

PILOT Tenant Retention Policy "Cheat Sheet"

"Legacy Resident" Tenant Income

Unit
Restriction

% AMI	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	>120
30%	1a	2a	2a	2a	2a	2a	3a	3a	3a	3a	3b
40%	1a	1a	2a	2a	2a	2a	3a	3a	3a	3a	3b
50%	1a	1a	1a	2a	2a	2a	3a	3a	3a	3a	3b
60%	1a	1a	1a	1a	2a	2a	3a	3a	3a	3a	3b
70%	1a	1a	1a	1a	1a	2a	2b	3a	3a	3a	3b
80%	1a	1a	1a	1a	1a	1a	2b	2b	3a	3a	3b
90%	1a	1a	1a	1a	1a	1a	1b	2b	2b	3a	3b
100%	1a	1a	1a	1a	1a	1a	1b	1b	2b	2b	3b
110%	1a	1a	1a	1a	1a	1a	1b	1b	1b	2b	3b
120%	1a	1a	1a	1a	1a	1a	1b	1b	1b	1b	3b
MKT	1a	1a	1a	1a	1a	1a	4	4	4	4	4

Scenario

Compliance & Rent Limits after Current Lease

1a	Household income 80% AMI or lower and <u>at or below</u> unit restriction (or in a market/unrestricted unit).	<u>Compliant</u> . Initial rent increase limited to the greater of +5% current rent or 30% of tenant income, increasing no more than 3% annually thereafter, capped at Max Allowable Rent.
1b	Household income over 80% AMI and <u>at or below</u> unit restriction.	<u>Compliant</u> . No rent restrictions relative to initial rent, max allowable rent for unit cap.
2a	Household income 80% AMI or lower and <u>over</u> unit restriction.	<u>Compliant</u> . Initial rent increase limited to the greater of +5% current rent or 30% of tenant income, increasing no more than 3% annually thereafter, capped at Max Allowable Rent.
2b	Household income 81-120% AMI and <u>no more than 20% AMI over</u> unit restriction.	<u>Compliant</u> . Rent is capped at Max Allowable Rent.
3a	Household income 81-120% AMI and <u>more than 20% AMI over</u> unit restriction.	<u>Not Compliant</u> after the term of the current lease, tenant cannot stay in a restricted unit.
3b	Household income over 120% AMI or not reported, in a restricted unit.	<u>Not Compliant</u> after the term of the current lease, tenant cannot stay in a restricted unit.
4	Tenant income over 80% AMI in a market/unrestricted unit.	<u>Compliant</u> . Market rent can be charged.

