Affordability Test (XML Payload Compatible)

Job Aid

1. Click the **Import from LST/XML** button in the Affordability Test, pointed out below.

FIGURE 1: Button to Select File

2. Select your file: LST or XML Payload

3. Verify the property information pulled in by the tool. Any potential anomalies should be called out by the tool via message box.

FIGURE 2: Check State and County Information

	A	B
1	**INPUTS**	
2	**Select State***	
3	**Select County***	
4	**Use FHFA Utility Allowance***	
5	**Rent Restricted Unit Count (LURA)**	
6	**Freddie Mac Preservation Unit Count**	
7	**Manufactured Housing**	
8	**Use HUD Snrs Housing Est**	
9	**Select Census Tract**	
10	**Status (Internal Use Only) ***	
11	**Rent Roll Date**	
12	**Green Certification?**	
13	**Green Up & Green Up Plus**	
14	**LIHTC**	
15	**PHA/State or Local Program**	
16	**Co-Op/ROC**	
17	**501(c)(3)**	
18	**DTS Tenant Protection**	

4. Update any of the appropriate manual fields

FIGURE 3: Manual Fields

	A	B	E	F	G	H	I	J	K
1	**INPUTS**			**FHFA UTILITY ALLOWANCE TABLE**		Import from LST/XML		**HUD SENIORS HOUSING**	
2	Select State*			**# Bedrooms**	**Utility Estimate**			**# Bedrooms**	**VLI**
3	Select County*			0	$ 50.00			0	
4	Use FHFA Utility Allowance*			1	$ 77.00			1	
5	Rent Restricted Unit Count (LURA)			2	$ 110.00			2	
6	Freddie Mac Preservation Unit Count			3+	$ 149.00	*Fields with * are required*			
7	Manufactured Housing								
8	Use HUD Snrs Housing Est								
9	Select Census Tract								
10	Status (Internal Use Only) *								
11	Rent Roll Date								
12	Green Certification?								
13	Green Up & Green Up Plus							**PRODUCT ELIG**	
14	LIHTC								
15	PHA/State or Local Program							Non-LIHTC Forward	
16	Co-Op/ROC							Green Up Qualification	
17	501(c)(3)							Green Retrofits Qualificati	
18	DTS Tenant Protection							**DUTY TO S**	
19								Persistent Poverty	
20	**MARKET/MISSION DRIVEN BREAKDOWN**	Show/Hide Detail						Middle Appalachia	
21	**Market Type:**							High Opportunity	
22	Regulatory/Use Agreement	0%						Lower Mississippi Delta	
23	Small Property	0%						Rural	
24	Manufactured Housing	0%						Qualified Census Tract	
25	Seniors Housing	0%						R/ECAP	
26	Rural Area	0%							
27	Preservation (Workforce Housing)	0%						Mission Map	

Notes on XML Payloads

- Files must be arranged in accordance with established format.
- Ensure that Payload contains minimum information necessary to successfully perform test: State, County, Number of Bedrooms for each unit, Monthly Rent for each unit. (Pictures are included below of these fields.)

FIGURE 4: Fields Needed from XML Payload

```
- <mf:PropertyData>
    <mf:PropertyName>Village Townhomes</mf:PropertyName>
    <mf:StreetAddressOne>705 Apache Trail</mf:StreetAddressOne>
    <mf:City>Leander</mf:City>
    <mf:State>TX</mf:State>
    <mf:County>Williamson</mf:County>
    <mf:PostalCode>78641</mf:PostalCode>
    <mf:PropertyType>Multifamily</mf:PropertyType>
    <mf:PropertySubType>Garden</mf:PropertySubType>
```

FIGURE 5: Fields Needed from XML Payload, continued

```
- <mf:PropertyAssessment>
  - <mf:PropertyReportRentRoll>
    - <mf:RentSummaries>
      - <mf:RentSummary rentSummaryId="twoBedroomRentSummary">
          <mf:NumberOfUnits>20</mf:NumberOfUnits>
          <mf:AvgSqFt>1086</mf:AvgSqFt>
          <mf:AvgContractRent>1267.50</mf:AvgContractRent>
      </mf:RentSummary>
    </mf:RentSummaries>
    - <mf:ResidentialUnits>
      - <mf:ResidentialUnit residentialUnitId="1">
          <mf:NumberOfBedrooms>2</mf:NumberOfBedrooms>
          <mf:NumberOfBathrooms>2</mf:NumberOfBathrooms>
          <mf:UnitType>2x2.5</mf:UnitType>
          <mf:SquareFootage>1086</mf:SquareFootage>
          <mf:NumberOfBeds>0</mf:NumberOfBeds>
          <mf:LevelOfCare/>
          <mf:PrivateOrShared/>
        - <mf:ResidentialRentRollDetail>
            <mf:VacancyIndicator>OCCUPIED</mf:VacancyIndicator>
            <mf:BuildingNumber>0</mf:BuildingNumber>
            <mf:TenantUnitNumber>111</mf:TenantUnitNumber>
            <mf:UnitType>2x2.5</mf:UnitType>
            <mf:StudentUnitGroupId/>
            <mf:MonthlyRent>1250.00</mf:MonthlyRent>
            <mf:Concession>0.00</mf:Concession>
            <mf:EmployeeAllowance>0.00</mf:EmployeeAllowance>
            <mf:ModelOffice>0.00</mf:ModelOffice>
            <mf:Subsidy>0.00</mf:Subsidy>
            <mf:Medicaid>0.00</mf:Medicaid>
            <mf:Medicare/>
            <mf:AssistedLivingCareCharge>0.00</mf:AssistedLivingCareCharge>
            <mf:AlzheimersCareCharge>0</mf:AlzheimersCareCharge>
            <mf:RespiteCharge>0</mf:RespiteCharge>
            <mf:SecondResidentCharge>0.00</mf:SecondResidentCharge>
            <mf:CommunityFee>0.00</mf:CommunityFee>
            <mf:VacancyAmt>0</mf:VacancyAmt>
        </mf:ResidentialRentRollDetail>
      </mf:ResidentialUnit>
      - <mf:ResidentialUnit residentialUnitId="2">
          <mf:NumberOfBedrooms>2</mf:NumberOfBedrooms>
          <mf:NumberOfBathrooms>2</mf:NumberOfBathrooms>
          <mf:UnitType>2x2.5</mf:UnitType>
          <mf:SquareFootage>1086</mf:SquareFootage>
          <mf:NumberOfBeds>0</mf:NumberOfBeds>
          <mf:LevelOfCare/>
          <mf:PrivateOrShared/>
        - <mf:ResidentialRentRollDetail>
            <mf:VacancyIndicator>OCCUPIED</mf:VacancyIndicator>
            <mf:BuildingNumber>0</mf:BuildingNumber>
            <mf:TenantUnitNumber>112</mf:TenantUnitNumber>
            <mf:UnitType>2x2.5</mf:UnitType>
            <mf:StudentUnitGroupId/>
            <mf:MonthlyRent>1250.00</mf:MonthlyRent>
            <mf:Concession>0.00</mf:Concession>
            <mf:EmployeeAllowance>0.00</mf:EmployeeAllowance>
```