

ALACHUA COUNTY

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# ALACHUA COUNTY PROJECTS



**Household Income Distribution 2002**

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

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi. |              |
|-------------------------|--------|--------------|--------|--------------|--------|--------------|
| Total HH in Market Area | 3,025  |              | 11,903 |              | 65,978 |              |
| Household Income        | 2002   |              | 2002   |              | 2002   |              |
| Less than \$15,000      | 200    | 6.63%        | 1,331  | 11.18%       | 14,845 | 22.50%       |
| \$15,000 to \$24,999    | 213    | 7.04%        | 931    | 7.82%        | 8,171  | 12.38%       |
| \$25,000 to \$34,999    | 269    | 8.89%        | 1,245  | 10.46%       | 7,643  | 11.58%       |
| \$35,000 to \$49,999    | 482    | 15.95%       | 1,683  | 14.14%       | 9,091  | 13.78%       |
| \$50,000 to \$74,999    | 755    | 24.96%       | 2,461  | 20.67%       | 10,785 | 16.35%       |
| \$75,000 to \$99,999    | 469    | 15.51%       | 1,580  | 13.27%       | 6,124  | 9.28%        |
| \$100,000 to \$149,999  | 411    | 13.60%       | 1,688  | 14.18%       | 5,838  | 8.85%        |
| \$150,000 to \$249,999  | 149    | 4.91%        | 656    | 5.51%        | 2,301  | 3.49%        |
| \$250,000 to \$499,999  | 51     | 1.67%        | 233    | 1.96%        | 785    | 1.19%        |
| \$500,000 or more       | 25     | <u>0.84%</u> | 96     | <u>0.81%</u> | 396    | <u>0.60%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0% |              |

**Level of Effort 2002**

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

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$569** per mo. **\$17,070**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$31,560**

| 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 |              | 3,025   |            |       | 11,903  |            |       | 65,978  |            |       |
| Less than \$15,000           | 0.0%         | 6.63%   | 0.0%       | 0.0%  | 11.2%   | 0.0%       | 0.0%  | 22.5%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>79.3%</b> | 7.04%   | 5.6%       | 5.6%  | 7.8%    | 6.2%       | 6.2%  | 12.4%   | 9.8%       | 9.8%  |
| \$25,000 to \$34,999         | <b>65.6%</b> | 8.89%   | 5.8%       | 11.4% | 10.5%   | 6.9%       | 13.1% | 11.6%   | 7.6%       | 17.4% |
| \$35,000 to \$49,999         | 0.0%         | 15.95%  | 0.0%       | 11.4% | 14.1%   | 0.0%       | 13.1% | 13.8%   | 0.0%       | 17.4% |
| \$50,000 to \$74,999         | 0.0%         | 24.96%  | 0.0%       | 11.4% | 20.7%   | 0.0%       | 13.1% | 16.4%   | 0.0%       | 17.4% |
| \$75,000 to \$99,999         | 0.0%         | 15.51%  | 0.0%       | 11.4% | 13.3%   | 0.0%       | 13.1% | 9.3%    | 0.0%       | 17.4% |
| \$100,000 to \$149,999       | 0.0%         | 13.60%  | 0.0%       | 11.4% | 14.2%   | 0.0%       | 13.1% | 8.9%    | 0.0%       | 17.4% |
| \$150,000 to \$249,999       | 0.0%         | 4.91%   | 0.0%       | 11.4% | 5.5%    | 0.0%       | 13.1% | 3.5%    | 0.0%       | 17.4% |
| \$250,000 to \$499,999       | 0.0%         | 1.67%   | 0.0%       | 11.4% | 2.0%    | 0.0%       | 13.1% | 1.2%    | 0.0%       | 17.4% |
| \$500,000 or more            | 0.0%         | 0.84%   | 0.0%       | 11.4% | 0.8%    | 0.0%       | 13.1% | 0.6%    | 0.0%       | 17.4% |

% of Households in Income Band 11.4% 13.1% 17.4%

Multiplied by Total Households 3,025 11,903 65,978

Income-Qualified Households 345 1,559 11,480

Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI 64% 64% 64%

Income-Qualified, Renter HH in 2002 221 998 7,347

Existing and Funded, Competitive Affordable Apartments 176 371 1,150

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

Total Projected Supply 176 371 1,150

Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) 79.6% 37.2% 15.7%

Remaining Potential Demand 45 627 6,197

### Household Growth Through 2007

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

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 3,650         |              |       | 14,173        |              |       | 74,378        |              |       |
| 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%  | 9.6%          | 0.0%         | 0.0%  | 19.7%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>45.5%</b>  | 5.4%          | 2.4%         | 2.4%  | 6.3%          | 2.9%         | 2.9%  | 11.0%         | 5.0%         | 5.0%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 7.0%          | 7.0%         | 9.4%  | 8.5%          | 8.5%         | 11.4% | 10.6%         | 10.6%        | 15.6% |
| \$35,000 to \$49,999         | <b>18.7%</b>  | 13.0%         | 2.4%         | 11.8% | 12.4%         | 2.3%         | 13.7% | 13.6%         | 2.5%         | 18.1% |
| \$50,000 to \$74,999         | 0.0%          | 23.0%         | 0.0%         | 11.8% | 19.8%         | 0.0%         | 13.7% | 16.4%         | 0.0%         | 18.1% |
| \$75,000 to \$99,999         | 0.0%          | 17.2%         | 0.0%         | 11.8% | 14.4%         | 0.0%         | 13.7% | 10.3%         | 0.0%         | 18.1% |
| \$100,000 to \$149,999       | 0.0%          | 18.4%         | 0.0%         | 11.8% | 17.0%         | 0.0%         | 13.7% | 11.1%         | 0.0%         | 18.1% |
| \$150,000 to \$249,999       | 0.0%          | 7.3%          | 0.0%         | 11.8% | 8.0%          | 0.0%         | 13.7% | 5.0%          | 0.0%         | 18.1% |
| \$250,000 to \$499,999       | 0.0%          | 2.0%          | 0.0%         | 11.8% | 2.7%          | 0.0%         | 13.7% | 1.6%          | 0.0%         | 18.1% |
| \$500,000 or more            | 0.0%          | 1.2%          | 0.0%         | 11.8% | 1.3%          | 0.0%         | 13.7% | 0.9%          | 0.0%         | 18.1% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>11.8%</b> |       | <b>100.0%</b> | <b>13.7%</b> |       | <b>100.0%</b> | <b>18.1%</b> |       |

|  |              |               |                |
|--|--------------|---------------|----------------|
| % of Households in Income Band   | 11.8%        | 13.7%         | 18.1%          |
| Multiplied by Total Households   | <u>3,650</u> | <u>14,173</u> | <u>74,378</u>  |
| Income-Qualified Households  | 431          | 1,942         | 13,462         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>64%</u>   | <u>64%</u>    | <u>64%</u>     |
| Income-Qualified, Renter Households in 2007  | 276          | 1,243         | 8,616          |
| Less: Income-Qual. Renter HH in 2002   | <u>(221)</u> | <u>(998)</u>  | <u>(7,347)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 55           | 245           | 1,269          |
| Annual Demand  | 11           | 49            | 254            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 22           | 98            | 508            |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$17,070        | 19.8%                    | \$20,450        |
| Maximum | \$31,560        | 19.8%                    | \$37,809        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Reserve at Kanapaha  
Alachua County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi. |              |
|-------------------------|--------|--------------|--------|--------------|--------|--------------|
| Total HH in Market Area | 16,570 |              | 38,603 |              | 77,292 |              |
| Household Income        | 2002   |              | 2002   |              | 2002   |              |
| Less than \$15,000      | 3,997  | 24.12%       | 9,719  | 25.18%       | 16,953 | 21.93%       |
| \$15,000 to \$24,999    | 2,567  | 15.49%       | 5,640  | 14.61%       | 11,405 | 14.76%       |
| \$25,000 to \$34,999    | 2,366  | 14.28%       | 5,055  | 13.10%       | 10,666 | 13.80%       |
| \$35,000 to \$49,999    | 2,609  | 15.74%       | 5,629  | 14.58%       | 11,343 | 14.68%       |
| \$50,000 to \$74,999    | 2,605  | 15.72%       | 5,911  | 15.31%       | 12,327 | 15.95%       |
| \$75,000 to \$99,999    | 1,287  | 7.77%        | 2,992  | 7.75%        | 6,519  | 8.43%        |
| \$100,000 to \$149,999  | 683    | 4.12%        | 2,212  | 5.73%        | 4,795  | 6.20%        |
| \$150,000 to \$249,999  | 330    | 1.99%        | 1,114  | 2.89%        | 2,502  | 3.24%        |
| \$250,000 to \$499,999  | 100    | 0.61%        | 265    | 0.69%        | 575    | 0.74%        |
| \$500,000 or more       | 27     | <u>0.16%</u> | 66     | <u>0.17%</u> | 207    | <u>0.27%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0% |              |

**Level of Effort 2002**

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

**Reserve at Kanapaha**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$569** per mo. **\$17,070**

Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$31,560**

Household Income

| Household Income             | % in Band    | 3-Mi.   |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|--------------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              |              | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |              | 16,570  |            |       | 38,603  |            |       | 77,292  |            |       |
| Less than \$15,000           | 0.0%         | 24.12%  | 0.0%       | 0.0%  | 25.2%   | 0.0%       | 0.0%  | 21.9%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>79.3%</b> | 15.49%  | 12.3%      | 12.3% | 14.6%   | 11.6%      | 11.6% | 14.8%   | 11.7%      | 11.7% |
| \$25,000 to \$34,999         | <b>65.6%</b> | 14.28%  | 9.4%       | 21.7% | 13.1%   | 8.6%       | 20.2% | 13.8%   | 9.1%       | 20.8% |
| \$35,000 to \$49,999         | 0.0%         | 15.74%  | 0.0%       | 21.7% | 14.6%   | 0.0%       | 20.2% | 14.7%   | 0.0%       | 20.8% |
| \$50,000 to \$74,999         | 0.0%         | 15.72%  | 0.0%       | 21.7% | 15.3%   | 0.0%       | 20.2% | 16.0%   | 0.0%       | 20.8% |
| \$75,000 to \$99,999         | 0.0%         | 7.77%   | 0.0%       | 21.7% | 7.8%    | 0.0%       | 20.2% | 8.4%    | 0.0%       | 20.8% |
| \$100,000 to \$149,999       | 0.0%         | 4.12%   | 0.0%       | 21.7% | 5.7%    | 0.0%       | 20.2% | 6.2%    | 0.0%       | 20.8% |
| \$150,000 to \$249,999       | 0.0%         | 1.99%   | 0.0%       | 21.7% | 2.9%    | 0.0%       | 20.2% | 3.2%    | 0.0%       | 20.8% |
| \$250,000 to \$499,999       | 0.0%         | 0.61%   | 0.0%       | 21.7% | 0.7%    | 0.0%       | 20.2% | 0.7%    | 0.0%       | 20.8% |
| \$500,000 or more            | 0.0%         | 0.16%   | 0.0%       | 21.7% | 0.2%    | 0.0%       | 20.2% | 0.3%    | 0.0%       | 20.8% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 21.7%             | 20.2%             | 20.8%             |
| Multiplied by Total Households  | <u>16,570</u>     | <u>38,603</u>     | <u>77,292</u>     |
| Income-Qualified Households   | 3,596             | 7,798             | 16,077            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>64%</u>        | <u>64%</u>        | <u>64%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,301             | 4,991             | 10,289            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 547               | 755               | 1,957             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 547               | 755               | 1,957             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 23.8%             | 15.1%             | 19.0%             |
| Remaining Potential Demand  | 1,754             | 4,236             | 8,332             |

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Reserve at Kanapaha*  
Alachua County

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 19,116        |              |       | 43,999        |              |       | 87,524        |              |       |
| Household Income             | % in Band     | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Less than \$15,000           | 0.0%          | 17.7%         | 0.0%         | 0.0%  | 19.1%         | 0.0%         | 0.0%  | 16.8%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>45.5%</b>  | 13.9%         | 6.3%         | 6.3%  | 13.6%         | 6.2%         | 6.2%  | 13.7%         | 6.2%         | 6.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 14.4%         | 14.4%        | 20.7% | 13.0%         | 13.0%        | 19.2% | 12.9%         | 12.9%        | 19.1% |
| \$35,000 to \$49,999         | <b>18.7%</b>  | 15.5%         | 2.9%         | 23.6% | 14.6%         | 2.7%         | 21.9% | 15.2%         | 2.8%         | 21.9% |
| \$50,000 to \$74,999         | 0.0%          | 17.7%         | 0.0%         | 23.6% | 16.7%         | 0.0%         | 21.9% | 16.1%         | 0.0%         | 21.9% |
| \$75,000 to \$99,999         | 0.0%          | 9.6%          | 0.0%         | 23.6% | 9.6%          | 0.0%         | 21.9% | 10.1%         | 0.0%         | 21.9% |
| \$100,000 to \$149,999       | 0.0%          | 7.2%          | 0.0%         | 23.6% | 8.0%          | 0.0%         | 21.9% | 8.9%          | 0.0%         | 21.9% |
| \$150,000 to \$249,999       | 0.0%          | 2.5%          | 0.0%         | 23.6% | 3.5%          | 0.0%         | 21.9% | 3.9%          | 0.0%         | 21.9% |
| \$250,000 to \$499,999       | 0.0%          | 1.2%          | 0.0%         | 23.6% | 1.6%          | 0.0%         | 21.9% | 1.9%          | 0.0%         | 21.9% |
| \$500,000 or more            | 0.0%          | 0.3%          | 0.0%         | 23.6% | 0.4%          | 0.0%         | 21.9% | 0.5%          | 0.0%         | 21.9% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>23.6%</b> |       | <b>100.0%</b> | <b>21.9%</b> |       | <b>100.0%</b> | <b>21.9%</b> |       |

|  |  |                |  |                |  |                 |
|--|--|----------------|--|----------------|--|-----------------|
| % of Households in Income Band   |  | 23.6%          |  | 21.9%          |  | 21.9%           |
| Multiplied by Total Households   |  | <u>19,116</u>  |  | <u>43,999</u>  |  | <u>87,524</u>   |
| Income-Qualified Households  |  | 4,511          |  | 9,636          |  | 19,168          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>64%</u>     |  | <u>64%</u>     |  | <u>64%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 2,887          |  | 6,167          |  | 12,268          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(2,301)</u> |  | <u>(4,991)</u> |  | <u>(10,289)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 586            |  | 1,176          |  | 1,979           |
| Annual Demand  |  | 117            |  | 235            |  | 396             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 234            |  | 470            |  | 792             |

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

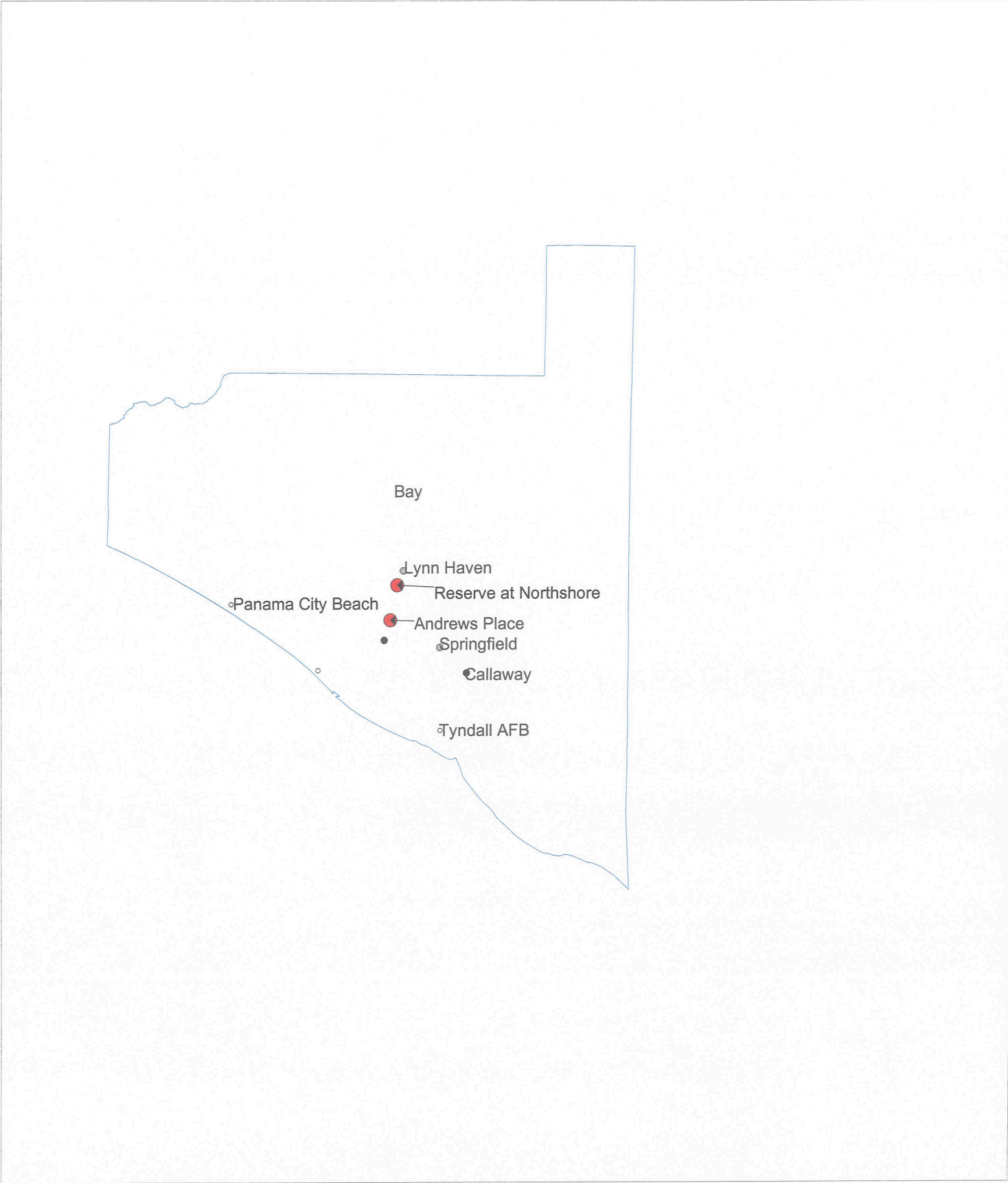
|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$17,070        | 19.8%                    | \$20,450        |
| Maximum | \$31,560        | 19.8%                    | \$37,809        |



**BAY COUNTY**

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# BAY COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Andrews Place  
Bay County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi. |              |
|-------------------------|--------|--------------|--------|--------------|--------|--------------|
| Total HH in Market Area | 18,279 |              | 30,510 |              | 51,122 |              |
| Household Income        | 2002   |              | 2002   |              | 2002   |              |
| Less than \$15,000      | 3,753  | 20.53%       | 5,988  | 19.63%       | 8,131  | 15.90%       |
| \$15,000 to \$24,999    | 2,820  | 15.43%       | 4,741  | 15.54%       | 7,925  | 15.50%       |
| \$25,000 to \$34,999    | 2,517  | 13.77%       | 4,229  | 13.86%       | 7,463  | 14.60%       |
| \$35,000 to \$49,999    | 3,251  | 17.78%       | 5,468  | 17.92%       | 9,438  | 18.46%       |
| \$50,000 to \$74,999    | 3,282  | 17.95%       | 5,707  | 18.70%       | 9,881  | 19.33%       |
| \$75,000 to \$99,999    | 1,383  | 7.57%        | 2,284  | 7.49%        | 4,261  | 8.34%        |
| \$100,000 to \$149,999  | 867    | 4.74%        | 1,418  | 4.65%        | 2,630  | 5.15%        |
| \$150,000 to \$249,999  | 264    | 1.45%        | 447    | 1.47%        | 936    | 1.83%        |
| \$250,000 to \$499,999  | 94     | 0.51%        | 155    | 0.51%        | 311    | 0.61%        |
| \$500,000 or more       | 48     | <u>0.26%</u> | 72     | <u>0.24%</u> | 145    | <u>0.28%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0% |              |

**Level of Effort 2002**

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

**Andrews Place**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$523** per mo. **\$15,690**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,010**

Household Income

| Household Income             | % in Band    | 3-Mi.   |       |       | 5-Mi.   |       |       | 10-Mi.  |       |       |
|------------------------------|--------------|---------|-------|-------|---------|-------|-------|---------|-------|-------|
|                              |              | % of HH | Qual. | Cum.  | % of HH | Qual. | Cum.  | % of HH | Qual. | Cum.  |
| Total HH in Market Area 2002 |              | 18,279  |       |       | 30,510  |       |       | 51,122  |       |       |
| Less than \$15,000           | 0.0%         | 20.53%  | 0.0%  | 0.0%  | 19.6%   | 0.0%  | 0.0%  | 15.9%   | 0.0%  | 0.0%  |
| \$15,000 to \$24,999         | <b>93.1%</b> | 15.43%  | 14.4% | 14.4% | 15.5%   | 14.5% | 14.5% | 15.5%   | 14.4% | 14.4% |
| \$25,000 to \$34,999         | <b>40.1%</b> | 13.77%  | 5.5%  | 19.9% | 13.9%   | 5.6%  | 20.1% | 14.6%   | 5.9%  | 20.3% |
| \$35,000 to \$49,999         | 0.0%         | 17.78%  | 0.0%  | 19.9% | 17.9%   | 0.0%  | 20.1% | 18.5%   | 0.0%  | 20.3% |
| \$50,000 to \$74,999         | 0.0%         | 17.95%  | 0.0%  | 19.9% | 18.7%   | 0.0%  | 20.1% | 19.3%   | 0.0%  | 20.3% |
| \$75,000 to \$99,999         | 0.0%         | 7.57%   | 0.0%  | 19.9% | 7.5%    | 0.0%  | 20.1% | 8.3%    | 0.0%  | 20.3% |
| \$100,000 to \$149,999       | 0.0%         | 4.74%   | 0.0%  | 19.9% | 4.7%    | 0.0%  | 20.1% | 5.2%    | 0.0%  | 20.3% |
| \$150,000 to \$249,999       | 0.0%         | 1.45%   | 0.0%  | 19.9% | 1.5%    | 0.0%  | 20.1% | 1.8%    | 0.0%  | 20.3% |
| \$250,000 to \$499,999       | 0.0%         | 0.51%   | 0.0%  | 19.9% | 0.5%    | 0.0%  | 20.1% | 0.6%    | 0.0%  | 20.3% |
| \$500,000 or more            | 0.0%         | 0.26%   | 0.0%  | 19.9% | 0.2%    | 0.0%  | 20.1% | 0.3%    | 0.0%  | 20.3% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 19.9%             | 20.1%             | 20.3%             |
| Multiplied by Total Households  | <u>18,279</u>     | <u>30,510</u>     | <u>51,122</u>     |
| Income-Qualified Households   | 3,638             | 6,133             | 10,378            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>44%</u>        | <u>44%</u>        | <u>44%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 1,601             | 2,699             | 4,566             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 906               | 926               | 1,123             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 906               | 926               | 1123              |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 56.6%             | 34.3%             | 24.6%             |
| Remaining Potential Demand  | 695               | 1,773             | 3,443             |

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Andrews Place*  
Bay County

| Household Income             |              | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|--------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |              | 19,534        |              |       | 32,601        |              |       | 55,169        |              |       |
| 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%         | 15.9%         | 0.0%         | 0.0%  | 15.3%         | 0.0%         | 0.0%  | 12.3%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>69.7%</b> | 15.0%         | 10.4%        | 10.4% | 14.5%         | 10.1%        | 10.1% | 13.2%         | 9.2%         | 9.2%  |
| \$25,000 to \$34,999         | <b>83.3%</b> | 12.8%         | 10.7%        | 21.1% | 13.2%         | 11.0%        | 21.1% | 13.9%         | 11.5%        | 20.7% |
| \$35,000 to \$49,999         | 0.0%         | 16.9%         | 0.0%         | 21.1% | 17.2%         | 0.0%         | 21.1% | 18.0%         | 0.0%         | 20.7% |
| \$50,000 to \$74,999         | 0.0%         | 19.7%         | 0.0%         | 21.1% | 19.8%         | 0.0%         | 21.1% | 20.1%         | 0.0%         | 20.7% |
| \$75,000 to \$99,999         | 0.0%         | 9.5%          | 0.0%         | 21.1% | 9.9%          | 0.0%         | 21.1% | 10.6%         | 0.0%         | 20.7% |
| \$100,000 to \$149,999       | 0.0%         | 7.0%          | 0.0%         | 21.1% | 7.0%          | 0.0%         | 21.1% | 7.9%          | 0.0%         | 20.7% |
| \$150,000 to \$249,999       | 0.0%         | 1.9%          | 0.0%         | 21.1% | 1.9%          | 0.0%         | 21.1% | 2.5%          | 0.0%         | 20.7% |
| \$250,000 to \$499,999       | 0.0%         | 0.9%          | 0.0%         | 21.1% | 0.9%          | 0.0%         | 21.1% | 1.1%          | 0.0%         | 20.7% |
| \$500,000 or more            | 0.0%         | 0.4%          | 0.0%         | 21.1% | 0.4%          | 0.0%         | 21.1% | 0.5%          | 0.0%         | 20.7% |
| <b>Totals</b>                |              | <b>100.0%</b> | <b>21.1%</b> |       | <b>100.0%</b> | <b>21.1%</b> |       | <b>100.0%</b> | <b>20.7%</b> |       |

|  |                |                |                |
|--|----------------|----------------|----------------|
| % of Households in Income Band   | 21.1%          | 21.1%          | 20.7%          |
| Multiplied by Total Households   | <u>19,534</u>  | <u>32,601</u>  | <u>55,169</u>  |
| Income-Qualified Households  | 4,122          | 6,879          | 11,420         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>44%</u>     | <u>44%</u>     | <u>44%</u>     |
| Income-Qualified, Renter Households in 2007  | 1,814          | 3,027          | 5,025          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,601)</u> | <u>(2,699)</u> | <u>(4,566)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 213            | 328            | 459            |
| Annual Demand  | 43             | 66             | 92             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 86             | 132            | 184            |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$15,690        | 14.9%                    | \$18,028        |
| Maximum | \$29,010        | 14.9%                    | \$33,332        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Reserve at Northshore Bay County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi. |              |
|-------------------------|--------|--------------|--------|--------------|--------|--------------|
| Total HH in Market Area | 11,236 |              | 25,022 |              | 52,099 |              |
| Household Income        | 2002   |              | 2002   |              | 2002   |              |
| Less than \$15,000      | 1,312  | 11.68%       | 4,679  | 18.70%       | 8,444  | 16.21%       |
| \$15,000 to \$24,999    | 1,446  | 12.87%       | 3,929  | 15.70%       | 8,028  | 15.41%       |
| \$25,000 to \$34,999    | 1,406  | 12.52%       | 3,485  | 13.93%       | 7,485  | 14.37%       |
| \$35,000 to \$49,999    | 2,200  | 19.58%       | 4,465  | 17.84%       | 9,595  | 18.42%       |
| \$50,000 to \$74,999    | 2,656  | 23.64%       | 4,781  | 19.11%       | 10,173 | 19.53%       |
| \$75,000 to \$99,999    | 1,164  | 10.36%       | 2,005  | 8.01%        | 4,324  | 8.30%        |
| \$100,000 to \$149,999  | 739    | 6.58%        | 1,206  | 4.82%        | 2,662  | 5.11%        |
| \$150,000 to \$249,999  | 207    | 1.84%        | 322    | 1.29%        | 932    | 1.79%        |
| \$250,000 to \$499,999  | 77     | 0.68%        | 101    | 0.41%        | 311    | 0.60%        |
| \$500,000 or more       | 28     | <u>0.25%</u> | 49     | <u>0.19%</u> | 145    | <u>0.28%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0% |              |

**Level of Effort 2002**

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

**Reserve at Northshore**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$523** per mo. **\$15,690**

Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,010**

**Household Income**

| Household Income             | % in Band    | 3-Mi.   |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|--------------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              |              | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |              | 11,236  |            |       | 25,022  |            |       | 52,099  |            |       |
| Less than \$15,000           | 0.0%         | 11.68%  | 0.0%       | 0.0%  | 18.7%   | 0.0%       | 0.0%  | 16.2%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>93.1%</b> | 12.87%  | 12.0%      | 12.0% | 15.7%   | 14.6%      | 14.6% | 15.4%   | 14.3%      | 14.3% |
| \$25,000 to \$34,999         | <b>40.1%</b> | 12.52%  | 5.0%       | 17.0% | 13.9%   | 5.6%       | 20.2% | 14.4%   | 5.8%       | 20.1% |
| \$35,000 to \$49,999         | 0.0%         | 19.58%  | 0.0%       | 17.0% | 17.8%   | 0.0%       | 20.2% | 18.4%   | 0.0%       | 20.1% |
| \$50,000 to \$74,999         | 0.0%         | 23.64%  | 0.0%       | 17.0% | 19.1%   | 0.0%       | 20.2% | 19.5%   | 0.0%       | 20.1% |
| \$75,000 to \$99,999         | 0.0%         | 10.36%  | 0.0%       | 17.0% | 8.0%    | 0.0%       | 20.2% | 8.3%    | 0.0%       | 20.1% |
| \$100,000 to \$149,999       | 0.0%         | 6.58%   | 0.0%       | 17.0% | 4.8%    | 0.0%       | 20.2% | 5.1%    | 0.0%       | 20.1% |
| \$150,000 to \$249,999       | 0.0%         | 1.84%   | 0.0%       | 17.0% | 1.3%    | 0.0%       | 20.2% | 1.8%    | 0.0%       | 20.1% |
| \$250,000 to \$499,999       | 0.0%         | 0.68%   | 0.0%       | 17.0% | 0.4%    | 0.0%       | 20.2% | 0.6%    | 0.0%       | 20.1% |
| \$500,000 or more            | 0.0%         | 0.25%   | 0.0%       | 17.0% | 0.2%    | 0.0%       | 20.2% | 0.3%    | 0.0%       | 20.1% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 17.0%             | 20.2%             | 20.1%             |
| Multiplied by Total Households  | <u>11,236</u>     | <u>25,022</u>     | <u>52,099</u>     |
| Income-Qualified Households   | 1,910             | 5,054             | 10,472            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>44%</u>        | <u>44%</u>        | <u>44%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 840               | 2,224             | 4,608             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 652               | 926               | 963               |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 652               | 926               | 963               |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 77.6%             | 41.6%             | 20.9%             |
| Remaining Potential Demand  | 188               | 1,298             | 3,645             |

### Household Growth Through 2007

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

*Reserve at Northshore*

| Household Income             | 3-Mi.        |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|--------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 12,285       |               |              |       | 26,888        |              |       | 56,382        |              |       |
| 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%         | 9.1%          | 0.0%         | 0.0%  | 14.5%         | 0.0%         | 0.0%  | 12.5%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>69.7%</b> | 11.7%         | 8.1%         | 8.1%  | 14.7%         | 10.2%        | 10.2% | 13.2%         | 9.2%         | 9.2%  |
| \$25,000 to \$34,999         | <b>83.3%</b> | 11.6%         | 9.6%         | 17.7% | 13.3%         | 11.1%        | 21.3% | 13.7%         | 11.4%        | 20.6% |
| \$35,000 to \$49,999         | 0.0%         | 17.4%         | 0.0%         | 17.7% | 17.0%         | 0.0%         | 21.3% | 17.9%         | 0.0%         | 20.6% |
| \$50,000 to \$74,999         | 0.0%         | 23.1%         | 0.0%         | 17.7% | 20.0%         | 0.0%         | 21.3% | 20.3%         | 0.0%         | 20.6% |
| \$75,000 to \$99,999         | 0.0%         | 13.7%         | 0.0%         | 17.7% | 10.3%         | 0.0%         | 21.3% | 10.6%         | 0.0%         | 20.6% |
| \$100,000 to \$149,999       | 0.0%         | 9.6%          | 0.0%         | 17.7% | 7.3%          | 0.0%         | 21.3% | 7.8%          | 0.0%         | 20.6% |
| \$150,000 to \$249,999       | 0.0%         | 2.5%          | 0.0%         | 17.7% | 1.8%          | 0.0%         | 21.3% | 2.5%          | 0.0%         | 20.6% |
| \$250,000 to \$499,999       | 0.0%         | 1.1%          | 0.0%         | 17.7% | 0.7%          | 0.0%         | 21.3% | 1.1%          | 0.0%         | 20.6% |
| \$500,000 or more            | 0.0%         | 0.4%          | 0.0%         | 17.7% | 0.3%          | 0.0%         | 21.3% | 0.5%          | 0.0%         | 20.6% |
| <b>Totals</b>                |              | <b>100.0%</b> | <b>17.7%</b> |       | <b>100.0%</b> | <b>21.3%</b> |       | <b>100.0%</b> | <b>20.6%</b> |       |

|  |               |                |                |
|--|---------------|----------------|----------------|
| % of Households in Income Band   | 17.7%         | 21.3%          | 20.6%          |
| Multiplied by Total Households   | <u>12,285</u> | <u>26,888</u>  | <u>56,382</u>  |
| Income-Qualified Households  | 2,174         | 5,727          | 11,615         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>44%</u>    | <u>44%</u>     | <u>44%</u>     |
| Income-Qualified, Renter Households in 2007  | 957           | 2,520          | 5,111          |
| Less: Income-Qual. Renter HH in 2002   | <u>(840)</u>  | <u>(2,224)</u> | <u>(4,608)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 117           | 296            | 503            |
| Annual Demand  | 23            | 59             | 101            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 46            | 118            | 202            |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc.Limit |
|----------------|-----------------|--------------------------|----------------|
| <b>Minimum</b> | \$15,690        | 14.9%                    | \$18,028       |
| <b>Maximum</b> | \$29,010        | 14.9%                    | \$33,332       |



**BROWARD COUNTY**

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# BROWARD COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Bridgewater Place*  
Broward County**

| Household Income        | 3-Mi.  |              | 5-Mi.   |              | 10-Mi.  |              |
|-------------------------|--------|--------------|---------|--------------|---------|--------------|
| Total HH in Market Area | 61,657 |              | 178,633 |              | 454,229 |              |
| Household Income        | 2002   |              | 2002    |              | 2002    |              |
| Less than \$15,000      | 9,792  | 15.88%       | 28,111  | 15.74%       | 58,700  | 12.92%       |
| \$15,000 to \$24,999    | 9,972  | 16.17%       | 28,030  | 15.69%       | 62,187  | 13.69%       |
| \$25,000 to \$34,999    | 10,307 | 16.72%       | 28,086  | 15.72%       | 64,410  | 14.18%       |
| \$35,000 to \$49,999    | 11,592 | 18.80%       | 32,433  | 18.16%       | 79,781  | 17.56%       |
| \$50,000 to \$74,999    | 11,680 | 18.94%       | 33,511  | 18.76%       | 89,903  | 19.79%       |
| \$75,000 to \$99,999    | 4,708  | 7.64%        | 14,934  | 8.36%        | 46,462  | 10.23%       |
| \$100,000 to \$149,999  | 2,760  | 4.48%        | 9,235   | 5.17%        | 34,402  | 7.57%        |
| \$150,000 to \$249,999  | 598    | 0.97%        | 2,843   | 1.59%        | 12,188  | 2.68%        |
| \$250,000 to \$499,999  | 175    | 0.28%        | 900     | 0.50%        | 4,066   | 0.90%        |
| \$500,000 or more       | 73     | <u>0.12%</u> | 548     | <u>0.31%</u> | 2,131   | <u>0.47%</u> |
|                         | 100.0% |              | 100.0%  |              | 100.0%  |              |

**Level of Effort 2002**

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

**Bridgewater Place**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 61,657  |            |       | 178,633 |            |       | 454,229 |            |       |
| Less than \$15,000           | 0.0%          | 15.88%  | 0.0%       | 0.0%  | 15.7%   | 0.0%       | 0.0%  | 12.9%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 16.17%  | 7.6%       | 7.6%  | 15.7%   | 7.4%       | 7.4%  | 13.7%   | 6.4%       | 6.4%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 16.72%  | 16.7%      | 24.3% | 15.7%   | 15.7%      | 23.1% | 14.2%   | 14.2%      | 20.6% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 18.80%  | 3.2%       | 27.5% | 18.2%   | 3.1%       | 26.2% | 17.6%   | 3.0%       | 23.6% |
| \$50,000 to \$74,999         | 0.0%          | 18.94%  | 0.0%       | 27.5% | 18.8%   | 0.0%       | 26.2% | 19.8%   | 0.0%       | 23.6% |
| \$75,000 to \$99,999         | 0.0%          | 7.64%   | 0.0%       | 27.5% | 8.4%    | 0.0%       | 26.2% | 10.2%   | 0.0%       | 23.6% |
| \$100,000 to \$149,999       | 0.0%          | 4.48%   | 0.0%       | 27.5% | 5.2%    | 0.0%       | 26.2% | 7.6%    | 0.0%       | 23.6% |
| \$150,000 to \$249,999       | 0.0%          | 0.97%   | 0.0%       | 27.5% | 1.6%    | 0.0%       | 26.2% | 2.7%    | 0.0%       | 23.6% |
| \$250,000 to \$499,999       | 0.0%          | 0.28%   | 0.0%       | 27.5% | 0.5%    | 0.0%       | 26.2% | 0.9%    | 0.0%       | 23.6% |
| \$500,000 or more            | 0.0%          | 0.12%   | 0.0%       | 27.5% | 0.3%    | 0.0%       | 26.2% | 0.5%    | 0.0%       | 23.6% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 27.5%             | 26.2%             | 23.6%             |
| Multiplied by Total Households  | <u>61,657</u>     | <u>178,633</u>    | <u>454,229</u>    |
| Income-Qualified Households   | 16,956            | 46,802            | 107,198           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 6,782             | 18,721            | 42,879            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 2,635             | 5,514             | 8,373             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 2,635             | 5,514             | 8,373             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 38.9%             | 29.5%             | 19.5%             |
| Remaining Potential Demand  | 4,147             | 13,207            | 34,506            |

### Household Growth Through 2007

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

*Bridgewater 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 |           |         |            |       |         |            |       |         |            |       |
|                              |           |         |            |       |         |            |       |         |            |       |
| Less than \$15,000           | 0.0%      | 12.7%   | 0.0%       | 0.0%  | 12.6%   | 0.0%       | 0.0%  | 10.1%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 25.4%     | 14.4%   | 3.7%       | 3.7%  | 14.0%   | 3.5%       | 3.5%  | 11.8%   | 3.0%       | 3.0%  |
| \$25,000 to \$34,999         | 100.0%    | 16.1%   | 16.1%      | 19.8% | 14.8%   | 14.8%      | 18.3% | 13.3%   | 13.3%      | 16.3% |
| \$35,000 to \$49,999         | 43.6%     | 19.3%   | 8.4%       | 28.2% | 18.9%   | 8.2%       | 26.5% | 17.8%   | 7.7%       | 24.0% |
| \$50,000 to \$74,999         | 0.0%      | 19.2%   | 0.0%       | 28.2% | 19.0%   | 0.0%       | 26.5% | 19.6%   | 0.0%       | 24.0% |
| \$75,000 to \$99,999         | 0.0%      | 9.8%    | 0.0%       | 28.2% | 10.2%   | 0.0%       | 26.5% | 11.7%   | 0.0%       | 24.0% |
| \$100,000 to \$149,999       | 0.0%      | 6.3%    | 0.0%       | 28.2% | 7.0%    | 0.0%       | 26.5% | 9.6%    | 0.0%       | 24.0% |
| \$150,000 to \$249,999       | 0.0%      | 1.7%    | 0.0%       | 28.2% | 2.3%    | 0.0%       | 26.5% | 3.9%    | 0.0%       | 24.0% |
| \$250,000 to \$499,999       | 0.0%      | 0.5%    | 0.0%       | 28.2% | 0.8%    | 0.0%       | 26.5% | 1.5%    | 0.0%       | 24.0% |
| \$500,000 or more            | 0.0%      | 0.2%    | 0.0%       | 28.2% | 0.4%    | 0.0%       | 26.5% | 0.7%    | 0.0%       | 24.0% |
| Totals                       |           | 100.0%  | 28.2%      |       | 100.0%  | 26.5%      |       | 100.0%  | 24.0%      |       |

|  |  |                |                 |                 |
|--|--|----------------|-----------------|-----------------|
| % of Households in Income Band   |  | 28.2%          | 26.5%           | 24.0%           |
| Multiplied by Total Households   |  | <u>64,669</u>  | <u>186,046</u>  | <u>479,557</u>  |
| Income-Qualified Households  |  | 18,237         | 49,302          | 115,094         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>40%</u>     | <u>40%</u>      | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 7,295          | 19,721          | 46,038          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(6,782)</u> | <u>(18,721)</u> | <u>(42,879)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 513            | 1,000           | 3,159           |
| Annual Demand  |  | 103            | 200             | 632             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 206            | 400             | 1,264           |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Cross Keys I  
Broward County**

| Household Income        | 3-Mi.  |              | 5-Mi.   |              | 10-Mi.  |              |
|-------------------------|--------|--------------|---------|--------------|---------|--------------|
| Total HH in Market Area | 72,390 |              | 177,367 |              | 443,229 |              |
| Household Income        | 2002   |              | 2002    |              | 2002    |              |
| Less than \$15,000      | 8,551  | 11.81%       | 21,953  | 12.38%       | 54,956  | 12.40%       |
| \$15,000 to \$24,999    | 10,248 | 14.16%       | 25,103  | 14.15%       | 58,923  | 13.29%       |
| \$25,000 to \$34,999    | 10,673 | 14.74%       | 25,431  | 14.34%       | 61,514  | 13.88%       |
| \$35,000 to \$49,999    | 13,980 | 19.31%       | 32,234  | 18.17%       | 77,469  | 17.48%       |
| \$50,000 to \$74,999    | 15,708 | 21.70%       | 37,603  | 21.20%       | 88,886  | 20.05%       |
| \$75,000 to \$99,999    | 7,385  | 10.20%       | 18,080  | 10.19%       | 47,223  | 10.65%       |
| \$100,000 to \$149,999  | 4,217  | 5.83%        | 11,957  | 6.74%        | 35,211  | 7.94%        |
| \$150,000 to \$249,999  | 1,126  | 1.56%        | 3,711   | 2.09%        | 12,679  | 2.86%        |
| \$250,000 to \$499,999  | 353    | 0.49%        | 956     | 0.54%        | 4,153   | 0.94%        |
| \$500,000 or more       | 147    | <u>0.20%</u> | 337     | <u>0.19%</u> | 2,214   | <u>0.50%</u> |
|                         | 100.0% |              | 100.0%  |              | 100.0%  |              |

**Level of Effort 2002**

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

**Cross Keys I**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677** per mo. **\$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 72,390  |            |       | 177,367 |            |       | 443,229 |            |       |
| Less than \$15,000           | 0.0%          | 11.81%  | 0.0%       | 0.0%  | 12.4%   | 0.0%       | 0.0%  | 12.4%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 14.16%  | 6.6%       | 6.6%  | 14.2%   | 6.6%       | 6.6%  | 13.3%   | 6.2%       | 6.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 14.74%  | 14.7%      | 21.3% | 14.3%   | 14.3%      | 20.9% | 13.9%   | 13.9%      | 20.1% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 19.31%  | 3.3%       | 24.6% | 18.2%   | 3.1%       | 24.0% | 17.5%   | 3.0%       | 23.1% |
| \$50,000 to \$74,999         | 0.0%          | 21.70%  | 0.0%       | 24.6% | 21.2%   | 0.0%       | 24.0% | 20.1%   | 0.0%       | 23.1% |
| \$75,000 to \$99,999         | 0.0%          | 10.20%  | 0.0%       | 24.6% | 10.2%   | 0.0%       | 24.0% | 10.7%   | 0.0%       | 23.1% |
| \$100,000 to \$149,999       | 0.0%          | 5.83%   | 0.0%       | 24.6% | 6.7%    | 0.0%       | 24.0% | 7.9%    | 0.0%       | 23.1% |
| \$150,000 to \$249,999       | 0.0%          | 1.56%   | 0.0%       | 24.6% | 2.1%    | 0.0%       | 24.0% | 2.9%    | 0.0%       | 23.1% |
| \$250,000 to \$499,999       | 0.0%          | 0.49%   | 0.0%       | 24.6% | 0.5%    | 0.0%       | 24.0% | 0.9%    | 0.0%       | 23.1% |
| \$500,000 or more            | 0.0%          | 0.20%   | 0.0%       | 24.6% | 0.2%    | 0.0%       | 24.0% | 0.5%    | 0.0%       | 23.1% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 24.6%             | 24.0%             | 23.1%             |
| Multiplied by Total Households  | <u>72,390</u>     | <u>177,367</u>    | <u>443,229</u>    |
| Income-Qualified Households   | 17,808            | 42,568            | 102,386           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 7,123             | 17,027            | 40,954            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,656             | 4,195             | 7,708             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,656             | 4,195             | 7,708             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 23.2%             | 24.6%             | 18.8%             |
| Remaining Potential Demand  | 5,467             | 12,832            | 33,246            |

### Household Growth Through 2007

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

Cross Keys I

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 76,167        |               |              |       | 187,199       |              |       | 469,576       |              |       |
| 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%          | 9.3%          | 0.0%         | 0.0%  | 9.8%          | 0.0%         | 0.0%  | 9.7%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>25.4%</b>  | 12.2%         | 3.1%         | 3.1%  | 12.3%         | 3.1%         | 3.1%  | 11.4%         | 2.9%         | 2.9%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 14.1%         | 14.1%        | 17.2% | 13.9%         | 13.9%        | 17.0% | 13.0%         | 13.0%        | 15.9% |
| \$35,000 to \$49,999         | <b>43.6%</b>  | 18.7%         | 8.1%         | 25.3% | 17.9%         | 7.8%         | 24.8% | 17.5%         | 7.6%         | 23.5% |
| \$50,000 to \$74,999         | 0.0%          | 21.7%         | 0.0%         | 25.3% | 20.7%         | 0.0%         | 24.8% | 19.7%         | 0.0%         | 23.5% |
| \$75,000 to \$99,999         | 0.0%          | 12.2%         | 0.0%         | 25.3% | 12.1%         | 0.0%         | 24.8% | 12.1%         | 0.0%         | 23.5% |
| \$100,000 to \$149,999       | 0.0%          | 8.3%          | 0.0%         | 25.3% | 8.9%          | 0.0%         | 24.8% | 10.1%         | 0.0%         | 23.5% |
| \$150,000 to \$249,999       | 0.0%          | 2.6%          | 0.0%         | 25.3% | 3.2%          | 0.0%         | 24.8% | 4.2%          | 0.0%         | 23.5% |
| \$250,000 to \$499,999       | 0.0%          | 0.8%          | 0.0%         | 25.3% | 1.0%          | 0.0%         | 24.8% | 1.6%          | 0.0%         | 23.5% |
| \$500,000 or more            | 0.0%          | 0.3%          | 0.0%         | 25.3% | 0.3%          | 0.0%         | 24.8% | 0.7%          | 0.0%         | 23.5% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>25.3%</b> |       | <b>100.0%</b> | <b>24.8%</b> |       | <b>100.0%</b> | <b>23.5%</b> |       |

|  |                |                 |                 |
|--|----------------|-----------------|-----------------|
| % of Households in Income Band   | 25.3%          | 24.8%           | 23.5%           |
| Multiplied by Total Households   | <u>76,167</u>  | <u>187,199</u>  | <u>469,576</u>  |
| Income-Qualified Households  | 19,270         | 46,425          | 110,350         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>40%</u>     | <u>40%</u>      | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  | 7,708          | 18,570          | 44,140          |
| Less: Income-Qual. Renter HH in 2002   | <u>(7,123)</u> | <u>(17,027)</u> | <u>(40,954)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 585            | 1,543           | 3,186           |
| Annual Demand  | 117            | 309             | 637             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 234            | 618             | 1,274           |

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

|         | 2002 Inc. Limit | Projected Growth Rate | 2007 Inc. Limit |
|---------|-----------------|-----------------------|-----------------|
| Minimum | \$20,310        | 10.6%                 | \$22,463        |
| Maximum | \$37,560        | 10.6%                 | \$41,541        |



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Cross Keys II  
Broward County**

| Household Income        | 3-Mi.  |        | 5-Mi.   |        | 10-Mi.  |        |
|-------------------------|--------|--------|---------|--------|---------|--------|
| Total HH in Market Area | 72,928 |        | 179,443 |        | 447,903 |        |
| Household Income        | 2002   |        | 2002    |        | 2002    |        |
| Less than \$15,000      | 11,250 | 15.43% | 27,086  | 15.09% | 63,425  | 14.16% |
| \$15,000 to \$24,999    | 10,045 | 13.77% | 24,589  | 13.70% | 54,893  | 12.26% |
| \$25,000 to \$34,999    | 10,107 | 13.86% | 23,988  | 13.37% | 55,983  | 12.50% |
| \$35,000 to \$49,999    | 13,430 | 18.42% | 32,173  | 17.93% | 76,032  | 16.98% |
| \$50,000 to \$74,999    | 14,484 | 19.86% | 34,303  | 19.12% | 83,963  | 18.75% |
| \$75,000 to \$99,999    | 7,172  | 9.83%  | 18,030  | 10.05% | 47,350  | 10.57% |
| \$100,000 to \$149,999  | 4,783  | 6.56%  | 13,522  | 7.54%  | 41,736  | 9.32%  |
| \$150,000 to \$249,999  | 1,231  | 1.69%  | 4,209   | 2.35%  | 16,845  | 3.76%  |
| \$250,000 to \$499,999  | 344    | 0.47%  | 1,190   | 0.66%  | 5,315   | 1.19%  |
| \$500,000 or more       | 82     | 0.11%  | 353     | 0.20%  | 2,361   | 0.53%  |
|                         | 100.0% |        | 100.0%  |        | 100.0%  |        |

**Level of Effort 2002**

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

**Cross Keys II**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677** per mo. **\$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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   |               | 72,928  |            |                   | 179,443 |            |                   | 447,903 |            |                   |
| Less than \$15,000   | 0.0%          | 15.43%  | 0.0%       | 0.0%              | 15.1%   | 0.0%       | 0.0%              | 14.2%   | 0.0%       | 0.0%              |
| \$15,000 to \$24,999   | <b>46.9%</b>  | 13.77%  | 6.5%       | 6.5%              | 13.7%   | 6.4%       | 6.4%              | 12.3%   | 5.7%       | 5.7%              |
| \$25,000 to \$34,999   | <b>100.0%</b> | 13.86%  | 13.9%      | 20.4%             | 13.4%   | 13.4%      | 19.8%             | 12.5%   | 12.5%      | 18.2%             |
| \$35,000 to \$49,999   | <b>17.1%</b>  | 18.42%  | 3.1%       | 23.5%             | 17.9%   | 3.1%       | 22.9%             | 17.0%   | 2.9%       | 21.1%             |
| \$50,000 to \$74,999   | 0.0%          | 19.86%  | 0.0%       | 23.5%             | 19.1%   | 0.0%       | 22.9%             | 18.8%   | 0.0%       | 21.1%             |
| \$75,000 to \$99,999   | 0.0%          | 9.83%   | 0.0%       | 23.5%             | 10.1%   | 0.0%       | 22.9%             | 10.6%   | 0.0%       | 21.1%             |
| \$100,000 to \$149,999   | 0.0%          | 6.56%   | 0.0%       | 23.5%             | 7.5%    | 0.0%       | 22.9%             | 9.3%    | 0.0%       | 21.1%             |
| \$150,000 to \$249,999   | 0.0%          | 1.69%   | 0.0%       | 23.5%             | 2.4%    | 0.0%       | 22.9%             | 3.8%    | 0.0%       | 21.1%             |
| \$250,000 to \$499,999   | 0.0%          | 0.47%   | 0.0%       | 23.5%             | 0.7%    | 0.0%       | 22.9%             | 1.2%    | 0.0%       | 21.1%             |
| \$500,000 or more  | 0.0%          | 0.11%   | 0.0%       | 23.5%             | 0.2%    | 0.0%       | 22.9%             | 0.5%    | 0.0%       | 21.1%             |
| % of Households in Income Band                                       |               |         |            | 23.5%             |         |            | 22.9%             |         |            | 21.1%             |
| Multiplied by Total Households                                       |               |         |            | <u>72,928</u>     |         |            | <u>179,443</u>    |         |            | <u>447,903</u>    |
| Income-Qualified Households  |               |         |            | 17,138            |         |            | 41,092            |         |            | 94,508            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            |               |         |            | <u>40%</u>        |         |            | <u>40%</u>        |         |            | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                  |               |         |            | 6,855             |         |            | 16,437            |         |            | 37,803            |
| Existing and Funded, Competitive Affordable Apartments               |               |         |            | 1,656             |         |            | 4,195             |         |            | 7,708             |
| Add: Subject's Proposed Units  |               |         |            | <u>Inc. Above</u> |         |            | <u>Inc. Above</u> |         |            | <u>Inc. Above</u> |
| Total Projected Supply   |               |         |            | 1,656             |         |            | 4,195             |         |            | 7,708             |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) |               |         |            | 24.2%             |         |            | 25.5%             |         |            | 20.4%             |
| Remaining Potential Demand   |               |         |            | 5,199             |         |            | 12,242            |         |            | 30,095            |

### Household Growth Through 2007

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

Cross Keys II

| Household Income             | 3-Mi.     |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              | % in Band | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2007 |           |         |            |       |         |            |       |         |            |       |
|                              |           |         |            |       |         |            |       |         |            |       |
| Less than \$15,000           | 0.0%      | 13.5%   | 0.0%       | 0.0%  | 13.2%   | 0.0%       | 0.0%  | 12.3%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 25.4%     | 12.3%   | 3.1%       | 3.1%  | 12.2%   | 3.1%       | 3.1%  | 10.8%   | 2.7%       | 2.7%  |
| \$25,000 to \$34,999         | 100.0%    | 12.6%   | 12.6%      | 15.7% | 12.1%   | 12.1%      | 15.2% | 11.1%   | 11.1%      | 13.8% |
| \$35,000 to \$49,999         | 43.6%     | 17.6%   | 7.7%       | 23.4% | 17.2%   | 7.5%       | 22.7% | 15.9%   | 6.9%       | 20.7% |
| \$50,000 to \$74,999         | 0.0%      | 20.5%   | 0.0%       | 23.4% | 19.7%   | 0.0%       | 22.7% | 19.3%   | 0.0%       | 20.7% |
| \$75,000 to \$99,999         | 0.0%      | 11.2%   | 0.0%       | 23.4% | 11.2%   | 0.0%       | 22.7% | 11.6%   | 0.0%       | 20.7% |
| \$100,000 to \$149,999       | 0.0%      | 9.1%    | 0.0%       | 23.4% | 10.0%   | 0.0%       | 22.7% | 11.8%   | 0.0%       | 20.7% |
| \$150,000 to \$249,999       | 0.0%      | 2.4%    | 0.0%       | 23.4% | 3.2%    | 0.0%       | 22.7% | 5.0%    | 0.0%       | 20.7% |
| \$250,000 to \$499,999       | 0.0%      | 0.6%    | 0.0%       | 23.4% | 0.9%    | 0.0%       | 22.7% | 1.6%    | 0.0%       | 20.7% |
| \$500,000 or more            | 0.0%      | 0.2%    | 0.0%       | 23.4% | 0.3%    | 0.0%       | 22.7% | 0.8%    | 0.0%       | 20.7% |
| Totals                       |           | 100.0%  | 23.4%      |       | 100.0%  | 22.7%      |       | 100.0%  | 20.7%      |       |

|  |         |          |          |
|--|---------|----------|----------|
| % of Households in Income Band   | 23.4%   | 22.7%    | 20.7%    |
| Multiplied by Total Households   | 76,630  | 190,007  | 474,547  |
| Income-Qualified Households  | 17,931  | 43,132   | 98,231   |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | 40%     | 40%      | 40%      |
| Income-Qualified, Renter Households in 2007  | 7,172   | 17,253   | 39,292   |
| Less: Income-Qual. Renter HH in 2002   | (6,855) | (16,437) | (37,803) |
| Ind. Demand from HH Growth over next 5 yrs.  | 317     | 816      | 1,489    |
| Annual Demand  | 63      | 163      | 298      |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 126     | 326      | 596      |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Eagle Pointe Apartments  
Broward County**

| Household Income        | 3-Mi.  |              | 5-Mi.   |              | 10-Mi.  |              |
|-------------------------|--------|--------------|---------|--------------|---------|--------------|
| Total HH in Market Area | 44,108 |              | 151,262 |              | 464,220 |              |
| Household Income        | 2002   |              | 2002    |              | 2002    |              |
| Less than \$15,000      | 5,701  | 12.93%       | 18,935  | 12.52%       | 56,551  | 12.18%       |
| \$15,000 to \$24,999    | 6,265  | 14.20%       | 20,700  | 13.68%       | 60,284  | 12.99%       |
| \$25,000 to \$34,999    | 6,507  | 14.75%       | 22,142  | 14.64%       | 62,360  | 13.43%       |
| \$35,000 to \$49,999    | 8,260  | 18.73%       | 28,163  | 18.62%       | 79,611  | 17.15%       |
| \$50,000 to \$74,999    | 9,766  | 22.14%       | 31,261  | 20.67%       | 91,974  | 19.81%       |
| \$75,000 to \$99,999    | 3,944  | 8.94%        | 15,227  | 10.07%       | 49,655  | 10.70%       |
| \$100,000 to \$149,999  | 2,620  | 5.94%        | 9,895   | 6.54%        | 38,755  | 8.35%        |
| \$150,000 to \$249,999  | 766    | 1.74%        | 3,431   | 2.27%        | 16,560  | 3.57%        |
| \$250,000 to \$499,999  | 212    | 0.48%        | 1,001   | 0.66%        | 5,356   | 1.15%        |
| \$500,000 or more       | 67     | <u>0.15%</u> | 507     | <u>0.34%</u> | 3,116   | <u>0.67%</u> |
|                         |        | 100.0%       |         | 100.0%       |         | 100.0%       |

**Level of Effort 2002**

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

**Eagle Pointe Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| Household Income             | 3-Mi.         |         |       |       | 5-Mi.   |       |       | 10-Mi.  |       |       |
|------------------------------|---------------|---------|-------|-------|---------|-------|-------|---------|-------|-------|
|                              | % in Band     | % of HH | Qual. | Cum.  | % of HH | Qual. | Cum.  | % of HH | Qual. | Cum.  |
| Total HH in Market Area 2002 |               | 44,108  |       |       | 151,262 |       |       | 464,220 |       |       |
| Less than \$15,000           | 0.0%          | 12.93%  | 0.0%  | 0.0%  | 12.5%   | 0.0%  | 0.0%  | 12.2%   | 0.0%  | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 14.20%  | 6.7%  | 6.7%  | 13.7%   | 6.4%  | 6.4%  | 13.0%   | 6.1%  | 6.1%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 14.75%  | 14.8% | 21.5% | 14.6%   | 14.6% | 21.0% | 13.4%   | 13.4% | 19.5% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 18.73%  | 3.2%  | 24.7% | 18.6%   | 3.2%  | 24.2% | 17.2%   | 2.9%  | 22.4% |
| \$50,000 to \$74,999         | 0.0%          | 22.14%  | 0.0%  | 24.7% | 20.7%   | 0.0%  | 24.2% | 19.8%   | 0.0%  | 22.4% |
| \$75,000 to \$99,999         | 0.0%          | 8.94%   | 0.0%  | 24.7% | 10.1%   | 0.0%  | 24.2% | 10.7%   | 0.0%  | 22.4% |
| \$100,000 to \$149,999       | 0.0%          | 5.94%   | 0.0%  | 24.7% | 6.5%    | 0.0%  | 24.2% | 8.4%    | 0.0%  | 22.4% |
| \$150,000 to \$249,999       | 0.0%          | 1.74%   | 0.0%  | 24.7% | 2.3%    | 0.0%  | 24.2% | 3.6%    | 0.0%  | 22.4% |
| \$250,000 to \$499,999       | 0.0%          | 0.48%   | 0.0%  | 24.7% | 0.7%    | 0.0%  | 24.2% | 1.2%    | 0.0%  | 22.4% |
| \$500,000 or more            | 0.0%          | 0.15%   | 0.0%  | 24.7% | 0.3%    | 0.0%  | 24.2% | 0.7%    | 0.0%  | 22.4% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 24.7%             | 24.2%             | 22.4%             |
| Multiplied by Total Households  | <u>44,108</u>     | <u>151,262</u>    | <u>464,220</u>    |
| Income-Qualified Households   | 10,895            | 36,605            | 103,985           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 4,358             | 14,642            | 41,594            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,238             | 3,331             | 7,571             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,238             | 3,331             | 7,571             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 28.4%             | 22.7%             | 18.2%             |
| Remaining Potential Demand  | 3,120             | 11,311            | 34,023            |

### Household Growth Through 2007

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

*Eagle Pointe Apartments*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 46,119        |              |       | 158,663       |              |       | 491,268       |              |       |
| 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%  | 9.8%          | 0.0%         | 0.0%  | 9.5%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>25.4%</b>  | 12.1%         | 3.1%         | 3.1%  | 11.7%         | 3.0%         | 3.0%  | 11.1%         | 2.8%         | 2.8%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.8%         | 13.8%        | 16.9% | 13.6%         | 13.6%        | 16.6% | 12.5%         | 12.5%        | 15.3% |
| \$35,000 to \$49,999         | <b>43.6%</b>  | 19.1%         | 8.3%         | 25.2% | 18.7%         | 8.1%         | 24.7% | 17.1%         | 7.4%         | 22.7% |
| \$50,000 to \$74,999         | 0.0%          | 21.7%         | 0.0%         | 25.2% | 20.5%         | 0.0%         | 24.7% | 19.4%         | 0.0%         | 22.7% |
| \$75,000 to \$99,999         | 0.0%          | 11.6%         | 0.0%         | 25.2% | 11.9%         | 0.0%         | 24.7% | 12.2%         | 0.0%         | 22.7% |
| \$100,000 to \$149,999       | 0.0%          | 7.9%          | 0.0%         | 25.2% | 8.9%          | 0.0%         | 24.7% | 10.5%         | 0.0%         | 22.7% |
| \$150,000 to \$249,999       | 0.0%          | 2.6%          | 0.0%         | 25.2% | 3.2%          | 0.0%         | 24.7% | 4.8%          | 0.0%         | 22.7% |
| \$250,000 to \$499,999       | 0.0%          | 0.9%          | 0.0%         | 25.2% | 1.2%          | 0.0%         | 24.7% | 2.1%          | 0.0%         | 22.7% |
| \$500,000 or more            | 0.0%          | 0.3%          | 0.0%         | 25.2% | 0.5%          | 0.0%         | 24.7% | 1.0%          | 0.0%         | 22.7% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>25.2%</b> |       | <b>100.0%</b> | <b>24.7%</b> |       | <b>100.0%</b> | <b>22.7%</b> |       |

|  |                |                 |                 |
|--|----------------|-----------------|-----------------|
| % of Households in Income Band   | 25.2%          | 24.7%           | 22.7%           |
| Multiplied by Total Households   | <u>46,119</u>  | <u>158,663</u>  | <u>491,268</u>  |
| Income-Qualified Households  | 11,622         | 39,190          | 111,518         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>40%</u>     | <u>40%</u>      | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  | 4,649          | 15,676          | 44,607          |
| Less: Income-Qual. Renter HH in 2002   | <u>(4,358)</u> | <u>(14,642)</u> | <u>(41,594)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 291            | 1,034           | 3,013           |
| Annual Demand  | 58             | 207             | 603             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 116            | 414             | 1,206           |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$20,310        | 10.6%                    | \$22,463        |
| <b>Maximum</b> | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Harbour Cove  
Broward County**

| Household Income        | 3-Mi.  |              | 5-Mi.   |              | 10-Mi.  |              |
|-------------------------|--------|--------------|---------|--------------|---------|--------------|
| Total HH in Market Area | 82,157 |              | 165,193 |              | 406,366 |              |
| Household Income        | 2002   |              | 2002    |              | 2002    |              |
| Less than \$15,000      | 15,587 | 18.97%       | 29,789  | 18.03%       | 71,412  | 17.57%       |
| \$15,000 to \$24,999    | 12,270 | 14.93%       | 23,484  | 14.22%       | 54,910  | 13.51%       |
| \$25,000 to \$34,999    | 11,349 | 13.81%       | 22,264  | 13.48%       | 52,919  | 13.02%       |
| \$35,000 to \$49,999    | 13,416 | 16.33%       | 27,677  | 16.75%       | 66,777  | 16.43%       |
| \$50,000 to \$74,999    | 13,264 | 16.14%       | 28,426  | 17.21%       | 72,709  | 17.89%       |
| \$75,000 to \$99,999    | 6,464  | 7.87%        | 14,347  | 8.69%        | 38,426  | 9.46%        |
| \$100,000 to \$149,999  | 5,727  | 6.97%        | 11,420  | 6.91%        | 30,762  | 7.57%        |
| \$150,000 to \$249,999  | 2,711  | 3.30%        | 5,158   | 3.12%        | 12,553  | 3.09%        |
| \$250,000 to \$499,999  | 884    | 1.08%        | 1,687   | 1.02%        | 3,888   | 0.96%        |
| \$500,000 or more       | 485    | <u>0.59%</u> | 940     | <u>0.57%</u> | 2,010   | <u>0.49%</u> |
|                         | 100.0% |              | 100.0%  |              | 100.0%  |              |

**Level of Effort 2002**

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

**Harbour Cove**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677** per mo. **\$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 82,157  |            |       | 165,193 |            |       | 406,366 |            |       |
| Less than \$15,000           | 0.0%          | 18.97%  | 0.0%       | 0.0%  | 18.0%   | 0.0%       | 0.0%  | 17.6%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 14.93%  | 7.0%       | 7.0%  | 14.2%   | 6.7%       | 6.7%  | 13.5%   | 6.3%       | 6.3%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.81%  | 13.8%      | 20.8% | 13.5%   | 13.5%      | 20.2% | 13.0%   | 13.0%      | 19.3% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 16.33%  | 2.8%       | 23.6% | 16.8%   | 2.9%       | 23.1% | 16.4%   | 2.8%       | 22.1% |
| \$50,000 to \$74,999         | 0.0%          | 16.14%  | 0.0%       | 23.6% | 17.2%   | 0.0%       | 23.1% | 17.9%   | 0.0%       | 22.1% |
| \$75,000 to \$99,999         | 0.0%          | 7.87%   | 0.0%       | 23.6% | 8.7%    | 0.0%       | 23.1% | 9.5%    | 0.0%       | 22.1% |
| \$100,000 to \$149,999       | 0.0%          | 6.97%   | 0.0%       | 23.6% | 6.9%    | 0.0%       | 23.1% | 7.6%    | 0.0%       | 22.1% |
| \$150,000 to \$249,999       | 0.0%          | 3.30%   | 0.0%       | 23.6% | 3.1%    | 0.0%       | 23.1% | 3.1%    | 0.0%       | 22.1% |
| \$250,000 to \$499,999       | 0.0%          | 1.08%   | 0.0%       | 23.6% | 1.0%    | 0.0%       | 23.1% | 1.0%    | 0.0%       | 22.1% |
| \$500,000 or more            | 0.0%          | 0.59%   | 0.0%       | 23.6% | 0.6%    | 0.0%       | 23.1% | 0.5%    | 0.0%       | 22.1% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 23.6%             | 23.1%             | 22.1%             |
| Multiplied by Total Households  | <u>82,157</u>     | <u>165,193</u>    | <u>406,366</u>    |
| Income-Qualified Households   | 19,389            | 38,160            | 89,807            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 7,756             | 15,264            | 35,923            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 892               | 3,009             | 10,929            |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 892               | 3,009             | 10,929            |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 11.5%             | 19.7%             | 30.4%             |
| Remaining Potential Demand  | 6,864             | 12,255            | 24,994            |



### Household Growth Through 2007

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

*Harbour Cove*

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 86,278        |               |              |       | 173,514       |              |       | 427,467       |              |       |
| 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%          | 16.4%         | 0.0%         | 0.0%  | 15.9%         | 0.0%         | 0.0%  | 15.5%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>25.4%</b>  | 13.3%         | 3.4%         | 3.4%  | 12.6%         | 3.2%         | 3.2%  | 12.0%         | 3.1%         | 3.1%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 12.8%         | 12.8%        | 16.2% | 12.4%         | 12.4%        | 15.6% | 12.0%         | 12.0%        | 15.1% |
| \$35,000 to \$49,999         | <b>43.6%</b>  | 16.1%         | 7.0%         | 23.2% | 16.3%         | 7.1%         | 22.7% | 15.8%         | 6.9%         | 22.0% |
| \$50,000 to \$74,999         | 0.0%          | 17.1%         | 0.0%         | 23.2% | 18.0%         | 0.0%         | 22.7% | 18.3%         | 0.0%         | 22.0% |
| \$75,000 to \$99,999         | 0.0%          | 9.1%          | 0.0%         | 23.2% | 9.9%          | 0.0%         | 22.7% | 10.7%         | 0.0%         | 22.0% |
| \$100,000 to \$149,999       | 0.0%          | 8.7%          | 0.0%         | 23.2% | 9.1%          | 0.0%         | 22.7% | 9.9%          | 0.0%         | 22.0% |
| \$150,000 to \$249,999       | 0.0%          | 4.2%          | 0.0%         | 23.2% | 3.9%          | 0.0%         | 22.7% | 3.9%          | 0.0%         | 22.0% |
| \$250,000 to \$499,999       | 0.0%          | 1.4%          | 0.0%         | 23.2% | 1.3%          | 0.0%         | 22.7% | 1.2%          | 0.0%         | 22.0% |
| \$500,000 or more            | 0.0%          | 0.8%          | 0.0%         | 23.2% | 0.7%          | 0.0%         | 22.7% | 0.6%          | 0.0%         | 22.0% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>23.2%</b> |       | <b>100.0%</b> | <b>22.7%</b> |       | <b>100.0%</b> | <b>22.0%</b> |       |

|  |  |                |  |                 |  |                 |
|--|--|----------------|--|-----------------|--|-----------------|
| % of Households in Income Band   |  | 23.2%          |  | 22.7%           |  | 22.0%           |
| Multiplied by Total Households   |  | <u>86,278</u>  |  | <u>173,514</u>  |  | <u>427,467</u>  |
| Income-Qualified Households  |  | 20,016         |  | 39,388          |  | 94,043          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>40%</u>     |  | <u>40%</u>      |  | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 8,006          |  | 15,755          |  | 37,617          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(7,756)</u> |  | <u>(15,264)</u> |  | <u>(35,923)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 250            |  | 491             |  | 1,694           |
| Annual Demand  |  | 50             |  | 98              |  | 339             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 100            |  | 196             |  | 678             |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$20,310        | 10.6%                    | \$22,463        |
| <b>Maximum</b> | \$37,560        | 10.6%                    | \$41,541        |

### Household Income Distribution 2002

3, 5 & 10-Mile Rings Centered Around Proposed *Mar Lago Village*  
Broward County

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi.  |              |
|-------------------------|--------|--------------|--------|--------------|---------|--------------|
| Total HH in Market Area | 25,122 |              | 80,351 |              | 319,216 |              |
| Household Income        | 2002   |              | 2002   |              | 2002    |              |
| Less than \$15,000      | 1,536  | 6.12%        | 7,201  | 8.96%        | 33,959  | 10.64%       |
| \$15,000 to \$24,999    | 2,068  | 8.23%        | 7,971  | 9.92%        | 38,521  | 12.07%       |
| \$25,000 to \$34,999    | 2,701  | 10.75%       | 9,631  | 11.99%       | 41,936  | 13.14%       |
| \$35,000 to \$49,999    | 4,011  | 15.97%       | 13,181 | 16.40%       | 55,244  | 17.31%       |
| \$50,000 to \$74,999    | 6,213  | 24.73%       | 17,840 | 22.20%       | 68,510  | 21.46%       |
| \$75,000 to \$99,999    | 4,033  | 16.05%       | 11,051 | 13.75%       | 38,230  | 11.98%       |
| \$100,000 to \$149,999  | 3,162  | 12.58%       | 8,848  | 11.01%       | 28,807  | 9.02%        |
| \$150,000 to \$249,999  | 985    | 3.92%        | 3,003  | 3.74%        | 9,744   | 3.05%        |
| \$250,000 to \$499,999  | 280    | 1.11%        | 958    | 1.19%        | 2,843   | 0.89%        |
| \$500,000 or more       | 133    | <u>0.53%</u> | 666    | <u>0.83%</u> | 1,420   | <u>0.44%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0%  |              |

**Level of Effort 2002**

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

**Mar Lago Village**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677** per mo. **\$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 25,122  |            |       | 80,351  |            |       | 319,216 |            |       |
| Less than \$15,000           | 0.0%          | 6.12%   | 0.0%       | 0.0%  | 9.0%    | 0.0%       | 0.0%  | 10.6%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 8.23%   | 3.9%       | 3.9%  | 9.9%    | 4.7%       | 4.7%  | 12.1%   | 5.7%       | 5.7%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 10.75%  | 10.8%      | 14.7% | 12.0%   | 12.0%      | 16.7% | 13.1%   | 13.1%      | 18.8% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 15.97%  | 2.7%       | 17.4% | 16.4%   | 2.8%       | 19.5% | 17.3%   | 3.0%       | 21.8% |
| \$50,000 to \$74,999         | 0.0%          | 24.73%  | 0.0%       | 17.4% | 22.2%   | 0.0%       | 19.5% | 21.5%   | 0.0%       | 21.8% |
| \$75,000 to \$99,999         | 0.0%          | 16.05%  | 0.0%       | 17.4% | 13.8%   | 0.0%       | 19.5% | 12.0%   | 0.0%       | 21.8% |
| \$100,000 to \$149,999       | 0.0%          | 12.58%  | 0.0%       | 17.4% | 11.0%   | 0.0%       | 19.5% | 9.0%    | 0.0%       | 21.8% |
| \$150,000 to \$249,999       | 0.0%          | 3.92%   | 0.0%       | 17.4% | 3.7%    | 0.0%       | 19.5% | 3.1%    | 0.0%       | 21.8% |
| \$250,000 to \$499,999       | 0.0%          | 1.11%   | 0.0%       | 17.4% | 1.2%    | 0.0%       | 19.5% | 0.9%    | 0.0%       | 21.8% |
| \$500,000 or more            | 0.0%          | 0.53%   | 0.0%       | 17.4% | 0.8%    | 0.0%       | 19.5% | 0.4%    | 0.0%       | 21.8% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 17.4%             | 19.5%             | 21.8%             |
| Multiplied by Total Households  | <u>25,122</u>     | <u>80,351</u>     | <u>319,216</u>    |
| Income-Qualified Households   | 4,371             | 15,668            | 69,589            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 1,748             | 6,267             | 27,836            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 216               | 1,212             | 6,709             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 216               | 1,212             | 6,709             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 12.4%             | 19.3%             | 24.1%             |
| Remaining Potential Demand  | 1,532             | 5,055             | 21,127            |

### Household Growth Through 2007

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

*Mar Lago Village*

| 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 |           |         |            | 27,975 |         |            | 88,844 |         |            | 347,275 |
| Less than \$15,000           | 0.0%      | 4.8%    | 0.0%       | 0.0%   | 7.1%    | 0.0%       | 0.0%   | 8.3%    | 0.0%       | 0.0%    |
| \$15,000 to \$24,999         | 25.4%     | 6.6%    | 1.7%       | 1.7%   | 8.2%    | 2.1%       | 2.1%   | 10.4%   | 2.6%       | 2.6%    |
| \$25,000 to \$34,999         | 100.0%    | 10.3%   | 10.3%      | 12.0%  | 11.1%   | 11.1%      | 13.2%  | 12.4%   | 12.4%      | 15.0%   |
| \$35,000 to \$49,999         | 43.6%     | 14.7%   | 6.4%       | 18.4%  | 15.5%   | 6.8%       | 20.0%  | 16.9%   | 7.3%       | 22.3%   |
| \$50,000 to \$74,999         | 0.0%      | 22.1%   | 0.0%       | 18.4%  | 21.1%   | 0.0%       | 20.0%  | 20.9%   | 0.0%       | 22.3%   |
| \$75,000 to \$99,999         | 0.0%      | 17.1%   | 0.0%       | 18.4%  | 14.6%   | 0.0%       | 20.0%  | 13.2%   | 0.0%       | 22.3%   |
| \$100,000 to \$149,999       | 0.0%      | 15.4%   | 0.0%       | 18.4%  | 13.3%   | 0.0%       | 20.0%  | 11.1%   | 0.0%       | 22.3%   |
| \$150,000 to \$249,999       | 0.0%      | 6.2%    | 0.0%       | 18.4%  | 5.9%    | 0.0%       | 20.0%  | 4.7%    | 0.0%       | 22.3%   |
| \$250,000 to \$499,999       | 0.0%      | 2.1%    | 0.0%       | 18.4%  | 2.1%    | 0.0%       | 20.0%  | 1.6%    | 0.0%       | 22.3%   |
| \$500,000 or more            | 0.0%      | 0.8%    | 0.0%       | 18.4%  | 1.1%    | 0.0%       | 20.0%  | 0.7%    | 0.0%       | 22.3%   |
| Totals                       |           | 100.0%  | 18.4%      |        | 100.0%  | 20.0%      |        | 100.0%  | 22.3%      |         |

|  |  |                |  |                |  |                 |
|--|--|----------------|--|----------------|--|-----------------|
| % of Households in Income Band   |  | 18.4%          |  | 20.0%          |  | 22.3%           |
| Multiplied by Total Households   |  | <u>27,975</u>  |  | <u>88,844</u>  |  | <u>347,275</u>  |
| Income-Qualified Households  |  | 5,147          |  | 17,769         |  | 77,442          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>40%</u>     |  | <u>40%</u>     |  | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 2,059          |  | 7,108          |  | 30,977          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(1,748)</u> |  | <u>(6,267)</u> |  | <u>(27,836)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 311            |  | 841            |  | 3,141           |
| Annual Demand  |  | 62             |  | 168            |  | 628             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 124            |  | 336            |  | 1,256           |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Pembroke Park*  
Broward County**

| Household Income        | 3-Mi.  |        | 5-Mi.   |        | 10-Mi.  |        |
|-------------------------|--------|--------|---------|--------|---------|--------|
| Total HH in Market Area | 62,111 |        | 185,939 |        | 461,194 |        |
| Household Income        | 2002   |        | 2002    |        | 2002    |        |
| Less than \$15,000      | 9,634  | 15.51% | 28,530  | 15.34% | 70,579  | 15.30% |
| \$15,000 to \$24,999    | 9,713  | 15.64% | 27,754  | 14.93% | 66,083  | 14.33% |
| \$25,000 to \$34,999    | 8,222  | 13.24% | 25,855  | 13.91% | 64,061  | 13.89% |
| \$35,000 to \$49,999    | 10,518 | 16.93% | 32,416  | 17.43% | 80,902  | 17.54% |
| \$50,000 to \$74,999    | 11,975 | 19.28% | 35,217  | 18.94% | 87,978  | 19.08% |
| \$75,000 to \$99,999    | 5,958  | 9.59%  | 17,532  | 9.43%  | 44,769  | 9.71%  |
| \$100,000 to \$149,999  | 3,955  | 6.37%  | 11,361  | 6.11%  | 30,555  | 6.63%  |
| \$150,000 to \$249,999  | 1,489  | 2.40%  | 4,439   | 2.39%  | 10,273  | 2.23%  |
| \$250,000 to \$499,999  | 432    | 0.70%  | 1,874   | 1.01%  | 3,906   | 0.85%  |
| \$500,000 or more       | 215    | 0.35%  | 960     | 0.52%  | 2,089   | 0.45%  |
|                         | 100.0% |        | 100.0%  |        | 100.0%  |        |

**Level of Effort 2002**

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

**Pembroke Park**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 62,111  |            |       | 185,939 |            |       | 461,194 |            |       |
| Less than \$15,000           | 0.0%          | 15.51%  | 0.0%       | 0.0%  | 15.3%   | 0.0%       | 0.0%  | 15.3%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 15.64%  | 7.3%       | 7.3%  | 14.9%   | 7.0%       | 7.0%  | 14.3%   | 6.7%       | 6.7%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.24%  | 13.2%      | 20.5% | 13.9%   | 13.9%      | 20.9% | 13.9%   | 13.9%      | 20.6% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 16.93%  | 2.9%       | 23.4% | 17.4%   | 3.0%       | 23.9% | 17.5%   | 3.0%       | 23.6% |
| \$50,000 to \$74,999         | 0.0%          | 19.28%  | 0.0%       | 23.4% | 18.9%   | 0.0%       | 23.9% | 19.1%   | 0.0%       | 23.6% |
| \$75,000 to \$99,999         | 0.0%          | 9.59%   | 0.0%       | 23.4% | 9.4%    | 0.0%       | 23.9% | 9.7%    | 0.0%       | 23.6% |
| \$100,000 to \$149,999       | 0.0%          | 6.37%   | 0.0%       | 23.4% | 6.1%    | 0.0%       | 23.9% | 6.6%    | 0.0%       | 23.6% |
| \$150,000 to \$249,999       | 0.0%          | 2.40%   | 0.0%       | 23.4% | 2.4%    | 0.0%       | 23.9% | 2.2%    | 0.0%       | 23.6% |
| \$250,000 to \$499,999       | 0.0%          | 0.70%   | 0.0%       | 23.4% | 1.0%    | 0.0%       | 23.9% | 0.9%    | 0.0%       | 23.6% |
| \$500,000 or more            | 0.0%          | 0.35%   | 0.0%       | 23.4% | 0.5%    | 0.0%       | 23.9% | 0.5%    | 0.0%       | 23.6% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 23.4%             | 23.9%             | 23.6%             |
| Multiplied by Total Households  | <u>62,111</u>     | <u>185,939</u>    | <u>461,194</u>    |
| Income-Qualified Households   | 14,534            | 44,439            | 108,842           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 5,814             | 17,776            | 43,537            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 2,498             | 5,996             | 11,705            |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 2,498             | 5,996             | 11,705            |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 43.0%             | 33.7%             | 26.9%             |
| Remaining Potential Demand  | 3,316             | 11,780            | 31,832            |

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed **Pembroke Park**  
Broward County

| Household Income             |           | 3-Mi.   |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
| Total HH in Market Area 2007 |           | 64,478  |            |       | 195,311 |            |       | 486,399 |            |       |
| Household Income             | % in Band | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Less than \$15,000           | 0.0%      | 12.6%   | 0.0%       | 0.0%  | 12.2%   | 0.0%       | 0.0%  | 12.1%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 25.4%     | 14.2%   | 3.6%       | 3.6%  | 13.5%   | 3.4%       | 3.4%  | 12.9%   | 3.3%       | 3.3%  |
| \$25,000 to \$34,999         | 100.0%    | 13.6%   | 13.6%      | 17.2% | 13.4%   | 13.4%      | 16.8% | 13.3%   | 13.3%      | 16.6% |
| \$35,000 to \$49,999         | 43.6%     | 17.3%   | 7.5%       | 24.7% | 17.8%   | 7.8%       | 24.6% | 17.7%   | 7.7%       | 24.3% |
| \$50,000 to \$74,999         | 0.0%      | 18.6%   | 0.0%       | 24.7% | 18.9%   | 0.0%       | 24.6% | 19.3%   | 0.0%       | 24.3% |
| \$75,000 to \$99,999         | 0.0%      | 10.9%   | 0.0%       | 24.7% | 10.8%   | 0.0%       | 24.6% | 11.1%   | 0.0%       | 24.3% |
| \$100,000 to \$149,999       | 0.0%      | 8.1%    | 0.0%       | 24.7% | 8.0%    | 0.0%       | 24.6% | 8.5%    | 0.0%       | 24.3% |
| \$150,000 to \$249,999       | 0.0%      | 3.1%    | 0.0%       | 24.7% | 3.1%    | 0.0%       | 24.6% | 3.2%    | 0.0%       | 24.3% |
| \$250,000 to \$499,999       | 0.0%      | 1.2%    | 0.0%       | 24.7% | 1.4%    | 0.0%       | 24.6% | 1.3%    | 0.0%       | 24.3% |
| \$500,000 or more            | 0.0%      | 0.5%    | 0.0%       | 24.7% | 0.7%    | 0.0%       | 24.6% | 0.6%    | 0.0%       | 24.3% |
| <b>Totals</b>                |           | 100.0%  | 24.7%      |       | 100.0%  | 24.6%      |       | 100.0%  | 24.3%      |       |

|  |         |          |          |
|--|---------|----------|----------|
| % of Households in Income Band   | 24.7%   | 24.6%    | 24.3%    |
| Multiplied by Total Households   | 64,478  | 195,311  | 486,399  |
| Income-Qualified Households  | 15,926  | 48,047   | 118,195  |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | 40%     | 40%      | 40%      |
| Income-Qualified, Renter Households in 2007  | 6,370   | 19,219   | 47,278   |
| Less: Income-Qual. Renter HH in 2002   | (5,814) | (17,776) | (43,537) |
| Ind. Demand from HH Growth over next 5 yrs.  | 556     | 1,443    | 3,741    |
| Annual Demand  | 111     | 289      | 748      |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 222     | 578      | 1,496    |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Pembroke Villas*  
Broward County**

| Household Income        | 3-Mi.  |        | 5-Mi.   |        | 10-Mi.  |        |
|-------------------------|--------|--------|---------|--------|---------|--------|
| Total HH in Market Area | 60,173 |        | 161,577 |        | 459,038 |        |
| Household Income        | 2002   |        | 2002    |        | 2002    |        |
| Less than \$15,000      | 8,058  | 13.39% | 23,715  | 14.68% | 65,969  | 14.37% |
| \$15,000 to \$24,999    | 8,427  | 14.01% | 23,628  | 14.62% | 63,667  | 13.87% |
| \$25,000 to \$34,999    | 8,003  | 13.30% | 22,047  | 13.64% | 63,477  | 13.83% |
| \$35,000 to \$49,999    | 10,696 | 17.78% | 28,600  | 17.70% | 80,302  | 17.49% |
| \$50,000 to \$74,999    | 12,999 | 21.60% | 32,483  | 20.10% | 89,846  | 19.57% |
| \$75,000 to \$99,999    | 6,528  | 10.85% | 16,145  | 9.99%  | 46,314  | 10.09% |
| \$100,000 to \$149,999  | 3,928  | 6.53%  | 10,152  | 6.28%  | 32,261  | 7.03%  |
| \$150,000 to \$249,999  | 1,199  | 1.99%  | 3,280   | 2.03%  | 10,821  | 2.36%  |
| \$250,000 to \$499,999  | 263    | 0.44%  | 1,039   | 0.64%  | 4,134   | 0.90%  |
| \$500,000 or more       | 72     | 0.12%  | 489     | 0.30%  | 2,247   | 0.49%  |
|                         |        | 100.0% |         | 100.0% |         | 100.0% |



**Level of Effort 2002**

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

**Pembroke Villas**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677** per mo. **\$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

Household Income

| Household Income             | % in Band     | 3-Mi.   |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|---------------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              |               | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |               | 60,173  |            |       | 161,577 |            |       | 459,038 |            |       |
| Less than \$15,000           | 0.0%          | 13.39%  | 0.0%       | 0.0%  | 14.7%   | 0.0%       | 0.0%  | 14.4%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 14.01%  | 6.6%       | 6.6%  | 14.6%   | 6.9%       | 6.9%  | 13.9%   | 6.5%       | 6.5%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.30%  | 13.3%      | 19.9% | 13.6%   | 13.6%      | 20.5% | 13.8%   | 13.8%      | 20.3% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 17.78%  | 3.0%       | 22.9% | 17.7%   | 3.0%       | 23.5% | 17.5%   | 3.0%       | 23.3% |
| \$50,000 to \$74,999         | 0.0%          | 21.60%  | 0.0%       | 22.9% | 20.1%   | 0.0%       | 23.5% | 19.6%   | 0.0%       | 23.3% |
| \$75,000 to \$99,999         | 0.0%          | 10.85%  | 0.0%       | 22.9% | 10.0%   | 0.0%       | 23.5% | 10.1%   | 0.0%       | 23.3% |
| \$100,000 to \$149,999       | 0.0%          | 6.53%   | 0.0%       | 22.9% | 6.3%    | 0.0%       | 23.5% | 7.0%    | 0.0%       | 23.3% |
| \$150,000 to \$249,999       | 0.0%          | 1.99%   | 0.0%       | 22.9% | 2.0%    | 0.0%       | 23.5% | 2.4%    | 0.0%       | 23.3% |
| \$250,000 to \$499,999       | 0.0%          | 0.44%   | 0.0%       | 22.9% | 0.6%    | 0.0%       | 23.5% | 0.9%    | 0.0%       | 23.3% |
| \$500,000 or more            | 0.0%          | 0.12%   | 0.0%       | 22.9% | 0.3%    | 0.0%       | 23.5% | 0.5%    | 0.0%       | 23.3% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 22.9%             | 23.5%             | 23.3%             |
| Multiplied by Total Households  | <u>60,173</u>     | <u>161,577</u>    | <u>459,038</u>    |
| Income-Qualified Households   | 13,780            | 37,971            | 106,956           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 5,512             | 15,188            | 42,782            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 2,302             | 6,188             | 11,770            |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 2,302             | 6,188             | 11,770            |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 41.8%             | 40.7%             | 27.5%             |
| Remaining Potential Demand  | 3,210             | 9,000             | 31,012            |

### Household Growth Through 2007

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

*Pembroke Villas*

| 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 |               |               |              | 63,016 |               |              | 171,062 |               |              | 485,978 |
| Less than \$15,000           | 0.0%          | 10.8%         | 0.0%         | 0.0%   | 11.7%         | 0.0%         | 0.0%    | 11.4%         | 0.0%         | 0.0%    |
| \$15,000 to \$24,999         | <b>25.4%</b>  | 12.8%         | 3.3%         | 3.3%   | 13.2%         | 3.3%         | 3.3%    | 12.5%         | 3.2%         | 3.2%    |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.0%         | 13.0%        | 16.3%  | 13.5%         | 13.5%        | 16.8%   | 13.1%         | 13.1%        | 16.3%   |
| \$35,000 to \$49,999         | <b>43.6%</b>  | 17.6%         | 7.7%         | 24.0%  | 17.8%         | 7.7%         | 24.5%   | 17.7%         | 7.7%         | 24.0%   |
| \$50,000 to \$74,999         | 0.0%          | 20.9%         | 0.0%         | 24.0%  | 19.8%         | 0.0%         | 24.5%   | 19.6%         | 0.0%         | 24.0%   |
| \$75,000 to \$99,999         | 0.0%          | 12.3%         | 0.0%         | 24.0%  | 11.4%         | 0.0%         | 24.5%   | 11.4%         | 0.0%         | 24.0%   |
| \$100,000 to \$149,999       | 0.0%          | 8.8%          | 0.0%         | 24.0%  | 8.3%          | 0.0%         | 24.5%   | 8.9%          | 0.0%         | 24.0%   |
| \$150,000 to \$249,999       | 0.0%          | 2.8%          | 0.0%         | 24.0%  | 2.8%          | 0.0%         | 24.5%   | 3.4%          | 0.0%         | 24.0%   |
| \$250,000 to \$499,999       | 0.0%          | 0.8%          | 0.0%         | 24.0%  | 1.0%          | 0.0%         | 24.5%   | 1.3%          | 0.0%         | 24.0%   |
| \$500,000 or more            | 0.0%          | 0.2%          | 0.0%         | 24.0%  | 0.4%          | 0.0%         | 24.5%   | 0.7%          | 0.0%         | 24.0%   |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>24.0%</b> |        | <b>100.0%</b> | <b>24.5%</b> |         | <b>100.0%</b> | <b>24.0%</b> |         |

|  |                |                 |                 |
|--|----------------|-----------------|-----------------|
| % of Households in Income Band   | 24.0%          | 24.5%           | 24.0%           |
| Multiplied by Total Households   | <u>63,016</u>  | <u>171,062</u>  | <u>485,978</u>  |
| Income-Qualified Households  | 15,124         | 41,910          | 116,635         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>40%</u>     | <u>40%</u>      | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  | 6,050          | 16,764          | 46,654          |
| Less: Income-Qual. Renter HH in 2002   | <u>(5,512)</u> | <u>(15,188)</u> | <u>(42,782)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 538            | 1,576           | 3,872           |
| Annual Demand  | 108            | 315             | 774             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 216            | 630             | 1,548           |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Pointe at Banyan Trails*  
Broward County**

| Household Income        | <b>3-Mi.</b> |              | <b>5-Mi.</b> |              | <b>10-Mi.</b> |              |
|-------------------------|--------------|--------------|--------------|--------------|---------------|--------------|
| Total HH in Market Area | 41,551       |              | 122,511      |              | 354,685       |              |
| Household Income        | 2002         |              | 2002         |              | 2002          |              |
| Less than \$15,000      | 2,707        | 6.51%        | 11,008       | 8.99%        | 36,301        | 10.23%       |
| \$15,000 to \$24,999    | 3,179        | 7.65%        | 12,432       | 10.15%       | 40,233        | 11.34%       |
| \$25,000 to \$34,999    | 3,826        | 9.21%        | 13,374       | 10.92%       | 42,408        | 11.96%       |
| \$35,000 to \$49,999    | 5,685        | 13.68%       | 19,310       | 15.76%       | 56,927        | 16.05%       |
| \$50,000 to \$74,999    | 8,585        | 20.66%       | 25,257       | 20.62%       | 71,920        | 20.28%       |
| \$75,000 to \$99,999    | 6,130        | 14.75%       | 15,678       | 12.80%       | 41,865        | 11.80%       |
| \$100,000 to \$149,999  | 6,005        | 14.45%       | 14,097       | 11.51%       | 35,432        | 9.99%        |
| \$150,000 to \$249,999  | 3,617        | 8.70%        | 7,619        | 6.22%        | 19,002        | 5.36%        |
| \$250,000 to \$499,999  | 1,189        | 2.86%        | 2,370        | 1.93%        | 6,437         | 1.81%        |
| \$500,000 or more       | 629          | <u>1.51%</u> | 1,366        | <u>1.11%</u> | 4,161         | <u>1.17%</u> |
|                         | 100.0%       |              | 100.0%       |              | 100.0%        |              |

**Level of Effort 2002**

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

**Pointe at Banyan Trails**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 41,551  |            |       | 122,511 |            |       | 354,685 |            |       |
| Less than \$15,000           | 0.0%          | 6.51%   | 0.0%       | 0.0%  | 9.0%    | 0.0%       | 0.0%  | 10.2%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 7.65%   | 3.6%       | 3.6%  | 10.2%   | 4.8%       | 4.8%  | 11.3%   | 5.3%       | 5.3%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 9.21%   | 9.2%       | 12.8% | 10.9%   | 10.9%      | 15.7% | 12.0%   | 12.0%      | 17.3% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 13.68%  | 2.3%       | 15.1% | 15.8%   | 2.7%       | 18.4% | 16.1%   | 2.7%       | 20.0% |
| \$50,000 to \$74,999         | 0.0%          | 20.66%  | 0.0%       | 15.1% | 20.6%   | 0.0%       | 18.4% | 20.3%   | 0.0%       | 20.0% |
| \$75,000 to \$99,999         | 0.0%          | 14.75%  | 0.0%       | 15.1% | 12.8%   | 0.0%       | 18.4% | 11.8%   | 0.0%       | 20.0% |
| \$100,000 to \$149,999       | 0.0%          | 14.45%  | 0.0%       | 15.1% | 11.5%   | 0.0%       | 18.4% | 10.0%   | 0.0%       | 20.0% |
| \$150,000 to \$249,999       | 0.0%          | 8.70%   | 0.0%       | 15.1% | 6.2%    | 0.0%       | 18.4% | 5.4%    | 0.0%       | 20.0% |
| \$250,000 to \$499,999       | 0.0%          | 2.86%   | 0.0%       | 15.1% | 1.9%    | 0.0%       | 18.4% | 1.8%    | 0.0%       | 20.0% |
| \$500,000 or more            | 0.0%          | 1.51%   | 0.0%       | 15.1% | 1.1%    | 0.0%       | 18.4% | 1.2%    | 0.0%       | 20.0% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 15.1%             | 18.4%             | 20.0%             |
| Multiplied by Total Households  | <u>41,551</u>     | <u>122,511</u>    | <u>354,685</u>    |
| Income-Qualified Households   | 6,274             | 22,542            | 70,937            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,510             | 9,017             | 28,375            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 300               | 1,560             | 4,731             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 300               | 1,560             | 4,731             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 12.0%             | 17.3%             | 16.7%             |
| Remaining Potential Demand  | 2,210             | 7,457             | 23,644            |

### Household Growth Through 2007

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

*Pointe at Banyan Trails*

| Household Income             |           | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|-----------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |           | 46,391        |              |       | 133,873       |              |       | 381,605       |              |       |
| Household Income             | % in Band | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Less than \$15,000           | 0.0%      | 4.5%          | 0.0%         | 0.0%  | 6.6%          | 0.0%         | 0.0%  | 7.7%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 25.4%     | 6.0%          | 1.5%         | 1.5%  | 8.4%          | 2.1%         | 2.1%  | 9.5%          | 2.4%         | 2.4%  |
| \$25,000 to \$34,999         | 100.0%    | 7.5%          | 7.5%         | 9.0%  | 9.6%          | 9.6%         | 11.7% | 10.9%         | 10.9%        | 13.3% |
| \$35,000 to \$49,999         | 43.6%     | 12.5%         | 5.5%         | 14.5% | 15.0%         | 6.5%         | 18.2% | 15.5%         | 6.8%         | 20.1% |
| \$50,000 to \$74,999         | 0.0%      | 18.2%         | 0.0%         | 14.5% | 19.2%         | 0.0%         | 18.2% | 19.1%         | 0.0%         | 20.1% |
| \$75,000 to \$99,999         | 0.0%      | 14.9%         | 0.0%         | 14.5% | 13.9%         | 0.0%         | 18.2% | 13.0%         | 0.0%         | 20.1% |
| \$100,000 to \$149,999       | 0.0%      | 17.2%         | 0.0%         | 14.5% | 14.1%         | 0.0%         | 18.2% | 12.4%         | 0.0%         | 20.1% |
| \$150,000 to \$249,999       | 0.0%      | 11.1%         | 0.0%         | 14.5% | 7.8%          | 0.0%         | 18.2% | 6.6%          | 0.0%         | 20.1% |
| \$250,000 to \$499,999       | 0.0%      | 5.7%          | 0.0%         | 14.5% | 3.8%          | 0.0%         | 18.2% | 3.4%          | 0.0%         | 20.1% |
| \$500,000 or more            | 0.0%      | 2.6%          | 0.0%         | 14.5% | 1.8%          | 0.0%         | 18.2% | 1.8%          | 0.0%         | 20.1% |
| <b>Totals</b>                |           | <b>100.0%</b> | <b>14.5%</b> |       | <b>100.0%</b> | <b>18.2%</b> |       | <b>100.0%</b> | <b>20.1%</b> |       |

|  |  |         |  |         |  |          |
|--|--|---------|--|---------|--|----------|
| % of Households in Income Band   |  | 14.5%   |  | 18.2%   |  | 20.1%    |
| Multiplied by Total Households   |  | 46,391  |  | 133,873 |  | 381,605  |
| Income-Qualified Households  |  | 6,727   |  | 24,365  |  | 76,703   |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | 40%     |  | 40%     |  | 40%      |
| Income-Qualified, Renter Households in 2007  |  | 2,691   |  | 9,746   |  | 30,681   |
| Less: Income-Qual. Renter HH in 2002   |  | (2,510) |  | (9,017) |  | (28,375) |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 181     |  | 729     |  | 2,306    |
| Annual Demand  |  | 36      |  | 146     |  | 461      |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 72      |  | 292     |  | 922      |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Saint Croix Apartments*  
Broward County**

| Household Income        | 3-Mi.  |        | 5-Mi.   |        | 10-Mi.  |        |
|-------------------------|--------|--------|---------|--------|---------|--------|
| Total HH in Market Area | 67,497 |        | 182,706 |        | 450,841 |        |
| Household Income        | 2002   |        | 2002    |        | 2002    |        |
| Less than \$15,000      | 10,813 | 16.02% | 27,555  | 15.08% | 57,954  | 12.85% |
| \$15,000 to \$24,999    | 11,463 | 16.98% | 28,371  | 15.53% | 61,143  | 13.56% |
| \$25,000 to \$34,999    | 11,208 | 16.61% | 28,284  | 15.48% | 63,708  | 14.13% |
| \$35,000 to \$49,999    | 12,181 | 18.05% | 33,840  | 18.52% | 79,358  | 17.60% |
| \$50,000 to \$74,999    | 12,161 | 18.02% | 35,881  | 19.64% | 90,165  | 20.00% |
| \$75,000 to \$99,999    | 5,341  | 7.91%  | 15,761  | 8.63%  | 46,833  | 10.39% |
| \$100,000 to \$149,999  | 3,172  | 4.70%  | 9,564   | 5.23%  | 34,312  | 7.61%  |
| \$150,000 to \$249,999  | 824    | 1.22%  | 2,428   | 1.33%  | 11,575  | 2.57%  |
| \$250,000 to \$499,999  | 220    | 0.33%  | 730     | 0.40%  | 3,785   | 0.84%  |
| \$500,000 or more       | 115    | 0.17%  | 292     | 0.16%  | 2,007   | 0.45%  |
|                         | 100.0% |        | 100.0%  |        | 100.0%  |        |

**Level of Effort 2002**

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

**Saint Croix Apartments**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| Household Income             | 3-Mi.         |         |            | 5-Mi. |         |            | 10-Mi. |         |            |       |
|------------------------------|---------------|---------|------------|-------|---------|------------|--------|---------|------------|-------|
|                              | % in Band     | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.   | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |               | 67,497  |            |       | 182,706 |            |        | 450,841 |            |       |
| Less than \$15,000           | 0.0%          | 16.02%  | 0.0%       | 0.0%  | 15.1%   | 0.0%       | 0.0%   | 12.9%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 16.98%  | 8.0%       | 8.0%  | 15.5%   | 7.3%       | 7.3%   | 13.6%   | 6.4%       | 6.4%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 16.61%  | 16.6%      | 24.6% | 15.5%   | 15.5%      | 22.8%  | 14.1%   | 14.1%      | 20.5% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 18.05%  | 3.1%       | 27.7% | 18.5%   | 3.2%       | 26.0%  | 17.6%   | 3.0%       | 23.5% |
| \$50,000 to \$74,999         | 0.0%          | 18.02%  | 0.0%       | 27.7% | 19.6%   | 0.0%       | 26.0%  | 20.0%   | 0.0%       | 23.5% |
| \$75,000 to \$99,999         | 0.0%          | 7.91%   | 0.0%       | 27.7% | 8.6%    | 0.0%       | 26.0%  | 10.4%   | 0.0%       | 23.5% |
| \$100,000 to \$149,999       | 0.0%          | 4.70%   | 0.0%       | 27.7% | 5.2%    | 0.0%       | 26.0%  | 7.6%    | 0.0%       | 23.5% |
| \$150,000 to \$249,999       | 0.0%          | 1.22%   | 0.0%       | 27.7% | 1.3%    | 0.0%       | 26.0%  | 2.6%    | 0.0%       | 23.5% |
| \$250,000 to \$499,999       | 0.0%          | 0.33%   | 0.0%       | 27.7% | 0.4%    | 0.0%       | 26.0%  | 0.8%    | 0.0%       | 23.5% |
| \$500,000 or more            | 0.0%          | 0.17%   | 0.0%       | 27.7% | 0.2%    | 0.0%       | 26.0%  | 0.5%    | 0.0%       | 23.5% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 27.7%             | 26.0%             | 23.5%             |
| Multiplied by Total Households  | <u>67,497</u>     | <u>182,706</u>    | <u>450,841</u>    |
| Income-Qualified Households   | 18,697            | 47,504            | 105,948           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 7,479             | 19,002            | 42,379            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 2,485             | 4,933             | 8,033             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 2,485             | 4,933             | 8,033             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 33.2%             | 26.0%             | 19.0%             |
| Remaining Potential Demand  | 4,994             | 14,069            | 34,346            |

### Household Growth Through 2007

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

*Saint Croix Apartments*

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 70,630        |               |              |       | 191,041       |              |       | 475,717       |              |       |
| Household Income             | % in Band     | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Less than \$15,000           | 0.0%          | 12.8%         | 0.0%         | 0.0%  | 12.0%         | 0.0%         | 0.0%  | 10.1%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>25.4%</b>  | 15.5%         | 3.9%         | 3.9%  | 13.9%         | 3.5%         | 3.5%  | 11.7%         | 3.0%         | 3.0%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 15.9%         | 15.9%        | 19.8% | 14.9%         | 14.9%        | 18.4% | 13.3%         | 13.3%        | 16.3% |
| \$35,000 to \$49,999         | <b>43.6%</b>  | 18.9%         | 8.3%         | 28.1% | 18.8%         | 8.2%         | 26.6% | 17.8%         | 7.7%         | 24.0% |
| \$50,000 to \$74,999         | 0.0%          | 18.1%         | 0.0%         | 28.1% | 19.8%         | 0.0%         | 26.6% | 19.8%         | 0.0%         | 24.0% |
| \$75,000 to \$99,999         | 0.0%          | 9.7%          | 0.0%         | 28.1% | 10.6%         | 0.0%         | 26.6% | 11.9%         | 0.0%         | 24.0% |
| \$100,000 to \$149,999       | 0.0%          | 6.5%          | 0.0%         | 28.1% | 7.0%          | 0.0%         | 26.6% | 9.7%          | 0.0%         | 24.0% |
| \$150,000 to \$249,999       | 0.0%          | 1.9%          | 0.0%         | 28.1% | 2.1%          | 0.0%         | 26.6% | 3.8%          | 0.0%         | 24.0% |
| \$250,000 to \$499,999       | 0.0%          | 0.6%          | 0.0%         | 28.1% | 0.6%          | 0.0%         | 26.6% | 1.4%          | 0.0%         | 24.0% |
| \$500,000 or more            | 0.0%          | 0.2%          | 0.0%         | 28.1% | 0.2%          | 0.0%         | 26.6% | 0.6%          | 0.0%         | 24.0% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>28.1%</b> |       | <b>100.0%</b> | <b>26.6%</b> |       | <b>100.0%</b> | <b>24.0%</b> |       |

|  |                |                 |                 |
|--|----------------|-----------------|-----------------|
| % of Households in Income Band   | 28.1%          | 26.6%           | 24.0%           |
| Multiplied by Total Households   | <u>70,630</u>  | <u>191,041</u>  | <u>475,717</u>  |
| Income-Qualified Households  | 19,847         | 50,817          | 114,172         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>40%</u>     | <u>40%</u>      | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  | 7,939          | 20,327          | 45,669          |
| Less: Income-Qual. Renter HH in 2002   | <u>(7,479)</u> | <u>(19,002)</u> | <u>(42,379)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 460            | 1,325           | 3,290           |
| Annual Demand  | 92             | 265             | 658             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 184            | 530             | 1,316           |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$20,310        | 10.6%                    | \$22,463        |
| <b>Maximum</b> | \$37,560        | 10.6%                    | \$41,541        |



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Stirling Apartments*  
Broward County**

| Household Income        | 3-Mi.  |              | 5-Mi.   |              | 10-Mi.  |              |
|-------------------------|--------|--------------|---------|--------------|---------|--------------|
| Total HH in Market Area | 43,668 |              | 125,521 |              | 505,521 |              |
| Household Income        | 2002   |              | 2002    |              | 2002    |              |
| Less than \$15,000      | 5,243  | 12.01%       | 14,783  | 11.78%       | 68,792  | 13.61%       |
| \$15,000 to \$24,999    | 5,599  | 12.82%       | 15,571  | 12.41%       | 69,255  | 13.70%       |
| \$25,000 to \$34,999    | 5,992  | 13.72%       | 16,580  | 13.21%       | 69,534  | 13.75%       |
| \$35,000 to \$49,999    | 8,018  | 18.36%       | 22,247  | 17.72%       | 87,715  | 17.35%       |
| \$50,000 to \$74,999    | 9,683  | 22.17%       | 27,749  | 22.11%       | 100,841 | 19.95%       |
| \$75,000 to \$99,999    | 4,930  | 11.29%       | 14,824  | 11.81%       | 52,878  | 10.46%       |
| \$100,000 to \$149,999  | 3,034  | 6.95%        | 10,158  | 8.09%        | 37,616  | 7.44%        |
| \$150,000 to \$249,999  | 866    | 1.98%        | 2,602   | 2.07%        | 12,125  | 2.40%        |
| \$250,000 to \$499,999  | 218    | 0.50%        | 717     | 0.57%        | 4,410   | 0.87%        |
| \$500,000 or more       | 85     | <u>0.20%</u> | 291     | <u>0.23%</u> | 2,355   | <u>0.47%</u> |
|                         | 100.0% |              | 100.0%  |              | 100.0%  |              |

**Level of Effort 2002**

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

***Stirling Apartments***

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| Household Income             | 3-Mi.         |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|---------------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              | % in Band     | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |               | 43,668  |            |       | 125,521 |            |       | 505,521 |            |       |
| Less than \$15,000           | 0.0%          | 12.01%  | 0.0%       | 0.0%  | 11.8%   | 0.0%       | 0.0%  | 13.6%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 12.82%  | 6.0%       | 6.0%  | 12.4%   | 5.8%       | 5.8%  | 13.7%   | 6.4%       | 6.4%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.72%  | 13.7%      | 19.7% | 13.2%   | 13.2%      | 19.0% | 13.8%   | 13.8%      | 20.2% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 18.36%  | 3.1%       | 22.8% | 17.7%   | 3.0%       | 22.0% | 17.4%   | 3.0%       | 23.2% |
| \$50,000 to \$74,999         | 0.0%          | 22.17%  | 0.0%       | 22.8% | 22.1%   | 0.0%       | 22.0% | 20.0%   | 0.0%       | 23.2% |
| \$75,000 to \$99,999         | 0.0%          | 11.29%  | 0.0%       | 22.8% | 11.8%   | 0.0%       | 22.0% | 10.5%   | 0.0%       | 23.2% |
| \$100,000 to \$149,999       | 0.0%          | 6.95%   | 0.0%       | 22.8% | 8.1%    | 0.0%       | 22.0% | 7.4%    | 0.0%       | 23.2% |
| \$150,000 to \$249,999       | 0.0%          | 1.98%   | 0.0%       | 22.8% | 2.1%    | 0.0%       | 22.0% | 2.4%    | 0.0%       | 23.2% |
| \$250,000 to \$499,999       | 0.0%          | 0.50%   | 0.0%       | 22.8% | 0.6%    | 0.0%       | 22.0% | 0.9%    | 0.0%       | 23.2% |
| \$500,000 or more            | 0.0%          | 0.20%   | 0.0%       | 22.8% | 0.2%    | 0.0%       | 22.0% | 0.5%    | 0.0%       | 23.2% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 22.8%             | 22.0%             | 23.2%             |
| Multiplied by Total Households                                       | <u>43,668</u>     | <u>125,521</u>    | <u>505,521</u>    |
| Income-Qualified Households  | 9,956             | 27,615            | 117,281           |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 3,982             | 11,046            | 46,912            |
| Existing and Funded, Competitive Affordable Apartments               | 1,393             | 2,406             | 12,183            |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 1,393             | 2,406             | 12,183            |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 35.0%             | 21.8%             | 26.0%             |
| Remaining Potential Demand   | 2,589             | 8,640             | 34,729            |

### Household Growth Through 2007

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

*Stirling Apartments*

| Household Income             | 3-Mi.     |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
| Total HH in Market Area 2007 | 46,430    |         |            |       | 134,770 |            |       | 538,967 |            |       |
| 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%      | 9.5%    | 0.0%       | 0.0%  | 9.4%    | 0.0%       | 0.0%  | 10.7%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 25.4%     | 11.1%   | 2.8%       | 2.8%  | 11.0%   | 2.8%       | 2.8%  | 12.2%   | 3.1%       | 3.1%  |
| \$25,000 to \$34,999         | 100.0%    | 12.9%   | 12.9%      | 15.7% | 12.5%   | 12.5%      | 15.3% | 13.0%   | 13.0%      | 16.1% |
| \$35,000 to \$49,999         | 43.6%     | 18.2%   | 7.9%       | 23.6% | 17.7%   | 7.7%       | 23.0% | 17.5%   | 7.6%       | 23.7% |
| \$50,000 to \$74,999         | 0.0%      | 21.8%   | 0.0%       | 23.6% | 21.5%   | 0.0%       | 23.0% | 19.8%   | 0.0%       | 23.7% |
| \$75,000 to \$99,999         | 0.0%      | 12.4%   | 0.0%       | 23.6% | 13.1%   | 0.0%       | 23.0% | 11.9%   | 0.0%       | 23.7% |
| \$100,000 to \$149,999       | 0.0%      | 9.6%    | 0.0%       | 23.6% | 10.3%   | 0.0%       | 23.0% | 9.4%    | 0.0%       | 23.7% |
| \$150,000 to \$249,999       | 0.0%      | 3.2%    | 0.0%       | 23.6% | 3.2%    | 0.0%       | 23.0% | 3.6%    | 0.0%       | 23.7% |
| \$250,000 to \$499,999       | 0.0%      | 1.0%    | 0.0%       | 23.6% | 1.0%    | 0.0%       | 23.0% | 1.3%    | 0.0%       | 23.7% |
| \$500,000 or more            | 0.0%      | 0.3%    | 0.0%       | 23.6% | 0.3%    | 0.0%       | 23.0% | 0.7%    | 0.0%       | 23.7% |
| <b>Totals</b>                |           | 100.0%  | 23.6%      |       | 100.0%  | 23.0%      |       | 100.0%  | 23.7%      |       |

|  |  |                |  |                 |  |                 |
|--|--|----------------|--|-----------------|--|-----------------|
| % of Households in Income Band   |  | 23.6%          |  | 23.0%           |  | 23.7%           |
| Multiplied by Total Households   |  | <u>46,430</u>  |  | <u>134,770</u>  |  | <u>538,967</u>  |
| Income-Qualified Households  |  | 10,957         |  | 30,997          |  | 127,735         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>40%</u>     |  | <u>40%</u>      |  | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 4,383          |  | 12,399          |  | 51,094          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(3,982)</u> |  | <u>(11,046)</u> |  | <u>(46,912)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 401            |  | 1,353           |  | 4,182           |
| Annual Demand  |  | 80             |  | 271             |  | 836             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 160            |  | 542             |  | 1,672           |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Stirling Apartments II  
Broward County**

| Household Income        | 3-Mi.  |              | 5-Mi.   |              | 10-Mi.  |              |
|-------------------------|--------|--------------|---------|--------------|---------|--------------|
| Total HH in Market Area | 43,668 |              | 125,521 |              | 505,521 |              |
| Household Income        | 2002   |              | 2002    |              | 2002    |              |
| Less than \$15,000      | 5,243  | 12.01%       | 14,783  | 11.78%       | 68,792  | 13.61%       |
| \$15,000 to \$24,999    | 5,599  | 12.82%       | 15,571  | 12.41%       | 69,255  | 13.70%       |
| \$25,000 to \$34,999    | 5,992  | 13.72%       | 16,580  | 13.21%       | 69,534  | 13.75%       |
| \$35,000 to \$49,999    | 8,018  | 18.36%       | 22,247  | 17.72%       | 87,715  | 17.35%       |
| \$50,000 to \$74,999    | 9,683  | 22.17%       | 27,749  | 22.11%       | 100,841 | 19.95%       |
| \$75,000 to \$99,999    | 4,930  | 11.29%       | 14,824  | 11.81%       | 52,878  | 10.46%       |
| \$100,000 to \$149,999  | 3,034  | 6.95%        | 10,158  | 8.09%        | 37,616  | 7.44%        |
| \$150,000 to \$249,999  | 866    | 1.98%        | 2,602   | 2.07%        | 12,125  | 2.40%        |
| \$250,000 to \$499,999  | 218    | 0.50%        | 717     | 0.57%        | 4,410   | 0.87%        |
| \$500,000 or more       | 85     | <u>0.20%</u> | 291     | <u>0.23%</u> | 2,355   | <u>0.47%</u> |
|                         | 100.0% |              | 100.0%  |              | 100.0%  |              |

**Level of Effort 2002**

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

***Stirling Apartments II***

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677** per mo. **\$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| Household Income             | 3-Mi.         |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|---------------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              | % in Band     | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |               | 43,668  |            |       | 125,521 |            |       | 505,521 |            |       |
| Less than \$15,000           | 0.0%          | 12.01%  | 0.0%       | 0.0%  | 11.8%   | 0.0%       | 0.0%  | 13.6%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 12.82%  | 6.0%       | 6.0%  | 12.4%   | 5.8%       | 5.8%  | 13.7%   | 6.4%       | 6.4%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 13.72%  | 13.7%      | 19.7% | 13.2%   | 13.2%      | 19.0% | 13.8%   | 13.8%      | 20.2% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 18.36%  | 3.1%       | 22.8% | 17.7%   | 3.0%       | 22.0% | 17.4%   | 3.0%       | 23.2% |
| \$50,000 to \$74,999         | 0.0%          | 22.17%  | 0.0%       | 22.8% | 22.1%   | 0.0%       | 22.0% | 20.0%   | 0.0%       | 23.2% |
| \$75,000 to \$99,999         | 0.0%          | 11.29%  | 0.0%       | 22.8% | 11.8%   | 0.0%       | 22.0% | 10.5%   | 0.0%       | 23.2% |
| \$100,000 to \$149,999       | 0.0%          | 6.95%   | 0.0%       | 22.8% | 8.1%    | 0.0%       | 22.0% | 7.4%    | 0.0%       | 23.2% |
| \$150,000 to \$249,999       | 0.0%          | 1.98%   | 0.0%       | 22.8% | 2.1%    | 0.0%       | 22.0% | 2.4%    | 0.0%       | 23.2% |
| \$250,000 to \$499,999       | 0.0%          | 0.50%   | 0.0%       | 22.8% | 0.6%    | 0.0%       | 22.0% | 0.9%    | 0.0%       | 23.2% |
| \$500,000 or more            | 0.0%          | 0.20%   | 0.0%       | 22.8% | 0.2%    | 0.0%       | 22.0% | 0.5%    | 0.0%       | 23.2% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 22.8%             | 22.0%             | 23.2%             |
| Multiplied by Total Households  | <u>43,668</u>     | <u>125,521</u>    | <u>505,521</u>    |
| Income-Qualified Households   | 9,956             | 27,615            | 117,281           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 3,982             | 11,046            | 46,912            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,393             | 2,406             | 12,183            |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,393             | 2,406             | 12,183            |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 35.0%             | 21.8%             | 26.0%             |
| Remaining Potential Demand  | 2,589             | 8,640             | 34,729            |

### Household Growth Through 2007

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

*Stirling Apartments II*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 46,430        |              |       | 134,770       |              |       | 538,967       |              |       |
| 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%          | 9.5%          | 0.0%         | 0.0%  | 9.4%          | 0.0%         | 0.0%  | 10.7%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>25.4%</b>  | 11.1%         | 2.8%         | 2.8%  | 11.0%         | 2.8%         | 2.8%  | 12.2%         | 3.1%         | 3.1%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 12.9%         | 12.9%        | 15.7% | 12.5%         | 12.5%        | 15.3% | 13.0%         | 13.0%        | 16.1% |
| \$35,000 to \$49,999         | <b>43.6%</b>  | 18.2%         | 7.9%         | 23.6% | 17.7%         | 7.7%         | 23.0% | 17.5%         | 7.6%         | 23.7% |
| \$50,000 to \$74,999         | 0.0%          | 21.8%         | 0.0%         | 23.6% | 21.5%         | 0.0%         | 23.0% | 19.8%         | 0.0%         | 23.7% |
| \$75,000 to \$99,999         | 0.0%          | 12.4%         | 0.0%         | 23.6% | 13.1%         | 0.0%         | 23.0% | 11.9%         | 0.0%         | 23.7% |
| \$100,000 to \$149,999       | 0.0%          | 9.6%          | 0.0%         | 23.6% | 10.3%         | 0.0%         | 23.0% | 9.4%          | 0.0%         | 23.7% |
| \$150,000 to \$249,999       | 0.0%          | 3.2%          | 0.0%         | 23.6% | 3.2%          | 0.0%         | 23.0% | 3.6%          | 0.0%         | 23.7% |
| \$250,000 to \$499,999       | 0.0%          | 1.0%          | 0.0%         | 23.6% | 1.0%          | 0.0%         | 23.0% | 1.3%          | 0.0%         | 23.7% |
| \$500,000 or more            | 0.0%          | 0.3%          | 0.0%         | 23.6% | 0.3%          | 0.0%         | 23.0% | 0.7%          | 0.0%         | 23.7% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>23.6%</b> |       | <b>100.0%</b> | <b>23.0%</b> |       | <b>100.0%</b> | <b>23.7%</b> |       |

|  |  |                |  |                 |  |                 |
|--|--|----------------|--|-----------------|--|-----------------|
| % of Households in Income Band   |  | 23.6%          |  | 23.0%           |  | 23.7%           |
| Multiplied by Total Households   |  | <u>46,430</u>  |  | <u>134,770</u>  |  | <u>538,967</u>  |
| Income-Qualified Households  |  | 10,957         |  | 30,997          |  | 127,735         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>40%</u>     |  | <u>40%</u>      |  | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 4,383          |  | 12,399          |  | 51,094          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(3,982)</u> |  | <u>(11,046)</u> |  | <u>(46,912)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 401            |  | 1,353           |  | 4,182           |
| Annual Demand  |  | 80             |  | 271             |  | 836             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 160            |  | 542             |  | 1,672           |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$20,310        | 10.6%                    | \$22,463        |
| <b>Maximum</b> | \$37,560        | 10.6%                    | \$41,541        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Venice Homes  
Broward County**

| Household Income        | 3-Mi.  |        | 5-Mi.   |        | 10-Mi.  |        |
|-------------------------|--------|--------|---------|--------|---------|--------|
| Total HH in Market Area | 66,057 |        | 150,897 |        | 429,577 |        |
| Household Income        | 2002   |        | 2002    |        | 2002    |        |
| Less than \$15,000      | 12,541 | 18.98% | 24,210  | 16.04% | 59,303  | 13.80% |
| \$15,000 to \$24,999    | 11,369 | 17.21% | 23,898  | 15.84% | 61,347  | 14.28% |
| \$25,000 to \$34,999    | 10,789 | 16.33% | 23,660  | 15.68% | 62,696  | 14.59% |
| \$35,000 to \$49,999    | 11,261 | 17.05% | 26,614  | 17.64% | 77,038  | 17.93% |
| \$50,000 to \$74,999    | 10,314 | 15.61% | 26,322  | 17.44% | 84,110  | 19.58% |
| \$75,000 to \$99,999    | 4,907  | 7.43%  | 12,355  | 8.19%  | 41,548  | 9.67%  |
| \$100,000 to \$149,999  | 3,193  | 4.83%  | 8,580   | 5.69%  | 28,849  | 6.72%  |
| \$150,000 to \$249,999  | 992    | 1.50%  | 3,111   | 2.06%  | 9,585   | 2.23%  |
| \$250,000 to \$499,999  | 448    | 0.68%  | 1,229   | 0.81%  | 3,281   | 0.76%  |
| \$500,000 or more       | 244    | 0.37%  | 919     | 0.61%  | 1,822   | 0.42%  |
|                         | 100.0% |        | 100.0%  |        | 100.0%  |        |

**Level of Effort 2002**

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

**Venice Homes**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$677 per mo. \$20,310**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$37,560**

| 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 |               | 66,057  |            |       | 150,897 |            |       | 429,577 |            |       |
| Less than \$15,000           | 0.0%          | 18.98%  | 0.0%       | 0.0%  | 16.0%   | 0.0%       | 0.0%  | 13.8%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>46.9%</b>  | 17.21%  | 8.1%       | 8.1%  | 15.8%   | 7.4%       | 7.4%  | 14.3%   | 6.7%       | 6.7%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 16.33%  | 16.3%      | 24.4% | 15.7%   | 15.7%      | 23.1% | 14.6%   | 14.6%      | 21.3% |
| \$35,000 to \$49,999         | <b>17.1%</b>  | 17.05%  | 2.9%       | 27.3% | 17.6%   | 3.0%       | 26.1% | 17.9%   | 3.1%       | 24.4% |
| \$50,000 to \$74,999         | 0.0%          | 15.61%  | 0.0%       | 27.3% | 17.4%   | 0.0%       | 26.1% | 19.6%   | 0.0%       | 24.4% |
| \$75,000 to \$99,999         | 0.0%          | 7.43%   | 0.0%       | 27.3% | 8.2%    | 0.0%       | 26.1% | 9.7%    | 0.0%       | 24.4% |
| \$100,000 to \$149,999       | 0.0%          | 4.83%   | 0.0%       | 27.3% | 5.7%    | 0.0%       | 26.1% | 6.7%    | 0.0%       | 24.4% |
| \$150,000 to \$249,999       | 0.0%          | 1.50%   | 0.0%       | 27.3% | 2.1%    | 0.0%       | 26.1% | 2.2%    | 0.0%       | 24.4% |
| \$250,000 to \$499,999       | 0.0%          | 0.68%   | 0.0%       | 27.3% | 0.8%    | 0.0%       | 26.1% | 0.8%    | 0.0%       | 24.4% |
| \$500,000 or more            | 0.0%          | 0.37%   | 0.0%       | 27.3% | 0.6%    | 0.0%       | 26.1% | 0.4%    | 0.0%       | 24.4% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 27.3%             | 26.1%             | 24.4%             |
| Multiplied by Total Households  | <u>66,057</u>     | <u>150,897</u>    | <u>429,577</u>    |
| Income-Qualified Households   | 18,034            | 39,384            | 104,817           |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>40%</u>        | <u>40%</u>        | <u>40%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 7,214             | 15,754            | 41,927            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,394             | 3,317             | 7,817             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,394             | 3,317             | 7,817             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 19.3%             | 21.1%             | 18.6%             |
| Remaining Potential Demand  | 5,820             | 12,437            | 34,110            |



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Venice Homes*  
Broward County

| Household Income             |           | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|-----------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |           | 68,604        |              |       | 156,770       |              |       | 450,746       |              |       |
| 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%      | 15.1%         | 0.0%         | 0.0%  | 12.8%         | 0.0%         | 0.0%  | 10.9%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 25.4%     | 15.1%         | 3.8%         | 3.8%  | 14.0%         | 3.5%         | 3.5%  | 12.4%         | 3.1%         | 3.1%  |
| \$25,000 to \$34,999         | 100.0%    | 15.5%         | 15.5%        | 19.3% | 14.7%         | 14.7%        | 18.2% | 13.7%         | 13.7%        | 16.8% |
| \$35,000 to \$49,999         | 43.6%     | 18.3%         | 8.0%         | 27.3% | 18.7%         | 8.1%         | 26.3% | 18.3%         | 8.0%         | 24.8% |
| \$50,000 to \$74,999         | 0.0%      | 16.7%         | 0.0%         | 27.3% | 17.9%         | 0.0%         | 26.3% | 19.6%         | 0.0%         | 24.8% |
| \$75,000 to \$99,999         | 0.0%      | 8.8%          | 0.0%         | 27.3% | 9.8%          | 0.0%         | 26.3% | 11.3%         | 0.0%         | 24.8% |
| \$100,000 to \$149,999       | 0.0%      | 6.7%          | 0.0%         | 27.3% | 7.5%          | 0.0%         | 26.3% | 8.8%          | 0.0%         | 24.8% |
| \$150,000 to \$249,999       | 0.0%      | 2.2%          | 0.0%         | 27.3% | 2.9%          | 0.0%         | 26.3% | 3.3%          | 0.0%         | 24.8% |
| \$250,000 to \$499,999       | 0.0%      | 1.0%          | 0.0%         | 27.3% | 1.2%          | 0.0%         | 26.3% | 1.2%          | 0.0%         | 24.8% |
| \$500,000 or more            | 0.0%      | 0.5%          | 0.0%         | 27.3% | 0.8%          | 0.0%         | 26.3% | 0.6%          | 0.0%         | 24.8% |
| <b>Totals</b>                |           | <b>100.0%</b> | <b>27.3%</b> |       | <b>100.0%</b> | <b>26.3%</b> |       | <b>100.0%</b> | <b>24.8%</b> |       |

|  |  |                |  |                 |  |                 |
|--|--|----------------|--|-----------------|--|-----------------|
| % of Households in Income Band   |  | 27.3%          |  | 26.3%           |  | 24.8%           |
| Multiplied by Total Households   |  | <u>68,604</u>  |  | <u>156,770</u>  |  | <u>450,746</u>  |
| Income-Qualified Households  |  | 18,729         |  | 41,231          |  | 111,785         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>40%</u>     |  | <u>40%</u>      |  | <u>40%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 7,492          |  | 16,492          |  | 44,714          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(7,214)</u> |  | <u>(15,754)</u> |  | <u>(41,927)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 278            |  | 738             |  | 2,787           |
| Annual Demand  |  | 56             |  | 148             |  | 557             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 112            |  | 296             |  | 1,114           |

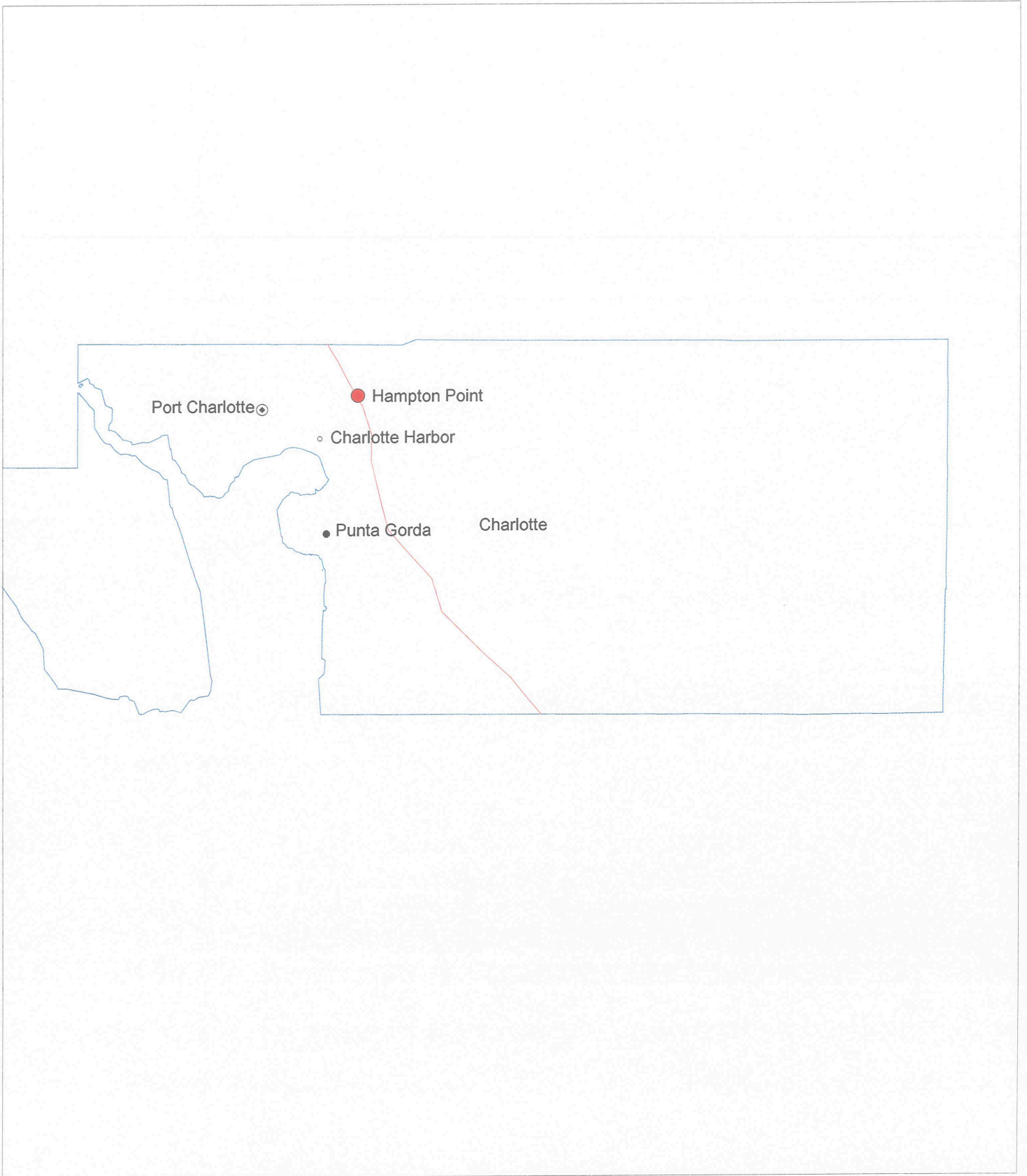
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$20,310        | 10.6%                    | \$22,463        |
| Maximum | \$37,560        | 10.6%                    | \$41,541        |

**CHARLOTTE COUNTY**

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# CHARLOTTE COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Hampton Point*  
Charlotte County**

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 10,806 |        | 28,512 |        | 50,394 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 1,300  | 12.03% | 4,992  | 17.51% | 7,670  | 15.22% |
| \$15,000 to \$24,999    | 1,669  | 15.45% | 5,518  | 19.35% | 9,504  | 18.86% |
| \$25,000 to \$34,999    | 2,067  | 19.13% | 5,363  | 18.81% | 9,572  | 18.99% |
| \$35,000 to \$49,999    | 2,565  | 23.74% | 5,879  | 20.62% | 10,149 | 20.14% |
| \$50,000 to \$74,999    | 2,024  | 18.73% | 4,373  | 15.34% | 8,211  | 16.29% |
| \$75,000 to \$99,999    | 670    | 6.20%  | 1,276  | 4.47%  | 2,630  | 5.22%  |
| \$100,000 to \$149,999  | 350    | 3.24%  | 711    | 2.49%  | 1,591  | 3.16%  |
| \$150,000 to \$249,999  | 106    | 0.98%  | 257    | 0.90%  | 692    | 1.37%  |
| \$250,000 to \$499,999  | 47     | 0.44%  | 117    | 0.41%  | 299    | 0.59%  |
| \$500,000 or more       | 8      | 0.08%  | 25     | 0.09%  | 77     | 0.15%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

**Hampton Point**

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$531** per mo. **\$15,930**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,460**

Household Income

| Household Income             | % in Band    | 3-Mi.   |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|--------------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              |              | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |              | 10,806  |            |       | 28,512  |            |       | 50,394  |            |       |
| Less than \$15,000           | 0.0%         | 12.03%  | 0.0%       | 0.0%  | 17.5%   | 0.0%       | 0.0%  | 15.2%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>90.7%</b> | 15.45%  | 14.0%      | 14.0% | 19.4%   | 17.6%      | 17.6% | 18.9%   | 17.1%      | 17.1% |
| \$25,000 to \$34,999         | <b>44.6%</b> | 19.13%  | 8.5%       | 22.5% | 18.8%   | 8.4%       | 26.0% | 19.0%   | 8.5%       | 25.6% |
| \$35,000 to \$49,999         | 0.0%         | 23.74%  | 0.0%       | 22.5% | 20.6%   | 0.0%       | 26.0% | 20.1%   | 0.0%       | 25.6% |
| \$50,000 to \$74,999         | 0.0%         | 18.73%  | 0.0%       | 22.5% | 15.3%   | 0.0%       | 26.0% | 16.3%   | 0.0%       | 25.6% |
| \$75,000 to \$99,999         | 0.0%         | 6.20%   | 0.0%       | 22.5% | 4.5%    | 0.0%       | 26.0% | 5.2%    | 0.0%       | 25.6% |
| \$100,000 to \$149,999       | 0.0%         | 3.24%   | 0.0%       | 22.5% | 2.5%    | 0.0%       | 26.0% | 3.2%    | 0.0%       | 25.6% |
| \$150,000 to \$249,999       | 0.0%         | 0.98%   | 0.0%       | 22.5% | 0.9%    | 0.0%       | 26.0% | 1.4%    | 0.0%       | 25.6% |
| \$250,000 to \$499,999       | 0.0%         | 0.44%   | 0.0%       | 22.5% | 0.4%    | 0.0%       | 26.0% | 0.6%    | 0.0%       | 25.6% |
| \$500,000 or more            | 0.0%         | 0.08%   | 0.0%       | 22.5% | 0.1%    | 0.0%       | 26.0% | 0.2%    | 0.0%       | 25.6% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 22.5%             | 26.0%             | 25.6%             |
| Multiplied by Total Households  | <u>10,806</u>     | <u>28,512</u>     | <u>50,394</u>     |
| Income-Qualified Households   | 2,431             | 7,413             | 12,901            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>24%</u>        | <u>24%</u>        | <u>24%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 583               | 1,779             | 3,096             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 540               | 876               | 1,184             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 540               | 876               | 1,184             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 92.6%             | 49.2%             | 38.2%             |
| Remaining Potential Demand  | 43                | 903               | 1,912             |

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Hampton Point*  
Charlotte County

| Household Income             | 3-Mi.        |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|--------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 12,035       |               |              |       | 31,183        |              |       | 55,849        |              |       |
| 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%  | 14.3%         | 0.0%         | 0.0%  | 12.3%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>79.2%</b> | 13.9%         | 11.0%        | 11.0% | 17.9%         | 14.1%        | 14.1% | 17.4%         | 13.8%        | 13.8% |
| \$25,000 to \$34,999         | <b>65.8%</b> | 19.2%         | 12.6%        | 23.6% | 19.9%         | 13.1%        | 27.2% | 19.3%         | 12.7%        | 26.5% |
| \$35,000 to \$49,999         | 0.0%         | 22.9%         | 0.0%         | 23.6% | 20.2%         | 0.0%         | 27.2% | 20.3%         | 0.0%         | 26.5% |
| \$50,000 to \$74,999         | 0.0%         | 21.1%         | 0.0%         | 23.6% | 17.2%         | 0.0%         | 27.2% | 17.6%         | 0.0%         | 26.5% |
| \$75,000 to \$99,999         | 0.0%         | 7.4%          | 0.0%         | 23.6% | 5.7%          | 0.0%         | 27.2% | 6.5%          | 0.0%         | 26.5% |
| \$100,000 to \$149,999       | 0.0%         | 4.0%          | 0.0%         | 23.6% | 3.1%          | 0.0%         | 27.2% | 4.0%          | 0.0%         | 26.5% |
| \$150,000 to \$249,999       | 0.0%         | 1.5%          | 0.0%         | 23.6% | 1.3%          | 0.0%         | 27.2% | 1.7%          | 0.0%         | 26.5% |
| \$250,000 to \$499,999       | 0.0%         | 0.5%          | 0.0%         | 23.6% | 0.5%          | 0.0%         | 27.2% | 0.8%          | 0.0%         | 26.5% |
| \$500,000 or more            | 0.0%         | 0.2%          | 0.0%         | 23.6% | 0.2%          | 0.0%         | 27.2% | 0.3%          | 0.0%         | 26.5% |
| <b>Totals</b>                |              | <b>100.0%</b> | <b>23.6%</b> |       | <b>100.0%</b> | <b>27.2%</b> |       | <b>100.0%</b> | <b>26.5%</b> |       |

|  |               |                |                |
|--|---------------|----------------|----------------|
| % of Households in Income Band   | 23.6%         | 27.2%          | 26.5%          |
| Multiplied by Total Households   | <u>12,035</u> | <u>31,183</u>  | <u>55,849</u>  |
| Income-Qualified Households  | 2,840         | 8,482          | 14,800         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>24%</u>    | <u>24%</u>     | <u>24%</u>     |
| Income-Qualified, Renter Households in 2007  | 682           | 2,036          | 3,552          |
| Less: Income-Qual. Renter HH in 2002   | <u>(583)</u>  | <u>(1,779)</u> | <u>(3,096)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 99            | 257            | 456            |
| Annual Demand  | 20            | 51             | 91             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 40            | 102            | 182            |

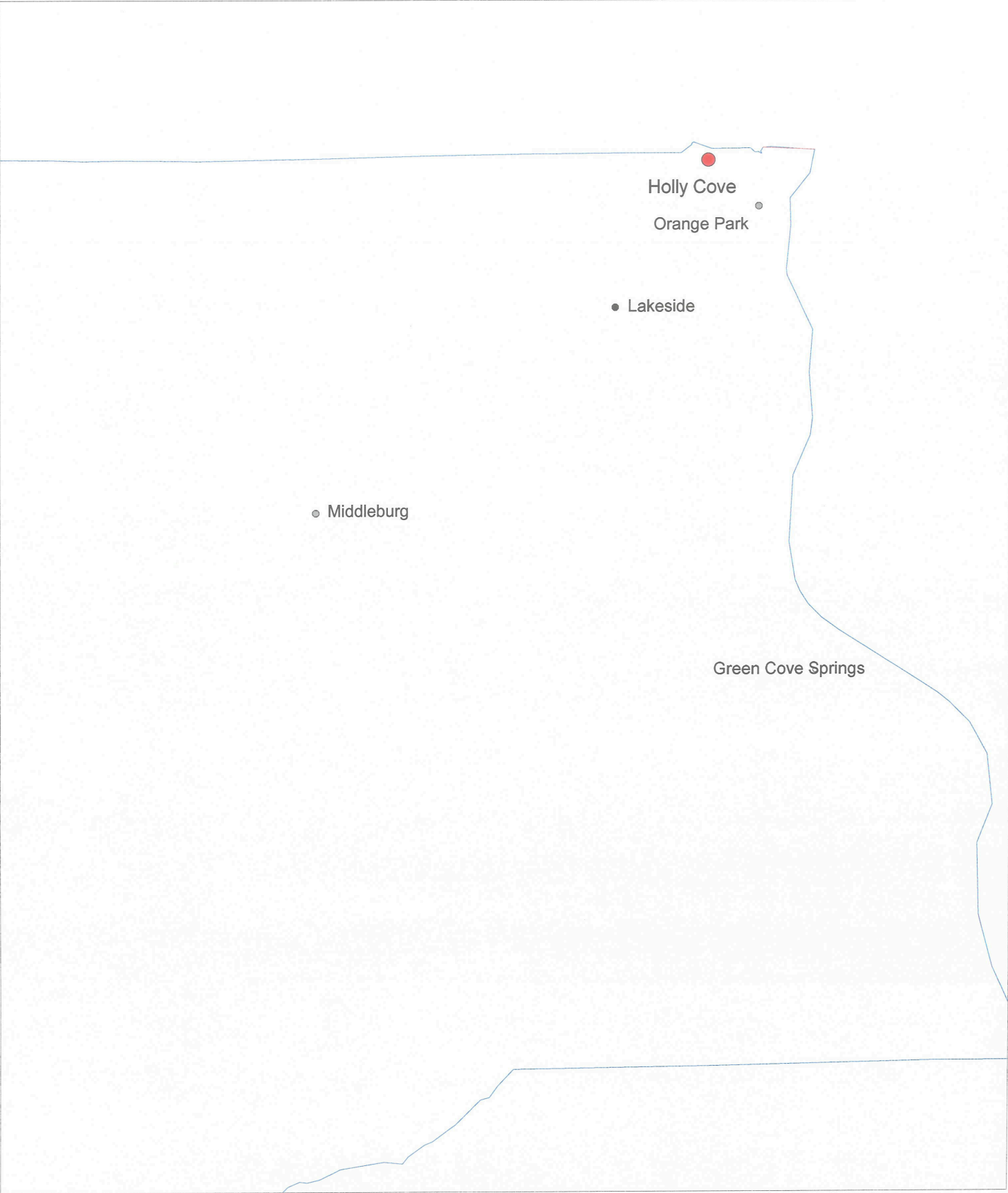
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$15,930        | 7.2%                     | \$17,077        |
| Maximum | \$29,460        | 7.2%                     | \$31,581        |

CLAY COUNTY

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# CLAY COUNTY PROJECTS





**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Holly Cove*  
Clay County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi.  |              |
|-------------------------|--------|--------------|--------|--------------|---------|--------------|
| Total HH in Market Area | 19,920 |              | 42,090 |              | 159,077 |              |
| Household Income        | 2002   |              | 2002   |              | 2002    |              |
| Less than \$15,000      | 1,560  | 7.83%        | 3,168  | 7.53%        | 15,041  | 9.46%        |
| \$15,000 to \$24,999    | 2,535  | 12.73%       | 4,708  | 11.19%       | 16,744  | 10.53%       |
| \$25,000 to \$34,999    | 3,148  | 15.80%       | 6,040  | 14.35%       | 20,181  | 12.69%       |
| \$35,000 to \$49,999    | 4,131  | 20.74%       | 8,115  | 19.28%       | 28,466  | 17.89%       |
| \$50,000 to \$74,999    | 5,060  | 25.40%       | 10,612 | 25.21%       | 37,561  | 23.61%       |
| \$75,000 to \$99,999    | 2,058  | 10.33%       | 5,176  | 12.30%       | 19,458  | 12.23%       |
| \$100,000 to \$149,999  | 1,153  | 5.79%        | 3,184  | 7.57%        | 13,774  | 8.66%        |
| \$150,000 to \$249,999  | 207    | 1.04%        | 798    | 1.90%        | 5,752   | 3.62%        |
| \$250,000 to \$499,999  | 50     | 0.25%        | 201    | 0.48%        | 1,435   | 0.90%        |
| \$500,000 or more       | 18     | <u>0.09%</u> | 87     | <u>0.21%</u> | 666     | <u>0.42%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0%  |              |

**Level of Effort 2002**

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

**Holly Cove**

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 |              | 19,920  |            |       | 42,090  |            |       | 159,077 |            |       |
| Less than \$15,000           | 0.0%         | 7.83%   | 0.0%       | 0.0%  | 7.5%    | 0.0%       | 0.0%  | 9.5%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 12.73%  | 8.0%       | 8.0%  | 11.2%   | 7.0%       | 7.0%  | 10.5%   | 6.6%       | 6.6%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 15.80%  | 15.3%      | 23.3% | 14.4%   | 13.9%      | 20.9% | 12.7%   | 12.3%      | 18.9% |
| \$35,000 to \$49,999         | 0.0%         | 20.74%  | 0.0%       | 23.3% | 19.3%   | 0.0%       | 20.9% | 17.9%   | 0.0%       | 18.9% |
| \$50,000 to \$74,999         | 0.0%         | 25.40%  | 0.0%       | 23.3% | 25.2%   | 0.0%       | 20.9% | 23.6%   | 0.0%       | 18.9% |
| \$75,000 to \$99,999         | 0.0%         | 10.33%  | 0.0%       | 23.3% | 12.3%   | 0.0%       | 20.9% | 12.2%   | 0.0%       | 18.9% |
| \$100,000 to \$149,999       | 0.0%         | 5.79%   | 0.0%       | 23.3% | 7.6%    | 0.0%       | 20.9% | 8.7%    | 0.0%       | 18.9% |
| \$150,000 to \$249,999       | 0.0%         | 1.04%   | 0.0%       | 23.3% | 1.9%    | 0.0%       | 20.9% | 3.6%    | 0.0%       | 18.9% |
| \$250,000 to \$499,999       | 0.0%         | 0.25%   | 0.0%       | 23.3% | 0.5%    | 0.0%       | 20.9% | 0.9%    | 0.0%       | 18.9% |
| \$500,000 or more            | 0.0%         | 0.09%   | 0.0%       | 23.3% | 0.2%    | 0.0%       | 20.9% | 0.4%    | 0.0%       | 18.9% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 23.3%             | 20.9%             | 18.9%             |
| Multiplied by Total Households  | <u>19,920</u>     | <u>42,090</u>     | <u>159,077</u>    |
| Income-Qualified Households   | 4,641             | 8,797             | 30,066            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>38%</u>        | <u>38%</u>        | <u>38%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 1,764             | 3,343             | 11,425            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 2,158             | 2,736             | 5,995             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 2,158             | 2,736             | 5,995             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 122.3%            | 81.8%             | 52.5%             |
| Remaining Potential Demand  | (394)             | 607               | 5,430             |

### Household Growth Through 2007

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

Holly Cove

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 21,505        |              |       | 45,647        |              |       | 173,503       |              |       |
| 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%          | 6.2%          | 0.0%         | 0.0%  | 5.8%          | 0.0%         | 0.0%  | 7.1%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>45.6%</b>  | 11.0%         | 5.0%         | 5.0%  | 9.4%          | 4.3%         | 4.3%  | 8.8%          | 4.0%         | 4.0%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 15.2%         | 15.2%        | 20.2% | 13.0%         | 13.0%        | 17.3% | 11.1%         | 11.1%        | 15.1% |
| \$35,000 to \$49,999         | <b>18.7%</b>  | 20.1%         | 3.8%         | 24.0% | 18.5%         | 3.5%         | 20.8% | 16.7%         | 3.1%         | 18.2% |
| \$50,000 to \$74,999         | 0.0%          | 25.9%         | 0.0%         | 24.0% | 24.5%         | 0.0%         | 20.8% | 22.5%         | 0.0%         | 18.2% |
| \$75,000 to \$99,999         | 0.0%          | 12.0%         | 0.0%         | 24.0% | 13.9%         | 0.0%         | 20.8% | 14.3%         | 0.0%         | 18.2% |
| \$100,000 to \$149,999       | 0.0%          | 7.5%          | 0.0%         | 24.0% | 10.5%         | 0.0%         | 20.8% | 11.9%         | 0.0%         | 18.2% |
| \$150,000 to \$249,999       | 0.0%          | 1.6%          | 0.0%         | 24.0% | 3.0%          | 0.0%         | 20.8% | 4.9%          | 0.0%         | 18.2% |
| \$250,000 to \$499,999       | 0.0%          | 0.4%          | 0.0%         | 24.0% | 1.0%          | 0.0%         | 20.8% | 2.0%          | 0.0%         | 18.2% |
| \$500,000 or more            | 0.0%          | 0.1%          | 0.0%         | 24.0% | 0.3%          | 0.0%         | 20.8% | 0.7%          | 0.0%         | 18.2% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>24.0%</b> |       | <b>100.0%</b> | <b>20.8%</b> |       | <b>100.0%</b> | <b>18.2%</b> |       |

|  |  |                |  |                |  |                 |
|--|--|----------------|--|----------------|--|-----------------|
| % of Households in Income Band   |  | 24.0%          |  | 20.8%          |  | 18.2%           |
| Multiplied by Total Households   |  | <u>21,505</u>  |  | <u>45,647</u>  |  | <u>173,503</u>  |
| Income-Qualified Households  |  | 5,161          |  | 9,495          |  | 31,578          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>38%</u>     |  | <u>38%</u>     |  | <u>38%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 1,961          |  | 3,608          |  | 12,000          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(1,764)</u> |  | <u>(3,343)</u> |  | <u>(11,425)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 197            |  | 265            |  | 575             |
| Annual Demand  |  | 39             |  | 53             |  | 115             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 78             |  | 106            |  | 230             |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$18,750        | 9.0%                     | \$20,438        |
| <b>Maximum</b> | \$34,680        | 9.0%                     | \$37,801        |

COLLIER COUNTY

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# COLLIER COUNTY PROJECTS



**Household Income Distribution 2002**

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

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 14,985 |        | 34,268 |        | 93,654 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 645    | 4.31%  | 1,851  | 5.40%  | 5,608  | 5.99%  |
| \$15,000 to \$24,999    | 974    | 6.50%  | 2,439  | 7.12%  | 7,480  | 7.99%  |
| \$25,000 to \$34,999    | 1,533  | 10.23% | 3,677  | 10.73% | 9,963  | 10.64% |
| \$35,000 to \$49,999    | 2,875  | 19.19% | 6,219  | 18.15% | 15,297 | 16.33% |
| \$50,000 to \$74,999    | 3,953  | 26.38% | 8,951  | 26.12% | 22,101 | 23.60% |
| \$75,000 to \$99,999    | 2,205  | 14.72% | 4,723  | 13.78% | 12,213 | 13.04% |
| \$100,000 to \$149,999  | 1,803  | 12.03% | 3,723  | 10.87% | 9,950  | 10.62% |
| \$150,000 to \$249,999  | 742    | 4.95%  | 1,871  | 5.46%  | 6,492  | 6.93%  |
| \$250,000 to \$499,999  | 182    | 1.21%  | 547    | 1.60%  | 2,753  | 2.94%  |
| \$500,000 or more       | 72     | 0.48%  | 265    | 0.77%  | 1,796  | 1.92%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

*Heritage*

Income Band

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$785 per mo. \$23,550**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$43,560**

| 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 |               | 14,985  |            |       | 34,268  |            |       | 93,654  |            |       |
| Less than \$15,000           | 0.0%          | 4.31%   | 0.0%       | 0.0%  | 5.4%    | 0.0%       | 0.0%  | 6.0%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>14.5%</b>  | 6.50%   | 0.9%       | 0.9%  | 7.1%    | 1.0%       | 1.0%  | 8.0%    | 1.2%       | 1.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 10.23%  | 10.2%      | 11.1% | 10.7%   | 10.7%      | 11.7% | 10.6%   | 10.6%      | 11.8% |
| \$35,000 to \$49,999         | <b>57.1%</b>  | 19.19%  | 11.0%      | 22.1% | 18.2%   | 10.4%      | 22.1% | 16.3%   | 9.3%       | 21.1% |
| \$50,000 to \$74,999         | 0.0%          | 26.38%  | 0.0%       | 22.1% | 26.1%   | 0.0%       | 22.1% | 23.6%   | 0.0%       | 21.1% |
| \$75,000 to \$99,999         | 0.0%          | 14.72%  | 0.0%       | 22.1% | 13.8%   | 0.0%       | 22.1% | 13.0%   | 0.0%       | 21.1% |
| \$100,000 to \$149,999       | 0.0%          | 12.03%  | 0.0%       | 22.1% | 10.9%   | 0.0%       | 22.1% | 10.6%   | 0.0%       | 21.1% |
| \$150,000 to \$249,999       | 0.0%          | 4.95%   | 0.0%       | 22.1% | 5.5%    | 0.0%       | 22.1% | 6.9%    | 0.0%       | 21.1% |
| \$250,000 to \$499,999       | 0.0%          | 1.21%   | 0.0%       | 22.1% | 1.6%    | 0.0%       | 22.1% | 2.9%    | 0.0%       | 21.1% |
| \$500,000 or more            | 0.0%          | 0.48%   | 0.0%       | 22.1% | 0.8%    | 0.0%       | 22.1% | 1.9%    | 0.0%       | 21.1% |

|  |  |                   |  |                   |  |                   |
|--|--|-------------------|--|-------------------|--|-------------------|
| % of Households in Income Band                                       |  | 22.1%             |  | 22.1%             |  | 21.1%             |
| Multiplied by Total Households                                       |  | <u>14,985</u>     |  | <u>34,268</u>     |  | <u>93,654</u>     |
| Income-Qualified Households  |  | 3,312             |  | 7,573             |  | 19,761            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            |  | <u>38%</u>        |  | <u>38%</u>        |  | <u>38%</u>        |
| Income-Qualified, Renter HH in 2002                                  |  | 1,259             |  | 2,878             |  | 7,509             |
| Existing and Funded, Competitive Affordable Apartments               |  | 830               |  | 1,937             |  | 3,925             |
| Add: Subject's Proposed Units  |  | <u>Inc. Above</u> |  | <u>Inc. Above</u> |  | <u>Inc. Above</u> |
| Total Projected Supply   |  | 830               |  | 1,937             |  | 3,925             |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) |  | 65.9%             |  | 67.3%             |  | 52.3%             |
| Remaining Potential Demand   |  | 429               |  | 941               |  | 3,584             |

### Household Growth Through 2007

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

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 18,484        |              |       | 42,556        |              |       | 114,489       |              |       |
| Household Income             | % in Band     | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Less than \$15,000           | 0.0%          | 3.1%          | 0.0%         | 0.0%  | 3.8%          | 0.0%         | 0.0%  | 4.1%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 0.0%          | 4.5%          | 0.0%         | 0.0%  | 5.0%          | 0.0%         | 0.0%  | 5.4%          | 0.0%         | 0.0%  |
| \$25,000 to \$34,999         | <b>64.1%</b>  | 7.6%          | 4.9%         | 4.9%  | 7.7%          | 4.9%         | 4.9%  | 8.3%          | 5.3%         | 5.3%  |
| \$35,000 to \$49,999         | <b>100.0%</b> | 15.1%         | 15.1%        | 20.0% | 15.2%         | 15.2%        | 20.1% | 13.6%         | 13.6%        | 18.9% |
| \$50,000 to \$74,999         | <b>11.5%</b>  | 24.7%         | 2.8%         | 22.8% | 24.1%         | 2.8%         | 22.9% | 21.3%         | 2.5%         | 21.4% |
| \$75,000 to \$99,999         | 0.0%          | 17.4%         | 0.0%         | 22.8% | 16.8%         | 0.0%         | 22.9% | 15.9%         | 0.0%         | 21.4% |
| \$100,000 to \$149,999       | 0.0%          | 16.1%         | 0.0%         | 22.8% | 15.4%         | 0.0%         | 22.9% | 14.7%         | 0.0%         | 21.4% |
| \$150,000 to \$249,999       | 0.0%          | 7.6%          | 0.0%         | 22.8% | 7.3%          | 0.0%         | 22.9% | 8.5%          | 0.0%         | 21.4% |
| \$250,000 to \$499,999       | 0.0%          | 3.0%          | 0.0%         | 22.8% | 3.5%          | 0.0%         | 22.9% | 5.2%          | 0.0%         | 21.4% |
| \$500,000 or more            | 0.0%          | 0.9%          | 0.0%         | 22.8% | 1.3%          | 0.0%         | 22.9% | 3.1%          | 0.0%         | 21.4% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>22.8%</b> |       | <b>100.0%</b> | <b>22.9%</b> |       | <b>100.0%</b> | <b>21.4%</b> |       |

|  |                |                |                |
|--|----------------|----------------|----------------|
| % of Households in Income Band   | 22.8%          | 22.9%          | 21.4%          |
| Multiplied by Total Households   | <u>18,484</u>  | <u>42,556</u>  | <u>114,489</u> |
| Income-Qualified Households  | 4,214          | 9,745          | 24,501         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>38%</u>     | <u>38%</u>     | <u>38%</u>     |
| Income-Qualified, Renter Households in 2007  | 1,601          | 3,703          | 9,310          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,259)</u> | <u>(2,878)</u> | <u>(7,509)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 342            | 825            | 1,801          |
| Annual Demand  | 68             | 165            | 360            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 136            | 330            | 720            |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$23,550        | 21.4%                    | \$28,590        |
| Maximum | \$43,560        | 21.4%                    | \$52,882        |



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Heron Cove  
Collier County**

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 11,288 |        | 26,855 |        | 67,107 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 772    | 6.84%  | 1,707  | 6.36%  | 4,030  | 6.00%  |
| \$15,000 to \$24,999    | 1,358  | 12.03% | 3,140  | 11.69% | 5,972  | 8.90%  |
| \$25,000 to \$34,999    | 1,676  | 14.85% | 3,869  | 14.41% | 7,686  | 11.45% |
| \$35,000 to \$49,999    | 2,213  | 19.60% | 5,408  | 20.14% | 12,024 | 17.92% |
| \$50,000 to \$74,999    | 2,986  | 26.46% | 6,883  | 25.63% | 16,211 | 24.16% |
| \$75,000 to \$99,999    | 1,057  | 9.36%  | 2,526  | 9.41%  | 7,487  | 11.16% |
| \$100,000 to \$149,999  | 708    | 6.27%  | 1,869  | 6.96%  | 6,447  | 9.61%  |
| \$150,000 to \$249,999  | 373    | 3.31%  | 1,041  | 3.88%  | 4,411  | 6.57%  |
| \$250,000 to \$499,999  | 93     | 0.82%  | 277    | 1.03%  | 1,617  | 2.41%  |
| \$500,000 or more       | 51     | 0.46%  | 135    | 0.50%  | 1,223  | 1.82%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

**Heron Cove**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$785 per mo. \$23,550**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$43,560**

**Household Income**

| Household Income             | % in Band | 3-Mi.   |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              |           | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2002 |           | 11,288  |            |       | 26,855  |            |       | 67,107  |            |       |
| Less than \$15,000           | 0.0%      | 6.84%   | 0.0%       | 0.0%  | 6.4%    | 0.0%       | 0.0%  | 6.0%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 14.5%     | 12.03%  | 1.7%       | 1.7%  | 11.7%   | 1.7%       | 1.7%  | 8.9%    | 1.3%       | 1.3%  |
| \$25,000 to \$34,999         | 100.0%    | 14.85%  | 14.9%      | 16.6% | 14.4%   | 14.4%      | 16.1% | 11.5%   | 11.5%      | 12.8% |
| \$35,000 to \$49,999         | 57.1%     | 19.60%  | 11.2%      | 27.8% | 20.1%   | 11.5%      | 27.6% | 17.9%   | 10.2%      | 23.0% |
| \$50,000 to \$74,999         | 0.0%      | 26.46%  | 0.0%       | 27.8% | 25.6%   | 0.0%       | 27.6% | 24.2%   | 0.0%       | 23.0% |
| \$75,000 to \$99,999         | 0.0%      | 9.36%   | 0.0%       | 27.8% | 9.4%    | 0.0%       | 27.6% | 11.2%   | 0.0%       | 23.0% |
| \$100,000 to \$149,999       | 0.0%      | 6.27%   | 0.0%       | 27.8% | 7.0%    | 0.0%       | 27.6% | 9.6%    | 0.0%       | 23.0% |
| \$150,000 to \$249,999       | 0.0%      | 3.31%   | 0.0%       | 27.8% | 3.9%    | 0.0%       | 27.6% | 6.6%    | 0.0%       | 23.0% |
| \$250,000 to \$499,999       | 0.0%      | 0.82%   | 0.0%       | 27.8% | 1.0%    | 0.0%       | 27.6% | 2.4%    | 0.0%       | 23.0% |
| \$500,000 or more            | 0.0%      | 0.46%   | 0.0%       | 27.8% | 0.5%    | 0.0%       | 27.6% | 1.8%    | 0.0%       | 23.0% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 27.8%             | 27.6%             | 23.0%             |
| Multiplied by Total Households  | <u>11,288</u>     | <u>26,855</u>     | <u>67,107</u>     |
| Income-Qualified Households   | 3,138             | 7,412             | 15,435            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>38%</u>        | <u>38%</u>        | <u>38%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 1,192             | 2,817             | 5,865             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 748               | 1,987             | 3,029             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 748               | 1,987             | 3,029             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 62.8%             | 70.5%             | 51.6%             |
| Remaining Potential Demand  | 444               | 830               | 2,836             |

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Heron Cove*  
Collier County

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 13,676        |               |              |       | 32,206        |              |       | 80,486        |              |       |
| Household Income             | % in Band     | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Less than \$15,000           | 0.0%          | 4.9%          | 0.0%         | 0.0%  | 4.5%          | 0.0%         | 0.0%  | 4.3%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 0.0%          | 8.4%          | 0.0%         | 0.0%  | 8.0%          | 0.0%         | 0.0%  | 6.1%          | 0.0%         | 0.0%  |
| \$25,000 to \$34,999         | <b>64.1%</b>  | 11.3%         | 7.3%         | 7.3%  | 11.4%         | 7.3%         | 7.3%  | 8.9%          | 5.7%         | 5.7%  |
| \$35,000 to \$49,999         | <b>100.0%</b> | 18.1%         | 18.1%        | 25.4% | 18.0%         | 18.0%        | 25.3% | 15.0%         | 15.0%        | 20.7% |
| \$50,000 to \$74,999         | <b>11.5%</b>  | 23.7%         | 2.7%         | 28.1% | 24.4%         | 2.8%         | 28.1% | 22.8%         | 2.6%         | 23.3% |
| \$75,000 to \$99,999         | 0.0%          | 16.7%         | 0.0%         | 28.1% | 15.8%         | 0.0%         | 28.1% | 15.8%         | 0.0%         | 23.3% |
| \$100,000 to \$149,999       | 0.0%          | 9.9%          | 0.0%         | 28.1% | 10.2%         | 0.0%         | 28.1% | 12.5%         | 0.0%         | 23.3% |
| \$150,000 to \$249,999       | 0.0%          | 4.2%          | 0.0%         | 28.1% | 4.5%          | 0.0%         | 28.1% | 7.5%          | 0.0%         | 23.3% |
| \$250,000 to \$499,999       | 0.0%          | 2.1%          | 0.0%         | 28.1% | 2.4%          | 0.0%         | 28.1% | 4.6%          | 0.0%         | 23.3% |
| \$500,000 or more            | 0.0%          | 0.7%          | 0.0%         | 28.1% | 0.8%          | 0.0%         | 28.1% | 2.6%          | 0.0%         | 23.3% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>28.1%</b> |       | <b>100.0%</b> | <b>28.1%</b> |       | <b>100.0%</b> | <b>23.3%</b> |       |

|  |                |                |                |
|--|----------------|----------------|----------------|
| % of Households in Income Band   | 28.1%          | 28.1%          | 23.3%          |
| Multiplied by Total Households   | <u>13,676</u>  | <u>32,206</u>  | <u>80,486</u>  |
| Income-Qualified Households  | 3,843          | 9,050          | 18,753         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>38%</u>     | <u>38%</u>     | <u>38%</u>     |
| Income-Qualified, Renter Households in 2007  | 1,460          | 3,439          | 7,126          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,192)</u> | <u>(2,817)</u> | <u>(5,865)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 268            | 622            | 1,261          |
| Annual Demand  | 54             | 124            | 252            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 108            | 248            | 504            |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$23,550        | 21.4%                    | \$28,590        |
| <b>Maximum</b> | \$43,560        | 21.4%                    | \$52,882        |

**Household Income Distribution 2002**

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

***Noah's Landing  
Apartments***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 13,761 |        | 30,148 |        | 88,652 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 569    | 4.13%  | 1,442  | 4.78%  | 5,212  | 5.88%  |
| \$15,000 to \$24,999    | 938    | 6.82%  | 2,464  | 8.17%  | 7,195  | 8.12%  |
| \$25,000 to \$34,999    | 1,412  | 10.26% | 3,439  | 11.41% | 9,399  | 10.60% |
| \$35,000 to \$49,999    | 2,530  | 18.38% | 5,814  | 19.28% | 14,570 | 16.44% |
| \$50,000 to \$74,999    | 3,810  | 27.69% | 8,160  | 27.06% | 21,065 | 23.76% |
| \$75,000 to \$99,999    | 2,083  | 15.13% | 3,943  | 13.08% | 11,407 | 12.87% |
| \$100,000 to \$149,999  | 1,687  | 12.26% | 3,048  | 10.11% | 9,383  | 10.58% |
| \$150,000 to \$249,999  | 608    | 4.42%  | 1,367  | 4.54%  | 6,068  | 6.85%  |
| \$250,000 to \$499,999  | 103    | 0.75%  | 353    | 1.17%  | 2,602  | 2.93%  |
| \$500,000 or more       | 22     | 0.16%  | 119    | 0.39%  | 1,751  | 1.98%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

**Noah's Landing Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$785 per mo. \$23,550**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$43,560**

| 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 |               | 13,761  |            |       | 30,148  |            |       | 88,652  |            |       |
| Less than \$15,000           | 0.0%          | 4.13%   | 0.0%       | 0.0%  | 4.8%    | 0.0%       | 0.0%  | 5.9%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>14.5%</b>  | 6.82%   | 1.0%       | 1.0%  | 8.2%    | 1.2%       | 1.2%  | 8.1%    | 1.2%       | 1.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 10.26%  | 10.3%      | 11.3% | 11.4%   | 11.4%      | 12.6% | 10.6%   | 10.6%      | 11.8% |
| \$35,000 to \$49,999         | <b>57.1%</b>  | 18.38%  | 10.5%      | 21.8% | 19.3%   | 11.0%      | 23.6% | 16.4%   | 9.4%       | 21.2% |
| \$50,000 to \$74,999         | 0.0%          | 27.69%  | 0.0%       | 21.8% | 27.1%   | 0.0%       | 23.6% | 23.8%   | 0.0%       | 21.2% |
| \$75,000 to \$99,999         | 0.0%          | 15.13%  | 0.0%       | 21.8% | 13.1%   | 0.0%       | 23.6% | 12.9%   | 0.0%       | 21.2% |
| \$100,000 to \$149,999       | 0.0%          | 12.26%  | 0.0%       | 21.8% | 10.1%   | 0.0%       | 23.6% | 10.6%   | 0.0%       | 21.2% |
| \$150,000 to \$249,999       | 0.0%          | 4.42%   | 0.0%       | 21.8% | 4.5%    | 0.0%       | 23.6% | 6.9%    | 0.0%       | 21.2% |
| \$250,000 to \$499,999       | 0.0%          | 0.75%   | 0.0%       | 21.8% | 1.2%    | 0.0%       | 23.6% | 2.9%    | 0.0%       | 21.2% |
| \$500,000 or more            | 0.0%          | 0.16%   | 0.0%       | 21.8% | 0.4%    | 0.0%       | 23.6% | 2.0%    | 0.0%       | 21.2% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 21.8%             | 23.6%             | 21.2%             |
| Multiplied by Total Households                                       | <u>13,761</u>     | <u>30,148</u>     | <u>88,652</u>     |
| Income-Qualified Households  | 3,000             | 7,115             | 18,794            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>38%</u>        | <u>38%</u>        | <u>38%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 1,140             | 2,704             | 7,142             |
| Existing and Funded, Competitive Affordable Apartments               | 1,457             | 1,843             | 3,593             |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 1,457             | 1,843             | 3,593             |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 127.8%            | 68.2%             | 50.3%             |
| Remaining Potential Demand   | (317)             | 861               | 3,549             |

### Household Growth Through 2007

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

*Noah's Landing Apartments*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 16,978        |              |       | 37,185        |              |       | 108,380       |              |       |
| 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%          | 3.0%          | 0.0%         | 0.0%  | 3.5%          | 0.0%         | 0.0%  | 4.1%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 0.0%          | 4.2%          | 0.0%         | 0.0%  | 5.5%          | 0.0%         | 0.0%  | 5.4%          | 0.0%         | 0.0%  |
| \$25,000 to \$34,999         | <b>64.1%</b>  | 7.8%          | 5.0%         | 5.0%  | 8.7%          | 5.6%         | 5.6%  | 8.3%          | 5.3%         | 5.3%  |
| \$35,000 to \$49,999         | <b>100.0%</b> | 14.5%         | 14.5%        | 19.5% | 15.9%         | 15.9%        | 21.5% | 13.7%         | 13.7%        | 19.0% |
| \$50,000 to \$74,999         | <b>11.5%</b>  | 24.9%         | 2.9%         | 22.4% | 25.3%         | 2.9%         | 24.4% | 21.3%         | 2.5%         | 21.5% |
| \$75,000 to \$99,999         | 0.0%          | 18.8%         | 0.0%         | 22.4% | 17.4%         | 0.0%         | 24.4% | 16.0%         | 0.0%         | 21.5% |
| \$100,000 to \$149,999       | 0.0%          | 16.9%         | 0.0%         | 22.4% | 14.2%         | 0.0%         | 24.4% | 14.5%         | 0.0%         | 21.5% |
| \$150,000 to \$249,999       | 0.0%          | 7.2%          | 0.0%         | 22.4% | 6.1%          | 0.0%         | 24.4% | 8.4%          | 0.0%         | 21.5% |
| \$250,000 to \$499,999       | 0.0%          | 2.4%          | 0.0%         | 22.4% | 2.8%          | 0.0%         | 24.4% | 5.1%          | 0.0%         | 21.5% |
| \$500,000 or more            | 0.0%          | 0.4%          | 0.0%         | 22.4% | 0.8%          | 0.0%         | 24.4% | 3.1%          | 0.0%         | 21.5% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>22.4%</b> |       | <b>100.0%</b> | <b>24.4%</b> |       | <b>100.0%</b> | <b>21.5%</b> |       |

|  |  |                |  |                |  |                |
|--|--|----------------|--|----------------|--|----------------|
| % of Households in Income Band   |  | 22.4%          |  | 24.4%          |  | 21.5%          |
| Multiplied by Total Households   |  | <u>16,978</u>  |  | <u>37,185</u>  |  | <u>108,380</u> |
| Income-Qualified Households  |  | 3,803          |  | 9,073          |  | 23,302         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>38%</u>     |  | <u>38%</u>     |  | <u>38%</u>     |
| Income-Qualified, Renter Households in 2007  |  | 1,445          |  | 3,448          |  | 8,855          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(1,140)</u> |  | <u>(2,704)</u> |  | <u>(7,142)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 305            |  | 744            |  | 1,713          |
| Annual Demand  |  | 61             |  | 149            |  | 343            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 122            |  | 298            |  | 686            |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$23,550        | 21.4%                    | \$28,590        |
| Maximum | \$43,560        | 21.4%                    | \$52,882        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Turtle Creek*  
Collier County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi. |              |
|-------------------------|--------|--------------|--------|--------------|--------|--------------|
| Total HH in Market Area | 16,856 |              | 35,020 |              | 74,162 |              |
| Household Income        | 2002   |              | 2002   |              | 2002   |              |
| Less than \$15,000      | 1,522  | 9.03%        | 2,821  | 8.05%        | 5,344  | 7.21%        |
| \$15,000 to \$24,999    | 1,651  | 9.79%        | 3,270  | 9.34%        | 6,001  | 8.09%        |
| \$25,000 to \$34,999    | 2,186  | 12.97%       | 3,778  | 10.79%       | 7,690  | 10.37%       |
| \$35,000 to \$49,999    | 2,891  | 17.15%       | 5,174  | 14.77%       | 11,445 | 15.43%       |
| \$50,000 to \$74,999    | 3,546  | 21.04%       | 7,255  | 20.72%       | 16,051 | 21.64%       |
| \$75,000 to \$99,999    | 2,129  | 12.63%       | 4,663  | 13.31%       | 9,773  | 13.18%       |
| \$100,000 to \$149,999  | 1,658  | 9.84%        | 3,778  | 10.79%       | 8,120  | 10.95%       |
| \$150,000 to \$249,999  | 958    | 5.69%        | 2,480  | 7.08%        | 5,607  | 7.56%        |
| \$250,000 to \$499,999  | 243    | 1.44%        | 1,201  | 3.43%        | 2,535  | 3.42%        |
| \$500,000 or more       | 72     | <u>0.43%</u> | 601    | <u>1.72%</u> | 1,596  | <u>2.15%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0% |              |

**Level of Effort 2002**

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

**Turtle Creek**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$785 per mo. \$23,550**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$43,560**

| 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 |               | 16,856  |            |       | 35,020  |            |       | 74,162  |            |       |
| Less than \$15,000           | 0.0%          | 9.03%   | 0.0%       | 0.0%  | 8.1%    | 0.0%       | 0.0%  | 7.2%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>14.5%</b>  | 9.79%   | 1.4%       | 1.4%  | 9.3%    | 1.4%       | 1.4%  | 8.1%    | 1.2%       | 1.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 12.97%  | 13.0%      | 14.4% | 10.8%   | 10.8%      | 12.2% | 10.4%   | 10.4%      | 11.6% |
| \$35,000 to \$49,999         | <b>57.1%</b>  | 17.15%  | 9.8%       | 24.2% | 14.8%   | 8.4%       | 20.6% | 15.4%   | 8.8%       | 20.4% |
| \$50,000 to \$74,999         | 0.0%          | 21.04%  | 0.0%       | 24.2% | 20.7%   | 0.0%       | 20.6% | 21.6%   | 0.0%       | 20.4% |
| \$75,000 to \$99,999         | 0.0%          | 12.63%  | 0.0%       | 24.2% | 13.3%   | 0.0%       | 20.6% | 13.2%   | 0.0%       | 20.4% |
| \$100,000 to \$149,999       | 0.0%          | 9.84%   | 0.0%       | 24.2% | 10.8%   | 0.0%       | 20.6% | 11.0%   | 0.0%       | 20.4% |
| \$150,000 to \$249,999       | 0.0%          | 5.69%   | 0.0%       | 24.2% | 7.1%    | 0.0%       | 20.6% | 7.6%    | 0.0%       | 20.4% |
| \$250,000 to \$499,999       | 0.0%          | 1.44%   | 0.0%       | 24.2% | 3.4%    | 0.0%       | 20.6% | 3.4%    | 0.0%       | 20.4% |
| \$500,000 or more            | 0.0%          | 0.43%   | 0.0%       | 24.2% | 1.7%    | 0.0%       | 20.6% | 2.2%    | 0.0%       | 20.4% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 24.2%             | 20.6%             | 20.4%             |
| Multiplied by Total Households  | <u>16,856</u>     | <u>35,020</u>     | <u>74,162</u>     |
| Income-Qualified Households   | 4,079             | 7,214             | 15,129            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>38%</u>        | <u>38%</u>        | <u>38%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 1,550             | 2,741             | 5,749             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 556               | 916               | 1,786             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 556               | 916               | 1,786             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 35.9%             | 33.4%             | 31.1%             |
| Remaining Potential Demand  | 994               | 1,825             | 3,963             |



### Household Growth Through 2007

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

*Turtle Creek*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 20,283        |              |       | 43,119        |              |       | 90,716        |              |       |
| 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%  | 5.2%          | 0.0%         | 0.0%  | 4.9%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 0.0%          | 7.6%          | 0.0%         | 0.0%  | 7.0%          | 0.0%         | 0.0%  | 6.0%          | 0.0%         | 0.0%  |
| \$25,000 to \$34,999         | <b>64.1%</b>  | 9.6%          | 6.2%         | 6.2%  | 8.7%          | 5.6%         | 5.6%  | 8.1%          | 5.2%         | 5.2%  |
| \$35,000 to \$49,999         | <b>100.0%</b> | 15.1%         | 15.1%        | 21.3% | 12.8%         | 12.8%        | 18.4% | 12.9%         | 12.9%        | 18.1% |
| \$50,000 to \$74,999         | <b>11.5%</b>  | 20.9%         | 2.4%         | 23.7% | 18.2%         | 2.1%         | 20.5% | 19.8%         | 2.3%         | 20.4% |
| \$75,000 to \$99,999         | 0.0%          | 14.6%         | 0.0%         | 23.7% | 14.7%         | 0.0%         | 20.5% | 14.8%         | 0.0%         | 20.4% |
| \$100,000 to \$149,999       | 0.0%          | 14.3%         | 0.0%         | 23.7% | 15.0%         | 0.0%         | 20.5% | 14.9%         | 0.0%         | 20.4% |
| \$150,000 to \$249,999       | 0.0%          | 7.5%          | 0.0%         | 23.7% | 9.3%          | 0.0%         | 20.5% | 9.3%          | 0.0%         | 20.4% |
| \$250,000 to \$499,999       | 0.0%          | 3.6%          | 0.0%         | 23.7% | 5.7%          | 0.0%         | 20.5% | 5.8%          | 0.0%         | 20.4% |
| \$500,000 or more            | 0.0%          | 1.0%          | 0.0%         | 23.7% | 3.4%          | 0.0%         | 20.5% | 3.5%          | 0.0%         | 20.4% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>23.7%</b> |       | <b>100.0%</b> | <b>20.5%</b> |       | <b>100.0%</b> | <b>20.4%</b> |       |

|  |                |                |                |
|--|----------------|----------------|----------------|
| % of Households in Income Band   | 23.7%          | 20.5%          | 20.4%          |
| Multiplied by Total Households   | <u>20,283</u>  | <u>43,119</u>  | <u>90,716</u>  |
| Income-Qualified Households  | 4,807          | 8,839          | 18,506         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>38%</u>     | <u>38%</u>     | <u>38%</u>     |
| Income-Qualified, Renter Households in 2007  | 1,827          | 3,359          | 7,032          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,550)</u> | <u>(2,741)</u> | <u>(5,749)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 277            | 618            | 1,283          |
| Annual Demand  | 55             | 124            | 257            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 110            | 248            | 514            |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$23,550        | 21.4%                    | \$28,590        |
| <b>Maximum</b> | \$43,560        | 21.4%                    | \$52,882        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Whistler's Green*  
Collier County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi. |              |
|-------------------------|--------|--------------|--------|--------------|--------|--------------|
| Total HH in Market Area | 18,445 |              | 43,568 |              | 94,307 |              |
| Household Income        | 2002   |              | 2002   |              | 2002   |              |
| Less than \$15,000      | 880    | 4.77%        | 2,570  | 5.90%        | 5,676  | 6.02%        |
| \$15,000 to \$24,999    | 1,151  | 6.24%        | 3,255  | 7.47%        | 7,577  | 8.03%        |
| \$25,000 to \$34,999    | 1,872  | 10.15%       | 4,598  | 10.55%       | 10,096 | 10.71%       |
| \$35,000 to \$49,999    | 3,427  | 18.58%       | 7,730  | 17.74%       | 15,469 | 16.40%       |
| \$50,000 to \$74,999    | 4,567  | 24.76%       | 11,050 | 25.36%       | 22,218 | 23.56%       |
| \$75,000 to \$99,999    | 2,674  | 14.50%       | 6,018  | 13.81%       | 12,204 | 12.94%       |
| \$100,000 to \$149,999  | 2,258  | 12.24%       | 4,692  | 10.77%       | 9,969  | 10.57%       |
| \$150,000 to \$249,999  | 1,096  | 5.94%        | 2,491  | 5.72%        | 6,539  | 6.93%        |
| \$250,000 to \$499,999  | 348    | 1.89%        | 766    | 1.76%        | 2,765  | 2.93%        |
| \$500,000 or more       | 173    | <u>0.94%</u> | 397    | <u>0.91%</u> | 1,794  | <u>1.90%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0% |              |

**Level of Effort 2002**

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

**Whistler's Green**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$785 per mo. \$23,550**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$43,560**

| 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 |               | 18,445  |            |       | 43,568  |            |       | 94,307  |            |       |
| Less than \$15,000           | 0.0%          | 4.77%   | 0.0%       | 0.0%  | 5.9%    | 0.0%       | 0.0%  | 6.0%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>14.5%</b>  | 6.24%   | 0.9%       | 0.9%  | 7.5%    | 1.1%       | 1.1%  | 8.0%    | 1.2%       | 1.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 10.15%  | 10.2%      | 11.1% | 10.6%   | 10.6%      | 11.7% | 10.7%   | 10.7%      | 11.9% |
| \$35,000 to \$49,999         | <b>57.1%</b>  | 18.58%  | 10.6%      | 21.7% | 17.7%   | 10.1%      | 21.8% | 16.4%   | 9.4%       | 21.3% |
| \$50,000 to \$74,999         | 0.0%          | 24.76%  | 0.0%       | 21.7% | 25.4%   | 0.0%       | 21.8% | 23.6%   | 0.0%       | 21.3% |
| \$75,000 to \$99,999         | 0.0%          | 14.50%  | 0.0%       | 21.7% | 13.8%   | 0.0%       | 21.8% | 12.9%   | 0.0%       | 21.3% |
| \$100,000 to \$149,999       | 0.0%          | 12.24%  | 0.0%       | 21.7% | 10.8%   | 0.0%       | 21.8% | 10.6%   | 0.0%       | 21.3% |
| \$150,000 to \$249,999       | 0.0%          | 5.94%   | 0.0%       | 21.7% | 5.7%    | 0.0%       | 21.8% | 6.9%    | 0.0%       | 21.3% |
| \$250,000 to \$499,999       | 0.0%          | 1.89%   | 0.0%       | 21.7% | 1.8%    | 0.0%       | 21.8% | 2.9%    | 0.0%       | 21.3% |
| \$500,000 or more            | 0.0%          | 0.94%   | 0.0%       | 21.7% | 0.9%    | 0.0%       | 21.8% | 1.9%    | 0.0%       | 21.3% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 21.7%             | 21.8%             | 21.3%             |
| Multiplied by Total Households  | <u>18,445</u>     | <u>43,568</u>     | <u>94,307</u>     |
| Income-Qualified Households   | 4,003             | 9,498             | 20,087            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>38%</u>        | <u>38%</u>        | <u>38%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 1,521             | 3,609             | 7,633             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 830               | 2,077             | 3,925             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 830               | 2,077             | 3,925             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 54.6%             | 57.6%             | 51.4%             |
| Remaining Potential Demand  | 691               | 1,532             | 3,708             |

### Household Growth Through 2007

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

*Whistler's Green*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 22,849        |              |       | 53,591        |              |       | 115,209       |              |       |
| Household Income             | % in Band     | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Less than \$15,000           | 0.0%          | 3.3%          | 0.0%         | 0.0%  | 4.2%          | 0.0%         | 0.0%  | 4.2%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | 0.0%          | 4.8%          | 3.1%         | 3.1%  | 5.1%          | 3.3%         | 3.3%  | 5.4%          | 3.5%         | 3.5%  |
| \$25,000 to \$34,999         | <b>64.1%</b>  | 6.5%          | 6.5%         | 9.6%  | 7.9%          | 7.9%         | 11.2% | 8.3%          | 8.3%         | 11.8% |
| \$35,000 to \$49,999         | <b>100.0%</b> | 15.3%         | 1.8%         | 11.4% | 14.6%         | 1.7%         | 12.9% | 13.6%         | 1.6%         | 13.4% |
| \$50,000 to \$74,999         | <b>11.5%</b>  | 23.7%         | 2.7%         | 14.1% | 23.6%         | 2.7%         | 15.6% | 21.4%         | 2.5%         | 15.9% |
| \$75,000 to \$99,999         | 0.0%          | 16.0%         | 0.0%         | 14.1% | 16.6%         | 0.0%         | 15.6% | 15.9%         | 0.0%         | 15.9% |
| \$100,000 to \$149,999       | 0.0%          | 16.8%         | 0.0%         | 14.1% | 15.4%         | 0.0%         | 15.6% | 14.6%         | 0.0%         | 15.9% |
| \$150,000 to \$249,999       | 0.0%          | 8.3%          | 0.0%         | 14.1% | 7.4%          | 0.0%         | 15.6% | 8.5%          | 0.0%         | 15.9% |
| \$250,000 to \$499,999       | 0.0%          | 3.9%          | 0.0%         | 14.1% | 3.7%          | 0.0%         | 15.6% | 5.2%          | 0.0%         | 15.9% |
| \$500,000 or more            | 0.0%          | 1.6%          | 0.0%         | 14.1% | 1.5%          | 0.0%         | 15.6% | 3.1%          | 0.0%         | 15.9% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>14.1%</b> |       | <b>100.0%</b> | <b>15.6%</b> |       | <b>100.0%</b> | <b>15.9%</b> |       |

|  |                |                |                |
|--|----------------|----------------|----------------|
| % of Households in Income Band   | 14.1%          | 15.6%          | 15.9%          |
| Multiplied by Total Households   | <u>22,849</u>  | <u>53,591</u>  | <u>115,209</u> |
| Income-Qualified Households  | 3,222          | 8,360          | 18,318         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>38%</u>     | <u>38%</u>     | <u>38%</u>     |
| Income-Qualified, Renter Households in 2007  | 1,224          | 3,177          | 6,961          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,521)</u> | <u>(3,609)</u> | <u>(7,633)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | (297)          | (432)          | (672)          |
| Annual Demand  | (59)           | (86)           | (134)          |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | (118)          | (172)          | (268)          |

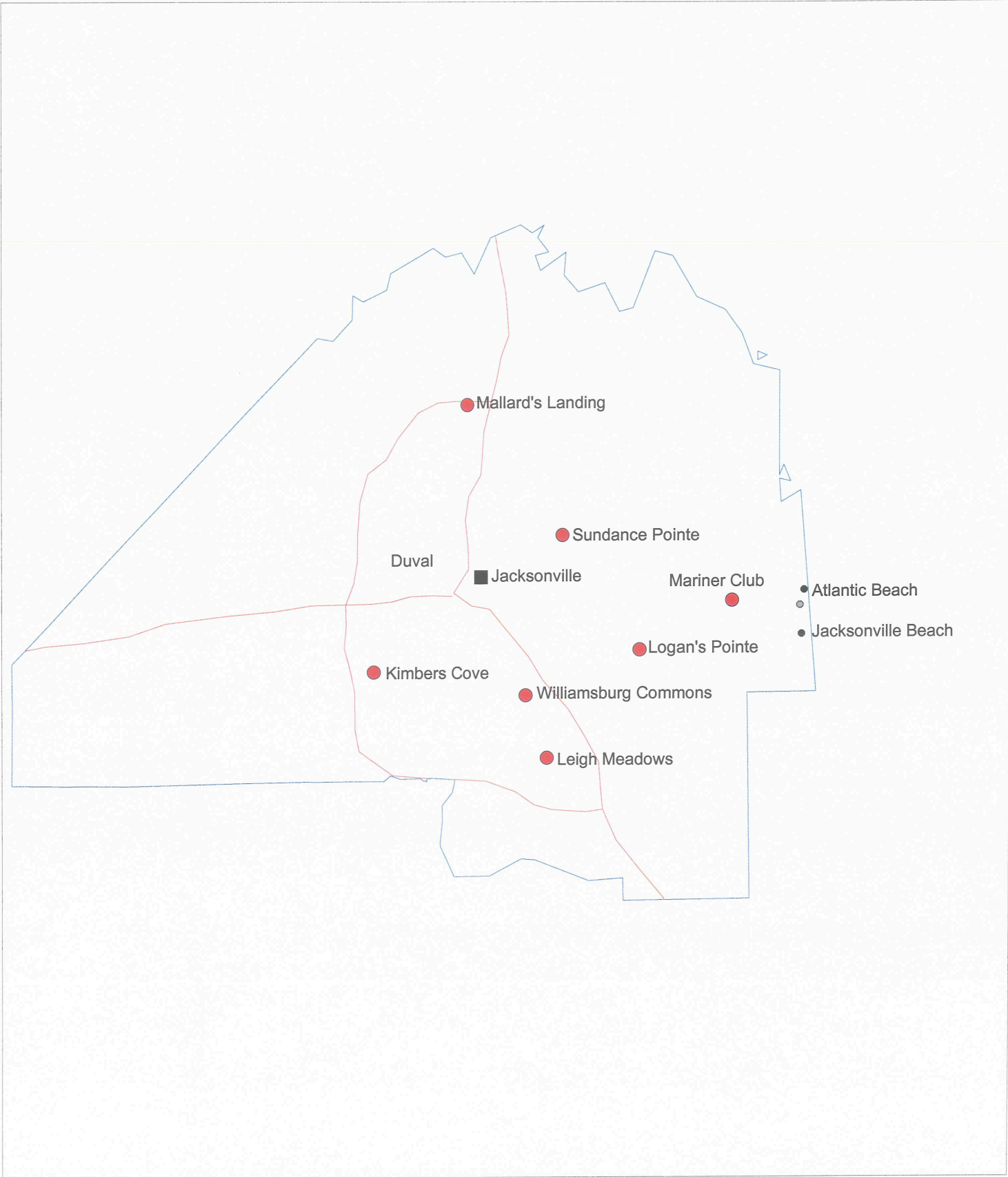
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$23,550        | 21.4%                    | \$28,590        |
| Maximum | \$43,560        | 21.4%                    | \$52,882        |

**DUVAL COUNTY**

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# DUVAL COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Kimbers Cove  
Duval County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi.  |              |
|-------------------------|--------|--------------|--------|--------------|---------|--------------|
| Total HH in Market Area | 32,227 |              | 60,953 |              | 178,915 |              |
| Household Income        | 2002   |              | 2002   |              | 2002    |              |
| Less than \$15,000      | 4,093  | 12.70%       | 7,534  | 12.36%       | 29,739  | 16.62%       |
| \$15,000 to \$24,999    | 4,390  | 13.62%       | 8,153  | 13.38%       | 24,461  | 13.67%       |
| \$25,000 to \$34,999    | 5,203  | 16.14%       | 9,501  | 15.59%       | 24,994  | 13.97%       |
| \$35,000 to \$49,999    | 6,279  | 19.48%       | 12,066 | 19.80%       | 31,424  | 17.56%       |
| \$50,000 to \$74,999    | 7,080  | 21.97%       | 13,640 | 22.38%       | 36,288  | 20.28%       |
| \$75,000 to \$99,999    | 2,798  | 8.68%        | 5,452  | 8.94%        | 15,991  | 8.94%        |
| \$100,000 to \$149,999  | 1,537  | 4.77%        | 3,076  | 5.05%        | 10,419  | 5.82%        |
| \$150,000 to \$249,999  | 546    | 1.69%        | 1,058  | 1.74%        | 3,972   | 2.22%        |
| \$250,000 to \$499,999  | 181    | 0.56%        | 292    | 0.48%        | 1,086   | 0.61%        |
| \$500,000 or more       | 120    | <u>0.37%</u> | 181    | <u>0.30%</u> | 542     | <u>0.30%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0%  |              |

**Level of Effort 2002**

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

**Kimbers Cove**

**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**

| 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 |              | 32,227  |            |       | 60,953  |            |        | 178,915 |            |       |
| Less than \$15,000           | 0.0%         | 12.70%  | 0.0%       | 0.0%  | 12.4%   | 0.0%       | 0.0%   | 16.6%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 13.62%  | 8.5%       | 8.5%  | 13.4%   | 8.4%       | 8.4%   | 13.7%   | 8.5%       | 8.5%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 16.14%  | 15.6%      | 24.1% | 15.6%   | 15.1%      | 23.5%  | 14.0%   | 13.5%      | 22.0% |
| \$35,000 to \$49,999         | 0.0%         | 19.48%  | 0.0%       | 24.1% | 19.8%   | 0.0%       | 23.5%  | 17.6%   | 0.0%       | 22.0% |
| \$50,000 to \$74,999         | 0.0%         | 21.97%  | 0.0%       | 24.1% | 22.4%   | 0.0%       | 23.5%  | 20.3%   | 0.0%       | 22.0% |
| \$75,000 to \$99,999         | 0.0%         | 8.68%   | 0.0%       | 24.1% | 8.9%    | 0.0%       | 23.5%  | 8.9%    | 0.0%       | 22.0% |
| \$100,000 to \$149,999       | 0.0%         | 4.77%   | 0.0%       | 24.1% | 5.1%    | 0.0%       | 23.5%  | 5.8%    | 0.0%       | 22.0% |
| \$150,000 to \$249,999       | 0.0%         | 1.69%   | 0.0%       | 24.1% | 1.7%    | 0.0%       | 23.5%  | 2.2%    | 0.0%       | 22.0% |
| \$250,000 to \$499,999       | 0.0%         | 0.56%   | 0.0%       | 24.1% | 0.5%    | 0.0%       | 23.5%  | 0.6%    | 0.0%       | 22.0% |
| \$500,000 or more            | 0.0%         | 0.37%   | 0.0%       | 24.1% | 0.3%    | 0.0%       | 23.5%  | 0.3%    | 0.0%       | 22.0% |

|   |  |                   |  |                   |  |                   |
|---|--|-------------------|--|-------------------|--|-------------------|
| % of Households in Income Band  |  | 24.1%             |  | 23.5%             |  | 22.0%             |
| Multiplied by Total Households  |  | <u>32,227</u>     |  | <u>60,953</u>     |  | <u>178,915</u>    |
| Income-Qualified Households   |  | 7,767             |  | 14,324            |  | 39,361            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            |  | <u>52%</u>        |  | <u>52%</u>        |  | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                     |  | 4,039             |  | 7,448             |  | 20,468            |
| Existing and Funded, Competitive<br>Affordable Apartments               |  | 1,159             |  | 1,931             |  | 7,458             |
| Add: Subject's Proposed Units   |  | <u>Inc. Above</u> |  | <u>Inc. Above</u> |  | <u>Inc. Above</u> |
| Total Projected Supply  |  | 1,159             |  | 1,931             |  | 7,458             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) |  | 28.7%             |  | 25.9%             |  | 36.4%             |
| Remaining Potential Demand  |  | 2,880             |  | 5,517             |  | 13,010            |



### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Kimbers Cove*  
Duval County

| Household Income             | 3-Mi.     |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
| Total HH in Market Area 2007 | 33,955    |         |            |       | 64,615  |            |       | 190,262 |            |       |
| Household Income             | % in Band | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Less than \$15,000           | 0.0%      | 9.9%    | 0.0%       | 0.0%  | 9.4%    | 0.0%       | 0.0%  | 13.0%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 35.7%     | 11.3%   | 4.0%       | 4.0%  | 11.2%   | 4.0%       | 4.0%  | 12.5%   | 4.5%       | 4.5%  |
| \$25,000 to \$34,999         | 100.0%    | 14.9%   | 14.9%      | 18.9% | 13.8%   | 13.8%      | 17.8% | 13.1%   | 13.1%      | 17.6% |
| \$35,000 to \$49,999         | 30.9%     | 19.8%   | 6.1%       | 25.0% | 19.7%   | 6.1%       | 23.9% | 17.3%   | 5.3%       | 22.9% |
| \$50,000 to \$74,999         | 0.0%      | 21.6%   | 0.0%       | 25.0% | 22.1%   | 0.0%       | 23.9% | 20.1%   | 0.0%       | 22.9% |
| \$75,000 to \$99,999         | 0.0%      | 11.5%   | 0.0%       | 25.0% | 12.2%   | 0.0%       | 23.9% | 11.2%   | 0.0%       | 22.9% |
| \$100,000 to \$149,999       | 0.0%      | 7.2%    | 0.0%       | 25.0% | 7.9%    | 0.0%       | 23.9% | 8.1%    | 0.0%       | 22.9% |
| \$150,000 to \$249,999       | 0.0%      | 2.3%    | 0.0%       | 25.0% | 2.3%    | 0.0%       | 23.9% | 2.9%    | 0.0%       | 22.9% |
| \$250,000 to \$499,999       | 0.0%      | 1.0%    | 0.0%       | 25.0% | 1.0%    | 0.0%       | 23.9% | 1.3%    | 0.0%       | 22.9% |
| \$500,000 or more            | 0.0%      | 0.5%    | 0.0%       | 25.0% | 0.4%    | 0.0%       | 23.9% | 0.5%    | 0.0%       | 22.9% |
| <b>Totals</b>                |           | 100.0%  | 25.0%      |       | 100.0%  | 23.9%      |       | 100.0%  | 22.9%      |       |

|   |                |                |                 |
|---|----------------|----------------|-----------------|
| % of Households in Income Band  | 25.0%          | 23.9%          | 22.9%           |
| Multiplied by Total Households  | <u>33,955</u>  | <u>64,615</u>  | <u>190,262</u>  |
| Income-Qualified Households   | 8,489          | 15,443         | 43,570          |
| Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI              | <u>52%</u>     | <u>52%</u>     | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007                                     | 4,414          | 8,030          | 22,656          |
| Less: Income-Qual. Renter HH in 2002  | <u>(4,039)</u> | <u>(7,448)</u> | <u>(20,468)</u> |
| Ind. Demand from HH Growth over next 5 yrs.                                     | 375            | 582            | 2,188           |
| Annual Demand   | 75             | 116            | 438             |
| Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up | 150            | 232            | 876             |

*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        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Leigh Meadows Duval County**

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi.  |        |
|-------------------------|--------|--------|--------|--------|---------|--------|
| Total HH in Market Area | 27,926 |        | 56,287 |        | 175,435 |        |
| Household Income        | 2002   |        | 2002   |        | 2002    |        |
| Less than \$15,000      | 1,517  | 5.43%  | 3,529  | 6.27%  | 18,017  | 10.27% |
| \$15,000 to \$24,999    | 1,946  | 6.97%  | 4,248  | 7.55%  | 20,032  | 11.42% |
| \$25,000 to \$34,999    | 2,987  | 10.69% | 5,788  | 10.28% | 23,078  | 13.15% |
| \$35,000 to \$49,999    | 5,049  | 18.08% | 9,705  | 17.24% | 31,767  | 18.11% |
| \$50,000 to \$74,999    | 7,354  | 26.33% | 13,768 | 24.46% | 38,933  | 22.19% |
| \$75,000 to \$99,999    | 4,081  | 14.61% | 8,486  | 15.08% | 20,244  | 11.54% |
| \$100,000 to \$149,999  | 2,957  | 10.59% | 6,152  | 10.93% | 14,382  | 8.20%  |
| \$150,000 to \$249,999  | 1,634  | 5.85%  | 3,131  | 5.56%  | 6,145   | 3.50%  |
| \$250,000 to \$499,999  | 311    | 1.11%  | 842    | 1.50%  | 1,729   | 0.99%  |
| \$500,000 or more       | 91     | 0.33%  | 639    | 1.14%  | 1,109   | 0.63%  |
|                         | 100.0% |        | 100.0% |        | 100.0%  |        |

**Level of Effort 2002**

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

**Leigh Meadows**

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

| 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 |              | 27,926  |            |       | 56,287  |            |       | 175,435 |            |       |
| Less than \$15,000           | 0.0%         | 5.43%   | 0.0%       | 0.0%  | 6.3%    | 0.0%       | 0.0%  | 10.3%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 6.97%   | 4.4%       | 4.4%  | 7.6%    | 4.7%       | 4.7%  | 11.4%   | 7.1%       | 7.1%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 10.69%  | 10.3%      | 14.7% | 10.3%   | 10.0%      | 14.7% | 13.2%   | 12.7%      | 19.8% |
| \$35,000 to \$49,999         | 0.0%         | 18.08%  | 0.0%       | 14.7% | 17.2%   | 0.0%       | 14.7% | 18.1%   | 0.0%       | 19.8% |
| \$50,000 to \$74,999         | 0.0%         | 26.33%  | 0.0%       | 14.7% | 24.5%   | 0.0%       | 14.7% | 22.2%   | 0.0%       | 19.8% |
| \$75,000 to \$99,999         | 0.0%         | 14.61%  | 0.0%       | 14.7% | 15.1%   | 0.0%       | 14.7% | 11.5%   | 0.0%       | 19.8% |
| \$100,000 to \$149,999       | 0.0%         | 10.59%  | 0.0%       | 14.7% | 10.9%   | 0.0%       | 14.7% | 8.2%    | 0.0%       | 19.8% |
| \$150,000 to \$249,999       | 0.0%         | 5.85%   | 0.0%       | 14.7% | 5.6%    | 0.0%       | 14.7% | 3.5%    | 0.0%       | 19.8% |
| \$250,000 to \$499,999       | 0.0%         | 1.11%   | 0.0%       | 14.7% | 1.5%    | 0.0%       | 14.7% | 1.0%    | 0.0%       | 19.8% |
| \$500,000 or more            | 0.0%         | 0.33%   | 0.0%       | 14.7% | 1.1%    | 0.0%       | 14.7% | 0.6%    | 0.0%       | 19.8% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 14.7%             | 14.7%             | 19.8%             |
| Multiplied by Total Households  | <u>27,926</u>     | <u>56,287</u>     | <u>175,435</u>    |
| Income-Qualified Households   | 4,105             | 8,274             | 34,736            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>52%</u>        | <u>52%</u>        | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,135             | 4,302             | 18,063            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,552             | 2,715             | 8,449             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,552             | 2,715             | 8,449             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 72.7%             | 63.1%             | 46.8%             |
| Remaining Potential Demand  | 583               | 1,587             | 9,614             |

### Household Growth Through 2007

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

*Leigh Meadows*

| Household Income             | 3-Mi.     |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              | % in Band | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2007 |           |         |            |       |         |            |       |         |            |       |
|                              |           |         |            |       |         |            |       |         |            |       |
| Less than \$15,000           | 0.0%      | 4.0%    | 0.0%       | 0.0%  | 4.6%    | 0.0%       | 0.0%  | 7.7%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 35.7%     | 5.3%    | 1.9%       | 1.9%  | 5.9%    | 2.1%       | 2.1%  | 9.2%    | 3.3%       | 3.3%  |
| \$25,000 to \$34,999         | 100.0%    | 9.1%    | 9.1%       | 11.0% | 8.4%    | 8.4%       | 10.5% | 11.9%   | 11.9%      | 15.2% |
| \$35,000 to \$49,999         | 30.9%     | 14.8%   | 4.6%       | 15.6% | 14.2%   | 4.4%       | 14.9% | 16.6%   | 5.1%       | 20.3% |
| \$50,000 to \$74,999         | 0.0%      | 24.4%   | 0.0%       | 15.6% | 22.5%   | 0.0%       | 14.9% | 21.7%   | 0.0%       | 20.3% |
| \$75,000 to \$99,999         | 0.0%      | 17.6%   | 0.0%       | 15.6% | 16.7%   | 0.0%       | 14.9% | 13.4%   | 0.0%       | 20.3% |
| \$100,000 to \$149,999       | 0.0%      | 14.6%   | 0.0%       | 15.6% | 16.0%   | 0.0%       | 14.9% | 11.7%   | 0.0%       | 20.3% |
| \$150,000 to \$249,999       | 0.0%      | 6.7%    | 0.0%       | 15.6% | 6.9%    | 0.0%       | 14.9% | 4.8%    | 0.0%       | 20.3% |
| \$250,000 to \$499,999       | 0.0%      | 3.0%    | 0.0%       | 15.6% | 3.3%    | 0.0%       | 14.9% | 2.1%    | 0.0%       | 20.3% |
| \$500,000 or more            | 0.0%      | 0.7%    | 0.0%       | 15.6% | 1.6%    | 0.0%       | 14.9% | 1.0%    | 0.0%       | 20.3% |
| Totals                       |           | 100.0%  | 15.6%      |       | 100.0%  | 14.9%      |       | 100.0%  | 20.3%      |       |

|  |  |                |                |                 |
|--|--|----------------|----------------|-----------------|
| % of Households in Income Band   |  | 15.6%          | 14.9%          | 20.3%           |
| Multiplied by Total Households   |  | <u>30,720</u>  | <u>62,807</u>  | <u>192,450</u>  |
| Income-Qualified Households  |  | 4,792          | 9,358          | 39,067          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>52%</u>     | <u>52%</u>     | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 2,492          | 4,866          | 20,315          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(2,135)</u> | <u>(4,302)</u> | <u>(18,063)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 357            | 564            | 2,252           |
| Annual Demand  |  | 71             | 113            | 450             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 142            | 226            | 900             |

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

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

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Logan's Pointe Duval County**

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi.  |        |
|-------------------------|--------|--------|--------|--------|---------|--------|
| Total HH in Market Area | 17,359 |        | 63,065 |        | 192,531 |        |
| Household Income        | 2002   |        | 2002   |        | 2002    |        |
| Less than \$15,000      | 1,686  | 9.71%  | 5,290  | 8.39%  | 21,798  | 11.32% |
| \$15,000 to \$24,999    | 2,495  | 14.37% | 7,963  | 12.63% | 21,861  | 11.35% |
| \$25,000 to \$34,999    | 2,782  | 16.03% | 8,894  | 14.10% | 24,288  | 12.61% |
| \$35,000 to \$49,999    | 3,891  | 22.42% | 12,852 | 20.38% | 32,642  | 16.95% |
| \$50,000 to \$74,999    | 3,991  | 22.99% | 14,771 | 23.42% | 42,397  | 22.02% |
| \$75,000 to \$99,999    | 1,613  | 9.29%  | 7,065  | 11.20% | 22,655  | 11.77% |
| \$100,000 to \$149,999  | 755    | 4.35%  | 4,268  | 6.77%  | 15,992  | 8.31%  |
| \$150,000 to \$249,999  | 117    | 0.67%  | 1,286  | 2.04%  | 7,558   | 3.93%  |
| \$250,000 to \$499,999  | 27     | 0.16%  | 352    | 0.56%  | 2,109   | 1.10%  |
| \$500,000 or more       | 3      | 0.02%  | 323    | 0.51%  | 1,231   | 0.64%  |
|                         | 100.0% |        | 100.0% |        | 100.0%  |        |

**Level of Effort 2002**

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

**Logan's Pointe**

**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**

| 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 |              | 17,359  |            |       | 63,065  |            |       | 192,531 |            |       |
| Less than \$15,000           | 0.0%         | 9.71%   | 0.0%       | 0.0%  | 8.4%    | 0.0%       | 0.0%  | 11.3%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 14.37%  | 9.0%       | 9.0%  | 12.6%   | 7.9%       | 7.9%  | 11.4%   | 7.1%       | 7.1%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 16.03%  | 15.5%      | 24.5% | 14.1%   | 13.6%      | 21.5% | 12.6%   | 12.2%      | 19.3% |
| \$35,000 to \$49,999         | 0.0%         | 22.42%  | 0.0%       | 24.5% | 20.4%   | 0.0%       | 21.5% | 17.0%   | 0.0%       | 19.3% |
| \$50,000 to \$74,999         | 0.0%         | 22.99%  | 0.0%       | 24.5% | 23.4%   | 0.0%       | 21.5% | 22.0%   | 0.0%       | 19.3% |
| \$75,000 to \$99,999         | 0.0%         | 9.29%   | 0.0%       | 24.5% | 11.2%   | 0.0%       | 21.5% | 11.8%   | 0.0%       | 19.3% |
| \$100,000 to \$149,999       | 0.0%         | 4.35%   | 0.0%       | 24.5% | 6.8%    | 0.0%       | 21.5% | 8.3%    | 0.0%       | 19.3% |
| \$150,000 to \$249,999       | 0.0%         | 0.67%   | 0.0%       | 24.5% | 2.0%    | 0.0%       | 21.5% | 3.9%    | 0.0%       | 19.3% |
| \$250,000 to \$499,999       | 0.0%         | 0.16%   | 0.0%       | 24.5% | 0.6%    | 0.0%       | 21.5% | 1.1%    | 0.0%       | 19.3% |
| \$500,000 or more            | 0.0%         | 0.02%   | 0.0%       | 24.5% | 0.5%    | 0.0%       | 21.5% | 0.6%    | 0.0%       | 19.3% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 24.5%             | 21.5%             | 19.3%             |
| Multiplied by Total Households  | <u>17,359</u>     | <u>63,065</u>     | <u>192,531</u>    |
| Income-Qualified Households   | 4,253             | 13,559            | 37,158            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>52%</u>        | <u>52%</u>        | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,212             | 7,051             | 19,322            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 763               | 3,227             | 8,089             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 763               | 3,227             | 8,089             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 34.5%             | 45.8%             | 41.9%             |
| Remaining Potential Demand  | 1,449             | 3,824             | 11,233            |

### Household Growth Through 2007

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

*Logan's Pointe*

| Household Income             | 3-Mi.     |         |            |        | 5-Mi.   |            |        | 10-Mi.  |            |         |
|------------------------------|-----------|---------|------------|--------|---------|------------|--------|---------|------------|---------|
|                              | % in Band | % of HH | Inc. Qual. | Cum.   | % of HH | Inc. Qual. | Cum.   | % of HH | Inc. Qual. | Cum.    |
| Total HH in Market Area 2007 |           |         |            | 20,094 |         |            | 71,923 |         |            | 212,898 |
| Less than \$15,000           | 0.0%      | 6.9%    | 0.0%       | 0.0%   | 6.0%    | 0.0%       | 0.0%   | 8.5%    | 0.0%       | 0.0%    |
| \$15,000 to \$24,999         | 35.7%     | 10.4%   | 3.7%       | 3.7%   | 9.9%    | 3.5%       | 3.5%   | 9.3%    | 3.3%       | 3.3%    |
| \$25,000 to \$34,999         | 100.0%    | 15.1%   | 15.1%      | 18.8%  | 12.6%   | 12.6%      | 16.1%  | 11.2%   | 11.2%      | 14.5%   |
| \$35,000 to \$49,999         | 30.9%     | 20.9%   | 6.5%       | 25.3%  | 18.9%   | 5.8%       | 21.9%  | 15.9%   | 4.9%       | 19.4%   |
| \$50,000 to \$74,999         | 0.0%      | 23.9%   | 0.0%       | 25.3%  | 23.6%   | 0.0%       | 21.9%  | 20.8%   | 0.0%       | 19.4%   |
| \$75,000 to \$99,999         | 0.0%      | 12.2%   | 0.0%       | 25.3%  | 13.4%   | 0.0%       | 21.9%  | 13.7%   | 0.0%       | 19.4%   |
| \$100,000 to \$149,999       | 0.0%      | 8.7%    | 0.0%       | 25.3%  | 10.7%   | 0.0%       | 21.9%  | 12.1%   | 0.0%       | 19.4%   |
| \$150,000 to \$249,999       | 0.0%      | 1.5%    | 0.0%       | 25.3%  | 3.1%    | 0.0%       | 21.9%  | 5.1%    | 0.0%       | 19.4%   |
| \$250,000 to \$499,999       | 0.0%      | 0.4%    | 0.0%       | 25.3%  | 1.2%    | 0.0%       | 21.9%  | 2.4%    | 0.0%       | 19.4%   |
| \$500,000 or more            | 0.0%      | 0.1%    | 0.0%       | 25.3%  | 0.7%    | 0.0%       | 21.9%  | 1.0%    | 0.0%       | 19.4%   |
| <b>Totals</b>                |           | 100.0%  | 25.3%      |        | 100.0%  | 21.9%      |        | 100.0%  | 19.4%      |         |

|  |                |                |                 |
|--|----------------|----------------|-----------------|
| % of Households in Income Band   | 25.3%          | 21.9%          | 19.4%           |
| Multiplied by Total Households   | <u>20,094</u>  | <u>71,923</u>  | <u>212,898</u>  |
| Income-Qualified Households  | 5,084          | 15,751         | 41,302          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>52%</u>     | <u>52%</u>     | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007  | 2,644          | 8,191          | 21,477          |
| Less: Income-Qual. Renter HH in 2002   | <u>(2,212)</u> | <u>(7,051)</u> | <u>(19,322)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 432            | 1,140          | 2,155           |
| Annual Demand  | 86             | 228            | 431             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 172            | 456            | 862             |

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

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

**Household Income Distribution 2002**

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

***Mallard's Landing  
Apartments***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 9,051  |        | 20,994 |        | 87,779 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 971    | 10.72% | 3,002  | 14.30% | 20,397 | 23.24% |
| \$15,000 to \$24,999    | 1,139  | 12.59% | 2,874  | 13.69% | 13,610 | 15.51% |
| \$25,000 to \$34,999    | 1,139  | 12.59% | 2,648  | 12.61% | 11,741 | 13.38% |
| \$35,000 to \$49,999    | 1,553  | 17.15% | 3,547  | 16.90% | 13,458 | 15.33% |
| \$50,000 to \$74,999    | 2,385  | 26.35% | 5,160  | 24.58% | 16,482 | 18.78% |
| \$75,000 to \$99,999    | 1,118  | 12.35% | 2,257  | 10.75% | 6,745  | 7.68%  |
| \$100,000 to \$149,999  | 640    | 7.07%  | 1,241  | 5.91%  | 4,035  | 4.60%  |
| \$150,000 to \$249,999  | 97     | 1.08%  | 234    | 1.11%  | 1,076  | 1.23%  |
| \$250,000 to \$499,999  | 7      | 0.07%  | 24     | 0.12%  | 176    | 0.20%  |
| \$500,000 or more       | 2      | 0.02%  | 7      | 0.03%  | 59     | 0.07%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |



**Level of Effort 2002**

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

**Mallard's Landing Apartments**

**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 |              | 9,051   |            |       | 20,994  |            |       | 87,779  |            |       |
| Less than \$15,000           | 0.0%         | 10.72%  | 0.0%       | 0.0%  | 14.3%   | 0.0%       | 0.0%  | 23.2%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 12.59%  | 7.9%       | 7.9%  | 13.7%   | 8.6%       | 8.6%  | 15.5%   | 9.7%       | 9.7%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 12.59%  | 12.2%      | 20.1% | 12.6%   | 12.2%      | 20.8% | 13.4%   | 13.0%      | 22.7% |
| \$35,000 to \$49,999         | 0.0%         | 17.15%  | 0.0%       | 20.1% | 16.9%   | 0.0%       | 20.8% | 15.3%   | 0.0%       | 22.7% |
| \$50,000 to \$74,999         | 0.0%         | 26.35%  | 0.0%       | 20.1% | 24.6%   | 0.0%       | 20.8% | 18.8%   | 0.0%       | 22.7% |
| \$75,000 to \$99,999         | 0.0%         | 12.35%  | 0.0%       | 20.1% | 10.8%   | 0.0%       | 20.8% | 7.7%    | 0.0%       | 22.7% |
| \$100,000 to \$149,999       | 0.0%         | 7.07%   | 0.0%       | 20.1% | 5.9%    | 0.0%       | 20.8% | 4.6%    | 0.0%       | 22.7% |
| \$150,000 to \$249,999       | 0.0%         | 1.08%   | 0.0%       | 20.1% | 1.1%    | 0.0%       | 20.8% | 1.2%    | 0.0%       | 22.7% |
| \$250,000 to \$499,999       | 0.0%         | 0.07%   | 0.0%       | 20.1% | 0.1%    | 0.0%       | 20.8% | 0.2%    | 0.0%       | 22.7% |
| \$500,000 or more            | 0.0%         | 0.02%   | 0.0%       | 20.1% | 0.0%    | 0.0%       | 20.8% | 0.1%    | 0.0%       | 22.7% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 20.1%             | 20.8%             | 22.7%             |
| Multiplied by Total Households                                       | <u>9,051</u>      | <u>20,994</u>     | <u>87,779</u>     |
| Income-Qualified Households  | 1,819             | 4,367             | 19,926            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>52%</u>        | <u>52%</u>        | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 946               | 2,271             | 10,362            |
| Existing and Funded, Competitive Affordable Apartments               | 1,248             | 1,248             | 3,391             |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 1,248             | 1,248             | 3,391             |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 131.9%            | 55.0%             | 32.7%             |
| Remaining Potential Demand   | (302)             | 1,023             | 6,971             |

### Household Growth Through 2007

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

*Mallard's Landing Apartments*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 10,071        |              |       | 22,816        |              |       | 93,409        |              |       |
| 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%          | 8.3%          | 0.0%         | 0.0%  | 11.1%         | 0.0%         | 0.0%  | 18.6%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>35.7%</b>  | 10.6%         | 3.8%         | 3.8%  | 12.0%         | 4.3%         | 4.3%  | 15.1%         | 5.4%         | 5.4%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 11.5%         | 11.5%        | 15.3% | 12.3%         | 12.3%        | 16.6% | 13.2%         | 13.2%        | 18.6% |
| \$35,000 to \$49,999         | <b>30.9%</b>  | 16.1%         | 5.0%         | 20.3% | 15.8%         | 4.9%         | 21.5% | 15.4%         | 4.8%         | 23.4% |
| \$50,000 to \$74,999         | 0.0%          | 23.6%         | 0.0%         | 20.3% | 22.6%         | 0.0%         | 21.5% | 18.2%         | 0.0%         | 23.4% |
| \$75,000 to \$99,999         | 0.0%          | 16.5%         | 0.0%         | 20.3% | 14.2%         | 0.0%         | 21.5% | 10.1%         | 0.0%         | 23.4% |
| \$100,000 to \$149,999       | 0.0%          | 11.0%         | 0.0%         | 20.3% | 9.5%          | 0.0%         | 21.5% | 6.9%          | 0.0%         | 23.4% |
| \$150,000 to \$249,999       | 0.0%          | 2.0%          | 0.0%         | 20.3% | 2.0%          | 0.0%         | 21.5% | 1.9%          | 0.0%         | 23.4% |
| \$250,000 to \$499,999       | 0.0%          | 0.4%          | 0.0%         | 20.3% | 0.4%          | 0.0%         | 21.5% | 0.6%          | 0.0%         | 23.4% |
| \$500,000 or more            | 0.0%          | 0.0%          | 0.0%         | 20.3% | 0.1%          | 0.0%         | 21.5% | 0.1%          | 0.0%         | 23.4% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>20.3%</b> |       | <b>100.0%</b> | <b>21.5%</b> |       | <b>100.0%</b> | <b>23.4%</b> |       |

|  |  |               |  |                |  |                 |
|--|--|---------------|--|----------------|--|-----------------|
| % of Households in Income Band   |  | 20.3%         |  | 21.5%          |  | 23.4%           |
| Multiplied by Total Households   |  | <u>10,071</u> |  | <u>22,816</u>  |  | <u>93,409</u>   |
| Income-Qualified Households  |  | 2,044         |  | 4,905          |  | 21,858          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>52%</u>    |  | <u>52%</u>     |  | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 1,063         |  | 2,551          |  | 11,366          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(946)</u>  |  | <u>(2,271)</u> |  | <u>(10,362)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 117           |  | 280            |  | 1,004           |
| Annual Demand  |  | 23            |  | 56             |  | 201             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 46            |  | 112            |  | 402             |

*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> | \$18,750        | 14.3%                 | \$21,431        |
| <b>Maximum</b> | \$34,680        | 14.3%                 | \$39,639        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Mariner Club*  
Duval County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi.  |              |
|-------------------------|--------|--------------|--------|--------------|---------|--------------|
| Total HH in Market Area | 23,104 |              | 57,594 |              | 132,324 |              |
| Household Income        | 2002   |              | 2002   |              | 2002    |              |
| Less than \$15,000      | 1,372  | 5.94%        | 4,570  | 7.93%        | 10,913  | 8.25%        |
| \$15,000 to \$24,999    | 2,180  | 9.44%        | 6,551  | 11.37%       | 14,864  | 11.23%       |
| \$25,000 to \$34,999    | 2,703  | 11.70%       | 7,267  | 12.62%       | 17,057  | 12.89%       |
| \$35,000 to \$49,999    | 3,733  | 16.16%       | 10,066 | 17.48%       | 23,402  | 17.69%       |
| \$50,000 to \$74,999    | 5,972  | 25.85%       | 13,795 | 23.95%       | 30,523  | 23.07%       |
| \$75,000 to \$99,999    | 3,509  | 15.19%       | 7,546  | 13.10%       | 16,362  | 12.36%       |
| \$100,000 to \$149,999  | 2,436  | 10.54%       | 5,051  | 8.77%        | 11,562  | 8.74%        |
| \$150,000 to \$249,999  | 994    | 4.30%        | 2,148  | 3.73%        | 5,193   | 3.92%        |
| \$250,000 to \$499,999  | 163    | 0.71%        | 476    | 0.83%        | 1,502   | 1.14%        |
| \$500,000 or more       | 42     | <u>0.18%</u> | 125    | <u>0.22%</u> | 945     | <u>0.71%</u> |
|                         | 100.0% |              | 100.0% |              | 100.0%  |              |

**Level of Effort 2002**

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

**Mariner Club**

**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**

| 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 |              | 23,104  |            |       | 57,594  |            |       | 132,324 |            |       |
| Less than \$15,000           | 0.0%         | 5.94%   | 0.0%       | 0.0%  | 7.9%    | 0.0%       | 0.0%  | 8.3%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 9.44%   | 5.9%       | 5.9%  | 11.4%   | 7.1%       | 7.1%  | 11.2%   | 7.0%       | 7.0%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 11.70%  | 11.3%      | 17.2% | 12.6%   | 12.2%      | 19.3% | 12.9%   | 12.5%      | 19.5% |
| \$35,000 to \$49,999         | 0.0%         | 16.16%  | 0.0%       | 17.2% | 17.5%   | 0.0%       | 19.3% | 17.7%   | 0.0%       | 19.5% |
| \$50,000 to \$74,999         | 0.0%         | 25.85%  | 0.0%       | 17.2% | 24.0%   | 0.0%       | 19.3% | 23.1%   | 0.0%       | 19.5% |
| \$75,000 to \$99,999         | 0.0%         | 15.19%  | 0.0%       | 17.2% | 13.1%   | 0.0%       | 19.3% | 12.4%   | 0.0%       | 19.5% |
| \$100,000 to \$149,999       | 0.0%         | 10.54%  | 0.0%       | 17.2% | 8.8%    | 0.0%       | 19.3% | 8.7%    | 0.0%       | 19.5% |
| \$150,000 to \$249,999       | 0.0%         | 4.30%   | 0.0%       | 17.2% | 3.7%    | 0.0%       | 19.3% | 3.9%    | 0.0%       | 19.5% |
| \$250,000 to \$499,999       | 0.0%         | 0.71%   | 0.0%       | 17.2% | 0.8%    | 0.0%       | 19.3% | 1.1%    | 0.0%       | 19.5% |
| \$500,000 or more            | 0.0%         | 0.18%   | 0.0%       | 17.2% | 0.2%    | 0.0%       | 19.3% | 0.7%    | 0.0%       | 19.5% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 17.2%             | 19.3%             | 19.5%             |
| Multiplied by Total Households  | <u>23,104</u>     | <u>57,594</u>     | <u>132,324</u>    |
| Income-Qualified Households   | 3,974             | 11,116            | 25,803            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>52%</u>        | <u>52%</u>        | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,066             | 5,780             | 13,418            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,412             | 1,644             | 5,015             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,412             | 1,644             | 5,015             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 68.3%             | 28.4%             | 37.4%             |
| Remaining Potential Demand  | 654               | 4,136             | 8,403             |

### Household Growth Through 2007

3, 5 & 10-Mile Rings Centered Around Proposed *Mariner Club*  
Duval County

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 26,438        |              |       | 65,973        |              |       | 148,331       |              |       |
| 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%          | 4.3%          | 0.0%         | 0.0%  | 5.7%          | 0.0%         | 0.0%  | 6.0%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>35.7%</b>  | 7.2%          | 2.6%         | 2.6%  | 9.0%          | 3.2%         | 3.2%  | 8.8%          | 3.2%         | 3.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 9.5%          | 9.5%         | 12.1% | 11.0%         | 11.0%        | 14.2% | 11.3%         | 11.3%        | 14.5% |
| \$35,000 to \$49,999         | <b>30.9%</b>  | 15.6%         | 4.8%         | 16.9% | 16.8%         | 5.2%         | 19.4% | 16.5%         | 5.1%         | 19.6% |
| \$50,000 to \$74,999         | 0.0%          | 23.3%         | 0.0%         | 16.9% | 22.2%         | 0.0%         | 19.4% | 21.7%         | 0.0%         | 19.6% |
| \$75,000 to \$99,999         | 0.0%          | 16.9%         | 0.0%         | 16.9% | 14.9%         | 0.0%         | 19.4% | 14.1%         | 0.0%         | 19.6% |
| \$100,000 to \$149,999       | 0.0%          | 15.2%         | 0.0%         | 16.9% | 13.3%         | 0.0%         | 19.4% | 12.7%         | 0.0%         | 19.6% |
| \$150,000 to \$249,999       | 0.0%          | 5.6%          | 0.0%         | 16.9% | 4.6%          | 0.0%         | 19.4% | 5.3%          | 0.0%         | 19.6% |
| \$250,000 to \$499,999       | 0.0%          | 2.0%          | 0.0%         | 16.9% | 2.0%          | 0.0%         | 19.4% | 2.5%          | 0.0%         | 19.6% |
| \$500,000 or more            | 0.0%          | 0.4%          | 0.0%         | 16.9% | 0.4%          | 0.0%         | 19.4% | 1.1%          | 0.0%         | 19.6% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>16.9%</b> |       | <b>100.0%</b> | <b>19.4%</b> |       | <b>100.0%</b> | <b>19.6%</b> |       |

|  |                |                |                 |
|--|----------------|----------------|-----------------|
| % of Households in Income Band   | 16.9%          | 19.4%          | 19.6%           |
| Multiplied by Total Households   | <u>26,438</u>  | <u>65,973</u>  | <u>148,331</u>  |
| Income-Qualified Households  | 4,468          | 12,799         | 29,073          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>52%</u>     | <u>52%</u>     | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007  | 2,323          | 6,655          | 15,118          |
| Less: Income-Qual. Renter HH in 2002   | <u>(2,066)</u> | <u>(5,780)</u> | <u>(13,418)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 257            | 875            | 1,700           |
| Annual Demand  | 51             | 175            | 340             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 102            | 350            | 680             |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$18,750        | 14.3%                    | \$21,431        |
| <b>Maximum</b> | \$34,680        | 14.3%                    | \$39,639        |

**Household Income Distribution 2002**

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

***Sundance Pointe  
Apartments***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi.  |        |
|-------------------------|--------|--------|--------|--------|---------|--------|
| Total HH in Market Area | 23,839 |        | 58,606 |        | 189,107 |        |
| Household Income        | 2002   |        | 2002   |        | 2002    |        |
| Less than \$15,000      | 2,538  | 10.65% | 10,851 | 18.52% | 30,470  | 16.11% |
| \$15,000 to \$24,999    | 2,971  | 12.46% | 8,211  | 14.01% | 26,023  | 13.76% |
| \$25,000 to \$34,999    | 3,528  | 14.80% | 8,267  | 14.11% | 25,806  | 13.65% |
| \$35,000 to \$49,999    | 4,080  | 17.12% | 9,525  | 16.25% | 32,042  | 16.94% |
| \$50,000 to \$74,999    | 5,523  | 23.17% | 11,384 | 19.42% | 38,909  | 20.57% |
| \$75,000 to \$99,999    | 2,622  | 11.00% | 4,982  | 8.50%  | 17,925  | 9.48%  |
| \$100,000 to \$149,999  | 1,831  | 7.68%  | 3,707  | 6.32%  | 11,945  | 6.32%  |
| \$150,000 to \$249,999  | 594    | 2.49%  | 1,293  | 2.21%  | 4,341   | 2.30%  |
| \$250,000 to \$499,999  | 115    | 0.48%  | 296    | 0.50%  | 1,070   | 0.57%  |
| \$500,000 or more       | 38     | 0.16%  | 92     | 0.16%  | 577     | 0.31%  |
|                         | 100.0% |        | 100.0% |        | 100.0%  |        |

**Level of Effort 2002**

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

**Sundance Pointe Apartments**

**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 |              | 23,839  |            |       | 58,606  |            |        | 189,107 |            |       |
| Less than \$15,000           | 0.0%         | 10.65%  | 0.0%       | 0.0%  | 18.5%   | 0.0%       | 0.0%   | 16.1%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 12.46%  | 7.8%       | 7.8%  | 14.0%   | 8.8%       | 8.8%   | 13.8%   | 8.6%       | 8.6%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 14.80%  | 14.3%      | 22.1% | 14.1%   | 13.7%      | 22.5%  | 13.7%   | 13.2%      | 21.8% |
| \$35,000 to \$49,999         | 0.0%         | 17.12%  | 0.0%       | 22.1% | 16.3%   | 0.0%       | 22.5%  | 16.9%   | 0.0%       | 21.8% |
| \$50,000 to \$74,999         | 0.0%         | 23.17%  | 0.0%       | 22.1% | 19.4%   | 0.0%       | 22.5%  | 20.6%   | 0.0%       | 21.8% |
| \$75,000 to \$99,999         | 0.0%         | 11.00%  | 0.0%       | 22.1% | 8.5%    | 0.0%       | 22.5%  | 9.5%    | 0.0%       | 21.8% |
| \$100,000 to \$149,999       | 0.0%         | 7.68%   | 0.0%       | 22.1% | 6.3%    | 0.0%       | 22.5%  | 6.3%    | 0.0%       | 21.8% |
| \$150,000 to \$249,999       | 0.0%         | 2.49%   | 0.0%       | 22.1% | 2.2%    | 0.0%       | 22.5%  | 2.3%    | 0.0%       | 21.8% |
| \$250,000 to \$499,999       | 0.0%         | 0.48%   | 0.0%       | 22.1% | 0.5%    | 0.0%       | 22.5%  | 0.6%    | 0.0%       | 21.8% |
| \$500,000 or more            | 0.0%         | 0.16%   | 0.0%       | 22.1% | 0.2%    | 0.0%       | 22.5%  | 0.3%    | 0.0%       | 21.8% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 22.1%             | 22.5%             | 21.8%             |
| Multiplied by Total Households  | <u>23,839</u>     | <u>58,606</u>     | <u>189,107</u>    |
| Income-Qualified Households   | 5,268             | 13,186            | 41,225            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>52%</u>        | <u>52%</u>        | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,739             | 6,857             | 21,437            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 1,086             | 3,050             | 7,361             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 1,086             | 3,050             | 7,361             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 39.6%             | 44.5%             | 34.3%             |
| Remaining Potential Demand  | 1,653             | 3,807             | 14,076            |

### Household Growth Through 2007

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

*Sundance Pointe 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 |           |         |            | 25,606 |         |            | 62,484 |         |            | 205,333 |
| Less than \$15,000           | 0.0%      | 8.1%    | 0.0%       | 0.0%   | 14.7%   | 0.0%       | 0.0%   | 12.4%   | 0.0%       | 0.0%    |
| \$15,000 to \$24,999         | 35.7%     | 10.5%   | 3.7%       | 3.7%   | 12.5%   | 4.5%       | 4.5%   | 12.1%   | 4.3%       | 4.3%    |
| \$25,000 to \$34,999         | 100.0%    | 13.4%   | 13.4%      | 17.1%  | 13.6%   | 13.6%      | 18.1%  | 12.7%   | 12.7%      | 17.0%   |
| \$35,000 to \$49,999         | 30.9%     | 17.5%   | 5.4%       | 22.5%  | 16.5%   | 5.1%       | 23.2%  | 16.7%   | 5.2%       | 22.2%   |
| \$50,000 to \$74,999         | 0.0%      | 21.7%   | 0.0%       | 22.5%  | 18.5%   | 0.0%       | 23.2%  | 20.0%   | 0.0%       | 22.2%   |
| \$75,000 to \$99,999         | 0.0%      | 13.5%   | 0.0%       | 22.5%  | 11.0%   | 0.0%       | 23.2%  | 12.0%   | 0.0%       | 22.2%   |
| \$100,000 to \$149,999       | 0.0%      | 10.4%   | 0.0%       | 22.5%  | 8.5%    | 0.0%       | 23.2%  | 9.3%    | 0.0%       | 22.2%   |
| \$150,000 to \$249,999       | 0.0%      | 3.5%    | 0.0%       | 22.5%  | 3.2%    | 0.0%       | 23.2%  | 3.2%    | 0.0%       | 22.2%   |
| \$250,000 to \$499,999       | 0.0%      | 1.2%    | 0.0%       | 22.5%  | 1.2%    | 0.0%       | 23.2%  | 1.3%    | 0.0%       | 22.2%   |
| \$500,000 or more            | 0.0%      | 0.3%    | 0.0%       | 22.5%  | 0.3%    | 0.0%       | 23.2%  | 0.5%    | 0.0%       | 22.2%   |
| Totals                       |           | 100.0%  | 22.5%      |        | 100.0%  | 23.2%      |        | 100.0%  | 22.2%      |         |

|  |  |                |  |                |  |                 |
|--|--|----------------|--|----------------|--|-----------------|
| % of Households in Income Band   |  | 22.5%          |  | 23.2%          |  | 22.2%           |
| Multiplied by Total Households   |  | <u>25,606</u>  |  | <u>62,484</u>  |  | <u>205,333</u>  |
| Income-Qualified Households  |  | 5,761          |  | 14,496         |  | 45,584          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>52%</u>     |  | <u>52%</u>     |  | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 2,996          |  | 7,538          |  | 23,704          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(2,739)</u> |  | <u>(6,857)</u> |  | <u>(21,437)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 257            |  | 681            |  | 2,267           |
| Annual Demand  |  | 51             |  | 136            |  | 453             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 102            |  | 272            |  | 906             |

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

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



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed *Williamsburg Commons*  
Duval County**

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi.  |              |
|-------------------------|--------|--------------|--------|--------------|---------|--------------|
| Total HH in Market Area | 22,602 |              | 62,695 |              | 233,509 |              |
| Household Income        | 2002   |              | 2002   |              | 2002    |              |
| Less than \$15,000      | 2,469  | 10.92%       | 6,269  | 10.00%       | 31,485  | 13.48%       |
| \$15,000 to \$24,999    | 2,639  | 11.67%       | 6,973  | 11.12%       | 29,311  | 12.55%       |
| \$25,000 to \$34,999    | 2,999  | 13.27%       | 8,077  | 12.88%       | 31,520  | 13.50%       |
| \$35,000 to \$49,999    | 4,099  | 18.14%       | 11,903 | 18.99%       | 41,319  | 17.69%       |
| \$50,000 to \$74,999    | 4,768  | 21.09%       | 14,069 | 22.44%       | 49,813  | 21.33%       |
| \$75,000 to \$99,999    | 2,557  | 11.31%       | 6,853  | 10.93%       | 24,118  | 10.33%       |
| \$100,000 to \$149,999  | 1,826  | 8.08%        | 4,959  | 7.91%        | 16,308  | 6.98%        |
| \$150,000 to \$249,999  | 910    | 4.03%        | 2,468  | 3.94%        | 6,695   | 2.87%        |
| \$250,000 to \$499,999  | 249    | 1.10%        | 698    | 1.11%        | 1,801   | 0.77%        |
| \$500,000 or more       | 88     | <u>0.39%</u> | 426    | <u>0.68%</u> | 1,139   | <u>0.49%</u> |
|                         |        | 100.0%       |        | 100.0%       |         | 100.0%       |

**Level of Effort 2002**

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

**Williamsburg Commons**

**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**

| 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 |              | 22,602  |            |       | 62,695  |            |       | 233,509 |            |       |
| Less than \$15,000           | 0.0%         | 10.92%  | 0.0%       | 0.0%  | 10.0%   | 0.0%       | 0.0%  | 13.5%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>62.5%</b> | 11.67%  | 7.3%       | 7.3%  | 11.1%   | 7.0%       | 7.0%  | 12.6%   | 7.8%       | 7.8%  |
| \$25,000 to \$34,999         | <b>96.8%</b> | 13.27%  | 12.8%      | 20.1% | 12.9%   | 12.5%      | 19.5% | 13.5%   | 13.1%      | 20.9% |
| \$35,000 to \$49,999         | 0.0%         | 18.14%  | 0.0%       | 20.1% | 19.0%   | 0.0%       | 19.5% | 17.7%   | 0.0%       | 20.9% |
| \$50,000 to \$74,999         | 0.0%         | 21.09%  | 0.0%       | 20.1% | 22.4%   | 0.0%       | 19.5% | 21.3%   | 0.0%       | 20.9% |
| \$75,000 to \$99,999         | 0.0%         | 11.31%  | 0.0%       | 20.1% | 10.9%   | 0.0%       | 19.5% | 10.3%   | 0.0%       | 20.9% |
| \$100,000 to \$149,999       | 0.0%         | 8.08%   | 0.0%       | 20.1% | 7.9%    | 0.0%       | 19.5% | 7.0%    | 0.0%       | 20.9% |
| \$150,000 to \$249,999       | 0.0%         | 4.03%   | 0.0%       | 20.1% | 3.9%    | 0.0%       | 19.5% | 2.9%    | 0.0%       | 20.9% |
| \$250,000 to \$499,999       | 0.0%         | 1.10%   | 0.0%       | 20.1% | 1.1%    | 0.0%       | 19.5% | 0.8%    | 0.0%       | 20.9% |
| \$500,000 or more            | 0.0%         | 0.39%   | 0.0%       | 20.1% | 0.7%    | 0.0%       | 19.5% | 0.5%    | 0.0%       | 20.9% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 20.1%             | 19.5%             | 20.9%             |
| Multiplied by Total Households  | <u>22,602</u>     | <u>62,695</u>     | <u>233,509</u>    |
| Income-Qualified Households   | 4,543             | 12,226            | 48,803            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>52%</u>        | <u>52%</u>        | <u>52%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 2,362             | 6,358             | 25,378            |
| Existing and Funded, Competitive<br>Affordable Apartments               | 987               | 3,182             | 10,690            |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 987               | 3,182             | 10,690            |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 41.8%             | 50.0%             | 42.1%             |
| Remaining Potential Demand  | 1,375             | 3,176             | 14,688            |

### Household Growth Through 2007

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

*Williamsburg Commons*

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       |               | 10-Mi.       |       |  |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|--|
| Total HH in Market Area 2007 | 24,009        |               |              |       | 67,782        |              |       |               | 253,551      |       |  |
| 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%          | 8.3%          | 0.0%         | 0.0%  | 7.4%          | 0.0%         | 0.0%  | 10.3%         | 0.0%         | 0.0%  |  |
| \$15,000 to \$24,999         | <b>35.7%</b>  | 10.1%         | 3.6%         | 3.6%  | 9.1%          | 3.3%         | 3.3%  | 10.8%         | 3.9%         | 3.9%  |  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 11.7%         | 11.7%        | 15.3% | 11.5%         | 11.5%        | 14.8% | 12.3%         | 12.3%        | 16.2% |  |
| \$35,000 to \$49,999         | <b>30.9%</b>  | 17.3%         | 5.3%         | 20.6% | 17.0%         | 5.2%         | 20.0% | 16.8%         | 5.2%         | 21.4% |  |
| \$50,000 to \$74,999         | 0.0%          | 20.7%         | 0.0%         | 20.6% | 22.3%         | 0.0%         | 20.0% | 20.9%         | 0.0%         | 21.4% |  |
| \$75,000 to \$99,999         | 0.0%          | 13.2%         | 0.0%         | 20.6% | 13.8%         | 0.0%         | 20.0% | 12.5%         | 0.0%         | 21.4% |  |
| \$100,000 to \$149,999       | 0.0%          | 11.1%         | 0.0%         | 20.6% | 10.9%         | 0.0%         | 20.0% | 10.2%         | 0.0%         | 21.4% |  |
| \$150,000 to \$249,999       | 0.0%          | 4.8%          | 0.0%         | 20.6% | 4.7%          | 0.0%         | 20.0% | 3.8%          | 0.0%         | 21.4% |  |
| \$250,000 to \$499,999       | 0.0%          | 2.3%          | 0.0%         | 20.6% | 2.3%          | 0.0%         | 20.0% | 1.7%          | 0.0%         | 21.4% |  |
| \$500,000 or more            | 0.0%          | 0.7%          | 0.0%         | 20.6% | 1.0%          | 0.0%         | 20.0% | 0.7%          | 0.0%         | 21.4% |  |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>20.6%</b> |       | <b>100.0%</b> | <b>20.0%</b> |       | <b>100.0%</b> | <b>21.4%</b> |       |  |

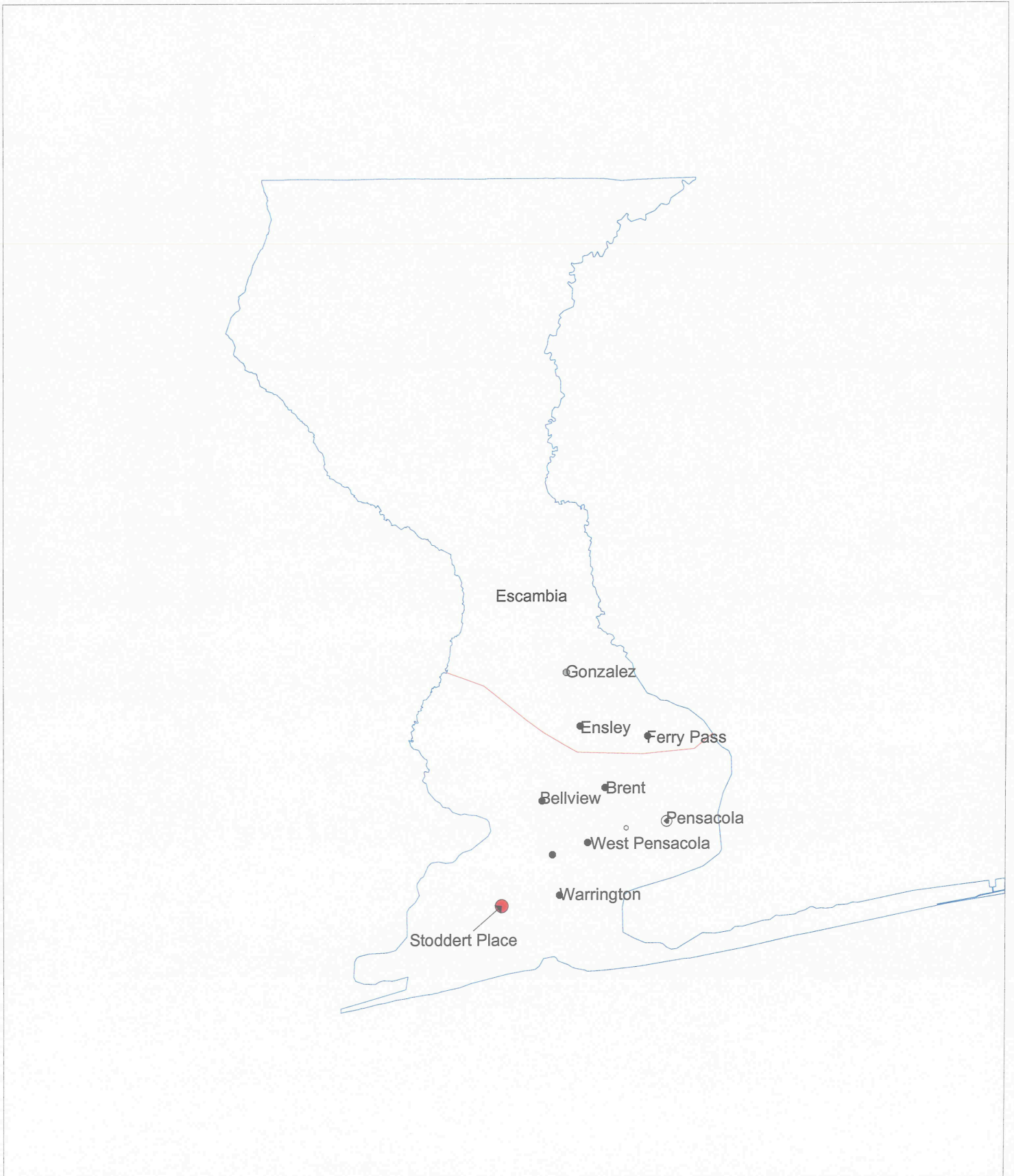
|  |                |                |                 |
|--|----------------|----------------|-----------------|
| % of Households in Income Band   | 20.6%          | 20.0%          | 21.4%           |
| Multiplied by Total Households   | <u>24,009</u>  | <u>67,782</u>  | <u>253,551</u>  |
| Income-Qualified Households  | 4,946          | 13,556         | 54,260          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>52%</u>     | <u>52%</u>     | <u>52%</u>      |
| Income-Qualified, Renter Households in 2007  | 2,572          | 7,049          | 28,215          |
| Less: Income-Qual. Renter HH in 2002   | <u>(2,362)</u> | <u>(6,358)</u> | <u>(25,378)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 210            | 691            | 2,837           |
| Annual Demand  | 42             | 138            | 567             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 84             | 276            | 1,134           |

*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> | \$18,750        | 14.3%                 | \$21,431        |
| <b>Maximum</b> | \$34,680        | 14.3%                 | \$39,639        |

**ESCAMBIA COUNTY**

# ESCAMBIA COUNTY PROJECTS



**Household Income Distribution 2002**

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

***Stoddert Place  
Apartments***

| Household Income        | 3-Mi. |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|-------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 6,080 |        | 17,459 |        | 56,194 |        |
| Household Income        | 2002  |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 490   | 8.06%  | 2,315  | 13.26% | 11,945 | 21.26% |
| \$15,000 to \$24,999    | 690   | 11.35% | 2,486  | 14.24% | 9,717  | 17.29% |
| \$25,000 to \$34,999    | 872   | 14.34% | 2,844  | 16.29% | 9,336  | 16.61% |
| \$35,000 to \$49,999    | 1,357 | 22.32% | 3,586  | 20.54% | 10,171 | 18.10% |
| \$50,000 to \$74,999    | 1,509 | 24.82% | 3,535  | 20.25% | 9,132  | 16.25% |
| \$75,000 to \$99,999    | 714   | 11.74% | 1,522  | 8.72%  | 3,362  | 5.98%  |
| \$100,000 to \$149,999  | 300   | 4.93%  | 811    | 4.65%  | 1,796  | 3.20%  |
| \$150,000 to \$249,999  | 124   | 2.04%  | 285    | 1.63%  | 519    | 0.92%  |
| \$250,000 to \$499,999  | 19    | 0.31%  | 48     | 0.28%  | 157    | 0.28%  |
| \$500,000 or more       | 6     | 0.10%  | 27     | 0.15%  | 58     | 0.10%  |
|                         |       | 100.0% |        | 100.0% |        | 100.0% |

**Level of Effort 2002**

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

**Stoddert Place Apartments**

**Income Band**

Minimum - Annual Rent for Smallest Unit at Lowest Set-Aside **\$533** per mo. **\$15,990**  
 Maximum - Income Limit for Largest Unit Assuming 1.5 Persons/Bedroom **\$29,580**

| 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 |              | 6,080   |            |       | 17,459  |            |       | 56,194  |            |       |
| Less than \$15,000           | 0.0%         | 8.06%   | 0.0%       | 0.0%  | 13.3%   | 0.0%       | 0.0%  | 21.3%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>90.1%</b> | 11.35%  | 10.2%      | 10.2% | 14.2%   | 12.8%      | 12.8% | 17.3%   | 15.6%      | 15.6% |
| \$25,000 to \$34,999         | <b>45.8%</b> | 14.34%  | 6.6%       | 16.8% | 16.3%   | 7.5%       | 20.3% | 16.6%   | 7.6%       | 23.2% |
| \$35,000 to \$49,999         | 0.0%         | 22.32%  | 0.0%       | 16.8% | 20.5%   | 0.0%       | 20.3% | 18.1%   | 0.0%       | 23.2% |
| \$50,000 to \$74,999         | 0.0%         | 24.82%  | 0.0%       | 16.8% | 20.3%   | 0.0%       | 20.3% | 16.3%   | 0.0%       | 23.2% |
| \$75,000 to \$99,999         | 0.0%         | 11.74%  | 0.0%       | 16.8% | 8.7%    | 0.0%       | 20.3% | 6.0%    | 0.0%       | 23.2% |
| \$100,000 to \$149,999       | 0.0%         | 4.93%   | 0.0%       | 16.8% | 4.7%    | 0.0%       | 20.3% | 3.2%    | 0.0%       | 23.2% |
| \$150,000 to \$249,999       | 0.0%         | 2.04%   | 0.0%       | 16.8% | 1.6%    | 0.0%       | 20.3% | 0.9%    | 0.0%       | 23.2% |
| \$250,000 to \$499,999       | 0.0%         | 0.31%   | 0.0%       | 16.8% | 0.3%    | 0.0%       | 20.3% | 0.3%    | 0.0%       | 23.2% |
| \$500,000 or more            | 0.0%         | 0.10%   | 0.0%       | 16.8% | 0.2%    | 0.0%       | 20.3% | 0.1%    | 0.0%       | 23.2% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 16.8%             | 20.3%             | 23.2%             |
| Multiplied by Total Households  | <u>6,080</u>      | <u>17,459</u>     | <u>56,194</u>     |
| Income-Qualified Households   | 1,021             | 3,544             | 13,037            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>46%</u>        | <u>46%</u>        | <u>46%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 470               | 1,630             | 5,997             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 320               | 320               | 778               |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 320               | 320               | 778               |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 68.1%             | 19.6%             | 13.0%             |
| Remaining Potential Demand  | 150               | 1,310             | 5,219             |

### Household Growth Through 2007

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

*Stoddert Place Apartments*

| Household Income             |              | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|--------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |              | 7,159         |              |       | 19,780        |              |       | 61,760        |              |       |
| 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%         | 6.2%          | 0.0%         | 0.0%  | 10.1%         | 0.0%         | 0.0%  | 16.9%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>67.5%</b> | 9.3%          | 6.2%         | 6.2%  | 12.2%         | 8.2%         | 8.2%  | 16.3%         | 11.0%        | 11.0% |
| \$25,000 to \$34,999         | <b>87.5%</b> | 12.3%         | 10.8%        | 17.0% | 14.6%         | 12.8%        | 21.0% | 15.5%         | 13.6%        | 24.6% |
| \$35,000 to \$49,999         | 0.0%         | 21.0%         | 0.0%         | 17.0% | 20.5%         | 0.0%         | 21.0% | 19.3%         | 0.0%         | 24.6% |
| \$50,000 to \$74,999         | 0.0%         | 24.0%         | 0.0%         | 17.0% | 21.0%         | 0.0%         | 21.0% | 17.3%         | 0.0%         | 24.6% |
| \$75,000 to \$99,999         | 0.0%         | 14.6%         | 0.0%         | 17.0% | 11.2%         | 0.0%         | 21.0% | 8.1%          | 0.0%         | 24.6% |
| \$100,000 to \$149,999       | 0.0%         | 8.9%          | 0.0%         | 17.0% | 7.2%          | 0.0%         | 21.0% | 4.7%          | 0.0%         | 24.6% |
| \$150,000 to \$249,999       | 0.0%         | 2.6%          | 0.0%         | 17.0% | 2.2%          | 0.0%         | 21.0% | 1.4%          | 0.0%         | 24.6% |
| \$250,000 to \$499,999       | 0.0%         | 0.9%          | 0.0%         | 17.0% | 0.7%          | 0.0%         | 21.0% | 0.5%          | 0.0%         | 24.6% |
| \$500,000 or more            | 0.0%         | 0.2%          | 0.0%         | 17.0% | 0.2%          | 0.0%         | 21.0% | 0.2%          | 0.0%         | 24.6% |
| <b>Totals</b>                |              | <b>100.0%</b> | <b>17.0%</b> |       | <b>100.0%</b> | <b>21.0%</b> |       | <b>100.0%</b> | <b>24.6%</b> |       |

|  |              |                |                |
|--|--------------|----------------|----------------|
| % of Households in Income Band   | 17.0%        | 21.0%          | 24.6%          |
| Multiplied by Total Households   | <u>7,159</u> | <u>19,780</u>  | <u>61,760</u>  |
| Income-Qualified Households  | 1,217        | 4,154          | 15,193         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>46%</u>   | <u>46%</u>     | <u>46%</u>     |
| Income-Qualified, Renter Households in 2007  | 560          | 1,911          | 6,989          |
| Less: Income-Qual. Renter HH in 2002   | <u>(470)</u> | <u>(1,630)</u> | <u>(5,997)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 90           | 281            | 992            |
| Annual Demand  | 18           | 56             | 198            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 36           | 112            | 396            |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$15,990        | 14.1%                    | \$18,245        |
| <b>Maximum</b> | \$29,580        | 14.1%                    | \$33,751        |



**HILLSBOROUGH COUNTY**

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# HILLSBOROUGH COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Hillsborough County *Bristol Bay Apartments***

| Household Income        | 3-Mi.  |              | 5-Mi.  |              | 10-Mi.  |              |
|-------------------------|--------|--------------|--------|--------------|---------|--------------|
| Total HH in Market Area | 11,111 |              | 43,213 |              | 240,403 |              |
| Household Income        | 2002   |              | 2002   |              | 2002    |              |
| Less than \$15,000      | 2,361  | 21.25%       | 11,140 | 25.78%       | 35,272  | 14.67%       |
| \$15,000 to \$24,999    | 1,908  | 17.17%       | 7,166  | 16.58%       | 32,785  | 13.64%       |
| \$25,000 to \$34,999    | 1,583  | 14.25%       | 5,975  | 13.83%       | 32,883  | 13.68%       |
| \$35,000 to \$49,999    | 1,973  | 17.75%       | 6,431  | 14.88%       | 41,312  | 17.18%       |
| \$50,000 to \$74,999    | 1,894  | 17.04%       | 6,406  | 14.82%       | 48,911  | 20.35%       |
| \$75,000 to \$99,999    | 791    | 7.12%        | 2,879  | 6.66%        | 23,898  | 9.94%        |
| \$100,000 to \$149,999  | 295    | 2.65%        | 1,609  | 3.72%        | 15,160  | 6.31%        |
| \$150,000 to \$249,999  | 202    | 1.82%        | 1,033  | 2.39%        | 7,114   | 2.96%        |
| \$250,000 to \$499,999  | 78     | 0.71%        | 390    | 0.90%        | 2,141   | 0.89%        |
| \$500,000 or more       | 25     | <u>0.23%</u> | 186    | <u>0.43%</u> | 928     | <u>0.39%</u> |
|                         |        | 100.0%       |        | 100.0%       |         | 100.0%       |

**Level of Effort 2002**

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

**Bristol Bay Apartments**

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 |              |         |            | 11,111 |         |            | 43,213 |         |            | 240,403 |
| Less than \$15,000           | 0.0%         | 21.25%  | 0.0%       | 0.0%   | 25.8%   | 0.0%       | 0.0%   | 14.7%   | 0.0%       | 0.0%    |
| \$15,000 to \$24,999         | <b>79.6%</b> | 17.17%  | 13.7%      | 13.7%  | 16.6%   | 13.2%      | 13.2%  | 13.6%   | 10.9%      | 10.9%   |
| \$25,000 to \$34,999         | <b>65.0%</b> | 14.25%  | 9.3%       | 23.0%  | 13.8%   | 9.0%       | 22.2%  | 13.7%   | 8.9%       | 19.8%   |
| \$35,000 to \$49,999         | 0.0%         | 17.75%  | 0.0%       | 23.0%  | 14.9%   | 0.0%       | 22.2%  | 17.2%   | 0.0%       | 19.8%   |
| \$50,000 to \$74,999         | 0.0%         | 17.04%  | 0.0%       | 23.0%  | 14.8%   | 0.0%       | 22.2%  | 20.4%   | 0.0%       | 19.8%   |
| \$75,000 to \$99,999         | 0.0%         | 7.12%   | 0.0%       | 23.0%  | 6.7%    | 0.0%       | 22.2%  | 9.9%    | 0.0%       | 19.8%   |
| \$100,000 to \$149,999       | 0.0%         | 2.65%   | 0.0%       | 23.0%  | 3.7%    | 0.0%       | 22.2%  | 6.3%    | 0.0%       | 19.8%   |
| \$150,000 to \$249,999       | 0.0%         | 1.82%   | 0.0%       | 23.0%  | 2.4%    | 0.0%       | 22.2%  | 3.0%    | 0.0%       | 19.8%   |
| \$250,000 to \$499,999       | 0.0%         | 0.71%   | 0.0%       | 23.0%  | 0.9%    | 0.0%       | 22.2%  | 0.9%    | 0.0%       | 19.8%   |
| \$500,000 or more            | 0.0%         | 0.23%   | 0.0%       | 23.0%  | 0.4%    | 0.0%       | 22.2%  | 0.4%    | 0.0%       | 19.8%   |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 23.0%             | 22.2%             | 19.8%             |
| Multiplied by Total Households                                       | <u>11,111</u>     | <u>43,213</u>     | <u>240,403</u>    |
| Income-Qualified Households  | 2,556             | 9,593             | 47,600            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>47%</u>        | <u>47%</u>        | <u>47%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 1,201             | 4,509             | 22,372            |
| Existing and Funded, Competitive Affordable Apartments               | 300               | 3,296             | 11,069            |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 300               | 3,296             | 11,069            |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 25.0%             | 73.1%             | 49.5%             |
| Remaining Potential Demand   | 901               | 1,213             | 11,303            |

### Household Growth Through 2007

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

*Bristol Bay Apartments*

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 11,890        |              |       | 46,136        |              |       | 261,126       |              |       |
| 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%          | 16.2%         | 0.0%         | 0.0%  | 19.8%         | 0.0%         | 0.0%  | 10.8%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>46.0%</b>  | 16.7%         | 7.7%         | 7.7%  | 15.4%         | 7.1%         | 7.1%  | 11.3%         | 5.2%         | 5.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 14.1%         | 14.1%        | 21.8% | 13.7%         | 13.7%        | 20.8% | 12.8%         | 12.8%        | 18.0% |
| \$35,000 to \$49,999         | <b>18.0%</b>  | 16.1%         | 2.9%         | 24.7% | 14.7%         | 2.7%         | 23.5% | 16.1%         | 2.9%         | 20.9% |
| \$50,000 to \$74,999         | 0.0%          | 17.9%         | 0.0%         | 24.7% | 15.5%         | 0.0%         | 23.5% | 20.2%         | 0.0%         | 20.9% |
| \$75,000 to \$99,999         | 0.0%          | 9.8%          | 0.0%         | 24.7% | 9.0%          | 0.0%         | 23.5% | 12.4%         | 0.0%         | 20.9% |
| \$100,000 to \$149,999       | 0.0%          | 6.0%          | 0.0%         | 24.7% | 6.5%          | 0.0%         | 23.5% | 10.1%         | 0.0%         | 20.9% |
| \$150,000 to \$249,999       | 0.0%          | 1.8%          | 0.0%         | 24.7% | 2.8%          | 0.0%         | 23.5% | 3.8%          | 0.0%         | 20.9% |
| \$250,000 to \$499,999       | 0.0%          | 1.1%          | 0.0%         | 24.7% | 1.7%          | 0.0%         | 23.5% | 1.9%          | 0.0%         | 20.9% |
| \$500,000 or more            | 0.0%          | 0.4%          | 0.0%         | 24.7% | 0.8%          | 0.0%         | 23.5% | 0.7%          | 0.0%         | 20.9% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>24.7%</b> |       | <b>100.0%</b> | <b>23.5%</b> |       | <b>100.0%</b> | <b>20.9%</b> |       |

|  |                |                |                 |
|--|----------------|----------------|-----------------|
| % of Households in Income Band   | 24.7%          | 23.5%          | 20.9%           |
| Multiplied by Total Households   | <u>11,890</u>  | <u>46,136</u>  | <u>261,126</u>  |
| Income-Qualified Households  | 2,937          | 10,842         | 54,575          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>47%</u>     | <u>47%</u>     | <u>47%</u>      |
| Income-Qualified, Renter Households in 2007  | 1,380          | 5,096          | 25,650          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,201)</u> | <u>(4,509)</u> | <u>(22,372)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 179            | 587            | 3,278           |
| Annual Demand  | 36             | 117            | 656             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 72             | 234            | 1,312           |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$17,040        | 19.7%                    | \$20,397        |
| <b>Maximum</b> | \$31,500        | 19.7%                    | \$37,706        |

**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Hillsborough County *Clipper Bay***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi.  |        |
|-------------------------|--------|--------|--------|--------|---------|--------|
| Total HH in Market Area | 21,843 |        | 35,615 |        | 161,439 |        |
| Household Income        | 2002   |        | 2002   |        | 2002    |        |
| Less than \$15,000      | 2,850  | 13.05% | 3,738  | 10.50% | 24,775  | 15.35% |
| \$15,000 to \$24,999    | 2,487  | 11.39% | 3,527  | 9.90%  | 20,882  | 12.94% |
| \$25,000 to \$34,999    | 3,067  | 14.04% | 4,033  | 11.32% | 21,998  | 13.63% |
| \$35,000 to \$49,999    | 4,273  | 19.56% | 6,178  | 17.35% | 28,057  | 17.38% |
| \$50,000 to \$74,999    | 4,245  | 19.44% | 6,622  | 18.59% | 28,408  | 17.60% |
| \$75,000 to \$99,999    | 2,138  | 9.79%  | 3,853  | 10.82% | 14,741  | 9.13%  |
| \$100,000 to \$149,999  | 1,671  | 7.65%  | 3,807  | 10.69% | 12,874  | 7.97%  |
| \$150,000 to \$249,999  | 685    | 3.14%  | 2,217  | 6.23%  | 6,028   | 3.73%  |
| \$250,000 to \$499,999  | 296    | 1.35%  | 1,054  | 2.96%  | 2,512   | 1.56%  |
| \$500,000 or more       | 130    | 0.60%  | 585    | 1.64%  | 1,164   | 0.72%  |
|                         | 100.0% |        | 100.0% |        | 100.0%  |        |

**Level of Effort 2002**

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

**Clipper Bay**

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 |              | 21,843  |            |       | 35,615  |            |       | 161,439 |            |       |
| Less than \$15,000           | 0.0%         | 13.05%  | 0.0%       | 0.0%  | 10.5%   | 0.0%       | 0.0%  | 15.4%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>79.6%</b> | 11.39%  | 9.1%       | 9.1%  | 9.9%    | 7.9%       | 7.9%  | 12.9%   | 10.3%      | 10.3% |
| \$25,000 to \$34,999         | <b>65.0%</b> | 14.04%  | 9.1%       | 18.2% | 11.3%   | 7.4%       | 15.3% | 13.6%   | 8.9%       | 19.2% |
| \$35,000 to \$49,999         | 0.0%         | 19.56%  | 0.0%       | 18.2% | 17.4%   | 0.0%       | 15.3% | 17.4%   | 0.0%       | 19.2% |
| \$50,000 to \$74,999         | 0.0%         | 19.44%  | 0.0%       | 18.2% | 18.6%   | 0.0%       | 15.3% | 17.6%   | 0.0%       | 19.2% |
| \$75,000 to \$99,999         | 0.0%         | 9.79%   | 0.0%       | 18.2% | 10.8%   | 0.0%       | 15.3% | 9.1%    | 0.0%       | 19.2% |
| \$100,000 to \$149,999       | 0.0%         | 7.65%   | 0.0%       | 18.2% | 10.7%   | 0.0%       | 15.3% | 8.0%    | 0.0%       | 19.2% |
| \$150,000 to \$249,999       | 0.0%         | 3.14%   | 0.0%       | 18.2% | 6.2%    | 0.0%       | 15.3% | 3.7%    | 0.0%       | 19.2% |
| \$250,000 to \$499,999       | 0.0%         | 1.35%   | 0.0%       | 18.2% | 3.0%    | 0.0%       | 15.3% | 1.6%    | 0.0%       | 19.2% |
| \$500,000 or more            | 0.0%         | 0.60%   | 0.0%       | 18.2% | 1.6%    | 0.0%       | 15.3% | 0.7%    | 0.0%       | 19.2% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 18.2%             | 15.3%             | 19.2%             |
| Multiplied by Total Households                                       | <u>21,843</u>     | <u>35,615</u>     | <u>161,439</u>    |
| Income-Qualified Households  | 3,975             | 5,449             | 30,996            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>47%</u>        | <u>47%</u>        | <u>47%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 1,868             | 2,561             | 14,568            |
| Existing and Funded, Competitive Affordable Apartments               | 857               | 857               | 3,839             |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 857               | 857               | 3,839             |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 45.9%             | 33.5%             | 26.4%             |
| Remaining Potential Demand   | 1,011             | 1,704             | 10,729            |

### Household Growth Through 2007

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

*Clipper Bay*

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
|                              | % in Band     | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  | % of HH       | Inc. Qual.   | Cum.  |
| Total HH in Market Area 2007 |               |               |              |       |               |              |       |               |              |       |
|                              |               |               |              |       |               |              |       |               |              |       |
| Less than \$15,000           | 0.0%          | 11.0%         | 0.0%         | 0.0%  | 8.7%          | 0.0%         | 0.0%  | 13.0%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>46.0%</b>  | 9.8%          | 4.5%         | 4.5%  | 8.2%          | 3.8%         | 3.8%  | 11.0%         | 5.1%         | 5.1%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 11.2%         | 11.2%        | 15.7% | 9.3%          | 9.3%         | 13.1% | 11.9%         | 11.9%        | 17.0% |
| \$35,000 to \$49,999         | <b>18.0%</b>  | 18.7%         | 3.4%         | 19.1% | 15.7%         | 2.8%         | 15.9% | 16.5%         | 3.0%         | 20.0% |
| \$50,000 to \$74,999         | 0.0%          | 20.7%         | 0.0%         | 19.1% | 19.4%         | 0.0%         | 15.9% | 18.9%         | 0.0%         | 20.0% |
| \$75,000 to \$99,999         | 0.0%          | 11.3%         | 0.0%         | 19.1% | 11.9%         | 0.0%         | 15.9% | 10.4%         | 0.0%         | 20.0% |
| \$100,000 to \$149,999       | 0.0%          | 10.3%         | 0.0%         | 19.1% | 12.9%         | 0.0%         | 15.9% | 10.3%         | 0.0%         | 20.0% |
| \$150,000 to \$249,999       | 0.0%          | 4.5%          | 0.0%         | 19.1% | 7.7%          | 0.0%         | 15.9% | 4.8%          | 0.0%         | 20.0% |
| \$250,000 to \$499,999       | 0.0%          | 1.7%          | 0.0%         | 19.1% | 3.7%          | 0.0%         | 15.9% | 2.1%          | 0.0%         | 20.0% |
| \$500,000 or more            | 0.0%          | 0.9%          | 0.0%         | 19.1% | 2.5%          | 0.0%         | 15.9% | 1.2%          | 0.0%         | 20.0% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>19.1%</b> |       | <b>100.0%</b> | <b>15.9%</b> |       | <b>100.0%</b> | <b>20.0%</b> |       |

|  |                |                |                 |
|--|----------------|----------------|-----------------|
| % of Households in Income Band   | 19.1%          | 15.9%          | 20.0%           |
| Multiplied by Total Households   | <u>23,537</u>  | <u>37,945</u>  | <u>170,411</u>  |
| Income-Qualified Households  | 4,496          | 6,033          | 34,082          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>47%</u>     | <u>47%</u>     | <u>47%</u>      |
| Income-Qualified, Renter Households in 2007  | 2,113          | 2,836          | 16,019          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,868)</u> | <u>(2,561)</u> | <u>(14,568)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 245            | 275            | 1,451           |
| Annual Demand  | 49             | 55             | 290             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 98             | 110            | 580             |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$17,040        | 19.7%                    | \$20,397        |
| <b>Maximum</b> | \$31,500        | 19.7%                    | \$37,706        |



**Household Income Distribution 2002**

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

***Sterling Palms  
Apartments***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi.  |        |
|-------------------------|--------|--------|--------|--------|---------|--------|
| Total HH in Market Area | 22,960 |        | 52,221 |        | 127,769 |        |
| Household Income        | 2002   |        | 2002   |        | 2002    |        |
| Less than \$15,000      | 1,587  | 6.91%  | 4,198  | 8.04%  | 17,685  | 13.84% |
| \$15,000 to \$24,999    | 1,924  | 8.38%  | 4,967  | 9.51%  | 15,724  | 12.31% |
| \$25,000 to \$34,999    | 2,387  | 10.40% | 5,307  | 10.16% | 15,231  | 11.92% |
| \$35,000 to \$49,999    | 3,899  | 16.98% | 8,350  | 15.99% | 20,281  | 15.87% |
| \$50,000 to \$74,999    | 6,471  | 28.18% | 13,273 | 25.42% | 26,983  | 21.12% |
| \$75,000 to \$99,999    | 3,365  | 14.65% | 7,803  | 14.94% | 15,125  | 11.84% |
| \$100,000 to \$149,999  | 2,438  | 10.62% | 5,601  | 10.73% | 10,636  | 8.32%  |
| \$150,000 to \$249,999  | 673    | 2.93%  | 2,148  | 4.11%  | 4,710   | 3.69%  |
| \$250,000 to \$499,999  | 186    | 0.81%  | 455    | 0.87%  | 1,036   | 0.81%  |
| \$500,000 or more       | 32     | 0.14%  | 120    | 0.23%  | 357     | 0.28%  |
|                         | 100.0% |        | 100.0% |        | 100.0%  |        |

**Level of Effort 2002**

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

***Sterling Palms Apartments***

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 |              | 22,960  |            |       | 52,221  |            |       | 127,769 |            |       |
| Less than \$15,000           | 0.0%         | 6.91%   | 0.0%       | 0.0%  | 8.0%    | 0.0%       | 0.0%  | 13.8%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>79.6%</b> | 8.38%   | 6.7%       | 6.7%  | 9.5%    | 7.6%       | 7.6%  | 12.3%   | 9.8%       | 9.8%  |
| \$25,000 to \$34,999         | <b>65.0%</b> | 10.40%  | 6.8%       | 13.5% | 10.2%   | 6.6%       | 14.2% | 11.9%   | 7.7%       | 17.5% |
| \$35,000 to \$49,999         | 0.0%         | 16.98%  | 0.0%       | 13.5% | 16.0%   | 0.0%       | 14.2% | 15.9%   | 0.0%       | 17.5% |
| \$50,000 to \$74,999         | 0.0%         | 28.18%  | 0.0%       | 13.5% | 25.4%   | 0.0%       | 14.2% | 21.1%   | 0.0%       | 17.5% |
| \$75,000 to \$99,999         | 0.0%         | 14.65%  | 0.0%       | 13.5% | 14.9%   | 0.0%       | 14.2% | 11.8%   | 0.0%       | 17.5% |
| \$100,000 to \$149,999       | 0.0%         | 10.62%  | 0.0%       | 13.5% | 10.7%   | 0.0%       | 14.2% | 8.3%    | 0.0%       | 17.5% |
| \$150,000 to \$249,999       | 0.0%         | 2.93%   | 0.0%       | 13.5% | 4.1%    | 0.0%       | 14.2% | 3.7%    | 0.0%       | 17.5% |
| \$250,000 to \$499,999       | 0.0%         | 0.81%   | 0.0%       | 13.5% | 0.9%    | 0.0%       | 14.2% | 0.8%    | 0.0%       | 17.5% |
| \$500,000 or more            | 0.0%         | 0.14%   | 0.0%       | 13.5% | 0.2%    | 0.0%       | 14.2% | 0.3%    | 0.0%       | 17.5% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 13.5%             | 14.2%             | 17.5%             |
| Multiplied by Total Households                                       | <u>22,960</u>     | <u>52,221</u>     | <u>127,769</u>    |
| Income-Qualified Households  | 3,100             | 7,415             | 22,360            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>47%</u>        | <u>47%</u>        | <u>47%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 1,457             | 3,485             | 10,509            |
| Existing and Funded, Competitive Affordable Apartments               | 2,199             | 3,621             | 6,666             |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 2,199             | 3,621             | 6,666             |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 150.9%            | 103.9%            | 63.4%             |
| Remaining Potential Demand   | (742)             | (136)             | 3,843             |

### Household Growth Through 2007

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

**Sterling Palms 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 |           |         |            |       |         |            |       |         |            |       |
|                              |           |         |            |       |         |            |       |         |            |       |
| Less than \$15,000           | 0.0%      | 5.0%    | 0.0%       | 0.0%  | 5.9%    | 0.0%       | 0.0%  | 10.2%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 46.0%     | 6.4%    | 2.9%       | 2.9%  | 7.5%    | 3.5%       | 3.5%  | 10.4%   | 4.8%       | 4.8%  |
| \$25,000 to \$34,999         | 100.0%    | 8.0%    | 8.0%       | 10.9% | 9.2%    | 9.2%       | 12.7% | 11.2%   | 11.2%      | 16.0% |
| \$35,000 to \$49,999         | 18.0%     | 15.7%   | 2.8%       | 13.7% | 14.2%   | 2.6%       | 15.3% | 14.5%   | 2.6%       | 18.6% |
| \$50,000 to \$74,999         | 0.0%      | 23.4%   | 0.0%       | 13.7% | 21.6%   | 0.0%       | 15.3% | 19.4%   | 0.0%       | 18.6% |
| \$75,000 to \$99,999         | 0.0%      | 18.5%   | 0.0%       | 13.7% | 17.0%   | 0.0%       | 15.3% | 13.9%   | 0.0%       | 18.6% |
| \$100,000 to \$149,999       | 0.0%      | 15.3%   | 0.0%       | 13.7% | 15.7%   | 0.0%       | 15.3% | 12.4%   | 0.0%       | 18.6% |
| \$150,000 to \$249,999       | 0.0%      | 5.3%    | 0.0%       | 13.7% | 6.0%    | 0.0%       | 15.3% | 5.3%    | 0.0%       | 18.6% |
| \$250,000 to \$499,999       | 0.0%      | 1.9%    | 0.0%       | 13.7% | 2.4%    | 0.0%       | 15.3% | 2.3%    | 0.0%       | 18.6% |
| \$500,000 or more            | 0.0%      | 0.5%    | 0.0%       | 13.7% | 0.6%    | 0.0%       | 15.3% | 0.6%    | 0.0%       | 18.6% |
| <b>Totals</b>                |           | 100.0%  | 13.7%      |       | 100.0%  | 15.3%      |       | 100.0%  | 18.6%      |       |

|   |                |                |                 |
|---|----------------|----------------|-----------------|
| % of Households in Income Band  | 13.7%          | 15.3%          | 18.6%           |
| Multiplied by Total Households  | <u>26,677</u>  | <u>59,284</u>  | <u>140,951</u>  |
| Income-Qualified Households   | 3,655          | 9,070          | 26,217          |
| Propensity for Renter-Occupied Housing for HH @ 60% or less of AMI              | <u>47%</u>     | <u>47%</u>     | <u>47%</u>      |
| Income-Qualified, Renter Households in 2007                                     | 1,718          | 4,263          | 12,322          |
| Less: Income-Qual. Renter HH in 2002  | <u>(1,457)</u> | <u>(3,485)</u> | <u>(10,509)</u> |
| Ind. Demand from HH Growth over next 5 yrs.                                     | 261            | 778            | 1,813           |
| Annual Demand   | 52             | 156            | 363             |
| Ind. Demand from HH Growth over Subject's Est. Two-Year Construction & Lease-up | 104            | 312            | 726             |

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

|         | 2002 Inc. Limit | Projected Growth Rate | 2007 Inc. Limit |
|---------|-----------------|-----------------------|-----------------|
| Minimum | \$17,040        | 19.7%                 | \$20,397        |
| Maximum | \$31,500        | 19.7%                 | \$37,706        |

**Household Income Distribution 2002**

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

***Waterford at  
Cypress Lake***

| Household Income        | 3-Mi.  |        | 5-Mi.   |        | 10-Mi.  |        |
|-------------------------|--------|--------|---------|--------|---------|--------|
| Total HH in Market Area | 39,217 |        | 106,769 |        | 263,553 |        |
| Household Income        | 2002   |        | 2002    |        | 2002    |        |
| Less than \$15,000      | 3,256  | 8.30%  | 11,399  | 10.68% | 34,244  | 12.99% |
| \$15,000 to \$24,999    | 4,341  | 11.07% | 12,684  | 11.88% | 32,780  | 12.44% |
| \$25,000 to \$34,999    | 5,506  | 14.04% | 14,104  | 13.21% | 33,822  | 12.83% |
| \$35,000 to \$49,999    | 7,492  | 19.10% | 18,661  | 17.48% | 43,704  | 16.58% |
| \$50,000 to \$74,999    | 9,594  | 24.47% | 24,325  | 22.78% | 55,029  | 20.88% |
| \$75,000 to \$99,999    | 4,655  | 11.87% | 13,040  | 12.21% | 29,735  | 11.28% |
| \$100,000 to \$149,999  | 2,806  | 7.15%  | 7,864   | 7.37%  | 19,636  | 7.45%  |
| \$150,000 to \$249,999  | 1,172  | 2.99%  | 3,550   | 3.32%  | 10,483  | 3.98%  |
| \$250,000 to \$499,999  | 299    | 0.76%  | 818     | 0.77%  | 2,885   | 1.09%  |
| \$500,000 or more       | 94     | 0.24%  | 324     | 0.30%  | 1,235   | 0.47%  |
|                         | 100.0% |        | 100.0%  |        | 100.0%  |        |

**Level of Effort 2002**

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

**Waterford at Cypress Lake**

**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 |              | 39,217  |            |       | 106,769 |            |       | 263,553 |            |       |
| Less than \$15,000           | 0.0%         | 8.30%   | 0.0%       | 0.0%  | 10.7%   | 0.0%       | 0.0%  | 13.0%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>79.6%</b> | 11.07%  | 8.8%       | 8.8%  | 11.9%   | 9.5%       | 9.5%  | 12.4%   | 9.9%       | 9.9%  |
| \$25,000 to \$34,999         | <b>65.0%</b> | 14.04%  | 9.1%       | 17.9% | 13.2%   | 8.6%       | 18.1% | 12.8%   | 8.3%       | 18.2% |
| \$35,000 to \$49,999         | 0.0%         | 19.10%  | 0.0%       | 17.9% | 17.5%   | 0.0%       | 18.1% | 16.6%   | 0.0%       | 18.2% |
| \$50,000 to \$74,999         | 0.0%         | 24.47%  | 0.0%       | 17.9% | 22.8%   | 0.0%       | 18.1% | 20.9%   | 0.0%       | 18.2% |
| \$75,000 to \$99,999         | 0.0%         | 11.87%  | 0.0%       | 17.9% | 12.2%   | 0.0%       | 18.1% | 11.3%   | 0.0%       | 18.2% |
| \$100,000 to \$149,999       | 0.0%         | 7.15%   | 0.0%       | 17.9% | 7.4%    | 0.0%       | 18.1% | 7.5%    | 0.0%       | 18.2% |
| \$150,000 to \$249,999       | 0.0%         | 2.99%   | 0.0%       | 17.9% | 3.3%    | 0.0%       | 18.1% | 4.0%    | 0.0%       | 18.2% |
| \$250,000 to \$499,999       | 0.0%         | 0.76%   | 0.0%       | 17.9% | 0.8%    | 0.0%       | 18.1% | 1.1%    | 0.0%       | 18.2% |
| \$500,000 or more            | 0.0%         | 0.24%   | 0.0%       | 17.9% | 0.3%    | 0.0%       | 18.1% | 0.5%    | 0.0%       | 18.2% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 17.9%             | 18.1%             | 18.2%             |
| Multiplied by Total Households                                       | <u>39,217</u>     | <u>106,769</u>    | <u>263,553</u>    |
| Income-Qualified Households  | 7,020             | 19,325            | 47,967            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>47%</u>        | <u>47%</u>        | <u>47%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 3,299             | 9,083             | 22,544            |
| Existing and Funded, Competitive Affordable Apartments               | 2,302             | 4,519             | 11,247            |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 2,302             | 4,519             | 11,247            |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 69.8%             | 49.8%             | 49.9%             |
| Remaining Potential Demand   | 997               | 4,564             | 11,297            |

### Household Growth Through 2007

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

*Waterford at Cypress Lake*

| Household Income             | 3-Mi.     |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
|                              | % in Band | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  | % of HH | Inc. Qual. | Cum.  |
| Total HH in Market Area 2007 |           |         |            |       |         |            |       |         |            |       |
|                              |           |         |            |       |         |            |       |         |            |       |
| Less than \$15,000           | 0.0%      | 5.9%    | 0.0%       | 0.0%  | 7.7%    | 0.0%       | 0.0%  | 9.4%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 46.0%     | 8.8%    | 4.1%       | 4.1%  | 9.6%    | 4.4%       | 4.4%  | 10.0%   | 4.6%       | 4.6%  |
| \$25,000 to \$34,999         | 100.0%    | 11.8%   | 11.8%      | 15.9% | 11.8%   | 11.8%      | 16.2% | 11.8%   | 11.8%      | 16.4% |
| \$35,000 to \$49,999         | 18.0%     | 17.4%   | 3.1%       | 19.0% | 16.0%   | 2.9%       | 19.1% | 15.1%   | 2.7%       | 19.1% |
| \$50,000 to \$74,999         | 0.0%      | 24.0%   | 0.0%       | 19.0% | 21.9%   | 0.0%       | 19.1% | 20.2%   | 0.0%       | 19.1% |
| \$75,000 to \$99,999         | 0.0%      | 14.8%   | 0.0%       | 19.0% | 14.3%   | 0.0%       | 19.1% | 13.3%   | 0.0%       | 19.1% |
| \$100,000 to \$149,999       | 0.0%      | 11.5%   | 0.0%       | 19.0% | 12.1%   | 0.0%       | 19.1% | 11.8%   | 0.0%       | 19.1% |
| \$150,000 to \$249,999       | 0.0%      | 3.8%    | 0.0%       | 19.0% | 4.3%    | 0.0%       | 19.1% | 5.0%    | 0.0%       | 19.1% |
| \$250,000 to \$499,999       | 0.0%      | 1.6%    | 0.0%       | 19.0% | 1.9%    | 0.0%       | 19.1% | 2.5%    | 0.0%       | 19.1% |
| \$500,000 or more            | 0.0%      | 0.5%    | 0.0%       | 19.0% | 0.5%    | 0.0%       | 19.1% | 0.9%    | 0.0%       | 19.1% |
| Totals                       |           | 100.0%  | 19.0%      |       | 100.0%  | 19.1%      |       | 100.0%  | 19.1%      |       |

|  |  |                |  |                |  |                 |
|--|--|----------------|--|----------------|--|-----------------|
| % of Households in Income Band   |  | 19.0%          |  | 19.1%          |  | 19.1%           |
| Multiplied by Total Households   |  | <u>42,489</u>  |  | <u>116,054</u> |  | <u>288,757</u>  |
| Income-Qualified Households  |  | 8,073          |  | 22,166         |  | 55,153          |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>47%</u>     |  | <u>47%</u>     |  | <u>47%</u>      |
| Income-Qualified, Renter Households in 2007  |  | 3,794          |  | 10,418         |  | 25,922          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(3,299)</u> |  | <u>(9,083)</u> |  | <u>(22,544)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 495            |  | 1,335          |  | 3,378           |
| Annual Demand  |  | 99             |  | 267            |  | 676             |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 198            |  | 534            |  | 1,352           |

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

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$17,040        | 19.7%                    | \$20,397        |
| Maximum | \$31,500        | 19.7%                    | \$37,706        |

**Household Income Distribution 2002**

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

***Woodbridge at  
Walden Lake***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 12,915 |        | 21,347 |        | 69,127 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 2,050  | 15.87% | 3,018  | 14.14% | 8,045  | 11.64% |
| \$15,000 to \$24,999    | 1,632  | 12.64% | 2,722  | 12.75% | 9,010  | 13.03% |
| \$25,000 to \$34,999    | 1,477  | 11.43% | 2,533  | 11.87% | 8,365  | 12.10% |
| \$35,000 to \$49,999    | 1,734  | 13.42% | 3,210  | 15.04% | 10,972 | 15.87% |
| \$50,000 to \$74,999    | 2,641  | 20.45% | 4,617  | 21.63% | 15,494 | 22.41% |
| \$75,000 to \$99,999    | 1,592  | 12.33% | 2,548  | 11.94% | 8,403  | 12.16% |
| \$100,000 to \$149,999  | 1,022  | 7.91%  | 1,715  | 8.03%  | 5,794  | 8.38%  |
| \$150,000 to \$249,999  | 488    | 3.78%  | 679    | 3.18%  | 2,389  | 3.46%  |
| \$250,000 to \$499,999  | 214    | 1.66%  | 228    | 1.07%  | 494    | 0.71%  |
| \$500,000 or more       | 65     | 0.50%  | 78     | 0.37%  | 160    | 0.23%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

**Woodbridge at Walden Lake**

**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 |              | 12,915  |            |       | 21,347  |            |       | 69,127  |            |       |
| Less than \$15,000           | 0.0%         | 15.87%  | 0.0%       | 0.0%  | 14.1%   | 0.0%       | 0.0%  | 11.6%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>79.6%</b> | 12.64%  | 10.1%      | 10.1% | 12.8%   | 10.1%      | 10.1% | 13.0%   | 10.4%      | 10.4% |
| \$25,000 to \$34,999         | <b>65.0%</b> | 11.43%  | 7.4%       | 17.5% | 11.9%   | 7.7%       | 17.8% | 12.1%   | 7.9%       | 18.3% |
| \$35,000 to \$49,999         | 0.0%         | 13.42%  | 0.0%       | 17.5% | 15.0%   | 0.0%       | 17.8% | 15.9%   | 0.0%       | 18.3% |
| \$50,000 to \$74,999         | 0.0%         | 20.45%  | 0.0%       | 17.5% | 21.6%   | 0.0%       | 17.8% | 22.4%   | 0.0%       | 18.3% |
| \$75,000 to \$99,999         | 0.0%         | 12.33%  | 0.0%       | 17.5% | 11.9%   | 0.0%       | 17.8% | 12.2%   | 0.0%       | 18.3% |
| \$100,000 to \$149,999       | 0.0%         | 7.91%   | 0.0%       | 17.5% | 8.0%    | 0.0%       | 17.8% | 8.4%    | 0.0%       | 18.3% |
| \$150,000 to \$249,999       | 0.0%         | 3.78%   | 0.0%       | 17.5% | 3.2%    | 0.0%       | 17.8% | 3.5%    | 0.0%       | 18.3% |
| \$250,000 to \$499,999       | 0.0%         | 1.66%   | 0.0%       | 17.5% | 1.1%    | 0.0%       | 17.8% | 0.7%    | 0.0%       | 18.3% |
| \$500,000 or more            | 0.0%         | 0.50%   | 0.0%       | 17.5% | 0.4%    | 0.0%       | 17.8% | 0.2%    | 0.0%       | 18.3% |

|  |                   |                   |                   |
|--|-------------------|-------------------|-------------------|
| % of Households in Income Band                                       | 17.5%             | 17.8%             | 18.3%             |
| Multiplied by Total Households                                       | <u>12,915</u>     | <u>21,347</u>     | <u>69,127</u>     |
| Income-Qualified Households  | 2,260             | 3,800             | 12,650            |
| Prop. for Renter-Occ. Housing for HH @ 60% or less of AMI            | <u>47%</u>        | <u>47%</u>        | <u>47%</u>        |
| Income-Qualified, Renter HH in 2002                                  | 1,062             | 1,786             | 5,946             |
| Existing and Funded, Competitive Affordable Apartments               | 436               | 436               | 812               |
| Add: Subject's Proposed Units  | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply   | 436               | 436               | 812               |
| Indicated Levels of Effort (Total Supply/Income-Qualified Renter HH) | 41.1%             | 24.4%             | 13.7%             |
| Remaining Potential Demand   | 626               | 1,350             | 5,134             |



### Household Growth Through 2007

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

Woodbridge at Walden Lake

| Household Income             | 3-Mi.     |         |            |       | 5-Mi.   |            |       | 10-Mi.  |            |       |
|------------------------------|-----------|---------|------------|-------|---------|------------|-------|---------|------------|-------|
| Total HH in Market Area 2007 | 14,123    |         |            |       | 23,404  |            |       | 76,498  |            |       |
| 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%      | 11.9%   | 0.0%       | 0.0%  | 10.4%   | 0.0%       | 0.0%  | 8.6%    | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | 46.0%     | 12.3%   | 5.6%       | 5.6%  | 11.2%   | 5.2%       | 5.2%  | 10.9%   | 5.0%       | 5.0%  |
| \$25,000 to \$34,999         | 100.0%    | 10.7%   | 10.7%      | 16.3% | 11.4%   | 11.4%      | 16.6% | 11.6%   | 11.6%      | 16.6% |
| \$35,000 to \$49,999         | 18.0%     | 12.2%   | 2.2%       | 18.5% | 13.4%   | 2.4%       | 19.0% | 14.8%   | 2.7%       | 19.3% |
| \$50,000 to \$74,999         | 0.0%      | 18.7%   | 0.0%       | 18.5% | 20.2%   | 0.0%       | 19.0% | 20.3%   | 0.0%       | 19.3% |
| \$75,000 to \$99,999         | 0.0%      | 13.8%   | 0.0%       | 18.5% | 14.1%   | 0.0%       | 19.0% | 14.0%   | 0.0%       | 19.3% |
| \$100,000 to \$149,999       | 0.0%      | 11.1%   | 0.0%       | 18.5% | 11.4%   | 0.0%       | 19.0% | 12.1%   | 0.0%       | 19.3% |
| \$150,000 to \$249,999       | 0.0%      | 5.3%    | 0.0%       | 18.5% | 4.9%    | 0.0%       | 19.0% | 5.1%    | 0.0%       | 19.3% |
| \$250,000 to \$499,999       | 0.0%      | 3.1%    | 0.0%       | 18.5% | 2.3%    | 0.0%       | 19.0% | 2.1%    | 0.0%       | 19.3% |
| \$500,000 or more            | 0.0%      | 1.0%    | 0.0%       | 18.5% | 0.7%    | 0.0%       | 19.0% | 0.5%    | 0.0%       | 19.3% |
| Totals                       |           | 100.0%  | 18.5%      |       | 100.0%  | 19.0%      |       | 100.0%  | 19.3%      |       |

|  |                |                |                |
|--|----------------|----------------|----------------|
| % of Households in Income Band   | 18.5%          | 19.0%          | 19.3%          |
| Multiplied by Total Households   | <u>14,123</u>  | <u>23,404</u>  | <u>76,498</u>  |
| Income-Qualified Households  | 2,613          | 4,447          | 14,764         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>47%</u>     | <u>47%</u>     | <u>47%</u>     |
| Income-Qualified, Renter Households in 2007  | 1,228          | 2,090          | 6,939          |
| Less: Income-Qual. Renter HH in 2002   | <u>(1,062)</u> | <u>(1,786)</u> | <u>(5,946)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 166            | 304            | 993            |
| Annual Demand  | 33             | 61             | 199            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 66             | 122            | 398            |

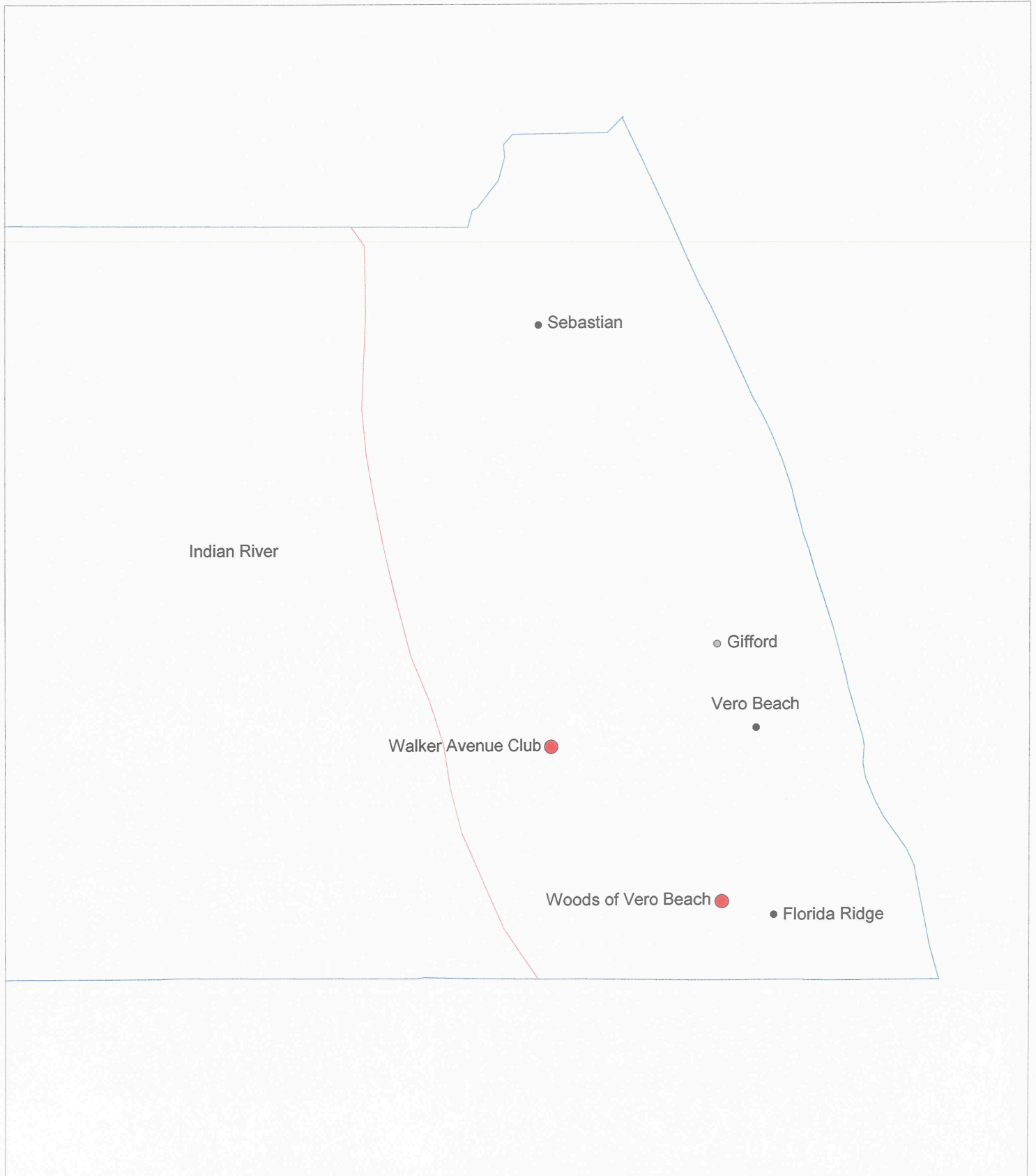
*Income Band - Increased from Current Levels Based on Proj. Median HH Income Growth*

|         | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|---------|-----------------|--------------------------|-----------------|
| Minimum | \$17,040        | 19.7%                    | \$20,397        |
| Maximum | \$31,500        | 19.7%                    | \$37,706        |

**INDIAN RIVER COUNTY**

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# INDIAN RIVER COUNTY PROJECTS



**Household Income Distribution 2002**

**3, 5 & 10-Mile Rings Centered Around Proposed Walker Avenue Club  
Indian River County**

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 7,904  |        | 18,996 |        | 52,099 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 954    | 12.07% | 2,543  | 13.39% | 5,989  | 11.49% |
| \$15,000 to \$24,999    | 1,270  | 16.07% | 2,720  | 14.32% | 6,630  | 12.73% |
| \$25,000 to \$34,999    | 1,213  | 15.34% | 2,922  | 15.38% | 7,402  | 14.21% |
| \$35,000 to \$49,999    | 1,450  | 18.34% | 3,201  | 16.85% | 9,006  | 17.29% |
| \$50,000 to \$74,999    | 1,514  | 19.15% | 3,852  | 20.28% | 10,846 | 20.82% |
| \$75,000 to \$99,999    | 814    | 10.30% | 1,950  | 10.27% | 5,345  | 10.26% |
| \$100,000 to \$149,999  | 353    | 4.47%  | 1,142  | 6.01%  | 3,422  | 6.57%  |
| \$150,000 to \$249,999  | 254    | 3.21%  | 508    | 2.67%  | 2,013  | 3.86%  |
| \$250,000 to \$499,999  | 65     | 0.82%  | 123    | 0.65%  | 802    | 1.54%  |
| \$500,000 or more       | 18     | 0.23%  | 34     | 0.18%  | 644    | 1.24%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

**Walker Avenue Club**

**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 |              | 7,904   |            |       | 18,996  |            |       | 52,099  |            |       |
| Less than \$15,000           | 0.0%         | 12.07%  | 0.0%       | 0.0%  | 13.4%   | 0.0%       | 0.0%  | 11.5%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>73.3%</b> | 16.07%  | 11.8%      | 11.8% | 14.3%   | 10.5%      | 10.5% | 12.7%   | 9.3%       | 9.3%  |
| \$25,000 to \$34,999         | <b>77.0%</b> | 15.34%  | 11.8%      | 23.6% | 15.4%   | 11.8%      | 22.3% | 14.2%   | 10.9%      | 20.2% |
| \$35,000 to \$49,999         | 0.0%         | 18.34%  | 0.0%       | 23.6% | 16.9%   | 0.0%       | 22.3% | 17.3%   | 0.0%       | 20.2% |
| \$50,000 to \$74,999         | 0.0%         | 19.15%  | 0.0%       | 23.6% | 20.3%   | 0.0%       | 22.3% | 20.8%   | 0.0%       | 20.2% |
| \$75,000 to \$99,999         | 0.0%         | 10.30%  | 0.0%       | 23.6% | 10.3%   | 0.0%       | 22.3% | 10.3%   | 0.0%       | 20.2% |
| \$100,000 to \$149,999       | 0.0%         | 4.47%   | 0.0%       | 23.6% | 6.0%    | 0.0%       | 22.3% | 6.6%    | 0.0%       | 20.2% |
| \$150,000 to \$249,999       | 0.0%         | 3.21%   | 0.0%       | 23.6% | 2.7%    | 0.0%       | 22.3% | 3.9%    | 0.0%       | 20.2% |
| \$250,000 to \$499,999       | 0.0%         | 0.82%   | 0.0%       | 23.6% | 0.7%    | 0.0%       | 22.3% | 1.5%    | 0.0%       | 20.2% |
| \$500,000 or more            | 0.0%         | 0.23%   | 0.0%       | 23.6% | 0.2%    | 0.0%       | 22.3% | 1.2%    | 0.0%       | 20.2% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 23.6%             | 22.3%             | 20.2%             |
| Multiplied by Total Households  | <u>7,904</u>      | <u>18,996</u>     | <u>52,099</u>     |
| Income-Qualified Households   | 1,865             | 4,236             | 10,524            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>30%</u>        | <u>30%</u>        | <u>30%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 560               | 1,271             | 3,157             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 356               | 1,002             | 1,808             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 356               | 1,002             | 1,808             |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 63.6%             | 78.8%             | 57.3%             |
| Remaining Potential Demand  | 204               | 269               | 1,349             |

### Household Growth Through 2007

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

*Walker Avenue Club*

| Household Income             | 3-Mi.         |               |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 | 9,012         |               |              |       | 21,752        |              |       | 60,218        |              |       |
| 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%  | 9.9%          | 0.0%         | 0.0%  | 8.5%          | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>41.8%</b>  | 13.6%         | 5.7%         | 5.7%  | 12.4%         | 5.2%         | 5.2%  | 10.1%         | 4.2%         | 4.2%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 14.5%         | 14.5%        | 20.2% | 13.5%         | 13.5%        | 18.7% | 12.9%         | 12.9%        | 17.1% |
| \$35,000 to \$49,999         | <b>23.5%</b>  | 18.4%         | 4.3%         | 24.5% | 16.9%         | 4.0%         | 22.7% | 16.6%         | 3.9%         | 21.0% |
| \$50,000 to \$74,999         | 0.0%          | 20.6%         | 0.0%         | 24.5% | 20.5%         | 0.0%         | 22.7% | 20.4%         | 0.0%         | 21.0% |
| \$75,000 to \$99,999         | 0.0%          | 10.1%         | 0.0%         | 24.5% | 11.5%         | 0.0%         | 22.7% | 12.2%         | 0.0%         | 21.0% |
| \$100,000 to \$149,999       | 0.0%          | 8.7%          | 0.0%         | 24.5% | 10.1%         | 0.0%         | 22.7% | 10.4%         | 0.0%         | 21.0% |
| \$150,000 to \$249,999       | 0.0%          | 3.4%          | 0.0%         | 24.5% | 3.4%          | 0.0%         | 22.7% | 4.4%          | 0.0%         | 21.0% |
| \$250,000 to \$499,999       | 0.0%          | 1.8%          | 0.0%         | 24.5% | 1.5%          | 0.0%         | 22.7% | 2.7%          | 0.0%         | 21.0% |
| \$500,000 or more            | 0.0%          | 0.4%          | 0.0%         | 24.5% | 0.4%          | 0.0%         | 22.7% | 1.8%          | 0.0%         | 21.0% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>24.5%</b> |       | <b>100.0%</b> | <b>22.7%</b> |       | <b>100.0%</b> | <b>21.0%</b> |       |

|  |              |                |                |
|--|--------------|----------------|----------------|
| % of Households in Income Band   | 24.5%        | 22.7%          | 21.0%          |
| Multiplied by Total Households   | <u>9,012</u> | <u>21,752</u>  | <u>60,218</u>  |
| Income-Qualified Households  | 2,208        | 4,938          | 12,646         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              | <u>30%</u>   | <u>30%</u>     | <u>30%</u>     |
| Income-Qualified, Renter Households in 2007  | 662          | 1,481          | 3,794          |
| Less: Income-Qual. Renter HH in 2002   | <u>(560)</u> | <u>(1,271)</u> | <u>(3,157)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  | 102          | 210            | 637            |
| Annual Demand  | 20           | 42             | 127            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up | 40           | 84             | 254            |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc.Limit |
|----------------|-----------------|--------------------------|----------------|
| <b>Minimum</b> | \$17,670        | 17.8%                    | \$20,815       |
| <b>Maximum</b> | \$32,700        | 17.8%                    | \$38,521       |

**Household Income Distribution 2002**

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

***Woods of Vero Beach***

| Household Income        | 3-Mi.  |        | 5-Mi.  |        | 10-Mi. |        |
|-------------------------|--------|--------|--------|--------|--------|--------|
| Total HH in Market Area | 16,018 |        | 31,974 |        | 54,130 |        |
| Household Income        | 2002   |        | 2002   |        | 2002   |        |
| Less than \$15,000      | 1,367  | 8.53%  | 3,610  | 11.29% | 8,196  | 15.14% |
| \$15,000 to \$24,999    | 1,716  | 10.71% | 3,929  | 12.29% | 7,623  | 14.08% |
| \$25,000 to \$34,999    | 2,236  | 13.96% | 4,468  | 13.98% | 7,626  | 14.09% |
| \$35,000 to \$49,999    | 3,176  | 19.83% | 5,666  | 17.72% | 9,021  | 16.67% |
| \$50,000 to \$74,999    | 3,940  | 24.59% | 7,005  | 21.91% | 10,120 | 18.70% |
| \$75,000 to \$99,999    | 2,044  | 12.76% | 3,351  | 10.48% | 4,983  | 9.21%  |
| \$100,000 to \$149,999  | 1,083  | 6.76%  | 2,180  | 6.82%  | 3,321  | 6.14%  |
| \$150,000 to \$249,999  | 358    | 2.24%  | 1,080  | 3.38%  | 1,878  | 3.47%  |
| \$250,000 to \$499,999  | 80     | 0.50%  | 510    | 1.59%  | 754    | 1.39%  |
| \$500,000 or more       | 18     | 0.11%  | 175    | 0.55%  | 606    | 1.12%  |
|                         | 100.0% |        | 100.0% |        | 100.0% |        |

**Level of Effort 2002**

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

**Woods of Vero Beach**

**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 |              | 16,018  |            |       | 31,974  |            |       | 54,130  |            |       |
| Less than \$15,000           | 0.0%         | 8.53%   | 0.0%       | 0.0%  | 11.3%   | 0.0%       | 0.0%  | 15.1%   | 0.0%       | 0.0%  |
| \$15,000 to \$24,999         | <b>73.3%</b> | 10.71%  | 7.9%       | 7.9%  | 12.3%   | 9.0%       | 9.0%  | 14.1%   | 10.3%      | 10.3% |
| \$25,000 to \$34,999         | <b>77.0%</b> | 13.96%  | 10.7%      | 18.6% | 14.0%   | 10.8%      | 19.8% | 14.1%   | 10.8%      | 21.1% |
| \$35,000 to \$49,999         | 0.0%         | 19.83%  | 0.0%       | 18.6% | 17.7%   | 0.0%       | 19.8% | 16.7%   | 0.0%       | 21.1% |
| \$50,000 to \$74,999         | 0.0%         | 24.59%  | 0.0%       | 18.6% | 21.9%   | 0.0%       | 19.8% | 18.7%   | 0.0%       | 21.1% |
| \$75,000 to \$99,999         | 0.0%         | 12.76%  | 0.0%       | 18.6% | 10.5%   | 0.0%       | 19.8% | 9.2%    | 0.0%       | 21.1% |
| \$100,000 to \$149,999       | 0.0%         | 6.76%   | 0.0%       | 18.6% | 6.8%    | 0.0%       | 19.8% | 6.1%    | 0.0%       | 21.1% |
| \$150,000 to \$249,999       | 0.0%         | 2.24%   | 0.0%       | 18.6% | 3.4%    | 0.0%       | 19.8% | 3.5%    | 0.0%       | 21.1% |
| \$250,000 to \$499,999       | 0.0%         | 0.50%   | 0.0%       | 18.6% | 1.6%    | 0.0%       | 19.8% | 1.4%    | 0.0%       | 21.1% |
| \$500,000 or more            | 0.0%         | 0.11%   | 0.0%       | 18.6% | 0.6%    | 0.0%       | 19.8% | 1.1%    | 0.0%       | 21.1% |

|   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
| % of Households in Income Band  | 18.6%             | 19.8%             | 21.1%             |
| Multiplied by Total Households  | <u>16,018</u>     | <u>31,974</u>     | <u>54,130</u>     |
| Income-Qualified Households   | 2,979             | 6,331             | 11,421            |
| Prop. for Renter-Occ. Housing<br>for HH @ 60% or less of AMI            | <u>30%</u>        | <u>30%</u>        | <u>30%</u>        |
| Income-Qualified, Renter HH in 2002                                     | 894               | 1,899             | 3,426             |
| Existing and Funded, Competitive<br>Affordable Apartments               | 376               | 959               | 1,824             |
| Add: Subject's Proposed Units   | <u>Inc. Above</u> | <u>Inc. Above</u> | <u>Inc. Above</u> |
| Total Projected Supply  | 376               | 959               | 1824              |
| Indicated Levels of Effort<br>(Total Supply/Income-Qualified Renter HH) | 42.1%             | 50.5%             | 53.2%             |
| Remaining Potential Demand  | 518               | 940               | 1602              |



### Household Growth Through 2007

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

Woods of Vero Beach

| Household Income             |               | 3-Mi.         |              |       | 5-Mi.         |              |       | 10-Mi.        |              |       |
|------------------------------|---------------|---------------|--------------|-------|---------------|--------------|-------|---------------|--------------|-------|
| Total HH in Market Area 2007 |               | 18,299        |              |       | 36,374        |              |       | 61,369        |              |       |
| 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%  | 11.7%         | 0.0%         | 0.0%  |
| \$15,000 to \$24,999         | <b>41.8%</b>  | 8.3%          | 3.5%         | 3.5%  | 10.1%         | 4.2%         | 4.2%  | 12.0%         | 5.0%         | 5.0%  |
| \$25,000 to \$34,999         | <b>100.0%</b> | 11.5%         | 11.5%        | 15.0% | 12.5%         | 12.5%        | 16.7% | 13.5%         | 13.5%        | 18.5% |
| \$35,000 to \$49,999         | <b>23.5%</b>  | 18.0%         | 4.2%         | 19.2% | 16.7%         | 3.9%         | 20.6% | 16.6%         | 3.9%         | 22.4% |
| \$50,000 to \$74,999         | 0.0%          | 24.2%         | 0.0%         | 19.2% | 21.4%         | 0.0%         | 20.6% | 18.3%         | 0.0%         | 22.4% |
| \$75,000 to \$99,999         | 0.0%          | 15.0%         | 0.0%         | 19.2% | 12.6%         | 0.0%         | 20.6% | 10.9%         | 0.0%         | 22.4% |
| \$100,000 to \$149,999       | 0.0%          | 12.0%         | 0.0%         | 19.2% | 10.5%         | 0.0%         | 20.6% | 9.1%          | 0.0%         | 22.4% |
| \$150,000 to \$249,999       | 0.0%          | 3.1%          | 0.0%         | 19.2% | 4.2%          | 0.0%         | 20.6% | 4.1%          | 0.0%         | 22.4% |
| \$250,000 to \$499,999       | 0.0%          | 1.2%          | 0.0%         | 19.2% | 2.5%          | 0.0%         | 20.6% | 2.4%          | 0.0%         | 22.4% |
| \$500,000 or more            | 0.0%          | 0.2%          | 0.0%         | 19.2% | 1.1%          | 0.0%         | 20.6% | 1.6%          | 0.0%         | 22.4% |
| <b>Totals</b>                |               | <b>100.0%</b> | <b>19.2%</b> |       | <b>100.0%</b> | <b>20.6%</b> |       | <b>100.0%</b> | <b>22.4%</b> |       |

|  |  |               |  |                |  |                |
|--|--|---------------|--|----------------|--|----------------|
| % of Households in Income Band   |  | 19.2%         |  | 20.6%          |  | 22.4%          |
| Multiplied by Total Households   |  | <u>18,299</u> |  | <u>36,374</u>  |  | <u>61,369</u>  |
| Income-Qualified Households  |  | 3,513         |  | 7,493          |  | 13,747         |
| Propensity for Renter-Occupied Housing<br>for HH @ 60% or less of AMI              |  | <u>30%</u>    |  | <u>30%</u>     |  | <u>30%</u>     |
| Income-Qualified, Renter Households in 2007  |  | 1,054         |  | 2,248          |  | 4,124          |
| Less: Income-Qual. Renter HH in 2002   |  | <u>(894)</u>  |  | <u>(1,899)</u> |  | <u>(3,426)</u> |
| Ind. Demand from HH Growth over next 5 yrs.  |  | 160           |  | 349            |  | 698            |
| Annual Demand  |  | 32            |  | 70             |  | 140            |
| Ind. Demand from HH Growth over Subject's<br>Est. Two-Year Construction & Lease-up |  | 64            |  | 140            |  | 280            |

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

|                | 2002 Inc. Limit | Projected<br>Growth Rate | 2007 Inc. Limit |
|----------------|-----------------|--------------------------|-----------------|
| <b>Minimum</b> | \$17,670        | 17.8%                    | \$20,815        |
| <b>Maximum</b> | \$32,700        | 17.8%                    | \$38,521        |