

2020 CNIT 1 Bedroom \$37,000 30% = \$925	2020 CNIT 2 Bedroom \$46,500 30% = \$1163	2020 CNIT 3 Bedroom \$52,500 30% = \$1313	2020 CNIT 4 Bedroom \$62,500 30% = \$1563
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Market Survey	\$930	No information	\$1,085	No information	\$1,208	\$1,250	No Information	No Information
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	Apartment	TH/Duplex	TH/Duplex	SFD	TH/Duplex	SFD	TH/Duplex	SFD	
Previous Market (Peace River)	\$850	\$900	\$1,000	\$1,100	\$1,100	\$1,200	\$1,200	\$1,300	
2021 Market	\$900	\$900	\$1,000	\$1,100	\$1,100	\$1,200	\$1,200	\$1,300	Peace River
2021 Market	\$900	\$900	\$900	\$1,000	\$1,000	\$1,100	\$1,100	\$1,200	Grimshaw
2021 Market	\$900	\$900	\$900	\$1,000	\$1,000	\$1,100	\$1,100	\$1,200	Fairview
2021 Market (Outlying Areas)	\$900	\$900	\$800	\$900	\$900	\$1,000	\$1,000	\$1,100	Bluesky, Berwyn, Nampa, Dixonville, St. Isidore, Manning and Cadotte Lake

Recommendation:

No change to market rates, with the exception of 1 bedroom apartments. There has not been any significant changes in the private market, although property management companies are reporting higher vacancies.

Keep premium rate for Garden Court Apartments of \$75 on one bedroom units and \$150 on a 2 bedroom unit. This better aligns with the rates of comparable units in the private market

Considerations:

Market Rent recommendations are based on private market units that are comparable to our units.

Apply standard \$100 increase for Single Family Homes

One bedroom units only affect senior housing units