

# Application for Neighborhood and Community Development Funds

Submit original and 15 complete copies of this application to the CDBG Office by 4:30 p.m. by the 15<sup>th</sup> of the month, to be reviewed by the CDBG Committee on the first Thursday of the following month. When possible, please duplex your original and copies and send an electronic version to the assigned project manager (if known).

|  |                                      |
|--|--------------------------------------|
| Program Title: <u>MDC Carling Acquisition</u>        | Amount Requested: <u>\$ 620,320</u>  |
| Agency: <u>Madison Development Corporation</u>       | Tax ID/EIN/FEIN: <u>39-1277471</u>   |
| Address: <u>550 W. Washington Avenue</u>             | DUNS #: <u>058076621</u>             |
| Contact Person: <u>Frank Staniszewski, President</u> | Telephone: <u>256-2799, ext. 212</u> |
| Email: <u>fstan@mdcorp.org</u>                       | Fax: <u>256-1560</u>                 |

1. **Program Abstract:** Provide an overview of the project. Identify the community need to be addressed. Summarize the program's major purpose in terms of need to be addressed, the goals, procedures to be utilized, and the expected outcomes. Limit response to 150 words.

This project is intended to address the need for quality affordable rental housing for low-and-moderate-income households. The goal of this project is to acquire and lease 14 rental apartments to households at or below 50% of cmi. This project will also preserve these units from pending foreclosure and thereby help stabilize the neighborhood. MDC plans to buy an entire 7-unit building at 2309-13 Carling and 7 of 8 units in a building at 2341-45 Carling, using CDBG funds. These units will be leased to income-eligible households. Seven of these units are now occupied and 7 are now vacant. Existing tenants will not be displaced; we expect most current occupants would be income eligible. MDC will lower the current rents for all current and prospective new tenants.

2. **Target Population:** Identify the projected target population for this program in terms of age, residency, race, income eligibility criteria, and other unique characteristics or sub-groups.

The target population are low income renters under 40% of cmi. This targeted population is the majority of households served in our agency's existing portfolio. Depending on household sizes and apt sq.ft. sizes, the rents are framed to be affordable, that is, for these households not to pay over 30% of their income on rent and utility charges. The apartment mix includes 2 one-bedroom units, 7 two-bedroom units and 5 three-bedroom units, providing a potential mix of household sizes from single occupants to larger families.

MDC will guarantee rental to income eligible tenants through a LURA and adhere to program requirements of NSP, or HOME at 50% of cmi or below.

21 to 40 # unduplicated individuals estimated to be served by this project.

14 # unduplicated households estimated to be served by this project.

Program Objectives: The 5-Year Plan lists 9 project objectives (A through N). Circle the one most applicable to your proposal and describe how this project addresses that objective.

- |  |                                |
|--|--------------------------------|
| A. Housing – Existing Owner-Occupied                         | G. Neighborhood Civic Places   |
| B. Housing – For Buyers                                      | K. Community-based Facilities  |
| <input checked="" type="radio"/> C. Housing – Rental Housing | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs                    | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise                          |                                |

The proposal addresses the rental housing objective.

MDC plans to acquire 14 rental apartments in early stage of foreclosure. MDC will prevent foreclosure, stabilize the neighborhood, rehab 7 of 14 units, and rent all 14 to households under 50% cmi. This includes 7 occupied and 7 currently vacant apartments. MDC will maintain these rental units in quality condition and at affordable rents unless or until they would be sold. Our intent is to hold the units and maintain affordability in perpetuity.

4. Fund Objectives: Check the fund program objective which this project meets. (Check all for which you seek funding.)

- |                       |   |          |   |
|-----------------------|---|----------|---|
| Acquisition/<br>Rehab | <input type="checkbox"/> New Construction, Acquisition,<br>Expansion of Existing Building | Futures  | <input type="checkbox"/> Prototype                  |
|                       | <input type="checkbox"/> Accessibility  |          | <input type="checkbox"/> Feasibility Study          |
|                       | <input checked="" type="checkbox"/> Maintenance/Rehab                                     |          | <input type="checkbox"/> Revitalization Opportunity |
|                       | <input type="checkbox"/> Other  |          | <input type="checkbox"/> New Method or Approach     |
| Housing               | <input checked="" type="checkbox"/> Rental Housing  | Homeless | <input type="checkbox"/> Housing                    |
|                       | <input type="checkbox"/> Housing For Buyers   |          | <input type="checkbox"/> Services                   |

5. Budget: Summarize your project budget by estimated costs, revenue, and fund source.

| EXPENDITURES   | TOTAL PROJECT COSTS | AMOUNT OF CD REVENUES                                  | AMOUNT OF NON-CD REVENUES  | SOURCE OF NON-CD FUNDED PORTION |
|--|---------------------|--|--|---------------------------------|
| <b>A. Personnel Costs</b>  |                     |  |  |                                 |
| 1. Salaries/Wages (attach detail)  |                     |  |  |                                 |
| 2. Fringe Benefits   |                     |  |  |                                 |
| 3. Payroll Taxes   |                     |  |  |                                 |
| <b>B. Non-Personnel Costs</b>  |                     |  |  |                                 |
| 1. Office Supplies/Postage   |                     |  |  |                                 |
| 2. Telephone   |                     |  |  |                                 |
| 3. Rent/Utilities  |                     |  |  |                                 |
| 4. Professional Fees & Contract Services   |                     |  |  |                                 |
| 5. Work Supplies and Tools   |                     |  |  |                                 |
| 6. Other:  |                     |  |  |                                 |
| <b>C. Capital Budget Expenditures (Detail in attachment C)</b>                       |                     |  |  |                                 |
| 1. Capital Cost of Assistance to Individuals (Loans)                                 |                     |  |  |                                 |
| 2. Other Capital Costs: Acquisition, rehab, financing costs and , development costs. | 662,320             | 620,320<br>* see cover letter regarding NSP II funding | 42,000<br>*see cover letter regarding purchase of condo owners condo separate from request | Private Financing               |
| <b>D. TOTAL (A+B+C)</b>  | 662,320             | 620,320  | 42,000   |                                 |

Estimated Month of Completion  
(If applicable)

6. Action Plan/Timetable

Describe the major actors and activities, sequence, and service location, days and hours which will be used to achieve the outcomes listed in # 1.

Use the following format:  
(Who) will do (what) to (whom and how many) (when) (where) (how often). A flowchart may be helpful.

Appraisal and offer price negotiation  
Grant award  
MDC makes offer to purchase  
MDC leasing staff begins pre-leasing

Now, Certified Appraiser, MDC and Seller Negotiate  
"Start Date"; award by CDBG Office  
Start Date plus 1 day. MDC makes offer  
Start Date plus day 30

|  |  |
|--|--|
| Property Acquisition/closing                 | Start Date plus day 45; MDC acquires 14 apts.        |
| MDC Staff begins Mod. Rehab of 2309-13 Bldg. | Start Date plus day 46; 7 units-Duration of 45 days. |
| MDC Staff Leases vacant 7 units              | Start Date plus day 46; Assume 2 units per month     |
| MDC completes Lease-up                       | Start Date plus day 120 Full occupancy               |
| MDC provides ongoing maintenance             | Ongoing  |
| MDC staff performs ongoing turnover-leasing  | Ongoing  |

7. What was the response of the alderperson of the district to the project?

Alder Solomon was notified by email on April 14, 2010. MDC invited Alder Solomon to meet to discuss the project further.

8. Does agency seek funds for property acquisition and/or rehab? [If applicable, describe the amount of funds committed or proposed to be used to meet the 25% match requirements (HOME or ESG) with its qualifications.]

|                                     |     |  |                                     |                               |
|-------------------------------------|-----|--|-------------------------------------|-------------------------------|
| <input type="checkbox"/>            | No  | Complete Attachment A  |                                     |                               |
| <input checked="" type="checkbox"/> | Yes | Complete Attachment B and C and <u>one</u> of the following: | <input type="checkbox"/>            | D Facilities                  |
|                                     |     |  | <input type="checkbox"/>            | E Housing for Buyers          |
|                                     |     |  | <input checked="" type="checkbox"/> | F Rental Housing and Proforma |

9. Do you qualify as a Community Housing Development Organization (CHDO)? (See attachment G for qualifications.)

No  Yes - Complete Attachment G

10. Do you seek Scattered Site Acquisition Funds for acquisition of service-enriched housing?

No  Yes - Complete Attachment B, C, F, and H

11. Do you seek ESG funds for services to homeless persons?

No  Yes - Complete Attachment I

12. This proposal is hereby submitted with the approval of the Board of Directors/Department Head and with the knowledge of the agency executive director, and includes the following:

|                                     |   |                                     |  |
|-------------------------------------|---|-------------------------------------|--|
| <input type="checkbox"/>            | Future Fund (Attachment A)                | <input type="checkbox"/>            | Housing for Resale (Attachment E)            |
| <input checked="" type="checkbox"/> | Property Description (Attachment B)       | <input checked="" type="checkbox"/> | Rental Housing and Proforma (Attachment F)   |
| <input checked="" type="checkbox"/> | Capital Budget (Attachment C)             | <input type="checkbox"/>            | CHDO (Attachment G)                          |
| <input type="checkbox"/>            | Community Service Facility (Attachment D) | <input type="checkbox"/>            | Scattered Site Funds Addendum (Attachment H) |
| <input type="checkbox"/>            |   | <input type="checkbox"/>            | ESG Funding Addendum (Attachment I)          |

13. **Affirmative Action:** If funded, applicant hereby agrees to comply with City of Madison Ordinance 3.02.(9) and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at: <http://www.cityofmadison.com/dcr/aaForms.cfm>.

14. **Non-Discrimination Based on Disability:** Applicant shall comply with Section 39.05, Madison General Ordinances, Nondiscrimination Based on Disability in City-Assisted Programs and Activities. Under section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless an Assurance of Compliance with Sec. 39.05 is provided by the applicant or recipient, prior to the granting of the City financial assistance. Applicant hereby makes the following assurances: Applicant assures and certifies that it will comply with section 39.05 of the

Madison General Ordinances, entitled "Nondiscrimination Based on Disability in City Facilities and City-Assisted Programs and Activities," and agrees to ensure that any subcontractor who performs any part of this agreement complies with sec. 39.05, where applicable, including all actions prohibited under section 39.05(4), MGO." <http://www.cityofmadison.com/dcr/aaForms.cfm>

Signature: *Frank Atanasi* 4/15/2010 Date:  
~~President-Board of Directors/Department Head~~

Signature: \_\_\_\_\_ Date:  
Executive Director

For additional information or assistance in completing this application, please contact the CD Office at 267-0740.

COMPLETE IF PROJECT INVOLVES PURCHASE, REHAB, OR CONSTRUCTION OF ANY REAL PROPERTY:

INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

| ADDRESS         | ACTIVITY<br>(Circle Each Applicable Phase) | NUMBER OF UNITS   |               | Number of Units Currently Occupied | Number of Tenants To Be Displaced? | APPRAISED VALUE: |                           | PURCHASE PRICE<br>(If Applicable) | ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS? |               | PRIOR USE OF CD FUNDS IN BUILDING? |
|-----------------|--|-------------------|---------------|------------------------------------|------------------------------------|------------------|---------------------------|-----------------------------------|--|---------------|------------------------------------|
|                 |  | Prior to Purchase | After Project |                                    |                                    | Current          | After Rehab/ Construction |                                   | Currently?   | Post-project? |                                    |
| 2341-45 Carling | Purchase<br>Construct                      | 7                 | 7             | 2                                  | 0                                  | Pending          |                           | \$40,000 per d/u (pending appr.)  | 0  | 0             | NO                                 |
| 2309-13 Carling | Purchase<br>Construct                      | 7                 | 7             | 5                                  | 0                                  | Pending          | +30,800                   | \$40,000 per d/u (pending appr.)  | 0  | 0             | NO                                 |
|                 | Purchase<br>Rehab<br>Construct             |                   |               |                                    |                                    |                  |                           |                                   |  |               |                                    |

**CAPITAL BUDGET**

TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)

| Amount and Source of Funding: ***       | TOTAL   | Amount             | Source/Terms**            | Amount             | Source/Terms**                                 | Amount | Source/Terms** |
|---|---------|--------------------|---------------------------|--------------------|--|--------|----------------|
| <b>Acquisition Costs:</b>               |         | 2309-13<br>Carling |                           | 2341-45<br>Carling |  |        |                |
| Acquisition                             | 560,000 | 280,000            | MDC(\$42K)<br>CD (\$238K) | 280,000            | NSP, Cons. Housing<br>(\$108K), Other CD funds |        |                |
| Title Insurance and<br>Recording        |         |                    |                           |                    |  |        |                |
| Appraisal                               | 1300    | 650                | CD                        | 650                | CD   |        |                |
| *Predvlpmnt/feasibilty/m<br>arket study |         |                    |                           |                    |  |        |                |
| Survey                                  |         |                    |                           |                    |  |        |                |
| *Marketing/Affirmative<br>Marketing     |         |                    |                           |                    |  |        |                |
| Relocation                              |         |                    |                           |                    |  |        |                |
| Other: Closing<br>Fees,Property Taxes   | 10,700  | 5350               | CD                        | 5350               | CD   |        |                |
| <b>Construction:</b>                    |         |                    |                           |                    |  |        |                |
| Construction Costs                      |         |                    |                           |                    |  |        |                |
| Soils/site preparation                  |         |                    |                           |                    |  |        |                |
| Construction<br>management              |         |                    |                           |                    |  |        |                |
| Landscaping, play lots,<br>sign         |         |                    |                           |                    |  |        |                |
| Const interest                          |         |                    |                           |                    |  |        |                |
| Permits; print<br>plans/specs           |         |                    |                           |                    |  |        |                |
| Other: _____                            |         |                    |                           |                    |  |        |                |
| <b>Fees:</b>                            |         |                    |                           |                    |  |        |                |
| Architect                               |         |                    |                           |                    |  |        |                |
| Engineering                             |         |                    |                           |                    |  |        |                |
| *Accounting                             |         |                    |                           |                    |  |        |                |
| *Legal                                  |         |                    |                           |                    |  |        |                |
| *Development Fee                        | 48,000  | 24,000             | CD                        | 24,000             | CD   |        |                |
| *Leasing Fee                            |         |                    |                           |                    |  |        |                |
| Other: _____                            |         |                    |                           |                    |  |        |                |
| <b>Project Contingency:</b>             |         |                    |                           |                    |  |        |                |

|                                      |                |                |    |                |    |  |
|--------------------------------------|----------------|----------------|----|----------------|----|--|
| <b>Furnishings:</b>                  |                |                |    |                |    |  |
| <b>Reserves Funded from Capital:</b> |                |                |    |                |    |  |
| Operating Reserve                    |                |                |    |                |    |  |
| Replacement Reserve                  |                |                |    |                |    |  |
| Maintenance Reserve                  | 30,800         | 30,800         | CD |                |    |  |
| Vacancy Reserve                      |                |                |    |                |    |  |
| Lease Up Reserve                     | 11,520         |                |    | 11,520         | CD |  |
| Other (specify): _____               |                |                |    |                |    |  |
| Other (specify): _____               |                |                |    |                |    |  |
| <b>TOTAL COSTS:</b>                  | <u>662,320</u> | <u>340,800</u> |    | <u>321,520</u> |    |  |

\* If CDBG funds are used for items with an \*, the total cost of these items may not exceed 15% of the CDBG amount.

\*\* Note: Each amount for each source must be listed separately, i.e. Acquisition: \$30,000 HOME, \$125,000 CRF.

\*\*\* Identify if grant or loan and terms.



**RESIDENTIAL RENTAL PROPERTY**

A. Provide the following information for rental properties:

| Table A: RENTAL |               |                   |                   |                   |                     |                           |
|-----------------|---------------|-------------------|-------------------|-------------------|---------------------|---------------------------|
| Site 1          |               |                   | Site 2            |                   | Site 3              |                           |
| Unit #          | # of Bedrooms | Amount of CD \$   | Use of CD Funds*  | Monthly Unit Rent | Includes Utilities? | Household Income Category |
| 2309 #1,2,3,4   | 3             | \$48,686 per unit | Acq., rehab, dev. | \$720             | Heat, water Incl.   | 30% to 50% cmi            |
| 2313 # 1,2      | 1             | \$48,686 per unit | Acq., rehab, dev. | \$500             | Heat, water incl.   | 30% to 50%                |
| 2313 # 3        | 3             | \$48,686          | Acq., rehab, dev. | \$800             | Heat, water incl.   | 30% to 50%                |
| 2341 # 1,3,4    | 2             | \$45,931 per unit | Acquisition       | \$600             | Heat, water incl.   | 30% to 50%                |
| 2345 # 1,2,3,4  | 2             | \$45,931 per unit | Acquisition       | \$600             | Heat, water incl.   | 30% to 50%                |
|                 |               |                   |                   |                   |                     |                           |
|                 |               |                   |                   |                   |                     |                           |

B. Indicate how the project will demonstrate that the housing units will meet housing and code standards.

The 2309-13 Building will be reviewed by MDC's construction manager and an estimated \$30,800 in improvements will be implemented to the overall building.

It is anticipated that the 2341-45 Carling address is ready for occupancy.

C. Describe briefly your tenant selection criteria and process.

We have a standard application process which includes gathering and confirming household income, lease history, credit history, etc. An application is processed on a first come first serve basis and tenancy is granted when the applicant passes the standard criteria. To reach underserved populations, we routinely send out vacancy listings to area agencies, market in non-English publications and promote referrals with our current tenants.

D. Does the project include plans to provide support services to assisted residents or to link assisted residents to appropriate services? If yes, describe.

We routinely work with agencies providing assistance in the community. Recently through our property manager's efforts a long-term tenant with traumatic brain injury had his housing preserved by our willingness to forgive the tenant's portion of rent for the entire prior year. This move was predicated on the commitment from the tenant to work with Access to Independence to provide needed services. This particular tenant had a parent who could no longer serve in these capacities and we linked this tenant up with crucial support services to maintain his housing. We currently have 30 Section 8 tenants within our portfolio. There are additional indicators of our success record linking with residents with services, e.g. we have 7 units in our portfolio rented to support service agencies.

ATTACHMENT F  
(continued)

| TOTAL PROJECT PROFORMA (total units in the project) |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
|---|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   | Year 1        | Year 2        | Year 3         | Year 4         | Year 5         | Year 6         | Year 7         | Year 8         | Year 9         | Year 10        | Year 11        | Year 12        | Year 13        | Year 14        | Year 15        |
| Revenue   |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Gross Income  | 109,920       | 113,218       | 116,614        | 120,113        | 123,716        | 127,427        | 131,250        | 135,188        | 139,243        | 143,421        | 147,723        | 152,155        | 156,720        | 161,421        | 166,264        |
| Less Vacancy  | -13,740       | -14,152       | -14,577        | -15,014        | -15,464        | -10,831        | -11,156        | -11,491        | -11,836        | -12,191        | -12,556        | -12,933        | -13,321        | -13,721        | -14,132        |
| <b>Net Income</b>                                   | <b>96,180</b> | <b>99,065</b> | <b>102,037</b> | <b>105,098</b> | <b>108,251</b> | <b>116,596</b> | <b>120,094</b> | <b>123,697</b> | <b>127,408</b> | <b>131,230</b> | <b>135,167</b> | <b>139,222</b> | <b>143,398</b> | <b>147,700</b> | <b>152,131</b> |
| Expenses  |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Audit   |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Taxes   |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Insurance   | 8,000         | 8,240         | 8,487          | 8,742          | 9,004          | 9,274          | 9,552          | 9,839          | 10,134         | 10,438         | 10,751         | 11,074         | 11,406         | 11,748         | 12,101         |
| Maintenance   | 9,660         | 9,950         | 10,248         | 10,556         | 10,872         | 11,199         | 11,535         | 11,881         | 12,237         | 12,604         | 12,982         | 13,372         | 13,773         | 14,186         | 14,612         |
| Utilities   | 14,280        | 14,708        | 15,150         | 15,604         | 16,072         | 16,554         | 17,051         | 17,563         | 18,089         | 18,632         | 19,191         | 19,767         | 20,360         | 20,971         | 21,600         |
| Property Management                                 | 43,470        | 44,774        | 46,117         | 47,501         | 48,926         | 50,394         | 51,905         | 53,463         | 55,066         | 56,718         | 58,420         | 60,173         | 61,978         | 63,837         | 65,752         |
| Operating Reserve Pmt                               |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Replacement Reserve Pmt                             | 4,830         | 4,830         | 4,830          | 4,830          | 4,830          | 9,660          | 9,660          | 9,660          | 9,660          | 9,660          | 9,660          | 9,660          | 9,660          | 9,660          | 9,660          |
| Support Services                                    |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Affirmative Marketing                               |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other   | 4,588         | 4,726         | 4,867          | 5,013          | 5,164          | 5,319          | 5,478          | 5,643          | 5,812          | 5,986          | 6,166          | 6,351          | 6,541          | 6,738          | 6,940          |
| <b>Total Expenses</b>                               | <b>84,828</b> | <b>87,228</b> | <b>89,700</b>  | <b>92,246</b>  | <b>94,868</b>  | <b>102,400</b> | <b>105,182</b> | <b>108,047</b> | <b>110,999</b> | <b>114,039</b> | <b>117,171</b> | <b>120,396</b> | <b>123,718</b> | <b>127,140</b> | <b>130,664</b> |
| <b>NET OPERATING INCOME</b>                         | <b>11,352</b> | <b>11,837</b> | <b>12,337</b>  | <b>12,853</b>  | <b>13,383</b>  | <b>14,196</b>  | <b>14,912</b>  | <b>15,649</b>  | <b>16,409</b>  | <b>17,191</b>  | <b>17,996</b>  | <b>18,826</b>  | <b>19,680</b>  | <b>20,561</b>  | <b>21,467</b>  |
| Debt Service  |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| First Mortgage                                      | 3,403         | 3,403         | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          | 3,403          |
| Other   |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other   |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Total Debt Service</b>                           | <b>3,403</b>  | <b>3,403</b>  | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   | <b>3,403</b>   |
| <b>Total Annual Cash Expenses</b>                   |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Debt Service Reserve</b>                         |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Cash Flow</b>                                    | <b>7,949</b>  | <b>8,434</b>  | <b>8,934</b>   | <b>9,450</b>   | <b>9,980</b>   | <b>10,793</b>  | <b>11,509</b>  | <b>12,246</b>  | <b>13,006</b>  | <b>13,788</b>  | <b>14,593</b>  | <b>15,423</b>  | <b>16,277</b>  | <b>17,158</b>  | <b>18,064</b>  |
| Assumptions:  |               |               |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Vacancy Rate  | 12.5%         | 12.5%         | 12.5%          | 12.5%          | 12.5%          | 8.5%           | 8.5%           | 8.5%           | 8.5%           | 8.5%           | 8.5%           | 8.5%           | 8.5%           | 8.5%           | 8.5%           |
| Annual Increase                                     | 3.0%          | 3.0%          | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           |
| Expenses  | 3.0%          | 3.0%          | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           | 3.0%           |