

Based on this unit mix:

Unit Mix, Size, Rents						
Unit Type	Number	Unit Size	Net Rents	Utility Allowance	Gross Rents	2017 Max Allowable LIHTC Rents
50% Rent Limits/60% Income Limits						
2BR/1.5BA	8	1,340	\$748	\$130	\$878	\$1,054
3BR/1.5BA	22	1,440	\$858	\$157	\$1,015	\$1,218
4BR/1.75BA	2	1,750	\$934	\$198	\$1,132	\$1,359
Total	32					

The demand looks like this:

Household Distribution						
	Household Size Distribution	Total Number of Households				
1 person	28.9%	2,164				
2 persons	33.0%	2,471				
3 persons	14.7%	1,101				
4 persons	13.8%	1,033				
5 persons	6.4%	479				
6 persons	2.0%	150				
7+ persons	1.2%	90				
Total	100%	7,487				
Income-Qualified Renter Demand						
	Total Number of Households	Percentage Renter Households		Percent Income-Qualified of Total Households		Number Qualified Renter Households
1 person	2,164	x	30.1%	x	18.7%	= 122
2 persons	2,471	x	30.1%	x	18.7%	= 139
3 persons	1,101	x	30.1%	x	18.7%	= 62
4 persons	1,033	x	30.1%	x	18.7%	= 58
5 persons	479	x	30.1%	x	18.7%	= 27
6 persons	150	x	30.1%	x	18.7%	= 8
7+ persons	90	x	30.1%	x	18.7%	= 5
Total	7,487					421
Projected Renter Household Demand by Bedroom Size						
	Number of Qualified Renter Households					
Two-Bedroom Unit	151					
Three-Bedroom Unit	79					
Four-Bedroom Unit	26					
Total	256					
Demand Adjusted for Leakage From Outside of PMA						
Two-Bedroom Unit		10%	x	151	=	15
Three-Bedroom Unit		10%	x	79	=	8
Four-Bedroom Unit		10%	x	26	=	3
Total						26
Total Demand						
Two-Bedroom Unit		151	+	15	=	166
Three-Bedroom Unit		79	+	8	=	87
Four-Bedroom Unit		26	+	3	=	29
Total Demand						282
Capture Rate Analysis - All Units						
	Developer's Unit Mix			Total Demand		Capture Rate
Two-Bedroom Unit	8	/		166	=	4.8%
Three-Bedroom Unit	22	/		87	=	25.2%
Four-Bedroom Unit	2	/		29	=	6.9%
Total/Overall	32			282	=	11.4%