



175 West Jackson Boulevard, Suite 350 • Chicago, Illinois 60604 • 312.663.5447

NOTICE TO TENANTS OF GROSS RENT INCREASE AT EVANSTON SENIOR REDEVELOPMENT PROPERTIES

Jane Perlman Apartments/1900 Sherman Avenue and Victor Walchirk/2300 Noyes Ct.

April 18, 2016

Take notice that a request for approval of an increase in rents for Evanston Senior Redevelopment was submitted to the United States Department of Housing and Urban Development (HUD). The proposed increase is needed for the following reasons:

1. A Utility Allowance study was conducted utilizing an Energy Consumption Model in compliance with HUD. The study shows decreases in proposed utility allowances for the properties located on 1900 Sherman Ave. and 2300 Noyes Ct. in Evanston, IL. Decreases are \$3.00 and are due to a new study and climatic changes. The study was approved by HUD as of February 1, 2016.

2. An Operating Cost Adjustment Factor Worksheet was completed and submitted to HUD. HUD approved a rent increase of \$10 as of February 1, 2016.

The rent increases for which we have requested approval are:

% AMI	Unit Type	# of Units	Current Rent	Rent Increase	Utility Allowance	Utility Allowance Decrease (Effective 6/1/2016)	Current Gross Rent	Gross Rent (Effective 6/1/2016)
30%	1 Bedroom	40	\$640	\$650	\$45	\$42	\$685	\$692
50%	1 Bedroom	40	\$640	\$650	\$45	\$42	\$685	\$692
60%	1 Bedroom	119	\$640	\$650	\$45	\$42	\$685	\$692

The utility allowance decrease and gross rent increase will take effect **June 1, 2016** for all residents at Evanston Senior Redevelopment. Rent will continue to be calculated based on residents' income. All residents' rent will increase a minimum of \$3 per month due to the utility allowance decrease.

A copy of the materials that were submitted to HUD in support of the request is now available for review and inspections and can be obtained on HACC's website: www.thehacc.org, at the Management

offices located at 1900 Sherman Ave. and 2300 Noyes Court in Evanston, IL and at our Central Administrative Office located at 175 W. Jackson Boulevard, Suite 350, Chicago, Illinois 60604 during regular working hours, Monday, Tuesday, Thursday and Friday, 8:30am to 4:30 pm. The Chicago Central Administrative Office is closed to the public on Wednesdays.

Please submit any questions or comments to the Management Administrative Central Office located at 175 W. Jackson Boulevard, Suite 350, Chicago, Illinois 60604 or via email to **Public_Comment@thehacc.org** before close of business **May 20, 2016**.