



Illinois Housing Development Authority (IHDA)

2020 Per Unit Operating Expense Range

Annual per unit operating expenses must be adequate and reasonable for the project type, location, and population served.

Per unit expenses, excluding taxes, reserves, resident services, and debt service as calculated by the Common Application are expected to fall within the ranges below by project type and set-aside. For projects that fall outside of the expected range, an explanation should be provided in the notes of the Common Application.

Project Type	City of Chicago	Chicago Metro	Other Metro	Non-Metro
Elderly	\$5,000 - \$6,400	\$3,800 - \$5,200	\$3,700 - \$5,200	\$3,200 - \$4,400
Non-Elderly	\$6,400 - \$8,700	\$4,300 - \$7,000	\$3,900 - \$5,400	\$3,300 - \$4,400

Please Note: IHDA reserves the right to update the per unit operating expense ranges. The ranges are calculated from the IHDA operating expense range data base which uses audited financials from Authority funded projects.