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| **Project Title:** | | **Parcel No.:** |
| **90-Day Owner-Occupant**  **90-Day Tenant** | **Displaced Person(s):** | **Displacee No.:** |

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| --- | --- | --- | --- | --- |
|  | Subject | Comp 1 | Comp 2 | Comp 3 |
| Type of Dwelling | Choose an item. | Choose an item. | Choose an item. | Choose an item. |
| **Asking Price  Net Rent** | $ | $ | $ | $ |
| Average Mo. Cost of All Utilities ***(If applicable based on Utility Allowance)*** | $ | $ | $ | $ |
| **Base Mo. Rent (Rent Plus Utilities)** | $ | $ | $ | $ |
| Address |  |  |  |  |
| Source Listing |  |  |  |  |
| **Total Sq. Ft. (Finished and Unfinished)** |  |  |  |  |
| **Total Sq. Ft. (Finished)** |  |  |  |  |
| **Total Sq. Ft. by Floor**  **(Basement / 1st / 2nd)** | /     / | /     / | /     / | /     / |
| No. Bedrooms / Bathrooms | / | / | / | / |
| Year Built / Total No. of Rooms | / | / | / | / |
| Garage / Stalls | No Yes / | No Yes / | No Yes / | No Yes / |
| Type of Heating | Choose an item. | Choose an item. | Choose an item. | Choose an item. |
| Lot Size |  |  |  |  |
| Other Major Site Improvements |  |  |  |  |
| Condition | Excellent  Good Fair  NonDSS | Excellent  Good  Fair  NonDSS | Excellent  Good  Fair  NonDSS | Excellent  Good  Fair  NonDSS |
| NeighborhoodPublic Transportation | No  Yes | No  Yes | No  Yes | No  Yes |
| Dist. To Employment / Shopping | / | / | / | / |
| Public Water | No  Yes | No  Yes | No  Yes | No  Yes |
| Public Sewage | No  Yes | No  Yes | No  Yes | No  Yes |

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| See Attached Correlation and Conclusions |

Parcel No.

### Correlation and Conclusions

Insert a paragraph briefly describing the project and effects of the project on this specific parcel.

DESCRIPTION OF SUBJECT:

Insert a paragraph that objectively describes the subject dwelling and family makeup. Items to note:

* # of bedrooms
* # of bathrooms
* Square footage of home
* Style of home (2 story, rambler, split entry, etc.)
* Distance to employment, shopping, public facilities, etc.
* Family makeup and special circumstances/considerations

DETERMINATION OF VALUE:

Insert a statement describing the acquisition (total/partial) and a statement of the appraised/reviewed value along with the market rent.

**(**CHOOSE APPROPRIATE PARAGRAPH AND DELETE THE ONES THAT DON’T APPLY)

LAST RESORT HOUSING DISCUSSION: (Remember – when the maximum replacement housing payment eligibility limit of $31,000 for an owner occupant is exceeded through cumulative cost of the price differential payment, mortgage interest differential payment, and incidental expenses, the provisions of housing of last resort apply per WAC 468-100-404 and 49 CFR 24.404(a)(2) and (c)(1)(i).

The agent should consider all methods of providing additional or alternative assistance under Last Resort Housing as identified in the nonexclusive list in WAC 468-100-404(3) and 49 CFR 24.404(c) before selecting. The super payment is the most common method utilized; however, the agent should consider all options, including, but not limited to:

1. Super payment
2. Rehabilitation of and/or additions to an existing replacement dwelling
3. The construction of a new replacement dwelling
4. The provision of a direct loan
5. The relocation and, if necessary, rehabilitation of a dwelling.
6. The purchase of land and/or a replacement dwelling by the displacing agency and subsequent sale or lease to, or exchange with a displaced person.
7. The removal of barriers for persons with disabilities.

For owners with an RHP over $31,000 insert the below:

A comparable replacement dwelling cannot be made available within the monetary limits as specified in WAC 468-100-401(2) and 49 CFR 24.401(b), thus the provision of Last Resort Housing is required. Last resort housing allows for additional or alternative assistance that exceeds the limits normally provided. Last resort housing as specified in 49 CFR 24.404 and WAC 468-100-404 must be implemented so that the (Insert Project Name) Project can proceed. Add selected last resort housing option recommended is the most cost-effective method of providing last resort housing, in this instance, after considering all elements which contribute to the total project cost.

For owner occupants with an RHP **nearing** $31,000 insert the below:

A comparable replacement dwelling has been selected within the monetary limits of $31,000 as specified in 49 CFR Sec. 24.401(b). If additional qualified reimbursements for a Mortgage Interest Differential Payment or Incidental Purchase Expenses per WAC 468-100-401(4)(5) causes the replacement housing payment to exceed $31,000 the provision of Last Resort Housing as specified in 49 CFR 24.404 and WAC 468-100-404 must be implemented so that the (Insert Project Name) Project can proceed. Add selected last resort housing option recommended is the most cost-effective method of providing last resort housing, in this instance, after considering all elements which contribute to the total project cost.

For a tenant occupant with an RHP over $7,200 insert the below:

A comparable replacement dwelling cannot be made available within the monetary limits as specified in 49 CFR Sec. 24.402(b), thus the provision of Last Resort Housing is required. Last resort housing allows for additional or alternative assistance that exceeds the limits normally provided. Last resort housing as specified in 49 CFR 24.404 and WAC 468-100-404 must be implemented so that the (Insert Project Name) Project can proceed. Add selected last resort housing option recommended is the most cost-effective method of providing last resort housing, in this instance, after considering all elements which contribute to the total project cost.

COMPARABLE REPLACEMENT HOUSING:

Insert a paragraph describing the search criteria for a comparable replacement dwelling. This should include the objective parameters from the information discussed in the Description of Subject above. You must also state the search engines or methods utilized, specific search criteria, and the number of results for each search conducted. The discussion should also address the general housing market for the area, superior and inferior price ranges and the distances/areas searched.

Comparable #1

Insert a paragraph objectively describing comparable #1. This paragraph also needs to discuss similarities and differences between the subject home and this. The distance from the subject to this home needs to be listed.

Comparable #2

Insert a paragraph objectively describing comparable #2. This paragraph also needs to discuss similarities and differences between the subject home. The distance from the subject to this home needs to be listed.

Comparable #3

Insert a paragraph objectively describing comparable #3. This paragraph also needs to discuss similarities and differences between the subject home. The distance from the subject to this home needs to be listed.

FINAL ANALYSIS

Insert a paragraph explaining which home was selected as the most comparable and why. Also, provide an explanation of why the other comparable homes were not selected.

Attached: (Update Attachment List as applicable)

* Subject and Comparable Map
* Subject Photographs and Utility Sheet (if applicable)
* Comparable Listings, Photographs, and Utility Sheets (if applicable)
* Determination of Value

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| **Prepared By:** | **Date:** |