

# Florida Housing Finance Corporation

## Change in Set-Asides from Original Application

	HC Set-Asides at Application		Set-Asides Under Average Income	
Income Band	% of Units	Number of Units	% of Units	Number of Units
20%				
25%				
28%				
30%			15.000%	12
33%				
35%				
40%	10%	8		
45%				
50%				
60%	90%	72	62.500%	50
70%				
80%			22.500%	18
Non-HC Units				
Totals	100%	80	100%	80
	Overall Avg AMI	58.00%	Overall Avg AMI	60.00%

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## Change in Potential Gross Rental Income

### Initial Application Submission

Bed Rooms	Bath Rooms	Units	AMI%	Gross HC Rent	Utility Allow.	Annual Rental Income
1	1.0	2	40%	\$480	\$115	\$ 8,760
1	1.0	10	60%	\$720	\$115	\$ 72,600
1	2.0	4	60%	\$720	\$115	\$ 29,040
2	2.0	3	40%	\$576	\$130	\$ 16,056
2	2.0	29	60%	\$864	\$130	\$ 255,432
3	2.0	3	40%	\$665	\$146	\$ 18,684
3	2.0	29	60%	\$997	\$146	\$ 296,148
		80				\$ 696,720

### Average Income Test

Bed Rooms	Bath Rooms	Units	AMI%	Gross HC Rent	Utility Allow.	Annual Rental
1	1.0	2	30%	\$360	\$115	\$ 5,880
1	1.0	10	60%	\$720	\$115	\$ 72,600
1	2.0	4	80%	\$960	\$115	\$ 40,560
2	2.0	5	30%	\$432	\$130	\$ 18,120
2	2.0	20	60%	\$864	\$130	\$ 176,160
2	2.0	7	80%	\$1,152	\$130	\$ 85,848
3	2.0	5	30%	\$498	\$146	\$ 21,120
3	2.0	20	60%	\$997	\$146	\$ 204,240
3	2.0	7	80%	\$1,330	\$146	\$ 99,456
		80				\$ 723,984

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## Comparison to Market Rent

### Restricted Rent vs. Market Rent Comparison

Unit Type	Set Aside	Number of Units	Projected Net Rent	Projected Market Rent	Difference	Pct. Difference
1BR/1BA	30% AMI	2	\$245	\$960	\$715	292%
1BR/1BA	60% AMI	10	\$605	\$960	\$355	59%
1BR/2BA	80% AMI	4	\$845	\$960	\$115	14%
2BR/2BA	30% AMI	5	\$302	\$1,100	\$798	264%
2BR/2BA	60% AMI	20	\$734	\$1,100	\$366	50%
2BR/2BA	80% AMI	7	\$1,022	\$1,100	\$78	8%
3BR/2BA	30% AMI	5	\$352	\$1,350	\$998	284%
3BR/2BA	60% AMI	20	\$851	\$1,350	\$499	59%
3BR/2BA	80% AMI	7	\$1,184	\$1,350	\$166	14%
Total/Avg.		80	\$754	\$1,172	\$418	55%