

Affordability Gap

4 bedroom/5 person household

	Gruen & Gruen Average Market Rate Price	Affordable Price 3 Bedroom/4 person*	Affordable Price 4 Bedroom/5 person*	Average Affordable Price*	Gap	Average Gap	15% In Lieu Fee per unit	20% In Lieu Fee per unit	In Lieu Fee/ Square Foot**
Extremely Low	\$ 613,500.00	\$ 76,500.00	\$ 83,000.00	\$ 79,750.00	\$ 533,750.00	\$ 413,000.00	\$ 61,950.00	\$ 82,600.00	\$ 29.50
Very Low	\$ 613,500.00	\$ 135,000.00	\$ 145,000.00	\$ 140,000.00	\$ 473,500.00				
Low	\$ 613,500.00	\$ 194,000.00	\$ 210,500.00	\$ 202,250.00	\$ 411,250.00				
Moderate	\$ 613,500.00	\$ 365,000.00	\$ 395,000.00	\$ 380,000.00	\$ 233,500.00				

* Price Assumptions

6% Interest Rate

95% Loan to Value

no more than 30% of AGI

** Based average of

2,100 sq ft. home