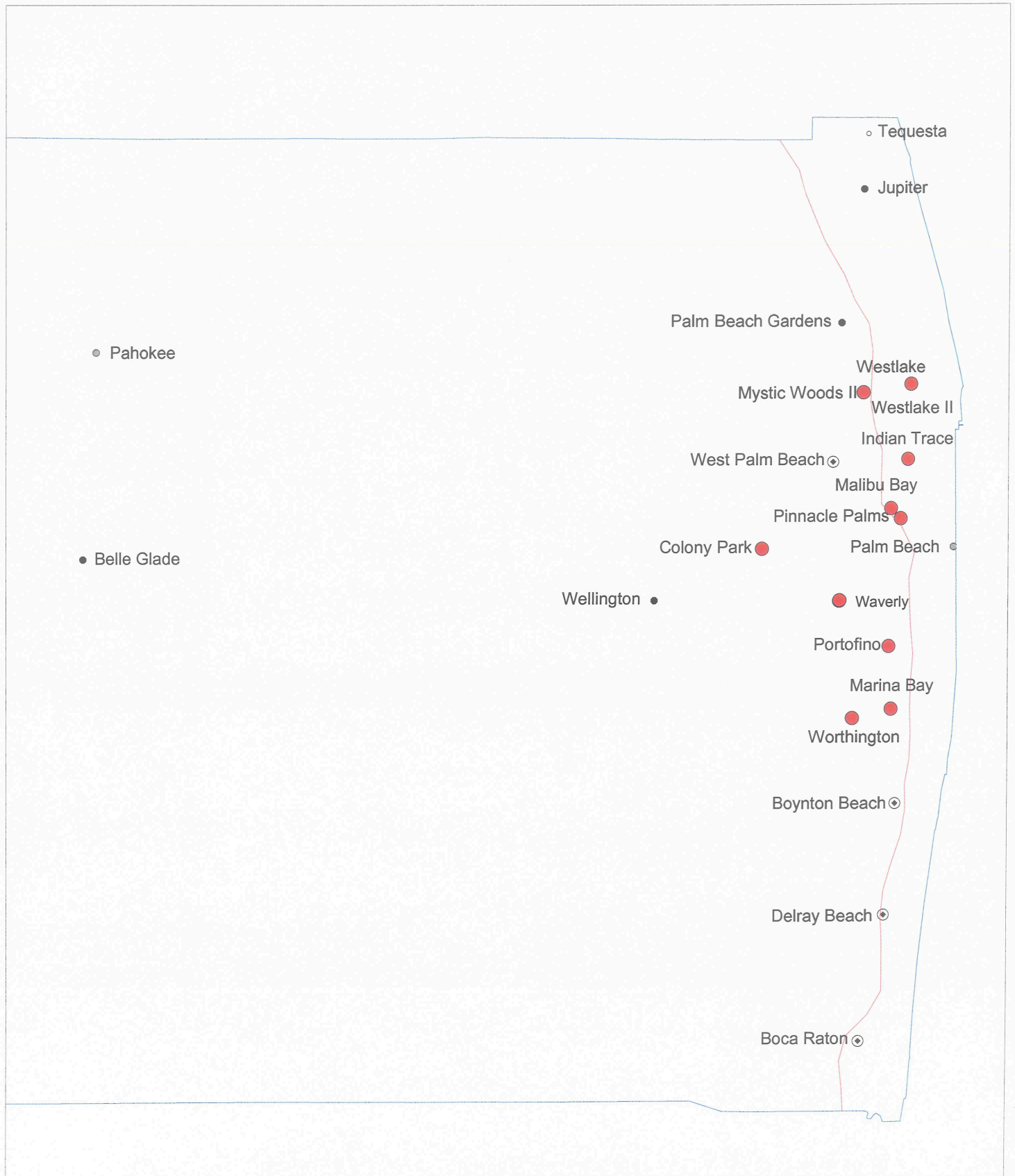


**PALM BEACH COUNTY**

# PALM BEACH COUNTY PROJECTS



### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Colony Park*  
Palm Beach County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	11,970		61,871		209,910	
Household Income	2002		2002		2002	
Less than \$15,000	1,134	9.47%	6,983	11.29%	22,914	10.92%
\$15,000 to \$24,999	1,233	10.30%	7,095	11.47%	23,846	11.36%
\$25,000 to \$34,999	1,419	11.85%	7,992	12.92%	26,503	12.63%
\$35,000 to \$49,999	2,213	18.49%	11,027	17.82%	35,612	16.97%
\$50,000 to \$74,999	2,788	23.29%	13,832	22.36%	45,546	21.70%
\$75,000 to \$99,999	1,583	13.22%	7,268	11.75%	24,667	11.75%
\$100,000 to \$149,999	979	8.18%	4,960	8.02%	17,652	8.41%
\$150,000 to \$249,999	424	3.54%	2,058	3.33%	9,265	4.41%
\$250,000 to \$499,999	130	1.09%	465	0.75%	2,449	1.17%
\$500,000 or more	68	0.57%	191	0.31%	1,456	0.69%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Colony Park**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$39,180**

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		11,970			61,871			209,910		
Less than \$15,000	0.0%	9.47%	0.0%	0.0%	11.3%	0.0%	0.0%	10.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	10.30%	3.9%	3.9%	11.5%	4.4%	4.4%	11.4%	4.3%	4.3%
\$25,000 to \$34,999	<b>100.0%</b>	11.85%	11.9%	15.8%	12.9%	12.9%	17.3%	12.6%	12.6%	16.9%
\$35,000 to \$49,999	<b>27.9%</b>	18.49%	5.2%	21.0%	17.8%	5.0%	22.3%	17.0%	4.7%	21.6%
\$50,000 to \$74,999	0.0%	23.29%	0.0%	21.0%	22.4%	0.0%	22.3%	21.7%	0.0%	21.6%
\$75,000 to \$99,999	0.0%	13.22%	0.0%	21.0%	11.8%	0.0%	22.3%	11.8%	0.0%	21.6%
\$100,000 to \$149,999	0.0%	8.18%	0.0%	21.0%	8.0%	0.0%	22.3%	8.4%	0.0%	21.6%
\$150,000 to \$249,999	0.0%	3.54%	0.0%	21.0%	3.3%	0.0%	22.3%	4.4%	0.0%	21.6%
\$250,000 to \$499,999	0.0%	1.09%	0.0%	21.0%	0.8%	0.0%	22.3%	1.2%	0.0%	21.6%
\$500,000 or more	0.0%	0.57%	0.0%	21.0%	0.3%	0.0%	22.3%	0.7%	0.0%	21.6%

% of Households in Income Band	21.0%	22.3%	21.6%
Multiplied by Total Households	<u>11,970</u>	<u>61,871</u>	<u>209,910</u>
Income-Qualified Households	2,514	13,797	45,341
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	880	4,829	15,869
Existing and Funded, Competitive Affordable Apartments	1,130	2,513	8,737
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,130	2,513	8,737
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	128.4%	52.0%	55.1%
Remaining Potential Demand	(250)	2,316	7,132



### Household Growth Through 2007

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

**Colony Park**

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		13,460			67,709			230,433		
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%	8.4%	0.0%	0.0%	8.1%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	8.6%	0.2%	0.2%	10.0%	0.2%	0.2%	9.5%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	8.9%	8.9%	9.1%	10.6%	10.6%	10.8%	11.3%	11.3%	11.5%
\$35,000 to \$49,999	72.8%	15.6%	11.4%	20.5%	16.7%	12.1%	22.9%	15.7%	11.5%	23.0%
\$50,000 to \$74,999	0.0%	23.3%	0.0%	20.5%	21.5%	0.0%	22.9%	20.7%	0.0%	23.0%
\$75,000 to \$99,999	0.0%	15.0%	0.0%	20.5%	13.6%	0.0%	22.9%	13.4%	0.0%	23.0%
\$100,000 to \$149,999	0.0%	14.2%	0.0%	20.5%	12.3%	0.0%	22.9%	12.3%	0.0%	23.0%
\$150,000 to \$249,999	0.0%	4.8%	0.0%	20.5%	4.4%	0.0%	22.9%	5.3%	0.0%	23.0%
\$250,000 to \$499,999	0.0%	2.3%	0.0%	20.5%	1.9%	0.0%	22.9%	2.7%	0.0%	23.0%
\$500,000 or more	0.0%	0.9%	0.0%	20.5%	0.6%	0.0%	22.9%	1.1%	0.0%	23.0%
<b>Totals</b>		100.0%	20.5%		100.0%	22.9%		100.0%	23.0%	

% of Households in Income Band	20.5%	22.9%	23.0%
Multiplied by Total Households	13,460	67,709	230,433
Income-Qualified Households	2,759	15,505	53,000
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	35%	35%	35%
Income-Qualified, Renter Households in 2007	966	5,427	18,550
Less: Income-Qual. Renter HH in 2002	(880)	(4,829)	(15,869)
Ind. Demand from HH Growth over next 5 yrs.	86	598	2,681
Annual Demand	17	120	536
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	34	240	1,072

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Indian Trace Apartments*  
Palm Beach County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	33,978		72,376		177,712	
Household Income	2002		2002		2002	
Less than \$15,000	5,572	16.40%	11,071	15.30%	21,296	11.98%
\$15,000 to \$24,999	4,699	13.83%	10,142	14.01%	21,796	12.26%
\$25,000 to \$34,999	4,602	13.54%	9,695	13.40%	23,228	13.07%
\$35,000 to \$49,999	5,414	15.94%	11,866	16.39%	30,658	17.25%
\$50,000 to \$74,999	6,705	19.73%	14,358	19.84%	37,690	21.21%
\$75,000 to \$99,999	3,116	9.17%	6,838	9.45%	18,571	10.45%
\$100,000 to \$149,999	2,004	5.90%	4,552	6.29%	13,461	7.57%
\$150,000 to \$249,999	1,026	3.02%	2,173	3.00%	6,982	3.93%
\$250,000 to \$499,999	421	1.24%	833	1.15%	2,277	1.28%
\$500,000 or more	419	1.23%	848	1.17%	1,753	0.99%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Indian Trace Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706** per mo. **\$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

**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		33,978			72,376			177,712		
Less than \$15,000	0.0%	16.40%	0.0%	0.0%	15.3%	0.0%	0.0%	12.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	13.83%	5.3%	5.3%	14.0%	5.4%	5.4%	12.3%	4.7%	4.7%
\$25,000 to \$34,999	<b>100.0%</b>	13.54%	13.5%	18.8%	13.4%	13.4%	18.8%	13.1%	13.1%	17.8%
\$35,000 to \$49,999	<b>27.9%</b>	15.94%	4.4%	23.2%	16.4%	4.6%	23.4%	17.3%	4.8%	22.6%
\$50,000 to \$74,999	0.0%	19.73%	0.0%	23.2%	19.8%	0.0%	23.4%	21.2%	0.0%	22.6%
\$75,000 to \$99,999	0.0%	9.17%	0.0%	23.2%	9.5%	0.0%	23.4%	10.5%	0.0%	22.6%
\$100,000 to \$149,999	0.0%	5.90%	0.0%	23.2%	6.3%	0.0%	23.4%	7.6%	0.0%	22.6%
\$150,000 to \$249,999	0.0%	3.02%	0.0%	23.2%	3.0%	0.0%	23.4%	3.9%	0.0%	22.6%
\$250,000 to \$499,999	0.0%	1.24%	0.0%	23.2%	1.2%	0.0%	23.4%	1.3%	0.0%	22.6%
\$500,000 or more	0.0%	1.23%	0.0%	23.2%	1.2%	0.0%	23.4%	1.0%	0.0%	22.6%

% of Households in Income Band		23.2%		23.4%		22.6%
Multiplied by Total Households		<u>33,978</u>		<u>72,376</u>		<u>177,712</u>
Income-Qualified Households		7,883		16,936		40,163
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI		<u>35%</u>		<u>35%</u>		<u>35%</u>
Income-Qualified, Renter HH in 2002		2,759		5,928		14,057
Existing and Funded, Competitive Affordable Apartments		3,722		4,991		7,941
Add: Subject's Proposed Units		<u>Inc. Above</u>		<u>Inc. Above</u>		<u>Inc. Above</u>
Total Projected Supply		3,722		4,991		7,941
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)		134.9%		84.2%		56.5%
Remaining Potential Demand		(963)		937		6,116

### Household Growth Through 2007

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

*Indian Trace Apartments*

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				36,628			78,076			192,704
Less than \$15,000	0.0%	12.4%	0.0%	0.0%	11.5%	0.0%	0.0%	8.9%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	11.6%	0.2%	0.2%	12.0%	0.2%	0.2%	10.5%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	13.2%	13.2%	13.4%	12.6%	12.6%	12.8%	11.7%	11.7%	11.9%
\$35,000 to \$49,999	72.8%	15.5%	11.3%	24.7%	15.9%	11.6%	24.4%	16.3%	11.8%	23.7%
\$50,000 to \$74,999	0.0%	19.6%	0.0%	24.7%	19.6%	0.0%	24.4%	20.7%	0.0%	23.7%
\$75,000 to \$99,999	0.0%	11.4%	0.0%	24.7%	11.7%	0.0%	24.4%	12.6%	0.0%	23.7%
\$100,000 to \$149,999	0.0%	9.5%	0.0%	24.7%	9.8%	0.0%	24.4%	11.0%	0.0%	23.7%
\$150,000 to \$249,999	0.0%	3.3%	0.0%	24.7%	3.6%	0.0%	24.4%	4.7%	0.0%	23.7%
\$250,000 to \$499,999	0.0%	2.0%	0.0%	24.7%	1.9%	0.0%	24.4%	2.5%	0.0%	23.7%
\$500,000 or more	0.0%	1.5%	0.0%	24.7%	1.4%	0.0%	24.4%	1.3%	0.0%	23.7%
<b>Totals</b>		100.0%	24.7%		100.0%	24.4%		100.0%	23.7%	

% of Households in Income Band	24.7%	24.4%	23.7%
Multiplied by Total Households	<u>36,628</u>	<u>78,076</u>	<u>192,704</u>
Income-Qualified Households	9,047	19,051	45,671
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	3,166	6,668	15,985
Less: Income-Qual. Renter HH in 2002	<u>(2,759)</u>	<u>(5,928)</u>	<u>(14,057)</u>
Ind. Demand from HH Growth over next 5 yrs.	407	740	1,928
Annual Demand	81	148	386
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	162	296	772

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Malibu Bay*  
Palm Beach County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	41,053		78,510		211,643	
Household Income	2002		2002		2002	
Less than \$15,000	8,416	20.50%	14,730	18.76%	30,834	14.57%
\$15,000 to \$24,999	6,158	15.00%	11,457	14.59%	28,416	13.43%
\$25,000 to \$34,999	5,577	13.58%	10,568	13.46%	28,278	13.36%
\$35,000 to \$49,999	7,042	17.15%	13,690	17.44%	36,506	17.25%
\$50,000 to \$74,999	6,583	16.03%	13,434	17.11%	38,591	18.23%
\$75,000 to \$99,999	2,852	6.95%	5,950	7.58%	19,587	9.25%
\$100,000 to \$149,999	2,299	5.60%	4,670	5.95%	16,667	7.88%
\$150,000 to \$249,999	1,137	2.77%	2,128	2.71%	7,214	3.41%
\$250,000 to \$499,999	590	1.44%	1,053	1.34%	3,209	1.52%
\$500,000 or more	399	0.97%	830	1.06%	2,340	1.11%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Malibu Bay**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		41,053			78,510			211,643		
Less than \$15,000	0.0%	20.50%	0.0%	0.0%	18.8%	0.0%	0.0%	14.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	15.00%	5.7%	5.7%	14.6%	5.6%	5.6%	13.4%	5.1%	5.1%
\$25,000 to \$34,999	<b>100.0%</b>	13.58%	13.6%	19.3%	13.5%	13.5%	19.1%	13.4%	13.4%	18.5%
\$35,000 to \$49,999	<b>27.9%</b>	17.15%	4.8%	24.1%	17.4%	4.9%	24.0%	17.3%	4.8%	23.3%
\$50,000 to \$74,999	0.0%	16.03%	0.0%	24.1%	17.1%	0.0%	24.0%	18.2%	0.0%	23.3%
\$75,000 to \$99,999	0.0%	6.95%	0.0%	24.1%	7.6%	0.0%	24.0%	9.3%	0.0%	23.3%
\$100,000 to \$149,999	0.0%	5.60%	0.0%	24.1%	6.0%	0.0%	24.0%	7.9%	0.0%	23.3%
\$150,000 to \$249,999	0.0%	2.77%	0.0%	24.1%	2.7%	0.0%	24.0%	3.4%	0.0%	23.3%
\$250,000 to \$499,999	0.0%	1.44%	0.0%	24.1%	1.3%	0.0%	24.0%	1.5%	0.0%	23.3%
\$500,000 or more	0.0%	0.97%	0.0%	24.1%	1.1%	0.0%	24.0%	1.1%	0.0%	23.3%

% of Households in Income Band	24.1%	24.0%	23.3%
Multiplied by Total Households	<u>41,053</u>	<u>78,510</u>	<u>211,643</u>
Income-Qualified Households	9,894	18,842	49,313
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	3,463	6,595	17,260
Existing and Funded, Competitive Affordable Apartments	3,294	4,951	8,737
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,294	4,951	8,737
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	95.1%	75.1%	50.6%
Remaining Potential Demand	169	1,644	8,523

### Household Growth Through 2007

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

*Malibu Bay*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	43,382				82,635			226,610		
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%	18.1%	0.0%	0.0%	16.7%	0.0%	0.0%	12.8%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	13.7%	0.2%	0.2%	13.2%	0.2%	0.2%	11.8%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	12.8%	12.8%	13.0%	12.6%	12.6%	12.8%	12.2%	12.2%	12.4%
\$35,000 to \$49,999	72.8%	17.0%	12.3%	25.3%	17.1%	12.4%	25.2%	16.7%	12.1%	24.5%
\$50,000 to \$74,999	0.0%	17.2%	0.0%	25.3%	18.1%	0.0%	25.2%	18.7%	0.0%	24.5%
\$75,000 to \$99,999	0.0%	8.2%	0.0%	25.3%	8.9%	0.0%	25.2%	10.4%	0.0%	24.5%
\$100,000 to \$149,999	0.0%	7.0%	0.0%	25.3%	7.5%	0.0%	25.2%	9.9%	0.0%	24.5%
\$150,000 to \$249,999	0.0%	3.1%	0.0%	25.3%	3.2%	0.0%	25.2%	4.4%	0.0%	24.5%
\$250,000 to \$499,999	0.0%	1.7%	0.0%	25.3%	1.5%	0.0%	25.2%	1.8%	0.0%	24.5%
\$500,000 or more	0.0%	1.3%	0.0%	25.3%	1.3%	0.0%	25.2%	1.4%	0.0%	24.5%
<b>Totals</b>		100.0%	25.3%		100.0%	25.2%		100.0%	24.5%	

% of Households in Income Band	25.3%	25.2%	24.5%
Multiplied by Total Households	<u>43,382</u>	<u>82,635</u>	<u>226,610</u>
Income-Qualified Households	10,976	20,824	55,519
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	3,842	7,288	19,432
Less: Income-Qual. Renter HH in 2002	<u>(3,463)</u>	<u>(6,595)</u>	<u>(17,260)</u>
Ind. Demand from HH Growth over next 5 yrs.	379	693	2,172
Annual Demand	76	139	434
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	152	278	868

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Marina Bay*  
Palm Beach County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	42,316		107,882		237,611	
Household Income	2002		2002		2002	
Less than \$15,000	4,703	11.11%	11,707	10.85%	26,836	11.29%
\$15,000 to \$24,999	5,082	12.01%	13,585	12.59%	29,513	12.42%
\$25,000 to \$34,999	6,050	14.30%	15,254	14.14%	32,053	13.49%
\$35,000 to \$49,999	7,395	17.48%	19,608	18.18%	42,405	17.85%
\$50,000 to \$74,999	8,860	20.94%	23,419	21.71%	49,689	20.91%
\$75,000 to \$99,999	4,480	10.59%	11,347	10.52%	25,382	10.68%
\$100,000 to \$149,999	3,429	8.10%	7,977	7.39%	18,060	7.60%
\$150,000 to \$249,999	1,655	3.91%	3,600	3.34%	9,213	3.88%
\$250,000 to \$499,999	496	1.17%	926	0.86%	2,720	1.14%
\$500,000 or more	167	<u>0.40%</u>	459	<u>0.43%</u>	1,740	<u>0.73%</u>
		100.0%		100.0%		100.0%



**Level of Effort 2002**

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

**Marina Bay**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		42,316			107,882			237,611		
Less than \$15,000	0.0%	11.11%	0.0%	0.0%	10.9%	0.0%	0.0%	11.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	12.01%	4.6%	4.6%	12.6%	4.8%	4.8%	12.4%	4.7%	4.7%
\$25,000 to \$34,999	<b>100.0%</b>	14.30%	14.3%	18.9%	14.1%	14.1%	18.9%	13.5%	13.5%	18.2%
\$35,000 to \$49,999	<b>27.9%</b>	17.48%	4.9%	23.8%	18.2%	5.1%	24.0%	17.9%	5.0%	23.2%
\$50,000 to \$74,999	0.0%	20.94%	0.0%	23.8%	21.7%	0.0%	24.0%	20.9%	0.0%	23.2%
\$75,000 to \$99,999	0.0%	10.59%	0.0%	23.8%	10.5%	0.0%	24.0%	10.7%	0.0%	23.2%
\$100,000 to \$149,999	0.0%	8.10%	0.0%	23.8%	7.4%	0.0%	24.0%	7.6%	0.0%	23.2%
\$150,000 to \$249,999	0.0%	3.91%	0.0%	23.8%	3.3%	0.0%	24.0%	3.9%	0.0%	23.2%
\$250,000 to \$499,999	0.0%	1.17%	0.0%	23.8%	0.9%	0.0%	24.0%	1.1%	0.0%	23.2%
\$500,000 or more	0.0%	0.40%	0.0%	23.8%	0.4%	0.0%	24.0%	0.7%	0.0%	23.2%

% of Households in Income Band	23.8%	24.0%	23.2%
Multiplied by Total Households	<u>42,316</u>	<u>107,882</u>	<u>237,611</u>
Income-Qualified Households	10,071	25,892	55,126
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	3,525	9,062	19,294
Existing and Funded, Competitive Affordable Apartments	1,500	1,949	7,230
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,500	1,949	7,230
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	42.6%	21.5%	37.5%
Remaining Potential Demand	2,025	7,113	12,064

### Household Growth Through 2007

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

*Marina Bay*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	46,296				118,452			261,882		
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%	7.9%	0.0%	0.0%	7.8%	0.0%	0.0%	8.2%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	10.2%	0.2%	0.2%	10.5%	0.2%	0.2%	10.7%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	12.6%	12.6%	12.8%	12.9%	12.9%	13.1%	11.9%	11.9%	12.1%
\$35,000 to \$49,999	72.8%	16.5%	12.0%	24.8%	17.2%	12.5%	25.6%	16.5%	12.0%	24.1%
\$50,000 to \$74,999	0.0%	20.6%	0.0%	24.8%	20.9%	0.0%	25.6%	20.7%	0.0%	24.1%
\$75,000 to \$99,999	0.0%	12.3%	0.0%	24.8%	12.8%	0.0%	25.6%	12.6%	0.0%	24.1%
\$100,000 to \$149,999	0.0%	11.7%	0.0%	24.8%	11.0%	0.0%	25.6%	11.3%	0.0%	24.1%
\$150,000 to \$249,999	0.0%	4.9%	0.0%	24.8%	4.3%	0.0%	25.6%	4.7%	0.0%	24.1%
\$250,000 to \$499,999	0.0%	2.5%	0.0%	24.8%	1.9%	0.0%	25.6%	2.4%	0.0%	24.1%
\$500,000 or more	0.0%	0.8%	0.0%	24.8%	0.7%	0.0%	25.6%	1.1%	0.0%	24.1%
<b>Totals</b>		100.0%	24.8%		100.0%	25.6%		100.0%	24.1%	

% of Households in Income Band	24.8%	25.6%	24.1%
Multiplied by Total Households	<u>46,296</u>	<u>118,452</u>	<u>261,882</u>
Income-Qualified Households	11,481	30,324	63,114
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	4,018	10,613	22,090
Less: Income-Qual. Renter HH in 2002	<u>(3,525)</u>	<u>(9,062)</u>	<u>(19,294)</u>
Ind. Demand from HH Growth over next 5 yrs.	493	1,551	2,796
Annual Demand	99	310	559
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	198	620	1,118

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Mystic Woods II*  
Palm Beach County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
	2002		2002		2002	
Total HH in Market Area	27,828		63,142		154,420	
Household Income	2002		2002		2002	
Less than \$15,000	3,277	11.77%	6,983	11.06%	16,850	10.91%
\$15,000 to \$24,999	3,313	11.90%	7,362	11.66%	17,322	11.22%
\$25,000 to \$34,999	3,469	12.46%	7,674	12.15%	18,338	11.88%
\$35,000 to \$49,999	4,511	16.21%	9,850	15.60%	24,946	16.15%
\$50,000 to \$74,999	6,534	23.48%	14,261	22.59%	34,629	22.42%
\$75,000 to \$99,999	3,367	12.10%	7,230	11.45%	18,425	11.93%
\$100,000 to \$149,999	2,122	7.63%	5,287	8.37%	13,159	8.52%
\$150,000 to \$249,999	876	3.15%	2,764	4.38%	6,758	4.38%
\$250,000 to \$499,999	247	0.89%	973	1.54%	2,219	1.44%
\$500,000 or more	113	0.41%	758	1.20%	1,773	1.15%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Mystic Woods II**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside      **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom      **\$39,180**

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		27,828			63,142			154,420		
Less than \$15,000	0.0%	11.77%	0.0%	0.0%	11.1%	0.0%	0.0%	10.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	11.90%	4.5%	4.5%	11.7%	4.5%	4.5%	11.2%	4.3%	4.3%
\$25,000 to \$34,999	<b>100.0%</b>	12.46%	12.5%	17.0%	12.2%	12.2%	16.7%	11.9%	11.9%	16.2%
\$35,000 to \$49,999	<b>27.9%</b>	16.21%	4.5%	21.5%	15.6%	4.4%	21.1%	16.2%	4.5%	20.7%
\$50,000 to \$74,999	0.0%	23.48%	0.0%	21.5%	22.6%	0.0%	21.1%	22.4%	0.0%	20.7%
\$75,000 to \$99,999	0.0%	12.10%	0.0%	21.5%	11.5%	0.0%	21.1%	11.9%	0.0%	20.7%
\$100,000 to \$149,999	0.0%	7.63%	0.0%	21.5%	8.4%	0.0%	21.1%	8.5%	0.0%	20.7%
\$150,000 to \$249,999	0.0%	3.15%	0.0%	21.5%	4.4%	0.0%	21.1%	4.4%	0.0%	20.7%
\$250,000 to \$499,999	0.0%	0.89%	0.0%	21.5%	1.5%	0.0%	21.1%	1.4%	0.0%	20.7%
\$500,000 or more	0.0%	0.41%	0.0%	21.5%	1.2%	0.0%	21.1%	1.2%	0.0%	20.7%

% of Households in Income Band	21.5%	21.1%	20.7%
Multiplied by Total Households	<u>27,828</u>	<u>63,142</u>	<u>154,420</u>
Income-Qualified Households	5,983	13,323	31,965
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	2,094	4,663	11,188
Existing and Funded, Competitive Affordable Apartments	1,889	3,455	6,804
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,889	3,455	6,804
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	90.2%	74.1%	60.8%
Remaining Potential Demand	205	1,208	4,384

### Household Growth Through 2007

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

*Mystic Woods II*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	30,369				69,073			169,001		
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%	8.7%	0.0%	0.0%	8.2%	0.0%	0.0%	8.0%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	9.7%	0.2%	0.2%	9.5%	0.2%	0.2%	9.3%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	12.3%	12.3%	12.5%	11.5%	11.5%	11.7%	10.7%	10.7%	10.9%
\$35,000 to \$49,999	72.8%	14.6%	10.6%	23.1%	14.5%	10.5%	22.2%	14.9%	10.9%	21.8%
\$50,000 to \$74,999	0.0%	21.9%	0.0%	23.1%	21.0%	0.0%	22.2%	21.2%	0.0%	21.8%
\$75,000 to \$99,999	0.0%	14.6%	0.0%	23.1%	13.8%	0.0%	22.2%	13.9%	0.0%	21.8%
\$100,000 to \$149,999	0.0%	11.8%	0.0%	23.1%	12.0%	0.0%	22.2%	12.5%	0.0%	21.8%
\$150,000 to \$249,999	0.0%	4.1%	0.0%	23.1%	5.2%	0.0%	22.2%	5.3%	0.0%	21.8%
\$250,000 to \$499,999	0.0%	1.7%	0.0%	23.1%	2.7%	0.0%	22.2%	2.7%	0.0%	21.8%
\$500,000 or more	0.0%	0.6%	0.0%	23.1%	1.6%	0.0%	22.2%	1.5%	0.0%	21.8%
<b>Totals</b>		<b>100.0%</b>	<b>23.1%</b>		<b>100.0%</b>	<b>22.2%</b>		<b>100.0%</b>	<b>21.8%</b>	

% of Households in Income Band	23.1%	22.2%	21.8%
Multiplied by Total Households	<u>30,369</u>	<u>69,073</u>	<u>169,001</u>
Income-Qualified Households	7,015	15,334	36,842
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	2,455	5,367	12,895
Less: Income-Qual. Renter HH in 2002	<u>(2,094)</u>	<u>(4,663)</u>	<u>(11,188)</u>
Ind. Demand from HH Growth over next 5 yrs.	361	704	1,707
Annual Demand	72	141	341
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	144	282	682

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Pinnacle Palms Palm Beach County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	39,118		78,948		208,352	
Household Income	2002		2002		2002	
Less than \$15,000	6,012	15.37%	11,313	14.33%	24,448	11.73%
\$15,000 to \$24,999	5,271	13.48%	10,722	13.58%	25,471	12.22%
\$25,000 to \$34,999	5,277	13.49%	10,819	13.70%	27,801	13.34%
\$35,000 to \$49,999	6,576	16.81%	13,632	17.27%	36,096	17.32%
\$50,000 to \$74,999	7,649	19.55%	16,413	20.79%	44,967	21.58%
\$75,000 to \$99,999	3,647	9.32%	7,482	9.48%	22,165	10.64%
\$100,000 to \$149,999	2,440	6.24%	4,804	6.08%	15,636	7.50%
\$150,000 to \$249,999	1,193	3.05%	2,143	2.71%	7,528	3.61%
\$250,000 to \$499,999	468	1.20%	798	1.01%	2,483	1.19%
\$500,000 or more	585	1.49%	821	1.04%	1,757	0.84%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Pinnacle Palms**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706** per mo. **\$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		39,118			78,948			208,352		
Less than \$15,000	0.0%	15.37%	0.0%	0.0%	14.3%	0.0%	0.0%	11.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	13.48%	5.1%	5.1%	13.6%	5.2%	5.2%	12.2%	4.7%	4.7%
\$25,000 to \$34,999	<b>100.0%</b>	13.49%	13.5%	18.6%	13.7%	13.7%	18.9%	13.3%	13.3%	18.0%
\$35,000 to \$49,999	<b>27.9%</b>	16.81%	4.7%	23.3%	17.3%	4.8%	23.7%	17.3%	4.8%	22.8%
\$50,000 to \$74,999	0.0%	19.55%	0.0%	23.3%	20.8%	0.0%	23.7%	21.6%	0.0%	22.8%
\$75,000 to \$99,999	0.0%	9.32%	0.0%	23.3%	9.5%	0.0%	23.7%	10.6%	0.0%	22.8%
\$100,000 to \$149,999	0.0%	6.24%	0.0%	23.3%	6.1%	0.0%	23.7%	7.5%	0.0%	22.8%
\$150,000 to \$249,999	0.0%	3.05%	0.0%	23.3%	2.7%	0.0%	23.7%	3.6%	0.0%	22.8%
\$250,000 to \$499,999	0.0%	1.20%	0.0%	23.3%	1.0%	0.0%	23.7%	1.2%	0.0%	22.8%
\$500,000 or more	0.0%	1.49%	0.0%	23.3%	1.0%	0.0%	23.7%	0.8%	0.0%	22.8%

% of Households in Income Band	23.3%	23.7%	22.8%
Multiplied by Total Households	<u>39,118</u>	<u>78,948</u>	<u>208,352</u>
Income-Qualified Households	9,114	18,711	47,504
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	3,190	6,549	16,626
Existing and Funded, Competitive Affordable Apartments	3,079	4,791	8,737
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	3,079	4,791	8,737
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	96.5%	73.2%	52.6%
Remaining Potential Demand	111	1,758	7,889

### Household Growth Through 2007

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

*Pinnacle Palms*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	42,220				84,637			225,986		
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%	11.6%	0.0%	0.0%	10.9%	0.0%	0.0%	8.7%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	11.5%	0.2%	0.2%	11.9%	0.2%	0.2%	10.4%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	12.3%	12.3%	12.5%	12.6%	12.6%	12.8%	11.9%	11.9%	12.1%
\$35,000 to \$49,999	72.8%	16.4%	11.9%	24.4%	16.6%	12.1%	24.9%	16.5%	12.0%	24.1%
\$50,000 to \$74,999	0.0%	19.4%	0.0%	24.4%	20.7%	0.0%	24.9%	20.9%	0.0%	24.1%
\$75,000 to \$99,999	0.0%	11.7%	0.0%	24.4%	11.9%	0.0%	24.9%	12.8%	0.0%	24.1%
\$100,000 to \$149,999	0.0%	9.8%	0.0%	24.4%	9.4%	0.0%	24.9%	11.0%	0.0%	24.1%
\$150,000 to \$249,999	0.0%	3.6%	0.0%	24.4%	3.3%	0.0%	24.9%	4.5%	0.0%	24.1%
\$250,000 to \$499,999	0.0%	2.0%	0.0%	24.4%	1.7%	0.0%	24.9%	2.3%	0.0%	24.1%
\$500,000 or more	0.0%	1.8%	0.0%	24.4%	1.3%	0.0%	24.9%	1.2%	0.0%	24.1%
<b>Totals</b>		<b>100.0%</b>	<b>24.4%</b>		<b>100.0%</b>	<b>24.9%</b>		<b>100.0%</b>	<b>24.1%</b>	

% of Households in Income Band	24.4%	24.9%	24.1%
Multiplied by Total Households	<u>42,220</u>	<u>84,637</u>	<u>225,986</u>
Income-Qualified Households	10,302	21,075	54,463
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	3,606	7,376	19,062
Less: Income-Qual. Renter HH in 2002	<u>(3,190)</u>	<u>(6,549)</u>	<u>(16,626)</u>
Ind. Demand from HH Growth over next 5 yrs.	416	827	2,436
Annual Demand	83	165	487
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	166	330	974

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919



### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Portofino Apartments*  
Palm Beach County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	48,810		106,188		231,674	
Household Income	2002		2002		2002	
Less than \$15,000	5,610	11.49%	11,521	10.85%	25,682	11.09%
\$15,000 to \$24,999	6,625	13.57%	13,087	12.32%	27,578	11.90%
\$25,000 to \$34,999	7,386	15.13%	15,343	14.45%	30,705	13.25%
\$35,000 to \$49,999	9,482	19.43%	20,007	18.84%	40,705	17.57%
\$50,000 to \$74,999	9,964	20.41%	23,147	21.80%	49,821	21.50%
\$75,000 to \$99,999	4,542	9.31%	10,670	10.05%	25,705	11.10%
\$100,000 to \$149,999	3,174	6.50%	7,545	7.11%	18,106	7.82%
\$150,000 to \$249,999	1,508	3.09%	3,454	3.25%	8,978	3.88%
\$250,000 to \$499,999	419	0.86%	978	0.92%	2,615	1.13%
\$500,000 or more	100	0.20%	435	0.41%	1,778	0.77%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Portofino Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706** per mo. **\$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		48,810			106,188			231,674		
Less than \$15,000	0.0%	11.49%	0.0%	0.0%	10.9%	0.0%	0.0%	11.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	13.57%	5.2%	5.2%	12.3%	4.7%	4.7%	11.9%	4.5%	4.5%
\$25,000 to \$34,999	<b>100.0%</b>	15.13%	15.1%	20.3%	14.5%	14.5%	19.2%	13.3%	13.3%	17.8%
\$35,000 to \$49,999	<b>27.9%</b>	19.43%	5.4%	25.7%	18.8%	5.3%	24.5%	17.6%	4.9%	22.7%
\$50,000 to \$74,999	0.0%	20.41%	0.0%	25.7%	21.8%	0.0%	24.5%	21.5%	0.0%	22.7%
\$75,000 to \$99,999	0.0%	9.31%	0.0%	25.7%	10.1%	0.0%	24.5%	11.1%	0.0%	22.7%
\$100,000 to \$149,999	0.0%	6.50%	0.0%	25.7%	7.1%	0.0%	24.5%	7.8%	0.0%	22.7%
\$150,000 to \$249,999	0.0%	3.09%	0.0%	25.7%	3.3%	0.0%	24.5%	3.9%	0.0%	22.7%
\$250,000 to \$499,999	0.0%	0.86%	0.0%	25.7%	0.9%	0.0%	24.5%	1.1%	0.0%	22.7%
\$500,000 or more	0.0%	0.20%	0.0%	25.7%	0.4%	0.0%	24.5%	0.8%	0.0%	22.7%

% of Households in Income Band	25.7%	24.5%	22.7%
Multiplied by Total Households	<u>48,810</u>	<u>106,188</u>	<u>231,674</u>
Income-Qualified Households	12,544	26,016	52,590
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	4,390	9,106	18,407
Existing and Funded, Competitive Affordable Apartments	1,200	2,616	8,920
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,200	2,616	8,920
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	27.3%	28.7%	48.5%
Remaining Potential Demand	3,190	6,490	9,487

### Household Growth Through 2007

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

*Portofino Apartments*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		52,051			114,478			255,075		
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%	8.5%	0.0%	0.0%	8.0%	0.0%	0.0%	8.1%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	12.0%	0.2%	0.2%	10.6%	0.2%	0.2%	10.1%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	13.6%	13.6%	13.8%	12.7%	12.7%	12.9%	11.6%	11.6%	11.8%
\$35,000 to \$49,999	72.8%	18.9%	13.7%	27.5%	18.2%	13.2%	26.1%	16.2%	11.8%	23.6%
\$50,000 to \$74,999	0.0%	20.4%	0.0%	27.5%	21.6%	0.0%	26.1%	21.0%	0.0%	23.6%
\$75,000 to \$99,999	0.0%	11.3%	0.0%	27.5%	12.2%	0.0%	26.1%	13.1%	0.0%	23.6%
\$100,000 to \$149,999	0.0%	9.1%	0.0%	27.5%	10.2%	0.0%	26.1%	11.7%	0.0%	23.6%
\$150,000 to \$249,999	0.0%	3.8%	0.0%	27.5%	4.0%	0.0%	26.1%	4.8%	0.0%	23.6%
\$250,000 to \$499,999	0.0%	1.9%	0.0%	27.5%	1.9%	0.0%	26.1%	2.4%	0.0%	23.6%
\$500,000 or more	0.0%	0.5%	0.0%	27.5%	0.7%	0.0%	26.1%	1.1%	0.0%	23.6%
<b>Totals</b>		<b>100.0%</b>	<b>27.5%</b>		<b>100.0%</b>	<b>26.1%</b>		<b>100.0%</b>	<b>23.6%</b>	

% of Households in Income Band	27.5%	26.1%	23.6%
Multiplied by Total Households	<u>52,051</u>	<u>114,478</u>	<u>255,075</u>
Income-Qualified Households	14,314	29,879	60,198
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	5,010	10,458	21,069
Less: Income-Qual. Renter HH in 2002	<u>(4,390)</u>	<u>(9,106)</u>	<u>(18,407)</u>
Ind. Demand from HH Growth over next 5 yrs.	620	1,352	2,662
Annual Demand	124	270	532
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	248	540	1,064

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Waverly*  
Palm Beach County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	45,407		109,285		240,441	
Household Income	2002		2002		2002	
Less than \$15,000	4,873	10.73%	13,235	12.11%	26,549	11.04%
\$15,000 to \$24,999	5,670	12.49%	14,048	12.85%	28,115	11.69%
\$25,000 to \$34,999	6,824	15.03%	15,680	14.35%	31,018	12.90%
\$35,000 to \$49,999	9,266	20.41%	20,953	19.17%	41,283	17.17%
\$50,000 to \$74,999	10,355	22.80%	23,104	21.14%	52,303	21.75%
\$75,000 to \$99,999	4,160	9.16%	10,729	9.82%	27,382	11.39%
\$100,000 to \$149,999	2,872	6.32%	7,305	6.68%	19,881	8.27%
\$150,000 to \$249,999	1,124	2.47%	3,201	2.93%	9,711	4.04%
\$250,000 to \$499,999	212	0.47%	795	0.73%	2,577	1.07%
\$500,000 or more	51	0.11%	235	0.21%	1,623	0.67%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Waverly**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		45,407			109,285			240,441		
Less than \$15,000	0.0%	10.73%	0.0%	0.0%	12.1%	0.0%	0.0%	11.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	12.49%	4.8%	4.8%	12.9%	4.9%	4.9%	11.7%	4.5%	4.5%
\$25,000 to \$34,999	<b>100.0%</b>	15.03%	15.0%	19.8%	14.4%	14.4%	19.3%	12.9%	12.9%	17.4%
\$35,000 to \$49,999	<b>27.9%</b>	20.41%	5.7%	25.5%	19.2%	5.3%	24.6%	17.2%	4.8%	22.2%
\$50,000 to \$74,999	0.0%	22.80%	0.0%	25.5%	21.1%	0.0%	24.6%	21.8%	0.0%	22.2%
\$75,000 to \$99,999	0.0%	9.16%	0.0%	25.5%	9.8%	0.0%	24.6%	11.4%	0.0%	22.2%
\$100,000 to \$149,999	0.0%	6.32%	0.0%	25.5%	6.7%	0.0%	24.6%	8.3%	0.0%	22.2%
\$150,000 to \$249,999	0.0%	2.47%	0.0%	25.5%	2.9%	0.0%	24.6%	4.0%	0.0%	22.2%
\$250,000 to \$499,999	0.0%	0.47%	0.0%	25.5%	0.7%	0.0%	24.6%	1.1%	0.0%	22.2%
\$500,000 or more	0.0%	0.11%	0.0%	25.5%	0.2%	0.0%	24.6%	0.7%	0.0%	22.2%
% of Households in Income Band				25.5%			24.6%			22.2%
Multiplied by Total Households				<u>45,407</u>			<u>109,285</u>			<u>240,441</u>
Income-Qualified Households				11,579			26,884			53,378
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI				<u>35%</u>			<u>35%</u>			<u>35%</u>
Income-Qualified, Renter HH in 2002				4,053			9,409			18,682
Existing and Funded, Competitive Affordable Apartments				930			4,349			9,317
Add: Subject's Proposed Units				<u>Inc. Above</u>			<u>Inc. Above</u>			<u>Inc. Above</u>
Total Projected Supply				930			4,349			9,317
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)				22.9%			46.2%			49.9%
Remaining Potential Demand				3,123			5,060			9,365

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Waverly*  
Palm Beach County

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	48,640				118,027			264,574		
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%	8.1%	0.0%	0.0%	9.0%	0.0%	0.0%	8.1%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	10.7%	0.2%	0.2%	11.3%	0.2%	0.2%	9.8%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	13.0%	13.0%	13.2%	12.4%	12.4%	12.6%	11.4%	11.4%	11.6%
\$35,000 to \$49,999	72.8%	19.8%	14.4%	27.6%	18.3%	13.3%	25.9%	15.9%	11.6%	23.2%
\$50,000 to \$74,999	0.0%	22.9%	0.0%	27.6%	21.1%	0.0%	25.9%	20.9%	0.0%	23.2%
\$75,000 to \$99,999	0.0%	11.9%	0.0%	27.6%	11.9%	0.0%	25.9%	13.3%	0.0%	23.2%
\$100,000 to \$149,999	0.0%	8.8%	0.0%	27.6%	10.0%	0.0%	25.9%	12.2%	0.0%	23.2%
\$150,000 to \$249,999	0.0%	3.3%	0.0%	27.6%	3.8%	0.0%	25.9%	5.0%	0.0%	23.2%
\$250,000 to \$499,999	0.0%	1.3%	0.0%	27.6%	1.7%	0.0%	25.9%	2.4%	0.0%	23.2%
\$500,000 or more	0.0%	0.3%	0.0%	27.6%	0.5%	0.0%	25.9%	1.0%	0.0%	23.2%
<b>Totals</b>		<b>100.0%</b>	<b>27.6%</b>		<b>100.0%</b>	<b>25.9%</b>		<b>100.0%</b>	<b>23.2%</b>	

% of Households in Income Band	27.6%	25.9%	23.2%
Multiplied by Total Households	<u>48,640</u>	<u>118,027</u>	<u>264,574</u>
Income-Qualified Households	13,425	30,569	61,381
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	4,699	10,699	21,483
Less: Income-Qual. Renter HH in 2002	<u>(4,053)</u>	<u>(9,409)</u>	<u>(18,682)</u>
Ind. Demand from HH Growth over next 5 yrs.	646	1,290	2,801
Annual Demand	129	258	560
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	258	516	1,120

*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>	\$21,180	17.2%	\$24,823
<b>Maximum</b>	\$39,180	17.2%	\$45,919

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Westlake*  
Palm Beach County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	32,732		60,447		137,039	
Household Income	2002		2002		2002	
Less than \$15,000	4,205	12.85%	7,152	11.83%	16,046	11.71%
\$15,000 to \$24,999	4,315	13.18%	7,175	11.87%	15,955	11.64%
\$25,000 to \$34,999	4,145	12.66%	7,304	12.08%	16,383	11.96%
\$35,000 to \$49,999	5,231	15.98%	9,343	15.46%	21,791	15.90%
\$50,000 to \$74,999	6,975	21.31%	13,280	21.97%	29,920	21.83%
\$75,000 to \$99,999	3,462	10.58%	6,743	11.16%	15,464	11.28%
\$100,000 to \$149,999	2,523	7.71%	4,981	8.24%	11,372	8.30%
\$150,000 to \$249,999	1,122	3.43%	2,709	4.48%	6,225	4.54%
\$250,000 to \$499,999	397	1.21%	923	1.53%	2,130	1.55%
\$500,000 or more	357	1.09%	839	1.39%	1,752	1.28%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Westlake**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		32,732			60,447			137,039		
Less than \$15,000	0.0%	12.85%	0.0%	0.0%	11.8%	0.0%	0.0%	11.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	13.18%	5.0%	5.0%	11.9%	4.5%	4.5%	11.6%	4.4%	4.4%
\$25,000 to \$34,999	<b>100.0%</b>	12.66%	12.7%	17.7%	12.1%	12.1%	16.6%	12.0%	12.0%	16.4%
\$35,000 to \$49,999	<b>27.9%</b>	15.98%	4.5%	22.2%	15.5%	4.3%	20.9%	15.9%	4.4%	20.8%
\$50,000 to \$74,999	0.0%	21.31%	0.0%	22.2%	22.0%	0.0%	20.9%	21.8%	0.0%	20.8%
\$75,000 to \$99,999	0.0%	10.58%	0.0%	22.2%	11.2%	0.0%	20.9%	11.3%	0.0%	20.8%
\$100,000 to \$149,999	0.0%	7.71%	0.0%	22.2%	8.2%	0.0%	20.9%	8.3%	0.0%	20.8%
\$150,000 to \$249,999	0.0%	3.43%	0.0%	22.2%	4.5%	0.0%	20.9%	4.5%	0.0%	20.8%
\$250,000 to \$499,999	0.0%	1.21%	0.0%	22.2%	1.5%	0.0%	20.9%	1.6%	0.0%	20.8%
\$500,000 or more	0.0%	1.09%	0.0%	22.2%	1.4%	0.0%	20.9%	1.3%	0.0%	20.8%
% of Households in Income Band				22.2%			20.9%			20.8%
Multiplied by Total Households				<u>32,732</u>			<u>60,447</u>			<u>137,039</u>
Income-Qualified Households				7,267			12,633			28,504
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI				<u>35%</u>			<u>35%</u>			<u>35%</u>
Income-Qualified, Renter HH in 2002				2,543			4,422			9,976
Existing and Funded, Competitive Affordable Apartments				1,309			3,513			6,144
Add: Subject's Proposed Units				<u>Inc. Above</u>			<u>Inc. Above</u>			<u>Inc. Above</u>
Total Projected Supply				1,309			3,513			6,144
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)				51.5%			79.4%			61.6%
Remaining Potential Demand				1,234			909			3,832



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed **Westlake**  
Palm Beach County

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	35,272				65,738			149,530		
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%	9.4%	0.0%	0.0%	8.8%	0.0%	0.0%	8.6%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	10.9%	0.2%	0.2%	9.7%	0.2%	0.2%	9.8%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	12.2%	12.2%	12.4%	11.6%	11.6%	11.8%	11.0%	11.0%	11.2%
\$35,000 to \$49,999	72.8%	15.4%	11.2%	23.6%	14.5%	10.5%	22.3%	14.7%	10.7%	21.9%
\$50,000 to \$74,999	0.0%	20.4%	0.0%	23.6%	20.6%	0.0%	22.3%	20.7%	0.0%	21.9%
\$75,000 to \$99,999	0.0%	12.8%	0.0%	23.6%	13.4%	0.0%	22.3%	13.4%	0.0%	21.9%
\$100,000 to \$149,999	0.0%	11.1%	0.0%	23.6%	11.7%	0.0%	22.3%	12.0%	0.0%	21.9%
\$150,000 to \$249,999	0.0%	4.4%	0.0%	23.6%	5.2%	0.0%	22.3%	5.3%	0.0%	21.9%
\$250,000 to \$499,999	0.0%	2.1%	0.0%	23.6%	2.7%	0.0%	22.3%	2.9%	0.0%	21.9%
\$500,000 or more	0.0%	1.3%	0.0%	23.6%	1.7%	0.0%	22.3%	1.7%	0.0%	21.9%
<b>Totals</b>		<b>100.0%</b>	<b>23.6%</b>		<b>100.0%</b>	<b>22.3%</b>		<b>100.0%</b>	<b>21.9%</b>	

% of Households in Income Band	23.6%	22.3%	21.9%
Multiplied by Total Households	<u>35,272</u>	<u>65,738</u>	<u>149,530</u>
Income-Qualified Households	8,324	14,660	32,747
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	2,913	5,131	11,461
Less: Income-Qual. Renter HH in 2002	<u>(2,543)</u>	<u>(4,422)</u>	<u>(9,976)</u>
Ind. Demand from HH Growth over next 5 yrs.	370	709	1,485
Annual Demand	74	142	297
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	148	284	594

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Westlake Phase 2  
Palm Beach County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	32,732		60,447		137,039	
Household Income	2002		2002		2002	
Less than \$15,000	4,205	12.85%	7,152	11.83%	16,046	11.71%
\$15,000 to \$24,999	4,315	13.18%	7,175	11.87%	15,955	11.64%
\$25,000 to \$34,999	4,145	12.66%	7,304	12.08%	16,383	11.96%
\$35,000 to \$49,999	5,231	15.98%	9,343	15.46%	21,791	15.90%
\$50,000 to \$74,999	6,975	21.31%	13,280	21.97%	29,920	21.83%
\$75,000 to \$99,999	3,462	10.58%	6,743	11.16%	15,464	11.28%
\$100,000 to \$149,999	2,523	7.71%	4,981	8.24%	11,372	8.30%
\$150,000 to \$249,999	1,122	3.43%	2,709	4.48%	6,225	4.54%
\$250,000 to \$499,999	397	1.21%	923	1.53%	2,130	1.55%
\$500,000 or more	357	1.09%	839	1.39%	1,752	1.28%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Westlake Phase 2**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		32,732			60,447			137,039		
Less than \$15,000	0.0%	12.85%	0.0%	0.0%	11.8%	0.0%	0.0%	11.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	13.18%	5.0%	5.0%	11.9%	4.5%	4.5%	11.6%	4.4%	4.4%
\$25,000 to \$34,999	<b>100.0%</b>	12.66%	12.7%	17.7%	12.1%	12.1%	16.6%	12.0%	12.0%	16.4%
\$35,000 to \$49,999	<b>27.9%</b>	15.98%	4.5%	22.2%	15.5%	4.3%	20.9%	15.9%	4.4%	20.8%
\$50,000 to \$74,999	0.0%	21.31%	0.0%	22.2%	22.0%	0.0%	20.9%	21.8%	0.0%	20.8%
\$75,000 to \$99,999	0.0%	10.58%	0.0%	22.2%	11.2%	0.0%	20.9%	11.3%	0.0%	20.8%
\$100,000 to \$149,999	0.0%	7.71%	0.0%	22.2%	8.2%	0.0%	20.9%	8.3%	0.0%	20.8%
\$150,000 to \$249,999	0.0%	3.43%	0.0%	22.2%	4.5%	0.0%	20.9%	4.5%	0.0%	20.8%
\$250,000 to \$499,999	0.0%	1.21%	0.0%	22.2%	1.5%	0.0%	20.9%	1.6%	0.0%	20.8%
\$500,000 or more	0.0%	1.09%	0.0%	22.2%	1.4%	0.0%	20.9%	1.3%	0.0%	20.8%

% of Households in Income Band	22.2%	20.9%	20.8%
Multiplied by Total Households	<u>32,732</u>	<u>60,447</u>	<u>137,039</u>
Income-Qualified Households	7,267	12,633	28,504
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	2,543	4,422	9,976
Existing and Funded, Competitive Affordable Apartments	1,309	3,513	6,144
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,309	3,513	6,144
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	51.5%	79.4%	61.6%
Remaining Potential Demand	1,234	909	3,832

### Household Growth Through 2007

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

Westlake Phase 2

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	35,272				65,738			149,530		
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%	9.4%	0.0%	0.0%	8.8%	0.0%	0.0%	8.6%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	10.9%	0.2%	0.2%	9.7%	0.2%	0.2%	9.8%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	12.2%	12.2%	12.4%	11.6%	11.6%	11.8%	11.0%	11.0%	11.2%
\$35,000 to \$49,999	72.8%	15.4%	11.2%	23.6%	14.5%	10.5%	22.3%	14.7%	10.7%	21.9%
\$50,000 to \$74,999	0.0%	20.4%	0.0%	23.6%	20.6%	0.0%	22.3%	20.7%	0.0%	21.9%
\$75,000 to \$99,999	0.0%	12.8%	0.0%	23.6%	13.4%	0.0%	22.3%	13.4%	0.0%	21.9%
\$100,000 to \$149,999	0.0%	11.1%	0.0%	23.6%	11.7%	0.0%	22.3%	12.0%	0.0%	21.9%
\$150,000 to \$249,999	0.0%	4.4%	0.0%	23.6%	5.2%	0.0%	22.3%	5.3%	0.0%	21.9%
\$250,000 to \$499,999	0.0%	2.1%	0.0%	23.6%	2.7%	0.0%	22.3%	2.9%	0.0%	21.9%
\$500,000 or more	0.0%	1.3%	0.0%	23.6%	1.7%	0.0%	22.3%	1.7%	0.0%	21.9%
<b>Totals</b>		<b>100.0%</b>	<b>23.6%</b>		<b>100.0%</b>	<b>22.3%</b>		<b>100.0%</b>	<b>21.9%</b>	

% of Households in Income Band	23.6%	22.3%	21.9%
Multiplied by Total Households	<u>35,272</u>	<u>65,738</u>	<u>149,530</u>
Income-Qualified Households	8,324	14,660	32,747
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	2,913	5,131	11,461
Less: Income-Qual. Renter HH in 2002	<u>(2,543)</u>	<u>(4,422)</u>	<u>(9,976)</u>
Ind. Demand from HH Growth over next 5 yrs.	370	709	1,485
Annual Demand	74	142	297
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	148	284	594

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Windsor Park  
Palm Beach County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	45,355		110,084		240,133	
Household Income	2002		2002		2002	
Less than \$15,000	4,870	10.74%	13,287	12.07%	26,502	11.04%
\$15,000 to \$24,999	5,664	12.49%	14,096	12.81%	28,083	11.69%
\$25,000 to \$34,999	6,814	15.02%	15,791	14.34%	30,970	12.90%
\$35,000 to \$49,999	9,258	20.41%	21,088	19.16%	41,240	17.17%
\$50,000 to \$74,999	10,347	22.81%	23,299	21.17%	52,248	21.76%
\$75,000 to \$99,999	4,151	9.15%	10,843	9.85%	27,345	11.39%
\$100,000 to \$149,999	2,867	6.32%	7,404	6.73%	19,853	8.27%
\$150,000 to \$249,999	1,122	2.47%	3,231	2.94%	9,695	4.04%
\$250,000 to \$499,999	212	0.47%	807	0.73%	2,574	1.07%
\$500,000 or more	51	0.11%	238	0.22%	1,623	0.68%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Windsor Park**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706** per mo. **\$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		45,355			110,084			240,133		
Less than \$15,000	0.0%	10.74%	0.0%	0.0%	12.1%	0.0%	0.0%	11.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	12.49%	4.8%	4.8%	12.8%	4.9%	4.9%	11.7%	4.5%	4.5%
\$25,000 to \$34,999	<b>100.0%</b>	15.02%	15.0%	19.8%	14.3%	14.3%	19.2%	12.9%	12.9%	17.4%
\$35,000 to \$49,999	<b>27.9%</b>	20.41%	5.7%	25.5%	19.2%	5.3%	24.5%	17.2%	4.8%	22.2%
\$50,000 to \$74,999	0.0%	22.81%	0.0%	25.5%	21.2%	0.0%	24.5%	21.8%	0.0%	22.2%
\$75,000 to \$99,999	0.0%	9.15%	0.0%	25.5%	9.9%	0.0%	24.5%	11.4%	0.0%	22.2%
\$100,000 to \$149,999	0.0%	6.32%	0.0%	25.5%	6.7%	0.0%	24.5%	8.3%	0.0%	22.2%
\$150,000 to \$249,999	0.0%	2.47%	0.0%	25.5%	2.9%	0.0%	24.5%	4.0%	0.0%	22.2%
\$250,000 to \$499,999	0.0%	0.47%	0.0%	25.5%	0.7%	0.0%	24.5%	1.1%	0.0%	22.2%
\$500,000 or more	0.0%	0.11%	0.0%	25.5%	0.2%	0.0%	24.5%	0.7%	0.0%	22.2%

% of Households in Income Band	25.5%	24.5%	22.2%
Multiplied by Total Households	<u>45,355</u>	<u>110,084</u>	<u>240,133</u>
Income-Qualified Households	11,566	26,971	53,310
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	4,048	9,440	18,659
Existing and Funded, Competitive Affordable Apartments	930	4,349	9,317
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	930	4,349	9,317
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	23.0%	46.1%	49.9%
Remaining Potential Demand	3,118	5,091	9,342

### Household Growth Through 2007

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

*Windsor Park*

Household Income	3-Mi.				5-Mi.				10-Mi.		
Total HH in Market Area 2007	48,582				118,935				264,237		
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%	8.1%	0.0%	0.0%	9.0%	0.0%	0.0%	8.0%	0.0%	0.0%	
\$15,000 to \$24,999	1.8%	10.7%	0.2%	0.2%	11.3%	0.2%	0.2%	9.8%	0.2%	0.2%	
\$25,000 to \$34,999	100.0%	13.0%	13.0%	13.2%	12.3%	12.3%	12.5%	11.4%	11.4%	11.6%	
\$35,000 to \$49,999	72.8%	19.8%	14.4%	27.6%	18.3%	13.3%	25.8%	15.9%	11.6%	23.2%	
\$50,000 to \$74,999	0.0%	22.9%	0.0%	27.6%	21.1%	0.0%	25.8%	20.9%	0.0%	23.2%	
\$75,000 to \$99,999	0.0%	11.9%	0.0%	27.6%	12.0%	0.0%	25.8%	13.3%	0.0%	23.2%	
\$100,000 to \$149,999	0.0%	8.8%	0.0%	27.6%	10.1%	0.0%	25.8%	12.2%	0.0%	23.2%	
\$150,000 to \$249,999	0.0%	3.3%	0.0%	27.6%	3.8%	0.0%	25.8%	5.0%	0.0%	23.2%	
\$250,000 to \$499,999	0.0%	1.3%	0.0%	27.6%	1.7%	0.0%	25.8%	2.4%	0.0%	23.2%	
\$500,000 or more	0.0%	0.3%	0.0%	27.6%	0.5%	0.0%	25.8%	1.0%	0.0%	23.2%	
<b>Totals</b>		100.0%	27.6%		100.0%	25.8%		100.0%	23.2%		

% of Households in Income Band	27.6%	25.8%	23.2%
Multiplied by Total Households	<u>48,582</u>	<u>118,935</u>	<u>264,237</u>
Income-Qualified Households	13,409	30,685	61,303
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	4,693	10,740	21,456
Less: Income-Qual. Renter HH in 2002	<u>(4,048)</u>	<u>(9,440)</u>	<u>(18,659)</u>
Ind. Demand from HH Growth over next 5 yrs.	645	1,300	2,797
Annual Demand	129	260	559
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	258	520	1,118

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Worthington*  
Palm Beach County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	37,981		123,171		248,744	
Household Income	2002		2002		2002	
Less than \$15,000	3,106	8.18%	12,472	10.13%	28,186	11.33%
\$15,000 to \$24,999	3,937	10.36%	14,612	11.86%	31,415	12.63%
\$25,000 to \$34,999	4,865	12.81%	16,836	13.67%	33,282	13.38%
\$35,000 to \$49,999	6,398	16.85%	22,447	18.22%	43,965	17.67%
\$50,000 to \$74,999	8,874	23.37%	27,399	22.24%	51,677	20.78%
\$75,000 to \$99,999	4,924	12.96%	13,543	11.00%	26,966	10.84%
\$100,000 to \$149,999	3,860	10.16%	9,821	7.97%	19,267	7.75%
\$150,000 to \$249,999	1,619	4.26%	4,599	3.73%	9,639	3.88%
\$250,000 to \$499,999	306	0.81%	1,054	0.86%	2,734	1.10%
\$500,000 or more	92	<u>0.24%</u>	388	<u>0.32%</u>	1,613	<u>0.65%</u>
		100.0%		100.0%		100.0%



**Level of Effort 2002**

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

**Worthington**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$706 per mo. \$21,180**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$39,180**

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		37,981			123,171			248,744		
Less than \$15,000	0.0%	8.18%	0.0%	0.0%	10.1%	0.0%	0.0%	11.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>38.2%</b>	10.36%	4.0%	4.0%	11.9%	4.5%	4.5%	12.6%	4.8%	4.8%
\$25,000 to \$34,999	<b>100.0%</b>	12.81%	12.8%	16.8%	13.7%	13.7%	18.2%	13.4%	13.4%	18.2%
\$35,000 to \$49,999	<b>27.9%</b>	16.85%	4.7%	21.5%	18.2%	5.1%	23.3%	17.7%	4.9%	23.1%
\$50,000 to \$74,999	0.0%	23.37%	0.0%	21.5%	22.2%	0.0%	23.3%	20.8%	0.0%	23.1%
\$75,000 to \$99,999	0.0%	12.96%	0.0%	21.5%	11.0%	0.0%	23.3%	10.8%	0.0%	23.1%
\$100,000 to \$149,999	0.0%	10.16%	0.0%	21.5%	8.0%	0.0%	23.3%	7.8%	0.0%	23.1%
\$150,000 to \$249,999	0.0%	4.26%	0.0%	21.5%	3.7%	0.0%	23.3%	3.9%	0.0%	23.1%
\$250,000 to \$499,999	0.0%	0.81%	0.0%	21.5%	0.9%	0.0%	23.3%	1.1%	0.0%	23.1%
\$500,000 or more	0.0%	0.24%	0.0%	21.5%	0.3%	0.0%	23.3%	0.7%	0.0%	23.1%

% of Households in Income Band	21.5%	23.3%	23.1%
Multiplied by Total Households	<u>37,981</u>	<u>123,171</u>	<u>248,744</u>
Income-Qualified Households	8,166	28,699	57,460
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	2,858	10,045	20,111
Existing and Funded, Competitive Affordable Apartments	1,084	2,689	6,925
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,084	2,689	6,925
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	37.9%	26.8%	34.4%
Remaining Potential Demand	1,774	7,356	13,186

### Household Growth Through 2007

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

**Worthington**

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	43,286				136,765			274,701		
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%	5.7%	0.0%	0.0%	7.2%	0.0%	0.0%	8.3%	0.0%	0.0%
\$15,000 to \$24,999	1.8%	8.2%	0.1%	0.1%	9.8%	0.2%	0.2%	10.9%	0.2%	0.2%
\$25,000 to \$34,999	100.0%	11.5%	11.5%	11.6%	12.1%	12.1%	12.3%	12.0%	12.0%	12.2%
\$35,000 to \$49,999	72.8%	14.9%	10.9%	22.5%	16.7%	12.2%	24.5%	16.3%	11.8%	24.0%
\$50,000 to \$74,999	0.0%	21.6%	0.0%	22.5%	21.4%	0.0%	24.5%	20.4%	0.0%	24.0%
\$75,000 to \$99,999	0.0%	14.4%	0.0%	22.5%	13.4%	0.0%	24.5%	12.7%	0.0%	24.0%
\$100,000 to \$149,999	0.0%	14.5%	0.0%	22.5%	11.8%	0.0%	24.5%	11.5%	0.0%	24.0%
\$150,000 to \$249,999	0.0%	6.1%	0.0%	22.5%	4.9%	0.0%	24.5%	4.8%	0.0%	24.0%
\$250,000 to \$499,999	0.0%	2.4%	0.0%	22.5%	2.2%	0.0%	24.5%	2.3%	0.0%	24.0%
\$500,000 or more	0.0%	0.5%	0.0%	22.5%	0.6%	0.0%	24.5%	1.0%	0.0%	24.0%
<b>Totals</b>		100.0%	22.5%		100.0%	24.5%		100.0%	24.0%	

% of Households in Income Band		22.5%		24.5%		24.0%
Multiplied by Total Households		43,286		136,765		274,701
Income-Qualified Households		9,739		33,507		65,928
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI		35%		35%		35%
Income-Qualified, Renter Households in 2007		3,409		11,727		23,075
Less: Income-Qual. Renter HH in 2002		(2,858)		(10,045)		(20,111)
Ind. Demand from HH Growth over next 5 yrs.		551		1,682		2,964
Annual Demand		110		336		593
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up		220		672		1,186

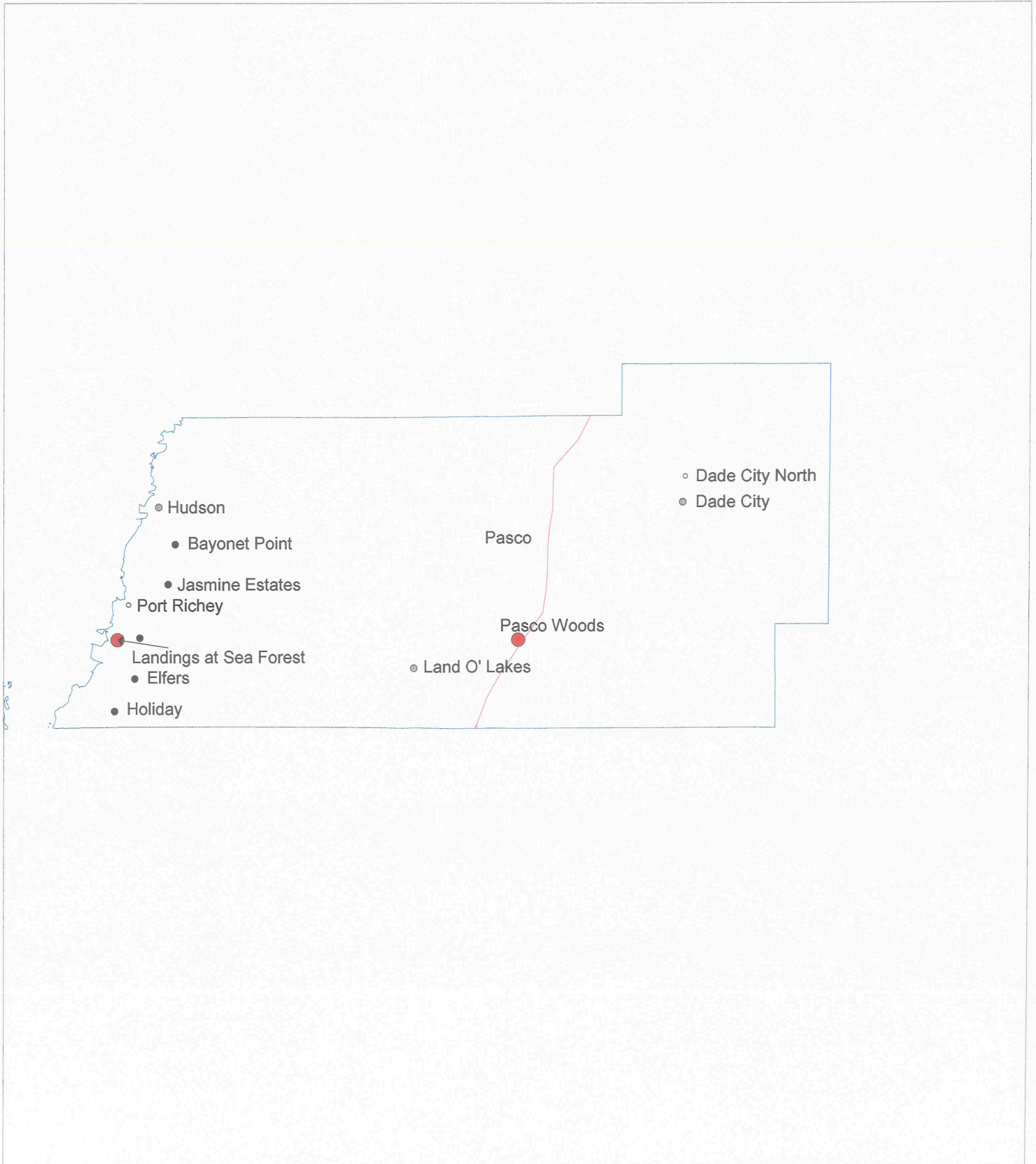
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$21,180	17.2%	\$24,823
Maximum	\$39,180	17.2%	\$45,919

PASCO COUNTY

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# PASCO COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Landings at Sea Forest  
Pasco County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	23,823		55,934		109,365	
Household Income	2002		2002		2002	
Less than \$15,000	3,690	15.49%	7,629	13.64%	14,112	12.90%
\$15,000 to \$24,999	4,529	19.01%	9,942	17.77%	18,181	16.62%
\$25,000 to \$34,999	4,019	16.87%	9,485	16.96%	17,867	16.34%
\$35,000 to \$49,999	4,446	18.66%	11,275	20.16%	22,283	20.38%
\$50,000 to \$74,999	3,967	16.65%	10,165	18.17%	20,350	18.61%
\$75,000 to \$99,999	1,773	7.44%	4,428	7.92%	8,959	8.19%
\$100,000 to \$149,999	834	3.50%	2,059	3.68%	4,618	4.22%
\$150,000 to \$249,999	446	1.87%	770	1.38%	2,235	2.04%
\$250,000 to \$499,999	94	0.40%	132	0.24%	506	0.46%
\$500,000 or more	26	0.11%	48	0.09%	254	0.23%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Landings at Sea Forest**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$568** per mo. **\$17,040**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$31,500**

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		23,823			55,934			109,365		
Less than \$15,000	0.0%	15.49%	0.0%	0.0%	13.6%	0.0%	0.0%	12.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>79.6%</b>	19.01%	15.1%	15.1%	17.8%	14.1%	14.1%	16.6%	13.2%	13.2%
\$25,000 to \$34,999	<b>65.0%</b>	16.87%	11.0%	26.1%	17.0%	11.0%	25.1%	16.3%	10.6%	23.8%
\$35,000 to \$49,999	0.0%	18.66%	0.0%	26.1%	20.2%	0.0%	25.1%	20.4%	0.0%	23.8%
\$50,000 to \$74,999	0.0%	16.65%	0.0%	26.1%	18.2%	0.0%	25.1%	18.6%	0.0%	23.8%
\$75,000 to \$99,999	0.0%	7.44%	0.0%	26.1%	7.9%	0.0%	25.1%	8.2%	0.0%	23.8%
\$100,000 to \$149,999	0.0%	3.50%	0.0%	26.1%	3.7%	0.0%	25.1%	4.2%	0.0%	23.8%
\$150,000 to \$249,999	0.0%	1.87%	0.0%	26.1%	1.4%	0.0%	25.1%	2.0%	0.0%	23.8%
\$250,000 to \$499,999	0.0%	0.40%	0.0%	26.1%	0.2%	0.0%	25.1%	0.5%	0.0%	23.8%
\$500,000 or more	0.0%	0.11%	0.0%	26.1%	0.1%	0.0%	25.1%	0.2%	0.0%	23.8%

% of Households in Income Band	26.1%	25.1%	23.8%
Multiplied by Total Households	<u>23,823</u>	<u>55,934</u>	<u>109,365</u>
Income-Qualified Households	6,218	14,039	26,029
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>23%</u>	<u>23%</u>	<u>23%</u>
Income-Qualified, Renter HH in 2002	1,430	3,229	5,987
Existing and Funded, Competitive Affordable Apartments	396	796	1,321
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	396	796	1,321
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	27.7%	24.7%	22.1%
Remaining Potential Demand	1,034	2,433	4,666

### Household Growth Through 2007

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

*Landings at Sea Forest*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	25,496				59,312			117,238		
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%	10.1%	0.0%	0.0%	8.8%	0.0%	0.0%	8.5%	0.0%	0.0%
\$15,000 to \$24,999	<b>44.8%</b>	13.7%	6.1%	6.1%	12.5%	5.6%	5.6%	12.2%	5.5%	5.5%
\$25,000 to \$34,999	<b>100.0%</b>	17.9%	17.9%	24.0%	17.4%	17.4%	23.0%	15.8%	15.8%	21.3%
\$35,000 to \$49,999	<b>19.5%</b>	18.5%	3.6%	27.6%	19.5%	3.8%	26.8%	19.3%	3.8%	25.1%
\$50,000 to \$74,999	0.0%	19.9%	0.0%	27.6%	21.2%	0.0%	26.8%	21.5%	0.0%	25.1%
\$75,000 to \$99,999	0.0%	9.1%	0.0%	27.6%	10.0%	0.0%	26.8%	10.5%	0.0%	25.1%
\$100,000 to \$149,999	0.0%	6.8%	0.0%	27.6%	7.2%	0.0%	26.8%	7.6%	0.0%	25.1%
\$150,000 to \$249,999	0.0%	2.8%	0.0%	27.6%	2.4%	0.0%	26.8%	2.9%	0.0%	25.1%
\$250,000 to \$499,999	0.0%	1.1%	0.0%	27.6%	0.8%	0.0%	26.8%	1.2%	0.0%	25.1%
\$500,000 or more	0.0%	0.3%	0.0%	27.6%	0.2%	0.0%	26.8%	0.4%	0.0%	25.1%
<b>Totals</b>		<b>100.0%</b>	<b>27.6%</b>		<b>100.0%</b>	<b>26.8%</b>		<b>100.0%</b>	<b>25.1%</b>	

% of Households in Income Band	27.6%	26.8%	25.1%
Multiplied by Total Households	<u>25,496</u>	<u>59,312</u>	<u>117,238</u>
Income-Qualified Households	7,037	15,896	29,427
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>23%</u>	<u>23%</u>	<u>23%</u>
Income-Qualified, Renter Households in 2007	1,619	3,656	6,768
Less: Income-Qual. Renter HH in 2002	<u>(1,430)</u>	<u>(3,229)</u>	<u>(5,987)</u>
Ind. Demand from HH Growth over next 5 yrs.	189	427	781
Annual Demand	38	85	156
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	76	170	312

*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>	\$17,040	20.4%	\$20,516
<b>Maximum</b>	\$31,500	20.4%	\$37,926

### Household Income Distribution 2002

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

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	3,626		8,588		40,772	
Household Income	2002		2002		2002	
Less than \$15,000	271	7.48%	629	7.33%	3,307	8.11%
\$15,000 to \$24,999	427	11.79%	992	11.56%	4,781	11.73%
\$25,000 to \$34,999	600	16.55%	1,300	15.14%	5,041	12.36%
\$35,000 to \$49,999	817	22.54%	1,736	20.22%	7,426	18.21%
\$50,000 to \$74,999	773	21.31%	1,896	22.08%	8,728	21.41%
\$75,000 to \$99,999	399	11.00%	1,016	11.83%	5,007	12.28%
\$100,000 to \$149,999	212	5.85%	614	7.15%	3,918	9.61%
\$150,000 to \$249,999	87	2.41%	283	3.29%	2,058	5.05%
\$250,000 to \$499,999	28	0.78%	81	0.94%	378	0.93%
\$500,000 or more	11	0.30%	41	0.47%	129	0.32%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

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

**Pasco Woods**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$568** per mo. **\$17,040**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$31,500**

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		3,626			8,588			40,772		
Less than \$15,000	0.0%	7.48%	0.0%	0.0%	7.3%	0.0%	0.0%	8.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>79.6%</b>	11.79%	9.4%	9.4%	11.6%	9.2%	9.2%	11.7%	9.3%	9.3%
\$25,000 to \$34,999	<b>65.0%</b>	16.55%	10.8%	20.2%	15.1%	9.8%	19.0%	12.4%	8.0%	17.3%
\$35,000 to \$49,999	0.0%	22.54%	0.0%	20.2%	20.2%	0.0%	19.0%	18.2%	0.0%	17.3%
\$50,000 to \$74,999	0.0%	21.31%	0.0%	20.2%	22.1%	0.0%	19.0%	21.4%	0.0%	17.3%
\$75,000 to \$99,999	0.0%	11.00%	0.0%	20.2%	11.8%	0.0%	19.0%	12.3%	0.0%	17.3%
\$100,000 to \$149,999	0.0%	5.85%	0.0%	20.2%	7.2%	0.0%	19.0%	9.6%	0.0%	17.3%
\$150,000 to \$249,999	0.0%	2.41%	0.0%	20.2%	3.3%	0.0%	19.0%	5.1%	0.0%	17.3%
\$250,000 to \$499,999	0.0%	0.78%	0.0%	20.2%	0.9%	0.0%	19.0%	0.9%	0.0%	17.3%
\$500,000 or more	0.0%	0.30%	0.0%	20.2%	0.5%	0.0%	19.0%	0.3%	0.0%	17.3%

% of Households in Income Band	20.2%	19.0%	17.3%
Multiplied by Total Households	<u>3,626</u>	<u>8,588</u>	<u>40,772</u>
Income-Qualified Households	732	1,632	7,054
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>23%</u>	<u>23%</u>	<u>23%</u>
Income-Qualified, Renter HH in 2002	168	375	1,622
Existing and Funded, Competitive Affordable Apartments	200	200	1,243
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	200	200	1,243
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	119.0%	53.3%	76.6%
Remaining Potential Demand	(32)	175	379

### Household Growth Through 2007

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

Pasco Woods

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	4,357				10,214			46,992		
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%	5.4%	0.0%	0.0%	4.9%	0.0%	0.0%	5.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>44.8%</b>	8.1%	3.6%	3.6%	8.3%	3.7%	3.7%	8.3%	3.7%	3.7%
\$25,000 to \$34,999	<b>100.0%</b>	13.7%	13.7%	17.3%	12.5%	12.5%	16.2%	11.1%	11.1%	14.8%
\$35,000 to \$49,999	<b>19.5%</b>	20.3%	4.0%	21.3%	18.7%	3.6%	19.8%	15.8%	3.1%	17.9%
\$50,000 to \$74,999	0.0%	24.9%	0.0%	21.3%	23.8%	0.0%	19.8%	21.0%	0.0%	17.9%
\$75,000 to \$99,999	0.0%	12.5%	0.0%	21.3%	13.2%	0.0%	19.8%	14.6%	0.0%	17.9%
\$100,000 to \$149,999	0.0%	9.9%	0.0%	21.3%	10.9%	0.0%	19.8%	13.2%	0.0%	17.9%
\$150,000 to \$249,999	0.0%	3.3%	0.0%	21.3%	4.8%	0.0%	19.8%	7.3%	0.0%	17.9%
\$250,000 to \$499,999	0.0%	1.5%	0.0%	21.3%	2.1%	0.0%	19.8%	2.9%	0.0%	17.9%
\$500,000 or more	0.0%	0.6%	0.0%	21.3%	0.8%	0.0%	19.8%	0.7%	0.0%	17.9%
<b>Totals</b>		<b>100.0%</b>	<b>21.3%</b>		<b>100.0%</b>	<b>19.8%</b>		<b>100.0%</b>	<b>17.9%</b>	

% of Households in Income Band	21.3%	19.8%	17.9%
Multiplied by Total Households	<u>4,357</u>	<u>10,214</u>	<u>46,992</u>
Income-Qualified Households	928	2,022	8,412
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>23%</u>	<u>23%</u>	<u>23%</u>
Income-Qualified, Renter Households in 2007	213	465	1,935
Less: Income-Qual. Renter HH in 2002	<u>(168)</u>	<u>(375)</u>	<u>(1,622)</u>
Ind. Demand from HH Growth over next 5 yrs.	45	90	313
Annual Demand	9	18	63
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	18	36	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>	\$17,040	20.4%	\$20,516
<b>Maximum</b>	\$31,500	20.4%	\$37,926

**PINELLAS COUNTY**

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# PINELLAS COUNTY PROJECTS



**Household Income Distribution 2002**

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

***Landings at Boot  
Ranch West***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	36,225		76,696		205,956	
Household Income	2002		2002		2002	
Less than \$15,000	2,568	7.09%	6,843	8.92%	21,962	10.66%
\$15,000 to \$24,999	3,506	9.68%	8,097	10.56%	25,468	12.37%
\$25,000 to \$34,999	4,362	12.04%	9,761	12.73%	27,791	13.49%
\$35,000 to \$49,999	6,619	18.27%	13,590	17.72%	36,675	17.81%
\$50,000 to \$74,999	8,828	24.37%	17,674	23.04%	44,398	21.56%
\$75,000 to \$99,999	4,625	12.77%	9,067	11.82%	23,560	11.44%
\$100,000 to \$149,999	3,286	9.07%	6,708	8.75%	15,434	7.49%
\$150,000 to \$249,999	1,930	5.33%	3,900	5.08%	8,243	4.00%
\$250,000 to \$499,999	345	0.95%	711	0.93%	1,683	0.82%
\$500,000 or more	157	<u>0.43%</u>	345	<u>0.45%</u>	742	<u>0.36%</u>
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Landings at Boot Ranch West**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$568 per mo. \$17,040**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$31,500**

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		36,225			76,696			205,956		
Less than \$15,000	0.0%	7.09%	0.0%	0.0%	8.9%	0.0%	0.0%	10.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>79.6%</b>	9.68%	7.7%	7.7%	10.6%	8.4%	8.4%	12.4%	9.8%	9.8%
\$25,000 to \$34,999	<b>65.0%</b>	12.04%	7.8%	15.5%	12.7%	8.3%	16.7%	13.5%	8.8%	18.6%
\$35,000 to \$49,999	0.0%	18.27%	0.0%	15.5%	17.7%	0.0%	16.7%	17.8%	0.0%	18.6%
\$50,000 to \$74,999	0.0%	24.37%	0.0%	15.5%	23.0%	0.0%	16.7%	21.6%	0.0%	18.6%
\$75,000 to \$99,999	0.0%	12.77%	0.0%	15.5%	11.8%	0.0%	16.7%	11.4%	0.0%	18.6%
\$100,000 to \$149,999	0.0%	9.07%	0.0%	15.5%	8.8%	0.0%	16.7%	7.5%	0.0%	18.6%
\$150,000 to \$249,999	0.0%	5.33%	0.0%	15.5%	5.1%	0.0%	16.7%	4.0%	0.0%	18.6%
\$250,000 to \$499,999	0.0%	0.95%	0.0%	15.5%	0.9%	0.0%	16.7%	0.8%	0.0%	18.6%
\$500,000 or more	0.0%	0.43%	0.0%	15.5%	0.5%	0.0%	16.7%	0.4%	0.0%	18.6%

% of Households in Income Band	15.5%	16.7%	18.6%
Multiplied by Total Households	<u>36,225</u>	<u>76,696</u>	<u>205,956</u>
Income-Qualified Households	5,615	12,808	38,308
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>39%</u>	<u>39%</u>	<u>39%</u>
Income-Qualified, Renter HH in 2002	2,190	4,995	14,940
Existing and Funded, Competitive Affordable Apartments	502	502	3,318
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	502	502	3,318
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	22.9%	10.1%	22.2%
Remaining Potential Demand	1,688	4,493	11,622

### Household Growth Through 2007

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

*Landings at Boot Ranch West*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		39,713			83,539			224,278		
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%	5.1%	0.0%	0.0%	6.3%	0.0%	0.0%	7.5%	0.0%	0.0%
\$15,000 to \$24,999	<b>53.5%</b>	7.6%	4.0%	4.0%	8.5%	4.5%	4.5%	9.9%	5.3%	5.3%
\$25,000 to \$34,999	<b>100.0%</b>	10.0%	10.0%	14.0%	10.8%	10.8%	15.3%	12.1%	12.1%	17.4%
\$35,000 to \$49,999	<b>8.8%</b>	16.0%	1.4%	15.4%	16.0%	1.4%	16.7%	16.4%	1.4%	18.8%
\$50,000 to \$74,999	0.0%	22.7%	0.0%	15.4%	21.8%	0.0%	16.7%	21.0%	0.0%	18.8%
\$75,000 to \$99,999	0.0%	15.3%	0.0%	15.4%	14.5%	0.0%	16.7%	13.4%	0.0%	18.8%
\$100,000 to \$149,999	0.0%	13.2%	0.0%	15.4%	12.5%	0.0%	16.7%	11.8%	0.0%	18.8%
\$150,000 to \$249,999	0.0%	6.3%	0.0%	15.4%	6.0%	0.0%	16.7%	5.0%	0.0%	18.8%
\$250,000 to \$499,999	0.0%	3.0%	0.0%	15.4%	2.8%	0.0%	16.7%	2.3%	0.0%	18.8%
\$500,000 or more	0.0%	0.8%	0.0%	15.4%	0.8%	0.0%	16.7%	0.6%	0.0%	18.8%
<b>Totals</b>		<b>100.0%</b>	<b>15.4%</b>		<b>100.0%</b>	<b>16.7%</b>		<b>100.0%</b>	<b>18.8%</b>	

% of Households in Income Band	15.4%	16.7%	18.8%
Multiplied by Total Households	<u>39,713</u>	<u>83,539</u>	<u>224,278</u>
Income-Qualified Households	6,116	13,951	42,164
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>39%</u>	<u>39%</u>	<u>39%</u>
Income-Qualified, Renter Households in 2007	2,385	5,441	16,444
Less: Income-Qual. Renter HH in 2002	<u>(2,190)</u>	<u>(4,995)</u>	<u>(14,940)</u>
Ind. Demand from HH Growth over next 5 yrs.	195	446	1,504
Annual Demand	39	89	301
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	78	178	602

*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>	\$17,040	15.3%	\$19,647
<b>Maximum</b>	\$31,500	15.3%	\$36,320

**Household Income Distribution 2002**

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

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	18,381		60,358		221,849	
Household Income	2002		2002		2002	
Less than \$15,000	1,181	6.43%	4,812	7.97%	21,866	9.86%
\$15,000 to \$24,999	1,334	7.26%	5,992	9.93%	25,602	11.54%
\$25,000 to \$34,999	1,930	10.50%	6,900	11.43%	28,721	12.95%
\$35,000 to \$49,999	3,146	17.12%	10,257	16.99%	39,421	17.77%
\$50,000 to \$74,999	4,671	25.41%	14,261	23.63%	49,496	22.31%
\$75,000 to \$99,999	2,615	14.23%	8,102	13.42%	26,819	12.09%
\$100,000 to \$149,999	2,024	11.01%	5,850	9.69%	17,752	8.00%
\$150,000 to \$249,999	1,190	6.47%	3,322	5.50%	9,380	4.23%
\$250,000 to \$499,999	211	1.15%	628	1.04%	1,980	0.89%
\$500,000 or more	79	0.43%	234	0.39%	812	0.37%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

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

**Westminster**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$568** per mo. **\$17,040**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$31,500**

**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		18,381			60,358			221,849		
Less than \$15,000	0.0%	6.43%	0.0%	0.0%	8.0%	0.0%	0.0%	9.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>79.6%</b>	7.26%	5.8%	5.8%	9.9%	7.9%	7.9%	11.5%	9.2%	9.2%
\$25,000 to \$34,999	<b>65.0%</b>	10.50%	6.8%	12.6%	11.4%	7.4%	15.3%	13.0%	8.4%	17.6%
\$35,000 to \$49,999	0.0%	17.12%	0.0%	12.6%	17.0%	0.0%	15.3%	17.8%	0.0%	17.6%
\$50,000 to \$74,999	0.0%	25.41%	0.0%	12.6%	23.6%	0.0%	15.3%	22.3%	0.0%	17.6%
\$75,000 to \$99,999	0.0%	14.23%	0.0%	12.6%	13.4%	0.0%	15.3%	12.1%	0.0%	17.6%
\$100,000 to \$149,999	0.0%	11.01%	0.0%	12.6%	9.7%	0.0%	15.3%	8.0%	0.0%	17.6%
\$150,000 to \$249,999	0.0%	6.47%	0.0%	12.6%	5.5%	0.0%	15.3%	4.2%	0.0%	17.6%
\$250,000 to \$499,999	0.0%	1.15%	0.0%	12.6%	1.0%	0.0%	15.3%	0.9%	0.0%	17.6%
\$500,000 or more	0.0%	0.43%	0.0%	12.6%	0.4%	0.0%	15.3%	0.4%	0.0%	17.6%

% of Households in Income Band	12.6%	15.3%	17.6%
Multiplied by Total Households	<u>18,381</u>	<u>60,358</u>	<u>221,849</u>
Income-Qualified Households	2,316	9,235	39,045
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>39%</u>	<u>39%</u>	<u>39%</u>
Income-Qualified, Renter HH in 2002	903	3,602	15,228
Existing and Funded, Competitive Affordable Apartments	502	502	5,252
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	502	502	5,252
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	55.6%	13.9%	34.5%
Remaining Potential Demand	401	3,100	9,976

### Household Growth Through 2007

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

**Westminster**

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	20,513				67,547			242,550		
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%	4.5%	0.0%	0.0%	5.5%	0.0%	0.0%	7.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>53.5%</b>	5.9%	3.1%	3.1%	7.8%	4.1%	4.1%	9.3%	5.0%	5.0%
\$25,000 to \$34,999	<b>100.0%</b>	8.0%	8.0%	11.1%	10.0%	10.0%	14.1%	11.4%	11.4%	16.4%
\$35,000 to \$49,999	<b>8.8%</b>	13.9%	1.2%	12.3%	14.3%	1.3%	15.4%	16.1%	1.4%	17.8%
\$50,000 to \$74,999	0.0%	22.3%	0.0%	12.3%	21.5%	0.0%	15.4%	21.5%	0.0%	17.8%
\$75,000 to \$99,999	0.0%	17.2%	0.0%	12.3%	15.6%	0.0%	15.4%	14.0%	0.0%	17.8%
\$100,000 to \$149,999	0.0%	15.3%	0.0%	12.3%	14.5%	0.0%	15.4%	12.4%	0.0%	17.8%
\$150,000 to \$249,999	0.0%	8.3%	0.0%	12.3%	6.9%	0.0%	15.4%	5.2%	0.0%	17.8%
\$250,000 to \$499,999	0.0%	3.8%	0.0%	12.3%	3.2%	0.0%	15.4%	2.4%	0.0%	17.8%
\$500,000 or more	0.0%	0.8%	0.0%	12.3%	0.8%	0.0%	15.4%	0.7%	0.0%	17.8%
<b>Totals</b>		<b>100.0%</b>	<b>12.3%</b>		<b>100.0%</b>	<b>15.4%</b>		<b>100.0%</b>	<b>17.8%</b>	

% of Households in Income Band	12.3%	15.4%	17.8%
Multiplied by Total Households	<u>20,513</u>	<u>67,547</u>	<u>242,550</u>
Income-Qualified Households	2,523	10,402	43,174
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>39%</u>	<u>39%</u>	<u>39%</u>
Income-Qualified, Renter Households in 2007	984	4,057	16,838
Less: Income-Qual. Renter HH in 2002	<u>(903)</u>	<u>(3,602)</u>	<u>(15,228)</u>
Ind. Demand from HH Growth over next 5 yrs.	81	455	1,610
Annual Demand	16	91	322
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	32	182	644

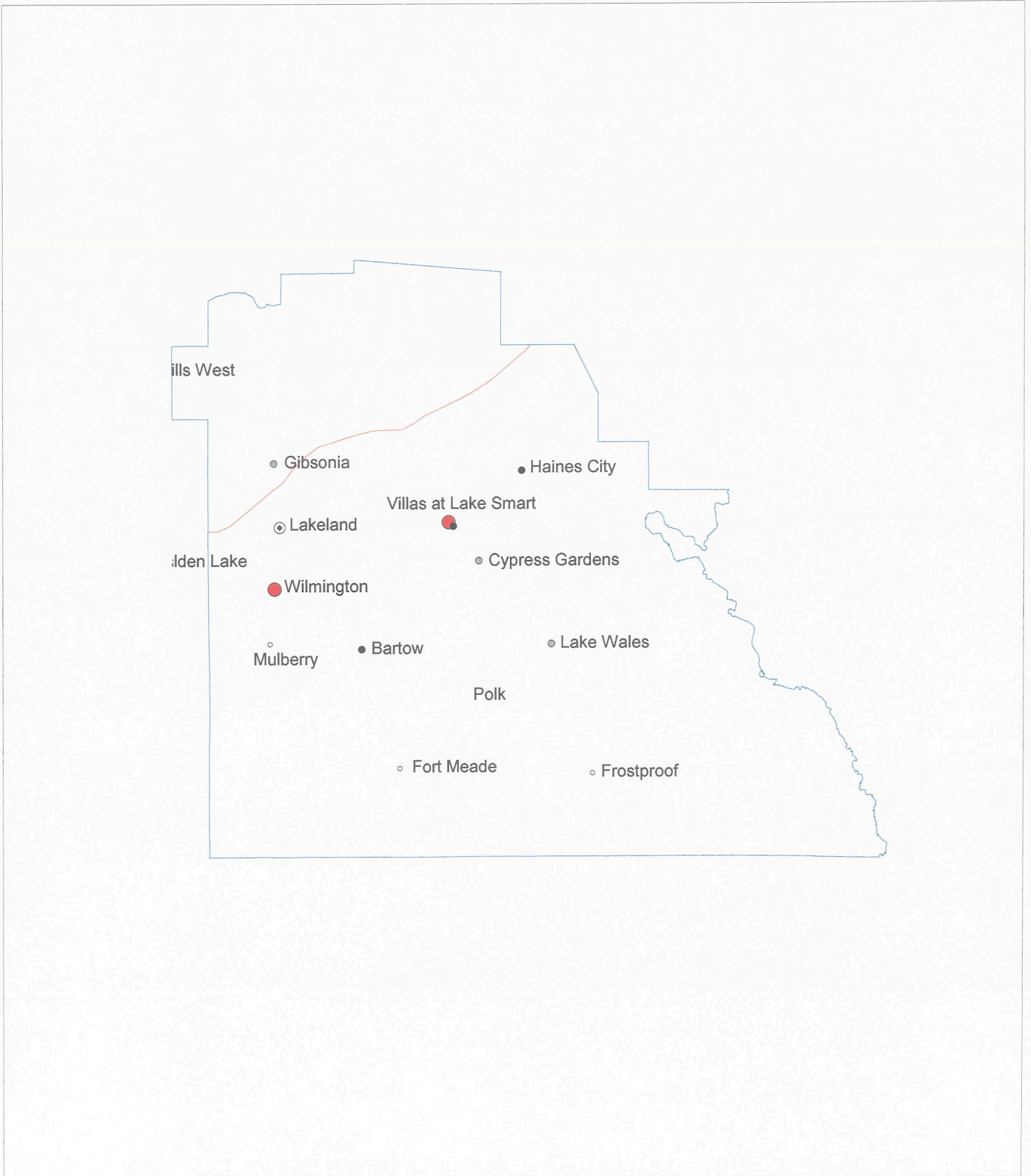
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
<b>Minimum</b>	\$17,040	15.3%	\$19,647
<b>Maximum</b>	\$31,500	15.3%	\$36,320

**POLK COUNTY**

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# POLK COUNTY PROJECTS



### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Villas at Lake Smart*  
Polk County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	16,662		32,796		64,952	
Household Income	2002		2002		2002	
Less than \$15,000	3,609	21.66%	5,654	17.24%	10,414	16.03%
\$15,000 to \$24,999	2,962	17.78%	5,504	16.78%	11,106	17.10%
\$25,000 to \$34,999	2,581	15.49%	5,146	15.69%	10,849	16.70%
\$35,000 to \$49,999	2,988	17.94%	6,018	18.35%	12,525	19.28%
\$50,000 to \$74,999	2,632	15.80%	5,873	17.91%	11,559	17.80%
\$75,000 to \$99,999	891	5.35%	2,193	6.69%	4,309	6.63%
\$100,000 to \$149,999	578	3.47%	1,453	4.43%	2,703	4.16%
\$150,000 to \$249,999	221	1.32%	551	1.68%	932	1.44%
\$250,000 to \$499,999	136	0.82%	282	0.86%	389	0.60%
\$500,000 or more	64	0.38%	123	0.37%	165	0.25%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Villas at Lake Smart**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$528** per mo. **\$15,840**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,340**

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		16,662			32,796			64,952		
Less than \$15,000	0.0%	21.66%	0.0%	0.0%	17.2%	0.0%	0.0%	16.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>91.6%</b>	17.78%	16.3%	16.3%	16.8%	15.4%	15.4%	17.1%	15.7%	15.7%
\$25,000 to \$34,999	<b>43.4%</b>	15.49%	6.7%	23.0%	15.7%	6.8%	22.2%	16.7%	7.2%	22.9%
\$35,000 to \$49,999	0.0%	17.94%	0.0%	23.0%	18.4%	0.0%	22.2%	19.3%	0.0%	22.9%
\$50,000 to \$74,999	0.0%	15.80%	0.0%	23.0%	17.9%	0.0%	22.2%	17.8%	0.0%	22.9%
\$75,000 to \$99,999	0.0%	5.35%	0.0%	23.0%	6.7%	0.0%	22.2%	6.6%	0.0%	22.9%
\$100,000 to \$149,999	0.0%	3.47%	0.0%	23.0%	4.4%	0.0%	22.2%	4.2%	0.0%	22.9%
\$150,000 to \$249,999	0.0%	1.32%	0.0%	23.0%	1.7%	0.0%	22.2%	1.4%	0.0%	22.9%
\$250,000 to \$499,999	0.0%	0.82%	0.0%	23.0%	0.9%	0.0%	22.2%	0.6%	0.0%	22.9%
\$500,000 or more	0.0%	0.38%	0.0%	23.0%	0.4%	0.0%	22.2%	0.3%	0.0%	22.9%

% of Households in Income Band	23.0%	22.2%	22.9%
Multiplied by Total Households	<u>16,662</u>	<u>32,796</u>	<u>64,952</u>
Income-Qualified Households	3,832	7,281	14,874
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>36%</u>	<u>36%</u>	<u>36%</u>
Income-Qualified, Renter HH in 2002	1,380	2,621	5,355
Existing and Funded, Competitive Affordable Apartments	310	310	648
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	310	310	648
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	22.5%	11.8%	12.1%
Remaining Potential Demand	1,070	2,311	4,707

### Household Growth Through 2007

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

Villas at Lake Smart

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	17,667				35,448			71,578		
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%	17.1%	0.0%	0.0%	13.3%	0.0%	0.0%	12.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>71.0%</b>	17.1%	12.1%	12.1%	15.3%	10.9%	10.9%	15.2%	10.8%	10.8%
\$25,000 to \$34,999	<b>81.5%</b>	15.7%	12.8%	24.9%	15.0%	12.2%	23.1%	15.8%	12.9%	23.7%
\$35,000 to \$49,999	0.0%	18.6%	0.0%	24.9%	19.0%	0.0%	23.1%	20.1%	0.0%	23.7%
\$50,000 to \$74,999	0.0%	16.3%	0.0%	24.9%	18.8%	0.0%	23.1%	19.2%	0.0%	23.7%
\$75,000 to \$99,999	0.0%	7.3%	0.0%	24.9%	8.7%	0.0%	23.1%	8.5%	0.0%	23.7%
\$100,000 to \$149,999	0.0%	4.5%	0.0%	24.9%	5.8%	0.0%	23.1%	5.5%	0.0%	23.7%
\$150,000 to \$249,999	0.0%	1.8%	0.0%	24.9%	2.4%	0.0%	23.1%	2.1%	0.0%	23.7%
\$250,000 to \$499,999	0.0%	1.0%	0.0%	24.9%	1.2%	0.0%	23.1%	0.9%	0.0%	23.7%
\$500,000 or more	0.0%	0.6%	0.0%	24.9%	0.6%	0.0%	23.1%	0.4%	0.0%	23.7%
<b>Totals</b>		<b>100.0%</b>	<b>24.9%</b>		<b>100.0%</b>	<b>23.1%</b>		<b>100.0%</b>	<b>23.7%</b>	

% of Households in Income Band	24.9%	23.1%	23.7%
Multiplied by Total Households	<u>17,667</u>	<u>35,448</u>	<u>71,578</u>
Income-Qualified Households	4,399	8,188	16,964
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>36%</u>	<u>36%</u>	<u>36%</u>
Income-Qualified, Renter Households in 2007	1,584	2,948	6,107
Less: Income-Qual. Renter HH in 2002	<u>(1,380)</u>	<u>(2,621)</u>	<u>(5,355)</u>
Ind. Demand from HH Growth over next 5 yrs.	204	327	752
Annual Demand	41	65	150
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	82	130	300

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$15,840	13.0%	\$17,899
Maximum	\$29,340	13.0%	\$33,154

### Household Income Distribution 2002

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

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	17,197		39,810		86,046	
Household Income	2002		2002		2002	
Less than \$15,000	1,243	7.23%	4,131	10.38%	12,556	14.59%
\$15,000 to \$24,999	1,493	8.68%	4,363	10.96%	11,560	13.43%
\$25,000 to \$34,999	1,913	11.12%	5,009	12.58%	11,907	13.84%
\$35,000 to \$49,999	3,071	17.86%	7,260	18.24%	15,708	18.26%
\$50,000 to \$74,999	3,940	22.91%	8,241	20.70%	16,755	19.47%
\$75,000 to \$99,999	2,310	13.43%	4,713	11.84%	8,289	9.63%
\$100,000 to \$149,999	1,920	11.16%	3,767	9.46%	6,005	6.98%
\$150,000 to \$249,999	830	4.83%	1,557	3.91%	2,217	2.58%
\$250,000 to \$499,999	343	1.99%	567	1.42%	793	0.92%
\$500,000 or more	134	0.78%	201	0.51%	255	0.30%
		100.0%		100.0%		100.0%



**Level of Effort 2002**

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

**Wilimington**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$528** per mo. **\$15,840**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,340**

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		17,197			39,810			86,046		
Less than \$15,000	0.0%	7.23%	0.0%	0.0%	10.4%	0.0%	0.0%	14.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>91.6%</b>	8.68%	8.0%	8.0%	11.0%	10.0%	10.0%	13.4%	12.3%	12.3%
\$25,000 to \$34,999	<b>43.4%</b>	11.12%	4.8%	12.8%	12.6%	5.5%	15.5%	13.8%	6.0%	18.3%
\$35,000 to \$49,999	0.0%	17.86%	0.0%	12.8%	18.2%	0.0%	15.5%	18.3%	0.0%	18.3%
\$50,000 to \$74,999	0.0%	22.91%	0.0%	12.8%	20.7%	0.0%	15.5%	19.5%	0.0%	18.3%
\$75,000 to \$99,999	0.0%	13.43%	0.0%	12.8%	11.8%	0.0%	15.5%	9.6%	0.0%	18.3%
\$100,000 to \$149,999	0.0%	11.16%	0.0%	12.8%	9.5%	0.0%	15.5%	7.0%	0.0%	18.3%
\$150,000 to \$249,999	0.0%	4.83%	0.0%	12.8%	3.9%	0.0%	15.5%	2.6%	0.0%	18.3%
\$250,000 to \$499,999	0.0%	1.99%	0.0%	12.8%	1.4%	0.0%	15.5%	0.9%	0.0%	18.3%
\$500,000 or more	0.0%	0.78%	0.0%	12.8%	0.5%	0.0%	15.5%	0.3%	0.0%	18.3%
% of Households in Income Band				12.8%			15.5%			18.3%
Multiplied by Total Households				<u>17,197</u>			<u>39,810</u>			<u>86,046</u>
Income-Qualified Households				2,201			6,171			15,746
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI				<u>36%</u>			<u>36%</u>			<u>36%</u>
Income-Qualified, Renter HH in 2002				792			2,222			5,669
Existing and Funded, Competitive Affordable Apartments				200			200			1,355
Add: Subject's Proposed Units				<u>Inc. Above</u>			<u>Inc. Above</u>			<u>Inc. Above</u>
Total Projected Supply				200			200			1,355
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)				25.3%			9.0%			23.9%
Remaining Potential Demand				592			2,022			4,314

### Household Growth Through 2007

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

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	19,172				43,900			93,502		
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%	6.0%	0.0%	0.0%	8.8%	0.0%	0.0%	12.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>71.0%</b>	7.1%	5.0%	5.0%	9.1%	6.4%	6.4%	11.3%	8.0%	8.0%
\$25,000 to \$34,999	<b>81.5%</b>	9.1%	7.4%	12.4%	10.4%	8.5%	14.9%	12.2%	9.9%	17.9%
\$35,000 to \$49,999	0.0%	14.7%	0.0%	12.4%	16.3%	0.0%	14.9%	17.1%	0.0%	17.9%
\$50,000 to \$74,999	0.0%	23.0%	0.0%	12.4%	21.1%	0.0%	14.9%	20.3%	0.0%	17.9%
\$75,000 to \$99,999	0.0%	14.5%	0.0%	12.4%	12.9%	0.0%	14.9%	11.1%	0.0%	17.9%
\$100,000 to \$149,999	0.0%	14.9%	0.0%	12.4%	13.2%	0.0%	14.9%	10.1%	0.0%	17.9%
\$150,000 to \$249,999	0.0%	6.7%	0.0%	12.4%	5.4%	0.0%	14.9%	3.6%	0.0%	17.9%
\$250,000 to \$499,999	0.0%	2.6%	0.0%	12.4%	1.9%	0.0%	14.9%	1.2%	0.0%	17.9%
\$500,000 or more	0.0%	1.4%	0.0%	12.4%	0.9%	0.0%	14.9%	0.6%	0.0%	17.9%
<b>Totals</b>		<b>100.0%</b>	<b>12.4%</b>		<b>100.0%</b>	<b>14.9%</b>		<b>100.0%</b>	<b>17.9%</b>	

% of Households in Income Band	12.4%	14.9%	17.9%
Multiplied by Total Households	<u>19,172</u>	<u>43,900</u>	<u>93,502</u>
Income-Qualified Households	2,377	6,541	16,737
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>36%</u>	<u>36%</u>	<u>36%</u>
Income-Qualified, Renter Households in 2007	856	2,355	6,025
Less: Income-Qual. Renter HH in 2002	<u>(792)</u>	<u>(2,222)</u>	<u>(5,669)</u>
Ind. Demand from HH Growth over next 5 yrs.	64	133	356
Annual Demand	13	27	71
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	26	54	142

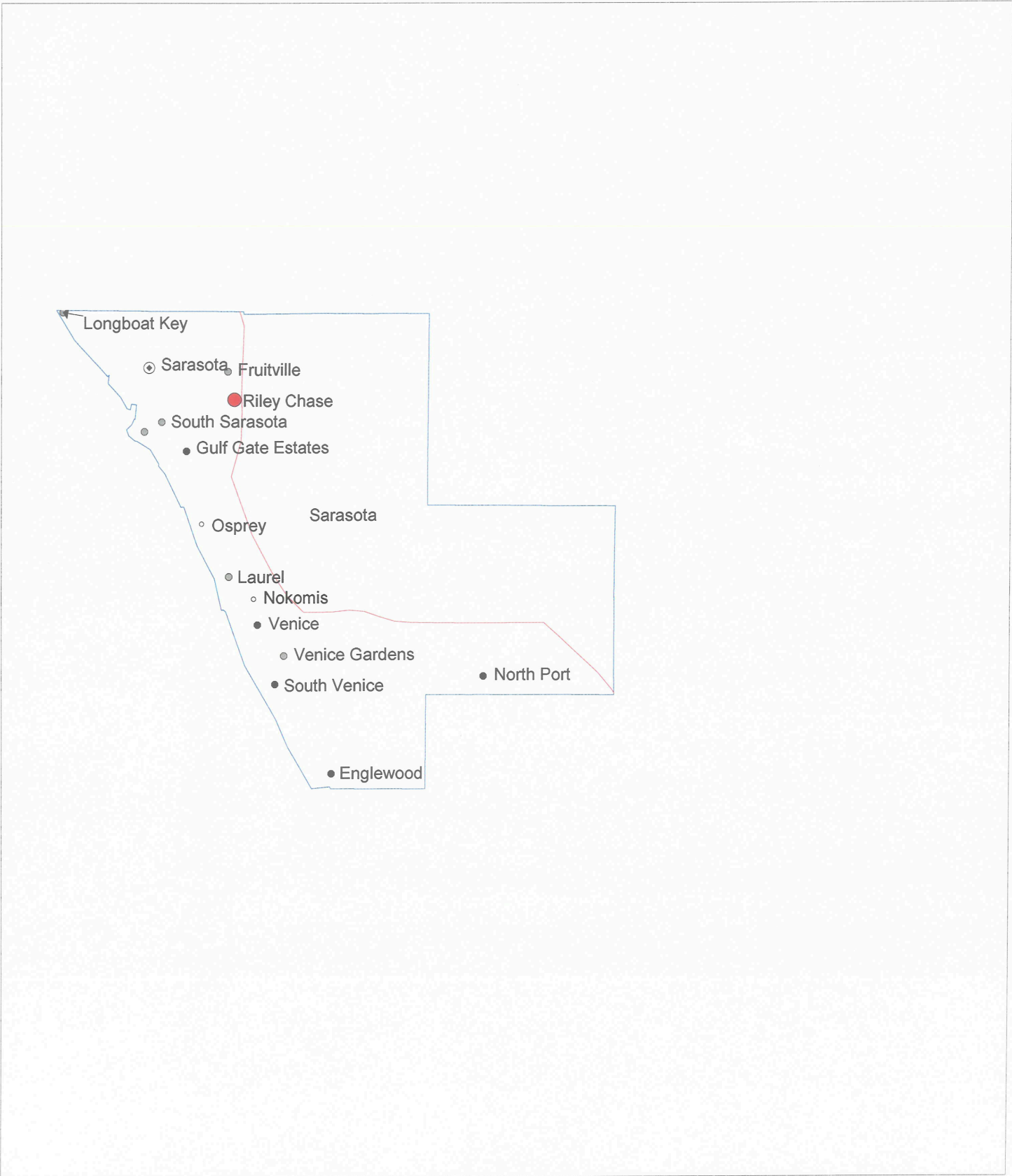
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$15,840	13.0%	\$17,899
Maximum	\$29,340	13.0%	\$33,154

**SARASOTA COUNTY**

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# SARASOTA COUNTY PROJECTS



### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Riley Chase*  
Sarasota County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	25,257		62,006		114,491	
Household Income	2002		2002		2002	
Less than \$15,000	1,970	7.80%	5,555	8.96%	11,272	9.85%
\$15,000 to \$24,999	2,581	10.22%	7,309	11.79%	13,127	11.47%
\$25,000 to \$34,999	3,446	13.65%	8,933	14.41%	15,811	13.81%
\$35,000 to \$49,999	4,892	19.37%	11,765	18.97%	20,309	17.74%
\$50,000 to \$74,999	6,098	24.14%	14,220	22.93%	25,195	22.01%
\$75,000 to \$99,999	2,815	11.15%	6,371	10.27%	12,042	10.52%
\$100,000 to \$149,999	2,088	8.27%	4,744	7.65%	9,315	8.14%
\$150,000 to \$249,999	1,037	4.11%	2,222	3.58%	4,835	4.22%
\$250,000 to \$499,999	251	0.99%	647	1.04%	1,791	1.56%
\$500,000 or more	79	0.31%	242	0.39%	794	0.69%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Riley Chase**

**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	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		25,257			62,006			114,491			
Less than \$15,000	0.0%	7.80%	0.0%	0.0%	9.0%	0.0%	0.0%	9.9%	0.0%	0.0%	
\$15,000 to \$24,999	<b>70.0%</b>	10.22%	7.2%	7.2%	11.8%	8.3%	8.3%	11.5%	8.0%	8.0%	
\$25,000 to \$34,999	<b>83.3%</b>	13.65%	11.4%	18.6%	14.4%	12.0%	20.3%	13.8%	11.5%	19.5%	
\$35,000 to \$49,999	0.0%	19.37%	0.0%	18.6%	19.0%	0.0%	20.3%	17.7%	0.0%	19.5%	
\$50,000 to \$74,999	0.0%	24.14%	0.0%	18.6%	22.9%	0.0%	20.3%	22.0%	0.0%	19.5%	
\$75,000 to \$99,999	0.0%	11.15%	0.0%	18.6%	10.3%	0.0%	20.3%	10.5%	0.0%	19.5%	
\$100,000 to \$149,999	0.0%	8.27%	0.0%	18.6%	7.7%	0.0%	20.3%	8.1%	0.0%	19.5%	
\$150,000 to \$249,999	0.0%	4.11%	0.0%	18.6%	3.6%	0.0%	20.3%	4.2%	0.0%	19.5%	
\$250,000 to \$499,999	0.0%	0.99%	0.0%	18.6%	1.0%	0.0%	20.3%	1.6%	0.0%	19.5%	
\$500,000 or more	0.0%	0.31%	0.0%	18.6%	0.4%	0.0%	20.3%	0.7%	0.0%	19.5%	
%				18.6%				20.3%			19.5%
Multiplied by Total Households				<u>25,257</u>				<u>62,006</u>			<u>114,491</u>
Income-Qualified Households				4,698				12,587			22,326
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				1,409				3,776			6,698
Existing and Funded, Competitive Affordable Apartments				312				948			1,032
Add: Subject's Proposed Units				<u>Inc. Above</u>				<u>Inc. Above</u>			<u>Inc. Above</u>
Total Projected Supply				312				948			1,032
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)				22.1%				25.1%			15.4%
Remaining Potential Demand				1,097				2,828			5,666

### Household Growth Through 2007

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

Riley Chase

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	28,110				68,758			127,932		
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%	5.5%	0.0%	0.0%	6.4%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	47.5%	8.5%	4.0%	4.0%	9.3%	4.4%	4.4%	9.0%	4.3%	4.3%
\$25,000 to \$34,999	100.0%	10.0%	10.0%	14.0%	11.5%	11.5%	15.9%	11.3%	11.3%	15.6%
\$35,000 to \$49,999	16.6%	20.1%	3.3%	17.3%	19.5%	3.2%	19.1%	18.0%	3.0%	18.6%
\$50,000 to \$74,999	0.0%	22.1%	0.0%	17.3%	22.1%	0.0%	19.1%	20.9%	0.0%	18.6%
\$75,000 to \$99,999	0.0%	14.4%	0.0%	17.3%	13.3%	0.0%	19.1%	13.4%	0.0%	18.6%
\$100,000 to \$149,999	0.0%	10.9%	0.0%	17.3%	10.3%	0.0%	19.1%	10.9%	0.0%	18.6%
\$150,000 to \$249,999	0.0%	5.6%	0.0%	17.3%	4.8%	0.0%	19.1%	5.4%	0.0%	18.6%
\$250,000 to \$499,999	0.0%	2.3%	0.0%	17.3%	2.1%	0.0%	19.1%	2.7%	0.0%	18.6%
\$500,000 or more	0.0%	0.6%	0.0%	17.3%	0.7%	0.0%	19.1%	1.2%	0.0%	18.6%
<b>Totals</b>		100.0%	17.3%		100.0%	19.1%		100.0%	18.6%	

% of Households in Income Band	17.3%	19.1%	18.6%
Multiplied by Total Households	28,110	68,758	127,932
Income-Qualified Households	4,863	13,133	23,795
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	30%	30%	30%
Income-Qualified, Renter Households in 2007	1,459	3,940	7,139
Less: Income-Qual. Renter HH in 2002	(1,409)	(3,776)	(6,698)
Ind. Demand from HH Growth over next 5 yrs.	50	164	441
Annual Demand	10	33	88
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	20	66	176

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

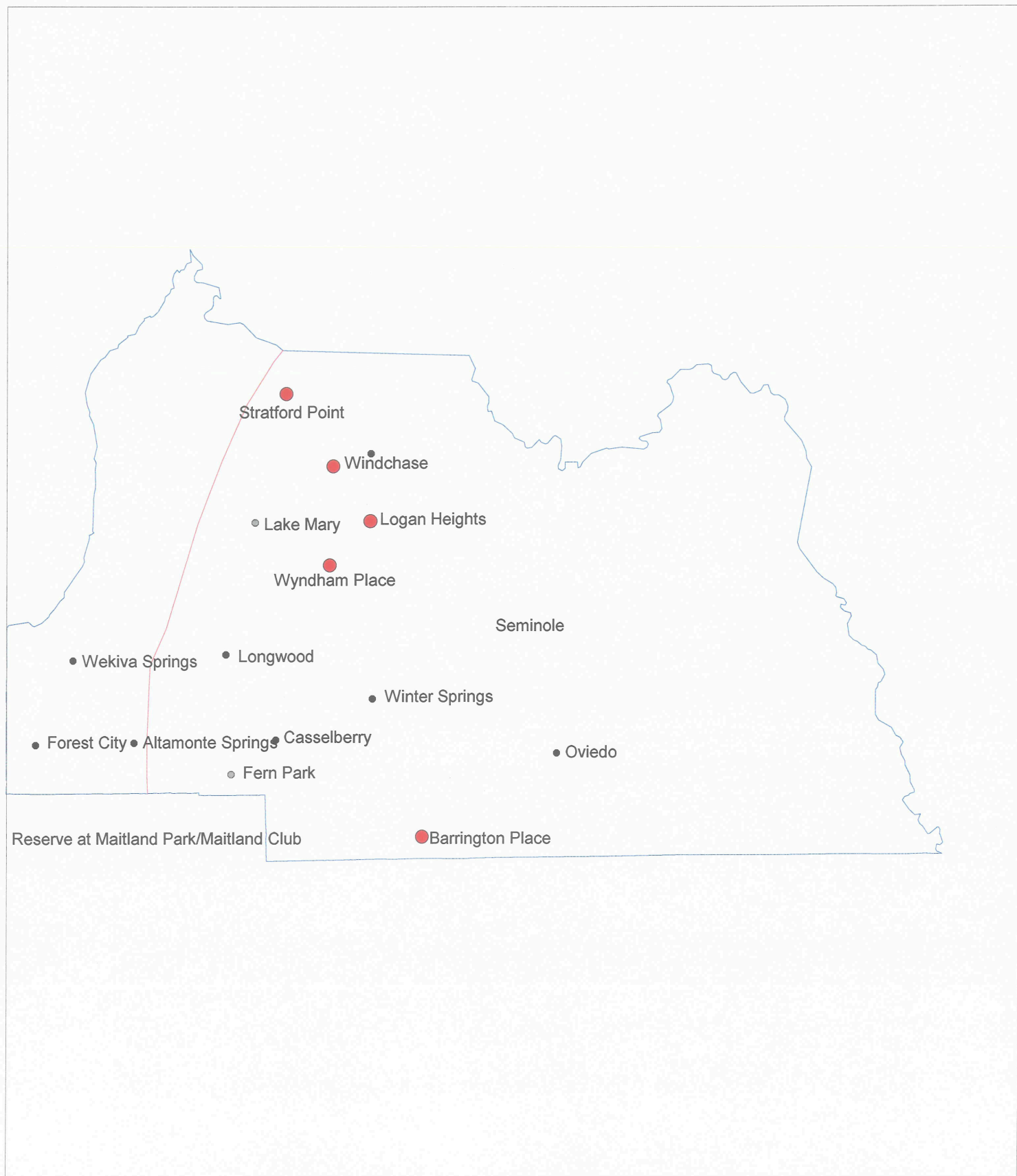
	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,000	12.5%	\$20,250
Maximum	\$33,330	12.5%	\$37,496

**SEMINOLE COUNTY**

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# SEMINOLE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Barrington Place*  
Seminole County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	25,943		82,347		243,469	
Household Income	2002		2002		2002	
Less than \$15,000	2,182	8.41%	6,245	7.58%	21,425	8.80%
\$15,000 to \$24,999	2,209	8.51%	7,474	9.08%	25,914	10.64%
\$25,000 to \$34,999	2,584	9.96%	9,076	11.02%	30,174	12.39%
\$35,000 to \$49,999	4,456	17.17%	14,211	17.26%	42,737	17.55%
\$50,000 to \$74,999	6,213	23.95%	20,173	24.50%	56,943	23.39%
\$75,000 to \$99,999	3,872	14.93%	11,611	14.10%	31,438	12.91%
\$100,000 to \$149,999	2,940	11.33%	9,033	10.97%	22,269	9.15%
\$150,000 to \$249,999	1,211	4.67%	3,762	4.57%	9,882	4.06%
\$250,000 to \$499,999	183	0.70%	500	0.61%	1,770	0.73%
\$500,000 or more	94	0.36%	260	0.32%	917	0.38%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Barrington Place**

**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		25,943			82,347			243,469			
Less than \$15,000	0.0%	8.41%	0.0%	0.0%	7.6%	0.0%	0.0%	8.8%	0.0%	0.0%	
\$15,000 to \$24,999	<b>65.5%</b>	8.51%	5.6%	5.6%	9.1%	5.9%	5.9%	10.6%	7.0%	7.0%	
\$25,000 to \$34,999	<b>91.4%</b>	9.96%	9.1%	14.7%	11.0%	10.1%	16.0%	12.4%	11.3%	18.3%	
\$35,000 to \$49,999	0.0%	17.17%	0.0%	14.7%	17.3%	0.0%	16.0%	17.6%	0.0%	18.3%	
\$50,000 to \$74,999	0.0%	23.95%	0.0%	14.7%	24.5%	0.0%	16.0%	23.4%	0.0%	18.3%	
\$75,000 to \$99,999	0.0%	14.93%	0.0%	14.7%	14.1%	0.0%	16.0%	12.9%	0.0%	18.3%	
\$100,000 to \$149,999	0.0%	11.33%	0.0%	14.7%	11.0%	0.0%	16.0%	9.2%	0.0%	18.3%	
\$150,000 to \$249,999	0.0%	4.67%	0.0%	14.7%	4.6%	0.0%	16.0%	4.1%	0.0%	18.3%	
\$250,000 to \$499,999	0.0%	0.70%	0.0%	14.7%	0.6%	0.0%	16.0%	0.7%	0.0%	18.3%	
\$500,000 or more	0.0%	0.36%	0.0%	14.7%	0.3%	0.0%	16.0%	0.4%	0.0%	18.3%	
%				14.7%	%			16.0%	%		18.3%
Multiplied by Total Households				<u>25,943</u>				<u>82,347</u>			<u>243,469</u>
Income-Qualified Households				3,814				13,176			44,555
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI				<u>31%</u>				<u>31%</u>			<u>31%</u>
Income-Qualified, Renter HH in 2002				1,182				4,085			13,812
Existing and Funded, Competitive Affordable Apartments				873				3,066			11,768
Add: Subject's Proposed Units				<u>Inc. Above</u>				<u>Inc. Above</u>			<u>Inc. Above</u>
Total Projected Supply				873				3,066			11,768
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)				73.9%				75.1%			85.2%
Remaining Potential Demand				309				1,019			2,044

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Barrington Place*  
Seminole County

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	29,341				93,453			272,195		
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%	6.3%	0.0%	0.0%	5.5%	0.0%	0.0%	6.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>33.2%</b>	7.0%	2.3%	2.3%	6.9%	2.3%	2.3%	8.4%	2.8%	2.8%
\$25,000 to \$34,999	<b>100.0%</b>	8.4%	8.4%	10.7%	9.6%	9.6%	11.9%	10.7%	10.7%	13.5%
\$35,000 to \$49,999	<b>34.1%</b>	14.8%	5.0%	15.7%	14.9%	5.1%	17.0%	15.7%	5.3%	18.8%
\$50,000 to \$74,999	0.0%	22.1%	0.0%	15.7%	22.3%	0.0%	17.0%	22.2%	0.0%	18.8%
\$75,000 to \$99,999	0.0%	16.4%	0.0%	15.7%	15.9%	0.0%	17.0%	14.8%	0.0%	18.8%
\$100,000 to \$149,999	0.0%	16.0%	0.0%	15.7%	15.5%	0.0%	17.0%	13.8%	0.0%	18.8%
\$150,000 to \$249,999	0.0%	6.2%	0.0%	15.7%	6.5%	0.0%	17.0%	5.4%	0.0%	18.8%
\$250,000 to \$499,999	0.0%	2.3%	0.0%	15.7%	2.4%	0.0%	17.0%	2.2%	0.0%	18.8%
\$500,000 or more	0.0%	0.6%	0.0%	15.7%	0.5%	0.0%	17.0%	0.6%	0.0%	18.8%
<b>Totals</b>		<b>100.0%</b>	<b>15.7%</b>		<b>100.0%</b>	<b>17.0%</b>		<b>100.0%</b>	<b>18.8%</b>	

% of Households in Income Band	15.7%	17.0%	18.8%
Multiplied by Total Households	<u>29,341</u>	<u>93,453</u>	<u>272,195</u>
Income-Qualified Households	4,607	15,887	51,173
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter Households in 2007	1,428	4,925	15,864
Less: Income-Qual. Renter HH in 2002	<u>(1,182)</u>	<u>(4,085)</u>	<u>(13,812)</u>
Ind. Demand from HH Growth over next 5 yrs.	246	840	2,052
Annual Demand	49	168	410
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	98	336	820

*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	17.5%	\$21,679
<b>Maximum</b>	\$34,140	17.5%	\$40,115

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Logan Heights*  
Seminole County

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	14,938		34,744		133,569	
Household Income	2002		2002		2002	
Less than \$15,000	1,412	9.45%	3,671	10.57%	10,749	8.05%
\$15,000 to \$24,999	1,566	10.49%	3,883	11.18%	13,212	9.89%
\$25,000 to \$34,999	1,854	12.41%	3,999	11.51%	14,559	10.90%
\$35,000 to \$49,999	2,670	17.88%	5,751	16.55%	21,608	16.18%
\$50,000 to \$74,999	3,777	25.28%	7,880	22.68%	30,766	23.03%
\$75,000 to \$99,999	1,737	11.63%	4,442	12.78%	18,630	13.95%
\$100,000 to \$149,999	1,196	8.00%	3,228	9.29%	14,402	10.78%
\$150,000 to \$249,999	592	3.96%	1,564	4.50%	7,544	5.65%
\$250,000 to \$499,999	113	0.75%	256	0.74%	1,519	1.14%
\$500,000 or more	21	0.14%	70	0.20%	581	0.43%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Logan Heights**

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	% 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		14,938			34,744			133,569		
Less than \$15,000	0.0%	9.45%	0.0%	0.0%	10.6%	0.0%	0.0%	8.1%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	10.49%	6.9%	6.9%	11.2%	7.3%	7.3%	9.9%	6.5%	6.5%
\$25,000 to \$34,999	<b>91.4%</b>	12.41%	11.3%	18.2%	11.5%	10.5%	17.8%	10.9%	10.0%	16.5%
\$35,000 to \$49,999	0.0%	17.88%	0.0%	18.2%	16.6%	0.0%	17.8%	16.2%	0.0%	16.5%
\$50,000 to \$74,999	0.0%	25.28%	0.0%	18.2%	22.7%	0.0%	17.8%	23.0%	0.0%	16.5%
\$75,000 to \$99,999	0.0%	11.63%	0.0%	18.2%	12.8%	0.0%	17.8%	14.0%	0.0%	16.5%
\$100,000 to \$149,999	0.0%	8.00%	0.0%	18.2%	9.3%	0.0%	17.8%	10.8%	0.0%	16.5%
\$150,000 to \$249,999	0.0%	3.96%	0.0%	18.2%	4.5%	0.0%	17.8%	5.7%	0.0%	16.5%
\$250,000 to \$499,999	0.0%	0.75%	0.0%	18.2%	0.7%	0.0%	17.8%	1.1%	0.0%	16.5%
\$500,000 or more	0.0%	0.14%	0.0%	18.2%	0.2%	0.0%	17.8%	0.4%	0.0%	16.5%

% of Households in Income Band	18.2%	17.8%	16.5%
Multiplied by Total Households	<u>14,938</u>	<u>34,744</u>	<u>133,569</u>
Income-Qualified Households	2,719	6,184	22,039
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter HH in 2002	843	1,917	6,832
Existing and Funded, Competitive Affordable Apartments	1,608	2,980	4,465
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,608	2,980	4,465
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	190.7%	155.5%	65.4%
Remaining Potential Demand	(765)	(1,063)	2,367

### Household Growth Through 2007

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

*Logan Heights*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	16,573				38,358			147,027		
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%	7.6%	0.0%	0.0%	5.8%	0.0%	0.0%
\$15,000 to \$24,999	<b>33.2%</b>	7.8%	2.6%	2.6%	8.7%	2.9%	2.9%	7.9%	2.6%	2.6%
\$25,000 to \$34,999	<b>100.0%</b>	11.2%	11.2%	13.8%	10.8%	10.8%	13.7%	9.8%	9.8%	12.4%
\$35,000 to \$49,999	<b>34.1%</b>	15.0%	5.1%	18.9%	14.0%	4.8%	18.5%	14.2%	4.8%	17.2%
\$50,000 to \$74,999	0.0%	22.6%	0.0%	18.9%	20.7%	0.0%	18.5%	20.9%	0.0%	17.2%
\$75,000 to \$99,999	0.0%	15.9%	0.0%	18.9%	15.0%	0.0%	18.5%	15.1%	0.0%	17.2%
\$100,000 to \$149,999	0.0%	12.5%	0.0%	18.9%	13.9%	0.0%	18.5%	15.2%	0.0%	17.2%
\$150,000 to \$249,999	0.0%	5.4%	0.0%	18.9%	6.3%	0.0%	18.5%	6.9%	0.0%	17.2%
\$250,000 to \$499,999	0.0%	2.4%	0.0%	18.9%	2.6%	0.0%	18.5%	3.2%	0.0%	17.2%
\$500,000 or more	0.0%	0.4%	0.0%	18.9%	0.5%	0.0%	18.5%	0.9%	0.0%	17.2%
<b>Totals</b>		<b>100.0%</b>	<b>18.9%</b>		<b>100.0%</b>	<b>18.5%</b>		<b>100.0%</b>	<b>17.2%</b>	

% of Households in Income Band	18.9%	18.5%	17.2%
Multiplied by Total Households	<u>16,573</u>	<u>38,358</u>	<u>147,027</u>
Income-Qualified Households	3,132	7,096	25,289
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter Households in 2007	971	2,200	7,840
Less: Income-Qual. Renter HH in 2002	<u>(843)</u>	<u>(1,917)</u>	<u>(6,832)</u>
Ind. Demand from HH Growth over next 5 yrs.	128	283	1,008
Annual Demand	26	57	202
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	52	114	404

*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	17.5%	\$21,679
<b>Maximum</b>	\$34,140	17.5%	\$40,115

**Household Income Distribution 2002**

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

***Stratford Point  
Apartments***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	9,434		29,025		94,248	
Household Income	2002		2002		2002	
Less than \$15,000	1,415	15.00%	3,335	11.49%	9,169	9.73%
\$15,000 to \$24,999	1,231	13.05%	3,513	12.10%	11,435	12.13%
\$25,000 to \$34,999	1,124	11.92%	3,430	11.82%	12,053	12.79%
\$35,000 to \$49,999	1,450	15.37%	4,879	16.81%	15,913	16.88%
\$50,000 to \$74,999	2,195	23.26%	6,350	21.88%	20,027	21.25%
\$75,000 to \$99,999	890	9.44%	3,290	11.34%	11,337	12.03%
\$100,000 to \$149,999	744	7.89%	2,379	8.20%	8,176	8.67%
\$150,000 to \$249,999	344	3.64%	1,305	4.50%	4,555	4.83%
\$250,000 to \$499,999	32	0.34%	410	1.41%	1,154	1.22%
\$500,000 or more	9	<u>0.10%</u>	133	<u>0.46%</u>	429	<u>0.45%</u>
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

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

**Stratford Point 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	% 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		9,434			29,025			94,248		
Less than \$15,000	0.0%	15.00%	0.0%	0.0%	11.5%	0.0%	0.0%	9.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	13.05%	8.5%	8.5%	12.1%	7.9%	7.9%	12.1%	7.9%	7.9%
\$25,000 to \$34,999	<b>91.4%</b>	11.92%	10.9%	19.4%	11.8%	10.8%	18.7%	12.8%	11.7%	19.6%
\$35,000 to \$49,999	0.0%	15.37%	0.0%	19.4%	16.8%	0.0%	18.7%	16.9%	0.0%	19.6%
\$50,000 to \$74,999	0.0%	23.26%	0.0%	19.4%	21.9%	0.0%	18.7%	21.3%	0.0%	19.6%
\$75,000 to \$99,999	0.0%	9.44%	0.0%	19.4%	11.3%	0.0%	18.7%	12.0%	0.0%	19.6%
\$100,000 to \$149,999	0.0%	7.89%	0.0%	19.4%	8.2%	0.0%	18.7%	8.7%	0.0%	19.6%
\$150,000 to \$249,999	0.0%	3.64%	0.0%	19.4%	4.5%	0.0%	18.7%	4.8%	0.0%	19.6%
\$250,000 to \$499,999	0.0%	0.34%	0.0%	19.4%	1.4%	0.0%	18.7%	1.2%	0.0%	19.6%
\$500,000 or more	0.0%	0.10%	0.0%	19.4%	0.5%	0.0%	18.7%	0.5%	0.0%	19.6%

% of Households in Income Band	19.4%	18.7%	19.6%
Multiplied by Total Households	<u>9,434</u>	<u>29,025</u>	<u>94,248</u>
Income-Qualified Households	1,830	5,428	18,473
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter HH in 2002	567	1,683	5,727
Existing and Funded, Competitive Affordable Apartments	1,440	2,720	3,585
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1440	2720	3585
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	254.0%	161.6%	62.6%
Remaining Potential Demand	(873)	(1037)	2142

### Household Growth Through 2007

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

*Stratford Point Apartments*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	10,654				32,757			103,877		
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%	10.9%	0.0%	0.0%	8.3%	0.0%	0.0%	7.2%	0.0%	0.0%
\$15,000 to \$24,999	33.2%	11.1%	3.7%	3.7%	9.9%	3.3%	3.3%	9.9%	3.3%	3.3%
\$25,000 to \$34,999	100.0%	11.4%	11.4%	15.1%	11.0%	11.0%	14.3%	11.7%	11.7%	15.0%
\$35,000 to \$49,999	34.1%	14.2%	4.8%	19.9%	14.7%	5.0%	19.3%	15.8%	5.4%	20.4%
\$50,000 to \$74,999	0.0%	20.1%	0.0%	19.9%	20.5%	0.0%	19.3%	20.3%	0.0%	20.4%
\$75,000 to \$99,999	0.0%	14.7%	0.0%	19.9%	13.5%	0.0%	19.3%	12.9%	0.0%	20.4%
\$100,000 to \$149,999	0.0%	10.4%	0.0%	19.9%	12.4%	0.0%	19.3%	12.4%	0.0%	20.4%
\$150,000 to \$249,999	0.0%	5.2%	0.0%	19.9%	5.6%	0.0%	19.3%	5.9%	0.0%	20.4%
\$250,000 to \$499,999	0.0%	1.9%	0.0%	19.9%	3.1%	0.0%	19.3%	3.0%	0.0%	20.4%
\$500,000 or more	0.0%	0.2%	0.0%	19.9%	1.1%	0.0%	19.3%	0.9%	0.0%	20.4%
<b>Totals</b>		100.0%	19.9%		100.0%	19.3%		100.0%	20.4%	

% of Households in Income Band	19.9%	19.3%	20.4%
Multiplied by Total Households	<u>10,654</u>	<u>32,757</u>	<u>103,877</u>
Income-Qualified Households	2,120	6,322	21,191
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter Households in 2007	657	1,960	6,569
Less: Income-Qual. Renter HH in 2002	<u>(567)</u>	<u>(1,683)</u>	<u>(5,727)</u>
Ind. Demand from HH Growth over next 5 yrs.	90	277	842
Annual Demand	18	55	168
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	36	110	336

*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	17.5%	\$21,679
Maximum	\$34,140	17.5%	\$40,115

### Household Income Distribution 2002

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

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	20,698		31,769		117,576	
Household Income	2002		2002		2002	
Less than \$15,000	2,649	12.80%	3,534	11.12%	10,073	8.57%
\$15,000 to \$24,999	2,614	12.63%	3,537	11.13%	12,504	10.63%
\$25,000 to \$34,999	2,492	12.04%	3,451	10.86%	13,580	11.55%
\$35,000 to \$49,999	3,602	17.40%	5,046	15.88%	19,291	16.41%
\$50,000 to \$74,999	4,811	23.25%	7,005	22.05%	26,234	22.31%
\$75,000 to \$99,999	2,178	10.52%	3,975	12.51%	15,663	13.32%
\$100,000 to \$149,999	1,517	7.33%	3,008	9.47%	11,856	10.08%
\$150,000 to \$249,999	680	3.28%	1,665	5.24%	6,438	5.48%
\$250,000 to \$499,999	124	0.60%	422	1.33%	1,403	1.19%
\$500,000 or more	30	0.14%	126	0.40%	534	0.45%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Windchase**

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		20,698			31,769			117,576		
Less than \$15,000	0.0%	12.80%	0.0%	0.0%	11.1%	0.0%	0.0%	8.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	12.63%	8.3%	8.3%	11.1%	7.3%	7.3%	10.6%	7.0%	7.0%
\$25,000 to \$34,999	<b>91.4%</b>	12.04%	11.0%	19.3%	10.9%	9.9%	17.2%	11.6%	10.6%	17.6%
\$35,000 to \$49,999	0.0%	17.40%	0.0%	19.3%	15.9%	0.0%	17.2%	16.4%	0.0%	17.6%
\$50,000 to \$74,999	0.0%	23.25%	0.0%	19.3%	22.1%	0.0%	17.2%	22.3%	0.0%	17.6%
\$75,000 to \$99,999	0.0%	10.52%	0.0%	19.3%	12.5%	0.0%	17.2%	13.3%	0.0%	17.6%
\$100,000 to \$149,999	0.0%	7.33%	0.0%	19.3%	9.5%	0.0%	17.2%	10.1%	0.0%	17.6%
\$150,000 to \$249,999	0.0%	3.28%	0.0%	19.3%	5.2%	0.0%	17.2%	5.5%	0.0%	17.6%
\$250,000 to \$499,999	0.0%	0.60%	0.0%	19.3%	1.3%	0.0%	17.2%	1.2%	0.0%	17.6%
\$500,000 or more	0.0%	0.14%	0.0%	19.3%	0.4%	0.0%	17.2%	0.5%	0.0%	17.6%

% of Households in Income Band	19.3%	17.2%	17.6%
Multiplied by Total Households	<u>20,698</u>	<u>31,769</u>	<u>117,576</u>
Income-Qualified Households	3,995	5,464	20,693
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter HH in 2002	1,238	1,694	6,415
Existing and Funded, Competitive Affordable Apartments	2,436	2,980	3,848
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	2,436	2,980	3,848
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	196.8%	175.9%	60.0%
Remaining Potential Demand	(1,198)	(1,286)	2,567

### Household Growth Through 2007

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

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				22,969			35,561			129,549
Less than \$15,000	0.0%	9.2%	0.0%	0.0%	7.9%	0.0%	0.0%	6.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>33.2%</b>	10.1%	3.4%	3.4%	8.9%	3.0%	3.0%	8.5%	2.8%	2.8%
\$25,000 to \$34,999	<b>100.0%</b>	11.9%	11.9%	15.3%	10.2%	10.2%	13.2%	10.5%	10.5%	13.3%
\$35,000 to \$49,999	<b>34.1%</b>	14.5%	4.9%	20.2%	13.3%	4.5%	17.7%	14.7%	5.0%	18.3%
\$50,000 to \$74,999	0.0%	21.7%	0.0%	20.2%	19.9%	0.0%	17.7%	20.8%	0.0%	18.3%
\$75,000 to \$99,999	0.0%	14.2%	0.0%	20.2%	14.6%	0.0%	17.7%	14.3%	0.0%	18.3%
\$100,000 to \$149,999	0.0%	11.3%	0.0%	20.2%	14.1%	0.0%	17.7%	14.3%	0.0%	18.3%
\$150,000 to \$249,999	0.0%	4.7%	0.0%	20.2%	6.7%	0.0%	17.7%	6.6%	0.0%	18.3%
\$250,000 to \$499,999	0.0%	1.9%	0.0%	20.2%	3.4%	0.0%	17.7%	3.2%	0.0%	18.3%
\$500,000 or more	0.0%	0.4%	0.0%	20.2%	0.9%	0.0%	17.7%	0.9%	0.0%	18.3%
<b>Totals</b>		<b>100.0%</b>	<b>20.2%</b>		<b>100.0%</b>	<b>17.7%</b>		<b>100.0%</b>	<b>18.3%</b>	

% of Households in Income Band	20.2%	17.7%	18.3%
Multiplied by Total Households	<u>22,969</u>	<u>35,561</u>	<u>129,549</u>
Income-Qualified Households	4,640	6,294	23,707
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter Households in 2007	1,438	1,951	7,349
Less: Income-Qual. Renter HH in 2002	<u>(1,238)</u>	<u>(1,694)</u>	<u>(6,415)</u>
Ind. Demand from HH Growth over next 5 yrs.	200	257	934
Annual Demand	40	51	187
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	80	102	374

*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	17.5%	\$21,679
Maximum	\$34,140	17.5%	\$40,115

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Wyndham Place  
Seminole County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	14,644		45,975		153,700	
Household Income	2002		2002		2002	
Less than \$15,000	908	6.20%	3,514	7.64%	11,890	7.74%
\$15,000 to \$24,999	1,272	8.69%	4,259	9.26%	14,221	9.25%
\$25,000 to \$34,999	1,712	11.69%	5,005	10.89%	16,147	10.51%
\$35,000 to \$49,999	2,586	17.66%	7,404	16.10%	24,382	15.86%
\$50,000 to \$74,999	3,676	25.10%	10,789	23.47%	35,519	23.11%
\$75,000 to \$99,999	2,043	13.95%	6,568	14.29%	21,781	14.17%
\$100,000 to \$149,999	1,459	9.96%	5,117	11.13%	17,446	11.35%
\$150,000 to \$249,999	823	5.62%	2,656	5.78%	9,432	6.14%
\$250,000 to \$499,999	142	0.97%	488	1.06%	2,029	1.32%
\$500,000 or more	22	0.15%	176	0.38%	852	0.55%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Wyndham Place**

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		14,644			45,975			153,700		
Less than \$15,000	0.0%	6.20%	0.0%	0.0%	7.6%	0.0%	0.0%	7.7%	0.0%	0.0%
\$15,000 to \$24,999	<b>65.5%</b>	8.69%	5.7%	5.7%	9.3%	6.1%	6.1%	9.3%	6.1%	6.1%
\$25,000 to \$34,999	<b>91.4%</b>	11.69%	10.7%	16.4%	10.9%	10.0%	16.1%	10.5%	9.6%	15.7%
\$35,000 to \$49,999	0.0%	17.66%	0.0%	16.4%	16.1%	0.0%	16.1%	15.9%	0.0%	15.7%
\$50,000 to \$74,999	0.0%	25.10%	0.0%	16.4%	23.5%	0.0%	16.1%	23.1%	0.0%	15.7%
\$75,000 to \$99,999	0.0%	13.95%	0.0%	16.4%	14.3%	0.0%	16.1%	14.2%	0.0%	15.7%
\$100,000 to \$149,999	0.0%	9.96%	0.0%	16.4%	11.1%	0.0%	16.1%	11.4%	0.0%	15.7%
\$150,000 to \$249,999	0.0%	5.62%	0.0%	16.4%	5.8%	0.0%	16.1%	6.1%	0.0%	15.7%
\$250,000 to \$499,999	0.0%	0.97%	0.0%	16.4%	1.1%	0.0%	16.1%	1.3%	0.0%	15.7%
\$500,000 or more	0.0%	0.15%	0.0%	16.4%	0.4%	0.0%	16.1%	0.6%	0.0%	15.7%

% of Households in Income Band	16.4%	16.1%	15.7%
Multiplied by Total Households	<u>14,644</u>	<u>45,975</u>	<u>153,700</u>
Income-Qualified Households	2,402	7,402	24,131
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter HH in 2002	745	2,295	7,481
Existing and Funded, Competitive Affordable Apartments	1,116	2,564	5,554
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,116	2,564	5,554
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	149.8%	111.7%	74.2%
Remaining Potential Demand	(371)	(269)	1,927

### Household Growth Through 2007

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

*Wyndham Place*

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		16,374			50,672			169,421		
Less than \$15,000	0.0%	4.4%	0.0%	0.0%	5.4%	0.0%	0.0%	5.6%	0.0%	0.0%
\$15,000 to \$24,999	33.2%	6.4%	2.1%	2.1%	7.2%	2.4%	2.4%	7.4%	2.5%	2.5%
\$25,000 to \$34,999	100.0%	9.7%	9.7%	11.8%	9.4%	9.4%	11.8%	9.2%	9.2%	11.7%
\$35,000 to \$49,999	34.1%	14.5%	4.9%	16.7%	13.7%	4.7%	16.5%	13.8%	4.7%	16.4%
\$50,000 to \$74,999	0.0%	22.3%	0.0%	16.7%	20.9%	0.0%	16.5%	21.0%	0.0%	16.4%
\$75,000 to \$99,999	0.0%	16.8%	0.0%	16.7%	15.7%	0.0%	16.5%	15.3%	0.0%	16.4%
\$100,000 to \$149,999	0.0%	15.0%	0.0%	16.7%	15.8%	0.0%	16.5%	15.8%	0.0%	16.4%
\$150,000 to \$249,999	0.0%	7.3%	0.0%	16.7%	7.8%	0.0%	16.5%	7.4%	0.0%	16.4%
\$250,000 to \$499,999	0.0%	3.2%	0.0%	16.7%	3.4%	0.0%	16.5%	3.6%	0.0%	16.4%
\$500,000 or more	0.0%	0.5%	0.0%	16.7%	0.8%	0.0%	16.5%	1.0%	0.0%	16.4%
<b>Totals</b>		100.0%	16.7%		100.0%	16.5%		100.0%	16.4%	

% of Households in Income Band	16.7%	16.5%	16.4%
Multiplied by Total Households	<u>16,374</u>	<u>50,672</u>	<u>169,421</u>
Income-Qualified Households	2,734	8,361	27,785
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>31%</u>	<u>31%</u>	<u>31%</u>
Income-Qualified, Renter Households in 2007	848	2,592	8,613
Less: Income-Qual. Renter HH in 2002	<u>(745)</u>	<u>(2,295)</u>	<u>(7,481)</u>
Ind. Demand from HH Growth over next 5 yrs.	103	297	1,132
Annual Demand	21	59	226
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	42	118	452

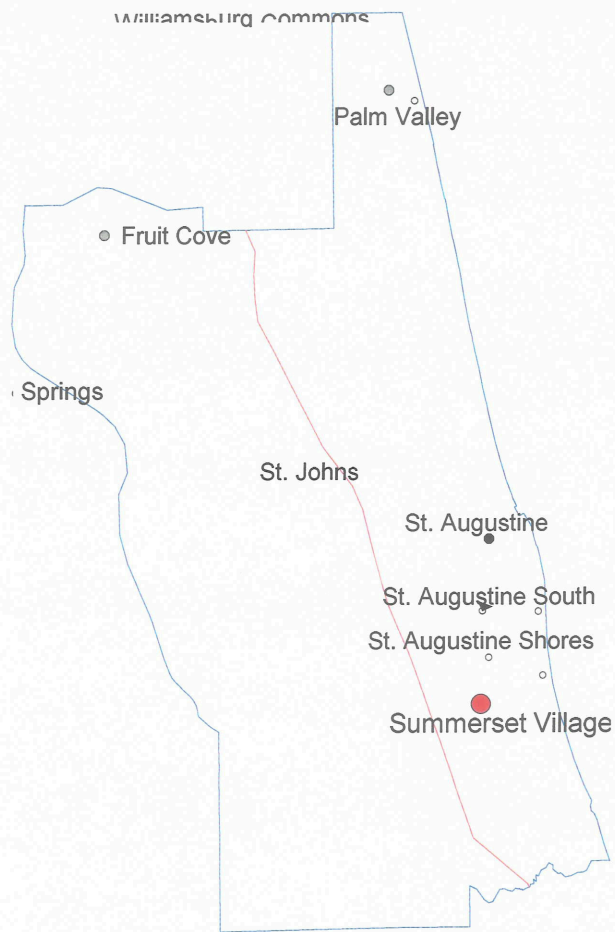
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,450	17.5%	\$21,679
Maximum	\$34,140	17.5%	\$40,115



**ST. JOHNS COUNTY**

# ST. JOHNS COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Summerset Village*  
St. Johns County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	3,622		11,403		26,381	
Household Income	2002		2002		2002	
Less than \$15,000	420	11.59%	1,287	11.29%	3,581	13.57%
\$15,000 to \$24,999	478	13.19%	1,326	11.63%	3,536	13.40%
\$25,000 to \$34,999	428	11.81%	1,250	10.97%	3,381	12.82%
\$35,000 to \$49,999	698	19.26%	2,028	17.78%	4,526	17.16%
\$50,000 to \$74,999	878	24.25%	2,652	23.25%	5,312	20.13%
\$75,000 to \$99,999	358	9.89%	1,351	11.85%	2,749	10.42%
\$100,000 to \$149,999	289	7.98%	986	8.65%	2,031	7.70%
\$150,000 to \$249,999	61	1.69%	338	2.96%	864	3.27%
\$250,000 to \$499,999	12	0.32%	143	1.25%	305	1.16%
\$500,000 or more	1	0.02%	43	0.38%	96	0.37%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
St. Johns County**

**Summerset Village**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$625** per mo. **\$18,750**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$34,680**

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		3,622			11,403			26,381		
Less than \$15,000	0.0%	11.59%	0.0%	0.0%	11.3%	0.0%	0.0%	13.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>62.5%</b>	13.19%	8.2%	8.2%	11.6%	7.3%	7.3%	13.4%	8.4%	8.4%
\$25,000 to \$34,999	<b>96.8%</b>	11.81%	11.4%	19.6%	11.0%	10.6%	17.9%	12.8%	12.4%	20.8%
\$35,000 to \$49,999	0.0%	19.26%	0.0%	19.6%	17.8%	0.0%	17.9%	17.2%	0.0%	20.8%
\$50,000 to \$74,999	0.0%	24.25%	0.0%	19.6%	23.3%	0.0%	17.9%	20.1%	0.0%	20.8%
\$75,000 to \$99,999	0.0%	9.89%	0.0%	19.6%	11.9%	0.0%	17.9%	10.4%	0.0%	20.8%
\$100,000 to \$149,999	0.0%	7.98%	0.0%	19.6%	8.7%	0.0%	17.9%	7.7%	0.0%	20.8%
\$150,000 to \$249,999	0.0%	1.69%	0.0%	19.6%	3.0%	0.0%	17.9%	3.3%	0.0%	20.8%
\$250,000 to \$499,999	0.0%	0.32%	0.0%	19.6%	1.3%	0.0%	17.9%	1.2%	0.0%	20.8%
\$500,000 or more	0.0%	0.02%	0.0%	19.6%	0.4%	0.0%	17.9%	0.4%	0.0%	20.8%

% of Households in Income Band	19.6%	17.9%	20.8%
Multiplied by Total Households	<u>3,622</u>	<u>11,403</u>	<u>26,381</u>
Income-Qualified Households	710	2,041	5,487
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>29%</u>	<u>29%</u>	<u>29%</u>
Income-Qualified, Renter HH in 2002	206	592	1,591
Existing and Funded, Competitive Affordable Apartments	216	216	874
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	216	216	874
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	104.9%	36.5%	54.9%
Remaining Potential Demand	(10)	376	717

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
St. Johns County

*Summerset Village*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	4,189				13,164			30,045		
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%	9.7%	0.0%	0.0%	9.4%	0.0%	0.0%	11.2%	0.0%	0.0%
\$15,000 to \$24,999	35.7%	11.6%	4.2%	4.2%	10.1%	3.6%	3.6%	11.3%	4.0%	4.0%
\$25,000 to \$34,999	100.0%	10.1%	10.1%	14.3%	9.4%	9.4%	13.0%	11.2%	11.2%	15.2%
\$35,000 to \$49,999	30.9%	18.8%	5.8%	20.1%	16.1%	5.0%	18.0%	16.7%	5.2%	20.4%
\$50,000 to \$74,999	0.0%	23.5%	0.0%	20.1%	22.6%	0.0%	18.0%	20.0%	0.0%	20.4%
\$75,000 to \$99,999	0.0%	12.4%	0.0%	20.1%	13.8%	0.0%	18.0%	12.2%	0.0%	20.4%
\$100,000 to \$149,999	0.0%	10.4%	0.0%	20.1%	12.5%	0.0%	18.0%	11.2%	0.0%	20.4%
\$150,000 to \$249,999	0.0%	2.9%	0.0%	20.1%	3.9%	0.0%	18.0%	4.1%	0.0%	20.4%
\$250,000 to \$499,999	0.0%	0.5%	0.0%	20.1%	1.6%	0.0%	18.0%	1.5%	0.0%	20.4%
\$500,000 or more	0.0%	0.1%	0.0%	20.1%	0.7%	0.0%	18.0%	0.6%	0.0%	20.4%
<b>Totals</b>		100.0%	20.1%		100.0%	18.0%		100.0%	20.4%	

% of Households in Income Band	20.1%	18.0%	20.4%
Multiplied by Total Households	<u>4,189</u>	<u>13,164</u>	<u>30,045</u>
Income-Qualified Households	842	2,370	6,129
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>29%</u>	<u>29%</u>	<u>29%</u>
Income-Qualified, Renter Households in 2007	244	687	1,777
Less: Income-Qual. Renter HH in 2002	<u>(206)</u>	<u>(592)</u>	<u>(1,591)</u>
Ind. Demand from HH Growth over next 5 yrs.	38	95	186
Annual Demand	8	19	37
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	16	38	74

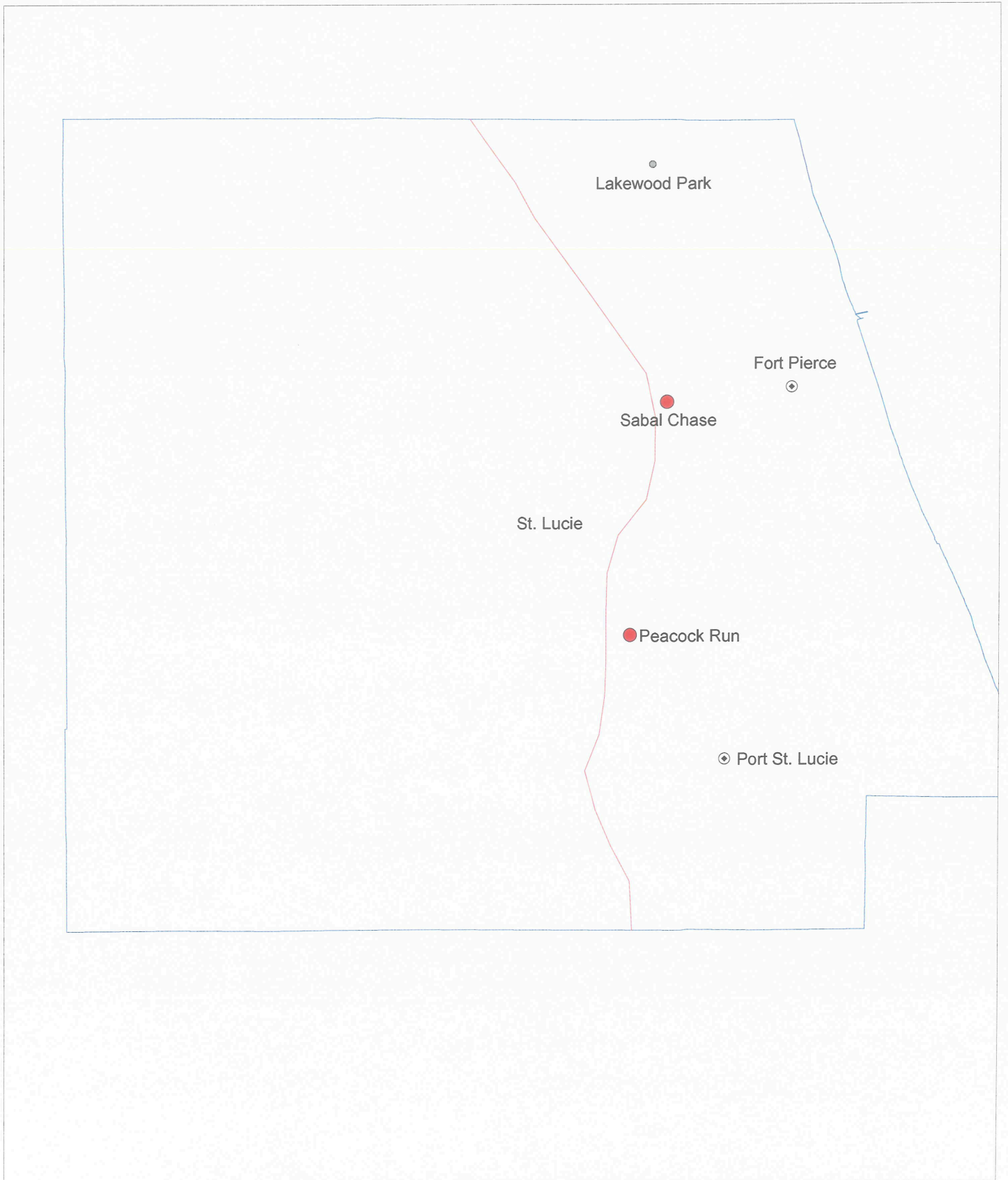
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$18,750	14.3%	\$21,431
Maximum	\$34,680	14.3%	\$39,639

**ST. LUCIE COUNTY**

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# ST. LUCIE COUNTY PROJECTS



### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Peacock Run*  
St. Lucie

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	6,231		19,860		66,204	
Household Income	2002		2002		2002	
Less than \$15,000	577	9.26%	1,887	9.50%	10,530	15.90%
\$15,000 to \$24,999	992	15.93%	2,817	14.18%	10,704	16.17%
\$25,000 to \$34,999	981	15.74%	2,900	14.60%	10,362	15.65%
\$35,000 to \$49,999	1,544	24.78%	4,552	22.92%	13,635	20.60%
\$50,000 to \$74,999	1,312	21.06%	4,507	22.70%	12,643	19.10%
\$75,000 to \$99,999	472	7.58%	1,957	9.85%	4,937	7.46%
\$100,000 to \$149,999	230	3.69%	884	4.45%	2,268	3.43%
\$150,000 to \$249,999	89	1.43%	247	1.25%	689	1.04%
\$250,000 to \$499,999	30	0.48%	81	0.41%	337	0.51%
\$500,000 or more	4	0.06%	29	0.14%	100	0.15%
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
St. Lucie**

**Peacock 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	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		6,231			19,860			66,204		
Less than \$15,000	0.0%	9.26%	0.0%	0.0%	9.5%	0.0%	0.0%	15.9%	0.0%	0.0%
\$15,000 to \$24,999	<b>73.3%</b>	15.93%	11.7%	11.7%	14.2%	10.4%	10.4%	16.2%	11.9%	11.9%
\$25,000 to \$34,999	<b>77.0%</b>	15.74%	12.1%	23.8%	14.6%	11.2%	21.6%	15.7%	12.1%	24.0%
\$35,000 to \$49,999	0.0%	24.78%	0.0%	23.8%	22.9%	0.0%	21.6%	20.6%	0.0%	24.0%
\$50,000 to \$74,999	0.0%	21.06%	0.0%	23.8%	22.7%	0.0%	21.6%	19.1%	0.0%	24.0%
\$75,000 to \$99,999	0.0%	7.58%	0.0%	23.8%	9.9%	0.0%	21.6%	7.5%	0.0%	24.0%
\$100,000 to \$149,999	0.0%	3.69%	0.0%	23.8%	4.5%	0.0%	21.6%	3.4%	0.0%	24.0%
\$150,000 to \$249,999	0.0%	1.43%	0.0%	23.8%	1.3%	0.0%	21.6%	1.0%	0.0%	24.0%
\$250,000 to \$499,999	0.0%	0.48%	0.0%	23.8%	0.4%	0.0%	21.6%	0.5%	0.0%	24.0%
\$500,000 or more	0.0%	0.06%	0.0%	23.8%	0.1%	0.0%	21.6%	0.2%	0.0%	24.0%

% of Households in Income Band	23.8%	21.6%	24.0%
Multiplied by Total Households	<u>6,231</u>	<u>19,860</u>	<u>66,204</u>
Income-Qualified Households	1,483	4,290	15,889
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>46%</u>	<u>46%</u>	<u>46%</u>
Income-Qualified, Renter HH in 2002	682	1,973	7,309
Existing and Funded, Competitive Affordable Apartments	692	876	2,119
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	692	876	2,119
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	101.5%	44.4%	29.0%
Remaining Potential Demand	(10)	1,097	5,190

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
St. Lucie

*Peacock Run*

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		7,410			23,083			74,990		
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%	7.6%	0.0%	0.0%	12.8%	0.0%	0.0%
\$15,000 to \$24,999	<b>57.6%</b>	15.6%	9.0%	9.0%	12.8%	7.3%	7.3%	15.1%	8.7%	8.7%
\$25,000 to \$34,999	<b>100.0%</b>	14.4%	14.4%	23.4%	13.5%	13.5%	20.8%	15.1%	15.1%	23.8%
\$35,000 to \$49,999	<b>4.1%</b>	25.1%	1.0%	24.4%	21.8%	0.9%	21.7%	20.6%	0.8%	24.6%
\$50,000 to \$74,999	0.0%	22.0%	0.0%	24.4%	23.5%	0.0%	21.7%	20.0%	0.0%	24.6%
\$75,000 to \$99,999	0.0%	7.8%	0.0%	24.4%	10.8%	0.0%	21.7%	8.8%	0.0%	24.6%
\$100,000 to \$149,999	0.0%	4.6%	0.0%	24.4%	7.2%	0.0%	21.7%	5.2%	0.0%	24.6%
\$150,000 to \$249,999	0.0%	2.0%	0.0%	24.4%	1.9%	0.0%	21.7%	1.5%	0.0%	24.6%
\$250,000 to \$499,999	0.0%	0.8%	0.0%	24.4%	0.7%	0.0%	21.7%	0.7%	0.0%	24.6%
\$500,000 or more	0.0%	0.1%	0.0%	24.4%	0.2%	0.0%	21.7%	0.2%	0.0%	24.6%
<b>Totals</b>		<b>100.0%</b>	<b>24.4%</b>		<b>100.0%</b>	<b>21.7%</b>		<b>100.0%</b>	<b>24.6%</b>	

% of Households in Income Band	24.4%	21.7%	24.6%
Multiplied by Total Households	<u>7,410</u>	<u>23,083</u>	<u>74,990</u>
Income-Qualified Households	1,808	5,009	18,448
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>46%</u>	<u>46%</u>	<u>46%</u>
Income-Qualified, Renter Households in 2007	832	2,304	8,486
Less: Income-Qual. Renter HH in 2002	<u>(682)</u>	<u>(1,973)</u>	<u>(7,309)</u>
Ind. Demand from HH Growth over next 5 yrs.	150	331	1,177
Annual Demand	30	66	235
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	60	132	470

*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	8.9%	\$19,243
Maximum	\$32,700	8.9%	\$35,610

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Sabal Chase Apartments  
St. Lucie**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	9,312		20,893		54,215	
Household Income	2002		2002		2002	
Less than \$15,000	2,643	28.39%	5,777	27.65%	10,182	18.78%
\$15,000 to \$24,999	1,712	18.39%	4,093	19.59%	9,364	17.27%
\$25,000 to \$34,999	1,197	12.86%	2,960	14.17%	8,258	15.23%
\$35,000 to \$49,999	1,541	16.54%	3,340	15.98%	10,295	18.99%
\$50,000 to \$74,999	1,230	13.21%	2,735	13.09%	9,536	17.59%
\$75,000 to \$99,999	624	6.70%	1,139	5.45%	3,799	7.01%
\$100,000 to \$149,999	251	2.70%	560	2.68%	1,886	3.48%
\$150,000 to \$249,999	61	0.65%	187	0.89%	551	1.02%
\$250,000 to \$499,999	41	0.44%	76	0.37%	255	0.47%
\$500,000 or more	11	0.12%	27	0.13%	89	0.16%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed  
St. Lucie**

**Sabal Chase Apartments**

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	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		9,312			20,893			54,215		
Less than \$15,000	0.0%	28.39%	0.0%	0.0%	27.7%	0.0%	0.0%	18.8%	0.0%	0.0%
\$15,000 to \$24,999	<b>73.3%</b>	18.39%	13.5%	13.5%	19.6%	14.4%	14.4%	17.3%	12.7%	12.7%
\$25,000 to \$34,999	<b>77.0%</b>	12.86%	9.9%	23.4%	14.2%	10.9%	25.3%	15.2%	11.7%	24.4%
\$35,000 to \$49,999	0.0%	16.54%	0.0%	23.4%	16.0%	0.0%	25.3%	19.0%	0.0%	24.4%
\$50,000 to \$74,999	0.0%	13.21%	0.0%	23.4%	13.1%	0.0%	25.3%	17.6%	0.0%	24.4%
\$75,000 to \$99,999	0.0%	6.70%	0.0%	23.4%	5.5%	0.0%	25.3%	7.0%	0.0%	24.4%
\$100,000 to \$149,999	0.0%	2.70%	0.0%	23.4%	2.7%	0.0%	25.3%	3.5%	0.0%	24.4%
\$150,000 to \$249,999	0.0%	0.65%	0.0%	23.4%	0.9%	0.0%	25.3%	1.0%	0.0%	24.4%
\$250,000 to \$499,999	0.0%	0.44%	0.0%	23.4%	0.4%	0.0%	25.3%	0.5%	0.0%	24.4%
\$500,000 or more	0.0%	0.12%	0.0%	23.4%	0.1%	0.0%	25.3%	0.2%	0.0%	24.4%

% of Households in Income Band	23.4%	25.3%	24.4%
Multiplied by Total Households	<u>9,312</u>	<u>20,893</u>	<u>54,215</u>
Income-Qualified Households	2,179	5,286	13,228
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>46%</u>	<u>46%</u>	<u>46%</u>
Income-Qualified, Renter HH in 2002	1,002	2,432	6,085
Existing and Funded, Competitive Affordable Apartments	444	1,109	1,701
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	444	1,109	1,701
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	44.3%	45.6%	28.0%
Remaining Potential Demand	558	1,323	4,384

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed  
St. Lucie

**Sabal Chase Apartments**

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		9,915			22,528			60,380		
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%	24.5%	0.0%	0.0%	23.5%	0.0%	0.0%	15.5%	0.0%	0.0%
\$15,000 to \$24,999	<b>57.6%</b>	18.2%	10.5%	10.5%	18.9%	10.9%	10.9%	16.0%	9.2%	9.2%
\$25,000 to \$34,999	<b>100.0%</b>	13.6%	13.6%	24.1%	15.4%	15.4%	26.3%	15.6%	15.6%	24.8%
\$35,000 to \$49,999	<b>4.1%</b>	16.2%	0.7%	24.8%	16.5%	0.7%	27.0%	19.1%	0.8%	25.6%
\$50,000 to \$74,999	0.0%	14.9%	0.0%	24.8%	14.0%	0.0%	27.0%	18.3%	0.0%	25.6%
\$75,000 to \$99,999	0.0%	7.0%	0.0%	24.8%	6.3%	0.0%	27.0%	8.2%	0.0%	25.6%
\$100,000 to \$149,999	0.0%	3.9%	0.0%	24.8%	3.6%	0.0%	27.0%	5.0%	0.0%	25.6%
\$150,000 to \$249,999	0.0%	1.0%	0.0%	24.8%	1.2%	0.0%	27.0%	1.5%	0.0%	25.6%
\$250,000 to \$499,999	0.0%	0.5%	0.0%	24.8%	0.5%	0.0%	27.0%	0.6%	0.0%	25.6%
\$500,000 or more	0.0%	0.2%	0.0%	24.8%	0.2%	0.0%	27.0%	0.3%	0.0%	25.6%
<b>Totals</b>		<b>100.0%</b>	<b>24.8%</b>		<b>100.0%</b>	<b>27.0%</b>		<b>100.0%</b>	<b>25.6%</b>	

% of Households in Income Band	24.8%	27.0%	25.6%
Multiplied by Total Households	<u>9,915</u>	<u>22,528</u>	<u>60,380</u>
Income-Qualified Households	2,459	6,083	15,457
Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI	<u>46%</u>	<u>46%</u>	<u>46%</u>
Income-Qualified, Renter Households in 2007	1,131	2,798	7,110
Less: Income-Qual. Renter HH in 2002	<u>(1,002)</u>	<u>(2,432)</u>	<u>(6,085)</u>
Ind. Demand from HH Growth over next 5 yrs.	129	366	1,025
Annual Demand	26	73	205
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	52	146	410

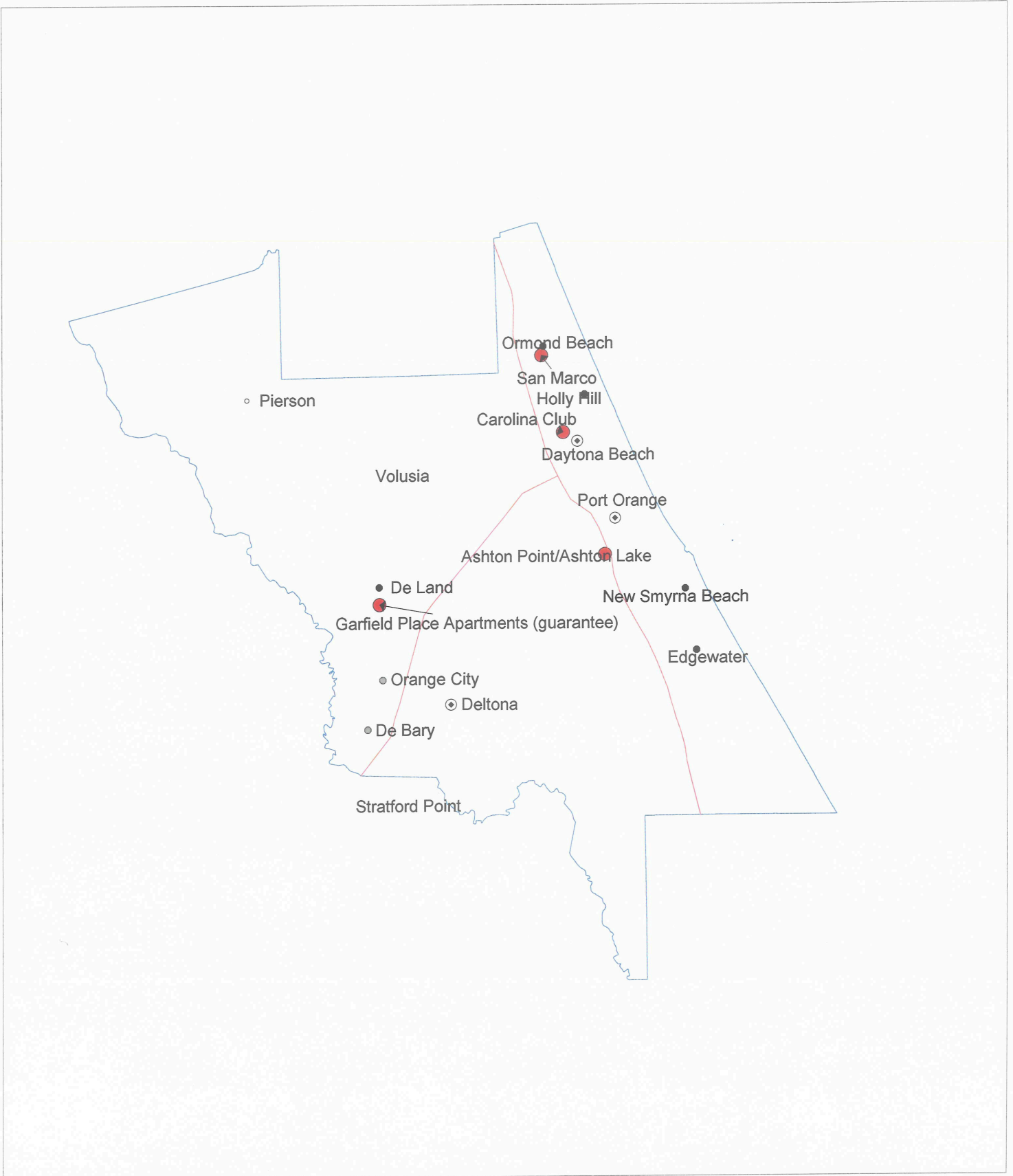
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$17,670	8.9%	\$19,243
Maximum	\$32,700	8.9%	\$35,610

**VOLUSIA COUNTY**

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# VOLUSIA COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Ashton Point  
Volusia County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	8,446		22,726		69,585	
Household Income	2002		2002		2002	
Less than \$15,000	482	5.71%	2,734	12.03%	12,048	17.31%
\$15,000 to \$24,999	913	10.81%	3,612	15.90%	12,548	18.03%
\$25,000 to \$34,999	1,024	12.13%	3,454	15.20%	11,187	16.08%
\$35,000 to \$49,999	1,495	17.71%	4,345	19.12%	12,432	17.87%
\$50,000 to \$74,999	1,982	23.47%	4,536	19.96%	11,841	17.02%
\$75,000 to \$99,999	1,056	12.50%	1,914	8.42%	4,736	6.81%
\$100,000 to \$149,999	844	9.99%	1,318	5.80%	3,130	4.50%
\$150,000 to \$249,999	494	5.85%	624	2.75%	1,198	1.72%
\$250,000 to \$499,999	89	1.06%	113	0.50%	317	0.46%
\$500,000 or more	65	<u>0.77%</u>	74	<u>0.33%</u>	149	<u>0.21%</u>
	100.0%		100.0%		100.0%	



**Level of Effort 2002**

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

**Ashton Point**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$525** per mo. **\$15,750**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,130**

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		8,446			22,726			69,585		
Less than \$15,000	0.0%	5.71%	0.0%	0.0%	12.0%	0.0%	0.0%	17.3%	0.0%	0.0%
\$15,000 to \$24,999	<b>92.5%</b>	10.81%	10.0%	10.0%	15.9%	14.7%	14.7%	18.0%	16.7%	16.7%
\$25,000 to \$34,999	<b>41.3%</b>	12.13%	5.0%	15.0%	15.2%	6.3%	21.0%	16.1%	6.6%	23.3%
\$35,000 to \$49,999	0.0%	17.71%	0.0%	15.0%	19.1%	0.0%	21.0%	17.9%	0.0%	23.3%
\$50,000 to \$74,999	0.0%	23.47%	0.0%	15.0%	20.0%	0.0%	21.0%	17.0%	0.0%	23.3%
\$75,000 to \$99,999	0.0%	12.50%	0.0%	15.0%	8.4%	0.0%	21.0%	6.8%	0.0%	23.3%
\$100,000 to \$149,999	0.0%	9.99%	0.0%	15.0%	5.8%	0.0%	21.0%	4.5%	0.0%	23.3%
\$150,000 to \$249,999	0.0%	5.85%	0.0%	15.0%	2.8%	0.0%	21.0%	1.7%	0.0%	23.3%
\$250,000 to \$499,999	0.0%	1.06%	0.0%	15.0%	0.5%	0.0%	21.0%	0.5%	0.0%	23.3%
\$500,000 or more	0.0%	0.77%	0.0%	15.0%	0.3%	0.0%	21.0%	0.2%	0.0%	23.3%

% of Households in Income Band	15.0%	21.0%	23.3%
Multiplied by Total Households	<u>8,446</u>	<u>22,726</u>	<u>69,585</u>
Income-Qualified Households	1,267	4,772	16,213
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	443	1,670	5,675
Existing and Funded, Competitive Affordable Apartments	268	628	2,112
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	268	628	2,112
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	60.5%	37.6%	37.2%
Remaining Potential Demand	175	1,042	3,563

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed **Ashton Point**  
Volusia County

Household Income		3-Mi.			5-Mi.			10-Mi.		
Total HH in Market Area 2007		9,465			24,667			75,043		
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%	4.2%	0.0%	0.0%	9.1%	0.0%	0.0%	13.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>71.4%</b>	7.2%	5.1%	5.1%	12.6%	9.0%	9.0%	15.3%	10.9%	10.9%
\$25,000 to \$34,999	<b>80.3%</b>	11.7%	9.4%	14.5%	15.3%	12.2%	21.2%	16.1%	13.0%	23.9%
\$35,000 to \$49,999	0.0%	16.6%	0.0%	14.5%	18.4%	0.0%	21.2%	18.7%	0.0%	23.9%
\$50,000 to \$74,999	0.0%	22.8%	0.0%	14.5%	21.1%	0.0%	21.2%	18.3%	0.0%	23.9%
\$75,000 to \$99,999	0.0%	13.8%	0.0%	14.5%	10.5%	0.0%	21.2%	8.4%	0.0%	23.9%
\$100,000 to \$149,999	0.0%	12.6%	0.0%	14.5%	7.8%	0.0%	21.2%	6.0%	0.0%	23.9%
\$150,000 to \$249,999	0.0%	6.8%	0.0%	14.5%	3.4%	0.0%	21.2%	2.3%	0.0%	23.9%
\$250,000 to \$499,999	0.0%	3.2%	0.0%	14.5%	1.5%	0.0%	21.2%	0.9%	0.0%	23.9%
\$500,000 or more	0.0%	1.2%	0.0%	14.5%	0.5%	0.0%	21.2%	0.3%	0.0%	23.9%
<b>Totals</b>		<b>100.0%</b>	<b>14.5%</b>		<b>100.0%</b>	<b>21.2%</b>		<b>100.0%</b>	<b>23.9%</b>	

% of Households in Income Band	14.5%	21.2%	23.9%
Multiplied by Total Households	<u>9,465</u>	<u>24,667</u>	<u>75,043</u>
Income-Qualified Households	1,372	5,229	17,935
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	480	1,830	6,277
Less: Income-Qual. Renter HH in 2002	<u>(443)</u>	<u>(1,670)</u>	<u>(5,675)</u>
Ind. Demand from HH Growth over next 5 yrs.	37	160	602
Annual Demand	7	32	120
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	14	64	240

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$15,750	13.4%	\$17,861
Maximum	\$29,130	13.4%	\$33,033

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Carolina Club  
Volusia County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	18,085		49,977		92,961	
Household Income	2002		2002		2002	
Less than \$15,000	4,847	26.80%	11,424	22.86%	16,939	18.22%
\$15,000 to \$24,999	3,782	20.91%	10,542	21.09%	17,163	18.46%
\$25,000 to \$34,999	3,025	16.73%	8,461	16.93%	14,703	15.82%
\$35,000 to \$49,999	2,947	16.29%	8,555	17.12%	16,646	17.91%
\$50,000 to \$74,999	2,242	12.40%	6,723	13.45%	15,000	16.14%
\$75,000 to \$99,999	696	3.85%	2,245	4.49%	6,008	6.46%
\$100,000 to \$149,999	404	2.23%	1,391	2.78%	4,067	4.38%
\$150,000 to \$249,999	104	0.58%	423	0.85%	1,667	1.79%
\$250,000 to \$499,999	25	0.14%	150	0.30%	532	0.57%
\$500,000 or more	12	<u>0.07%</u>	63	<u>0.13%</u>	236	<u>0.25%</u>
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**Carolina Club**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$525** per mo. **\$15,750**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,130**

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		18,085			49,977			92,961		
Less than \$15,000	0.0%	26.80%	0.0%	0.0%	22.9%	0.0%	0.0%	18.2%	0.0%	0.0%
\$15,000 to \$24,999	<b>92.5%</b>	20.91%	19.3%	19.3%	21.1%	19.5%	19.5%	18.5%	17.1%	17.1%
\$25,000 to \$34,999	<b>41.3%</b>	16.73%	6.9%	26.2%	16.9%	7.0%	26.5%	15.8%	6.5%	23.6%
\$35,000 to \$49,999	20.7%	16.29%	3.4%	29.6%	17.1%	3.5%	30.0%	17.9%	3.7%	27.3%
\$50,000 to \$74,999	0.0%	12.40%	0.0%	29.6%	13.5%	0.0%	30.0%	16.1%	0.0%	27.3%
\$75,000 to \$99,999	0.0%	3.85%	0.0%	29.6%	4.5%	0.0%	30.0%	6.5%	0.0%	27.3%
\$100,000 to \$149,999	0.0%	2.23%	0.0%	29.6%	2.8%	0.0%	30.0%	4.4%	0.0%	27.3%
\$150,000 to \$249,999	0.0%	0.58%	0.0%	29.6%	0.9%	0.0%	30.0%	1.8%	0.0%	27.3%
\$250,000 to \$499,999	0.0%	0.14%	0.0%	29.6%	0.3%	0.0%	30.0%	0.6%	0.0%	27.3%
\$500,000 or more	0.0%	0.07%	0.0%	29.6%	0.1%	0.0%	30.0%	0.3%	0.0%	27.3%

% of Households in Income Band	29.6%	30.0%	27.3%
Multiplied by Total Households	<u>18,085</u>	<u>49,977</u>	<u>92,961</u>
Income-Qualified Households	5,353	14,993	25,378
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	1,874	5,248	8,882
Existing and Funded, Competitive Affordable Apartments	1,792	2,000	2,696
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	1,792	2,000	2,696
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	95.6%	38.1%	30.4%
Remaining Potential Demand	82	3,248	6,186

### Household Growth Through 2007

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

Carolina Club

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				19,073			52,699			99,325
Less than \$15,000	0.0%	21.9%	0.0%	0.0%	18.4%	0.0%	0.0%	14.4%	0.0%	0.0%
\$15,000 to \$24,999	<b>71.4%</b>	19.8%	14.2%	14.2%	19.3%	13.8%	13.8%	16.4%	11.7%	11.7%
\$25,000 to \$34,999	<b>80.3%</b>	17.0%	13.6%	27.8%	17.3%	13.9%	27.7%	16.0%	12.8%	24.5%
\$35,000 to \$49,999	0.0%	17.0%	0.0%	27.8%	18.3%	0.0%	27.7%	18.2%	0.0%	24.5%
\$50,000 to \$74,999	0.0%	14.2%	0.0%	27.8%	15.0%	0.0%	27.7%	17.6%	0.0%	24.5%
\$75,000 to \$99,999	0.0%	5.7%	0.0%	27.8%	6.0%	0.0%	27.7%	8.0%	0.0%	24.5%
\$100,000 to \$149,999	0.0%	3.2%	0.0%	27.8%	3.7%	0.0%	27.7%	5.7%	0.0%	24.5%
\$150,000 to \$249,999	0.0%	1.0%	0.0%	27.8%	1.3%	0.0%	27.7%	2.4%	0.0%	24.5%
\$250,000 to \$499,999	0.0%	0.3%	0.0%	27.8%	0.4%	0.0%	27.7%	1.0%	0.0%	24.5%
\$500,000 or more	0.0%	0.1%	0.0%	27.8%	0.2%	0.0%	27.7%	0.4%	0.0%	24.5%
<b>Totals</b>		<b>100.0%</b>	<b>27.8%</b>		<b>100.0%</b>	<b>27.7%</b>		<b>100.0%</b>	<b>24.5%</b>	

% of Households in Income Band	27.8%	27.7%	24.5%
Multiplied by Total Households	<u>19,073</u>	<u>52,699</u>	<u>99,325</u>
Income-Qualified Households	5,302	14,598	24,335
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	1,856	5,109	8,517
Less: Income-Qual. Renter HH in 2002	<u>(1,874)</u>	<u>(5,248)</u>	<u>(8,882)</u>
Ind. Demand from HH Growth over next 5 yrs.	(18)	(139)	(365)
Annual Demand	(4)	(28)	(73)
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	(8)	(56)	(146)

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$15,750	13.4%	\$17,861
Maximum	\$29,130	13.4%	\$33,033

**Household Income Distribution 2002**

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

***Garfield Place  
Apartments***

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	13,651		22,463		58,157	
Household Income	2002		2002		2002	
Less than \$15,000	2,671	19.57%	3,721	16.56%	8,155	14.02%
\$15,000 to \$24,999	2,271	16.64%	3,518	15.66%	8,896	15.30%
\$25,000 to \$34,999	2,035	14.91%	3,359	14.95%	8,928	15.35%
\$35,000 to \$49,999	2,378	17.42%	4,016	17.88%	11,014	18.94%
\$50,000 to \$74,999	2,295	16.81%	4,118	18.33%	11,506	19.78%
\$75,000 to \$99,999	964	7.06%	1,757	7.82%	4,836	8.31%
\$100,000 to \$149,999	734	5.38%	1,349	6.00%	3,371	5.80%
\$150,000 to \$249,999	218	1.60%	459	2.04%	1,107	1.90%
\$250,000 to \$499,999	67	0.49%	134	0.60%	267	0.46%
\$500,000 or more	17	0.13%	33	0.15%	76	0.13%
	100.0%		100.0%		100.0%	

**Level of Effort 2002**

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

**Garfield Place Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$525** per mo. **\$15,750**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,130**

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		13,651			22,463			58,157		
Less than \$15,000	0.0%	19.57%	0.0%	0.0%	16.6%	0.0%	0.0%	14.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>92.5%</b>	16.64%	15.4%	15.4%	15.7%	14.5%	14.5%	15.3%	14.2%	14.2%
\$25,000 to \$34,999	<b>41.3%</b>	14.91%	6.2%	21.6%	15.0%	6.2%	20.7%	15.4%	6.3%	20.5%
\$35,000 to \$49,999	0.0%	17.42%	0.0%	21.6%	17.9%	0.0%	20.7%	18.9%	0.0%	20.5%
\$50,000 to \$74,999	0.0%	16.81%	0.0%	21.6%	18.3%	0.0%	20.7%	19.8%	0.0%	20.5%
\$75,000 to \$99,999	0.0%	7.06%	0.0%	21.6%	7.8%	0.0%	20.7%	8.3%	0.0%	20.5%
\$100,000 to \$149,999	0.0%	5.38%	0.0%	21.6%	6.0%	0.0%	20.7%	5.8%	0.0%	20.5%
\$150,000 to \$249,999	0.0%	1.60%	0.0%	21.6%	2.0%	0.0%	20.7%	1.9%	0.0%	20.5%
\$250,000 to \$499,999	0.0%	0.49%	0.0%	21.6%	0.6%	0.0%	20.7%	0.5%	0.0%	20.5%
\$500,000 or more	0.0%	0.13%	0.0%	21.6%	0.2%	0.0%	20.7%	0.1%	0.0%	20.5%

% of Households in Income Band	21.6%	20.7%	20.5%
Multiplied by Total Households	<u>13,651</u>	<u>22,463</u>	<u>58,157</u>
Income-Qualified Households	2,949	4,650	11,922
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	1,032	1,628	4,173
Existing and Funded, Competitive Affordable Apartments	794	794	1,095
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	794	794	1,095
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	76.9%	48.8%	26.2%
Remaining Potential Demand	238	834	3,078

### Household Growth Through 2007

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

*Garfield Place Apartments*

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	14,520				24,221			64,430		
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%	17.8%	0.0%	0.0%	15.0%	0.0%	0.0%	12.6%	0.0%	0.0%
\$15,000 to \$24,999	<b>71.4%</b>	15.0%	10.7%	10.7%	13.9%	9.9%	9.9%	13.4%	9.6%	9.6%
\$25,000 to \$34,999	<b>80.3%</b>	14.5%	11.6%	22.3%	14.1%	11.3%	21.2%	14.3%	11.5%	21.1%
\$35,000 to \$49,999	0.0%	17.5%	0.0%	22.3%	17.7%	0.0%	21.2%	18.5%	0.0%	21.1%
\$50,000 to \$74,999	0.0%	17.3%	0.0%	22.3%	18.9%	0.0%	21.2%	20.2%	0.0%	21.1%
\$75,000 to \$99,999	0.0%	8.2%	0.0%	22.3%	9.1%	0.0%	21.2%	9.9%	0.0%	21.1%
\$100,000 to \$149,999	0.0%	6.9%	0.0%	22.3%	7.6%	0.0%	21.2%	7.7%	0.0%	21.1%
\$150,000 to \$249,999	0.0%	2.2%	0.0%	22.3%	2.7%	0.0%	21.2%	2.6%	0.0%	21.1%
\$250,000 to \$499,999	0.0%	0.6%	0.0%	22.3%	0.8%	0.0%	21.2%	0.6%	0.0%	21.1%
\$500,000 or more	0.0%	0.2%	0.0%	22.3%	0.2%	0.0%	21.2%	0.2%	0.0%	21.1%
<b>Totals</b>		<b>100.0%</b>	<b>22.3%</b>		<b>100.0%</b>	<b>21.2%</b>		<b>100.0%</b>	<b>21.1%</b>	

% of Households in Income Band	22.3%	21.2%	21.1%
Multiplied by Total Households	<u>14,520</u>	<u>24,221</u>	<u>64,430</u>
Income-Qualified Households	3,238	5,135	13,595
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	1,133	1,797	4,758
Less: Income-Qual. Renter HH in 2002	<u>(1,032)</u>	<u>(1,628)</u>	<u>(4,173)</u>
Ind. Demand from HH Growth over next 5 yrs.	101	169	585
Annual Demand	20	34	117
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	40	68	234

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$15,750	13.4%	\$17,861
Maximum	\$29,130	13.4%	\$33,033



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed San Marco Apartments  
Volusia County**

Household Income	3-Mi.		5-Mi.		10-Mi.	
Total HH in Market Area	14,918		32,786		68,301	
Household Income	2002		2002		2002	
Less than \$15,000	1,882	12.61%	5,359	16.35%	13,661	20.00%
\$15,000 to \$24,999	2,441	16.37%	5,788	17.65%	13,013	19.05%
\$25,000 to \$34,999	2,126	14.25%	5,085	15.51%	11,051	16.18%
\$35,000 to \$49,999	2,824	18.93%	6,119	18.66%	11,969	17.52%
\$50,000 to \$74,999	2,933	19.66%	5,592	17.06%	10,193	14.92%
\$75,000 to \$99,999	1,292	8.66%	2,250	6.86%	3,965	5.81%
\$100,000 to \$149,999	882	5.91%	1,550	4.73%	2,796	4.09%
\$150,000 to \$249,999	347	2.33%	658	2.01%	1,086	1.59%
\$250,000 to \$499,999	139	0.93%	277	0.84%	415	0.61%
\$500,000 or more	52	0.35%	108	0.33%	151	0.22%
		100.0%		100.0%		100.0%

**Level of Effort 2002**

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

**San Marco Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$525 per mo. \$15,750**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,130**

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		14,918			32,786			68,301		
Less than \$15,000	0.0%	12.61%	0.0%	0.0%	16.4%	0.0%	0.0%	20.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>92.5%</b>	16.37%	15.1%	15.1%	17.7%	16.3%	16.3%	19.1%	17.6%	17.6%
\$25,000 to \$34,999	<b>41.3%</b>	14.25%	5.9%	21.0%	15.5%	6.4%	22.7%	16.2%	6.7%	24.3%
\$35,000 to \$49,999	0.0%	18.93%	0.0%	21.0%	18.7%	0.0%	22.7%	17.5%	0.0%	24.3%
\$50,000 to \$74,999	0.0%	19.66%	0.0%	21.0%	17.1%	0.0%	22.7%	14.9%	0.0%	24.3%
\$75,000 to \$99,999	0.0%	8.66%	0.0%	21.0%	6.9%	0.0%	22.7%	5.8%	0.0%	24.3%
\$100,000 to \$149,999	0.0%	5.91%	0.0%	21.0%	4.7%	0.0%	22.7%	4.1%	0.0%	24.3%
\$150,000 to \$249,999	0.0%	2.33%	0.0%	21.0%	2.0%	0.0%	22.7%	1.6%	0.0%	24.3%
\$250,000 to \$499,999	0.0%	0.93%	0.0%	21.0%	0.8%	0.0%	22.7%	0.6%	0.0%	24.3%
\$500,000 or more	0.0%	0.35%	0.0%	21.0%	0.3%	0.0%	22.7%	0.2%	0.0%	24.3%

% of Households in Income Band	21.0%	22.7%	24.3%
Multiplied by Total Households	<u>14,918</u>	<u>32,786</u>	<u>68,301</u>
Income-Qualified Households	3,133	7,442	16,597
Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI	<u>35%</u>	<u>35%</u>	<u>35%</u>
Income-Qualified, Renter HH in 2002	1,097	2,605	5,809
Existing and Funded, Competitive Affordable Apartments	260	476	2,052
Add: Subject's Proposed Units	<u>Inc. Above</u>	<u>Inc. Above</u>	<u>Inc. Above</u>
Total Projected Supply	260	476	2,052
Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH)	23.7%	18.3%	35.3%
Remaining Potential Demand	837	2,129	3,757

### Household Growth Through 2007

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

San Marco Apartments

Household Income	3-Mi.				5-Mi.			10-Mi.		
Total HH in Market Area 2007	16,096				34,976			72,630		
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%	9.6%	0.0%	0.0%	13.0%	0.0%	0.0%	16.0%	0.0%	0.0%
\$15,000 to \$24,999	<b>71.4%</b>	15.3%	10.9%	10.9%	16.1%	11.5%	11.5%	17.5%	12.5%	12.5%
\$25,000 to \$34,999	<b>80.3%</b>	13.7%	11.0%	21.9%	15.7%	12.6%	24.1%	16.2%	13.0%	25.5%
\$35,000 to \$49,999	0.0%	18.4%	0.0%	21.9%	18.4%	0.0%	24.1%	18.1%	0.0%	25.5%
\$50,000 to \$74,999	0.0%	20.4%	0.0%	21.9%	18.1%	0.0%	24.1%	16.4%	0.0%	25.5%
\$75,000 to \$99,999	0.0%	10.0%	0.0%	21.9%	8.3%	0.0%	24.1%	7.3%	0.0%	25.5%
\$100,000 to \$149,999	0.0%	7.6%	0.0%	21.9%	6.0%	0.0%	24.1%	5.2%	0.0%	25.5%
\$150,000 to \$249,999	0.0%	3.2%	0.0%	21.9%	2.7%	0.0%	24.1%	2.2%	0.0%	25.5%
\$250,000 to \$499,999	0.0%	1.3%	0.0%	21.9%	1.1%	0.0%	24.1%	0.9%	0.0%	25.5%
\$500,000 or more	0.0%	0.5%	0.0%	21.9%	0.5%	0.0%	24.1%	0.4%	0.0%	25.5%
<b>Totals</b>		<b>100.0%</b>	<b>21.9%</b>		<b>100.0%</b>	<b>24.1%</b>		<b>100.0%</b>	<b>25.5%</b>	

% of Households in Income Band	21.9%	24.1%	25.5%
Multiplied by Total Households	<u>16,096</u>	<u>34,976</u>	<u>72,630</u>
Income-Qualified Households	3,525	8,429	18,521
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	1,234	2,950	6,482
Less: Income-Qual. Renter HH in 2002	<u>(1,097)</u>	<u>(2,605)</u>	<u>(5,809)</u>
Ind. Demand from HH Growth over next 5 yrs.	137	345	673
Annual Demand	27	69	135
Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up	54	138	270

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

	2002 Inc. Limit	Projected Growth Rate	2007 Inc. Limit
Minimum	\$15,750	13.4%	\$17,861
Maximum	\$29,130	13.4%	\$33,033

## **SAMPLE DEMOGRAPHICS**

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## **Introduction**

Demographics that were utilized for the Levels of Effort calculations were obtained from iXPRESS and copied into the spreadsheets for each project. A hard copy sample of these demographics follows.



## Guarantee Fund - 1st Half Profile Report iXPRESS Data 2002

Pop Facts: Household Trend By Household	Area Union Batch Sites: '1st half\$'	Maxwell Terrace I 0.00 - 3.00 mi	Maxwell Terrace I 0.00 - 5.00 mi
	%	%	%
<b>1990 Households by Household Income</b>	2,910,173 % base	31,896 % base	94,305 % base
Less than \$15,000	703,334 24.17%	11,414 35.78%	24,555 26.04%
\$15,000 to \$24,999	552,724 18.99%	6,914 21.68%	20,604 21.85%
\$25,000 to \$34,999	480,399 16.51%	4,830 15.14%	16,612 17.61%
\$35,000 to \$49,999	507,045 17.42%	4,424 13.87%	16,230 17.21%
\$50,000 to \$74,999	401,797 13.81%	2,738 8.58%	10,940 11.60%
\$75,000 to \$99,999	134,465 4.62%	784 2.46%	2,827 3.00%
\$100,000 to \$149,999	78,363 2.69%	533 1.67%	1,713 1.82%
\$150,000 to \$249,999	31,392 1.08%	200 0.63%	571 0.61%
\$250,000 to \$499,999	14,718 0.51%	97 0.30%	306 0.32%
\$500,000 or more	7,230 0.25%	20 0.06%	124 0.13%
<b>Average Household Income</b>	\$ 38,560	\$ 29,185	\$ 33,495
<b>Median Household Income</b>	\$ 29,156	\$ 21,599	\$ 26,253
<i>Census 2000 SF3 (long form) data is not yet available. Data Items represent 1990 Census figures converted to Census 2000 geographies.</i>			
<b>2002 Estimated Households by Household Income</b>	3,679,672 % base	34,551 % base	112,896 % base
Less than \$15,000	482,985 13.13%	7,616 22.04%	15,323 13.57%
\$15,000 to \$24,999	479,502 13.03%	5,858 16.96%	15,917 14.10%
\$25,000 to \$34,999	488,026 13.26%	5,685 16.45%	17,430 15.44%
\$35,000 to \$49,999	624,756 16.98%	5,536 16.02%	21,312 18.88%
\$50,000 to \$74,999	739,628 20.10%	5,397 15.62%	23,179 20.53%
\$75,000 to \$99,999	385,813 10.48%	2,241 6.49%	10,284 9.11%
\$100,000 to \$149,999	283,375 7.70%	1,294 3.75%	6,078 5.38%
\$150,000 to \$249,999	131,618 3.58%	652 1.89%	2,504 2.22%
\$250,000 to \$499,999	41,405 1.13%	189 0.55%	540 0.48%
\$500,000 or more	22,564 0.61%	82 0.24%	329 0.29%
<b>Average income</b>	\$ 62,397	\$ 46,095	\$ 53,718
<b>Median income</b>	\$ 44,347	\$ 31,686	\$ 40,474
<b>2007 Projected Households by Household Income</b>	4,010,686 % base	37,567 % base	125,238 % base
Less than \$15,000	400,902 10.00%	6,595 17.56%	12,910 10.31%
\$15,000 to \$24,999	448,493 11.18%	5,981 15.92%	15,147 12.09%
\$25,000 to \$34,999	494,007 12.32%	5,728 15.25%	17,055 13.62%
\$35,000 to \$49,999	656,605 16.37%	6,170 16.42%	22,980 18.35%
\$50,000 to \$74,999	787,273 19.63%	6,488 17.27%	26,726 21.34%
\$75,000 to \$99,999	488,263 12.17%	3,039 8.09%	14,344 11.45%
\$100,000 to \$149,999	422,364 10.53%	2,256 6.01%	10,864 8.67%
\$150,000 to \$249,999	186,945 4.66%	772 2.06%	3,281 2.62%
\$250,000 to \$499,999	87,391 2.18%	398 1.06%	1,427 1.14%
\$500,000 or more	38,442 0.96%	138 0.37%	504 0.40%
<b>Average income</b>	\$ 73,962	\$ 53,563	\$ 63,026
<b>Median Income</b>	\$ 50,169	\$ 36,164	\$ 46,427



## Guarantee Fund - 1st Half Profile Report iXPRESS Data 2002

Pop Facts: Household Trend By Household	Maxwell Terrace I 0.00 - 10.00 mi		Maxwell Terrace II 0.00 - 3.00 mi		Maxwell Terrace II 0.00 - 5.00 mi	
		%		%		%
<b>1990 Households by Household Income</b>	256,786	% base	31,896	% base	94,305	% base
Less than \$15,000	50,196	19.55%	11,414	35.78%	24,555	26.04%
\$15,000 to \$24,999	50,502	19.67%	6,914	21.68%	20,604	21.85%
\$25,000 to \$34,999	46,822	18.23%	4,830	15.14%	16,612	17.61%
\$35,000 to \$49,999	49,716	19.36%	4,424	13.87%	16,230	17.21%
\$50,000 to \$74,999	38,901	15.15%	2,738	8.58%	10,940	11.60%
\$75,000 to \$99,999	11,310	4.40%	784	2.46%	2,827	3.00%
\$100,000 to \$149,999	6,021	2.34%	533	1.67%	1,713	1.82%
\$150,000 to \$249,999	2,191	0.85%	200	0.63%	571	0.61%
\$250,000 to \$499,999	999	0.39%	97	0.30%	306	0.32%
\$500,000 or more	439	0.17%	20	0.06%	124	0.13%
<b>Average Household Income</b>	\$ 38,634		\$ 29,185		\$ 33,495	
<b>Median Household Income</b>	\$ 30,948		\$ 21,599		\$ 26,253	
<i>Census 2000 SF3 (long form) data is not yet available. Data Items represent 1990 Census figures converted to Census 2000 geographies.</i>						
<b>2002 Estimated Households by Household Income</b>	321,920	% base	34,551	% base	112,896	% base
Less than \$15,000	31,075	9.65%	7,616	22.04%	15,323	13.57%
\$15,000 to \$24,999	36,261	11.26%	5,858	16.96%	15,917	14.10%
\$25,000 to \$34,999	42,757	13.28%	5,685	16.45%	17,430	15.44%
\$35,000 to \$49,999	59,055	18.34%	5,536	16.02%	21,312	18.88%
\$50,000 to \$74,999	73,506	22.83%	5,397	15.62%	23,179	20.53%
\$75,000 to \$99,999	37,997	11.80%	2,241	6.49%	10,284	9.11%
\$100,000 to \$149,999	25,389	7.89%	1,294	3.75%	6,078	5.38%
\$150,000 to \$249,999	11,700	3.63%	652	1.89%	2,504	2.22%
\$250,000 to \$499,999	2,732	0.85%	189	0.55%	540	0.48%
\$500,000 or more	1,447	0.45%	82	0.24%	329	0.29%
<b>Average income</b>	\$ 63,855		\$ 46,095		\$ 53,718	
<b>Median income</b>	\$ 47,920		\$ 31,686		\$ 40,474	
<b>2007 Projected Households by Household Income</b>	357,425	% base	37,567	% base	125,238	% base
Less than \$15,000	25,639	7.17%	6,595	17.56%	12,910	10.31%
\$15,000 to \$24,999	33,176	9.28%	5,981	15.92%	15,147	12.09%
\$25,000 to \$34,999	40,942	11.45%	5,728	15.25%	17,055	13.62%
\$35,000 to \$49,999	59,816	16.74%	6,170	16.42%	22,980	18.35%
\$50,000 to \$74,999	80,099	22.41%	6,488	17.27%	26,726	21.34%
\$75,000 to \$99,999	49,256	13.78%	3,039	8.09%	14,344	11.45%
\$100,000 to \$149,999	42,955	12.02%	2,256	6.01%	10,864	8.67%
\$150,000 to \$249,999	15,620	4.37%	772	2.06%	3,281	2.62%
\$250,000 to \$499,999	7,366	2.06%	398	1.06%	1,427	1.14%
\$500,000 or more	2,556	0.72%	138	0.37%	504	0.40%
<b>Average income</b>	\$ 76,240		\$ 53,563		\$ 63,026	
<b>Median Income</b>	\$ 55,974		\$ 36,164		\$ 46,427	



## Guarantee Fund - 1st Half Profile Report iXPRESS Data 2002

Pop Facts: Household Trend By Household	Maxwell Terrace II 0.00 - 10.00 mi		Whistler's Green 0.00 - 3.00 mi		Whistler's Green 0.00 - 5.00 mi	
		%		%		%
<b>1990 Households by Household Income</b>	256,786	% base	8,720	% base	21,961	% base
Less than \$15,000	50,196	19.55%	1,010	11.58%	2,802	12.76%
\$15,000 to \$24,999	50,502	19.67%	1,652	18.94%	3,782	17.22%
\$25,000 to \$34,999	46,822	18.23%	1,778	20.39%	4,257	19.38%
\$35,000 to \$49,999	49,716	19.36%	2,093	24.01%	4,824	21.97%
\$50,000 to \$74,999	38,901	15.15%	1,408	16.15%	3,762	17.13%
\$75,000 to \$99,999	11,310	4.40%	363	4.17%	1,141	5.19%
\$100,000 to \$149,999	6,021	2.34%	297	3.41%	909	4.14%
\$150,000 to \$249,999	2,191	0.85%	132	1.51%	382	1.74%
\$250,000 to \$499,999	999	0.39%	54	0.62%	181	0.82%
\$500,000 or more	439	0.17%	22	0.25%	69	0.32%
<b>Average Household Income</b>	\$ 38,634		\$ 44,206		\$ 46,687	
<b>Median Household Income</b>	\$ 30,948		\$ 34,801		\$ 35,665	
<i>Census 2000 SF3 (long form) data is not yet available. Data Items represent 1990 Census figures converted to Census 2000 geographies.</i>						
<b>2002 Estimated Households by Household Income</b>	321,920	% base	18,445	% base	43,568	% base
Less than \$15,000	31,075	9.65%	880	4.77%	2,570	5.90%
\$15,000 to \$24,999	36,261	11.26%	1,151	6.24%	3,255	7.47%
\$25,000 to \$34,999	42,757	13.28%	1,872	10.15%	4,598	10.55%
\$35,000 to \$49,999	59,055	18.34%	3,427	18.58%	7,730	17.74%
\$50,000 to \$74,999	73,506	22.83%	4,567	24.76%	11,050	25.36%
\$75,000 to \$99,999	37,997	11.80%	2,674	14.50%	6,018	13.81%
\$100,000 to \$149,999	25,389	7.89%	2,258	12.24%	4,692	10.77%
\$150,000 to \$249,999	11,700	3.63%	1,096	5.94%	2,491	5.72%
\$250,000 to \$499,999	2,732	0.85%	348	1.89%	766	1.76%
\$500,000 or more	1,447	0.45%	173	0.94%	397	0.91%
<b>Average income</b>	\$ 63,855		\$ 79,283		\$ 79,862	
<b>Median income</b>	\$ 47,920		\$ 60,361		\$ 58,214	
<b>2007 Projected Households by Household Income</b>	357,425	% base	22,849	% base	53,591	% base
Less than \$15,000	25,639	7.17%	742	3.25%	2,245	4.19%
\$15,000 to \$24,999	33,176	9.28%	1,087	4.76%	2,720	5.08%
\$25,000 to \$34,999	40,942	11.45%	1,484	6.50%	4,244	7.92%
\$35,000 to \$49,999	59,816	16.74%	3,497	15.31%	7,817	14.59%
\$50,000 to \$74,999	80,099	22.41%	5,409	23.67%	12,658	23.62%
\$75,000 to \$99,999	49,256	13.78%	3,661	16.02%	8,885	16.58%
\$100,000 to \$149,999	42,955	12.02%	3,829	16.76%	8,244	15.38%
\$150,000 to \$249,999	15,620	4.37%	1,886	8.25%	3,975	7.42%
\$250,000 to \$499,999	7,366	2.06%	890	3.89%	1,997	3.73%
\$500,000 or more	2,556	0.72%	365	1.60%	807	1.50%
<b>Average income</b>	\$ 76,240		\$ 96,344		\$ 96,778	
<b>Median Income</b>	\$ 55,974		\$ 71,325		\$ 69,295	





## Guarantee Fund - 1st Half Profile Report iXPRESS Data 2002

Pop Facts: Household Trend By Household	Whistler's Green 0.00 - 10.00 mi	Bridgewater Place 0.00 - 3.00 mi	Bridgewater Place 0.00 - 5.00 mi
	%	%	%
<b>1990 Households by Household Income</b>	50,437 % base	55,595 % base	164,492 % base
Less than \$15,000	6,916 13.71%	14,622 26.30%	41,763 25.39%
\$15,000 to \$24,999	8,753 17.35%	12,655 22.76%	34,513 20.98%
\$25,000 to \$34,999	9,141 18.12%	9,625 17.31%	27,377 16.64%
\$35,000 to \$49,999	10,061 19.95%	9,201 16.55%	27,974 17.01%
\$50,000 to \$74,999	7,977 15.82%	6,512 11.71%	21,599 13.13%
\$75,000 to \$99,999	2,791 5.53%	1,811 3.26%	6,283 3.82%
\$100,000 to \$149,999	2,425 4.81%	695 1.25%	3,165 1.92%
\$150,000 to \$249,999	1,259 2.50%	245 0.44%	1,116 0.68%
\$250,000 to \$499,999	715 1.42%	88 0.16%	559 0.34%
\$500,000 or more	424 0.84%	43 0.08%	277 0.17%
<b>Average Household Income</b>	\$ 52,883	\$ 31,454	\$ 35,005
<b>Median Household Income</b>	\$ 35,626	\$ 25,490	\$ 27,205
<i>Census 2000 SF3 (long form) data is not yet available. Data Items represent 1990 Census figures converted to Census 2000 geographies.</i>			
<b>2002 Estimated Households by Household Income</b>	94,307 % base	61,657 % base	178,633 % base
Less than \$15,000	5,676 6.02%	9,792 15.88%	28,111 15.74%
\$15,000 to \$24,999	7,577 8.03%	9,972 16.17%	28,030 15.69%
\$25,000 to \$34,999	10,096 10.71%	10,307 16.72%	28,086 15.72%
\$35,000 to \$49,999	15,469 16.40%	11,592 18.80%	32,433 18.16%
\$50,000 to \$74,999	22,218 23.56%	11,680 18.94%	33,511 18.76%
\$75,000 to \$99,999	12,204 12.94%	4,708 7.64%	14,934 8.36%
\$100,000 to \$149,999	9,969 10.57%	2,760 4.48%	9,235 5.17%
\$150,000 to \$249,999	6,539 6.93%	598 0.97%	2,843 1.59%
\$250,000 to \$499,999	2,765 2.93%	175 0.28%	900 0.50%
\$500,000 or more	1,794 1.90%	73 0.12%	548 0.31%
<b>Average income</b>	\$ 93,155	\$ 45,157	\$ 50,293
<b>Median income</b>	\$ 59,379	\$ 35,980	\$ 37,354
<b>2007 Projected Households by Household Income</b>	115,209 % base	64,669 % base	186,046 % base
Less than \$15,000	4,786 4.15%	8,226 12.72%	23,348 12.55%
\$15,000 to \$24,999	6,240 5.42%	9,301 14.38%	25,972 13.96%
\$25,000 to \$34,999	9,570 8.31%	10,416 16.11%	27,608 14.84%
\$35,000 to \$49,999	15,713 13.64%	12,449 19.25%	35,127 18.88%
\$50,000 to \$74,999	24,610 21.36%	12,431 19.22%	35,405 19.03%
\$75,000 to \$99,999	18,265 15.85%	6,327 9.78%	18,906 10.16%
\$100,000 to \$149,999	16,808 14.59%	4,042 6.25%	13,095 7.04%
\$150,000 to \$249,999	9,731 8.45%	1,074 1.66%	4,302 2.31%
\$250,000 to \$499,999	5,976 5.19%	296 0.46%	1,529 0.82%
\$500,000 or more	3,510 3.05%	108 0.17%	755 0.41%
<b>Average income</b>	\$ 115,107	\$ 50,911	\$ 56,836
<b>Median Income</b>	\$ 71,633	\$ 40,291	\$ 41,873



**Guarantee Fund - 1st Half  
Profile Report  
iXPRESS Data 2002**

Pop Facts: Household Trend By Household	Bridgewater Place 0.00 - 10.00 mi	Cross Keys II 0.00 - 3.00 mi	Cross Keys II 0.00 - 5.00 mi
	%	%	%
<b>1990 Households by Household Income</b>	383,374 % base	63,181 % base	148,167 % base
Less than \$15,000	84,521 22.05%	12,804 20.27%	31,464 21.24%
\$15,000 to \$24,999	73,347 19.13%	12,532 19.84%	28,521 19.25%
\$25,000 to \$34,999	61,889 16.14%	10,759 17.03%	24,828 16.76%
\$35,000 to \$49,999	67,704 17.66%	12,175 19.27%	27,660 18.67%
\$50,000 to \$74,999	57,506 15.00%	10,134 16.04%	23,262 15.70%
\$75,000 to \$99,999	19,874 5.18%	2,816 4.46%	7,071 4.77%
\$100,000 to \$149,999	11,325 2.95%	1,397 2.21%	3,737 2.52%
\$150,000 to \$249,999	4,165 1.09%	461 0.73%	1,119 0.76%
\$250,000 to \$499,999	1,887 0.49%	170 0.27%	351 0.24%
\$500,000 or more	925 0.24%	82 0.13%	139 0.09%
<b>Average Household Income</b>	\$ 39,856	\$ 37,722	\$ 37,546
<b>Median Household Income</b>	\$ 30,446	\$ 30,882	\$ 30,675
<i>Census 2000 SF3 (long form) data is not yet available. Data Items represent 1990 Census figures converted to Census 2000 geographies.</i>			
<b>2002 Estimated Households by Household Income</b>	454,229 % base	72,390 % base	177,367 % base
Less than \$15,000	58,700 12.92%	8,551 11.81%	21,953 12.38%
\$15,000 to \$24,999	62,187 13.69%	10,248 14.16%	25,103 14.15%
\$25,000 to \$34,999	64,410 14.18%	10,673 14.74%	25,431 14.34%
\$35,000 to \$49,999	79,781 17.56%	13,980 19.31%	32,234 18.17%
\$50,000 to \$74,999	89,903 19.79%	15,708 21.70%	37,603 21.20%
\$75,000 to \$99,999	46,462 10.23%	7,385 10.20%	18,080 10.19%
\$100,000 to \$149,999	34,402 7.57%	4,217 5.83%	11,957 6.74%
\$150,000 to \$249,999	12,188 2.68%	1,126 1.56%	3,711 2.09%
\$250,000 to \$499,999	4,066 0.90%	353 0.49%	956 0.54%
\$500,000 or more	2,131 0.47%	147 0.20%	337 0.19%
<b>Average income</b>	\$ 59,638	\$ 53,268	\$ 54,516
<b>Median income</b>	\$ 42,862	\$ 42,213	\$ 42,537
<b>2007 Projected Households by Household Income</b>	479,557 % base	76,167 % base	187,199 % base
Less than \$15,000	48,515 10.12%	7,103 9.33%	18,275 9.76%
\$15,000 to \$24,999	56,346 11.75%	9,277 12.18%	22,964 12.27%
\$25,000 to \$34,999	63,539 13.25%	10,709 14.06%	25,925 13.85%
\$35,000 to \$49,999	85,223 17.77%	14,231 18.68%	33,582 17.94%
\$50,000 to \$74,999	94,177 19.64%	16,502 21.67%	38,731 20.69%
\$75,000 to \$99,999	56,303 11.74%	9,303 12.21%	22,601 12.07%
\$100,000 to \$149,999	46,056 9.60%	6,286 8.25%	16,666 8.90%
\$150,000 to \$249,999	18,899 3.94%	1,939 2.55%	6,008 3.21%
\$250,000 to \$499,999	7,213 1.50%	585 0.77%	1,865 1.00%
\$500,000 or more	3,286 0.69%	231 0.30%	582 0.31%
<b>Average income</b>	\$ 68,371	\$ 60,277	\$ 61,939
<b>Median Income</b>	\$ 47,563	\$ 46,589	\$ 46,808



**Guarantee Fund - 1st Half  
Profile Report  
iXPRESS Data 2002**

Pop Facts: Household Trend By Household	Cross Keys II 0.00 - 10.00 mi	Pembroke Villas 0.00 - 3.00 mi	Pembroke Villas 0.00 - 5.00 mi
	%	%	%
<b>1990 Households by Household Income</b>	367,831 % base	54,430 % base	141,244 % base
Less than \$15,000	79,387 21.58%	12,072 22.18%	34,550 24.46%
\$15,000 to \$24,999	69,631 18.93%	9,753 17.92%	25,685 18.18%
\$25,000 to \$34,999	59,607 16.20%	9,192 16.89%	23,169 16.40%
\$35,000 to \$49,999	65,411 17.78%	10,773 19.79%	26,041 18.44%
\$50,000 to \$74,999	56,613 15.39%	8,941 16.43%	20,797 14.72%
\$75,000 to \$99,999	19,473 5.29%	2,138 3.93%	5,922 4.19%
\$100,000 to \$149,999	10,784 2.93%	1,253 2.30%	3,281 2.32%
\$150,000 to \$249,999	3,851 1.05%	314 0.58%	1,104 0.78%
\$250,000 to \$499,999	1,775 0.48%	91 0.17%	446 0.32%
\$500,000 or more	852 0.23%	9 0.02%	173 0.12%
<b>Average Household Income</b>	\$ 39,912	\$ 36,272	\$ 36,503
<b>Median Household Income</b>	\$ 30,817	\$ 30,921	\$ 29,467
<i>Census 2000 SF3 (long form) data is not yet available. Data Items represent 1990 Census figures converted to Census 2000 geographies.</i>			
<b>2002 Estimated Households by Household Income</b>	443,229 % base	60,173 % base	161,577 % base
Less than \$15,000	54,956 12.40%	8,058 13.39%	23,715 14.68%
\$15,000 to \$24,999	58,923 13.29%	8,427 14.01%	23,628 14.62%
\$25,000 to \$34,999	61,514 13.88%	8,003 13.30%	22,047 13.64%
\$35,000 to \$49,999	77,469 17.48%	10,696 17.78%	28,600 17.70%
\$50,000 to \$74,999	88,886 20.05%	12,999 21.60%	32,483 20.10%
\$75,000 to \$99,999	47,223 10.65%	6,528 10.85%	16,145 9.99%
\$100,000 to \$149,999	35,211 7.94%	3,928 6.53%	10,152 6.28%
\$150,000 to \$249,999	12,679 2.86%	1,199 1.99%	3,280 2.03%
\$250,000 to \$499,999	4,153 0.94%	263 0.44%	1,039 0.64%
\$500,000 or more	2,214 0.50%	72 0.12%	489 0.30%
<b>Average income</b>	\$ 60,804	\$ 51,616	\$ 52,829
<b>Median income</b>	\$ 43,950	\$ 42,851	\$ 40,979
<b>2007 Projected Households by Household Income</b>	469,576 % base	63,016 % base	171,062 % base
Less than \$15,000	45,433 9.68%	6,805 10.80%	20,078 11.74%
\$15,000 to \$24,999	53,397 11.37%	8,072 12.81%	22,546 13.18%
\$25,000 to \$34,999	60,830 12.95%	8,183 12.99%	23,021 13.46%
\$35,000 to \$49,999	82,073 17.48%	11,074 17.57%	30,403 17.77%
\$50,000 to \$74,999	92,657 19.73%	13,175 20.91%	33,936 19.84%
\$75,000 to \$99,999	56,899 12.12%	7,763 12.32%	19,488 11.39%
\$100,000 to \$149,999	47,414 10.10%	5,553 8.81%	14,261 8.34%
\$150,000 to \$249,999	19,785 4.21%	1,731 2.75%	4,816 2.82%
\$250,000 to \$499,999	7,619 1.62%	531 0.84%	1,764 1.03%
\$500,000 or more	3,470 0.74%	129 0.20%	749 0.44%
<b>Average income</b>	\$ 70,063	\$ 58,363	\$ 59,859
<b>Median Income</b>	\$ 48,731	\$ 46,442	\$ 44,812