



**Missouri Housing Development Commission
Market Study Summary Form 1300**

Development Name

Development Location

1. Define the Primary Market Area (PMA) expected to produce 65 percent or greater of potential tenants for the proposed development.

2. List the five most comparable **affordable housing developments (as defined by MHDC in the market study guidelines)** that are presently serving low-income households in the PMA of the proposed development.

	Subject	1	2	3	4	5
Development Name						
Development Type (LIHTC or RD)						
Street						
City, State, Zip						
Proximity to Proposed Development						
Family or Senior Development						
If Senior, show target tenant age 55+, etc.						
Total Number of Units						
Unit Size Range						
Tax Credit Development (Yes/No)						
RD Housing 515 Development (Yes/No)						
Section 8 (Yes/No)						
Approximate Age						
Approximate Occupancy %						
Waitlist (Yes/No)/ Number on Waitlist						
Rent Concessions (Yes/No)						
Studio Unit Rent(s)						
One Bedroom Unit Rent(s)						
Two Bedroom Unit Rent(s)						
Three Bedroom Unit Rent(s)						
Four Bedroom Unit Rent(s)						
Utilities Included in Rent						
Unit Amenities						
Development Amenities						
Contact Name and Phone Number						
Date Information Obtained from Contact						

3. List the five most comparable **market rate (unsubsidized) developments** that are located in the subject's PMA.

	Subject	1	2	3	4	5
Development Name						
Development Type (LIHTC or RD)						
Street						
City, State, Zip						
Proximity to Proposed Development						
Family or Senior Development						
If Senior, show target tenant age 55+, etc.						
Total Number of Units						
Unit Size Range						
Tax Credit Development (Yes/No)						
RD Housing 515 Development (Yes/No)						
Section 8 (Yes/No)						
Approximate Age						
Approximate Occupancy %						
Waitlist (Yes/No)/ Number on Waitlist						
Rent Concessions (Yes/No)						
Studio Unit Rent(s)						
One Bedroom Unit Rent(s)						
Two Bedroom Unit Rent(s)						
Three Bedroom Unit Rent(s)						
Four Bedroom Unit Rent(s)						
Utilities Included in Rent						
Unit Amenities						
Development Amenities						
Contact Name and Phone Number						
Date Information Obtained from Contact						

4. After comparing the proposed affordable housing units to the comparable market rate units and adjusting for the differences, indicate the estimated market rate rent for the proposed units and the proposed LIHTC rent advantage.

Proposed Units	Square Footage		Market Rent Estimate	Market Rent Per Square Foot	Proposed Unit Rent	Proposed Rent Per Square Foot	Proposed LIHTC Rent Advantage
Studio							
Studio							
One Bedroom							
One Bedroom							
Two Bedroom							
Two Bedroom							
Three Bedroom							
Three Bedroom							
Four Bedroom							
Four Bedroom							

5. What is/are the market related DEMOGRAPHIC strengths and/or weaknesses that could influence the marketability of the proposed development?

6. What is/are the market related ECONOMIC strengths and/or weaknesses that could influence the marketability of the proposed development?

7. What are the positive and/or negative NEIGHBORHOOD attributes and issues that may affect the property's marketability and lease up?

8. What are the positive and/or DEVELOPMENT attributes and issues that may affect the property's marketability and lease up?

9. Provide a concise explanation regarding the market need for the proposed development that may be supported by market occupancy levels, property condition, waiting lists, etc.

This summary was prepared by:

--	--

PRINTED NAME

--	--

SIGNATURE	DATE
-----------	------

--

COMPANY NAME
