

**LAKE COUNTY**

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# LAKE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Nelson Park  
Lake County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	3,649		5,226		12,409	
Household Income	2002		2002		2002	
Less than \$15,000	430	11.77%	564	10.80%	1,491	12.02%
\$15,000 to \$24,999	596	16.34%	877	16.79%	2,048	16.51%
\$25,000 to \$34,999	663	18.16%	923	17.67%	2,184	17.60%
\$35,000 to \$49,999	714	19.57%	1,022	19.55%	2,287	18.43%
\$50,000 to \$74,999	730	20.01%	1,078	20.63%	2,460	19.82%
\$75,000 to \$99,999	285	7.82%	444	8.49%	997	8.03%
\$100,000 to \$149,999	164	4.50%	231	4.41%	644	5.19%
\$150,000 to \$249,999	57	1.56%	76	1.46%	237	1.91%
\$250,000 to \$499,999	9	0.25%	10	0.19%	39	0.32%
\$500,000 or more	1	0.02%	1	0.02%	23	0.19%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County**

**Nelson Park**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615** per mo. **\$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		3,649			5,226			12,409		
Less than \$15,000	0.0%	11.77%	0.0%	0.0%	10.8%	0.0%	0.0%	12.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	16.34%	10.7%	10.7%	16.8%	11.0%	11.0%	16.5%	10.8%	10.8%
\$25,000 to \$34,999	<b>91.4%</b>	18.16%	16.6%	27.3%	17.7%	16.2%	27.2%	17.6%	16.1%	26.9%
\$35,000 to \$49,999	0.0%	19.57%	0.0%	27.3%	19.6%	0.0%	27.2%	18.4%	0.0%	26.9%
\$50,000 to \$74,999	0.0%	20.01%	0.0%	27.3%	20.6%	0.0%	27.2%	19.8%	0.0%	26.9%
\$75,000 to \$99,999	0.0%	7.82%	0.0%	27.3%	8.5%	0.0%	27.2%	8.0%	0.0%	26.9%
\$100,000 to \$149,999	0.0%	4.50%	0.0%	27.3%	4.4%	0.0%	27.2%	5.2%	0.0%	26.9%
\$150,000 to \$249,999	0.0%	1.56%	0.0%	27.3%	1.5%	0.0%	27.2%	1.9%	0.0%	26.9%
\$250,000 to \$499,999	0.0%	0.25%	0.0%	27.3%	0.2%	0.0%	27.2%	0.3%	0.0%	26.9%
\$500,000 or more	0.0%	0.02%	0.0%	27.3%	0.0%	0.0%	27.2%	0.2%	0.0%	26.9%

% of Households in Income Band	27.3%	27.2%	26.9%
Multiplied by Total Households	<u>3,649</u>	<u>5,226</u>	<u>12,409</u>
Income-Qualified Households	996	1,421	3,338
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>25%</u>	<u>25%</u>	<u>25%</u>
Income-Qualified, Renter HH in 2002	249	355	835
Existing and Funded, Competitive Affordable Apartments	1,435	1,587	2,749
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,435	1,587	2,749
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	576.3%	447.0%	329.2%
Remaining Potential Demand	(1,186)	(1,232)	(1,914)



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Nelson Park*  
Lake County

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	4,652				6,559			15,587		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	9.9%	0.0%	0.0%	9.0%	0.0%	0.0%	9.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>52.2%</b>	14.1%	7.4%	7.4%	12.9%	6.7%	6.7%	13.5%	7.0%	7.0%
\$25,000 to \$34,999	<b>100.0%</b>	15.9%	15.9%	23.3%	16.6%	16.6%	23.3%	16.3%	16.3%	23.3%
\$35,000 to \$49,999	<b>10.7%</b>	20.7%	2.2%	25.5%	20.4%	2.2%	25.5%	19.6%	2.1%	25.4%
\$50,000 to \$74,999	0.0%	19.8%	0.0%	25.5%	20.4%	0.0%	25.5%	18.9%	0.0%	25.4%
\$75,000 to \$99,999	0.0%	10.7%	0.0%	25.5%	11.2%	0.0%	25.5%	11.2%	0.0%	25.4%
\$100,000 to \$149,999	0.0%	6.1%	0.0%	25.5%	7.0%	0.0%	25.5%	7.1%	0.0%	25.4%
\$150,000 to \$249,999	0.0%	2.1%	0.0%	25.5%	1.9%	0.0%	25.5%	2.5%	0.0%	25.4%
\$250,000 to \$499,999	0.0%	0.6%	0.0%	25.5%	0.6%	0.0%	25.5%	0.8%	0.0%	25.4%
\$500,000 or more	0.0%	0.1%	0.0%	25.5%	0.1%	0.0%	25.5%	0.2%	0.0%	25.4%
<b>Totals</b>		<b>100.0%</b>	<b>25.5%</b>		<b>100.0%</b>	<b>25.5%</b>		<b>100.0%</b>	<b>25.4%</b>	

% of Households in Income Band	25.5%	25.5%	25.4%
Multiplied by Total Households	<u>4,652</u>	<u>6,559</u>	<u>15,587</u>
Income-Qualified Households	1,186	1,673	3,959
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>25%</u>	<u>25%</u>	<u>25%</u>
Income-Qualified, Renter Households in 2007	297	418	990
Less: Income-Qual. Renter HH in 2002	<u>(249)</u>	<u>(355)</u>	<u>(835)</u>
Ind. Demand from HH Growth over next 5 yrs.	48	63	155
Annual Demand	10	13	31
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	20	26	62

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$18,450	7.2%	\$19,778
<b>Maximum</b>	\$34,140	7.2%	\$36,598

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County**

***Sarah's Place  
Apartments***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	3,378		5,343		12,721	
Household Income	2002		2002		2002	
Less than \$15,000	356	10.55%	577	10.80%	1,479	11.62%
\$15,000 to \$24,999	575	17.01%	904	16.92%	2,009	15.79%
\$25,000 to \$34,999	558	16.51%	954	17.85%	2,257	17.75%
\$35,000 to \$49,999	657	19.43%	1,044	19.53%	2,498	19.64%
\$50,000 to \$74,999	717	21.21%	1,099	20.57%	2,554	20.08%
\$75,000 to \$99,999	296	8.75%	448	8.38%	1,000	7.86%
\$100,000 to \$149,999	156	4.62%	232	4.34%	657	5.17%
\$150,000 to \$249,999	54	1.61%	75	1.41%	211	1.65%
\$250,000 to \$499,999	9	0.27%	10	0.18%	30	0.23%
\$500,000 or more	1	0.02%	1	0.02%	25	0.20%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County**

**Sarah's Place Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$34,140**

**Household Income**

Household Income	% in Band	3-Mi.			5-Mi.			10-Mi.		
		% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		3,378			5,343			12,721		
Less than \$15,000	0.0%	10.55%	0.0%	0.0%	10.8%	0.0%	0.0%	11.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	17.01%	11.1%	11.1%	16.9%	11.1%	11.1%	15.8%	10.3%	10.3%
\$25,000 to \$34,999	<b>91.4%</b>	16.51%	15.1%	26.2%	17.9%	16.3%	27.4%	17.8%	16.2%	26.5%
\$35,000 to \$49,999	0.0%	19.43%	0.0%	26.2%	19.5%	0.0%	27.4%	19.6%	0.0%	26.5%
\$50,000 to \$74,999	0.0%	21.21%	0.0%	26.2%	20.6%	0.0%	27.4%	20.1%	0.0%	26.5%
\$75,000 to \$99,999	0.0%	8.75%	0.0%	26.2%	8.4%	0.0%	27.4%	7.9%	0.0%	26.5%
\$100,000 to \$149,999	0.0%	4.62%	0.0%	26.2%	4.3%	0.0%	27.4%	5.2%	0.0%	26.5%
\$150,000 to \$249,999	0.0%	1.61%	0.0%	26.2%	1.4%	0.0%	27.4%	1.7%	0.0%	26.5%
\$250,000 to \$499,999	0.0%	0.27%	0.0%	26.2%	0.2%	0.0%	27.4%	0.2%	0.0%	26.5%
\$500,000 or more	0.0%	0.02%	0.0%	26.2%	0.0%	0.0%	27.4%	0.2%	0.0%	26.5%

% of Households in Income Band	26.2%	27.4%	26.5%
Multiplied by Total Households	<u>3,378</u>	<u>5,343</u>	<u>12,721</u>
Income-Qualified Households	885	1,464	3,371
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>25%</u>	<u>25%</u>	<u>25%</u>
Income-Qualified, Renter HH in 2002	221	366	843
Existing and Funded, Competitive Affordable Apartments	1,435	1,587	2,749
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,435	1,587	2,749
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	649.3%	433.6%	326.1%
Remaining Potential Demand	(1,214)	(1,221)	(1,906)

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County

*Sarah's Place Apartments*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		4,242			6,696			15,676		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	9.0%	0.0%	0.0%	9.0%	0.0%	0.0%	9.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>52.2%</b>	13.1%	6.9%	6.9%	12.9%	6.7%	6.7%	12.0%	6.3%	6.3%
\$25,000 to \$34,999	<b>100.0%</b>	15.3%	15.3%	22.2%	16.8%	16.8%	23.5%	16.4%	16.4%	22.7%
\$35,000 to \$49,999	<b>10.7%</b>	20.0%	2.1%	24.3%	20.5%	2.2%	25.7%	19.7%	2.1%	24.8%
\$50,000 to \$74,999	0.0%	21.1%	0.0%	24.3%	20.3%	0.0%	25.7%	20.8%	0.0%	24.8%
\$75,000 to \$99,999	0.0%	11.5%	0.0%	24.3%	11.2%	0.0%	25.7%	11.2%	0.0%	24.8%
\$100,000 to \$149,999	0.0%	7.1%	0.0%	24.3%	6.9%	0.0%	25.7%	7.2%	0.0%	24.8%
\$150,000 to \$249,999	0.0%	2.1%	0.0%	24.3%	1.9%	0.0%	25.7%	2.6%	0.0%	24.8%
\$250,000 to \$499,999	0.0%	0.7%	0.0%	24.3%	0.6%	0.0%	25.7%	0.8%	0.0%	24.8%
\$500,000 or more	0.0%	0.1%	0.0%	24.3%	0.1%	0.0%	25.7%	0.2%	0.0%	24.8%
<b>Totals</b>		<b>100.0%</b>	<b>24.3%</b>		<b>100.0%</b>	<b>25.7%</b>		<b>100.0%</b>	<b>24.8%</b>	

% of Households in Income Band	24.3%	25.7%	24.8%
Multiplied by Total Households	<u>4,242</u>	<u>6,696</u>	<u>15,676</u>
Income-Qualified Households	1,031	1,721	3,888
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>25%</u>	<u>25%</u>	<u>25%</u>
Income-Qualified, Renter Households in 2007	258	430	972
Less: Income-Qual. Renter HH in 2002	<u>(221)</u>	<u>(366)</u>	<u>(843)</u>
Ind. Demand from HH Growth over next 5 yrs.	37	64	129
Annual Demand	7	13	26
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	14	26	52

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$18,450	7.2%	\$19,778
<b>Maximum</b>	\$34,140	7.2%	\$36,598

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County

*Spring Harbor  
Apartments*

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	12,981		20,251		41,476	
Household Income	2002		2002		2002	
Less than \$15,000	2,663	20.52%	3,845	18.99%	6,910	16.66%
\$15,000 to \$24,999	2,480	19.11%	3,723	18.39%	7,513	18.11%
\$25,000 to \$34,999	2,308	17.78%	3,677	18.16%	7,882	19.00%
\$35,000 to \$49,999	2,483	19.13%	3,765	18.59%	7,933	19.13%
\$50,000 to \$74,999	1,784	13.74%	3,131	15.46%	6,859	16.54%
\$75,000 to \$99,999	641	4.94%	1,118	5.52%	2,303	5.55%
\$100,000 to \$149,999	377	2.91%	586	2.89%	1,217	2.94%
\$150,000 to \$249,999	170	1.31%	273	1.35%	553	1.33%
\$250,000 to \$499,999	59	0.45%	104	0.51%	230	0.55%
\$500,000 or more	15	0.11%	28	0.14%	76	0.18%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County**

**Spring Harbor Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615** per mo. **\$18,450**

Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		12,981			20,251			41,476		
Less than \$15,000	0.0%	20.52%	0.0%	0.0%	19.0%	0.0%	0.0%	16.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	19.11%	12.5%	12.5%	18.4%	12.0%	12.0%	18.1%	11.9%	11.9%
\$25,000 to \$34,999	<b>91.4%</b>	17.78%	16.3%	28.8%	18.2%	16.6%	28.6%	19.0%	17.4%	29.3%
\$35,000 to \$49,999	0.0%	19.13%	0.0%	28.8%	18.6%	0.0%	28.6%	19.1%	0.0%	29.3%
\$50,000 to \$74,999	0.0%	13.74%	0.0%	28.8%	15.5%	0.0%	28.6%	16.5%	0.0%	29.3%
\$75,000 to \$99,999	0.0%	4.94%	0.0%	28.8%	5.5%	0.0%	28.6%	5.6%	0.0%	29.3%
\$100,000 to \$149,999	0.0%	2.91%	0.0%	28.8%	2.9%	0.0%	28.6%	2.9%	0.0%	29.3%
\$150,000 to \$249,999	0.0%	1.31%	0.0%	28.8%	1.4%	0.0%	28.6%	1.3%	0.0%	29.3%
\$250,000 to \$499,999	0.0%	0.45%	0.0%	28.8%	0.5%	0.0%	28.6%	0.6%	0.0%	29.3%
\$500,000 or more	0.0%	0.11%	0.0%	28.8%	0.1%	0.0%	28.6%	0.2%	0.0%	29.3%

% of Households in Income Band	28.8%	28.6%	29.3%
Multiplied by Total Households	<u>12,981</u>	<u>20,251</u>	<u>41,476</u>
Income-Qualified Households	3,739	5,792	12,152
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>25%</u>	<u>25%</u>	<u>25%</u>
Income-Qualified, Renter HH in 2002	935	1,448	3,038
Existing and Funded, Competitive Affordable Apartments	374	429	475
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	374	429	475
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	40.0%	29.6%	15.6%
Remaining Potential Demand	561	1,019	2,563

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Lake County

*Spring Harbor Apartments*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	14,095				22,091			45,179		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	17.0%	0.0%	0.0%	15.5%	0.0%	0.0%	13.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>52.2%</b>	17.8%	9.3%	9.3%	17.2%	9.0%	9.0%	16.5%	8.6%	8.6%
\$25,000 to \$34,999	<b>100.0%</b>	19.4%	19.4%	28.7%	19.2%	19.2%	28.2%	19.1%	19.1%	27.7%
\$35,000 to \$49,999	<b>10.7%</b>	18.1%	1.9%	30.6%	17.9%	1.9%	30.1%	19.0%	2.0%	29.7%
\$50,000 to \$74,999	0.0%	16.5%	0.0%	30.6%	17.9%	0.0%	30.1%	18.4%	0.0%	29.7%
\$75,000 to \$99,999	0.0%	5.3%	0.0%	30.6%	6.1%	0.0%	30.1%	6.9%	0.0%	29.7%
\$100,000 to \$149,999	0.0%	3.6%	0.0%	30.6%	3.9%	0.0%	30.1%	4.1%	0.0%	29.7%
\$150,000 to \$249,999	0.0%	1.5%	0.0%	30.6%	1.5%	0.0%	30.1%	1.6%	0.0%	29.7%
\$250,000 to \$499,999	0.0%	0.7%	0.0%	30.6%	0.7%	0.0%	30.1%	0.8%	0.0%	29.7%
\$500,000 or more	0.0%	0.2%	0.0%	30.6%	0.2%	0.0%	30.1%	0.3%	0.0%	29.7%
<b>Totals</b>		<b>100.0%</b>	<b>30.6%</b>		<b>100.0%</b>	<b>30.1%</b>		<b>100.0%</b>	<b>29.7%</b>	

% of Households in Income Band		30.6%		30.1%		29.7%
Multiplied by Total Households		<u>14,095</u>		<u>22,091</u>		<u>45,179</u>
Income-Qualified Households		4,313		6,649		13,418
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>25%</u>		<u>25%</u>		<u>25%</u>
Income-Qualified, Renter Households in 2007		1,078		1,662		3,355
Less: Income-Qual. Renter HH in 2002		(935)		(1,448)		(3,038)
Ind. Demand from HH Growth over next 5 yrs.		143		214		317
Annual Demand		29		43		63
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		58		86		126

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

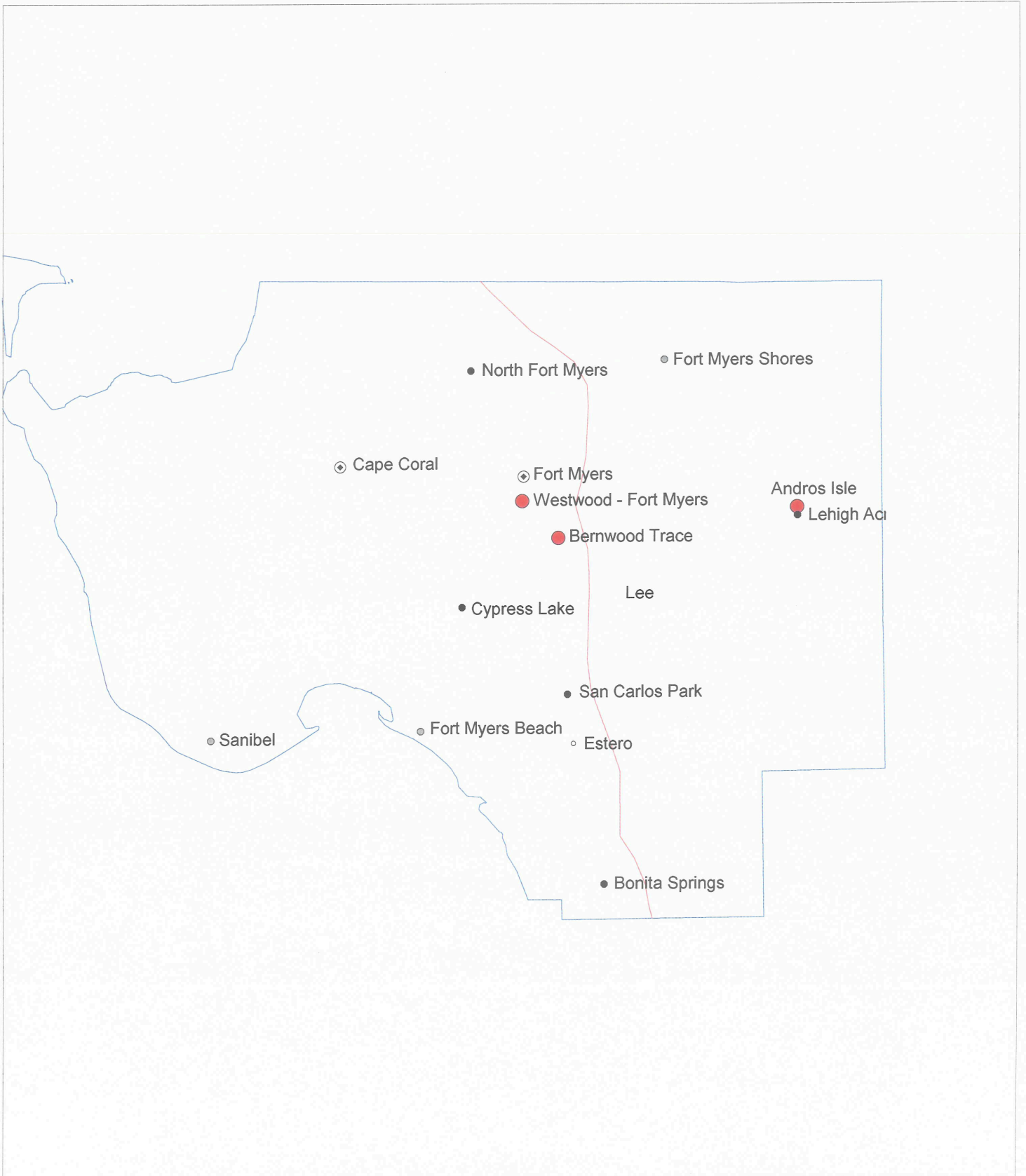
	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$18,450	7.2%	\$19,778
<b>Maximum</b>	\$34,140	7.2%	\$36,598

LEE COUNTY

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# LEE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Andros Isle*  
Lee County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	9,724		12,223		20,223	
Household Income	2002		2002		2002	
Less than \$15,000	1,399	14.39%	1,584	12.96%	2,701	13.36%
\$15,000 to \$24,999	1,745	17.95%	2,099	17.17%	3,505	17.33%
\$25,000 to \$34,999	1,645	16.92%	2,131	17.43%	3,315	16.39%
\$35,000 to \$49,999	1,934	19.89%	2,537	20.75%	4,142	20.48%
\$50,000 to \$74,999	2,031	20.89%	2,545	20.82%	4,311	21.32%
\$75,000 to \$99,999	582	5.99%	800	6.54%	1,264	6.25%
\$100,000 to \$149,999	297	3.06%	412	3.37%	706	3.49%
\$150,000 to \$249,999	73	0.75%	87	0.71%	193	0.95%
\$250,000 to \$499,999	14	0.14%	26	0.21%	79	0.39%
\$500,000 or more	3	0.03%	3	0.02%	6	0.03%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County**

**Andros Isle**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$586 per mo. \$17,580**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$32,520**

**Household Income**

Household Income	% in Band	3-Mi.			5-Mi.			10-Mi.		
		% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		9,724			12,223			20,223		
Less than \$15,000	0.0%	14.39%	0.0%	0.0%	13.0%	0.0%	0.0%	13.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>74.2%</b>	17.95%	13.3%	13.3%	17.2%	12.7%	12.7%	17.3%	12.9%	12.9%
\$25,000 to \$34,999	<b>75.2%</b>	16.92%	12.7%	26.0%	17.4%	13.1%	25.8%	16.4%	12.3%	25.2%
\$35,000 to \$49,999	0.0%	19.89%	0.0%	26.0%	20.8%	0.0%	25.8%	20.5%	0.0%	25.2%
\$50,000 to \$74,999	0.0%	20.89%	0.0%	26.0%	20.8%	0.0%	25.8%	21.3%	0.0%	25.2%
\$75,000 to \$99,999	0.0%	5.99%	0.0%	26.0%	6.5%	0.0%	25.8%	6.3%	0.0%	25.2%
\$100,000 to \$149,999	0.0%	3.06%	0.0%	26.0%	3.4%	0.0%	25.8%	3.5%	0.0%	25.2%
\$150,000 to \$249,999	0.0%	0.75%	0.0%	26.0%	0.7%	0.0%	25.8%	1.0%	0.0%	25.2%
\$250,000 to \$499,999	0.0%	0.14%	0.0%	26.0%	0.2%	0.0%	25.8%	0.4%	0.0%	25.2%
\$500,000 or more	0.0%	0.03%	0.0%	26.0%	0.0%	0.0%	25.8%	0.0%	0.0%	25.2%

% of Households in Income Band	26.0%	25.8%	25.2%
Multiplied by Total Households	<u>9,724</u>	<u>12,223</u>	<u>20,223</u>
Income-Qualified Households	2,528	3,154	5,096
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>33%</u>	<u>33%</u>	<u>33%</u>
Income-Qualified, Renter HH in 2002	834	1,041	1,682
Existing and Funded, Competitive Affordable Apartments	420	420	720
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	420	420	720
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	50.4%	40.3%	42.8%
Remaining Potential Demand	414	621	962

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County

*Andros Isle*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007										
Less than \$15,000	0.0%	11.2%	0.0%	0.0%	10.0%	0.0%	0.0%	10.4%	0.0%	0.0%
\$15,000 to \$24,999	0.0%	14.8%	0.0%	0.0%	14.2%	0.0%	0.0%	15.0%	0.0%	0.0%
\$25,000 to \$34,999	<b>50.8%</b>	15.8%	8.0%	8.0%	16.2%	8.2%	8.2%	15.3%	7.8%	7.8%
\$35,000 to \$49,999	<b>100.0%</b>	20.7%	20.7%	28.7%	21.3%	21.3%	29.5%	20.5%	20.5%	28.3%
\$50,000 to \$74,999	<b>12.3%</b>	20.9%	2.6%	31.3%	21.2%	2.6%	32.1%	22.0%	2.7%	31.0%
\$75,000 to \$99,999	0.0%	10.1%	0.0%	31.3%	9.9%	0.0%	32.1%	9.4%	0.0%	31.0%
\$100,000 to \$149,999	0.0%	5.2%	0.0%	31.3%	5.7%	0.0%	32.1%	5.3%	0.0%	31.0%
\$150,000 to \$249,999	0.0%	1.0%	0.0%	31.3%	1.0%	0.0%	32.1%	1.3%	0.0%	31.0%
\$250,000 to \$499,999	0.0%	0.3%	0.0%	31.3%	0.4%	0.0%	32.1%	0.6%	0.0%	31.0%
\$500,000 or more	0.0%	0.1%	0.0%	31.3%	0.1%	0.0%	32.1%	0.2%	0.0%	31.0%
<b>Totals</b>		<b>100.0%</b>	<b>31.3%</b>		<b>100.0%</b>	<b>32.1%</b>		<b>100.0%</b>	<b>31.0%</b>	

% of Households in Income Band		31.3%		32.1%		31.0%
Multiplied by Total Households		<u>11,138</u>		<u>14,077</u>		<u>23,558</u>
Income-Qualified Households		3,486		4,519		7,303
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>33%</u>		<u>33%</u>		<u>33%</u>
Income-Qualified, Renter Households in 2007		1,150		1,491		2,410
Less: Income-Qual. Renter HH in 2002		<u>(834)</u>		<u>(1,041)</u>		<u>(1,682)</u>
Ind. Demand from HH Growth over next 5 yrs.		316		450		728
Annual Demand		63		90		146
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		126		180		292

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$17,580	13.3%	\$19,918
Maximum	\$32,520	13.3%	\$36,845

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Bernwood Trace  
Lee County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	7,509		37,476		128,195	
Household Income	2002		2002		2002	
Less than \$15,000	396	5.28%	5,322	14.20%	14,282	11.14%
\$15,000 to \$24,999	506	6.74%	4,940	13.18%	18,380	14.34%
\$25,000 to \$34,999	1,048	13.95%	5,684	15.17%	20,581	16.05%
\$35,000 to \$49,999	1,534	20.43%	6,911	18.44%	25,352	19.78%
\$50,000 to \$74,999	1,927	25.66%	7,516	20.06%	26,644	20.78%
\$75,000 to \$99,999	928	12.35%	3,193	8.52%	11,528	8.99%
\$100,000 to \$149,999	652	8.68%	2,253	6.01%	6,952	5.42%
\$150,000 to \$249,999	347	4.62%	1,046	2.79%	2,930	2.29%
\$250,000 to \$499,999	161	2.15%	446	1.19%	1,089	0.85%
\$500,000 or more	11	0.14%	164	0.44%	456	0.36%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County**

**Bernwood Trace**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$586** per mo. **\$17,580**  
Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$32,520**

**Household Income**

Household Income	% in Band	3-Mi.			5-Mi.			10-Mi.		
		% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		7,509			37,476			128,195		
Less than \$15,000	0.0%	5.28%	0.0%	0.0%	14.2%	0.0%	0.0%	11.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>74.2%</b>	6.74%	5.0%	5.0%	13.2%	9.8%	9.8%	14.3%	10.6%	10.6%
\$25,000 to \$34,999	<b>75.2%</b>	13.95%	10.5%	15.5%	15.2%	11.4%	21.2%	16.1%	12.1%	22.7%
\$35,000 to \$49,999	0.0%	20.43%	0.0%	15.5%	18.4%	0.0%	21.2%	19.8%	0.0%	22.7%
\$50,000 to \$74,999	0.0%	25.66%	0.0%	15.5%	20.1%	0.0%	21.2%	20.8%	0.0%	22.7%
\$75,000 to \$99,999	0.0%	12.35%	0.0%	15.5%	8.5%	0.0%	21.2%	9.0%	0.0%	22.7%
\$100,000 to \$149,999	0.0%	8.68%	0.0%	15.5%	6.0%	0.0%	21.2%	5.4%	0.0%	22.7%
\$150,000 to \$249,999	0.0%	4.62%	0.0%	15.5%	2.8%	0.0%	21.2%	2.3%	0.0%	22.7%
\$250,000 to \$499,999	0.0%	2.15%	0.0%	15.5%	1.2%	0.0%	21.2%	0.9%	0.0%	22.7%
\$500,000 or more	0.0%	0.14%	0.0%	15.5%	0.4%	0.0%	21.2%	0.4%	0.0%	22.7%

% of Households in Income Band 15.5% 21.2% 22.7%

Multiplied by Total Households 7,509 37,476 128,195

Income-Qualified Households 1,164 7,945 29,100

Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI 33% 33% 33%

Income-Qualified, Renter HH in 2002 384 2,622 9,603

Existing and Funded, Competitive Affordable Apartments 1,300 2,170 3,671

Add: Subject's Proposed Units Inc. Above Inc. Above Inc. Above

Total Projected Supply 1,300 2,170 3,671

Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) 338.5% 82.8% 38.2%

Remaining Potential Demand (916) 452 5,932

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County

*Bernwood Trace*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	9,036				42,703			146,573		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	3.8%	0.0%	0.0%	11.0%	0.0%	0.0%	8.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>50.8%</b>	4.9%	2.5%	2.5%	11.8%	6.0%	6.0%	11.6%	5.9%	5.9%
\$25,000 to \$34,999	<b>100.0%</b>	6.9%	6.9%	9.4%	12.5%	12.5%	18.5%	14.4%	14.4%	20.3%
\$35,000 to \$49,999	<b>12.3%</b>	17.5%	2.2%	11.6%	18.4%	2.3%	20.8%	19.8%	2.4%	22.7%
\$50,000 to \$74,999	0.0%	26.3%	0.0%	11.6%	20.3%	0.0%	20.8%	21.4%	0.0%	22.7%
\$75,000 to \$99,999	0.0%	16.0%	0.0%	11.6%	10.9%	0.0%	20.8%	11.3%	0.0%	22.7%
\$100,000 to \$149,999	0.0%	12.7%	0.0%	11.6%	8.5%	0.0%	20.8%	8.3%	0.0%	22.7%
\$150,000 to \$249,999	0.0%	7.0%	0.0%	11.6%	3.9%	0.0%	20.8%	2.9%	0.0%	22.7%
\$250,000 to \$499,999	0.0%	3.6%	0.0%	11.6%	1.9%	0.0%	20.8%	1.4%	0.0%	22.7%
\$500,000 or more	0.0%	1.3%	0.0%	11.6%	0.9%	0.0%	20.8%	0.6%	0.0%	22.7%
<b>Totals</b>		<b>100.0%</b>	<b>11.6%</b>		<b>100.0%</b>	<b>20.8%</b>		<b>100.0%</b>	<b>22.7%</b>	

% of Households in Income Band		11.6%	20.8%	22.7%
Multiplied by Total Households		<u>9,036</u>	<u>42,703</u>	<u>146,573</u>
Income-Qualified Households		1,048	8,882	33,272
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>33%</u>	<u>33%</u>	<u>33%</u>
Income-Qualified, Renter Households in 2007		346	2,931	10,980
Less: Income-Qual. Renter HH in 2002		<u>(384)</u>	<u>(2,622)</u>	<u>(9,603)</u>
Ind. Demand from HH Growth over next 5 yrs.		(38)	309	1,377
Annual Demand		(8)	62	275
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		(16)	124	550

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$17,580	13.3%	\$19,918
<b>Maximum</b>	\$32,520	13.3%	\$36,845

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County**

**Westwood - Fort Myers**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	19,419		46,162		134,292	
Household Income	2002		2002		2002	
Less than \$15,000	3,428	17.66%	6,323	13.70%	14,718	10.96%
\$15,000 to \$24,999	2,797	14.41%	6,387	13.84%	19,071	14.20%
\$25,000 to \$34,999	3,421	17.62%	7,397	16.02%	21,319	15.88%
\$35,000 to \$49,999	3,727	19.19%	8,566	18.56%	26,894	20.03%
\$50,000 to \$74,999	3,702	19.06%	9,182	19.89%	28,415	21.16%
\$75,000 to \$99,999	1,260	6.49%	4,044	8.76%	11,959	8.91%
\$100,000 to \$149,999	614	3.16%	2,549	5.52%	7,182	5.35%
\$150,000 to \$249,999	288	1.48%	1,093	2.37%	3,135	2.33%
\$250,000 to \$499,999	131	0.68%	467	1.01%	1,134	0.84%
\$500,000 or more	49	0.25%	153	0.33%	465	0.35%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County**

**Westwood - Fort Myers**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$586 per mo. \$17,580**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$32,520**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		19,419			46,162			134,292		
Less than \$15,000	0.0%	17.66%	0.0%	0.0%	13.7%	0.0%	0.0%	11.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>74.2%</b>	14.41%	10.7%	10.7%	13.8%	10.3%	10.3%	14.2%	10.5%	10.5%
\$25,000 to \$34,999	<b>75.2%</b>	17.62%	13.3%	24.0%	16.0%	12.0%	22.3%	15.9%	11.9%	22.4%
\$35,000 to \$49,999	0.0%	19.19%	0.0%	24.0%	18.6%	0.0%	22.3%	20.0%	0.0%	22.4%
\$50,000 to \$74,999	0.0%	19.06%	0.0%	24.0%	19.9%	0.0%	22.3%	21.2%	0.0%	22.4%
\$75,000 to \$99,999	0.0%	6.49%	0.0%	24.0%	8.8%	0.0%	22.3%	8.9%	0.0%	22.4%
\$100,000 to \$149,999	0.0%	3.16%	0.0%	24.0%	5.5%	0.0%	22.3%	5.4%	0.0%	22.4%
\$150,000 to \$249,999	0.0%	1.48%	0.0%	24.0%	2.4%	0.0%	22.3%	2.3%	0.0%	22.4%
\$250,000 to \$499,999	0.0%	0.68%	0.0%	24.0%	1.0%	0.0%	22.3%	0.8%	0.0%	22.4%
\$500,000 or more	0.0%	0.25%	0.0%	24.0%	0.3%	0.0%	22.3%	0.4%	0.0%	22.4%

% of Households in Income Band	24.0%	22.3%	22.4%
Multiplied by Total Households	<u>19,419</u>	<u>46,162</u>	<u>134,292</u>
Income-Qualified Households	4,661	10,294	30,081
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>33%</u>	<u>33%</u>	<u>33%</u>
Income-Qualified, Renter HH in 2002	1,538	3,397	9,927
Existing and Funded, Competitive Affordable Apartments	1,666	2,170	3,671
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,666	2,170	3,671
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	108.3%	63.9%	37.0%
Remaining Potential Demand	(128)	1,227	6,256

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Lee County

Westwood - Fort Myers

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007				21,663			51,883			153,593
Less than \$15,000	0.0%	14.0%	0.0%	0.0%	10.6%	0.0%	0.0%	8.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>50.8%</b>	12.7%	6.5%	6.5%	11.7%	5.9%	5.9%	11.5%	5.8%	5.8%
\$25,000 to \$34,999	<b>100.0%</b>	15.0%	15.0%	21.5%	14.1%	14.1%	20.0%	14.3%	14.3%	20.1%
\$35,000 to \$49,999	<b>12.3%</b>	19.1%	2.3%	23.8%	18.7%	2.3%	22.3%	19.9%	2.4%	22.5%
\$50,000 to \$74,999	0.0%	20.7%	0.0%	23.8%	20.2%	0.0%	22.3%	21.7%	0.0%	22.5%
\$75,000 to \$99,999	0.0%	9.6%	0.0%	23.8%	11.0%	0.0%	22.3%	11.4%	0.0%	22.5%
\$100,000 to \$149,999	0.0%	5.8%	0.0%	23.8%	8.3%	0.0%	22.3%	8.2%	0.0%	22.5%
\$150,000 to \$249,999	0.0%	1.7%	0.0%	23.8%	3.2%	0.0%	22.3%	2.9%	0.0%	22.5%
\$250,000 to \$499,999	0.0%	0.9%	0.0%	23.8%	1.6%	0.0%	22.3%	1.4%	0.0%	22.5%
\$500,000 or more	0.0%	0.4%	0.0%	23.8%	0.7%	0.0%	22.3%	0.6%	0.0%	22.5%
<b>Totals</b>		<b>100.0%</b>	<b>23.8%</b>		<b>100.0%</b>	<b>22.3%</b>		<b>100.0%</b>	<b>22.5%</b>	

% of Households in Income Band		23.8%		22.3%		22.5%
Multiplied by Total Households		<u>21,663</u>		<u>51,883</u>		<u>153,593</u>
Income-Qualified Households		5,156		11,570		34,558
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>33%</u>		<u>33%</u>		<u>33%</u>
Income-Qualified, Renter Households in 2007		1,701		3,818		11,404
Less: Income-Qual. Renter HH in 2002		<u>(1,538)</u>		<u>(3,397)</u>		<u>(9,927)</u>
Ind. Demand from HH Growth over next 5 yrs.		163		421		1,477
Annual Demand		33		84		295
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		66		168		590

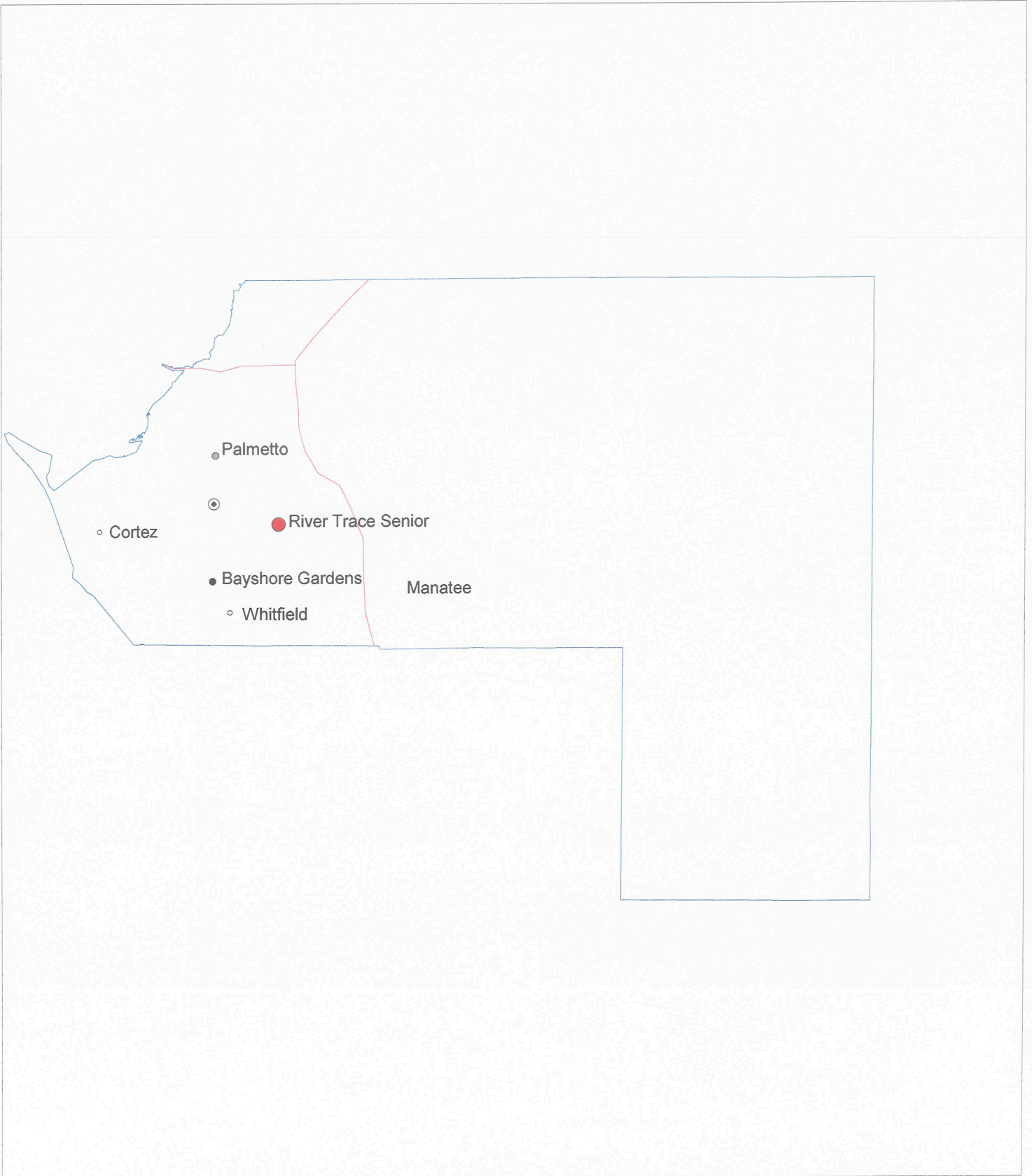
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$17,580	13.3%	\$19,918
Maximum	\$32,520	13.3%	\$36,845

**MANATEE COUNTY**

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# MANATEE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *River Trace Senior*  
Manatee County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	22,716		67,678		143,559	
Household Income	2002		2002		2002	
Less than \$15,000	3,297	14.51%	9,293	13.73%	16,895	11.77%
\$15,000 to \$24,999	3,749	16.51%	10,410	15.38%	20,052	13.97%
\$25,000 to \$34,999	3,756	16.54%	11,130	16.45%	22,005	15.33%
\$35,000 to \$49,999	4,037	17.77%	12,747	18.84%	26,731	18.62%
\$50,000 to \$74,999	4,594	20.22%	13,908	20.55%	29,983	20.89%
\$75,000 to \$99,999	2,052	9.03%	5,836	8.62%	14,031	9.77%
\$100,000 to \$149,999	802	3.53%	2,779	4.11%	7,936	5.53%
\$150,000 to \$249,999	318	1.40%	1,264	1.87%	4,000	2.79%
\$250,000 to \$499,999	71	0.31%	221	0.33%	1,315	0.92%
\$500,000 or more	39	0.17%	89	0.13%	610	0.43%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Manatee County**

**River Trace Senior**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$600** per mo. **\$18,000**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$33,330**

Household Income

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Inc. Cum.	% of HH	Inc. Qual.	Inc. Cum.	% of HH	Inc. Qual.	Inc. Cum.
Total HH in Market Area 2002		22,716			67,678			143,559		
Less than \$15,000	0.0%	14.51%	0.0%	0.0%	13.7%	0.0%	0.0%	11.8%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.0%</b>	16.51%	11.6%	11.6%	15.4%	10.8%	10.8%	14.0%	9.8%	9.8%
\$25,000 to \$34,999	<b>83.3%</b>	16.54%	13.8%	25.4%	16.5%	13.7%	24.5%	15.3%	12.8%	22.6%
\$35,000 to \$49,999	0.0%	17.77%	0.0%	25.4%	18.8%	0.0%	24.5%	18.6%	0.0%	22.6%
\$50,000 to \$74,999	0.0%	20.22%	0.0%	25.4%	20.6%	0.0%	24.5%	20.9%	0.0%	22.6%
\$75,000 to \$99,999	0.0%	9.03%	0.0%	25.4%	8.6%	0.0%	24.5%	9.8%	0.0%	22.6%
\$100,000 to \$149,999	0.0%	3.53%	0.0%	25.4%	4.1%	0.0%	24.5%	5.5%	0.0%	22.6%
\$150,000 to \$249,999	0.0%	1.40%	0.0%	25.4%	1.9%	0.0%	24.5%	2.8%	0.0%	22.6%
\$250,000 to \$499,999	0.0%	0.31%	0.0%	25.4%	0.3%	0.0%	24.5%	0.9%	0.0%	22.6%
\$500,000 or more	0.0%	0.17%	0.0%	25.4%	0.1%	0.0%	24.5%	0.4%	0.0%	22.6%

% of Households in Income Band 25.4% 24.5% 22.6%

Multiplied by Total Households 22,716 67,678 143,559

Income-Qualified Households 5,770 16,581 32,444

Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI 35% 35% 35%

Income-Qualified, Renter HH in 2002 2,020 5,803 11,355

Existing and Funded, Competitive Affordable Apartments 1,496 2,705 3,421

Add: Subject's Proposed Units Inc. Above Inc. Above Inc. Above

Total Projected Supply 1,496 2,705 3,421

Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) 74.1% 46.6% 30.1%

Remaining Potential Demand 524 3,098 7,934

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Manatee County

*River Trace Senior*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007										
Less than \$15,000	0.0%	10.3%	0.0%	0.0%	9.7%	0.0%	0.0%	8.4%	0.0%	0.0%
\$15,000 to \$24,999	40.1%	13.3%	5.3%	5.3%	12.7%	5.1%	5.1%	11.1%	4.4%	4.4%
\$25,000 to \$34,999	100.0%	15.4%	15.4%	20.7%	15.0%	15.0%	20.1%	13.6%	13.6%	18.0%
\$35,000 to \$49,999	25.8%	17.6%	4.5%	25.2%	18.5%	4.8%	24.9%	18.1%	4.7%	22.7%
\$50,000 to \$74,999	0.0%	20.9%	0.0%	25.2%	21.2%	0.0%	24.9%	21.2%	0.0%	22.7%
\$75,000 to \$99,999	0.0%	11.6%	0.0%	25.2%	11.5%	0.0%	24.9%	12.2%	0.0%	22.7%
\$100,000 to \$149,999	0.0%	7.9%	0.0%	25.2%	7.9%	0.0%	24.9%	9.5%	0.0%	22.7%
\$150,000 to \$249,999	0.0%	2.0%	0.0%	25.2%	2.3%	0.0%	24.9%	3.4%	0.0%	22.7%
\$250,000 to \$499,999	0.0%	0.8%	0.0%	25.2%	1.0%	0.0%	24.9%	1.8%	0.0%	22.7%
\$500,000 or more	0.0%	0.3%	0.0%	25.2%	0.2%	0.0%	24.9%	0.7%	0.0%	22.7%
Totals		100.0%	25.2%		100.0%	24.9%		100.0%	22.7%	

% of Households in Income Band		25.2%		24.9%		22.7%
Multiplied by Total Households		<u>25,398</u>		<u>74,570</u>		<u>160,087</u>
Income-Qualified Households		6,400		18,568		36,340
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>35%</u>		<u>35%</u>		<u>35%</u>
Income-Qualified, Renter Households in 2007		2,240		6,499		12,719
Less: Income-Qual. Renter HH in 2002		<u>(2,020)</u>		<u>(5,803)</u>		<u>(11,355)</u>
Ind. Demand from HH Growth over next 5 yrs.		220		696		1,364
Annual Demand		44		139		273
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		88		278		546

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

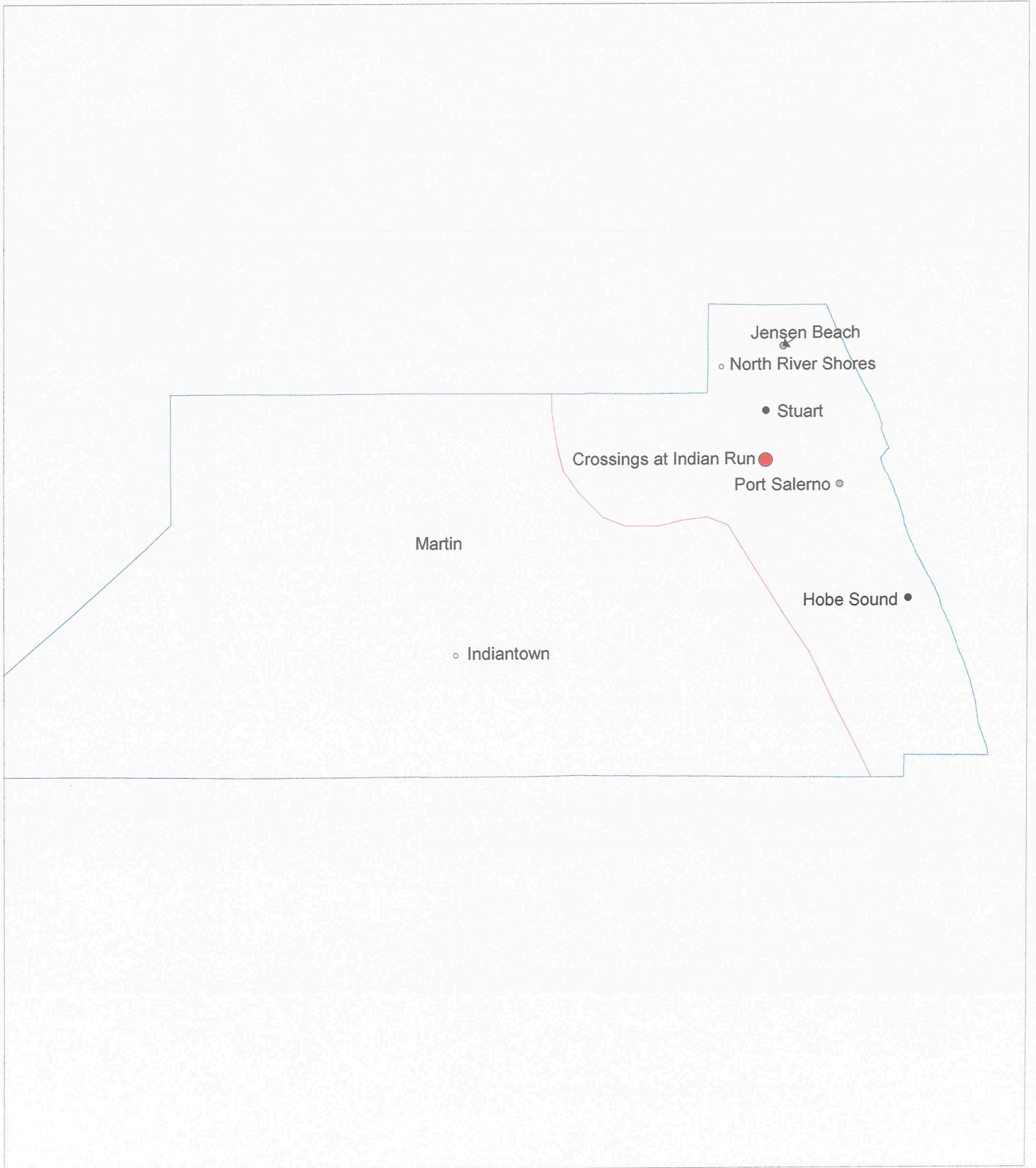
	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,000	16.6%	\$20,988
Maximum	\$33,330	16.6%	\$38,863

**MARTIN COUNTY**

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# MARTIN COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Crossings at Indian Run  
Martin County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	20,095		37,080		69,910	
Household Income	2002		2002		2002	
Less than \$15,000	2,663	13.25%	4,153	11.20%	7,748	11.08%
\$15,000 to \$24,999	2,954	14.70%	4,918	13.26%	9,300	13.30%
\$25,000 to \$34,999	2,817	14.02%	4,828	13.02%	10,042	14.36%
\$35,000 to \$49,999	3,681	18.32%	6,784	18.29%	13,406	19.18%
\$50,000 to \$74,999	3,704	18.43%	7,454	20.10%	14,253	20.39%
\$75,000 to \$99,999	1,609	8.01%	3,517	9.48%	6,302	9.01%
\$100,000 to \$149,999	1,536	7.64%	3,171	8.55%	4,999	7.15%
\$150,000 to \$249,999	740	3.68%	1,371	3.70%	2,216	3.17%
\$250,000 to \$499,999	252	1.25%	530	1.43%	1,007	1.44%
\$500,000 or more	140	<u>0.70%</u>	356	<u>0.96%</u>	636	<u>0.91%</u>
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Martin County**

**Crossings at Indian Run**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$589** per mo. **\$17,670**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$32,700**

Household Income

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		20,095			37,080			69,910		
Less than \$15,000	0.0%	13.25%	0.0%	0.0%	11.2%	0.0%	0.0%	11.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>73.3%</b>	14.70%	10.8%	10.8%	13.3%	9.7%	9.7%	13.3%	9.7%	9.7%
\$25,000 to \$34,999	<b>77.0%</b>	14.02%	10.8%	21.6%	13.0%	10.0%	19.7%	14.4%	11.1%	20.8%
\$35,000 to \$49,999	0.0%	18.32%	0.0%	21.6%	18.3%	0.0%	19.7%	19.2%	0.0%	20.8%
\$50,000 to \$74,999	0.0%	18.43%	0.0%	21.6%	20.1%	0.0%	19.7%	20.4%	0.0%	20.8%
\$75,000 to \$99,999	0.0%	8.01%	0.0%	21.6%	9.5%	0.0%	19.7%	9.0%	0.0%	20.8%
\$100,000 to \$149,999	0.0%	7.64%	0.0%	21.6%	8.6%	0.0%	19.7%	7.2%	0.0%	20.8%
\$150,000 to \$249,999	0.0%	3.68%	0.0%	21.6%	3.7%	0.0%	19.7%	3.2%	0.0%	20.8%
\$250,000 to \$499,999	0.0%	1.25%	0.0%	21.6%	1.4%	0.0%	19.7%	1.4%	0.0%	20.8%
\$500,000 or more	0.0%	0.70%	0.0%	21.6%	1.0%	0.0%	19.7%	0.9%	0.0%	20.8%

% of Households in Income Band	21.6%	19.7%	20.8%
Multiplied by Total Households	<u>20,095</u>	<u>37,080</u>	<u>69,910</u>
Income-Qualified Households	4,341	7,305	14,541
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>30%</u>	<u>30%</u>	<u>30%</u>
Income-Qualified, Renter HH in 2002	1,302	2,192	4,362
Existing and Funded, Competitive Affordable Apartments	536	778	1,196
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	536	778	1,196
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	41.2%	35.5%	27.4%
Remaining Potential Demand	766	1,414	3,166

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Martin County

*Crossings at Indian Run*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007										
Less than \$15,000	0.0%	10.4%	0.0%	0.0%	8.7%	0.0%	0.0%	8.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>52.4%</b>	12.2%	6.4%	6.4%	10.9%	5.7%	5.7%	11.4%	6.0%	6.0%
\$25,000 to \$34,999	<b>100.0%</b>	13.4%	13.4%	19.8%	12.3%	12.3%	18.0%	13.3%	13.3%	19.3%
\$35,000 to \$49,999	<b>10.4%</b>	19.0%	2.0%	21.8%	18.1%	1.9%	19.9%	19.2%	2.0%	21.3%
\$50,000 to \$74,999	0.0%	18.4%	0.0%	21.8%	19.7%	0.0%	19.9%	20.4%	0.0%	21.3%
\$75,000 to \$99,999	0.0%	10.1%	0.0%	21.8%	11.8%	0.0%	19.9%	11.2%	0.0%	21.3%
\$100,000 to \$149,999	0.0%	8.2%	0.0%	21.8%	9.7%	0.0%	19.9%	8.6%	0.0%	21.3%
\$150,000 to \$249,999	0.0%	5.2%	0.0%	21.8%	5.2%	0.0%	19.9%	4.3%	0.0%	21.3%
\$250,000 to \$499,999	0.0%	2.1%	0.0%	21.8%	2.3%	0.0%	19.9%	2.1%	0.0%	21.3%
\$500,000 or more	0.0%	1.0%	0.0%	21.8%	1.3%	0.0%	19.9%	1.3%	0.0%	21.3%
Totals		100.0%	21.8%		100.0%	19.9%		100.0%	21.3%	

% of Households in Income Band	21.8%	19.9%	21.3%
Multiplied by Total Households	<u>22,587</u>	<u>41,774</u>	<u>79,036</u>
Income-Qualified Households	4,924	8,313	16,835
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>30%</u>	<u>30%</u>	<u>30%</u>
Income-Qualified, Renter Households in 2007	1,477	2,494	5,051
Less: Income-Qual. Renter HH in 2002	<u>(1,302)</u>	<u>(2,192)</u>	<u>(4,362)</u>
Ind. Demand from HH Growth over next 5 yrs.	175	302	689
Annual Demand	35	60	138
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	70	120	276

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$17,670	11.8%	\$19,755
Maximum	\$32,700	11.8%	\$36,559

**MIAMI-DADE COUNTY**

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# NORTH DADE COUNTY PROJECTS



# SOUTH DADE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Alahambra Apartments*  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	51,787		156,322		589,568	
Household Income	2002		2002		2002	
Less than \$15,000	13,184	25.46%	39,357	25.18%	132,505	22.47%
\$15,000 to \$24,999	8,410	16.24%	24,749	15.83%	86,628	14.69%
\$25,000 to \$34,999	7,588	14.65%	21,779	13.93%	78,177	13.26%
\$35,000 to \$49,999	7,974	15.40%	24,312	15.55%	93,161	15.80%
\$50,000 to \$74,999	7,576	14.63%	23,802	15.23%	93,069	15.79%
\$75,000 to \$99,999	3,694	7.13%	11,152	7.13%	46,862	7.95%
\$100,000 to \$149,999	2,473	4.77%	7,666	4.90%	36,747	6.23%
\$150,000 to \$249,999	678	1.31%	2,507	1.60%	14,522	2.46%
\$250,000 to \$499,999	183	0.35%	742	0.47%	5,035	0.85%
\$500,000 or more	28	0.05%	257	0.16%	2,861	0.49%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Alhambra Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		51,787			156,322			589,568		
Less than \$15,000	0.0%	25.46%	0.0%	0.0%	25.2%	0.0%	0.0%	22.5%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	16.24%	14.2%	14.2%	15.8%	13.8%	13.8%	14.7%	12.8%	12.8%
\$25,000 to \$34,999	<b>50.9%</b>	14.65%	7.5%	21.7%	13.9%	7.1%	20.9%	13.3%	6.7%	19.5%
\$35,000 to \$49,999	0.0%	15.40%	0.0%	21.7%	15.6%	0.0%	20.9%	15.8%	0.0%	19.5%
\$50,000 to \$74,999	0.0%	14.63%	0.0%	21.7%	15.2%	0.0%	20.9%	15.8%	0.0%	19.5%
\$75,000 to \$99,999	0.0%	7.13%	0.0%	21.7%	7.1%	0.0%	20.9%	8.0%	0.0%	19.5%
\$100,000 to \$149,999	0.0%	4.77%	0.0%	21.7%	4.9%	0.0%	20.9%	6.2%	0.0%	19.5%
\$150,000 to \$249,999	0.0%	1.31%	0.0%	21.7%	1.6%	0.0%	20.9%	2.5%	0.0%	19.5%
\$250,000 to \$499,999	0.0%	0.35%	0.0%	21.7%	0.5%	0.0%	20.9%	0.9%	0.0%	19.5%
\$500,000 or more	0.0%	0.05%	0.0%	21.7%	0.2%	0.0%	20.9%	0.5%	0.0%	19.5%

% of Households in Income Band	21.7%	20.9%	19.5%
Multiplied by Total Households	<u>51,787</u>	<u>156,322</u>	<u>589,568</u>
Income-Qualified Households	11,238	32,671	114,966
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	6,743	19,603	68,980
Existing and Funded, Competitive Affordable Apartments	2,544	5,821	15,671
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,544	5,821	15,671
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	37.7%	29.7%	22.7%
Remaining Potential Demand	4,199	13,782	53,309

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Alhambra Apartments*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	52,680				159,495			619,719		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	23.3%	0.0%	0.0%	22.9%	0.0%	0.0%	20.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	15.0%	10.5%	10.5%	14.7%	10.3%	10.3%	13.3%	9.3%	9.3%
\$25,000 to \$34,999	<b>82.8%</b>	13.9%	11.5%	22.0%	13.2%	10.9%	21.2%	12.3%	10.2%	19.5%
\$35,000 to \$49,999	0.0%	15.6%	0.0%	22.0%	15.6%	0.0%	21.2%	15.6%	0.0%	19.5%
\$50,000 to \$74,999	0.0%	15.4%	0.0%	22.0%	15.9%	0.0%	21.2%	16.5%	0.0%	19.5%
\$75,000 to \$99,999	0.0%	8.0%	0.0%	22.0%	8.1%	0.0%	21.2%	9.1%	0.0%	19.5%
\$100,000 to \$149,999	0.0%	6.5%	0.0%	22.0%	6.7%	0.0%	21.2%	8.3%	0.0%	19.5%
\$150,000 to \$249,999	0.0%	1.8%	0.0%	22.0%	2.1%	0.0%	21.2%	3.3%	0.0%	19.5%
\$250,000 to \$499,999	0.0%	0.5%	0.0%	22.0%	0.6%	0.0%	21.2%	1.1%	0.0%	19.5%
\$500,000 or more	0.0%	0.1%	0.0%	22.0%	0.2%	0.0%	21.2%	0.6%	0.0%	19.5%
<b>Totals</b>		<b>100.0%</b>	<b>22.0%</b>		<b>100.0%</b>	<b>21.2%</b>		<b>100.0%</b>	<b>19.5%</b>	

% of Households in Income Band	22.0%	21.2%	19.5%
Multiplied by Total Households	<u>52,680</u>	<u>159,495</u>	<u>619,719</u>
Income-Qualified Households	11,590	33,813	120,845
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	6,954	20,288	72,507
Less: Income-Qual. Renter HH in 2002	<u>(6,743)</u>	<u>(19,603)</u>	<u>(68,980)</u>
Ind. Demand from HH Growth over next 5 yrs.	211	685	3,527
Annual Demand	42	137	705
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	84	274	1,410

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Baywinds Apartments*  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	59,660		145,561		495,831	
Household Income	2002		2002		2002	
Less than \$15,000	9,560	16.02%	29,224	20.08%	112,582	22.71%
\$15,000 to \$24,999	8,897	14.91%	24,069	16.54%	84,997	17.14%
\$25,000 to \$34,999	8,736	14.64%	20,669	14.20%	70,297	14.18%
\$35,000 to \$49,999	10,579	17.73%	24,872	17.09%	79,497	16.03%
\$50,000 to \$74,999	10,086	16.91%	22,164	15.23%	75,532	15.23%
\$75,000 to \$99,999	5,286	8.86%	11,169	7.67%	35,344	7.13%
\$100,000 to \$149,999	3,711	6.22%	7,663	5.26%	23,127	4.66%
\$150,000 to \$249,999	1,714	2.87%	3,388	2.33%	8,591	1.73%
\$250,000 to \$499,999	644	1.08%	1,425	0.98%	3,771	0.76%
\$500,000 or more	448	<u>0.75%</u>	917	<u>0.63%</u>	2,093	<u>0.42%</u>
		100.0%		100.0%		100.0%

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Baywinds Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income

Household Income	% in Band	3-Mi.			5-Mi.			10-Mi.		
		% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		59,660			145,561			495,831		
Less than \$15,000	0.0%	16.02%	0.0%	0.0%	20.1%	0.0%	0.0%	22.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	14.91%	13.0%	13.0%	16.5%	14.5%	14.5%	17.1%	15.0%	15.0%
\$25,000 to \$34,999	<b>50.9%</b>	14.64%	7.5%	20.5%	14.2%	7.2%	21.7%	14.2%	7.2%	22.2%
\$35,000 to \$49,999	0.0%	17.73%	0.0%	20.5%	17.1%	0.0%	21.7%	16.0%	0.0%	22.2%
\$50,000 to \$74,999	0.0%	16.91%	0.0%	20.5%	15.2%	0.0%	21.7%	15.2%	0.0%	22.2%
\$75,000 to \$99,999	0.0%	8.86%	0.0%	20.5%	7.7%	0.0%	21.7%	7.1%	0.0%	22.2%
\$100,000 to \$149,999	0.0%	6.22%	0.0%	20.5%	5.3%	0.0%	21.7%	4.7%	0.0%	22.2%
\$150,000 to \$249,999	0.0%	2.87%	0.0%	20.5%	2.3%	0.0%	21.7%	1.7%	0.0%	22.2%
\$250,000 to \$499,999	0.0%	1.08%	0.0%	20.5%	1.0%	0.0%	21.7%	0.8%	0.0%	22.2%
\$500,000 or more	0.0%	0.75%	0.0%	20.5%	0.6%	0.0%	21.7%	0.4%	0.0%	22.2%

% of Households in Income Band	20.5%	21.7%	22.2%
Multiplied by Total Households	<u>59,660</u>	<u>145,561</u>	<u>495,831</u>
Income-Qualified Households	12,230	31,587	110,074
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	7,338	18,952	66,044
Existing and Funded, Competitive Affordable Apartments	1,033	4,123	15,116
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,033	4,123	15,116
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	14.1%	21.8%	22.9%
Remaining Potential Demand	6,305	14,829	50,928

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Baywinds Apartments*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	61,330				149,322			510,999		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	12.6%	0.0%	0.0%	16.0%	0.0%	0.0%	18.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	13.7%	9.6%	9.6%	15.3%	10.8%	10.8%	16.2%	11.4%	11.4%
\$25,000 to \$34,999	<b>82.8%</b>	14.2%	11.8%	21.4%	14.5%	12.0%	22.8%	14.5%	12.0%	23.4%
\$35,000 to \$49,999	0.0%	18.1%	0.0%	21.4%	17.5%	0.0%	22.8%	16.6%	0.0%	23.4%
\$50,000 to \$74,999	0.0%	17.6%	0.0%	21.4%	16.2%	0.0%	22.8%	15.9%	0.0%	23.4%
\$75,000 to \$99,999	0.0%	10.0%	0.0%	21.4%	8.7%	0.0%	22.8%	8.3%	0.0%	23.4%
\$100,000 to \$149,999	0.0%	7.8%	0.0%	21.4%	6.7%	0.0%	22.8%	6.1%	0.0%	23.4%
\$150,000 to \$249,999	0.0%	3.6%	0.0%	21.4%	3.0%	0.0%	22.8%	2.4%	0.0%	23.4%
\$250,000 to \$499,999	0.0%	1.6%	0.0%	21.4%	1.4%	0.0%	22.8%	1.1%	0.0%	23.4%
\$500,000 or more	0.0%	1.0%	0.0%	21.4%	0.9%	0.0%	22.8%	0.6%	0.0%	23.4%
<b>Totals</b>		<b>100.0%</b>	<b>21.4%</b>		<b>100.0%</b>	<b>22.8%</b>		<b>100.0%</b>	<b>23.4%</b>	

% of Households in Income Band	21.4%	22.8%	23.4%
Multiplied by Total Households	<u>61,330</u>	<u>149,322</u>	<u>510,999</u>
Income-Qualified Households	13,125	34,045	119,574
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	7,875	20,427	71,744
Less: Income-Qual. Renter HH in 2002	<u>(7,338)</u>	<u>(18,952)</u>	<u>(66,044)</u>
Ind. Demand from HH Growth over next 5 yrs.	537	1,475	5,700
Annual Demand	107	295	1,140
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	214	590	2,280

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

***Captiva Club  
Apartments***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	40,026		73,568		216,396	
Household Income	2002		2002		2002	
Less than \$15,000	4,494	11.23%	6,866	9.33%	18,803	8.69%
\$15,000 to \$24,999	3,973	9.92%	6,236	8.48%	19,655	9.08%
\$25,000 to \$34,999	4,180	10.44%	6,818	9.27%	22,431	10.37%
\$35,000 to \$49,999	6,588	16.46%	11,153	15.16%	35,850	16.57%
\$50,000 to \$74,999	9,506	23.75%	16,705	22.71%	49,722	22.98%
\$75,000 to \$99,999	5,126	12.81%	10,293	13.99%	28,929	13.37%
\$100,000 to \$149,999	4,064	10.15%	9,796	13.32%	24,704	11.42%
\$150,000 to \$249,999	1,431	3.57%	3,812	5.18%	10,222	4.72%
\$250,000 to \$499,999	462	1.15%	1,273	1.73%	3,965	1.83%
\$500,000 or more	203	0.51%	615	0.84%	2,115	0.98%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Captiva Club Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002	40,026				73,568			216,396		
Less than \$15,000	0.0%	11.23%	0.0%	0.0%	9.3%	0.0%	0.0%	8.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	9.92%	8.7%	8.7%	8.5%	7.4%	7.4%	9.1%	7.9%	7.9%
\$25,000 to \$34,999	<b>50.9%</b>	10.44%	5.3%	14.0%	9.3%	4.7%	12.1%	10.4%	5.3%	13.2%
\$35,000 to \$49,999	0.0%	16.46%	0.0%	14.0%	15.2%	0.0%	12.1%	16.6%	0.0%	13.2%
\$50,000 to \$74,999	0.0%	23.75%	0.0%	14.0%	22.7%	0.0%	12.1%	23.0%	0.0%	13.2%
\$75,000 to \$99,999	0.0%	12.81%	0.0%	14.0%	14.0%	0.0%	12.1%	13.4%	0.0%	13.2%
\$100,000 to \$149,999	0.0%	10.15%	0.0%	14.0%	13.3%	0.0%	12.1%	11.4%	0.0%	13.2%
\$150,000 to \$249,999	0.0%	3.57%	0.0%	14.0%	5.2%	0.0%	12.1%	4.7%	0.0%	13.2%
\$250,000 to \$499,999	0.0%	1.15%	0.0%	14.0%	1.7%	0.0%	12.1%	1.8%	0.0%	13.2%
\$500,000 or more	0.0%	0.51%	0.0%	14.0%	0.8%	0.0%	12.1%	1.0%	0.0%	13.2%
% of Households in Income Band	14.0%				12.1%			13.2%		
Multiplied by Total Households	<u>40,026</u>				<u>73,568</u>			<u>216,396</u>		
Income-Qualified Households	5,604				8,902			28,564		
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>				<u>60%</u>			<u>60%</u>		
Income-Qualified, Renter HH in 2002	3,362				5,341			17,138		
Existing and Funded, Competitive Affordable Apartments	2,497				3,351			6,341		
Add: Subject's Proposed Units	<u>Inc. Above</u>				<u>Inc. Above</u>			<u>Inc. Above</u>		
Total Projected Supply	2,497				3,351			6,341		
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	74.3%				62.7%			37.0%		
Remaining Potential Demand	865				1,990			10,797		

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Captiva Club Apartments*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		41,354			77,967			226,963		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	8.9%	0.0%	0.0%	7.3%	0.0%	0.0%	6.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	9.1%	6.4%	6.4%	7.9%	5.5%	5.5%	8.2%	5.8%	5.8%
\$25,000 to \$34,999	<b>82.8%</b>	10.1%	8.4%	14.8%	8.8%	7.3%	12.8%	9.6%	8.0%	13.8%
\$35,000 to \$49,999	0.0%	15.4%	0.0%	14.8%	14.1%	0.0%	12.8%	15.6%	0.0%	13.8%
\$50,000 to \$74,999	0.0%	21.9%	0.0%	14.8%	20.9%	0.0%	12.8%	21.5%	0.0%	13.8%
\$75,000 to \$99,999	0.0%	14.8%	0.0%	14.8%	15.2%	0.0%	12.8%	14.7%	0.0%	13.8%
\$100,000 to \$149,999	0.0%	11.7%	0.0%	14.8%	14.2%	0.0%	12.8%	12.9%	0.0%	13.8%
\$150,000 to \$249,999	0.0%	5.4%	0.0%	14.8%	7.5%	0.0%	12.8%	6.4%	0.0%	13.8%
\$250,000 to \$499,999	0.0%	2.0%	0.0%	14.8%	2.8%	0.0%	12.8%	2.7%	0.0%	13.8%
\$500,000 or more	0.0%	0.8%	0.0%	14.8%	1.2%	0.0%	12.8%	1.4%	0.0%	13.8%
<b>Totals</b>		<b>100.0%</b>	<b>14.8%</b>		<b>100.0%</b>	<b>12.8%</b>		<b>100.0%</b>	<b>13.8%</b>	

% of Households in Income Band		14.8%		12.8%		13.8%
Multiplied by Total Households		<u>41,354</u>		<u>77,967</u>		<u>226,963</u>
Income-Qualified Households		6,120		9,980		31,321
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		3,672		5,988		18,793
Less: Income-Qual. Renter HH in 2002		<u>(3,362)</u>		<u>(5,341)</u>		<u>(17,138)</u>
Ind. Demand from HH Growth over next 5 yrs.		310		647		1,655
Annual Demand		62		129		331
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		124		258		662

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Cedar Grove  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	53,353		150,958		520,409	
Household Income	2002		2002		2002	
Less than \$15,000	6,638	12.44%	20,081	13.30%	84,043	16.15%
\$15,000 to \$24,999	7,271	13.63%	20,653	13.68%	75,995	14.60%
\$25,000 to \$34,999	7,152	13.41%	19,874	13.17%	72,132	13.86%
\$35,000 to \$49,999	9,704	18.19%	27,954	18.52%	89,434	17.19%
\$50,000 to \$74,999	11,957	22.41%	32,725	21.68%	96,196	18.48%
\$75,000 to \$99,999	6,227	11.67%	16,578	10.98%	48,965	9.41%
\$100,000 to \$149,999	3,376	6.33%	9,609	6.37%	35,110	6.75%
\$150,000 to \$249,999	838	1.57%	2,607	1.73%	11,931	2.29%
\$250,000 to \$499,999	142	0.27%	616	0.41%	4,415	0.85%
\$500,000 or more	46	0.09%	260	0.17%	2,189	0.42%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Cedar Grove**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		53,353			150,958			520,409		
Less than \$15,000	0.0%	12.44%	0.0%	0.0%	13.3%	0.0%	0.0%	16.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	13.63%	11.9%	11.9%	13.7%	12.0%	12.0%	14.6%	12.8%	12.8%
\$25,000 to \$34,999	<b>50.9%</b>	13.41%	6.8%	18.7%	13.2%	6.7%	18.7%	13.9%	7.1%	19.9%
\$35,000 to \$49,999	0.0%	18.19%	0.0%	18.7%	18.5%	0.0%	18.7%	17.2%	0.0%	19.9%
\$50,000 to \$74,999	0.0%	22.41%	0.0%	18.7%	21.7%	0.0%	18.7%	18.5%	0.0%	19.9%
\$75,000 to \$99,999	0.0%	11.67%	0.0%	18.7%	11.0%	0.0%	18.7%	9.4%	0.0%	19.9%
\$100,000 to \$149,999	0.0%	6.33%	0.0%	18.7%	6.4%	0.0%	18.7%	6.8%	0.0%	19.9%
\$150,000 to \$249,999	0.0%	1.57%	0.0%	18.7%	1.7%	0.0%	18.7%	2.3%	0.0%	19.9%
\$250,000 to \$499,999	0.0%	0.27%	0.0%	18.7%	0.4%	0.0%	18.7%	0.9%	0.0%	19.9%
\$500,000 or more	0.0%	0.09%	0.0%	18.7%	0.2%	0.0%	18.7%	0.4%	0.0%	19.9%

% of Households in Income Band	18.7%	18.7%	19.9%
Multiplied by Total Households	<u>53,353</u>	<u>150,958</u>	<u>520,409</u>
Income-Qualified Households	9,977	28,229	103,561
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	5,986	16,937	62,137
Existing and Funded, Competitive Affordable Apartments	3,490	6,701	11,976
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,490	6,701	11,976
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	58.3%	39.6%	19.3%
Remaining Potential Demand	2,496	10,236	50,161

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

Cedar Grove

Household Income	3-Mi.			5-Mi.			10-Mi.			
Total HH in Market Area 2007	56,328			160,078			551,088			
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	10.0%	0.0%	0.0%	10.7%	0.0%	0.0%	12.8%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	12.7%	8.9%	8.9%	12.7%	8.9%	8.9%	13.3%	9.3%	9.3%
\$25,000 to \$34,999	<b>82.8%</b>	12.9%	10.7%	19.6%	12.8%	10.6%	19.5%	13.4%	11.1%	20.4%
\$35,000 to \$49,999	0.0%	17.8%	0.0%	19.6%	17.9%	0.0%	19.5%	17.4%	0.0%	20.4%
\$50,000 to \$74,999	0.0%	21.6%	0.0%	19.6%	21.5%	0.0%	19.5%	18.6%	0.0%	20.4%
\$75,000 to \$99,999	0.0%	12.9%	0.0%	19.6%	12.3%	0.0%	19.5%	10.7%	0.0%	20.4%
\$100,000 to \$149,999	0.0%	8.9%	0.0%	19.6%	8.6%	0.0%	19.5%	8.5%	0.0%	20.4%
\$150,000 to \$249,999	0.0%	2.3%	0.0%	19.6%	2.5%	0.0%	19.5%	3.4%	0.0%	20.4%
\$250,000 to \$499,999	0.0%	0.6%	0.0%	19.6%	0.8%	0.0%	19.5%	1.3%	0.0%	20.4%
\$500,000 or more	0.0%	0.1%	0.0%	19.6%	0.3%	0.0%	19.5%	0.6%	0.0%	20.4%
<b>Totals</b>		<b>100.0%</b>	<b>19.6%</b>		<b>100.0%</b>	<b>19.5%</b>		<b>100.0%</b>	<b>20.4%</b>	

% of Households in Income Band		19.6%		19.5%		20.4%
Multiplied by Total Households		<u>56,328</u>		<u>160,078</u>		<u>551,088</u>
Income-Qualified Households		11,040		31,215		112,422
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		6,624		18,729		67,453
Less: Income-Qual. Renter HH in 2002		<u>(5,986)</u>		<u>(16,937)</u>		<u>(62,137)</u>
Ind. Demand from HH Growth over next 5 yrs.		638		1,792		5,316
Annual Demand		128		358		1,063
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		256		716		2,126

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Country Club Villas  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	37,726		112,238		381,482	
Household Income	2002		2002		2002	
Less than \$15,000	2,617	6.94%	12,278	10.94%	55,666	14.59%
\$15,000 to \$24,999	2,812	7.46%	13,590	12.11%	51,795	13.58%
\$25,000 to \$34,999	3,884	10.29%	14,487	12.91%	50,923	13.35%
\$35,000 to \$49,999	6,938	18.39%	20,615	18.37%	65,587	17.19%
\$50,000 to \$74,999	9,703	25.72%	24,487	21.82%	75,408	19.77%
\$75,000 to \$99,999	5,564	14.75%	12,956	11.54%	39,808	10.43%
\$100,000 to \$149,999	4,253	11.27%	9,676	8.62%	28,940	7.59%
\$150,000 to \$249,999	1,245	3.30%	2,921	2.60%	9,663	2.53%
\$250,000 to \$499,999	486	1.29%	892	0.79%	2,672	0.70%
\$500,000 or more	223	0.59%	334	0.30%	1,020	0.27%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Country Club Villas**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.			
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	
Total HH in Market Area 2002	37,726				112,238			381,482			
Less than \$15,000	0.0%	6.94%	0.0%	0.0%	10.9%	0.0%	0.0%	14.6%	0.0%	0.0%	
\$15,000 to \$24,999	<b>87.4%</b>	7.46%	6.5%	6.5%	12.1%	10.6%	10.6%	13.6%	11.9%	11.9%	
\$25,000 to \$34,999	<b>50.9%</b>	10.29%	5.2%	11.7%	12.9%	6.6%	17.2%	13.4%	6.8%	18.7%	
\$35,000 to \$49,999	0.0%	18.39%	0.0%	11.7%	18.4%	0.0%	17.2%	17.2%	0.0%	18.7%	
\$50,000 to \$74,999	0.0%	25.72%	0.0%	11.7%	21.8%	0.0%	17.2%	19.8%	0.0%	18.7%	
\$75,000 to \$99,999	0.0%	14.75%	0.0%	11.7%	11.5%	0.0%	17.2%	10.4%	0.0%	18.7%	
\$100,000 to \$149,999	0.0%	11.27%	0.0%	11.7%	8.6%	0.0%	17.2%	7.6%	0.0%	18.7%	
\$150,000 to \$249,999	0.0%	3.30%	0.0%	11.7%	2.6%	0.0%	17.2%	2.5%	0.0%	18.7%	
\$250,000 to \$499,999	0.0%	1.29%	0.0%	11.7%	0.8%	0.0%	17.2%	0.7%	0.0%	18.7%	
\$500,000 or more	0.0%	0.59%	0.0%	11.7%	0.3%	0.0%	17.2%	0.3%	0.0%	18.7%	
<b>% of Households in Income Band</b>					11.7%			17.2%			18.7%
<b>Multiplied by Total Households</b>					<u>37,726</u>			<u>112,238</u>			<u>381,482</u>
<b>Income-Qualified Households</b>					4,414			19,305			71,337
<b>Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI</b>					<u>60%</u>			<u>60%</u>			<u>60%</u>
<b>Income-Qualified, Renter HH in 2002</b>					2,648			11,583			42,802
<b>Existing and Funded, Competitive Affordable Apartments</b>					1,890			3,132			10,172
<b>Add: Subject's Proposed Units</b>					<u>Inc. Above</u>			<u>Inc. Above</u>			<u>Inc. Above</u>
<b>Total Projected Supply</b>					1,890			3,132			10,172
<b>Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)</b>					71.4%			27.0%			23.8%
<b>Remaining Potential Demand</b>					758			8,451			32,630

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Country Club Villas*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	41,140				123,220			408,129		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	5.6%	0.0%	0.0%	8.4%	0.0%	0.0%	11.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	6.7%	4.7%	4.7%	10.9%	7.7%	7.7%	12.5%	8.8%	8.8%
\$25,000 to \$34,999	<b>82.8%</b>	9.2%	7.7%	12.4%	11.9%	9.9%	17.6%	12.8%	10.6%	19.4%
\$35,000 to \$49,999	0.0%	15.8%	0.0%	12.4%	17.4%	0.0%	17.6%	17.0%	0.0%	19.4%
\$50,000 to \$74,999	0.0%	25.0%	0.0%	12.4%	21.3%	0.0%	17.6%	19.6%	0.0%	19.4%
\$75,000 to \$99,999	0.0%	16.2%	0.0%	12.4%	12.9%	0.0%	17.6%	11.6%	0.0%	19.4%
\$100,000 to \$149,999	0.0%	13.5%	0.0%	12.4%	10.7%	0.0%	17.6%	9.4%	0.0%	19.4%
\$150,000 to \$249,999	0.0%	5.2%	0.0%	12.4%	4.4%	0.0%	17.6%	3.9%	0.0%	19.4%
\$250,000 to \$499,999	0.0%	1.9%	0.0%	12.4%	1.5%	0.0%	17.6%	1.3%	0.0%	19.4%
\$500,000 or more	0.0%	0.9%	0.0%	12.4%	0.5%	0.0%	17.6%	0.4%	0.0%	19.4%
<b>Totals</b>		<b>100.0%</b>	<b>12.4%</b>		<b>100.0%</b>	<b>17.6%</b>		<b>100.0%</b>	<b>19.4%</b>	

% of Households in Income Band		12.4%		17.6%		19.4%
Multiplied by Total Households		<u>41,140</u>		<u>123,220</u>		<u>408,129</u>
Income-Qualified Households		5,101		21,687		79,177
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		3,061		13,012		47,506
Less: Income-Qual. Renter HH in 2002		<u>(2,648)</u>		<u>(11,583)</u>		<u>(42,802)</u>
Ind. Demand from HH Growth over next 5 yrs.		413		1,429		4,704
Annual Demand		83		286		941
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		166		572		1,882

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Country Club Villas II  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	37,726		112,238		381,482	
Household Income	2002		2002		2002	
Less than \$15,000	2,617	6.94%	12,278	10.94%	55,666	14.59%
\$15,000 to \$24,999	2,812	7.46%	13,590	12.11%	51,795	13.58%
\$25,000 to \$34,999	3,884	10.29%	14,487	12.91%	50,923	13.35%
\$35,000 to \$49,999	6,938	18.39%	20,615	18.37%	65,587	17.19%
\$50,000 to \$74,999	9,703	25.72%	24,487	21.82%	75,408	19.77%
\$75,000 to \$99,999	5,564	14.75%	12,956	11.54%	39,808	10.43%
\$100,000 to \$149,999	4,253	11.27%	9,676	8.62%	28,940	7.59%
\$150,000 to \$249,999	1,245	3.30%	2,921	2.60%	9,663	2.53%
\$250,000 to \$499,999	486	1.29%	892	0.79%	2,672	0.70%
\$500,000 or more	223	0.59%	334	0.30%	1,020	0.27%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Country Club Villas II**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		37,726			112,238			381,482		
Less than \$15,000	0.0%	6.94%	0.0%	0.0%	10.9%	0.0%	0.0%	14.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	7.46%	6.5%	6.5%	12.1%	10.6%	10.6%	13.6%	11.9%	11.9%
\$25,000 to \$34,999	<b>50.9%</b>	10.29%	5.2%	11.7%	12.9%	6.6%	17.2%	13.4%	6.8%	18.7%
\$35,000 to \$49,999	0.0%	18.39%	0.0%	11.7%	18.4%	0.0%	17.2%	17.2%	0.0%	18.7%
\$50,000 to \$74,999	0.0%	25.72%	0.0%	11.7%	21.8%	0.0%	17.2%	19.8%	0.0%	18.7%
\$75,000 to \$99,999	0.0%	14.75%	0.0%	11.7%	11.5%	0.0%	17.2%	10.4%	0.0%	18.7%
\$100,000 to \$149,999	0.0%	11.27%	0.0%	11.7%	8.6%	0.0%	17.2%	7.6%	0.0%	18.7%
\$150,000 to \$249,999	0.0%	3.30%	0.0%	11.7%	2.6%	0.0%	17.2%	2.5%	0.0%	18.7%
\$250,000 to \$499,999	0.0%	1.29%	0.0%	11.7%	0.8%	0.0%	17.2%	0.7%	0.0%	18.7%
\$500,000 or more	0.0%	0.59%	0.0%	11.7%	0.3%	0.0%	17.2%	0.3%	0.0%	18.7%

% of Households in Income Band	11.7%	17.2%	18.7%
Multiplied by Total Households	<u>37,726</u>	<u>112,238</u>	<u>381,482</u>
Income-Qualified Households	4,414	19,305	71,337
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	2,648	11,583	42,802
Existing and Funded, Competitive Affordable Apartments	1,890	3,132	10,172
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,890	3,132	10,172
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	71.4%	27.0%	23.8%
Remaining Potential Demand	758	8,451	32,630



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Country Club Villas II*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	41,140				123,220			408,129		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	5.6%	0.0%	0.0%	8.4%	0.0%	0.0%	11.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	6.7%	4.7%	4.7%	10.9%	7.7%	7.7%	12.5%	8.8%	8.8%
\$25,000 to \$34,999	<b>82.8%</b>	9.2%	7.7%	12.4%	11.9%	9.9%	17.6%	12.8%	10.6%	19.4%
\$35,000 to \$49,999	0.0%	15.8%	0.0%	12.4%	17.4%	0.0%	17.6%	17.0%	0.0%	19.4%
\$50,000 to \$74,999	0.0%	25.0%	0.0%	12.4%	21.3%	0.0%	17.6%	19.6%	0.0%	19.4%
\$75,000 to \$99,999	0.0%	16.2%	0.0%	12.4%	12.9%	0.0%	17.6%	11.6%	0.0%	19.4%
\$100,000 to \$149,999	0.0%	13.5%	0.0%	12.4%	10.7%	0.0%	17.6%	9.4%	0.0%	19.4%
\$150,000 to \$249,999	0.0%	5.2%	0.0%	12.4%	4.4%	0.0%	17.6%	3.9%	0.0%	19.4%
\$250,000 to \$499,999	0.0%	1.9%	0.0%	12.4%	1.5%	0.0%	17.6%	1.3%	0.0%	19.4%
\$500,000 or more	0.0%	0.9%	0.0%	12.4%	0.5%	0.0%	17.6%	0.4%	0.0%	19.4%
<b>Totals</b>		<b>100.0%</b>	<b>12.4%</b>		<b>100.0%</b>	<b>17.6%</b>		<b>100.0%</b>	<b>19.4%</b>	

% of Households in Income Band	12.4%	17.6%	19.4%
Multiplied by Total Households	<u>41,140</u>	<u>123,220</u>	<u>408,129</u>
Income-Qualified Households	5,101	21,687	79,177
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	3,061	13,012	47,506
Less: Income-Qual. Renter HH in 2002	<u>(2,648)</u>	<u>(11,583)</u>	<u>(42,802)</u>
Ind. Demand from HH Growth over next 5 yrs.	413	1,429	4,704
Annual Demand	83	286	941
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	166	572	1,882

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

*Crossings at University*

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	46,143		142,795		529,493	
Household Income	2002		2002		2002	
Less than \$15,000	6,463	14.01%	18,385	12.88%	89,403	16.88%
\$15,000 to \$24,999	6,682	14.48%	19,076	13.36%	78,996	14.92%
\$25,000 to \$34,999	6,657	14.43%	19,024	13.32%	73,616	13.90%
\$35,000 to \$49,999	9,118	19.76%	27,348	19.15%	90,269	17.05%
\$50,000 to \$74,999	9,788	21.21%	31,332	21.94%	95,843	18.10%
\$75,000 to \$99,999	4,562	9.89%	15,694	10.99%	48,491	9.16%
\$100,000 to \$149,999	2,386	5.17%	9,014	6.31%	34,374	6.49%
\$150,000 to \$249,999	405	0.88%	2,236	1.57%	11,830	2.23%
\$250,000 to \$499,999	70	0.15%	508	0.36%	4,473	0.84%
\$500,000 or more	13	0.03%	179	0.13%	2,199	0.42%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Crossings at University**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		46,143			142,795			529,493		
Less than \$15,000	0.0%	14.01%	0.0%	0.0%	12.9%	0.0%	0.0%	16.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	14.48%	12.7%	12.7%	13.4%	11.7%	11.7%	14.9%	13.0%	13.0%
\$25,000 to \$34,999	<b>50.9%</b>	14.43%	7.3%	20.0%	13.3%	6.8%	18.5%	13.9%	7.1%	20.1%
\$35,000 to \$49,999	0.0%	19.76%	0.0%	20.0%	19.2%	0.0%	18.5%	17.1%	0.0%	20.1%
\$50,000 to \$74,999	0.0%	21.21%	0.0%	20.0%	21.9%	0.0%	18.5%	18.1%	0.0%	20.1%
\$75,000 to \$99,999	0.0%	9.89%	0.0%	20.0%	11.0%	0.0%	18.5%	9.2%	0.0%	20.1%
\$100,000 to \$149,999	0.0%	5.17%	0.0%	20.0%	6.3%	0.0%	18.5%	6.5%	0.0%	20.1%
\$150,000 to \$249,999	0.0%	0.88%	0.0%	20.0%	1.6%	0.0%	18.5%	2.2%	0.0%	20.1%
\$250,000 to \$499,999	0.0%	0.15%	0.0%	20.0%	0.4%	0.0%	18.5%	0.8%	0.0%	20.1%
\$500,000 or more	0.0%	0.03%	0.0%	20.0%	0.1%	0.0%	18.5%	0.4%	0.0%	20.1%

% of Households in Income Band	20.0%	18.5%	20.1%
Multiplied by Total Households	<u>46,143</u>	<u>142,795</u>	<u>529,493</u>
Income-Qualified Households	9,229	26,417	106,428
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	5,537	15,850	63,857
Existing and Funded, Competitive Affordable Apartments	3,046	7,749	12,206
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,046	7,749	12,206
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	55.0%	48.9%	19.1%
Remaining Potential Demand	2,491	8,101	51,651

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Crossings at University*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		48,338			151,094			559,625		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	11.4%	0.0%	0.0%	10.4%	0.0%	0.0%	13.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	13.6%	9.5%	9.5%	12.4%	8.7%	8.7%	13.7%	9.6%	9.6%
\$25,000 to \$34,999	<b>82.8%</b>	13.8%	11.5%	21.0%	12.8%	10.6%	19.3%	13.5%	11.2%	20.8%
\$35,000 to \$49,999	0.0%	19.3%	0.0%	21.0%	18.4%	0.0%	19.3%	17.3%	0.0%	20.8%
\$50,000 to \$74,999	0.0%	21.5%	0.0%	21.0%	22.0%	0.0%	19.3%	18.3%	0.0%	20.8%
\$75,000 to \$99,999	0.0%	11.2%	0.0%	21.0%	12.4%	0.0%	19.3%	10.4%	0.0%	20.8%
\$100,000 to \$149,999	0.0%	7.2%	0.0%	21.0%	8.6%	0.0%	19.3%	8.2%	0.0%	20.8%
\$150,000 to \$249,999	0.0%	1.5%	0.0%	21.0%	2.4%	0.0%	19.3%	3.3%	0.0%	20.8%
\$250,000 to \$499,999	0.0%	0.3%	0.0%	21.0%	0.7%	0.0%	19.3%	1.3%	0.0%	20.8%
\$500,000 or more	0.0%	0.1%	0.0%	21.0%	0.2%	0.0%	19.3%	0.6%	0.0%	20.8%
<b>Totals</b>		<b>100.0%</b>	<b>21.0%</b>		<b>100.0%</b>	<b>19.3%</b>		<b>100.0%</b>	<b>20.8%</b>	

% of Households in Income Band	21.0%	19.3%	20.8%
Multiplied by Total Households	<u>48,338</u>	<u>151,094</u>	<u>559,625</u>
Income-Qualified Households	10,151	29,161	116,402
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	6,091	17,497	69,841
Less: Income-Qual. Renter HH in 2002	<u>(5,537)</u>	<u>(15,850)</u>	<u>(63,857)</u>
Ind. Demand from HH Growth over next 5 yrs.	554	1,647	5,984
Annual Demand	111	329	1,197
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	222	658	2,394

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Golden Lakes*  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	54,929		147,383		544,450	
Household Income	2002		2002		2002	
Less than \$15,000	8,546	15.56%	23,667	16.06%	102,948	18.91%
\$15,000 to \$24,999	8,749	15.93%	22,239	15.09%	84,987	15.61%
\$25,000 to \$34,999	8,151	14.84%	21,247	14.42%	75,998	13.96%
\$35,000 to \$49,999	10,601	19.30%	27,096	18.38%	91,048	16.72%
\$50,000 to \$74,999	10,559	19.22%	27,398	18.59%	93,542	17.18%
\$75,000 to \$99,999	4,872	8.87%	13,115	8.90%	46,297	8.50%
\$100,000 to \$149,999	2,671	4.86%	8,263	5.61%	31,828	5.85%
\$150,000 to \$249,999	612	1.11%	2,903	1.97%	11,127	2.04%
\$250,000 to \$499,999	137	0.25%	897	0.61%	4,349	0.80%
\$500,000 or more	32	0.06%	559	0.38%	2,325	0.43%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Golden Lakes**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income

Household Income	% in Band	3-Mi.			5-Mi.			10-Mi.		
		% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		54,929			147,383			544,450		
Less than \$15,000	0.0%	15.56%	0.0%	0.0%	16.1%	0.0%	0.0%	18.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	15.93%	13.9%	13.9%	15.1%	13.2%	13.2%	15.6%	13.6%	13.6%
\$25,000 to \$34,999	<b>50.9%</b>	14.84%	7.6%	21.5%	14.4%	7.3%	20.5%	14.0%	7.1%	20.7%
\$35,000 to \$49,999	0.0%	19.30%	0.0%	21.5%	18.4%	0.0%	20.5%	16.7%	0.0%	20.7%
\$50,000 to \$74,999	0.0%	19.22%	0.0%	21.5%	18.6%	0.0%	20.5%	17.2%	0.0%	20.7%
\$75,000 to \$99,999	0.0%	8.87%	0.0%	21.5%	8.9%	0.0%	20.5%	8.5%	0.0%	20.7%
\$100,000 to \$149,999	0.0%	4.86%	0.0%	21.5%	5.6%	0.0%	20.5%	5.9%	0.0%	20.7%
\$150,000 to \$249,999	0.0%	1.11%	0.0%	21.5%	2.0%	0.0%	20.5%	2.0%	0.0%	20.7%
\$250,000 to \$499,999	0.0%	0.25%	0.0%	21.5%	0.6%	0.0%	20.5%	0.8%	0.0%	20.7%
\$500,000 or more	0.0%	0.06%	0.0%	21.5%	0.4%	0.0%	20.5%	0.4%	0.0%	20.7%

% of Households in Income Band	21.5%	20.5%	20.7%
Multiplied by Total Households	<u>54,929</u>	<u>147,383</u>	<u>544,450</u>
Income-Qualified Households	11,810	30,214	112,701
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	7,086	18,128	67,621
Existing and Funded, Competitive Affordable Apartments	2,784	7,220	15,701
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,784	7,220	15,701
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	39.3%	39.8%	23.2%
Remaining Potential Demand	4,302	10,908	51,920

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

Golden Lakes

Household Income	3-Mi.				5-Mi.				10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	
Total HH in Market Area 2007		56,418			151,970			572,153			
Household Income											
Less than \$15,000	0.0%	12.7%	0.0%	0.0%	12.9%	0.0%	0.0%	15.0%	0.0%	0.0%	
\$15,000 to \$24,999	<b>70.2%</b>	15.0%	10.5%	10.5%	14.2%	9.9%	9.9%	14.5%	10.2%	10.2%	
\$25,000 to \$34,999	<b>82.8%</b>	14.6%	12.1%	22.6%	14.1%	11.7%	21.6%	13.8%	11.4%	21.6%	
\$35,000 to \$49,999	0.0%	19.1%	0.0%	22.6%	18.2%	0.0%	21.6%	17.1%	0.0%	21.6%	
\$50,000 to \$74,999	0.0%	20.0%	0.0%	22.6%	19.1%	0.0%	21.6%	17.5%	0.0%	21.6%	
\$75,000 to \$99,999	0.0%	9.9%	0.0%	22.6%	10.1%	0.0%	21.6%	9.8%	0.0%	21.6%	
\$100,000 to \$149,999	0.0%	6.4%	0.0%	22.6%	7.2%	0.0%	21.6%	7.6%	0.0%	21.6%	
\$150,000 to \$249,999	0.0%	1.7%	0.0%	22.6%	2.6%	0.0%	21.6%	3.0%	0.0%	21.6%	
\$250,000 to \$499,999	0.0%	0.5%	0.0%	22.6%	1.0%	0.0%	21.6%	1.2%	0.0%	21.6%	
\$500,000 or more	0.0%	0.1%	0.0%	22.6%	0.5%	0.0%	21.6%	0.6%	0.0%	21.6%	
Totals		100.0%	22.6%		100.0%	21.6%		100.0%	21.6%		

% of Households in Income Band		22.6%		21.6%		21.6%
Multiplied by Total Households		<u>56,418</u>		<u>151,970</u>		<u>572,153</u>
Income-Qualified Households		12,750		32,826		123,585
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		7,650		19,696		74,151
Less: Income-Qual. Renter HH in 2002		<u>(7,086)</u>		<u>(18,128)</u>		<u>(67,621)</u>
Ind. Demand from HH Growth over next 5 yrs.		564		1,568		6,530
Annual Demand		113		314		1,306
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		226		628		2,612

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

***Hibiscus Pointe  
Apartments***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	63,514		164,540		544,146	
Household Income	2002		2002		2002	
Less than \$15,000	19,835	31.23%	46,113	28.03%	115,611	21.25%
\$15,000 to \$24,999	12,043	18.96%	30,867	18.76%	89,715	16.49%
\$25,000 to \$34,999	9,668	15.22%	24,716	15.02%	76,146	13.99%
\$35,000 to \$49,999	9,654	15.20%	25,813	15.69%	87,138	16.01%
\$50,000 to \$74,999	7,376	11.61%	20,861	12.68%	85,567	15.73%
\$75,000 to \$99,999	2,607	4.10%	8,636	5.25%	40,679	7.48%
\$100,000 to \$149,999	1,616	2.54%	5,158	3.13%	29,532	5.43%
\$150,000 to \$249,999	496	0.78%	1,516	0.92%	12,021	2.21%
\$250,000 to \$499,999	138	0.22%	523	0.32%	4,885	0.90%
\$500,000 or more	81	<u>0.13%</u>	338	<u>0.21%</u>	2,852	<u>0.52%</u>
		100.0%		100.0%		100.0%



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Hibiscus Pointe Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002	63,514				164,540			544,146		
Less than \$15,000	0.0%	31.23%	0.0%	0.0%	28.0%	0.0%	0.0%	21.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	18.96%	16.6%	16.6%	18.8%	16.4%	16.4%	16.5%	14.4%	14.4%
\$25,000 to \$34,999	<b>50.9%</b>	15.22%	7.7%	24.3%	15.0%	7.6%	24.0%	14.0%	7.1%	21.5%
\$35,000 to \$49,999	0.0%	15.20%	0.0%	24.3%	15.7%	0.0%	24.0%	16.0%	0.0%	21.5%
\$50,000 to \$74,999	0.0%	11.61%	0.0%	24.3%	12.7%	0.0%	24.0%	15.7%	0.0%	21.5%
\$75,000 to \$99,999	0.0%	4.10%	0.0%	24.3%	5.3%	0.0%	24.0%	7.5%	0.0%	21.5%
\$100,000 to \$149,999	0.0%	2.54%	0.0%	24.3%	3.1%	0.0%	24.0%	5.4%	0.0%	21.5%
\$150,000 to \$249,999	0.0%	0.78%	0.0%	24.3%	0.9%	0.0%	24.0%	2.2%	0.0%	21.5%
\$250,000 to \$499,999	0.0%	0.22%	0.0%	24.3%	0.3%	0.0%	24.0%	0.9%	0.0%	21.5%
\$500,000 or more	0.0%	0.13%	0.0%	24.3%	0.2%	0.0%	24.0%	0.5%	0.0%	21.5%

% of Households in Income Band	24.3%	24.0%	21.5%
Multiplied by Total Households	<u>63,514</u>	<u>164,540</u>	<u>544,146</u>
Income-Qualified Households	15,434	39,490	116,991
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	9,260	23,694	70,195
Existing and Funded, Competitive Affordable Apartments	2,069	7,022	14,827
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,069	7,022	14,827
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	22.3%	29.6%	21.1%
Remaining Potential Demand	7,191	16,672	55,368

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Hibiscus Pointe Apartments*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	63,775				167,498			563,642		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	25.7%	0.0%	0.0%	23.1%	0.0%	0.0%	17.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	19.0%	13.3%	13.3%	18.3%	12.8%	12.8%	15.6%	10.9%	10.9%
\$25,000 to \$34,999	<b>82.8%</b>	16.4%	13.6%	26.9%	15.7%	13.0%	25.8%	14.1%	11.7%	22.6%
\$35,000 to \$49,999	0.0%	16.0%	0.0%	26.9%	16.7%	0.0%	25.8%	16.5%	0.0%	22.6%
\$50,000 to \$74,999	0.0%	12.7%	0.0%	26.9%	13.7%	0.0%	25.8%	16.1%	0.0%	22.6%
\$75,000 to \$99,999	0.0%	5.3%	0.0%	26.9%	6.2%	0.0%	25.8%	8.7%	0.0%	22.6%
\$100,000 to \$149,999	0.0%	3.3%	0.0%	26.9%	4.2%	0.0%	25.8%	6.8%	0.0%	22.6%
\$150,000 to \$249,999	0.0%	1.1%	0.0%	26.9%	1.3%	0.0%	25.8%	3.1%	0.0%	22.6%
\$250,000 to \$499,999	0.0%	0.4%	0.0%	26.9%	0.5%	0.0%	25.8%	1.4%	0.0%	22.6%
\$500,000 or more	0.0%	0.2%	0.0%	26.9%	0.3%	0.0%	25.8%	0.7%	0.0%	22.6%
Totals		100.0%	26.9%		100.0%	25.8%		100.0%	22.6%	

% of Households in Income Band	26.9%	25.8%	22.6%
Multiplied by Total Households	<u>63,775</u>	<u>167,498</u>	<u>563,642</u>
Income-Qualified Households	17,155	43,214	127,383
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	10,293	25,928	76,430
Less: Income-Qual. Renter HH in 2002	<u>(9,260)</u>	<u>(23,694)</u>	<u>(70,195)</u>
Ind. Demand from HH Growth over next 5 yrs.	1,033	2,234	6,235
Annual Demand	207	447	1,247
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	414	894	2,494

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Marbrisa Lake*  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	51,459		142,317		472,164	
Household Income	2002		2002		2002	
Less than \$15,000	6,518	12.67%	20,271	14.24%	79,892	16.92%
\$15,000 to \$24,999	6,454	12.54%	20,276	14.25%	69,841	14.79%
\$25,000 to \$34,999	6,983	13.57%	19,898	13.98%	64,864	13.74%
\$35,000 to \$49,999	10,370	20.15%	26,548	18.65%	80,004	16.94%
\$50,000 to \$74,999	11,281	21.92%	28,520	20.04%	86,337	18.29%
\$75,000 to \$99,999	5,284	10.27%	13,976	9.82%	44,239	9.37%
\$100,000 to \$149,999	3,393	6.59%	9,540	6.70%	31,305	6.63%
\$150,000 to \$249,999	772	1.50%	2,387	1.68%	10,610	2.25%
\$250,000 to \$499,999	279	0.54%	624	0.44%	3,454	0.73%
\$500,000 or more	125	0.24%	276	0.19%	1,617	0.34%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Marbrisa Lake  
Miami-Dade County**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		51,459			142,317			472,164		
Less than \$15,000	0.0%	12.67%	0.0%	0.0%	14.2%	0.0%	0.0%	16.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	12.54%	11.0%	11.0%	14.3%	12.5%	12.5%	14.8%	12.9%	12.9%
\$25,000 to \$34,999	<b>50.9%</b>	13.57%	6.9%	17.9%	14.0%	7.1%	19.6%	13.7%	7.0%	19.9%
\$35,000 to \$49,999	0.0%	20.15%	0.0%	17.9%	18.7%	0.0%	19.6%	16.9%	0.0%	19.9%
\$50,000 to \$74,999	0.0%	21.92%	0.0%	17.9%	20.0%	0.0%	19.6%	18.3%	0.0%	19.9%
\$75,000 to \$99,999	0.0%	10.27%	0.0%	17.9%	9.8%	0.0%	19.6%	9.4%	0.0%	19.9%
\$100,000 to \$149,999	0.0%	6.59%	0.0%	17.9%	6.7%	0.0%	19.6%	6.6%	0.0%	19.9%
\$150,000 to \$249,999	0.0%	1.50%	0.0%	17.9%	1.7%	0.0%	19.6%	2.3%	0.0%	19.9%
\$250,000 to \$499,999	0.0%	0.54%	0.0%	17.9%	0.4%	0.0%	19.6%	0.7%	0.0%	19.9%
\$500,000 or more	0.0%	0.24%	0.0%	17.9%	0.2%	0.0%	19.6%	0.3%	0.0%	19.9%

% of Households in Income Band	17.9%	19.6%	19.9%
Multiplied by Total Households	<u>51,459</u>	<u>142,317</u>	<u>472,164</u>
Income-Qualified Households	9,211	27,894	93,961
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	5,527	16,736	56,377
Existing and Funded, Competitive Affordable Apartments	2,642	5,233	12,720
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,642	5,233	12,720
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	47.8%	31.3%	22.6%
Remaining Potential Demand	2,885	11,503	43,657

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed **Marbrisa Lake**  
Miami-Dade County

Household Income	3-Mi.				5-Mi.				10-Mi.		
Total HH in Market Area 2007	54,309				151,410				500,138		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	
Less than \$15,000	0.0%	10.2%	0.0%	0.0%	11.4%	0.0%	0.0%	13.4%	0.0%	0.0%	
\$15,000 to \$24,999	<b>70.2%</b>	11.5%	8.1%	8.1%	13.3%	9.3%	9.3%	13.7%	9.6%	9.6%	
\$25,000 to \$34,999	<b>82.8%</b>	13.0%	10.7%	18.8%	13.3%	11.0%	20.3%	13.5%	11.1%	20.7%	
\$35,000 to \$49,999	0.0%	18.6%	0.0%	18.8%	18.1%	0.0%	20.3%	17.0%	0.0%	20.7%	
\$50,000 to \$74,999	0.0%	22.5%	0.0%	18.8%	20.1%	0.0%	20.3%	18.4%	0.0%	20.7%	
\$75,000 to \$99,999	0.0%	11.8%	0.0%	18.8%	11.0%	0.0%	20.3%	10.6%	0.0%	20.7%	
\$100,000 to \$149,999	0.0%	8.5%	0.0%	18.8%	8.6%	0.0%	20.3%	8.4%	0.0%	20.7%	
\$150,000 to \$249,999	0.0%	2.6%	0.0%	18.8%	3.1%	0.0%	20.3%	3.3%	0.0%	20.7%	
\$250,000 to \$499,999	0.0%	0.8%	0.0%	18.8%	0.9%	0.0%	20.3%	1.2%	0.0%	20.7%	
\$500,000 or more	0.0%	0.4%	0.0%	18.8%	0.3%	0.0%	20.3%	0.5%	0.0%	20.7%	
<b>Totals</b>		<b>100.0%</b>	<b>18.8%</b>		<b>100.0%</b>	<b>20.3%</b>		<b>100.0%</b>	<b>20.7%</b>		

% of Households in Income Band		18.8%		20.3%		20.7%
Multiplied by Total Households		<u>54,309</u>		<u>151,410</u>		<u>500,138</u>
Income-Qualified Households		10,210		30,736		103,529
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		6,126		18,442		62,117
Less: Income-Qual. Renter HH in 2002		<u>(5,527)</u>		<u>(16,736)</u>		<u>(56,377)</u>
Ind. Demand from HH Growth over next 5 yrs.	599			1,706		5,740
Annual Demand	120			341		1,148
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	240			682		2,296

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Monterey Pointe  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	20,354		25,495		52,244	
Household Income	2002		2002		2002	
Less than \$15,000	3,494	17.17%	3,954	15.51%	7,412	14.19%
\$15,000 to \$24,999	3,361	16.51%	3,819	14.98%	6,881	13.17%
\$25,000 to \$34,999	3,063	15.05%	3,622	14.21%	6,777	12.97%
\$35,000 to \$49,999	3,502	17.21%	4,397	17.25%	8,770	16.79%
\$50,000 to \$74,999	3,841	18.87%	5,069	19.88%	11,406	21.83%
\$75,000 to \$99,999	1,650	8.11%	2,444	9.59%	5,672	10.86%
\$100,000 to \$149,999	1,109	5.45%	1,667	6.54%	4,148	7.94%
\$150,000 to \$249,999	288	1.42%	454	1.78%	936	1.79%
\$250,000 to \$499,999	30	0.15%	48	0.19%	172	0.33%
\$500,000 or more	16	0.08%	21	0.08%	69	0.13%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Monterey Pointe**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		20,354			25,495			52,244		
Less than \$15,000	0.0%	17.17%	0.0%	0.0%	15.5%	0.0%	0.0%	14.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	16.51%	14.4%	14.4%	15.0%	13.1%	13.1%	13.2%	11.5%	11.5%
\$25,000 to \$34,999	<b>50.9%</b>	15.05%	7.7%	22.1%	14.2%	7.2%	20.3%	13.0%	6.6%	18.1%
\$35,000 to \$49,999	0.0%	17.21%	0.0%	22.1%	17.3%	0.0%	20.3%	16.8%	0.0%	18.1%
\$50,000 to \$74,999	0.0%	18.87%	0.0%	22.1%	19.9%	0.0%	20.3%	21.8%	0.0%	18.1%
\$75,000 to \$99,999	0.0%	8.11%	0.0%	22.1%	9.6%	0.0%	20.3%	10.9%	0.0%	18.1%
\$100,000 to \$149,999	0.0%	5.45%	0.0%	22.1%	6.5%	0.0%	20.3%	7.9%	0.0%	18.1%
\$150,000 to \$249,999	0.0%	1.42%	0.0%	22.1%	1.8%	0.0%	20.3%	1.8%	0.0%	18.1%
\$250,000 to \$499,999	0.0%	0.15%	0.0%	22.1%	0.2%	0.0%	20.3%	0.3%	0.0%	18.1%
\$500,000 or more	0.0%	0.08%	0.0%	22.1%	0.1%	0.0%	20.3%	0.1%	0.0%	18.1%

% of Households in Income Band	22.1%	20.3%	18.1%
Multiplied by Total Households	<u>20,354</u>	<u>25,495</u>	<u>52,244</u>
Income-Qualified Households	4,498	5,175	9,456
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	2,699	3,105	5,674
Existing and Funded, Competitive Affordable Apartments	3,504	4,352	7,509
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,504	4,352	7,509
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	129.8%	140.2%	132.3%
Remaining Potential Demand	(805)	(1,247)	(1,835)

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Monterey Pointe*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007				20,938			25,886			54,535
Less than \$15,000	0.0%	13.7%	0.0%	0.0%	12.4%	0.0%	0.0%	11.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	15.5%	10.9%	10.9%	14.0%	9.8%	9.8%	12.2%	8.6%	8.6%
\$25,000 to \$34,999	<b>82.8%</b>	15.5%	12.8%	23.7%	14.3%	11.8%	21.6%	12.7%	10.5%	19.1%
\$35,000 to \$49,999	0.0%	17.7%	0.0%	23.7%	17.6%	0.0%	21.6%	16.3%	0.0%	19.1%
\$50,000 to \$74,999	0.0%	17.8%	0.0%	23.7%	18.7%	0.0%	21.6%	20.6%	0.0%	19.1%
\$75,000 to \$99,999	0.0%	10.2%	0.0%	23.7%	11.4%	0.0%	21.6%	12.8%	0.0%	19.1%
\$100,000 to \$149,999	0.0%	7.0%	0.0%	23.7%	8.4%	0.0%	21.6%	10.0%	0.0%	19.1%
\$150,000 to \$249,999	0.0%	2.1%	0.0%	23.7%	2.6%	0.0%	21.6%	3.2%	0.0%	19.1%
\$250,000 to \$499,999	0.0%	0.5%	0.0%	23.7%	0.7%	0.0%	21.6%	0.8%	0.0%	19.1%
\$500,000 or more	0.0%	0.1%	0.0%	23.7%	0.1%	0.0%	21.6%	0.2%	0.0%	19.1%
<b>Totals</b>		<b>100.0%</b>	<b>23.7%</b>		<b>100.0%</b>	<b>21.6%</b>		<b>100.0%</b>	<b>19.1%</b>	

% of Households in Income Band		23.7%		21.6%		19.1%
Multiplied by Total Households		<u>20,938</u>		<u>25,886</u>		<u>54,535</u>
Income-Qualified Households		4,962		5,591		10,416
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		2,977		3,355		6,250
Less: Income-Qual. Renter HH in 2002		<u>(2,699)</u>		<u>(3,105)</u>		<u>(5,674)</u>
Ind. Demand from HH Growth over next 5 yrs.		278		250		576
Annual Demand		56		50		115
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		112		100		230

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

***Spinnaker Cove  
Apartments***

Household Income	<b>3-Mi.</b>		<b>5-Mi.</b>		<b>10-Mi.</b>	
Total HH in Market Area	43,466		121,194		443,398	
Household Income	2002		2002		2002	
Less than \$15,000	4,100	9.43%	13,728	11.33%	67,978	15.33%
\$15,000 to \$24,999	4,196	9.65%	14,460	11.93%	62,286	14.05%
\$25,000 to \$34,999	4,960	11.41%	15,328	12.65%	59,843	13.50%
\$35,000 to \$49,999	8,762	20.16%	22,056	18.20%	76,073	17.16%
\$50,000 to \$74,999	10,747	24.73%	27,044	22.31%	84,619	19.08%
\$75,000 to \$99,999	5,565	12.80%	14,897	12.29%	44,029	9.93%
\$100,000 to \$149,999	3,737	8.60%	10,113	8.34%	32,397	7.31%
\$150,000 to \$249,999	944	2.17%	2,596	2.14%	11,104	2.50%
\$250,000 to \$499,999	304	0.70%	703	0.58%	3,492	0.79%
\$500,000 or more	151	<u>0.35%</u>	270	<u>0.22%</u>	1,578	<u>0.36%</u>
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Spinnaker Cove Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      \$542 per mo.      **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		43,466			121,194			443,398		
Less than \$15,000	0.0%	9.43%	0.0%	0.0%	11.3%	0.0%	0.0%	15.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	9.65%	8.4%	8.4%	11.9%	10.4%	10.4%	14.1%	12.3%	12.3%
\$25,000 to \$34,999	<b>50.9%</b>	11.41%	5.8%	14.2%	12.7%	6.4%	16.8%	13.5%	6.9%	19.2%
\$35,000 to \$49,999	0.0%	20.16%	0.0%	14.2%	18.2%	0.0%	16.8%	17.2%	0.0%	19.2%
\$50,000 to \$74,999	0.0%	24.73%	0.0%	14.2%	22.3%	0.0%	16.8%	19.1%	0.0%	19.2%
\$75,000 to \$99,999	0.0%	12.80%	0.0%	14.2%	12.3%	0.0%	16.8%	9.9%	0.0%	19.2%
\$100,000 to \$149,999	0.0%	8.60%	0.0%	14.2%	8.3%	0.0%	16.8%	7.3%	0.0%	19.2%
\$150,000 to \$249,999	0.0%	2.17%	0.0%	14.2%	2.1%	0.0%	16.8%	2.5%	0.0%	19.2%
\$250,000 to \$499,999	0.0%	0.70%	0.0%	14.2%	0.6%	0.0%	16.8%	0.8%	0.0%	19.2%
\$500,000 or more	0.0%	0.35%	0.0%	14.2%	0.2%	0.0%	16.8%	0.4%	0.0%	19.2%

% of Households in Income Band	14.2%	16.8%	19.2%
Multiplied by Total Households	<u>43,466</u>	<u>121,194</u>	<u>443,398</u>
Income-Qualified Households	6,172	20,361	85,132
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	3,703	12,217	51,079
Existing and Funded, Competitive Affordable Apartments	2,239	4,452	11,746
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,239	4,452	11,746
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	60.5%	36.4%	23.0%
Remaining Potential Demand	1,464	7,765	39,333

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Spinnaker Cove Apartments*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		46,820			132,215			471,785		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	7.6%	0.0%	0.0%	8.9%	0.0%	0.0%	12.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	8.9%	6.3%	6.3%	10.9%	7.6%	7.6%	12.9%	9.0%	9.0%
\$25,000 to \$34,999	<b>82.8%</b>	10.7%	8.9%	15.2%	11.9%	9.8%	17.4%	13.1%	10.8%	19.8%
\$35,000 to \$49,999	0.0%	17.5%	0.0%	15.2%	17.1%	0.0%	17.4%	17.1%	0.0%	19.8%
\$50,000 to \$74,999	0.0%	24.8%	0.0%	15.2%	21.8%	0.0%	17.4%	19.0%	0.0%	19.8%
\$75,000 to \$99,999	0.0%	14.4%	0.0%	15.2%	13.4%	0.0%	17.4%	11.1%	0.0%	19.8%
\$100,000 to \$149,999	0.0%	10.9%	0.0%	15.2%	10.8%	0.0%	17.4%	9.0%	0.0%	19.8%
\$150,000 to \$249,999	0.0%	3.6%	0.0%	15.2%	3.7%	0.0%	17.4%	3.7%	0.0%	19.8%
\$250,000 to \$499,999	0.0%	1.1%	0.0%	15.2%	1.2%	0.0%	17.4%	1.4%	0.0%	19.8%
\$500,000 or more	0.0%	0.5%	0.0%	15.2%	0.4%	0.0%	17.4%	0.5%	0.0%	19.8%
<b>Totals</b>		<b>100.0%</b>	<b>15.2%</b>		<b>100.0%</b>	<b>17.4%</b>		<b>100.0%</b>	<b>19.8%</b>	

% of Households in Income Band	15.2%	17.4%	19.8%
Multiplied by Total Households	<u>46,820</u>	<u>132,215</u>	<u>471,785</u>
Income-Qualified Households	7,117	23,005	93,413
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	4,270	13,803	56,048
Less: Income-Qual. Renter HH in 2002	<u>(3,703)</u>	<u>(12,217)</u>	<u>(51,079)</u>
Ind. Demand from HH Growth over next 5 yrs.	567	1,586	4,969
Annual Demand	113	317	994
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	226	634	1,988

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Sunset Bay  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	67,224		142,830		427,210	
Household Income	2002		2002		2002	
Less than \$15,000	8,640	12.85%	16,286	11.40%	71,406	16.71%
\$15,000 to \$24,999	9,538	14.19%	18,151	12.71%	59,826	14.00%
\$25,000 to \$34,999	9,747	14.50%	18,944	13.26%	55,178	12.92%
\$35,000 to \$49,999	12,205	18.16%	25,730	18.01%	68,901	16.13%
\$50,000 to \$74,999	14,477	21.54%	30,432	21.31%	77,817	18.22%
\$75,000 to \$99,999	6,394	9.51%	15,477	10.84%	39,446	9.23%
\$100,000 to \$149,999	4,452	6.62%	11,302	7.91%	32,287	7.56%
\$150,000 to \$249,999	1,236	1.84%	4,415	3.09%	14,060	3.29%
\$250,000 to \$499,999	419	0.62%	1,514	1.06%	5,349	1.25%
\$500,000 or more	117	0.17%	579	0.41%	2,940	0.69%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Sunset Bay**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**

Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		67,224			142,830			427,210		
Less than \$15,000	0.0%	12.85%	0.0%	0.0%	11.4%	0.0%	0.0%	16.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	14.19%	12.4%	12.4%	12.7%	11.1%	11.1%	14.0%	12.2%	12.2%
\$25,000 to \$34,999	<b>50.9%</b>	14.50%	7.4%	19.8%	13.3%	6.7%	17.8%	12.9%	6.6%	18.8%
\$35,000 to \$49,999	0.0%	18.16%	0.0%	19.8%	18.0%	0.0%	17.8%	16.1%	0.0%	18.8%
\$50,000 to \$74,999	0.0%	21.54%	0.0%	19.8%	21.3%	0.0%	17.8%	18.2%	0.0%	18.8%
\$75,000 to \$99,999	0.0%	9.51%	0.0%	19.8%	10.8%	0.0%	17.8%	9.2%	0.0%	18.8%
\$100,000 to \$149,999	0.0%	6.62%	0.0%	19.8%	7.9%	0.0%	17.8%	7.6%	0.0%	18.8%
\$150,000 to \$249,999	0.0%	1.84%	0.0%	19.8%	3.1%	0.0%	17.8%	3.3%	0.0%	18.8%
\$250,000 to \$499,999	0.0%	0.62%	0.0%	19.8%	1.1%	0.0%	17.8%	1.3%	0.0%	18.8%
\$500,000 or more	0.0%	0.17%	0.0%	19.8%	0.4%	0.0%	17.8%	0.7%	0.0%	18.8%

% of Households in Income Band	19.8%	17.8%	18.8%
Multiplied by Total Households	<u>67,224</u>	<u>142,830</u>	<u>427,210</u>
Income-Qualified Households	13,310	25,424	80,315
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	7,986	15,254	48,189
Existing and Funded, Competitive Affordable Apartments	426	551	5,226
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	426	551	5,226
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	5.3%	3.6%	10.8%
Remaining Potential Demand	7,560	14,703	42,963

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

Sunset Bay

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		69,612			148,247			445,468		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	10.2%	0.0%	0.0%	9.1%	0.0%	0.0%	13.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	13.1%	9.2%	9.2%	11.6%	8.2%	8.2%	13.2%	9.2%	9.2%
\$25,000 to \$34,999	<b>82.8%</b>	14.1%	11.7%	20.9%	12.7%	10.5%	18.7%	12.6%	10.4%	19.6%
\$35,000 to \$49,999	0.0%	18.7%	0.0%	20.9%	18.0%	0.0%	18.7%	16.3%	0.0%	19.6%
\$50,000 to \$74,999	0.0%	20.1%	0.0%	20.9%	20.3%	0.0%	18.7%	17.8%	0.0%	19.6%
\$75,000 to \$99,999	0.0%	11.6%	0.0%	20.9%	12.2%	0.0%	18.7%	10.5%	0.0%	19.6%
\$100,000 to \$149,999	0.0%	8.2%	0.0%	20.9%	9.6%	0.0%	18.7%	8.7%	0.0%	19.6%
\$150,000 to \$249,999	0.0%	2.8%	0.0%	20.9%	4.2%	0.0%	18.7%	4.5%	0.0%	19.6%
\$250,000 to \$499,999	0.0%	1.0%	0.0%	20.9%	1.7%	0.0%	18.7%	2.0%	0.0%	19.6%
\$500,000 or more	0.0%	0.3%	0.0%	20.9%	0.6%	0.0%	18.7%	1.0%	0.0%	19.6%
<b>Totals</b>		<b>100.0%</b>	<b>20.9%</b>		<b>100.0%</b>	<b>18.7%</b>		<b>100.0%</b>	<b>19.6%</b>	

% of Households in Income Band	20.9%	18.7%	19.6%
Multiplied by Total Households	<u>69,612</u>	<u>148,247</u>	<u>445,468</u>
Income-Qualified Households	14,549	27,722	87,312
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	8,729	16,633	52,387
Less: Income-Qual. Renter HH in 2002	<u>(7,986)</u>	<u>(15,254)</u>	<u>(48,189)</u>
Ind. Demand from HH Growth over next 5 yrs.	743	1,379	4,198
Annual Demand	149	276	840
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	298	552	1,680

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

***Tuscany Place  
Apartments***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	10,403		34,591		113,470	
Household Income	2002		2002		2002	
Less than \$15,000	1,337	12.85%	5,093	14.72%	11,563	10.19%
\$15,000 to \$24,999	1,231	11.83%	4,432	12.81%	11,197	9.87%
\$25,000 to \$34,999	1,303	12.52%	4,571	13.21%	11,963	10.54%
\$35,000 to \$49,999	1,801	17.31%	5,964	17.24%	17,978	15.84%
\$50,000 to \$74,999	2,398	23.05%	7,750	22.41%	25,829	22.76%
\$75,000 to \$99,999	1,321	12.70%	3,686	10.66%	15,327	13.51%
\$100,000 to \$149,999	772	7.42%	2,445	7.07%	13,294	11.72%
\$150,000 to \$249,999	187	1.80%	500	1.44%	4,540	4.00%
\$250,000 to \$499,999	37	0.35%	102	0.30%	1,237	1.09%
\$500,000 or more	17	0.16%	48	0.14%	542	0.48%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Tuscany Place Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		10,403			34,591			113,470		
Less than \$15,000	0.0%	12.85%	0.0%	0.0%	14.7%	0.0%	0.0%	10.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	11.83%	10.3%	10.3%	12.8%	11.2%	11.2%	9.9%	8.6%	8.6%
\$25,000 to \$34,999	<b>50.9%</b>	12.52%	6.4%	16.7%	13.2%	6.7%	17.9%	10.5%	5.4%	14.0%
\$35,000 to \$49,999	0.0%	17.31%	0.0%	16.7%	17.2%	0.0%	17.9%	15.8%	0.0%	14.0%
\$50,000 to \$74,999	0.0%	23.05%	0.0%	16.7%	22.4%	0.0%	17.9%	22.8%	0.0%	14.0%
\$75,000 to \$99,999	0.0%	12.70%	0.0%	16.7%	10.7%	0.0%	17.9%	13.5%	0.0%	14.0%
\$100,000 to \$149,999	0.0%	7.42%	0.0%	16.7%	7.1%	0.0%	17.9%	11.7%	0.0%	14.0%
\$150,000 to \$249,999	0.0%	1.80%	0.0%	16.7%	1.4%	0.0%	17.9%	4.0%	0.0%	14.0%
\$250,000 to \$499,999	0.0%	0.35%	0.0%	16.7%	0.3%	0.0%	17.9%	1.1%	0.0%	14.0%
\$500,000 or more	0.0%	0.16%	0.0%	16.7%	0.1%	0.0%	17.9%	0.5%	0.0%	14.0%

% of Households in Income Band		16.7%		17.9%		14.0%
Multiplied by Total Households		<u>10,403</u>		<u>34,591</u>		<u>113,470</u>
Income-Qualified Households		1,737		6,192		15,886
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter HH in 2002		1,042		3,715		9,532
Existing and Funded, Competitive Affordable Apartments		1934		4906		8339
Add: Subject's Proposed Units		<u>Inc. Above</u>		<u>Inc. Above</u>		<u>Inc. Above</u>
Total Projected Supply		1,934		4,906		8,339
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)		185.6%		132.1%		87.5%
Remaining Potential Demand		(892)		(1,191)		1,193



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Tuscany Place Apartments*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		10,378			35,784			119,782		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	10.3%	0.0%	0.0%	11.7%	0.0%	0.0%	8.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	11.5%	8.1%	8.1%	12.2%	8.6%	8.6%	9.1%	6.4%	6.4%
\$25,000 to \$34,999	<b>82.8%</b>	11.4%	9.4%	17.5%	12.7%	10.5%	19.1%	10.1%	8.4%	14.8%
\$35,000 to \$49,999	0.0%	16.0%	0.0%	17.5%	16.5%	0.0%	19.1%	15.0%	0.0%	14.8%
\$50,000 to \$74,999	0.0%	22.1%	0.0%	17.5%	21.4%	0.0%	19.1%	21.1%	0.0%	14.8%
\$75,000 to \$99,999	0.0%	13.6%	0.0%	17.5%	12.7%	0.0%	19.1%	14.9%	0.0%	14.8%
\$100,000 to \$149,999	0.0%	11.0%	0.0%	17.5%	9.3%	0.0%	19.1%	13.2%	0.0%	14.8%
\$150,000 to \$249,999	0.0%	3.0%	0.0%	17.5%	2.7%	0.0%	19.1%	6.0%	0.0%	14.8%
\$250,000 to \$499,999	0.0%	0.9%	0.0%	17.5%	0.7%	0.0%	19.1%	2.0%	0.0%	14.8%
\$500,000 or more	0.0%	0.3%	0.0%	17.5%	0.2%	0.0%	19.1%	0.7%	0.0%	14.8%
<b>Totals</b>		<b>100.0%</b>	<b>17.5%</b>		<b>100.0%</b>	<b>19.1%</b>		<b>100.0%</b>	<b>14.8%</b>	

% of Households in Income Band	17.5%	19.1%	14.8%
Multiplied by Total Households	<u>10,378</u>	<u>35,784</u>	<u>119,782</u>
Income-Qualified Households	1,816	6,835	17,728
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter Households in 2007	1,090	4,101	10,637
Less: Income-Qual. Renter HH in 2002	<u>(1,042)</u>	<u>(3,715)</u>	<u>(9,532)</u>
Ind. Demand from HH Growth over next 5 yrs.	48	386	1,105
Annual Demand	10	77	221
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	20	154	442

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Villa Capri  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	15,349		28,349		87,928	
Household Income	2002		2002		2002	
Less than \$15,000	2,985	19.45%	6,057	21.36%	14,103	16.04%
\$15,000 to \$24,999	2,447	15.94%	4,461	15.74%	10,618	12.08%
\$25,000 to \$34,999	2,280	14.85%	4,081	14.40%	10,202	11.60%
\$35,000 to \$49,999	2,505	16.32%	4,596	16.21%	13,912	15.82%
\$50,000 to \$74,999	2,669	17.39%	4,756	16.78%	17,408	19.80%
\$75,000 to \$99,999	1,298	8.45%	2,206	7.78%	9,943	11.31%
\$100,000 to \$149,999	911	5.94%	1,647	5.81%	8,331	9.47%
\$150,000 to \$249,999	216	1.40%	454	1.60%	2,703	3.07%
\$250,000 to \$499,999	32	0.21%	69	0.24%	532	0.61%
\$500,000 or more	8	0.05%	23	0.08%	175	0.20%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Villa Capri**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		15,349			28,349			87,928		
Less than \$15,000	0.0%	19.45%	0.0%	0.0%	21.4%	0.0%	0.0%	16.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	15.94%	13.9%	13.9%	15.7%	13.8%	13.8%	12.1%	10.6%	10.6%
\$25,000 to \$34,999	<b>50.9%</b>	14.85%	7.6%	21.5%	14.4%	7.3%	21.1%	11.6%	5.9%	16.5%
\$35,000 to \$49,999	0.0%	16.32%	0.0%	21.5%	16.2%	0.0%	21.1%	15.8%	0.0%	16.5%
\$50,000 to \$74,999	0.0%	17.39%	0.0%	21.5%	16.8%	0.0%	21.1%	19.8%	0.0%	16.5%
\$75,000 to \$99,999	0.0%	8.45%	0.0%	21.5%	7.8%	0.0%	21.1%	11.3%	0.0%	16.5%
\$100,000 to \$149,999	0.0%	5.94%	0.0%	21.5%	5.8%	0.0%	21.1%	9.5%	0.0%	16.5%
\$150,000 to \$249,999	0.0%	1.40%	0.0%	21.5%	1.6%	0.0%	21.1%	3.1%	0.0%	16.5%
\$250,000 to \$499,999	0.0%	0.21%	0.0%	21.5%	0.2%	0.0%	21.1%	0.6%	0.0%	16.5%
\$500,000 or more	0.0%	0.05%	0.0%	21.5%	0.1%	0.0%	21.1%	0.2%	0.0%	16.5%

% of Households in Income Band	21.5%	21.1%	16.5%
Multiplied by Total Households	<u>15,349</u>	<u>28,349</u>	<u>87,928</u>
Income-Qualified Households	3,300	5,982	14,508
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	1,980	3,589	8,705
Existing and Funded, Competitive Affordable Apartments	2,089	4,524	8,043
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,089	4,524	8,043
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	105.5%	126.1%	92.4%
Remaining Potential Demand	(109)	(935)	662

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Villa Capri*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		15,851			29,379			94,791		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	17.7%	0.0%	0.0%	19.4%	0.0%	0.0%	14.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	13.9%	9.8%	9.8%	13.9%	9.8%	9.8%	10.5%	7.3%	7.3%
\$25,000 to \$34,999	<b>82.8%</b>	14.0%	11.6%	21.4%	13.6%	11.3%	21.1%	10.6%	8.8%	16.1%
\$35,000 to \$49,999	0.0%	16.5%	0.0%	21.4%	16.0%	0.0%	21.1%	14.2%	0.0%	16.1%
\$50,000 to \$74,999	0.0%	17.8%	0.0%	21.4%	17.5%	0.0%	21.1%	19.8%	0.0%	16.1%
\$75,000 to \$99,999	0.0%	9.6%	0.0%	21.4%	9.1%	0.0%	21.1%	12.5%	0.0%	16.1%
\$100,000 to \$149,999	0.0%	8.0%	0.0%	21.4%	7.6%	0.0%	21.1%	12.6%	0.0%	16.1%
\$150,000 to \$249,999	0.0%	2.2%	0.0%	21.4%	2.4%	0.0%	21.1%	4.6%	0.0%	16.1%
\$250,000 to \$499,999	0.0%	0.3%	0.0%	21.4%	0.4%	0.0%	21.1%	0.9%	0.0%	16.1%
\$500,000 or more	0.0%	0.1%	0.0%	21.4%	0.1%	0.0%	21.1%	0.3%	0.0%	16.1%
<b>Totals</b>		<b>100.0%</b>	<b>21.4%</b>		<b>100.0%</b>	<b>21.1%</b>		<b>100.0%</b>	<b>16.1%</b>	

% of Households in Income Band		21.4%		21.1%		16.1%
Multiplied by Total Households		<u>15,851</u>		<u>29,379</u>		<u>94,791</u>
Income-Qualified Households		3,392		6,199		15,261
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		2,035		3,719		9,157
Less: Income-Qual. Renter HH in 2002		<u>(1,980)</u>		<u>(3,589)</u>		<u>(8,705)</u>
Ind. Demand from HH Growth over next 5 yrs.		55		130		452
Annual Demand		11		26		90
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		22		52		180

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Villa Esperanza  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	42,354		123,753		431,257	
Household Income	2002		2002		2002	
Less than \$15,000	3,803	8.98%	14,174	11.45%	65,687	15.23%
\$15,000 to \$24,999	3,841	9.07%	15,007	12.13%	60,158	13.95%
\$25,000 to \$34,999	4,596	10.85%	15,762	12.74%	57,895	13.42%
\$35,000 to \$49,999	8,330	19.67%	22,547	18.22%	73,974	17.15%
\$50,000 to \$74,999	10,475	24.73%	27,071	21.87%	82,784	19.20%
\$75,000 to \$99,999	5,607	13.24%	14,934	12.07%	43,204	10.02%
\$100,000 to \$149,999	4,024	9.50%	10,387	8.39%	31,859	7.39%
\$150,000 to \$249,999	1,118	2.64%	2,808	2.27%	10,926	2.53%
\$250,000 to \$499,999	370	0.87%	771	0.62%	3,318	0.77%
\$500,000 or more	190	0.45%	293	0.24%	1,453	0.34%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Villa Esperanza**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542** per mo. **\$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002	42,354				123,753			431,257		
Less than \$15,000	0.0%	8.98%	0.0%	0.0%	11.5%	0.0%	0.0%	15.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	9.07%	7.9%	7.9%	12.1%	10.6%	10.6%	14.0%	12.2%	12.2%
\$25,000 to \$34,999	<b>50.9%</b>	10.85%	5.5%	13.4%	12.7%	6.5%	17.1%	13.4%	6.8%	19.0%
\$35,000 to \$49,999	0.0%	19.67%	0.0%	13.4%	18.2%	0.0%	17.1%	17.2%	0.0%	19.0%
\$50,000 to \$74,999	0.0%	24.73%	0.0%	13.4%	21.9%	0.0%	17.1%	19.2%	0.0%	19.0%
\$75,000 to \$99,999	0.0%	13.24%	0.0%	13.4%	12.1%	0.0%	17.1%	10.0%	0.0%	19.0%
\$100,000 to \$149,999	0.0%	9.50%	0.0%	13.4%	8.4%	0.0%	17.1%	7.4%	0.0%	19.0%
\$150,000 to \$249,999	0.0%	2.64%	0.0%	13.4%	2.3%	0.0%	17.1%	2.5%	0.0%	19.0%
\$250,000 to \$499,999	0.0%	0.87%	0.0%	13.4%	0.6%	0.0%	17.1%	0.8%	0.0%	19.0%
\$500,000 or more	0.0%	0.45%	0.0%	13.4%	0.2%	0.0%	17.1%	0.3%	0.0%	19.0%

% of Households in Income Band	13.4%	17.1%	19.0%
Multiplied by Total Households	<u>42,354</u>	<u>123,753</u>	<u>431,257</u>
Income-Qualified Households	5,675	21,162	81,939
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	3,405	12,697	49,163
Existing and Funded, Competitive Affordable Apartments	2,098	4,452	11,666
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,098	4,452	11,666
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	61.6%	35.1%	23.7%
Remaining Potential Demand	1,307	8,245	37,497

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

*Villa Esperanza*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007										
Less than \$15,000	0.0%	7.3%	0.0%	0.0%	8.9%	0.0%	0.0%	12.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	8.3%	5.8%	5.8%	11.1%	7.8%	7.8%	12.8%	9.0%	9.0%
\$25,000 to \$34,999	<b>82.8%</b>	10.2%	8.4%	14.2%	11.9%	9.8%	17.6%	13.0%	10.8%	19.8%
\$35,000 to \$49,999	0.0%	16.8%	0.0%	14.2%	17.2%	0.0%	17.6%	17.0%	0.0%	19.8%
\$50,000 to \$74,999	0.0%	24.6%	0.0%	14.2%	21.4%	0.0%	17.6%	19.1%	0.0%	19.8%
\$75,000 to \$99,999	0.0%	14.8%	0.0%	14.2%	13.2%	0.0%	17.6%	11.2%	0.0%	19.8%
\$100,000 to \$149,999	0.0%	11.7%	0.0%	14.2%	10.8%	0.0%	17.6%	9.1%	0.0%	19.8%
\$150,000 to \$249,999	0.0%	4.3%	0.0%	14.2%	4.0%	0.0%	17.6%	3.8%	0.0%	19.8%
\$250,000 to \$499,999	0.0%	1.4%	0.0%	14.2%	1.3%	0.0%	17.6%	1.4%	0.0%	19.8%
\$500,000 or more	0.0%	0.7%	0.0%	14.2%	0.4%	0.0%	17.6%	0.5%	0.0%	19.8%
<b>Totals</b>		<b>100.0%</b>	<b>14.2%</b>		<b>100.0%</b>	<b>17.6%</b>		<b>100.0%</b>	<b>19.8%</b>	

% of Households in Income Band		14.2%		17.6%		19.8%
Multiplied by Total Households		<u>45,590</u>		<u>135,131</u>		<u>459,267</u>
Income-Qualified Households		6,474		23,783		90,935
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		3,884		14,270		54,561
Less: Income-Qual. Renter HH in 2002		<u>(3,405)</u>		<u>(12,697)</u>		<u>(49,163)</u>
Ind. Demand from HH Growth over next 5 yrs.		479		1,573		5,398
Annual Demand		96		315		1,080
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		192		630		2,160

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$16,260	10.6%	\$17,984
<b>Maximum</b>	\$30,090	10.6%	\$33,280

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Vizcaya Villas  
Miami-Dade County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	61,195		159,579		538,318	
Household Income	2002		2002		2002	
Less than \$15,000	18,874	30.84%	44,586	27.94%	115,283	21.42%
\$15,000 to \$24,999	11,418	18.66%	29,628	18.57%	89,294	16.59%
\$25,000 to \$34,999	9,169	14.98%	23,818	14.93%	75,583	14.04%
\$35,000 to \$49,999	9,215	15.06%	25,298	15.85%	86,047	15.98%
\$50,000 to \$74,999	7,165	11.71%	20,182	12.65%	83,931	15.59%
\$75,000 to \$99,999	2,654	4.34%	8,480	5.31%	39,803	7.39%
\$100,000 to \$149,999	1,810	2.96%	5,086	3.19%	28,766	5.34%
\$150,000 to \$249,999	634	1.04%	1,599	1.00%	11,824	2.20%
\$250,000 to \$499,999	164	0.27%	547	0.34%	4,947	0.92%
\$500,000 or more	92	0.15%	355	0.22%	2,839	0.53%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County**

**Vizcaya Villas**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$542 per mo. \$16,260**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$30,090**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Inc. Cum.	% of HH	Inc. Qual.	Inc. Cum.	% of HH	Inc. Qual.	Inc. Cum.
Total HH in Market Area 2002		61,195			159,579			538,318		
Less than \$15,000	0.0%	30.84%	0.0%	0.0%	27.9%	0.0%	0.0%	21.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>87.4%</b>	18.66%	16.3%	16.3%	18.6%	16.2%	16.2%	16.6%	14.5%	14.5%
\$25,000 to \$34,999	<b>50.9%</b>	14.98%	7.6%	23.9%	14.9%	7.6%	23.8%	14.0%	7.1%	21.6%
\$35,000 to \$49,999	0.0%	15.06%	0.0%	23.9%	15.9%	0.0%	23.8%	16.0%	0.0%	21.6%
\$50,000 to \$74,999	0.0%	11.71%	0.0%	23.9%	12.7%	0.0%	23.8%	15.6%	0.0%	21.6%
\$75,000 to \$99,999	0.0%	4.34%	0.0%	23.9%	5.3%	0.0%	23.8%	7.4%	0.0%	21.6%
\$100,000 to \$149,999	0.0%	2.96%	0.0%	23.9%	3.2%	0.0%	23.8%	5.3%	0.0%	21.6%
\$150,000 to \$249,999	0.0%	1.04%	0.0%	23.9%	1.0%	0.0%	23.8%	2.2%	0.0%	21.6%
\$250,000 to \$499,999	0.0%	0.27%	0.0%	23.9%	0.3%	0.0%	23.8%	0.9%	0.0%	21.6%
\$500,000 or more	0.0%	0.15%	0.0%	23.9%	0.2%	0.0%	23.8%	0.5%	0.0%	21.6%

% of Households in Income Band	23.9%	23.8%	21.6%
Multiplied by Total Households	<u>61,195</u>	<u>159,579</u>	<u>538,318</u>
Income-Qualified Households	14,626	37,980	116,277
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>60%</u>	<u>60%</u>	<u>60%</u>
Income-Qualified, Renter HH in 2002	8,776	22,788	69,766
Existing and Funded, Competitive Affordable Apartments	2,069	6,614	14,571
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,069	6,614	14,571
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	23.6%	29.0%	20.9%
Remaining Potential Demand	6,707	16,174	55,195

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Miami-Dade County

Vizcaya Villas

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	61,403				162,415			557,663		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	25.3%	0.0%	0.0%	23.1%	0.0%	0.0%	17.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>70.2%</b>	18.7%	13.1%	13.1%	18.1%	12.7%	12.7%	15.6%	11.0%	11.0%
\$25,000 to \$34,999	<b>82.8%</b>	16.1%	13.4%	26.5%	15.5%	12.9%	25.6%	14.2%	11.7%	22.7%
\$35,000 to \$49,999	0.0%	15.8%	0.0%	26.5%	16.8%	0.0%	25.6%	16.5%	0.0%	22.7%
\$50,000 to \$74,999	0.0%	12.9%	0.0%	26.5%	13.8%	0.0%	25.6%	16.0%	0.0%	22.7%
\$75,000 to \$99,999	0.0%	5.5%	0.0%	26.5%	6.3%	0.0%	25.6%	8.6%	0.0%	22.7%
\$100,000 to \$149,999	0.0%	3.7%	0.0%	26.5%	4.3%	0.0%	25.6%	6.7%	0.0%	22.7%
\$150,000 to \$249,999	0.0%	1.3%	0.0%	26.5%	1.4%	0.0%	25.6%	3.0%	0.0%	22.7%
\$250,000 to \$499,999	0.0%	0.5%	0.0%	26.5%	0.5%	0.0%	25.6%	1.4%	0.0%	22.7%
\$500,000 or more	0.0%	0.2%	0.0%	26.5%	0.3%	0.0%	25.6%	0.8%	0.0%	22.7%
Totals		100.0%	26.5%		100.0%	25.6%		100.0%	22.7%	

% of Households in Income Band		26.5%		25.6%		22.7%
Multiplied by Total Households		<u>61,403</u>		<u>162,415</u>		<u>557,663</u>
Income-Qualified Households		16,272		41,578		126,590
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>60%</u>		<u>60%</u>		<u>60%</u>
Income-Qualified, Renter Households in 2007		9,763		24,947		75,954
Less: Income-Qual. Renter HH in 2002		<u>(8,776)</u>		<u>(22,788)</u>		<u>(69,766)</u>
Ind. Demand from HH Growth over next 5 yrs.		987		2,159		6,188
Annual Demand		197		432		1,238
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		394		864		2,476

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$16,260	10.6%	\$17,984
Maximum	\$30,090	10.6%	\$33,280

**ORANGE COUNTY**

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# ORANGE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

*Brittany of Rosemont I*

Household Income	<b>3-Mi.</b>		<b>5-Mi.</b>		<b>10-Mi.</b>	
Total HH in Market Area	32,436		92,895		320,995	
Household Income	2002		2002		2002	
Less than \$15,000	3,243	10.00%	10,116	10.89%	30,899	9.63%
\$15,000 to \$24,999	3,963	12.22%	11,176	12.03%	35,943	11.20%
\$25,000 to \$34,999	4,703	14.50%	12,659	13.63%	42,339	13.19%
\$35,000 to \$49,999	6,378	19.66%	17,053	18.36%	58,396	18.19%
\$50,000 to \$74,999	7,587	23.39%	20,967	22.57%	72,657	22.64%
\$75,000 to \$99,999	3,711	11.44%	10,398	11.19%	38,588	12.02%
\$100,000 to \$149,999	1,992	6.14%	6,467	6.96%	26,040	8.11%
\$150,000 to \$249,999	625	1.93%	2,813	3.03%	12,249	3.82%
\$250,000 to \$499,999	163	0.50%	790	0.85%	2,589	0.81%
\$500,000 or more	69	<u>0.21%</u>	456	<u>0.49%</u>	1,295	<u>0.40%</u>
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

*Brittany of Rosemont I*

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		32,436			92,895			320,995		
Less than \$15,000	0.0%	10.00%	0.0%	0.0%	10.9%	0.0%	0.0%	9.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	12.22%	8.0%	8.0%	12.0%	7.9%	7.9%	11.2%	7.3%	7.3%
\$25,000 to \$34,999	<b>91.4%</b>	14.50%	13.3%	21.3%	13.6%	12.5%	20.4%	13.2%	12.1%	19.4%
\$35,000 to \$49,999	0.0%	19.66%	0.0%	21.3%	18.4%	0.0%	20.4%	18.2%	0.0%	19.4%
\$50,000 to \$74,999	0.0%	23.39%	0.0%	21.3%	22.6%	0.0%	20.4%	22.6%	0.0%	19.4%
\$75,000 to \$99,999	0.0%	11.44%	0.0%	21.3%	11.2%	0.0%	20.4%	12.0%	0.0%	19.4%
\$100,000 to \$149,999	0.0%	6.14%	0.0%	21.3%	7.0%	0.0%	20.4%	8.1%	0.0%	19.4%
\$150,000 to \$249,999	0.0%	1.93%	0.0%	21.3%	3.0%	0.0%	20.4%	3.8%	0.0%	19.4%
\$250,000 to \$499,999	0.0%	0.50%	0.0%	21.3%	0.9%	0.0%	20.4%	0.8%	0.0%	19.4%
\$500,000 or more	0.0%	0.21%	0.0%	21.3%	0.5%	0.0%	20.4%	0.4%	0.0%	19.4%

% of Households in Income Band	21.3%	20.4%	19.4%
Multiplied by Total Households	<u>32,436</u>	<u>92,895</u>	<u>320,995</u>
Income-Qualified Households	6,909	18,951	62,273
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	3,731	10,234	33,627
Existing and Funded, Competitive Affordable Apartments	2,296	4,718	17,088
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,296	4,718	17,088
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	61.5%	46.1%	50.8%
Remaining Potential Demand	1,435	5,516	16,539

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Brittany of Rosemont I*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007				36,229			102,014			354,504
Less than \$15,000	0.0%	7.6%	0.0%	0.0%	8.2%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	10.4%	3.4%	3.4%	10.3%	3.4%	3.4%	9.3%	3.1%	3.1%
\$25,000 to \$34,999	100.0%	12.4%	12.4%	15.8%	11.8%	11.8%	15.2%	11.4%	11.4%	14.5%
\$35,000 to \$49,999	34.3%	18.8%	6.5%	22.3%	17.0%	5.8%	21.0%	16.6%	5.7%	20.2%
\$50,000 to \$74,999	0.0%	23.1%	0.0%	22.3%	22.4%	0.0%	21.0%	22.3%	0.0%	20.2%
\$75,000 to \$99,999	0.0%	13.6%	0.0%	22.3%	13.4%	0.0%	21.0%	13.8%	0.0%	20.2%
\$100,000 to \$149,999	0.0%	10.4%	0.0%	22.3%	11.0%	0.0%	21.0%	12.3%	0.0%	20.2%
\$150,000 to \$249,999	0.0%	2.4%	0.0%	22.3%	3.5%	0.0%	21.0%	4.5%	0.0%	20.2%
\$250,000 to \$499,999	0.0%	1.0%	0.0%	22.3%	1.7%	0.0%	21.0%	2.1%	0.0%	20.2%
\$500,000 or more	0.0%	0.3%	0.0%	22.3%	0.7%	0.0%	21.0%	0.6%	0.0%	20.2%
<b>Totals</b>		100.0%	22.3%		100.0%	21.0%		100.0%	20.2%	

% of Households in Income Band		22.3%		21.0%		20.2%
Multiplied by Total Households		<u>36,229</u>		<u>102,014</u>		<u>354,504</u>
Income-Qualified Households		8,079		21,423		71,610
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>54%</u>		<u>54%</u>		<u>54%</u>
Income-Qualified, Renter Households in 2007		4,363		11,568		38,669
Less: Income-Qual. Renter HH in 2002		<u>(3,731)</u>		<u>(10,234)</u>		<u>(33,627)</u>
Ind. Demand from HH Growth over next 5 yrs.		632		1,334		5,042
Annual Demand		126		267		1,008
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		252		534		2,016

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

*Brittany of Rosemont II*

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	32,436		92,895		320,995	
Household Income	2002		2002		2002	
Less than \$15,000	3,243	10.00%	10,116	10.89%	30,899	9.63%
\$15,000 to \$24,999	3,963	12.22%	11,176	12.03%	35,943	11.20%
\$25,000 to \$34,999	4,703	14.50%	12,659	13.63%	42,339	13.19%
\$35,000 to \$49,999	6,378	19.66%	17,053	18.36%	58,396	18.19%
\$50,000 to \$74,999	7,587	23.39%	20,967	22.57%	72,657	22.64%
\$75,000 to \$99,999	3,711	11.44%	10,398	11.19%	38,588	12.02%
\$100,000 to \$149,999	1,992	6.14%	6,467	6.96%	26,040	8.11%
\$150,000 to \$249,999	625	1.93%	2,813	3.03%	12,249	3.82%
\$250,000 to \$499,999	163	0.50%	790	0.85%	2,589	0.81%
\$500,000 or more	69	0.21%	456	0.49%	1,295	0.40%
		100.0%		100.0%		100.0%



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

*Brittany of Rosemont II*

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		32,436			92,895			320,995		
Less than \$15,000	0.0%	10.00%	0.0%	0.0%	10.9%	0.0%	0.0%	9.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	12.22%	8.0%	8.0%	12.0%	7.9%	7.9%	11.2%	7.3%	7.3%
\$25,000 to \$34,999	<b>91.4%</b>	14.50%	13.3%	21.3%	13.6%	12.5%	20.4%	13.2%	12.1%	19.4%
\$35,000 to \$49,999	0.0%	19.66%	0.0%	21.3%	18.4%	0.0%	20.4%	18.2%	0.0%	19.4%
\$50,000 to \$74,999	0.0%	23.39%	0.0%	21.3%	22.6%	0.0%	20.4%	22.6%	0.0%	19.4%
\$75,000 to \$99,999	0.0%	11.44%	0.0%	21.3%	11.2%	0.0%	20.4%	12.0%	0.0%	19.4%
\$100,000 to \$149,999	0.0%	6.14%	0.0%	21.3%	7.0%	0.0%	20.4%	8.1%	0.0%	19.4%
\$150,000 to \$249,999	0.0%	1.93%	0.0%	21.3%	3.0%	0.0%	20.4%	3.8%	0.0%	19.4%
\$250,000 to \$499,999	0.0%	0.50%	0.0%	21.3%	0.9%	0.0%	20.4%	0.8%	0.0%	19.4%
\$500,000 or more	0.0%	0.21%	0.0%	21.3%	0.5%	0.0%	20.4%	0.4%	0.0%	19.4%

% of Households in Income Band	21.3%	20.4%	19.4%
Multiplied by Total Households	<u>32,436</u>	<u>92,895</u>	<u>320,995</u>
Income-Qualified Households	6,909	18,951	62,273
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	3,731	10,234	33,627
Existing and Funded, Competitive Affordable Apartments	2,296	4,718	17,088
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,296	4,718	17,088
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	61.5%	46.1%	50.8%
Remaining Potential Demand	1,435	5,516	16,539

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Brittany of Rosemont II*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007		36,229			102,014			354,504		
Less than \$15,000	0.0%	7.6%	0.0%	0.0%	8.2%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	10.4%	3.4%	3.4%	10.3%	3.4%	3.4%	9.3%	3.1%	3.1%
\$25,000 to \$34,999	100.0%	12.4%	12.4%	15.8%	11.8%	11.8%	15.2%	11.4%	11.4%	14.5%
\$35,000 to \$49,999	34.3%	18.8%	6.5%	22.3%	17.0%	5.8%	21.0%	16.6%	5.7%	20.2%
\$50,000 to \$74,999	0.0%	23.1%	0.0%	22.3%	22.4%	0.0%	21.0%	22.3%	0.0%	20.2%
\$75,000 to \$99,999	0.0%	13.6%	0.0%	22.3%	13.4%	0.0%	21.0%	13.8%	0.0%	20.2%
\$100,000 to \$149,999	0.0%	10.4%	0.0%	22.3%	11.0%	0.0%	21.0%	12.3%	0.0%	20.2%
\$150,000 to \$249,999	0.0%	2.4%	0.0%	22.3%	3.5%	0.0%	21.0%	4.5%	0.0%	20.2%
\$250,000 to \$499,999	0.0%	1.0%	0.0%	22.3%	1.7%	0.0%	21.0%	2.1%	0.0%	20.2%
\$500,000 or more	0.0%	0.3%	0.0%	22.3%	0.7%	0.0%	21.0%	0.6%	0.0%	20.2%
<b>Totals</b>		100.0%	22.3%		100.0%	21.0%		100.0%	20.2%	

% of Households in Income Band	22.3%	21.0%	20.2%
Multiplied by Total Households	<u>36,229</u>	<u>102,014</u>	<u>354,504</u>
Income-Qualified Households	8,079	21,423	71,610
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	4,363	11,568	38,669
Less: Income-Qual. Renter HH in 2002	<u>(3,731)</u>	<u>(10,234)</u>	<u>(33,627)</u>
Ind. Demand from HH Growth over next 5 yrs.	632	1,334	5,042
Annual Demand	126	267	1,008
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	252	534	2,016

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Chapel Trace  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	45,321		115,856		301,120	
Household Income	2002		2002		2002	
Less than \$15,000	3,732	8.23%	10,859	9.37%	30,833	10.24%
\$15,000 to \$24,999	4,893	10.80%	13,322	11.50%	34,705	11.53%
\$25,000 to \$34,999	6,627	14.62%	16,326	14.09%	39,785	13.21%
\$35,000 to \$49,999	9,429	20.81%	22,909	19.77%	55,279	18.36%
\$50,000 to \$74,999	11,243	24.81%	27,082	23.38%	68,908	22.88%
\$75,000 to \$99,999	5,252	11.59%	12,912	11.15%	35,534	11.80%
\$100,000 to \$149,999	2,980	6.58%	8,120	7.01%	23,478	7.80%
\$150,000 to \$249,999	977	2.16%	3,149	2.72%	9,735	3.23%
\$250,000 to \$499,999	146	0.32%	730	0.63%	1,815	0.60%
\$500,000 or more	43	<u>0.10%</u>	447	<u>0.39%</u>	1,047	<u>0.35%</u>
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Chapel Trace**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615** per mo. **\$18,450**  
Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

**Household Income**

Household Income	% in Band	3-Mi.			5-Mi.			10-Mi.		
		% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		45,321			115,856			301,120		
Less than \$15,000	0.0%	8.23%	0.0%	0.0%	9.4%	0.0%	0.0%	10.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	10.80%	7.1%	7.1%	11.5%	7.5%	7.5%	11.5%	7.6%	7.6%
\$25,000 to \$34,999	<b>91.4%</b>	14.62%	13.4%	20.5%	14.1%	12.9%	20.4%	13.2%	12.1%	19.7%
\$35,000 to \$49,999	0.0%	20.81%	0.0%	20.5%	19.8%	0.0%	20.4%	18.4%	0.0%	19.7%
\$50,000 to \$74,999	0.0%	24.81%	0.0%	20.5%	23.4%	0.0%	20.4%	22.9%	0.0%	19.7%
\$75,000 to \$99,999	0.0%	11.59%	0.0%	20.5%	11.2%	0.0%	20.4%	11.8%	0.0%	19.7%
\$100,000 to \$149,999	0.0%	6.58%	0.0%	20.5%	7.0%	0.0%	20.4%	7.8%	0.0%	19.7%
\$150,000 to \$249,999	0.0%	2.16%	0.0%	20.5%	2.7%	0.0%	20.4%	3.2%	0.0%	19.7%
\$250,000 to \$499,999	0.0%	0.32%	0.0%	20.5%	0.6%	0.0%	20.4%	0.6%	0.0%	19.7%
\$500,000 or more	0.0%	0.10%	0.0%	20.5%	0.4%	0.0%	20.4%	0.4%	0.0%	19.7%

% of Households in Income Band	20.5%	20.4%	19.7%
Multiplied by Total Households	<u>45,321</u>	<u>115,856</u>	<u>301,120</u>
Income-Qualified Households	9,291	23,635	59,321
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	5,017	12,763	32,033
Existing and Funded, Competitive Affordable Apartments	3,352	6,645	21,032
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,352	6,645	21,032
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	66.8%	52.1%	65.7%
Remaining Potential Demand	1,665	6,118	11,001

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Chapel Trace*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007		50,019			128,372			337,449		
Less than \$15,000	0.0%	5.9%	0.0%	0.0%	6.8%	0.0%	0.0%	7.5%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	8.5%	2.8%	2.8%	9.0%	3.0%	3.0%	9.4%	3.1%	3.1%
\$25,000 to \$34,999	100.0%	11.9%	11.9%	14.7%	12.1%	12.1%	15.1%	11.6%	11.6%	14.7%
\$35,000 to \$49,999	34.3%	18.7%	6.4%	21.1%	18.0%	6.2%	21.3%	16.6%	5.7%	20.4%
\$50,000 to \$74,999	0.0%	25.2%	0.0%	21.1%	23.9%	0.0%	21.3%	22.4%	0.0%	20.4%
\$75,000 to \$99,999	0.0%	14.4%	0.0%	21.1%	13.7%	0.0%	21.3%	13.9%	0.0%	20.4%
\$100,000 to \$149,999	0.0%	11.2%	0.0%	21.1%	11.1%	0.0%	21.3%	12.1%	0.0%	20.4%
\$150,000 to \$249,999	0.0%	2.9%	0.0%	21.1%	3.4%	0.0%	21.3%	4.2%	0.0%	20.4%
\$250,000 to \$499,999	0.0%	1.0%	0.0%	21.1%	1.5%	0.0%	21.3%	1.7%	0.0%	20.4%
\$500,000 or more	0.0%	0.2%	0.0%	21.1%	0.6%	0.0%	21.3%	0.5%	0.0%	20.4%
<b>Totals</b>		100.0%	21.1%		100.0%	21.3%		100.0%	20.4%	

% of Households in Income Band	21.1%	21.3%	20.4%
Multiplied by Total Households	<u>50,019</u>	<u>128,372</u>	<u>337,449</u>
Income-Qualified Households	10,554	27,343	68,840
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	5,699	14,765	37,174
Less: Income-Qual. Renter HH in 2002	<u>(5,017)</u>	<u>(12,763)</u>	<u>(32,033)</u>
Ind. Demand from HH Growth over next 5 yrs.	682	2,002	5,141
Annual Demand	136	400	1,028
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	272	800	2,056

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Grand Reserve (antigua)  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	23,184		61,062		215,057	
Household Income	2002		2002		2002	
Less than \$15,000	1,641	7.08%	4,407	7.22%	22,724	10.57%
\$15,000 to \$24,999	2,310	9.97%	6,465	10.59%	25,529	11.87%
\$25,000 to \$34,999	2,899	12.51%	7,951	13.02%	29,733	13.83%
\$35,000 to \$49,999	4,724	20.38%	11,852	19.41%	39,944	18.57%
\$50,000 to \$74,999	6,036	26.03%	15,185	24.87%	48,730	22.66%
\$75,000 to \$99,999	3,126	13.48%	7,756	12.70%	25,220	11.73%
\$100,000 to \$149,999	1,756	7.57%	5,130	8.40%	15,419	7.17%
\$150,000 to \$249,999	549	2.37%	1,825	2.99%	5,891	2.74%
\$250,000 to \$499,999	88	0.38%	305	0.50%	1,168	0.54%
\$500,000 or more	54	0.23%	186	0.30%	697	0.32%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Grand Reserve (antigua)**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$34,140**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	7.08%	0.0%	0.0%	7.2%	0.0%	0.0%	10.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	9.97%	6.5%	6.5%	10.6%	6.9%	6.9%	11.9%	7.8%	7.8%
\$25,000 to \$34,999	<b>91.4%</b>	12.51%	11.4%	17.9%	13.0%	11.9%	18.8%	13.8%	12.6%	20.4%
\$35,000 to \$49,999	0.0%	20.38%	0.0%	17.9%	19.4%	0.0%	18.8%	18.6%	0.0%	20.4%
\$50,000 to \$74,999	0.0%	26.03%	0.0%	17.9%	24.9%	0.0%	18.8%	22.7%	0.0%	20.4%
\$75,000 to \$99,999	0.0%	13.48%	0.0%	17.9%	12.7%	0.0%	18.8%	11.7%	0.0%	20.4%
\$100,000 to \$149,999	0.0%	7.57%	0.0%	17.9%	8.4%	0.0%	18.8%	7.2%	0.0%	20.4%
\$150,000 to \$249,999	0.0%	2.37%	0.0%	17.9%	3.0%	0.0%	18.8%	2.7%	0.0%	20.4%
\$250,000 to \$499,999	0.0%	0.38%	0.0%	17.9%	0.5%	0.0%	18.8%	0.5%	0.0%	20.4%
\$500,000 or more	0.0%	0.23%	0.0%	17.9%	0.3%	0.0%	18.8%	0.3%	0.0%	20.4%

% of Households in Income Band	17.9%	18.8%	20.4%
Multiplied by Total Households	<u>23,184</u>	<u>61,062</u>	<u>215,057</u>
Income-Qualified Households	4,150	11,480	43,872
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	2,241	6,199	23,691
Existing and Funded, Competitive Affordable Apartments	2,479	3,545	17,128
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,479	3,545	17,128
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	110.6%	57.2%	72.3%
Remaining Potential Demand	(238)	2,654	6,563

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Grand Reserve (antigua)*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	26,204				67,689			243,649		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	5.0%	0.0%	0.0%	5.1%	0.0%	0.0%	7.8%	0.0%	0.0%
\$15,000 to \$24,999	<b>33.0%</b>	7.8%	2.6%	2.6%	8.1%	2.7%	2.7%	9.6%	3.2%	3.2%
\$25,000 to \$34,999	<b>100.0%</b>	10.0%	10.0%	12.6%	11.0%	11.0%	13.7%	12.2%	12.2%	15.4%
\$35,000 to \$49,999	<b>34.3%</b>	17.4%	6.0%	18.6%	17.1%	5.9%	19.6%	16.9%	5.8%	21.2%
\$50,000 to \$74,999	0.0%	25.6%	0.0%	18.6%	24.3%	0.0%	19.6%	22.4%	0.0%	21.2%
\$75,000 to \$99,999	0.0%	16.0%	0.0%	18.6%	15.2%	0.0%	19.6%	13.7%	0.0%	21.2%
\$100,000 to \$149,999	0.0%	13.2%	0.0%	18.6%	13.2%	0.0%	19.6%	11.9%	0.0%	21.2%
\$150,000 to \$249,999	0.0%	3.5%	0.0%	18.6%	4.0%	0.0%	19.6%	3.7%	0.0%	21.2%
\$250,000 to \$499,999	0.0%	1.2%	0.0%	18.6%	1.5%	0.0%	19.6%	1.5%	0.0%	21.2%
\$500,000 or more	0.0%	0.4%	0.0%	18.6%	0.4%	0.0%	19.6%	0.5%	0.0%	21.2%
<b>Totals</b>		<b>100.0%</b>	<b>18.6%</b>		<b>100.0%</b>	<b>19.6%</b>		<b>100.0%</b>	<b>21.2%</b>	

% of Households in Income Band	18.6%	19.6%	21.2%
Multiplied by Total Households	<u>26,204</u>	<u>67,689</u>	<u>243,649</u>
Income-Qualified Households	4,874	13,267	51,654
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	2,632	7,164	27,893
Less: Income-Qual. Renter HH in 2002	<u>(2,241)</u>	<u>(6,199)</u>	<u>(23,691)</u>
Ind. Demand from HH Growth over next 5 yrs.	391	965	4,202
Annual Demand	78	193	840
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	156	386	1,680

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$18,450	17.6%	\$21,697
<b>Maximum</b>	\$34,140	17.6%	\$40,149



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

***Grand Reserve at Maitland  
Park (Maitland Club)***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	37,643		96,669		309,681	
Household Income	2002		2002		2002	
Less than \$15,000	3,403	9.04%	8,493	8.79%	29,576	9.55%
\$15,000 to \$24,999	4,293	11.40%	10,177	10.53%	34,028	10.99%
\$25,000 to \$34,999	5,288	14.05%	12,269	12.69%	39,791	12.85%
\$35,000 to \$49,999	7,359	19.55%	16,900	17.48%	55,164	17.81%
\$50,000 to \$74,999	9,036	24.00%	22,543	23.32%	69,948	22.59%
\$75,000 to \$99,999	4,243	11.27%	12,170	12.59%	38,319	12.37%
\$100,000 to \$149,999	2,483	6.60%	8,437	8.73%	26,426	8.53%
\$150,000 to \$249,999	1,153	3.06%	3,991	4.13%	12,364	3.99%
\$250,000 to \$499,999	269	0.71%	1,092	1.13%	2,780	0.90%
\$500,000 or more	116	0.31%	596	0.62%	1,284	0.41%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Grand Reserve at Maitland  
Park (Maitland Club)**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615** per mo. **\$18,450**  
Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		37,643			96,669			309,681		
Less than \$15,000	0.0%	9.04%	0.0%	0.0%	8.8%	0.0%	0.0%	9.6%	0.0%	0.0%
\$15,000 to \$24,999	65.5%	11.40%	7.5%	7.5%	10.5%	6.9%	6.9%	11.0%	7.2%	7.2%
\$25,000 to \$34,999	91.4%	14.05%	12.8%	20.3%	12.7%	11.6%	18.5%	12.9%	11.7%	18.9%
\$35,000 to \$49,999	0.0%	19.55%	0.0%	20.3%	17.5%	0.0%	18.5%	17.8%	0.0%	18.9%
\$50,000 to \$74,999	0.0%	24.00%	0.0%	20.3%	23.3%	0.0%	18.5%	22.6%	0.0%	18.9%
\$75,000 to \$99,999	0.0%	11.27%	0.0%	20.3%	12.6%	0.0%	18.5%	12.4%	0.0%	18.9%
\$100,000 to \$149,999	0.0%	6.60%	0.0%	20.3%	8.7%	0.0%	18.5%	8.5%	0.0%	18.9%
\$150,000 to \$249,999	0.0%	3.06%	0.0%	20.3%	4.1%	0.0%	18.5%	4.0%	0.0%	18.9%
\$250,000 to \$499,999	0.0%	0.71%	0.0%	20.3%	1.1%	0.0%	18.5%	0.9%	0.0%	18.9%
\$500,000 or more	0.0%	0.31%	0.0%	20.3%	0.6%	0.0%	18.5%	0.4%	0.0%	18.9%

% of Households in Income Band	20.3%	18.5%	18.9%
Multiplied by Total Households	<u>37,643</u>	<u>96,669</u>	<u>309,681</u>
Income-Qualified Households	7,642	17,884	58,530
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	4,127	9,657	31,606
Existing and Funded, Competitive Affordable Apartments	2,440	3,377	15,014
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,440	3,377	15,014
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	59.1%	35.0%	47.5%
Remaining Potential Demand	1,687	6,280	16,592

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Grand Reserve at Maitland  
Park (Maitland Club)*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	41,750				105,767			341,605		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	6.8%	0.0%	0.0%	6.5%	0.0%	0.0%	7.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>33.0%</b>	9.5%	3.1%	3.1%	8.7%	2.9%	2.9%	9.1%	3.0%	3.0%
\$25,000 to \$34,999	<b>100.0%</b>	11.7%	11.7%	14.8%	10.9%	10.9%	13.8%	11.0%	11.0%	14.0%
\$35,000 to \$49,999	<b>34.3%</b>	18.1%	6.2%	21.0%	16.1%	5.5%	19.3%	16.2%	5.5%	19.5%
\$50,000 to \$74,999	0.0%	23.7%	0.0%	21.0%	22.4%	0.0%	19.3%	22.1%	0.0%	19.5%
\$75,000 to \$99,999	0.0%	13.9%	0.0%	21.0%	14.5%	0.0%	19.3%	14.0%	0.0%	19.5%
\$100,000 to \$149,999	0.0%	10.9%	0.0%	21.0%	13.1%	0.0%	19.3%	12.8%	0.0%	19.5%
\$150,000 to \$249,999	0.0%	3.3%	0.0%	21.0%	4.7%	0.0%	19.3%	4.8%	0.0%	19.5%
\$250,000 to \$499,999	0.0%	1.6%	0.0%	21.0%	2.4%	0.0%	19.3%	2.2%	0.0%	19.5%
\$500,000 or more	0.0%	0.5%	0.0%	21.0%	0.9%	0.0%	19.3%	0.7%	0.0%	19.5%
<b>Totals</b>		<b>100.0%</b>	<b>21.0%</b>		<b>100.0%</b>	<b>19.3%</b>		<b>100.0%</b>	<b>19.5%</b>	

% of Households in Income Band	21.0%	19.3%	19.5%
Multiplied by Total Households	<u>41,750</u>	<u>105,767</u>	<u>341,605</u>
Income-Qualified Households	8,768	20,413	66,613
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	4,735	11,023	35,971
Less: Income-Qual. Renter HH in 2002	<u>(4,127)</u>	<u>(9,657)</u>	<u>(31,606)</u>
Ind. Demand from HH Growth over next 5 yrs.	608	1,366	4,365
Annual Demand	122	273	873
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	244	546	1,746

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$18,450	17.6%	\$21,697
<b>Maximum</b>	\$34,140	17.6%	\$40,149

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Grande Pointe*  
Orange County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	39,252		88,343		269,264	
Household Income	2002		2002		2002	
Less than \$15,000	5,303	13.51%	12,127	13.73%	26,419	9.81%
\$15,000 to \$24,999	5,644	14.38%	12,284	13.90%	30,989	11.51%
\$25,000 to \$34,999	6,187	15.76%	13,287	15.04%	36,437	13.53%
\$35,000 to \$49,999	7,629	19.44%	16,470	18.64%	49,187	18.27%
\$50,000 to \$74,999	8,004	20.39%	17,761	20.10%	60,505	22.47%
\$75,000 to \$99,999	3,577	9.11%	8,194	9.27%	31,583	11.73%
\$100,000 to \$149,999	1,857	4.73%	5,132	5.81%	20,728	7.70%
\$150,000 to \$249,999	825	2.10%	2,365	2.68%	9,645	3.58%
\$250,000 to \$499,999	134	0.34%	443	0.50%	2,449	0.91%
\$500,000 or more	94	0.24%	281	0.32%	1,322	0.49%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Grande Pointe**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615** per mo. **\$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		39,252			88,343			269,264		
Less than \$15,000	0.0%	13.51%	0.0%	0.0%	13.7%	0.0%	0.0%	9.8%	0.0%	0.0%
\$15,000 to \$24,999	65.5%	14.38%	9.4%	9.4%	13.9%	9.1%	9.1%	11.5%	7.5%	7.5%
\$25,000 to \$34,999	91.4%	15.76%	14.4%	23.8%	15.0%	13.7%	22.8%	13.5%	12.4%	19.9%
\$35,000 to \$49,999	0.0%	19.44%	0.0%	23.8%	18.6%	0.0%	22.8%	18.3%	0.0%	19.9%
\$50,000 to \$74,999	0.0%	20.39%	0.0%	23.8%	20.1%	0.0%	22.8%	22.5%	0.0%	19.9%
\$75,000 to \$99,999	0.0%	9.11%	0.0%	23.8%	9.3%	0.0%	22.8%	11.7%	0.0%	19.9%
\$100,000 to \$149,999	0.0%	4.73%	0.0%	23.8%	5.8%	0.0%	22.8%	7.7%	0.0%	19.9%
\$150,000 to \$249,999	0.0%	2.10%	0.0%	23.8%	2.7%	0.0%	22.8%	3.6%	0.0%	19.9%
\$250,000 to \$499,999	0.0%	0.34%	0.0%	23.8%	0.5%	0.0%	22.8%	0.9%	0.0%	19.9%
\$500,000 or more	0.0%	0.24%	0.0%	23.8%	0.3%	0.0%	22.8%	0.5%	0.0%	19.9%

% of Households in Income Band	23.8%	22.8%	19.9%
Multiplied by Total Households	<u>39,252</u>	<u>88,343</u>	<u>269,264</u>
Income-Qualified Households	9,342	20,142	53,584
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	5,045	10,877	28,935
Existing and Funded, Competitive Affordable Apartments	5,495	8,742	20,751
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	5,495	8,742	20,751
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	108.9%	80.4%	71.7%
Remaining Potential Demand	(450)	2,135	8,184

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Grande Pointe*  
Orange County

Household Income	3-Mi.				5-Mi.				10-Mi.		
Total HH in Market Area 2007	44,074				98,323				302,960		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	
Less than \$15,000	0.0%	10.4%	0.0%	0.0%	10.5%	0.0%	0.0%	7.3%	0.0%	0.0%	
\$15,000 to \$24,999	<b>33.0%</b>	12.2%	4.0%	4.0%	11.9%	3.9%	3.9%	9.5%	3.1%	3.1%	
\$25,000 to \$34,999	<b>100.0%</b>	15.0%	15.0%	19.0%	13.5%	13.5%	17.4%	11.7%	11.7%	14.8%	
\$35,000 to \$49,999	<b>34.3%</b>	18.7%	6.4%	25.4%	17.9%	6.1%	23.5%	16.8%	5.7%	20.5%	
\$50,000 to \$74,999	0.0%	20.8%	0.0%	25.4%	20.9%	0.0%	23.5%	22.2%	0.0%	20.5%	
\$75,000 to \$99,999	0.0%	11.5%	0.0%	25.4%	11.3%	0.0%	23.5%	13.6%	0.0%	20.5%	
\$100,000 to \$149,999	0.0%	8.2%	0.0%	25.4%	9.1%	0.0%	23.5%	11.9%	0.0%	20.5%	
\$150,000 to \$249,999	0.0%	2.2%	0.0%	25.4%	3.1%	0.0%	23.5%	4.3%	0.0%	20.5%	
\$250,000 to \$499,999	0.0%	1.0%	0.0%	25.4%	1.4%	0.0%	23.5%	2.1%	0.0%	20.5%	
\$500,000 or more	0.0%	0.3%	0.0%	25.4%	0.4%	0.0%	23.5%	0.8%	0.0%	20.5%	
<b>Totals</b>		<b>100.0%</b>	<b>25.4%</b>		<b>100.0%</b>	<b>23.5%</b>		<b>100.0%</b>	<b>20.5%</b>		

% of Households in Income Band	25.4%	23.5%	20.5%
Multiplied by Total Households	<u>44,074</u>	<u>98,323</u>	<u>302,960</u>
Income-Qualified Households	11,195	23,106	62,107
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	6,045	12,477	33,538
Less: Income-Qual. Renter HH in 2002	<u>(5,045)</u>	<u>(10,877)</u>	<u>(28,935)</u>
Ind. Demand from HH Growth over next 5 yrs.	1,000	1,600	4,603
Annual Demand	200	320	921
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	400	640	1,842

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

***Maxwell Terrace  
Apartments Phase I***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	34,551		112,896		321,920	
Household Income	2002		2002		2002	
Less than \$15,000	7,616	22.04%	15,323	13.57%	31,075	9.65%
\$15,000 to \$24,999	5,858	16.96%	15,917	14.10%	36,261	11.26%
\$25,000 to \$34,999	5,685	16.45%	17,430	15.44%	42,757	13.28%
\$35,000 to \$49,999	5,536	16.02%	21,312	18.88%	59,055	18.34%
\$50,000 to \$74,999	5,397	15.62%	23,179	20.53%	73,506	22.83%
\$75,000 to \$99,999	2,241	6.49%	10,284	9.11%	37,997	11.80%
\$100,000 to \$149,999	1,294	3.75%	6,078	5.38%	25,389	7.89%
\$150,000 to \$249,999	652	1.89%	2,504	2.22%	11,700	3.63%
\$250,000 to \$499,999	189	0.55%	540	0.48%	2,732	0.85%
\$500,000 or more	82	0.24%	329	0.29%	1,447	0.45%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Maxwell Terrace Apartments Phase I**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		34,551			112,896			321,920		
Less than \$15,000	0.0%	22.04%	0.0%	0.0%	13.6%	0.0%	0.0%	9.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	16.96%	11.1%	11.1%	14.1%	9.2%	9.2%	11.3%	7.4%	7.4%
\$25,000 to \$34,999	<b>91.4%</b>	16.45%	15.0%	26.1%	15.4%	14.1%	23.3%	13.3%	12.1%	19.5%
\$35,000 to \$49,999	0.0%	16.02%	0.0%	26.1%	18.9%	0.0%	23.3%	18.3%	0.0%	19.5%
\$50,000 to \$74,999	0.0%	15.62%	0.0%	26.1%	20.5%	0.0%	23.3%	22.8%	0.0%	19.5%
\$75,000 to \$99,999	0.0%	6.49%	0.0%	26.1%	9.1%	0.0%	23.3%	11.8%	0.0%	19.5%
\$100,000 to \$149,999	0.0%	3.75%	0.0%	26.1%	5.4%	0.0%	23.3%	7.9%	0.0%	19.5%
\$150,000 to \$249,999	0.0%	1.89%	0.0%	26.1%	2.2%	0.0%	23.3%	3.6%	0.0%	19.5%
\$250,000 to \$499,999	0.0%	0.55%	0.0%	26.1%	0.5%	0.0%	23.3%	0.9%	0.0%	19.5%
\$500,000 or more	0.0%	0.24%	0.0%	26.1%	0.3%	0.0%	23.3%	0.5%	0.0%	19.5%

% of Households in Income Band	26.1%	23.3%	19.5%
Multiplied by Total Households	<u>34,551</u>	<u>112,896</u>	<u>321,920</u>
Income-Qualified Households	9,018	26,305	62,774
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	4,870	14,205	33,898
Existing and Funded, Competitive Affordable Apartments	1,225	9,251	20,368
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,225	9,251	20,368
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	25.2%	65.1%	60.1%
Remaining Potential Demand	3,645	4,954	13,530



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Maxwell Terrace Apartments Phase I*

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007										
Less than \$15,000	0.0%	17.6%	0.0%	0.0%	10.3%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	15.9%	5.3%	5.3%	12.1%	4.0%	4.0%	9.3%	3.1%	3.1%
\$25,000 to \$34,999	100.0%	15.3%	15.3%	20.6%	13.6%	13.6%	17.6%	11.5%	11.5%	14.6%
\$35,000 to \$49,999	34.3%	16.4%	5.6%	26.2%	18.4%	6.3%	23.9%	16.7%	5.7%	20.3%
\$50,000 to \$74,999	0.0%	17.3%	0.0%	26.2%	21.3%	0.0%	23.9%	22.4%	0.0%	20.3%
\$75,000 to \$99,999	0.0%	8.1%	0.0%	26.2%	11.5%	0.0%	23.9%	13.8%	0.0%	20.3%
\$100,000 to \$149,999	0.0%	6.0%	0.0%	26.2%	8.7%	0.0%	23.9%	12.0%	0.0%	20.3%
\$150,000 to \$249,999	0.0%	2.1%	0.0%	26.2%	2.6%	0.0%	23.9%	4.4%	0.0%	20.3%
\$250,000 to \$499,999	0.0%	1.1%	0.0%	26.2%	1.1%	0.0%	23.9%	2.1%	0.0%	20.3%
\$500,000 or more	0.0%	0.4%	0.0%	26.2%	0.4%	0.0%	23.9%	0.7%	0.0%	20.3%
<b>Totals</b>		100.0%	26.2%		100.0%	23.9%		100.0%	20.3%	

% of Households in Income Band	26.2%	23.9%	20.3%
Multiplied by Total Households	<u>37,567</u>	<u>125,238</u>	<u>357,425</u>
Income-Qualified Households	9,843	29,932	72,557
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	5,315	16,163	39,181
Less: Income-Qual. Renter HH in 2002	<u>(4,870)</u>	<u>(14,205)</u>	<u>(33,898)</u>
Ind. Demand from HH Growth over next 5 yrs.	445	1,958	5,283
Annual Demand	89	392	1,057
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	178	784	2,114

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

***Maxwell Terrace  
Apartments Phase II***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	34,551		112,896		321,920	
Household Income	2002		2002		2002	
Less than \$15,000	7,616	22.04%	15,323	13.57%	31,075	9.65%
\$15,000 to \$24,999	5,858	16.96%	15,917	14.10%	36,261	11.26%
\$25,000 to \$34,999	5,685	16.45%	17,430	15.44%	42,757	13.28%
\$35,000 to \$49,999	5,536	16.02%	21,312	18.88%	59,055	18.34%
\$50,000 to \$74,999	5,397	15.62%	23,179	20.53%	73,506	22.83%
\$75,000 to \$99,999	2,241	6.49%	10,284	9.11%	37,997	11.80%
\$100,000 to \$149,999	1,294	3.75%	6,078	5.38%	25,389	7.89%
\$150,000 to \$249,999	652	1.89%	2,504	2.22%	11,700	3.63%
\$250,000 to \$499,999	189	0.55%	540	0.48%	2,732	0.85%
\$500,000 or more	82	0.24%	329	0.29%	1,447	0.45%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Maxwell Terrace Apartments Phase II**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Inc. Cum.	% of HH	Inc. Qual.	Inc. Cum.	% of HH	Inc. Qual.	Inc. Cum.
Total HH in Market Area 2002		34,551			112,896			321,920		
Less than \$15,000	0.0%	22.04%	0.0%	0.0%	13.6%	0.0%	0.0%	9.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	16.96%	11.1%	11.1%	14.1%	9.2%	9.2%	11.3%	7.4%	7.4%
\$25,000 to \$34,999	<b>91.4%</b>	16.45%	15.0%	26.1%	15.4%	14.1%	23.3%	13.3%	12.1%	19.5%
\$35,000 to \$49,999	0.0%	16.02%	0.0%	26.1%	18.9%	0.0%	23.3%	18.3%	0.0%	19.5%
\$50,000 to \$74,999	0.0%	15.62%	0.0%	26.1%	20.5%	0.0%	23.3%	22.8%	0.0%	19.5%
\$75,000 to \$99,999	0.0%	6.49%	0.0%	26.1%	9.1%	0.0%	23.3%	11.8%	0.0%	19.5%
\$100,000 to \$149,999	0.0%	3.75%	0.0%	26.1%	5.4%	0.0%	23.3%	7.9%	0.0%	19.5%
\$150,000 to \$249,999	0.0%	1.89%	0.0%	26.1%	2.2%	0.0%	23.3%	3.6%	0.0%	19.5%
\$250,000 to \$499,999	0.0%	0.55%	0.0%	26.1%	0.5%	0.0%	23.3%	0.9%	0.0%	19.5%
\$500,000 or more	0.0%	0.24%	0.0%	26.1%	0.3%	0.0%	23.3%	0.5%	0.0%	19.5%

% of Households in Income Band	26.1%	23.3%	19.5%
Multiplied by Total Households	<u>34,551</u>	<u>112,896</u>	<u>321,920</u>
Income-Qualified Households	9,018	26,305	62,774
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	4,870	14,205	33,898
Existing and Funded, Competitive Affordable Apartments	1,225	9,251	20,368
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,225	9,251	20,368
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	25.2%	65.1%	60.1%
Remaining Potential Demand	3,645	4,954	13,530

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Maxwell Terrace Apartments Phase II*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	37,567				125,238			357,425		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	17.6%	0.0%	0.0%	10.3%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>33.0%</b>	15.9%	5.3%	5.3%	12.1%	4.0%	4.0%	9.3%	3.1%	3.1%
\$25,000 to \$34,999	<b>100.0%</b>	15.3%	15.3%	20.6%	13.6%	13.6%	17.6%	11.5%	11.5%	14.6%
\$35,000 to \$49,999	<b>34.3%</b>	16.4%	5.6%	26.2%	18.4%	6.3%	23.9%	16.7%	5.7%	20.3%
\$50,000 to \$74,999	0.0%	17.3%	0.0%	26.2%	21.3%	0.0%	23.9%	22.4%	0.0%	20.3%
\$75,000 to \$99,999	0.0%	8.1%	0.0%	26.2%	11.5%	0.0%	23.9%	13.8%	0.0%	20.3%
\$100,000 to \$149,999	0.0%	6.0%	0.0%	26.2%	8.7%	0.0%	23.9%	12.0%	0.0%	20.3%
\$150,000 to \$249,999	0.0%	2.1%	0.0%	26.2%	2.6%	0.0%	23.9%	4.4%	0.0%	20.3%
\$250,000 to \$499,999	0.0%	1.1%	0.0%	26.2%	1.1%	0.0%	23.9%	2.1%	0.0%	20.3%
\$500,000 or more	0.0%	0.4%	0.0%	26.2%	0.4%	0.0%	23.9%	0.7%	0.0%	20.3%
<b>Totals</b>		<b>100.0%</b>	<b>26.2%</b>		<b>100.0%</b>	<b>23.9%</b>		<b>100.0%</b>	<b>20.3%</b>	

% of Households in Income Band	26.2%	23.9%	20.3%
Multiplied by Total Households	<u>37,567</u>	<u>125,238</u>	<u>357,425</u>
Income-Qualified Households	9,843	29,932	72,557
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	5,315	16,163	39,181
Less: Income-Qual. Renter HH in 2002	<u>(4,870)</u>	<u>(14,205)</u>	<u>(33,898)</u>
Ind. Demand from HH Growth over next 5 yrs.	445	1,958	5,283
Annual Demand	89	392	1,057
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	178	784	2,114

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Oak Glen  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	35,692		102,510		318,230	
Household Income	2002		2002		2002	
Less than \$15,000	5,186	14.53%	14,231	13.88%	30,928	9.72%
\$15,000 to \$24,999	4,791	13.42%	14,226	13.88%	35,979	11.31%
\$25,000 to \$34,999	5,325	14.92%	15,247	14.87%	41,988	13.19%
\$35,000 to \$49,999	6,624	18.56%	18,929	18.47%	57,795	18.16%
\$50,000 to \$74,999	7,381	20.68%	21,488	20.96%	71,257	22.39%
\$75,000 to \$99,999	3,428	9.61%	9,858	9.62%	37,561	11.80%
\$100,000 to \$149,999	1,911	5.35%	5,727	5.59%	25,917	8.14%
\$150,000 to \$249,999	748	2.10%	2,027	1.98%	12,454	3.91%
\$250,000 to \$499,999	204	0.57%	494	0.48%	2,894	0.91%
\$500,000 or more	95	0.27%	282	0.28%	1,458	0.46%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Oak Glen**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		35,692			102,510			318,230		
Less than \$15,000	0.0%	14.53%	0.0%	0.0%	13.9%	0.0%	0.0%	9.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	13.42%	8.8%	8.8%	13.9%	9.1%	9.1%	11.3%	7.4%	7.4%
\$25,000 to \$34,999	<b>91.4%</b>	14.92%	13.6%	22.4%	14.9%	13.6%	22.7%	13.2%	12.1%	19.5%
\$35,000 to \$49,999	0.0%	18.56%	0.0%	22.4%	18.5%	0.0%	22.7%	18.2%	0.0%	19.5%
\$50,000 to \$74,999	0.0%	20.68%	0.0%	22.4%	21.0%	0.0%	22.7%	22.4%	0.0%	19.5%
\$75,000 to \$99,999	0.0%	9.61%	0.0%	22.4%	9.6%	0.0%	22.7%	11.8%	0.0%	19.5%
\$100,000 to \$149,999	0.0%	5.35%	0.0%	22.4%	5.6%	0.0%	22.7%	8.1%	0.0%	19.5%
\$150,000 to \$249,999	0.0%	2.10%	0.0%	22.4%	2.0%	0.0%	22.7%	3.9%	0.0%	19.5%
\$250,000 to \$499,999	0.0%	0.57%	0.0%	22.4%	0.5%	0.0%	22.7%	0.9%	0.0%	19.5%
\$500,000 or more	0.0%	0.27%	0.0%	22.4%	0.3%	0.0%	22.7%	0.5%	0.0%	19.5%

% of Households in Income Band	22.4%	22.7%	19.5%
Multiplied by Total Households	<u>35,692</u>	<u>102,510</u>	<u>318,230</u>
Income-Qualified Households	7,995	23,270	62,055
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	4,317	12,566	33,510
Existing and Funded, Competitive Affordable Apartments	1,917	7,403	18,501
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,917	7,403	18,501
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	44.4%	58.9%	55.2%
Remaining Potential Demand	2,400	5,163	15,009

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed **Oak Glen**  
Orange County

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	39,164				114,023			352,279		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	11.5%	0.0%	0.0%	10.6%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	12.4%	4.1%	4.1%	12.1%	4.0%	4.0%	9.4%	3.1%	3.1%
\$25,000 to \$34,999	100.0%	13.0%	13.0%	17.1%	13.1%	13.1%	17.1%	11.4%	11.4%	14.5%
\$35,000 to \$49,999	34.3%	17.9%	6.1%	23.2%	17.7%	6.1%	23.2%	16.6%	5.7%	20.2%
\$50,000 to \$74,999	0.0%	21.2%	0.0%	23.2%	21.5%	0.0%	23.2%	22.1%	0.0%	20.2%
\$75,000 to \$99,999	0.0%	11.4%	0.0%	23.2%	11.9%	0.0%	23.2%	13.6%	0.0%	20.2%
\$100,000 to \$149,999	0.0%	8.7%	0.0%	23.2%	9.1%	0.0%	23.2%	12.2%	0.0%	20.2%
\$150,000 to \$249,999	0.0%	2.4%	0.0%	23.2%	2.6%	0.0%	23.2%	4.6%	0.0%	20.2%
\$250,000 to \$499,999	0.0%	1.1%	0.0%	23.2%	1.1%	0.0%	23.2%	2.2%	0.0%	20.2%
\$500,000 or more	0.0%	0.4%	0.0%	23.2%	0.4%	0.0%	23.2%	0.7%	0.0%	20.2%
Totals		100.0%	23.2%		100.0%	23.2%		100.0%	20.2%	

% of Households in Income Band		23.2%		23.2%		20.2%
Multiplied by Total Households		<u>39,164</u>		<u>114,023</u>		<u>352,279</u>
Income-Qualified Households		9,086		26,453		71,160
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>54%</u>		<u>54%</u>		<u>54%</u>
Income-Qualified, Renter Households in 2007		4,906		14,285		38,426
Less: Income-Qual. Renter HH in 2002		<u>(4,317)</u>		<u>(12,566)</u>		<u>(33,510)</u>
Ind. Demand from HH Growth over next 5 yrs.		589		1,719		4,916
Annual Demand		118		344		983
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		236		688		1,966

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Riverfront*  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	34,941		86,192		246,757	
Household Income	2002		2002		2002	
Less than \$15,000	3,015	8.63%	7,251	8.41%	23,564	9.55%
\$15,000 to \$24,999	3,596	10.29%	8,936	10.37%	26,945	10.92%
\$25,000 to \$34,999	4,686	13.41%	10,820	12.55%	30,795	12.48%
\$35,000 to \$49,999	6,970	19.95%	16,334	18.95%	43,108	17.47%
\$50,000 to \$74,999	8,776	25.12%	21,526	24.97%	56,765	23.00%
\$75,000 to \$99,999	4,280	12.25%	11,220	13.02%	31,172	12.63%
\$100,000 to \$149,999	2,548	7.29%	7,159	8.31%	22,003	8.92%
\$150,000 to \$249,999	811	2.32%	2,336	2.71%	9,616	3.90%
\$250,000 to \$499,999	168	0.48%	412	0.48%	1,780	0.72%
\$500,000 or more	90	0.26%	197	0.23%	1,010	0.41%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Riverfront**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$34,140**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		34,941			86,192			246,757		
Less than \$15,000	0.0%	8.63%	0.0%	0.0%	8.4%	0.0%	0.0%	9.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	10.29%	6.7%	6.7%	10.4%	6.8%	6.8%	10.9%	7.2%	7.2%
\$25,000 to \$34,999	<b>91.4%</b>	13.41%	12.3%	19.0%	12.6%	11.5%	18.3%	12.5%	11.4%	18.6%
\$35,000 to \$49,999	0.0%	19.95%	0.0%	19.0%	19.0%	0.0%	18.3%	17.5%	0.0%	18.6%
\$50,000 to \$74,999	0.0%	25.12%	0.0%	19.0%	25.0%	0.0%	18.3%	23.0%	0.0%	18.6%
\$75,000 to \$99,999	0.0%	12.25%	0.0%	19.0%	13.0%	0.0%	18.3%	12.6%	0.0%	18.6%
\$100,000 to \$149,999	0.0%	7.29%	0.0%	19.0%	8.3%	0.0%	18.3%	8.9%	0.0%	18.6%
\$150,000 to \$249,999	0.0%	2.32%	0.0%	19.0%	2.7%	0.0%	18.3%	3.9%	0.0%	18.6%
\$250,000 to \$499,999	0.0%	0.48%	0.0%	19.0%	0.5%	0.0%	18.3%	0.7%	0.0%	18.6%
\$500,000 or more	0.0%	0.26%	0.0%	19.0%	0.2%	0.0%	18.3%	0.4%	0.0%	18.6%

% of Households in Income Band	19.0%	18.3%	18.6%
Multiplied by Total Households	<u>34,941</u>	<u>86,192</u>	<u>246,757</u>
Income-Qualified Households	6,639	15,773	45,897
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	3,585	8,517	24,784
Existing and Funded, Competitive Affordable Apartments	3,771	6,329	11,831
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,771	6,329	11,831
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	105.2%	74.3%	47.7%
Remaining Potential Demand	(186)	2,188	12,953

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

*Riverfront*

Household Income	3-Mi.				5-Mi.				10-Mi.		
Total HH in Market Area 2007	40,668				98,555				275,826		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	
Less than \$15,000	0.0%	6.4%	0.0%	0.0%	6.1%	0.0%	0.0%	6.9%	0.0%	0.0%	
\$15,000 to \$24,999	<b>33.0%</b>	7.6%	2.5%	2.5%	8.0%	2.6%	2.6%	8.7%	2.9%	2.9%	
\$25,000 to \$34,999	<b>100.0%</b>	11.4%	11.4%	13.9%	10.9%	10.9%	13.5%	10.9%	10.9%	13.8%	
\$35,000 to \$49,999	<b>34.3%</b>	17.9%	6.2%	20.1%	16.5%	5.7%	19.2%	15.6%	5.4%	19.2%	
\$50,000 to \$74,999	0.0%	24.9%	0.0%	20.1%	23.9%	0.0%	19.2%	22.0%	0.0%	19.2%	
\$75,000 to \$99,999	0.0%	14.5%	0.0%	20.1%	15.2%	0.0%	19.2%	14.5%	0.0%	19.2%	
\$100,000 to \$149,999	0.0%	12.1%	0.0%	20.1%	13.3%	0.0%	19.2%	13.5%	0.0%	19.2%	
\$150,000 to \$249,999	0.0%	3.5%	0.0%	20.1%	4.3%	0.0%	19.2%	5.2%	0.0%	19.2%	
\$250,000 to \$499,999	0.0%	1.3%	0.0%	20.1%	1.5%	0.0%	19.2%	2.1%	0.0%	19.2%	
\$500,000 or more	0.0%	0.4%	0.0%	20.1%	0.4%	0.0%	19.2%	0.6%	0.0%	19.2%	
<b>Totals</b>		<b>100.0%</b>	<b>20.1%</b>		<b>100.0%</b>	<b>19.2%</b>		<b>100.0%</b>	<b>19.2%</b>		

% of Households in Income Band	20.1%	19.2%	19.2%
Multiplied by Total Households	<u>40,668</u>	<u>98,555</u>	<u>275,826</u>
Income-Qualified Households	8,174	18,923	52,959
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	4,414	10,218	28,598
Less: Income-Qual. Renter HH in 2002	<u>(3,585)</u>	<u>(8,517)</u>	<u>(24,784)</u>
Ind. Demand from HH Growth over next 5 yrs.	829	1,701	3,814
Annual Demand	166	340	763
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	332	680	1,526

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Wentworth*  
Orange County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	27,388		78,987		218,409	
Household Income	2002		2002		2002	
Less than \$15,000	1,957	7.15%	6,483	8.21%	20,225	9.26%
\$15,000 to \$24,999	2,578	9.41%	8,027	10.16%	23,470	10.75%
\$25,000 to \$34,999	3,153	11.51%	9,862	12.49%	26,782	12.26%
\$35,000 to \$49,999	4,918	17.96%	15,463	19.58%	38,151	17.47%
\$50,000 to \$74,999	7,370	26.91%	20,023	25.35%	50,445	23.10%
\$75,000 to \$99,999	4,083	14.91%	10,506	13.30%	28,002	12.82%
\$100,000 to \$149,999	2,493	9.10%	6,290	7.96%	20,185	9.24%
\$150,000 to \$249,999	667	2.43%	1,896	2.40%	8,656	3.96%
\$250,000 to \$499,999	119	0.43%	300	0.38%	1,565	0.72%
\$500,000 or more	50	0.18%	135	0.17%	927	0.42%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Wentworth**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		27,388			78,987			218,409		
Less than \$15,000	0.0%	7.15%	0.0%	0.0%	8.2%	0.0%	0.0%	9.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	9.41%	6.2%	6.2%	10.2%	6.7%	6.7%	10.8%	7.0%	7.0%
\$25,000 to \$34,999	<b>91.4%</b>	11.51%	10.5%	16.7%	12.5%	11.4%	18.1%	12.3%	11.2%	18.2%
\$35,000 to \$49,999	0.0%	17.96%	0.0%	16.7%	19.6%	0.0%	18.1%	17.5%	0.0%	18.2%
\$50,000 to \$74,999	0.0%	26.91%	0.0%	16.7%	25.4%	0.0%	18.1%	23.1%	0.0%	18.2%
\$75,000 to \$99,999	0.0%	14.91%	0.0%	16.7%	13.3%	0.0%	18.1%	12.8%	0.0%	18.2%
\$100,000 to \$149,999	0.0%	9.10%	0.0%	16.7%	8.0%	0.0%	18.1%	9.2%	0.0%	18.2%
\$150,000 to \$249,999	0.0%	2.43%	0.0%	16.7%	2.4%	0.0%	18.1%	4.0%	0.0%	18.2%
\$250,000 to \$499,999	0.0%	0.43%	0.0%	16.7%	0.4%	0.0%	18.1%	0.7%	0.0%	18.2%
\$500,000 or more	0.0%	0.18%	0.0%	16.7%	0.2%	0.0%	18.1%	0.4%	0.0%	18.2%

% of Households in Income Band	16.7%	18.1%	18.2%
Multiplied by Total Households	<u>27,388</u>	<u>78,987</u>	<u>218,409</u>
Income-Qualified Households	4,574	14,297	39,750
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	2,470	7,720	21,465
Existing and Funded, Competitive Affordable Apartments	3,547	6,316	10,158
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,547	6,316	10,158
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	143.6%	81.8%	47.3%
Remaining Potential Demand	(1,077)	1,404	11,307

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

Wentworth

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007		32,967			91,384			245,163		
Less than \$15,000	0.0%	5.2%	0.0%	0.0%	5.8%	0.0%	0.0%	6.6%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	6.9%	2.3%	2.3%	7.7%	2.6%	2.6%	8.5%	2.8%	2.8%
\$25,000 to \$34,999	100.0%	10.4%	10.4%	12.7%	10.6%	10.6%	13.2%	10.8%	10.8%	13.6%
\$35,000 to \$49,999	34.3%	15.3%	5.2%	17.9%	16.7%	5.7%	18.9%	15.4%	5.3%	18.9%
\$50,000 to \$74,999	0.0%	24.6%	0.0%	17.9%	24.6%	0.0%	18.9%	22.1%	0.0%	18.9%
\$75,000 to \$99,999	0.0%	16.4%	0.0%	17.9%	15.5%	0.0%	18.9%	14.7%	0.0%	18.9%
\$100,000 to \$149,999	0.0%	14.9%	0.0%	17.9%	13.5%	0.0%	18.9%	13.8%	0.0%	18.9%
\$150,000 to \$249,999	0.0%	4.5%	0.0%	17.9%	3.9%	0.0%	18.9%	5.4%	0.0%	18.9%
\$250,000 to \$499,999	0.0%	1.4%	0.0%	17.9%	1.3%	0.0%	18.9%	2.1%	0.0%	18.9%
\$500,000 or more	0.0%	0.3%	0.0%	17.9%	0.3%	0.0%	18.9%	0.6%	0.0%	18.9%
<b>Totals</b>		<b>100.0%</b>	<b>17.9%</b>		<b>100.0%</b>	<b>18.9%</b>		<b>100.0%</b>	<b>18.9%</b>	

% of Households in Income Band	17.9%	18.9%	18.9%
Multiplied by Total Households	<u>32,967</u>	<u>91,384</u>	<u>245,163</u>
Income-Qualified Households	5,901	17,272	46,336
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	3,187	9,327	25,021
Less: Income-Qual. Renter HH in 2002	<u>(2,470)</u>	<u>(7,720)</u>	<u>(21,465)</u>
Ind. Demand from HH Growth over next 5 yrs.	717	1,607	3,556
Annual Demand	143	321	711
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	286	642	1,422

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Wentworth II*  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	27,388		78,987		218,409	
Household Income	2002		2002		2002	
Less than \$15,000	1,957	7.15%	6,483	8.21%	20,225	9.26%
\$15,000 to \$24,999	2,578	9.41%	8,027	10.16%	23,470	10.75%
\$25,000 to \$34,999	3,153	11.51%	9,862	12.49%	26,782	12.26%
\$35,000 to \$49,999	4,918	17.96%	15,463	19.58%	38,151	17.47%
\$50,000 to \$74,999	7,370	26.91%	20,023	25.35%	50,445	23.10%
\$75,000 to \$99,999	4,083	14.91%	10,506	13.30%	28,002	12.82%
\$100,000 to \$149,999	2,493	9.10%	6,290	7.96%	20,185	9.24%
\$150,000 to \$249,999	667	2.43%	1,896	2.40%	8,656	3.96%
\$250,000 to \$499,999	119	0.43%	300	0.38%	1,565	0.72%
\$500,000 or more	50	0.18%	135	0.17%	927	0.42%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

*Wentworth II*

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615** per mo. **\$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		27,388			78,987			218,409		
Less than \$15,000	0.0%	7.15%	0.0%	0.0%	8.2%	0.0%	0.0%	9.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	9.41%	6.2%	6.2%	10.2%	6.7%	6.7%	10.8%	7.0%	7.0%
\$25,000 to \$34,999	<b>91.4%</b>	11.51%	10.5%	16.7%	12.5%	11.4%	18.1%	12.3%	11.2%	18.2%
\$35,000 to \$49,999	0.0%	17.96%	0.0%	16.7%	19.6%	0.0%	18.1%	17.5%	0.0%	18.2%
\$50,000 to \$74,999	0.0%	26.91%	0.0%	16.7%	25.4%	0.0%	18.1%	23.1%	0.0%	18.2%
\$75,000 to \$99,999	0.0%	14.91%	0.0%	16.7%	13.3%	0.0%	18.1%	12.8%	0.0%	18.2%
\$100,000 to \$149,999	0.0%	9.10%	0.0%	16.7%	8.0%	0.0%	18.1%	9.2%	0.0%	18.2%
\$150,000 to \$249,999	0.0%	2.43%	0.0%	16.7%	2.4%	0.0%	18.1%	4.0%	0.0%	18.2%
\$250,000 to \$499,999	0.0%	0.43%	0.0%	16.7%	0.4%	0.0%	18.1%	0.7%	0.0%	18.2%
\$500,000 or more	0.0%	0.18%	0.0%	16.7%	0.2%	0.0%	18.1%	0.4%	0.0%	18.2%

% of Households in Income Band	16.7%	18.1%	18.2%
Multiplied by Total Households	<u>27,388</u>	<u>78,987</u>	<u>218,409</u>
Income-Qualified Households	4,574	14,297	39,750
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	2,470	7,720	21,465
Existing and Funded, Competitive Affordable Apartments	3,547	6,316	10,158
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,547	6,316	10,158
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	143.6%	81.8%	47.3%
Remaining Potential Demand	(1,077)	1,404	11,307

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County

Wentworth II

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2007										
		32,967			91,384			245,163		
Less than \$15,000	0.0%	5.2%	0.0%	0.0%	5.8%	0.0%	0.0%	6.6%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	6.9%	2.3%	2.3%	7.7%	2.6%	2.6%	8.5%	2.8%	2.8%
\$25,000 to \$34,999	100.0%	10.4%	10.4%	12.7%	10.6%	10.6%	13.2%	10.8%	10.8%	13.6%
\$35,000 to \$49,999	34.3%	15.3%	5.2%	17.9%	16.7%	5.7%	18.9%	15.4%	5.3%	18.9%
\$50,000 to \$74,999	0.0%	24.6%	0.0%	17.9%	24.6%	0.0%	18.9%	22.1%	0.0%	18.9%
\$75,000 to \$99,999	0.0%	16.4%	0.0%	17.9%	15.5%	0.0%	18.9%	14.7%	0.0%	18.9%
\$100,000 to \$149,999	0.0%	14.9%	0.0%	17.9%	13.5%	0.0%	18.9%	13.8%	0.0%	18.9%
\$150,000 to \$249,999	0.0%	4.5%	0.0%	17.9%	3.9%	0.0%	18.9%	5.4%	0.0%	18.9%
\$250,000 to \$499,999	0.0%	1.4%	0.0%	17.9%	1.3%	0.0%	18.9%	2.1%	0.0%	18.9%
\$500,000 or more	0.0%	0.3%	0.0%	17.9%	0.3%	0.0%	18.9%	0.6%	0.0%	18.9%
Totals		100.0%	17.9%		100.0%	18.9%		100.0%	18.9%	

% of Households in Income Band		17.9%		18.9%		18.9%
Multiplied by Total Households		<u>32,967</u>		<u>91,384</u>		<u>245,163</u>
Income-Qualified Households		5,901		17,272		46,336
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>54%</u>		<u>54%</u>		<u>54%</u>
Income-Qualified, Renter Households in 2007		3,187		9,327		25,021
Less: Income-Qual. Renter HH in 2002		<u>(2,470)</u>		<u>(7,720)</u>		<u>(21,465)</u>
Ind. Demand from HH Growth over next 5 yrs.		717		1,607		3,556
Annual Demand		143		321		711
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		286		642		1,422

Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Willow Lake  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	23,901		58,173		190,447	
Household Income	2002		2002		2002	
Less than \$15,000	1,780	7.45%	4,371	7.51%	16,982	8.92%
\$15,000 to \$24,999	1,813	7.59%	5,184	8.91%	19,637	10.31%
\$25,000 to \$34,999	2,368	9.91%	6,338	10.90%	23,062	12.11%
\$35,000 to \$49,999	3,632	15.19%	9,688	16.65%	32,806	17.23%
\$50,000 to \$74,999	5,753	24.07%	14,101	24.24%	43,393	22.78%
\$75,000 to \$99,999	3,796	15.88%	8,556	14.71%	25,062	13.16%
\$100,000 to \$149,999	3,091	12.93%	6,323	10.87%	17,688	9.29%
\$150,000 to \$249,999	1,265	5.29%	2,702	4.65%	8,516	4.47%
\$250,000 to \$499,999	321	1.34%	680	1.17%	2,265	1.19%
\$500,000 or more	81	0.34%	229	0.39%	1,036	0.54%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Willow Lake**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		23,901			58,173			190,447		
Less than \$15,000	0.0%	7.45%	0.0%	0.0%	7.5%	0.0%	0.0%	8.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	7.59%	5.0%	5.0%	8.9%	5.8%	5.8%	10.3%	6.8%	6.8%
\$25,000 to \$34,999	<b>91.4%</b>	9.91%	9.1%	14.1%	10.9%	10.0%	15.8%	12.1%	11.1%	17.9%
\$35,000 to \$49,999	0.0%	15.19%	0.0%	14.1%	16.7%	0.0%	15.8%	17.2%	0.0%	17.9%
\$50,000 to \$74,999	0.0%	24.07%	0.0%	14.1%	24.2%	0.0%	15.8%	22.8%	0.0%	17.9%
\$75,000 to \$99,999	0.0%	15.88%	0.0%	14.1%	14.7%	0.0%	15.8%	13.2%	0.0%	17.9%
\$100,000 to \$149,999	0.0%	12.93%	0.0%	14.1%	10.9%	0.0%	15.8%	9.3%	0.0%	17.9%
\$150,000 to \$249,999	0.0%	5.29%	0.0%	14.1%	4.7%	0.0%	15.8%	4.5%	0.0%	17.9%
\$250,000 to \$499,999	0.0%	1.34%	0.0%	14.1%	1.2%	0.0%	15.8%	1.2%	0.0%	17.9%
\$500,000 or more	0.0%	0.34%	0.0%	14.1%	0.4%	0.0%	15.8%	0.5%	0.0%	17.9%

% of Households in Income Band	14.1%	15.8%	17.9%
Multiplied by Total Households	<u>23,901</u>	<u>58,173</u>	<u>190,447</u>
Income-Qualified Households	3,370	9,191	34,090
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	1,820	4,963	18,409
Existing and Funded, Competitive Affordable Apartments	428	1,461	7,646
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	428	1,461	7,646
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	23.5%	29.4%	41.5%
Remaining Potential Demand	1,392	3,502	10,763

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Willow Lake*  
Orange County

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	26,211				64,177			209,992		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	5.6%	0.0%	0.0%	5.6%	0.0%	0.0%	6.6%	0.0%	0.0%
\$15,000 to \$24,999	33.0%	6.5%	2.1%	2.1%	7.5%	2.5%	2.5%	8.7%	2.9%	2.9%
\$25,000 to \$34,999	100.0%	7.8%	7.8%	9.9%	9.0%	9.0%	11.5%	10.2%	10.2%	13.1%
\$35,000 to \$49,999	34.3%	13.0%	4.5%	14.4%	14.8%	5.1%	16.6%	15.5%	5.3%	18.4%
\$50,000 to \$74,999	0.0%	21.6%	0.0%	14.4%	22.4%	0.0%	16.6%	21.8%	0.0%	18.4%
\$75,000 to \$99,999	0.0%	16.5%	0.0%	14.4%	16.0%	0.0%	16.6%	14.5%	0.0%	18.4%
\$100,000 to \$149,999	0.0%	18.0%	0.0%	14.4%	15.8%	0.0%	16.6%	13.8%	0.0%	18.4%
\$150,000 to \$249,999	0.0%	7.1%	0.0%	14.4%	5.7%	0.0%	16.6%	5.4%	0.0%	18.4%
\$250,000 to \$499,999	0.0%	3.2%	0.0%	14.4%	2.6%	0.0%	16.6%	2.7%	0.0%	18.4%
\$500,000 or more	0.0%	0.8%	0.0%	14.4%	0.7%	0.0%	16.6%	0.9%	0.0%	18.4%
<b>Totals</b>		100.0%	14.4%		100.0%	16.6%		100.0%	18.4%	

% of Households in Income Band	14.4%	16.6%	18.4%
Multiplied by Total Households	26,211	64,177	209,992
Income-Qualified Households	3,774	10,653	38,639
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	54%	54%	54%
Income-Qualified, Renter Households in 2007	2,038	5,753	20,865
Less: Income-Qual. Renter HH in 2002	(1,820)	(4,963)	(18,409)
Ind. Demand from HH Growth over next 5 yrs.	218	790	2,456
Annual Demand	44	158	491
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	88	316	982

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Woodridge  
Orange County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	33,344		74,805		229,627	
Household Income	2002		2002		2002	
Less than \$15,000	2,288	6.86%	7,110	9.50%	24,220	10.55%
\$15,000 to \$24,999	3,572	10.71%	8,066	10.78%	26,796	11.67%
\$25,000 to \$34,999	4,125	12.37%	9,409	12.58%	30,621	13.34%
\$35,000 to \$49,999	6,518	19.55%	13,735	18.36%	40,679	17.72%
\$50,000 to \$74,999	8,375	25.12%	17,419	23.29%	49,565	21.58%
\$75,000 to \$99,999	4,459	13.37%	9,220	12.33%	26,262	11.44%
\$100,000 to \$149,999	2,933	8.80%	6,186	8.27%	18,249	7.95%
\$150,000 to \$249,999	907	2.72%	2,846	3.80%	9,415	4.10%
\$250,000 to \$499,999	118	0.35%	535	0.72%	2,525	1.10%
\$500,000 or more	49	0.15%	278	0.37%	1,295	0.56%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Orange County**

**Woodridge**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		33,344			74,805			229,627		
Less than \$15,000	0.0%	6.86%	0.0%	0.0%	9.5%	0.0%	0.0%	10.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	10.71%	7.0%	7.0%	10.8%	7.1%	7.1%	11.7%	7.6%	7.6%
\$25,000 to \$34,999	<b>91.4%</b>	12.37%	11.3%	18.3%	12.6%	11.5%	18.6%	13.3%	12.2%	19.8%
\$35,000 to \$49,999	0.0%	19.55%	0.0%	18.3%	18.4%	0.0%	18.6%	17.7%	0.0%	19.8%
\$50,000 to \$74,999	0.0%	25.12%	0.0%	18.3%	23.3%	0.0%	18.6%	21.6%	0.0%	19.8%
\$75,000 to \$99,999	0.0%	13.37%	0.0%	18.3%	12.3%	0.0%	18.6%	11.4%	0.0%	19.8%
\$100,000 to \$149,999	0.0%	8.80%	0.0%	18.3%	8.3%	0.0%	18.6%	8.0%	0.0%	19.8%
\$150,000 to \$249,999	0.0%	2.72%	0.0%	18.3%	3.8%	0.0%	18.6%	4.1%	0.0%	19.8%
\$250,000 to \$499,999	0.0%	0.35%	0.0%	18.3%	0.7%	0.0%	18.6%	1.1%	0.0%	19.8%
\$500,000 or more	0.0%	0.15%	0.0%	18.3%	0.4%	0.0%	18.6%	0.6%	0.0%	19.8%

% of Households in Income Band	18.3%	18.6%	19.8%
Multiplied by Total Households	<u>33,344</u>	<u>74,805</u>	<u>229,627</u>
Income-Qualified Households	6,102	13,914	45,466
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter HH in 2002	3,295	7,514	24,552
Existing and Funded, Competitive Affordable Apartments	2,970	5,751	15,033
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,970	5,751	15,033
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	90.1%	76.5%	61.2%
Remaining Potential Demand	325	1,763	9,519

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed **Woodridge**  
Orange County

Household Income	3-Mi.				5-Mi.				10-Mi.		
Total HH in Market Area 2007	38,057				85,133				256,178		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	
Less than \$15,000	0.0%	4.9%	0.0%	0.0%	7.3%	0.0%	0.0%	7.9%	0.0%	0.0%	
\$15,000 to \$24,999	<b>33.0%</b>	9.2%	3.0%	3.0%	9.4%	3.1%	3.1%	9.9%	3.3%	3.3%	
\$25,000 to \$34,999	<b>100.0%</b>	10.1%	10.1%	13.1%	10.5%	10.5%	13.6%	11.5%	11.5%	14.8%	
\$35,000 to \$49,999	<b>34.3%</b>	16.9%	5.8%	18.9%	16.4%	5.6%	19.2%	16.5%	5.6%	20.4%	
\$50,000 to \$74,999	0.0%	23.9%	0.0%	18.9%	22.6%	0.0%	19.2%	21.2%	0.0%	20.4%	
\$75,000 to \$99,999	0.0%	15.7%	0.0%	18.9%	14.1%	0.0%	19.2%	13.2%	0.0%	20.4%	
\$100,000 to \$149,999	0.0%	13.3%	0.0%	18.9%	12.2%	0.0%	19.2%	11.8%	0.0%	20.4%	
\$150,000 to \$249,999	0.0%	4.4%	0.0%	18.9%	4.8%	0.0%	19.2%	4.7%	0.0%	20.4%	
\$250,000 to \$499,999	0.0%	1.4%	0.0%	18.9%	2.2%	0.0%	19.2%	2.5%	0.0%	20.4%	
\$500,000 or more	0.0%	0.2%	0.0%	18.9%	0.6%	0.0%	19.2%	0.9%	0.0%	20.4%	
<b>Totals</b>		<b>100.0%</b>	<b>18.9%</b>		<b>100.0%</b>	<b>19.2%</b>		<b>100.0%</b>	<b>20.4%</b>		

% of Households in Income Band	18.9%	19.2%	20.4%
Multiplied by Total Households	<u>38,057</u>	<u>85,133</u>	<u>256,178</u>
Income-Qualified Households	7,193	16,346	52,260
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>54%</u>	<u>54%</u>	<u>54%</u>
Income-Qualified, Renter Households in 2007	3,884	8,827	28,220
Less: Income-Qual. Renter HH in 2002	<u>(3,295)</u>	<u>(7,514)</u>	<u>(24,552)</u>
Ind. Demand from HH Growth over next 5 yrs.	589	1,313	3,668
Annual Demand	118	263	734
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	236	526	1,468

*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.6%	\$21,697
Maximum	\$34,140	17.6%	\$40,149

OSCEOLA COUNTY

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# OSCEOLA COUNTY PROJECTS





**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Walden Park*  
Osceola County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	17,655		37,589		81,049	
Household Income	2002		2002		2002	
Less than \$15,000	2,399	13.59%	4,855	12.92%	9,795	12.08%
\$15,000 to \$24,999	3,408	19.30%	6,669	17.74%	12,223	15.08%
\$25,000 to \$34,999	2,981	16.88%	6,799	18.09%	13,157	16.23%
\$35,000 to \$49,999	3,462	19.61%	7,992	21.26%	16,230	20.03%
\$50,000 to \$74,999	3,772	21.36%	7,529	20.03%	17,053	21.04%
\$75,000 to \$99,999	1,206	6.83%	2,637	7.01%	7,401	9.13%
\$100,000 to \$149,999	331	1.88%	879	2.34%	3,845	4.74%
\$150,000 to \$249,999	86	0.49%	191	0.51%	1,077	1.33%
\$250,000 to \$499,999	9	0.05%	32	0.09%	185	0.23%
\$500,000 or more	1	0.01%	7	0.02%	82	0.10%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
Osceola County**

**Walden Park**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$615 per mo. \$18,450**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,140**

**Household Income**

Household Income	3-Mi.				5-Mi.			10-Mi.		
	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Total HH in Market Area 2002		17,655			37,589			81,049		
Less than \$15,000	0.0%	13.59%	0.0%	0.0%	12.9%	0.0%	0.0%	12.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	19.30%	12.6%	12.6%	17.7%	11.6%	11.6%	15.1%	9.9%	9.9%
\$25,000 to \$34,999	<b>91.4%</b>	16.88%	15.4%	28.0%	18.1%	16.5%	28.1%	16.2%	14.8%	24.7%
\$35,000 to \$49,999	0.0%	19.61%	0.0%	28.0%	21.3%	0.0%	28.1%	20.0%	0.0%	24.7%
\$50,000 to \$74,999	0.0%	21.36%	0.0%	28.0%	20.0%	0.0%	28.1%	21.0%	0.0%	24.7%
\$75,000 to \$99,999	0.0%	6.83%	0.0%	28.0%	7.0%	0.0%	28.1%	9.1%	0.0%	24.7%
\$100,000 to \$149,999	0.0%	1.88%	0.0%	28.0%	2.3%	0.0%	28.1%	4.7%	0.0%	24.7%
\$150,000 to \$249,999	0.0%	0.49%	0.0%	28.0%	0.5%	0.0%	28.1%	1.3%	0.0%	24.7%
\$250,000 to \$499,999	0.0%	0.05%	0.0%	28.0%	0.1%	0.0%	28.1%	0.2%	0.0%	24.7%
\$500,000 or more	0.0%	0.01%	0.0%	28.0%	0.0%	0.0%	28.1%	0.1%	0.0%	24.7%

% of Households in Income Band	28.0%	28.1%	24.7%
Multiplied by Total Households	<u>17,655</u>	<u>37,589</u>	<u>81,049</u>
Income-Qualified Households	4,943	10,563	20,019
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>42%</u>	<u>42%</u>	<u>42%</u>
Income-Qualified, Renter HH in 2002	2,076	4,436	8,408
Existing and Funded, Competitive Affordable Apartments	1,547	4,996	7,999
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,547	4,996	7,999
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	74.5%	112.6%	95.1%
Remaining Potential Demand	529	(560)	409

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
Osceola County

Walden Park

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	20,386				44,151			96,138		
Household Income	% in Band	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.	% of HH	Inc. Qual.	Cum.
Less than \$15,000	0.0%	10.7%	0.0%	0.0%	10.2%	0.0%	0.0%	9.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>50.6%</b>	18.8%	9.5%	9.5%	17.4%	8.8%	8.8%	14.1%	7.2%	7.2%
\$25,000 to \$34,999	<b>100.0%</b>	18.5%	18.5%	28.0%	18.1%	18.1%	26.9%	15.6%	15.6%	22.8%
\$35,000 to \$49,999	<b>12.7%</b>	17.8%	2.3%	30.3%	19.9%	2.5%	29.4%	18.6%	2.4%	25.2%
\$50,000 to \$74,999	0.0%	21.9%	0.0%	30.3%	21.0%	0.0%	29.4%	21.3%	0.0%	25.2%
\$75,000 to \$99,999	0.0%	8.3%	0.0%	30.3%	8.3%	0.0%	29.4%	10.5%	0.0%	25.2%
\$100,000 to \$149,999	0.0%	3.4%	0.0%	30.3%	4.2%	0.0%	29.4%	7.8%	0.0%	25.2%
\$150,000 to \$249,999	0.0%	0.7%	0.0%	30.3%	0.7%	0.0%	29.4%	2.0%	0.0%	25.2%
\$250,000 to \$499,999	0.0%	0.1%	0.0%	30.3%	0.2%	0.0%	29.4%	0.6%	0.0%	25.2%
\$500,000 or more	0.0%	0.0%	0.0%	30.3%	0.0%	0.0%	29.4%	0.2%	0.0%	25.2%
<b>Totals</b>		<b>100.0%</b>	<b>30.3%</b>		<b>100.0%</b>	<b>29.4%</b>		<b>100.0%</b>	<b>25.2%</b>	

% of Households in Income Band		30.3%		29.4%		25.2%
Multiplied by Total Households		<u>20,386</u>		<u>44,151</u>		<u>96,138</u>
Income-Qualified Households		6,177		12,980		24,227
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		<u>42%</u>		<u>42%</u>		<u>42%</u>
Income-Qualified, Renter Households in 2007		2,594		5,452		10,175
Less: Income-Qual. Renter HH in 2002		<u>(2,076)</u>		<u>(4,436)</u>		<u>(8,408)</u>
Ind. Demand from HH Growth over next 5 yrs.	518			1,016		1,767
Annual Demand	104			203		353
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	208			406		706

Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	8.1%	\$19,944
Maximum	\$34,140	8.1%	\$36,905