

SCI Housing Symposium

HOUSING AND TRANSIT: MOVING TOWARD OPPORTUNITY

May 29th, 2014

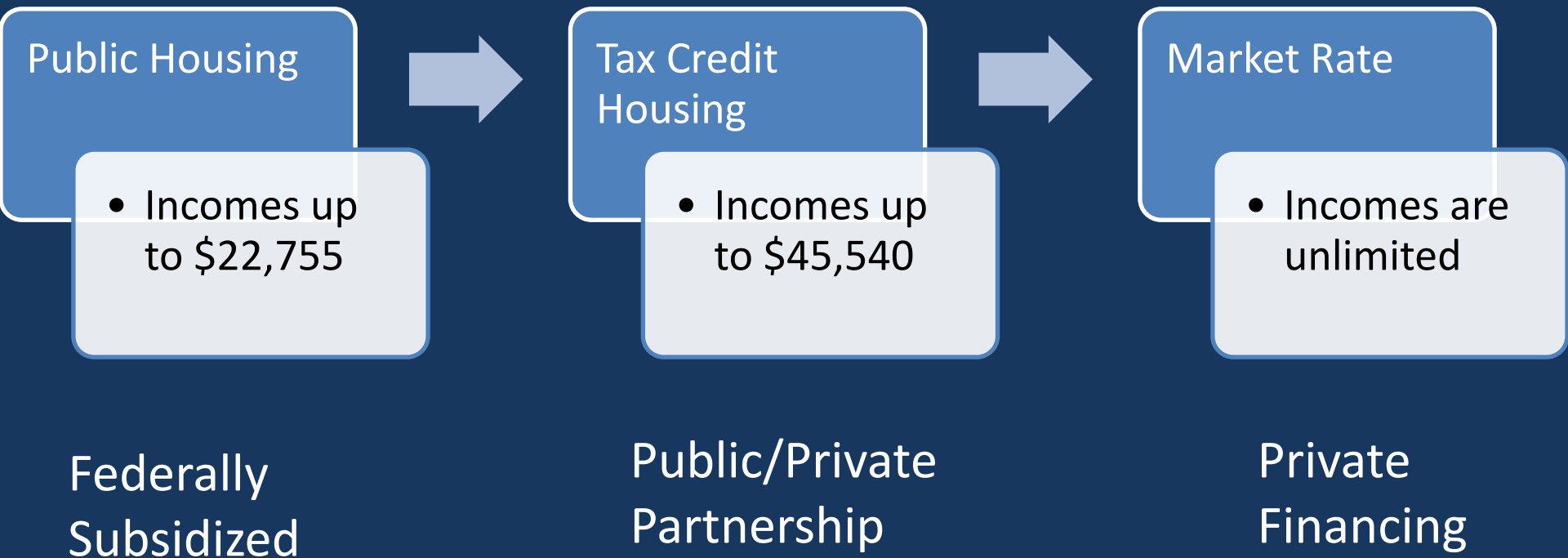
INCOME LIMITS 2013 – JEFFERSON & DENVER COUNTY

AMI	1 person household	2 person household	3 person household
120%	65,400	74,760	84,120
100%	54,500	62,300	70,100
80%	43,600	49,800	56,050
65%	35,425	40,495	45,565
60%	32,700	37,380	42,060
55%	29,975	34,265	38,555
50%	27,250	31,150	35,050
45%	24,525	28,035	31,545
40%	21,800	24,920	28,040
30%	16,350	18,700	21,050

Sample Occupations of Future Tenants

Income Limit	Hourly Salary	Sample Occupations
\$22,750	\$10.94	Bank teller, childrens' services group leader or classroom assistant
\$30,360	\$14.60	Transportation dispatcher, property maintenance worker
\$37,950	\$18.25	1 st thru 4 th year teacher with BA, code enforcement technician, administrative assistant
\$45,540	\$21.89	Entry level fire fighter, 1 st or 2 nd year teacher with MA, property manager, police dispatcher
Unlimited	Unlimited	Civil engineer, college professor, corporate executive

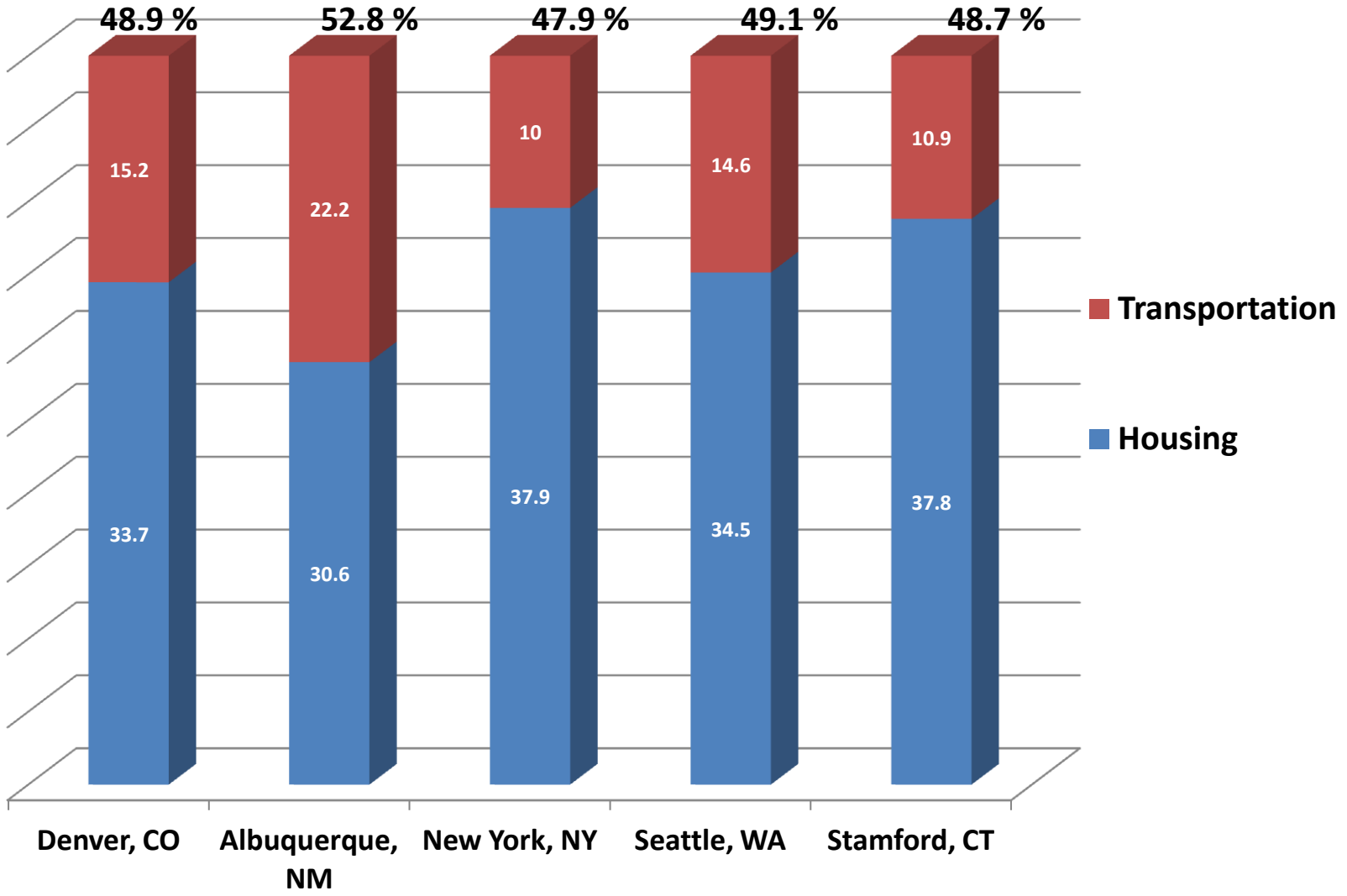
Continuum of Housing Rental Options



Maximum Rents

	MAXIMUM RENTS 2013 JEFFERSON & DENVER COUNTY	
AMI	Maximum Rent 1 Bedroom	Maximum Rent 2 Bedroom
120%	1,752	2,103
100%	1,460	1,752
80%	1,167	1,401
65%	949	1,139
60%	876	1,051
55%	803	963
50%	730	876
45%	657	788
40%	584	701
30%	438	526

Housing & Transportation Costs



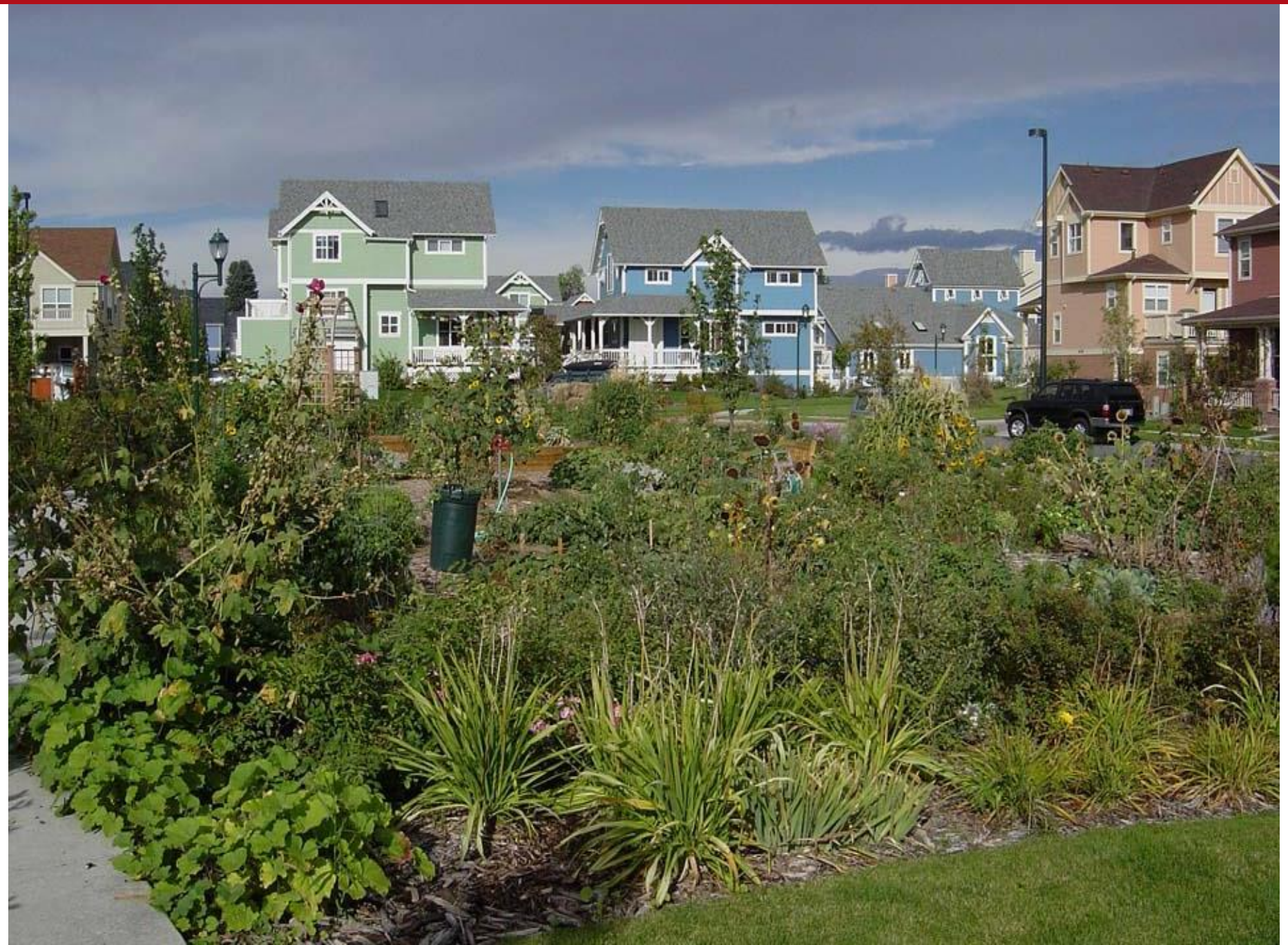








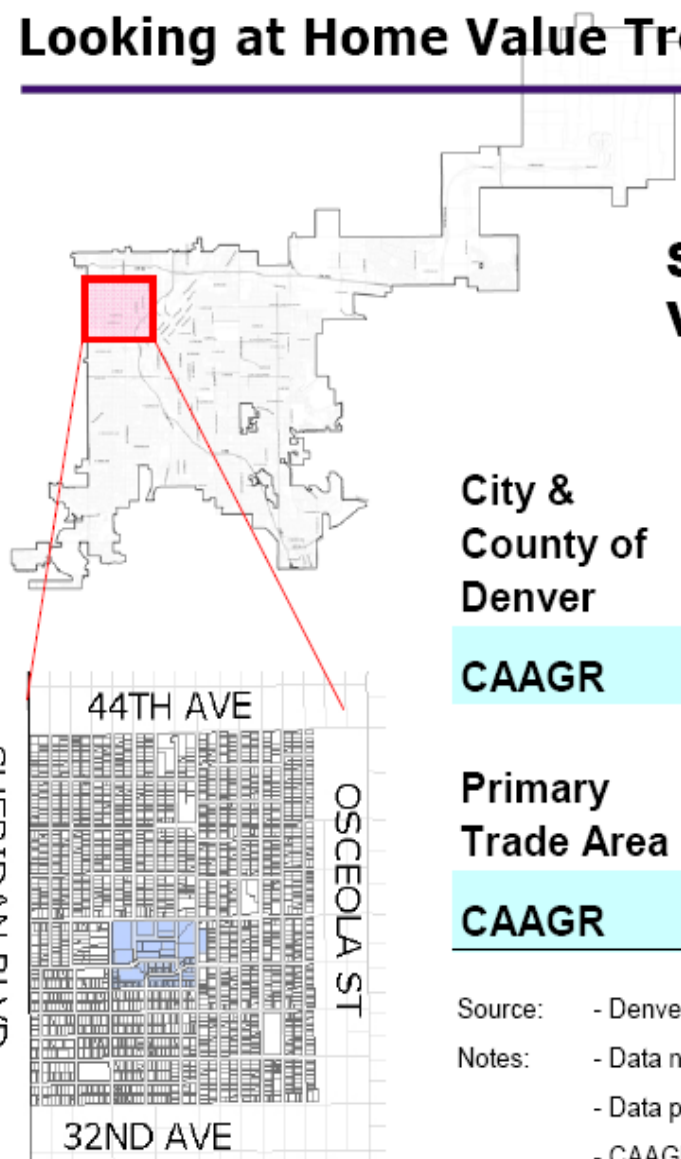




Looking at Home Value Trends



DENVER
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Single Family Home Values per Square Foot

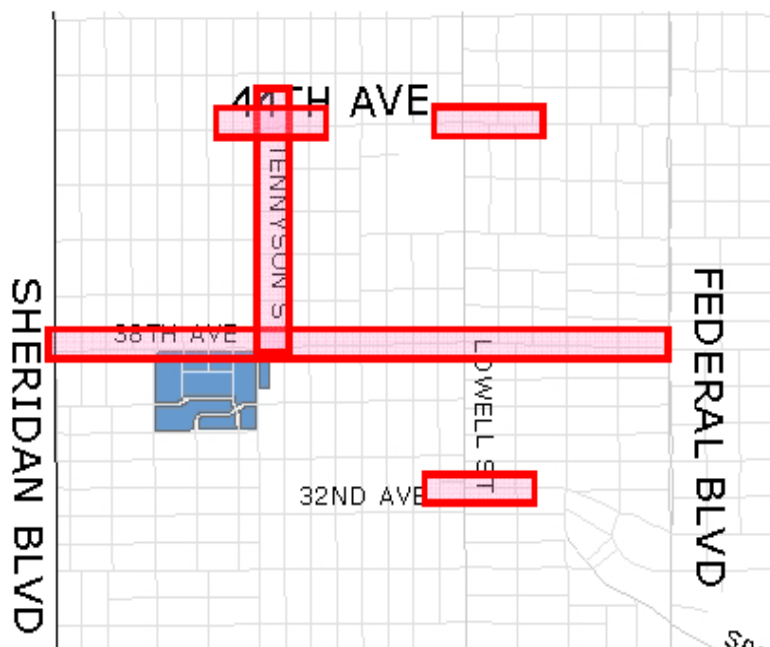
	1991	1995	1996	2001	2004	
City & County of Denver	\$76	\$90	\$100	\$180	\$207	
CAAGR		4%	11%	12%	6%	8%
Primary Trade Area	\$47	\$89	\$97	\$201	\$242	
CAAGR		17%	9%	16%	8%	13%

Source: - Denver Assessor's Recorded Home Sales Database and DURA.

- Notes:
- Data not adjusted for inflation.
 - Data purged of homes sales below \$10,000 and QC, PC, and PR, deeds.
 - CAAGR = Compound average annual growth rate

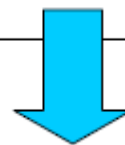
Trade Area Sales Tax Receipts -- 2002 to 2004

Percent Change in Sales Tax Collections	2002 to 2003	2003 to 2004
City & County of Denver	-2%	-1%
Study Area	1%	19%



32nd & Lowell	6%
Tennyson North of 38th	34%
44th at Tennyson	35%
38th East of Tennyson	11%
38th West of Tennyson	16%
44th at Lowell	0%

Source: City & County of Denver Dept. of Treasury and DURA

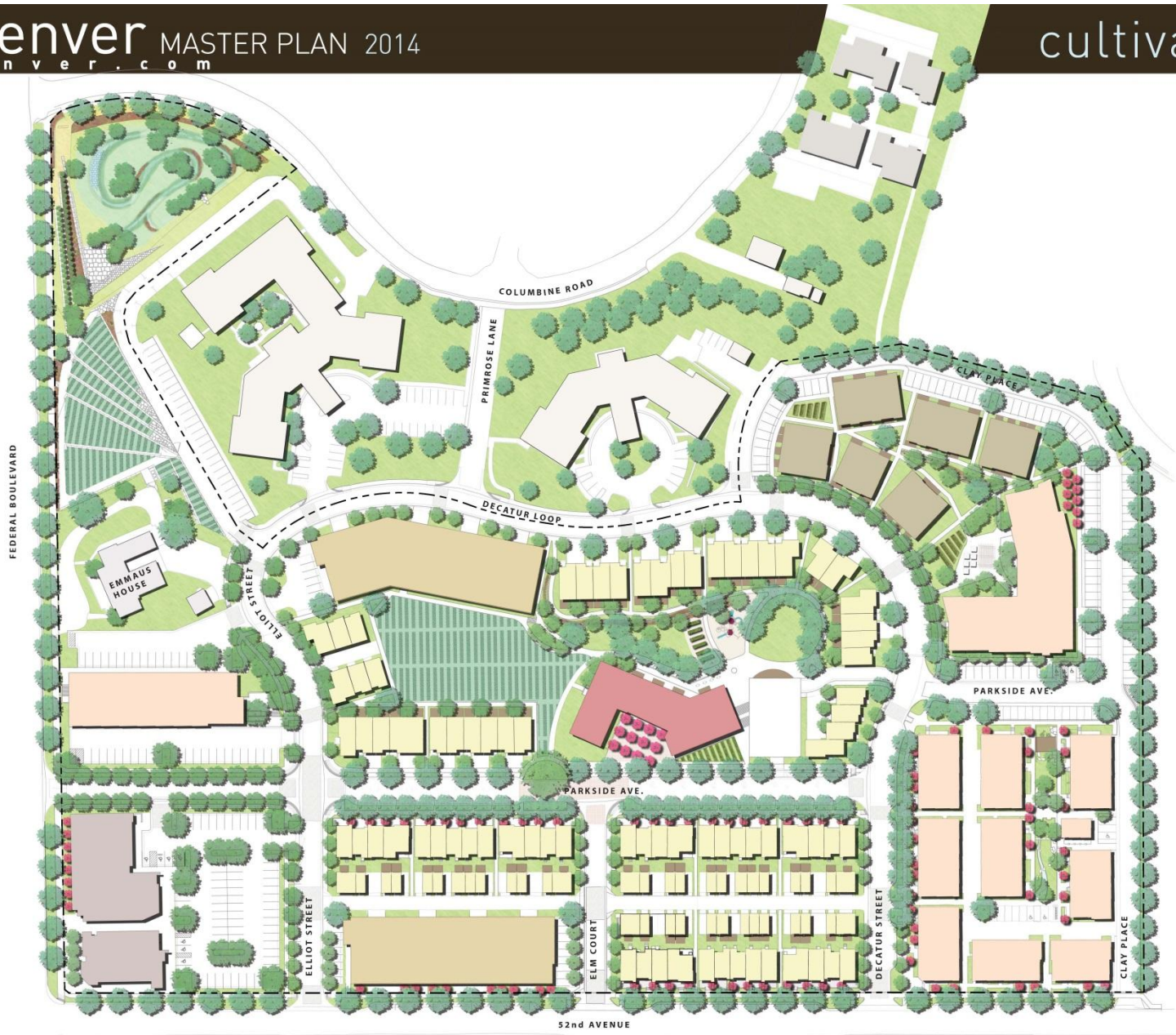


An additional \$259,000 in city sales tax revenue in 2004

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LEGEND

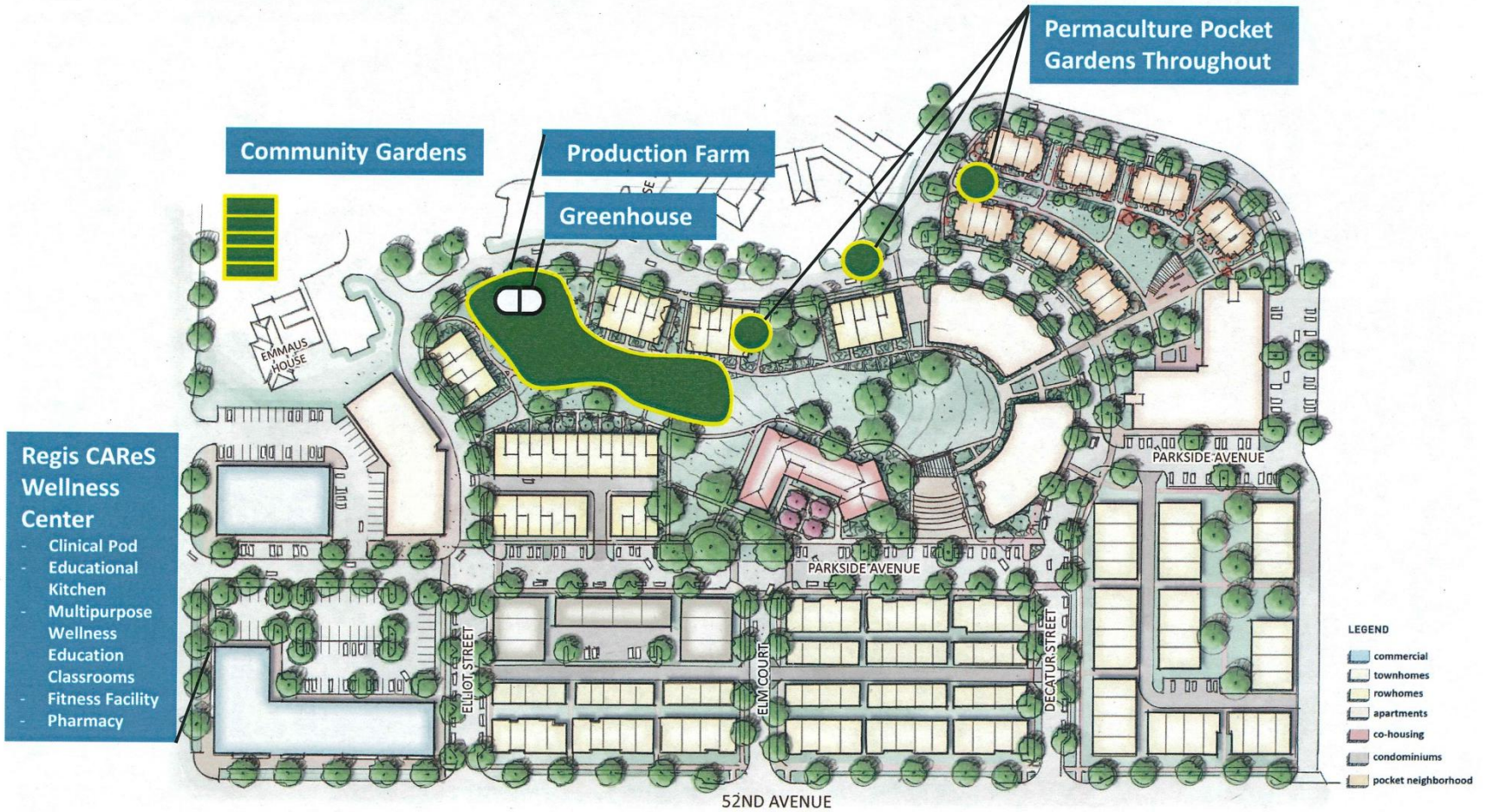
- aria denver project
- assisted living at marycrest
- historic building
- sisters housing
- commercial
- townhomes
- apartments
- co-housing
- pocket neighborhood
- condominiums

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A Partnership between
Regis University and Aria Denver





