

A Look at Homeownership Affordability and Market Conditions

Possible income categories of interest

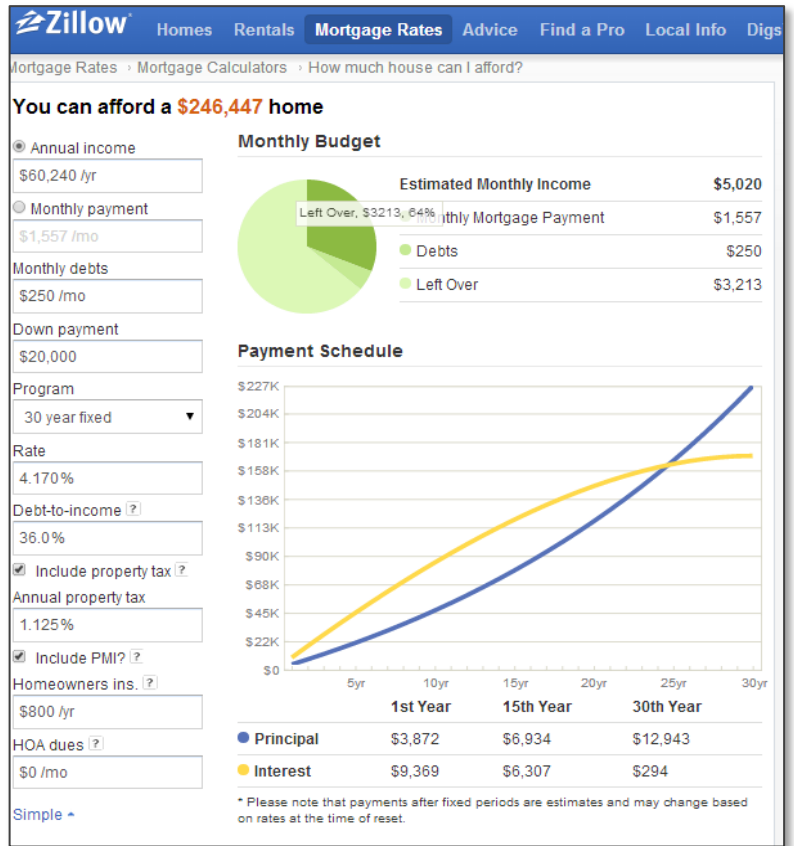
Household size	Household Income as % AMI		
	80%	100%	120%
1	\$60,240	\$75,300	\$90,360
2	\$68,800	\$86,000	\$103,200
3	\$77,440	\$96,800	\$116,160
4	\$86,000	\$107,500	\$129,000
5	\$92,880	\$116,100	\$139,320

Affordability, Max. home price (without assistance)

Household size	Household Income as % AMI		
	80%	100%	120%
1	\$246,447	\$316,886	\$376,360
2	\$286,591	\$356,601	\$434,548
3	\$326,861	\$405,545	\$493,281
4	\$356,601	\$454,035	\$551,469
5	\$387,780	\$493,009	\$598,238

Affordability with \$350/month Condo fee

Household size	Household Income as % AMI		
	80%	100%	120%
1	\$192,316	\$262,509	\$322,860
2	\$232,213	\$303,101	\$381,677
3	\$272,484	\$352,673	\$440,409
4	\$303,101	\$401,164	\$498,598
5	\$334,280	\$440,138	\$545,366



Affordability impact of \$53,000 to \$54,000

or

Approximately \$15,150 per \$100 fee

November 2013 for sale housing inventory

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5+ bedrooms	
Under 200K	9	15		9			245 units
200 to 250k	1	21		1			
250 to 300k	1	24		18	2		
300 to 350k	1	14		16	1		
350 to 400k	1	14		17	1		
400 to 450k		11		12	7	1	
450 to 500k	1	2		12	9	3	
500 to 550k		1		15	4	1	250 units
Over 550k	2	6		29	61	66	