

Highlands Affordable Housing Task Force Explaining Demand

The demand section of the report goes through a series of steps to determine the number of households who are eligible for the potential project. Following is a summary of those steps:

Step One (Tables 18-21):

This step determines the household income ranges that can both qualify for and afford to rent the proposed units.

Step Two (Tables 22-23)

This step determines how many renters in the market area fall within the income ranges. Table 23 looks at the total number of households in the market area. Not all renters are eligible for the project. An estimate of the number of renters in the appropriate income categories (30, 50, or 60% of area median income) was calculated. These are the existing pool from which the project would draw residents.

Step Three (Table 24)

This step determines how many new households are projected to be formed between 2005 and 2010. It is important to note that not all new households formed are eligible for the project. Therefore the number of renters in the appropriate income categories (20, 50 or 60% of area median income) was calculated. This step determines the new housing units needed to meet the needs of new households.

Step Four (Table 25)

In any community, there are households that may need to upgrade their housing. This step looks at existing households that are rent overburdened or living in substandard housing. These households are potential residents.

Step Five (Table 26)

Table six is a summary of Table 22-25. The most important line in this table is the last, net demand. Net demand represents the number of residents in the market area that are potentially eligible for the project.