		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MILWAUKEE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		741	825	866
430	543	646	742	802
424	481	573	700	
444	498	592		
579	629	772		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EAU CLAIRE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			520	607	643
SEMI-DETACHED/ROW	303	383	437	551	605
WALKUP	295	339	392	497	
ELEVATOR 2-4 STY	315	358	412		
ELEVATOR 5+ STY	423	465	559		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GREEN BAY

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		555	635	665
323	398	477	580	614
303	350	434	530	
318	365	449		
438	477	588		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WAUSAU

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		562	649	683
326	417	479	592	630
321	368	435	539	
337	385	453		
456	501	597		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 5

MINNEAPOLIS-ST. PAUL OFFICE

MARKET: MINNEAPOLIS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	440	445	596	686	766
SEMI-DETACHED/ROW	363	417	497	636	658
WALKUP	402	478	599		
ELEVATOR 2-4 STY	411	593	686		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DULUTH

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
372	404	559	643	708
356	386	477	584	620
376	446	552		
394	481	613		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MANKATO

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
413	453	570	649	726
356	398	496	573	605
389	437	512		
407	561	665		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ROCHESTER

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
422	457	587	678	759
372	413	510	587	622
402	448	530		
438	591	673		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ST. CLOUD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	353	384	512	590	649
SEMI-DETACHED/ROW	322	361	448	540	573
WALKUP	349	423	487		
ELEVATOR 2-4 STY	354	498	589		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WORTHINGTON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
324	345	479	545	610
295	324	418	504	536
313	384	458		
318	445	543		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

FORT WORTH REGIONAL OFFICE

MARKET: DALLAS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			550	670	778
SEMI-DETACHED/ROW	351	389	479	584	659
WALKUP	299	328	455	534	612
ELEVATOR 2-4 STY	312	356	494		
ELEVATOR 5+ STY	438	504	699		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SHERMAN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			466	578	655
SEMI-DETACHED/ROW	297	329	407	516	595
WALKUP	259	296	386	471	559
ELEVATOR 2-4 STY	270	332	419		
ELEVATOR 5+ STY	379	455	593		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TYLER

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			440	536	628
SEMI-DETACHED/ROW	281	311	384	461	527
WALKUP	239	262	364	444	490
ELEVATOR 2-4 STY	250	285	395		
ELEVATOR 5+ STY	350	403	559		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WACO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			483	593	666
SEMI-DETACHED/ROW	308	341	421	534	618
WALKUP	268	307	399	488	578
ELEVATOR 2-4 STY	280	339	434		
ELEVATOR 5+ STY	393	471	614		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WICHITA FALLS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			483	610	687
SEMI-DETACHED/ROW	308	341	421	534	620
WALKUP	268	307	399	488	576
ELEVATOR 2-4 STY	280	335	434		
ELEVATOR 5+ STY	393	471	614		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SAN ANGELO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			466	569	666
SEMI-DETACHED/ROW	298	330	407	496	559
WALKUP	254	278	386	470	470
ELEVATOR 2-4 STY	265	302	419		
ELEVATOR 5+ STY	371	427	593		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ABILENE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			464	566	662
SEMI-DETACHED/ROW	296	328	405	493	556
WALKUP	252	277	384	468	517
ELEVATOR 2-4 STY	263	300	417		
ELEVATOR 5+ STY	369	425	590		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LUBBOCK

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			430	583	683
SEMI-DETACHED/ROW	301	334	411	509	574
WALKUP	260	285	390	476	533
ELEVATOR 2-4 STY	272	310	423		
ELEVATOR 5+ STY	381	438	599		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: AMARILLO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			505	612	688
SEMI-DETACHED/ROW	323	357	440	537	605
WALKUP	275	301	418	509	562
ELEVATOR 2-4 STY	287	327	454		
ELEVATOR 5+ STY	402	463	642		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EL PASO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			469	588	673
SEMI-DETACHED/ROW	299	332	409	512	578
WALKUP	261	288	388	473	537
ELEVATOR 2-4 STY	272	312	421		
ELEVATOR 5+ STY	382	442	596		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MIDLAND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			430	524	614
SEMI-DETACHED/ROW	275	304	375	457	516
WALKUP	234	257	356	434	479
ELEVATOR 2-4 STY	244	278	386		
ELEVATOR 5+ STY	342	394	547		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ODESSA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			430	524	614
SEMI-DETACHED/ROW	275	304	375	457	516
WALKUP	234	257	356	434	479
ELEVATOR 2-4 STY	244	278	386		
ELEVATOR 5+ STY	342	394	547		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ALBUQUERQUE NM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			543	633	707
SEMI-DETACHED/ROW	364	387	492	578	670
WALKUP	305	356	463	538	627
ELEVATOR 2-4 STY	319	400	503		
ELEVATOR 5+ STY	448	523	694		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SANTA FE NM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			559	707	828
SEMI-DETACHED/ROW	371	415	487	598	695
WALKUP	315	340	462	530	646
ELEVATOR 2-4 STY	329	426	501		
ELEVATOR 5+ STY	478	574	709		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SILVER CITY NM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			457	557	652
SEMI-DETACHED/ROW	292	332	398	485	547
WALKUP	248	283	378	441	509
ELEVATOR 2-4 STY	259	341	410		
ELEVATOR 5+ STY	393	479	581		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TAOS NM

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			521	635	721
SEMI-DETACHED/ROW	333	378	454	553	624
WALKUP	283	340	431	525	580
ELEVATOR 2-4 STY	296	389	468		
ELEVATOR 5+ STY	442	529	662		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

FORT WORTH REGIONAL OFFICE

MARKET: CLOVIS NM

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			433	543	636
SEMI-DETACHED/ROW	285	323	377	464	534
WALKUP	242	263	358	411	496
ELEVATOR 2-4 STY	253	333	388		
ELEVATOR 5+ STY	372	447	549		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

HOUSTON OFFICE

MARKET: HOUSTON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			674	823	957
SEMI-DETACHED/ROW	361	430	552	656	747
WALKUP	336	405	527	627	722
ELEVATOR 2-4 STY	396	470	592		
ELEVATOR 5+ STY	570	666	770		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BEAUMONT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			612	699	857
SEMI-DETACHED/ROW	338	394	477	569	657
WALKUP	313	369	457	544	627
ELEVATOR 2-4 STY	373	444	552		
ELEVATOR 5+ STY	548	599	603		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BRYAN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			585	774	898
SEMI-DETACHED/ROW	362	404	536	667	769
WALKUP	341	386	515	639	749
ELEVATOR 2-4 STY	393	441	603		
ELEVATOR 5+ STY	544	653	802		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LUFKIN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			557	654	758
SEMI-DETACHED/ROW	312	363	452	533	614
WALKUP	292	343	427	508	588
ELEVATOR 2-4 STY	339	398	499		
ELEVATOR 5+ STY	487	567	696		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EL CAMPO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			575	673	780
SEMI-DETACHED/ROW	358	396	482	608	706
WALKUP	338	376	460	588	680
ELEVATOR 2-4 STY	393	436	545		
ELEVATOR 5+ STY	481	568	702		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TEXAS CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			668	762	882
SEMI-DETACHED/ROW	379	456	574	650	750
WALKUP	358	444	560	621	719
ELEVATOR 2-4 STY	421	509	645		
ELEVATOR 5+ STY	570	666	770		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

LITTLE ROCK OFFICE

MARKET: FAYETTEVILLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			504	575	652
SEMI-DETACHED/ROW	337	411	474	553	610
WALKUP	328	396	461	548	605
ELEVATOR 2-4 STY	350	422	493		
ELEVATOR 5+ STY	433	506	589		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LITTLE ROCK

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		526	599	674
352	444	496	576	635
327	412	460	571	630
351	441	495		
436	510	600		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TEXARKANA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		516	593	666
339	400	478	574	631
323	389	455	569	626
346	420	489		
433	506	590		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FORT SMITH

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		491	559	631
328	375	461	528	591
308	354	433	497	552
331	382	466		
439	517	604		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JONESBORO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			497	569	637
SEMI-DETACHED/ROW	334	397	465	564	619
WALKUP	320	377	445	559	614
ELEVATOR 2-4 STY	343	404	482		
ELEVATOR 5+ STY	426	499	585		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

NEW ORLEANS OFFICE

MARKET: NEW ORLEANS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			455	509	591
SEMI-DETACHED/ROW	298	345	441	492	568
WALKUP	291	336	433	480	545
ELEVATOR 2-4 STY	301	346	443		
ELEVATOR 5+ STY	427	486	618		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LAKE CHARLES

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
			409	518	615
	297	331	396	505	596
	257	307	370	475	549
	268	318	382		
	416	463	570		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LAFAYETTE

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
			324	447	542
	197	238	309	435	523
	190	230	300	423	500
	200	240	310		
	325	371	484		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BATON ROUGE

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
			404	506	588
	280	318	389	490	565
	249	288	354	450	508
	260	298	365		
	395	442	551		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HOUMA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			357	478	560
SEMI-DETACHED/ROW	246	286	342	462	539
WALKUP	237	276	331	448	515
ELEVATOR 2-4 STY	247	286	341		
ELEVATOR 5+ STY	374	420	516		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SHREVEPORT

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
			429	539	619
	297	331	409	517	592
	271	302	382	484	541
	282	313	392		
	429	474	595		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ALEXANDRIA

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
			407	481	550
	294	329	388	461	527
	280	313	374	444	499
	290	323	385		
	427	473	580		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MONROE

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
			411	565	635
	289	323	394	547	613
	278	311	386	536	592
	288	321	396		
	427	472	590		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

OKLAHOMA CITY OFFICE

MARKET: OKLAHOMA CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			496	618	682
SEMI-DETACHED/ROW	306	349	424	510	568
WALKUP	242	291	369	480	543
ELEVATOR 2-4 STY	271	323	418		
ELEVATOR 5+ STY	353	407	516		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ADA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		456	536	603
306	369	415	489	552
258	317	363	437	484
272	336	392		
357	419	493		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ARDMORE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		472	555	624
317	382	430	509	572
267	328	376	453	501
282	348	406		
370	419	511		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ENID

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		496	575	649
299	363	446	549	586
241	301	380	448	495
256	321	409		
347	422	513		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GUYMON

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			409	495	567
SEMI-DETACHED/ROW	272	290	356	436	498
WALKUP	217	234	299	373	421
ELEVATOR 2-4 STY	233	254	330		
ELEVATOR 5+ STY	333	352	452		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LAWTON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		548	631	712
374	418	495	580	644
303	349	441	521	568
322	375	471		
395	449	561		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SHAWNEE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		481	529	584
326	381	461	516	567
272	326	396	432	472
287	345	436		
354	395	474		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: STILLWATER

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		468	574	629
337	360	418	527	565
283	306	363	467	491
298	326	393		
353	417	490		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WOODWARD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			406	491	562
SEMI-DETACHED/ROW	270	288	353	432	494
WALKUP	215	232	297	370	417
ELEVATOR 2-4 STY	231	252	327		
ELEVATOR 5+ STY	329	349	448		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BARTLESVILLE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		484	569	631
297	338	470	553	616
245	285	404	481	529
260	305	414		
338	373	470		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MC ALESTER

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		480	557	615
345	350	449	517	579
245	277	386	448	495
259	296	407		
308	345	459		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MUSKOGEE

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		437	504	572
317	363	421	490	555
258	301	350	435	471
273	321	364		
345	382	417		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TULSA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			457	536	709
SEMI-DETACHED/ROW	281	322	394	488	535
WALKUP	227	288	366	433	500
ELEVATOR 2-4 STY	242	308	396		
ELEVATOR 5+ STY	336	399	508		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 6

SAN ANTONIO OFFICE

MARKET: SAN ANTONIO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			429	517	594
SEMI-DETACHED/ROW	330	347	408	492	563
WALKUP	303	327	392	471	530
ELEVATOR 2-4 STY	423	455	554		
ELEVATOR 5+ STY	433	468	569		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: AUSTIN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			471	619	718
SEMI-DETACHED/ROW	346	388	449	593	685
WALKUP	317	361	420	561	636
ELEVATOR 2-4 STY	377	453	537		
ELEVATOR 5+ STY	387	466	552		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CORPUS CHRISTY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			463	582	630
SEMI-DETACHED/ROW	317	345	442	557	600
WALKUP	295	321	419	529	555
ELEVATOR 2-4 STY	357	381	550		
ELEVATOR 5+ STY	367	394	565		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EAGLE PASS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			443	536	597
SEMI-DETACHED/ROW	304	354	392	474	522
WALKUP	284	337	375	456	489
ELEVATOR 2-4 STY	384	440	505		
ELEVATOR 5+ STY	394	453	525		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HARLINGEN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			415	466	521
SEMI-DETACHED/ROW	324	332	371	415	487
WALKUP	302	315	355	385	415
ELEVATOR 2-4 STY	378	396	458		
ELEVATOR 5+ STY	396	409	473		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LAREDO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			478	512	600
SEMI-DETACHED/ROW	326	372	453	485	566
WALKUP	295	337	418	442	507
ELEVATOR 2-4 STY	396	442	552		
ELEVATOR 5+ STY	406	555	567		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: VICTORIA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			380	580	602
SEMI-DETACHED/ROW	292	333	370	566	589
WALKUP	272	314	353	548	555
ELEVATOR 2-4 STY	370	415	482		
ELEVATOR 5+ STY	380	428	497		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DEL RIO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			436	527	572
SEMI-DETACHED/ROW	274	349	430	504	545
WALKUP	254	330	414	485	515
ELEVATOR 2-4 STY	354	335	546		
ELEVATOR 5+ STY	364	448	551		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 7

DES MOINES OFFICE

MARKET: DES MOINES

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			635	743	846
SEMI-DETACHED/ROW	438	463	556	626	717
WALKUP	354	408	474	534	592
ELEVATOR 2-4 STY	428	474	561		
ELEVATOR 5+ STY	461	515	611		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BETTENDORF

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		531	616	695
355	396	469	535	615
302	345	415	477	541
369	412	500		
404	451	550		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CEDAR RAPIDS

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		617	718	807
377	440	546	623	710
313	367	470	543	616
407	462	569		
459	511	621		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COUNCIL BLUFF

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		587	681	788
415	443	529	596	677
332	382	449	502	556
420	476	548		
456	517	612		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DUBUQUE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			576	663	745
SEMI-DETACHED/ROW	383	442	509	582	663
WALKUP	323	378	451	529	599
ELEVATOR 2-4 STY	405	456	540		
ELEVATOR 5+ STY	441	497	593		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MASON CITY

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		594	686	770
377	432	528	601	684
324	374	453	522	596
394	444	559		
428	484	611		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SIOUX CITY

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		623	706	785
399	450	548	620	695
336	375	455	523	608
418	466	565		
452	505	617		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DAVENPORT

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		532	614	692
356	405	469	536	613
307	353	415	488	552
378	422	502		
411	461	552		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WATERLOO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			500	583	662
SEMI-DETACHED/ROW	340	390	439	505	583
WALKUP	295	338	387	457	520
ELEVATOR 2-4 STY	356	402	467		
ELEVATOR 5+ STY	388	439	515		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 7

KANSAS CITY REGIONAL OFFICE

MARKET: KANSAS CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	416	455	528	646	687
SEMI-DETACHED/ROW	352	416	490	611	648
WALKUP	388	435	563		
ELEVATOR 2-4 STY	473	512	646		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JOPLIN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	323	366	472	560	597
SEMI-DETACHED/ROW	269	321	412	510	547
WALKUP	340	390	487		
ELEVATOR 2-4 STY	435	471	594		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ST. JOSEPH

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	303	343	415	504	542
SEMI-DETACHED/ROW	298	338	387	477	514
WALKUP	349	401	502		
ELEVATOR 2-4 STY	455	500	631		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SEDALIA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	297	342	433	522	559
SEMI-DETACHED/ROW	292	337	419	508	545
WALKUP	354	408	510		
ELEVATOR 2-4 STY	445	481	607		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SPRINGFIELD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	303	328	442	534	582
SEMI-DETACHED/ROW	254	307	416	512	549
WALKUP	302	347	435		
ELEVATOR 2-4 STY	395	439	559		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TOPEKA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	336	375	454	538	573
SEMI-DETACHED/ROW	301	334	418	516	552
WALKUP	352	387	495		
ELEVATOR 2-4 STY	416	451	568		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GARDEN CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	336	373	450	534	569
SEMI-DETACHED/ROW	297	334	411	495	530
WALKUP	329	362	463		
ELEVATOR 2-4 STY	389	421	532		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PITTSBURG

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	300	339	403	500	535
SEMI-DETACHED/ROW	255	293	375	464	501
WALKUP	329	362	463		
ELEVATOR 2-4 STY	389	421	532		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SALINA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	296	333	410	494	529
SEMI-DETACHED/ROW	259	296	367	452	487
WALKUP	334	367	470		
ELEVATOR 2-4 STY	394	427	539		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: WICHITA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED	321	381	473	565	601
SEMI-DETACHED/ROW	285	333	433	525	560
WALKUP	334	367	470		
ELEVATOR 2-4 STY	394	427	539		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 7

OMAHA OFFICE

MARKET: OMAHA

STPUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	333	399	510	580	639
WALKUP	309	373	460	569	601
ELEVATOR 2-4 STY	316	419	504		
ELEVATOR 5+ STY	347	434	522		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GRAND ISLAND

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
	272	340	431	506	574
	263	315	413	490	554
	314	386	497		
	325	395	510		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LINCOLN

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
	326	390	494	567	625
	308	373	460	562	619
	316	421	504		
	361	434	522		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET NORFOLK

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
	272	340	431	506	574
	263	315	413	490	554
	314	386	497		
	325	395	510		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: NORTH PLATTE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED					
SEMI-DETACHED/ROW	284	351	442	517	565
WALKUP	273	346	410	493	542
ELEVATOR 2-4 STY	302	383	483		
ELEVATOR 5+ STY	324	410	504		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SCOTTS BLUFF

	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
	286	358	453	532	592
	276	340	431	509	567
	321	406	515		
	338	416	529		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 7

ST. LOUIS OFFICE

MARKET: ST. LOUIS
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			638	764	822
SEMI-DETACHED/ROW	427	522	618	731	805
WALKUP	384	486	579	656	724
ELEVATOR 2-4 STY	417	523	626		
ELEVATOR 5+ STY	465	591	799		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CAPE GIRARDEAU
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		429	493	538
305	351	413	488	533
266	314	373	461	480
295	346	417		
325	380	557		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COLUMBIA
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		422	555	605
290	366	403	550	600
283	360	393	528	582
307	386	466		
342	456	624		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KIRKSVILLE
NUMBER OF BEDROOMS

-0-	-1-	-2-	-3-	-4+
		422	519	589
291	355	412	530	583
277	350	407	525	578
302	378	477		
335	448	638		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ROLLA
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			441	519	563
SEMI-DETACHED/ROW	304	368	436	514	558
WALKUP	273	346	431	509	553
ELEVATOR 2-4 STY	297	373	471		
ELEVATOR 5+ STY	332	434	576		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 8

DENVER, COLORADO REGIONAL OFFICE

MARKET: DENVER, CO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			708	834	932
SEMI-DETACHED/ROW	458	509	596	662	753
WALKUP	350	449	495	651	736
ELEVATOR 2-4 STY	369	456	556		
ELEVATOR 5+ STY	454	500	632		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GRAND JUNCT,CO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			540	660	728
SEMI-DETACHED/ROW	311	358	435	547	627
WALKUP	283	314	398	500	573
ELEVATOR 2-4 STY	349	400	485		
ELEVATOR 5+ STY	373	425	512		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: ASPEN/VAIL

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			545	669	750
SEMI-DETACHED/ROW	329	380	463	578	666
WALKUP	302	336	426	532	614
ELEVATOR 2-4 STY	361	416	507		
ELEVATOR 5+ STY	369	426	518		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FARGO, ND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			520	638	722
SEMI-DETACHED/ROW	317	355	442	550	629
WALKUP	293	330	408	508	581
ELEVATOR 2-4 STY	310	360	445		
ELEVATOR 5+ STY	317	369	455		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BISMARK, ND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			490	599	672
SEMI-DETACHED/ROW	304	335	412	511	579
WALKUP	280	319	378	469	531
ELEVATOR 2-4 STY	297	340	415		
ELEVATOR 5+ STY	304	349	425		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: DICKINSON, ND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			416	525	598
SEMI-DETACHED/ROW	230	261	338	437	505
WALKUP	206	242	304	395	457
ELEVATOR 2-4 STY	223	266	341		
ELEVATOR 5+ STY	230	275	351		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HELENA, MT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			480	567	610
SEMI-DETACHED/ROW	300	350	437	553	598
WALKUP	272	319	399	504	590
ELEVATOR 2-4 STY	339	393	483		
ELEVATOR 5+ STY	353	419	496		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BILLINGS, MT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			574	652	693
SEMI-DETACHED/ROW	332	382	467	580	667
WALKUP	305	350	429	533	614
ELEVATOR 2-4 STY	370	424	517		
ELEVATOR 5+ STY	385	450	545		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GREAT FALLS,MT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			509	586	629
SEMI-DETACHED/ROW	300	350	437	553	619
WALKUP	272	319	399	504	586
ELEVATOR 2-4 STY	339	393	488		
ELEVATOR 5+ STY	363	419	515		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MISSOULA, MT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			493	580	626
SEMI-DETACHED/ROW	283	339	428	557	616
WALKUP	252	324	386	504	591
ELEVATOR 2-4 STY	326	386	486		
ELEVATOR 5+ STY	353	415	516		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SALT LAKE CITY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			569	713	787
SEMI-DETACHED/ROW	344	395	454	551	686
WALKUP	288	380	443	542	635
ELEVATOR 2-4 STY	360	441	534		
ELEVATOR 5+ STY	397	461	556		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CEDAR CITY, UT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			506	555	603
SEMI-DETACHED/ROW	357	385	453	508	545
WALKUP	277	376	433	502	524
ELEVATOR 2-4 STY	352	424	490		
ELEVATOR 5+ STY	371	472	542		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: VERNAL, UT

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			447	577	674
SEMI-DETACHED/ROW	219	277	314	485	578
WALKUP	172	226	309	420	506
ELEVATOR 2-4 STY	240	301	397		
ELEVATOR 5+ STY	258	321	419		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SIOUX FALLS,SD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			492	572	619
SEMI-DETACHED/ROW	313	351	416	509	573
WALKUP	290	324	384	470	528
ELEVATOR 2-4 STY	304	339	416		
ELEVATOR 5+ STY	311	353	426		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PIERRE, SD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			511	585	636
SEMI-DETACHED/ROW	266	332	432	537	613
WALKUP	260	314	389	496	567
ELEVATOR 2-4 STY	298	343	432		
ELEVATOR 5+ STY	306	358	442		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: RAPID CITY, SD

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			554	664	730
SEMI-DETACHED/ROW	350	404	478	579	652
WALKUP	322	369	446	540	607
ELEVATOR 2-4 STY	351	392	478		
ELEVATOR 5+ STY	358	406	488		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 8

DENVER, COLORADO REGIONAL OFFICE

	MARKET: CASPER, WY NUMBER OF BEDROOMS					MARKET: CHEYENNE, WY NUMBER OF BEDROOMS					MARKET: CODY, WY NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED			541	658	744			543	658	743			577	706	791
SEMI-DETACHED/ROW	315	362	438	545	625	318	363	438	544	623	328	381	467	586	672
WALKUP	290	333	403	501	575	293	334	404	500	574	300	348	428	539	622
ELEVATOR 2-4 STY	352	402	485			353	403	486			367	422	517		
ELEVATOR 5+ STY	375	427	512			377	428	513			393	450	545		
MANUFACTURED HOME															
	EFFECTIVE DATE 100187					EFFECTIVE DATE 100187					EFFECTIVE DATE 100187				
	TRENDED DATE 100189					TRENDED DATE 100189					TRENDED DATE 100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HUUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 9

HONOLULU OFFICE

MARKET: HONOLULU

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			883	1150	1306
SEMI-DETACHED/ROW	582	621	849	1016	1146
WALKUP	521	598	692	1008	1134
ELEVATOR 2-4 STY	578	672	722		
ELEVATOR 5+ STY	594	797	966		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: GUAM

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			690	791	887
	502	559	641	711	838
	376	445	530	603	

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KAUAI

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			900	1015	1102
	620	758	889	1005	1090
	523	639	696	981	1066
	552	670	726		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: MAUI

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			813	1007	1067
	671	755	796	995	1056
	491	635	767	896	956
	523	667	800		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: HILO

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			632	791	890
SEMI-DETACHED/ROW	509	532	621	779	869
WALKUP	433	479	591	750	848
ELEVATOR 2-4 STY	467	510	625		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KONA

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			775	922	1017
	617	676	764	909	1006
	501	572	667	814	894
	531	602	699		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 9

LOS ANGELES OFFICE

MARKET: LOS ANGELES

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			847	953	1059
SEMI-DETACHED/ROW	577	670	781	886	1001
WALKUP	518	597	721	859	935
ELEVATOR 2-4 STY	560	644	777		
ELEVATOR 5+ STY	704	799	1031		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BAKERSFIELD

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		586	736	827
424	479	538	681	769
368	451	514	656	721
386	472	536		
552	631	738		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SANTA BARBARA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		847	942	1067
664	669	814	906	1025
473	527	682	773	839
492	552	705		
640	715	915		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: VENTURA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		799	907	1010
569	590	655	800	872
506	554	621	762	814
529	577	646		
690	750	865		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PASO ROBLES

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			755	831	925
SEMI-DETACHED/ROW	515	520	647	777	865
WALKUP	433	488	601	717	775
ELEVATOR 2-4 STY	453	510	626		
ELEVATOR 5+ STY	616	688	851		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: LANCASTER

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		637	733	855
494	498	601	696	814
389	469	576	666	759
416	495	601		
586	670	831		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: OXNARD

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		799	908	1010
573	590	655	800	872
506	554	621	762	814
529	577	646		
690	750	865		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SANTA ANA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		842	1019	1110
706	713	827	1001	1086
570	670	770	924	979
573	690	795		
730	861	1011		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SAN DIEGO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			704	836	925
SEMI-DETACHED/ROW	563	568	677	768	901
WALKUP	458	522	632	742	796
ELEVATOR 2-4 STY	495	572	690		
ELEVATOR 5+ STY	593	692	847		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EL CAJON

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		704	836	925
563	568	677	768	901
458	522	632	742	796
495	572	690		
593	692	847		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SANTA MARIA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		719	816	916
538	594	686	769	857
422	478	554	616	677
446	501	577		
599	670	793		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SAN BERNARDINO

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		640	772	869
498	526	628	730	851
447	504	593	598	780
478	525	615		
646	697	835		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 9

PHOENIX OFFICE

MARKET: PHOENIX

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			619	745	843
SEMI-DETACHED/ROW	445	511	595	708	777
WALKUP	391	482	582	682	727
ELEVATOR 2-4 STY	413	504	609		
ELEVATOR 5+ STY	501	597	732		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: CASA GRANDE

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			510	607	692
	364	411	481	572	649
	351	406	475	555	616
	382	428	497		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FLAGSTAFF

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			636	696	769
	418	459	555	658	737
	402	446	547	643	706
	424	468	569		
	525	575	707		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: TUCSON

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			564	632	719
	363	432	525	608	693
	344	407	520	592	653
	366	438	552		
	498	592	766		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: YUMA

	NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			545	617	701
SEMI-DETACHED/ROW	397	436	519	576	653
WALKUP	382	424	512	566	625
ELEVATOR 2-4 STY	412	446	534		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KINGMAN

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			529	611	698
	402	437	514	578	639
	376	424	508	565	627
	399	458	530		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SIERRA VISTA

	NUMBER OF BEDROOMS				
	-0-	-1-	-2-	-3-	-4+
			532	582	670
	352	397	509	569	643
	336	382	498	555	613
	358	404	520		

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 9

SACRAMENTO OFFICE

MARKET: SACRAMENTO
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			603	640	735
SEMI-DETACHED/ROW	493	504	576	633	696
WALKUP	384	457	521	626	701
ELEVATOR 2-4 STY	437	481	577		
ELEVATOR 5+ STY	592	650	792		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: REDDING
NUMBER OF BEDROOMS

			560	586	672
409	475	526	579	650	
347	403	472	520	654	
367	423	522			

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: PLACERVILLE
NUMBER OF BEDROOMS

		628	672	772
523	528	603	666	731
396	473	540	657	737
466	531	633		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: YREKA
NUMBER OF BEDROOMS

		562	657	706
360	442	541	626	674
305	372	481	576	658
325	392	503		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: S. LAKE TAHOE
NUMBER OF BEDROOMS

STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+
DETACHED			677	784	854
SEMI-DETACHED/ROW	535	540	655	760	816
WALKUP	435	512	584	699	767
ELEVATOR 2-4 STY	474	532	625		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 9

SAN FRANCISCO REGIONAL OFFICE

	MARKET: SAN FRANCISCO NUMBER OF BEDROOMS					MARKET: FRESNO NUMBER OF BEDROOMS					MARKET: MODESTO NUMBER OF BEDROOMS					MARKET: SAN JOSE NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED																				
SEMI-DETACHED/ROW	833	865	1027	1215	1292	336	419	489	673	736	384	389	467	569	627	578	584	712	864	950
WALKUP	593	686	897	1093	1200	310	404	478	618	691	363	384	461	564	622	481	578	688	820	895
ELEVATOR 2-4 STY	652	788	1007			423	526	656			469	526	659			516	599	695		
ELEVATOR 5+ STY	829	962	1220																	
MANUFACTURED HOME																				
EFFECTIVE DATE	100187					100187					100187					100187				
TRENDED DATE	100189					100189					100189					100189				

	MARKET: OAKLAND NUMBER OF BEDROOMS					MARKET: MARIN NUMBER OF BEDROOMS					MARKET: EUREKA NUMBER OF BEDROOMS					MARKET: SANTA ROSA NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED																				
SEMI-DETACHED/ROW	564	668	850	973	1075	564	668	850	973	1075	353	417	531	688	749	504	552	667	808	873
WALKUP	523	638	792	897	994	523	638	792	897	994	348	409	508	665	702	469	536	648	793	856
ELEVATOR 2-4 STY	590	646	871			590	646	871			444	541	647			580	668	825		
ELEVATOR 5+ STY	805	880	1147			805	880	1147												
MANUFACTURED HOME																				
EFFECTIVE DATE	100187					100187					100187					100187				
TRENDED DATE	100189					100189					100189					100189				

	MARKET: SANTA CRUZ NUMBER OF BEDROOMS					MARKET: RENO NUMBER OF BEDROOMS					MARKET: LAS VEGAS NUMBER OF BEDROOMS				
STRUCTURE TYPE	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+	-0-	-1-	-2-	-3-	-4+
DETACHED															
SEMI-DETACHED/ROW	496	502	676	864	951	432	496	612	747	823	401	460	535	688	751
WALKUP	418	497	636	820	895	404	475	585	680	754	377	436	529	680	735
ELEVATOR 2-4 STY	516	637	768			518	607	784			489	554	707		
ELEVATOR 5+ STY															
MANUFACTURED HOME															
EFFECTIVE DATE	100187					100187					100187				
TRENDED DATE	100189					100189					100189				

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 10

ANCHORAGE OFFICE

MARKET: ANCHORAGE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			575	638	744
SEMI-DETACHED/ROW	354	448	548	627	737
WALKUP	340	425	530	612	694
ELEVATOR 2-4 STY	365	450	555		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: FAIRBANKS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			673	761	868
SEMI-DETACHED/ROW	400	585	667	749	858
WALKUP	350	512	654	732	812
ELEVATOR 2-4 STY	400	537	679		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: JUNEAU

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			694	770	850
SEMI-DETACHED/ROW	464	576	681	756	828
WALKUP	418	519	655	727	802
ELEVATOR 2-4 STY	443	544	680		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KETCHIKAN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			629	700	796
SEMI-DETACHED/ROW	468	475	617	686	780
WALKUP	454	465	607	680	754
ELEVATOR 2-4 STY	483	490	632		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: KENAI PENINSULAR

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			558	618	702
SEMI-DETACHED/ROW	344	413	547	606	688
WALKUP	331	397	525	583	662
ELEVATOR 2-4 STY	356	422	551		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SITKA

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			560	640	719
SEMI-DETACHED/ROW	322	412	521	628	706
WALKUP	311	398	496	585	672
ELEVATOR 2-4 STY	404	468	553		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 10

PORTLAND OFFICE

MARKET: PORTLAND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			498	607	668
SEMI-DETACHED/ROW	318	379	451	549	592
WALKUP	306	376	437	504	566
ELEVATOR 2-4 STY	317	384	454		
ELEVATOR 5+ STY	369	455	616		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BEND

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			381	489	546
SEMI-DETACHED/ROW	277	297	344	422	474
WALKUP	216	278	323	399	442
ELEVATOR 2-4 STY	230	299	342		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COOS BAY

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			381	445	495
SEMI-DETACHED/ROW	260	294	344	423	471
WALKUP	231	280	335	409	458
ELEVATOR 2-4 STY	242	294	350		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BOISE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			437	551	598
SEMI-DETACHED/ROW	319	352	391	509	564
WALKUP	286	339	385	485	528
ELEVATOR 2-4 STY	311	349	399		
ELEVATOR 5+ STY	384	434	517		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: EUGENE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			401	505	563
SEMI-DETACHED/ROW	242	277	375	458	502
WALKUP	222	270	340	440	474
ELEVATOR 2-4 STY	236	288	360		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: IDAHO FALLS

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			356	401	447
SEMI-DETACHED/ROW	261	266	317	371	417
WALKUP	195	246	295	356	401
ELEVATOR 2-4 STY					
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: POCATELLO

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			380	501	558
SEMI-DETACHED/ROW	265	287	352	451	487
WALKUP	215	268	334	430	463
ELEVATOR 2-4 STY					
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: COEUR D'ALEN

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			399	494	545
SEMI-DETACHED/ROW	267	277	361	421	465
WALKUP	238	255	318	400	436
ELEVATOR 2-4 STY	261	270	338		
ELEVATOR 5+ STY					
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

SCHEDULE A- FAIR MARKET RENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REHABILITATION
(INCLUDING HOUSING FINANCE AND DEVELOPMENT AGENCIES PROGRAMS)

REGION 10

SEATTLE REGIONAL OFFICE

MARKET: SEATTLE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			628	695	789
SEMI-DETACHED/ROW	351	433	528	627	727
WALKUP	343	426	523	595	612
ELEVATOR 2-4 STY	384	459	567		
ELEVATOR 5+ STY	430	498	605		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: BELLINGHAM

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		478	567	646
307	350	424	523	577
262	335	414	500	562
280	352	433		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: OLYMPIA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		455	546	635
345	365	393	492	569
263	336	387	466	527
281	353	432		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: YAKIMA

NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
		448	539	631
297	342	422	493	577
245	319	381	469	551
263	343	398		

EFFECTIVE DATE 100187
TRENDED DATE 100189

MARKET: SPOKANE

STRUCTURE TYPE	NUMBER OF BEDROOMS -0-	-1-	-2-	-3-	-4+
DETACHED			469	541	626
SEMI-DETACHED/ROW	288	333	415	481	552
WALKUP	252	309	382	459	511
ELEVATOR 2-4 STY	270	345	399		
ELEVATOR 5+ STY	381	412	532		
MANUFACTURED HOME					

EFFECTIVE DATE 100187
TRENDED DATE 100189

PREPARED ON 021389

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