

5,500 Unit Scenario

Year	Market Rate	80% AMI	40-60% AMI	30% AMI	Flier Market	Flier 40%-60%	Metropolitan	Condos	Townhomes	Total	Cumulative
1 July, 2016	0	0	0	0	0	0	380	0	0	380	380
2 July, 2017	0	0	0	0	0	0	0	0	0	0	380
3 July, 2018	0	0	0	0	0	0	437	0	0	437	817
4 July, 2019	200	10	30	10	0	0	0	0	0	250	1,067
5 July, 2020	200	10	30	10	0	0	0	0	0	250	1,317
6 July, 2021	200	10	30	10	0	0	0	42	44	336	1,653
7 July, 2022	200	10	30	10	0	0	0	42	44	336	1,989
8 July, 2023	200	10	30	10	0	0	0	75	0	325	2,314
9 July, 2024	200	10	30	10	0	0	0	75	0	325	2,639
10 July, 2025	200	10	30	10	0	0	0	0	0	250	2,889
11 July, 2026	200	10	30	10	0	0	0	0	0	250	3,139
12 July, 2027	200	10	30	10	0	0	0	0	0	250	3,389
13 July, 2028	200	10	30	10	0	0	0	0	0	250	3,639
14 July, 2029	200	10	30	10	0	0	0	100	0	350	3,989
15 July, 2030	200	10	30	10	0	0	0	127	0	377	4,366
16 July, 2031	200	10	30	10	0	0	0	0	0	250	4,616
17 July, 2032	200	10	30	10	0	0	0	0	0	250	4,866
18 July, 2033	200	10	30	10	0	0	0	0	0	250	5,116
19 July, 2034	200	15	15	10	0	0	0	0	0	240	5,356
20 July, 2035	109	15	15	5	0	0	0	0	0	144	5,500
21 July, 2036	0	0	0	0	0	0	0	0	0	0	5,500
22 July, 2037	0	0	0	0	0	0	0	0	0	0	5,500
23 July, 2038	0	0	0	0	0	0	0	0	0	0	5,500
24 July, 2039	0	0	0	0	0	0	0	0	0	0	5,500
25 July, 2040	0	0	0	0	0	0	0	0	0	0	5,500
26 July, 2041	0	0	0	0	0	0	0	0	0	0	5,500
27 July, 2042	0	0	0	0	0	0	0	0	0	0	5,500
28 July, 2043	0	0	0	0	0	0	0	0	0	0	5,500
29 July, 2044	0	0	0	0	0	0	0	0	0	0	5,500
30 July, 2045	0	0	0	0	0	0	0	0	0	0	5,500
31 July, 2046	0	0	0	0	0	0	0	0	0	0	5,500
32 July, 2047	0	0	0	0	0	0	0	0	0	0	5,500
33 July, 2048	0	0	0	0	0	0	0	0	0	0	5,500
34 July, 2049	0	0	0	0	0	0	0	0	0	0	5,500
35 July, 2050	0	0	0	0	0	0	0	0	0	0	5,500
Total	3,309	180	480	165	0	0	817	461	88	5,500	
				825							

5,500 Unit Scenario

Year	Office	Retail	Rest-Full	Rest-Fast	Hotel	Civic/Rec	Total	Cumulative
1 July, 2016	0	0	0	0	0	0	0	0
2 July, 2017	204,000	0	9,000	0	0	0	213,000	213,000
3 July, 2018	125,000	5,000	0	0	0	0	130,000	343,000
4 July, 2019	400,000	58,900	27,000	15,000	0	25,000	525,900	868,900
5 July, 2020	225,000	40,310	22,000	15,000	300	0	302,610	1,171,510
6 July, 2021	225,000	35,000	22,000	15,000	0	25,000	322,000	1,493,510
7 July, 2022	225,000	35,000	22,000	15,000	0	0	297,000	1,790,510
8 July, 2023	225,000	35,000	22,000	15,000	170	0	297,170	2,087,680
9 July, 2024	225,000	35,000	22,000	15,000	0	151,450	448,450	2,536,130
10 July, 2025	225,000	35,000	22,000	15,000	0	0	297,000	2,833,130
11 July, 2026	225,000	35,000	22,000	15,000	0	0	297,000	3,130,130
12 July, 2027	225,000	35,000	22,000	15,000	170	0	297,170	3,427,300
13 July, 2028	225,000	35,000	22,000	15,000	0	0	297,000	3,724,300
14 July, 2029	225,000	35,000	22,000	15,000	0	0	297,000	4,021,300
15 July, 2030	225,000	35,000	22,000	15,000	0	0	297,000	4,318,300
16 July, 2031	225,000	35,000	22,000	13,788	0	0	295,788	4,614,088
17 July, 2032	225,000	35,000	22,000	12,000	0	0	294,000	4,908,088
18 July, 2033	225,000	35,000	22,000	12,000	0	0	294,000	5,202,088
19 July, 2034	225,000	35,000	22,000	12,000	0	0	294,000	5,496,088
20 July, 2035	196,000	35,000	13,002	12,000	0	0	256,002	5,752,090
21 July, 2036	0	0	0	0	0	0	0	5,752,090
22 July, 2037	0	0	0	0	0	0	0	5,752,090
23 July, 2038	0	0	0	0	0	0	0	5,752,090
24 July, 2039	0	0	0	0	0	0	0	5,752,090
25 July, 2040	0	0	0	0	0	0	0	5,752,090
26 July, 2041	0	0	0	0	0	0	0	5,752,090
27 July, 2042	0	0	0	0	0	0	0	5,752,090
28 July, 2043	0	0	0	0	0	0	0	5,752,090
29 July, 2044	0	0	0	0	0	0	0	5,752,090
30 July, 2045	0	0	0	0	0	0	0	5,752,090
31 July, 2046	0	0	0	0	0	0	0	5,752,090
32 July, 2047	0	0	0	0	0	0	0	5,752,090
33 July, 2048	0	0	0	0	0	0	0	5,752,090
34 July, 2049	0	0	0	0	0	0	0	5,752,090
35 July, 2050	0	0	0	0	0	0	0	5,752,090
Total	4,300,000	629,210	379,002	241,788	640	201,450	5,752,090	
				1,250,000				

6,750 Unit Scenario

	Year Beginning	Market Rate	80% AMI	40-60% AMI	30% AMI	Flier Market	Flier 40%-60%	Metropolitan	Condos	Townhomes	Total	Cumulative
1	July, 2016	0	0	0	0	0	0	380	0	0	380	380
2	July, 2017	0	0	0	0	0	0	0	0	0	0	380
3	July, 2018	0	0	0	0	0	0	437	0	0	437	817
4	July, 2019	250	10	30	15	0	0	0	0	0	305	1,122
5	July, 2020	250	10	30	15	0	0	0	0	0	305	1,427
6	July, 2021	250	10	30	10	110	110	0	42	44	606	2,033
7	July, 2022	250	10	30	10	0	0	0	42	44	386	2,419
8	July, 2023	250	10	30	10	0	0	0	75	0	375	2,794
9	July, 2024	250	10	30	10	0	0	0	75	0	375	3,169
10	July, 2025	254	10	30	10	0	0	0	0	0	304	3,473
11	July, 2026	255	10	30	10	0	0	0	0	0	305	3,778
12	July, 2027	255	10	30	10	0	0	0	0	0	305	4,083
13	July, 2028	255	10	30	10	0	0	0	0	0	305	4,388
14	July, 2029	255	10	30	10	0	0	0	100	0	405	4,793
15	July, 2030	255	10	30	10	0	0	0	127	0	432	5,225
16	July, 2031	255	10	30	10	0	0	0	0	0	305	5,530
17	July, 2032	255	10	30	10	0	0	0	0	0	305	5,835
18	July, 2033	255	10	30	10	0	0	0	0	0	305	6,140
19	July, 2034	255	15	25	10	0	0	0	0	0	305	6,445
20	July, 2035	255	15	25	10	0	0	0	0	0	305	6,750
21	July, 2036	0	0	0	0	0	0	0	0	0	0	6,750
22	July, 2037	0	0	0	0	0	0	0	0	0	0	6,750
23	July, 2038	0	0	0	0	0	0	0	0	0	0	6,750
24	July, 2039	0	0	0	0	0	0	0	0	0	0	6,750
25	July, 2040	0	0	0	0	0	0	0	0	0	0	6,750
26	July, 2041	0	0	0	0	0	0	0	0	0	0	6,750
27	July, 2042	0	0	0	0	0	0	0	0	0	0	6,750
28	July, 2043	0	0	0	0	0	0	0	0	0	0	6,750
29	July, 2044	0	0	0	0	0	0	0	0	0	0	6,750
30	July, 2045	0	0	0	0	0	0	0	0	0	0	6,750
31	July, 2046	0	0	0	0	0	0	0	0	0	0	6,750
32	July, 2047	0	0	0	0	0	0	0	0	0	0	6,750
33	July, 2048	0	0	0	0	0	0	0	0	0	0	6,750
34	July, 2049	0	0	0	0	0	0	0	0	0	0	6,750
35	July, 2050	0	0	0	0	0	0	0	0	0	0	6,750
	Total	4,304	180	500	180	110	110	817	461	88	6,750	
					860							

6,750 Unit Scenario

	Year Beginning	Office	Retail	Rest-Full	Rest-Fast	Hotel	Civic/Rec	Total	Cumulative
1	July, 2016	0	0	0	0	0	0	0	0
2	July, 2017	204,000	0	9,000	0	0	0	213,000	213,000
3	July, 2018	125,000	5,000	0	0	0	0	130,000	343,000
4	July, 2019	400,000	58,900	27,000	15,000	0	25,000	525,900	868,900
5	July, 2020	225,000	40,310	22,000	15,000	300	0	302,610	1,171,510
6	July, 2021	225,000	35,000	22,000	15,000	0	25,000	322,000	1,493,510
7	July, 2022	225,000	35,000	22,000	15,000	0	0	297,000	1,790,510
8	July, 2023	225,000	35,000	22,000	15,000	170	0	297,170	2,087,680
9	July, 2024	225,000	35,000	22,000	15,000	0	151,450	448,450	2,536,130
10	July, 2025	225,000	35,000	22,000	15,000	0	0	297,000	2,833,130
11	July, 2026	225,000	35,000	22,000	15,000	0	0	297,000	3,130,130
12	July, 2027	225,000	35,000	22,000	15,000	170	0	297,170	3,427,300
13	July, 2028	225,000	35,000	22,000	15,000	0	0	297,000	3,724,300
14	July, 2029	225,000	35,000	22,000	15,000	0	0	297,000	4,021,300
15	July, 2030	225,000	35,000	22,000	15,000	0	0	297,000	4,318,300
16	July, 2031	225,000	35,000	22,000	13,788	0	0	295,788	4,614,088
17	July, 2032	225,000	35,000	22,000	12,000	0	0	294,000	4,908,088
18	July, 2033	225,000	35,000	22,000	12,000	0	0	294,000	5,202,088
19	July, 2034	225,000	35,000	22,000	12,000	0	0	294,000	5,496,088
20	July, 2035	196,000	35,000	13,002	12,000	0	0	256,002	5,752,090
21	July, 2036	0	0	0	0	0	0	0	5,752,090
22	July, 2037	0	0	0	0	0	0	0	5,752,090
23	July, 2038	0	0	0	0	0	0	0	5,752,090
24	July, 2039	0	0	0	0	0	0	0	5,752,090
25	July, 2040	0	0	0	0	0	0	0	5,752,090
26	July, 2041	0	0	0	0	0	0	0	5,752,090
27	July, 2042	0	0	0	0	0	0	0	5,752,090
28	July, 2043	0	0	0	0	0	0	0	5,752,090
29	July, 2044	0	0	0	0	0	0	0	5,752,090
30	July, 2045	0	0	0	0	0	0	0	5,752,090
31	July, 2046	0	0	0	0	0	0	0	5,752,090
32	July, 2047	0	0	0	0	0	0	0	5,752,090
33	July, 2048	0	0	0	0	0	0	0	5,752,090
34	July, 2049	0	0	0	0	0	0	0	5,752,090
35	July, 2050	0	0	0	0	0	0	0	5,752,090
	Total	4,300,000	629,210	379,002	241,788 1,250,000	640	201,450	5,752,090	