

**DEPARTMENT OF HOUSING  
ASSET MANAGEMENT GUIDELINES**

<b>Per Unit Operating Expense Range Guidelines</b>	<u>Proforma Stabilized Year 2013</u>	
	The following amounts must be escalated by 3% compounded annually to derive expense range guidelines for future stabilized years	
Supportive Housing	\$10,000 - \$13,500 per unit per year (Excludes Replacement Reserves and Real Estate Taxes)	
30 units or less	\$7,000 - \$10,000 per unit per year (Excludes Replacement Reserves and Real Estate Taxes)	
31 - 100 units	\$7,000 - \$10,000 per unit per year (Excludes Replacement Reserves and Real Estate Taxes)	
101 units or more	\$6,500 - \$8,000 per unit per year (Excludes Replacement Reserves and Real Estate Taxes)	
	Notwithstanding these range guidelines, operating expense projections may be adjusted by DOH during underwriting	
<b>Replacement Reserve</b>	<u>New Construction</u>	<u>Rehabilitation</u>
Elderly	\$325 per unit per year	\$350 per unit per year
Assisted Living	\$400 per unit per year	\$425 per unit per year
Family & Supportive Housing	\$400 per unit per year	\$425 per unit per year