

EXHIBIT 4.20 COMPARABLE RENT DATA

In order to establish initial rents for units utilizing requested Orange County Housing Authority Project-Based Vouchers (PBVs), applicants shall submit a Housing Survey (Exhibit 4.20.01 – Initial Rent Request) for the proposed project along with rent data for at least three (3) comparable properties or rental market study with the same level of detail.

Exhibit 4.20.02 – Housing Survey Form - Comparable Rent Data template is available to use for providing the comparable properties' rent data. Three comparable properties are needed for each requested unit type. For example, if PBVs are requested for 2-bedroom and 3-bedroom units then three rent data are needed for the 2-bedroom units and another three rent data are needed for the 3-bedroom unit (total of 6 rent data).

Comparable properties must be similar in size and amenities to the proposed project and within a two-mile radius. Comparable rents must reflect the actual contract rent not the advertised rent amount. The data must be collected within the last six months.