

11/14/06

**Inclusionary Zoning Task Force  
Affordable Housing  
Household Size - Income Range - Potential Sales Prices**

**ANALYSIS FOR OWNERSHIP  
WITH CONDO-HOA ASSOCIATION FEES  
INCLUDED IN HOUSING COSTS**

**FINANCIAL ASSUMPTIONS WITHIN THESE PRICING MODELS**

Annual Interest Rate	6.50%
Annual PMI	0%
Annual Total	6.50%
Percent Equity	0%
Loan Percentage	100%
Term of Loan	30
Maximum % Housing	28%
Maximum % All Debt	42%
Condo/HOA Fees Monthly	\$100

For each Dwelling Unit by Size, the tables below highlight the range of HH types and the potential Sales Prices that could be paid for the Type of Dwelling Units by those HH. The range of potential prices by DU size are highlighted immediately below.

Unit Type	65% low	80% high	Low-High Difference
Studio	\$78,970	\$104,082	\$25,111
1 Bedroom	\$78,970	\$120,974	\$42,004
2 Bedroom	\$92,879	\$139,031	\$46,152
3 Bedroom	\$106,789	\$156,506	\$49,717

**POTENTIAL SALES PRICE FOR DWELLING UNITS BY SIZE AND BY HH SIZES ELIGIBLE FOR DWELLING AND BY 5% INCOME INCREMENTS**

STUDIO DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$104,082	\$0	\$0	\$0
75%	\$93,949	\$0	\$0	\$0
70%	\$86,460	\$0	\$0	\$0
65%	\$78,970	\$0	\$0	\$0
60%	\$71,481	\$0	\$0	\$0

2 BEDROOM DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$0	\$120,974	\$139,031	\$0
75%	\$0	\$109,998	\$126,048	\$0
70%	\$0	\$101,439	\$116,418	\$0
65%	\$0	\$92,879	\$106,789	\$0
60%	\$0	\$84,320	\$97,159	\$0

1 BEDROOM DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$104,082	\$120,974	\$0	\$0
75%	\$93,949	\$109,998	\$0	\$0
70%	\$86,460	\$101,439	\$0	\$0
65%	\$78,970	\$92,879	\$0	\$0
60%	\$71,481	\$84,320	\$0	\$0

3 BEDROOM DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$0	\$0	\$139,031	\$156,506
75%	\$0	\$0	\$126,048	\$142,097
70%	\$0	\$0	\$116,418	\$131,397
65%	\$0	\$0	\$106,789	\$120,698
60%	\$0	\$0	\$97,159	\$109,998

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Annual Total	6.50%
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Loan Percentage	100%
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Unit Type	65% low	80% high	Low-High Difference
Studio	\$92,109	\$117,220	\$25,111
1 Bedroom	\$92,109	\$134,113	\$42,004
2 Bedroom	\$106,018	\$152,170	\$46,152
3 Bedroom	\$119,928	\$169,645	\$49,717

POTENTIAL SALES PRICE FOR DWELLING UNITS BY SIZE  
AND BY HH SIZES ELIGIBLE FOR DWELLING  
AND BY 5% INCOME INCREMENTS

STUDIO DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$117,220	\$0	\$0	\$0
75%	\$107,088	\$0	\$0	\$0
70%	\$99,599	\$0	\$0	\$0
65%	\$92,109	\$0	\$0	\$0
60%	\$84,619	\$0	\$0	\$0

2 BEDROOM DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$0	\$134,113	\$152,170	\$0
75%	\$0	\$123,137	\$139,186	\$0
70%	\$0	\$114,578	\$129,557	\$0
65%	\$0	\$106,018	\$119,928	\$0
60%	\$0	\$97,459	\$110,298	\$0

1 BEDROOM DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$117,220	\$134,113	\$0	\$0
75%	\$107,088	\$123,137	\$0	\$0
70%	\$99,599	\$114,578	\$0	\$0
65%	\$92,109	\$106,018	\$0	\$0
60%	\$84,619	\$97,459	\$0	\$0

3 BEDROOM DWELLING UNITS				
Median Income	Household Size			
	1	2	3	4
80%	\$0	\$0	\$152,170	\$169,645
75%	\$0	\$0	\$139,186	\$155,236
70%	\$0	\$0	\$129,557	\$144,536
65%	\$0	\$0	\$119,928	\$133,837
60%	\$0	\$0	\$110,298	\$123,137