

## EXHIBIT 8

### SROS AND GROUP HOMES COMPARED

CATEGORY	SRO	GROUP HOME
<b>Description</b>	Single-room (multiple) dwelling units: <ul style="list-style-type: none"> <li>➤ New construction or reconstruction                             <ul style="list-style-type: none"> <li>• either sanitary facilities and/or food preparation area in the unit</li> </ul> </li> <li>➤ Acquisition or rehabilitation                             <ul style="list-style-type: none"> <li>• not required to have sanitary and food preparation areas</li> </ul> </li> <li>➤ May have common facilities</li> <li>➤ NOT student housing.</li> </ul>	<ul style="list-style-type: none"> <li>➤ One unit                             <ul style="list-style-type: none"> <li>• separate bedroom(s)</li> <li>• shared living, kitchen, dining, and/or sanitary facilities</li> </ul> </li> <li>➤ Occupied by two or more single persons or families</li> <li>➤ NOT student housing.</li> </ul>
<b>Maximum Subsidy</b>	<ul style="list-style-type: none"> <li>➤ Based on zero-bedroom unit subsidy limit times number of HOME-assisted units</li> <li>➤ Common area costs prorated based on percent of HOME-assisted units</li> </ul>	<ul style="list-style-type: none"> <li>➤ Based on number of bedrooms                             <ul style="list-style-type: none"> <li>• includes bedrooms for caretakers</li> </ul> </li> </ul>
<b>Targeting</b>	<ul style="list-style-type: none"> <li>➤ All tenants of HOME-assisted units must be low- or very-low-income</li> </ul>	<ul style="list-style-type: none"> <li>➤ <b>All</b> tenants must be low-income                             <ul style="list-style-type: none"> <li>• <u>excludes live-in service providers</u></li> </ul> </li> </ul>
<b>Rents</b>	<ul style="list-style-type: none"> <li>➤ <u>No food preparation or sanitary facilities, or only one</u>, in the unit:                             <ul style="list-style-type: none"> <li>• rent may not exceed 75% of the FMR for a zero-bedroom unit</li> <li>• the “lesser of” rule comparing the FMR to 30% of 65% of AMI does not apply</li> <li>• low HOME rent does not apply</li> </ul> </li> <li>➤ <u>Food and sanitary facilities</u> in the unit:                             <ul style="list-style-type: none"> <li>• High and Low HOME rents apply</li> <li>• <u>Projects with 5 or more units:</u> <ul style="list-style-type: none"> <li>▪ 20% of the units should have Low HOME rents                                     <ul style="list-style-type: none"> <li>▪ Low HOME rents are defined for SROs as not more than 30% of the occupant’s monthly adjusted income, or</li> <li>▪ not more than 30% of the gross income of a family at 50% of the area median income, adjusted for family size</li> </ul> </li> <li>▪ High HOME rents apply to all other units</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ Maximum rent based on appropriate number of bedrooms                             <ul style="list-style-type: none"> <li>• excludes rooms occupied by live-in service providers</li> </ul> </li> <li>➤ Each household pays proportionate share of rent</li> <li>➤ No Low HOME rent requirement</li> </ul>
<b>Tenancy</b>	Permanent & transitional housing	Permanent & transitional housing

## SRO AND GROUP HOME EXAMPLE

- Four-unit SRO (0-bedroom units) located in Helena. Each unit has its own kitchen and sanitary facilities. Assume all units will be occupied by one- and two-person very low-income households. All units will be rented at the low HOME rent. The building does not have an elevator.
- Four bedroom group home located in Helena. Assume each bedroom will be occupied by one very low-income person. The building does not have an elevator.

	<b>4-UNIT SRO</b>	<b>4-BEDROOM GROUP HOME</b>
<b>NUMBER OF UNITS</b>	<b>4</b>	<b>1</b>
<b>MAXIMUM SUBSIDY</b>	<b>\$382,924</b> (\$95,731 X 4 units)	<b>\$199,417</b>
<b>TOTAL RENT</b>	<b>\$1,916/mo</b> (\$479/units X 4 units)	<b>\$1,025/mo</b> (\$256.25/month/person)
<b>INCOME LIMITS</b>	1 person household: <b>\$24,100/yr</b> 2 person household: <b>\$27,550/yr</b>	<b>\$23,000/year/person</b>

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STATE: MONTANA

----2011 HOME PROGRAM RENTS----

	<u>EFFICIENCY</u>	<u>1-BDRM</u>	<u>2-BDRM</u>	<u>3-BDRM</u>	<u>4-BDRM</u>	<u>5-BDRM</u>	<u>6-BDRM</u>
LEWIS AND CLARK COUNTY							
LOW HOME RENT LIMIT	479	548	684	895	998	1101	1204
HIGH HOME RENT LIMIT	479	548	684	993	1025	1179	1333
FOR INFORMATION ONLY:							
FAIR MARKET RENT	479	548	684	993	1025	1179	1333
50% RENT LIMIT	602	645	775	895	998	1101	1204
65% RENT LIMIT	763	819	984	1129	1240	1349	1459

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-----2011 ADJUSTED INCOME LIMITS-----

	Household Size→	1	2	3	4	5	6	7	8
LEWIS AND CLARK COUNTY									
30% LIMITS		14500	16550	18600	20650	22350	24000	25650	27300
VERY LOW INCOME		<b>24100</b>	<b>27550</b>	31000	34400	37200	9950	42700	45450
60% LIMITS		28920	33060	37200	41280	44640	47940	51240	54540
LOW INCOME		38550	44050	49550	55050	59500	63900	68300	72700