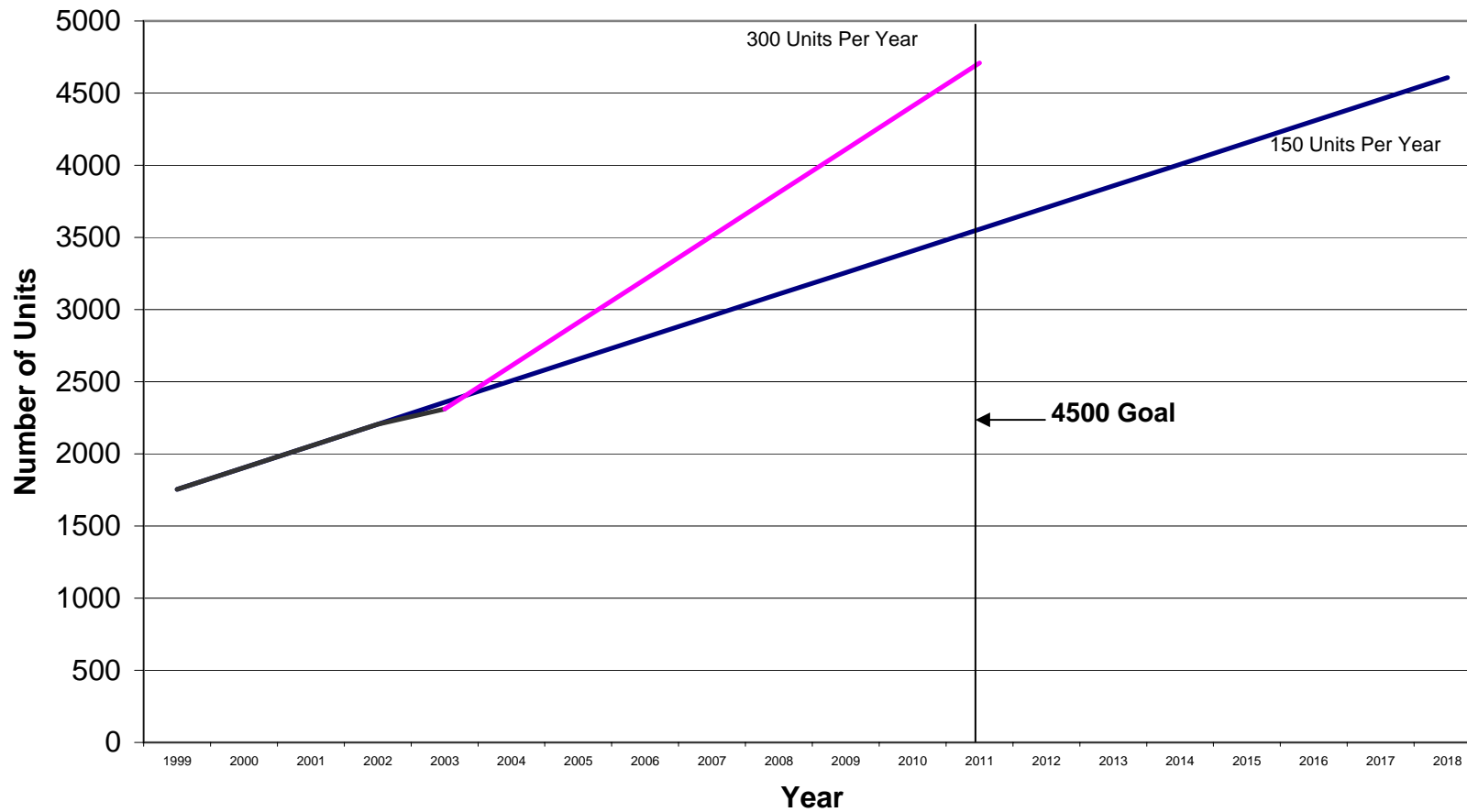


Chart #1
Affordable Housing Production and Projected Timeframe to Accomplish 10% Affordable Housing Goal



— Current Production at 150 Units Per Year
— Required Level of Production--300 per year--Required to Accomplish Goal by 2010

Chart #2

Affordable Housing Goal Income Distribution

	Through 1999	Through 2003	2010 goal	What's Needed for 2010 Goal
<30% AMI	1158 (66%)	1247 (54%)	1576 (35%)	326
30-60 AMI	456 (26%)	704 (30%)	1753 (40%)	1049
61-80 AMI	141 (8%)	380 (16%)	1171 (25%)	791

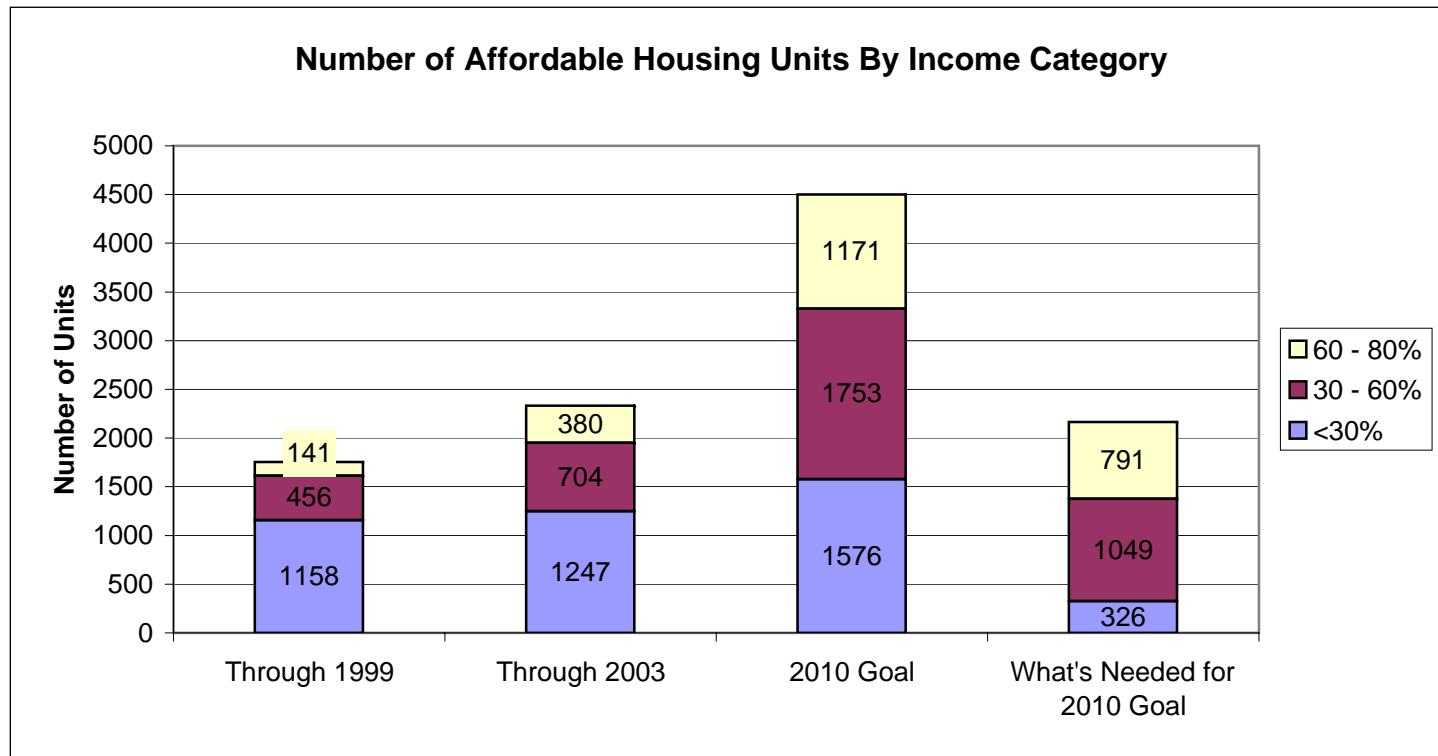


Chart #3

Affordable Housing Goal

Rental and Homeownership Distribution

	Through 1999	Through 2003	2010 Goal	What's Needed for 2010 Goal
Rental	1615 (92%)	1911 (82%)	2700 (60%)	789
Homeownership	140 (8%)	420 (18%)	1800 (40%)	1380

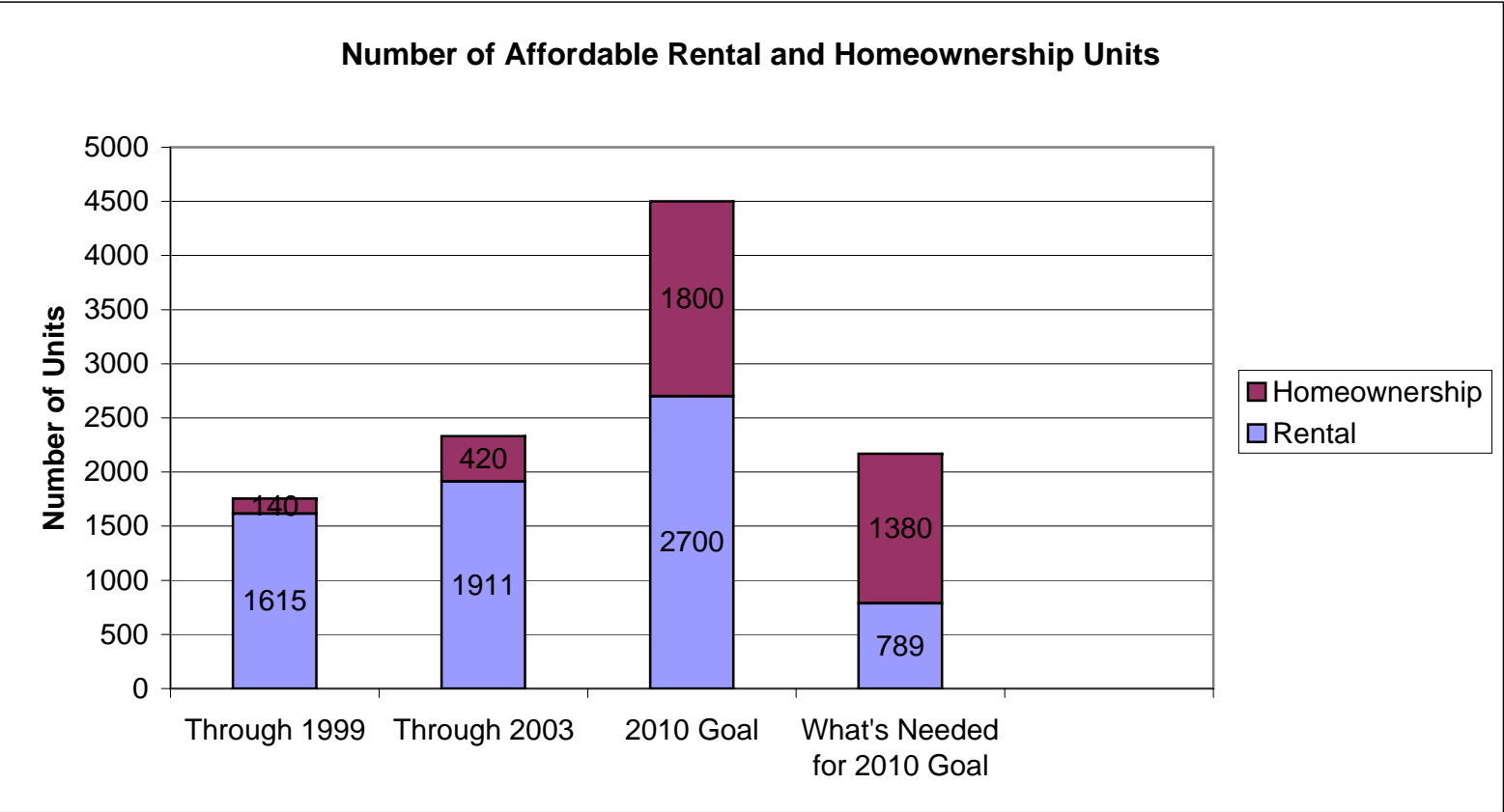


Chart #4

Affordable Housing Goal

New Construction and Acquisition of Existing Units Distribution

	Through 2003	2010 Goal	What's Needed for 2010 Goal
New Construction	1422 (61%)	2025 (45%)	603
Existing Units	909 (39%)	2475 (55%)	1566

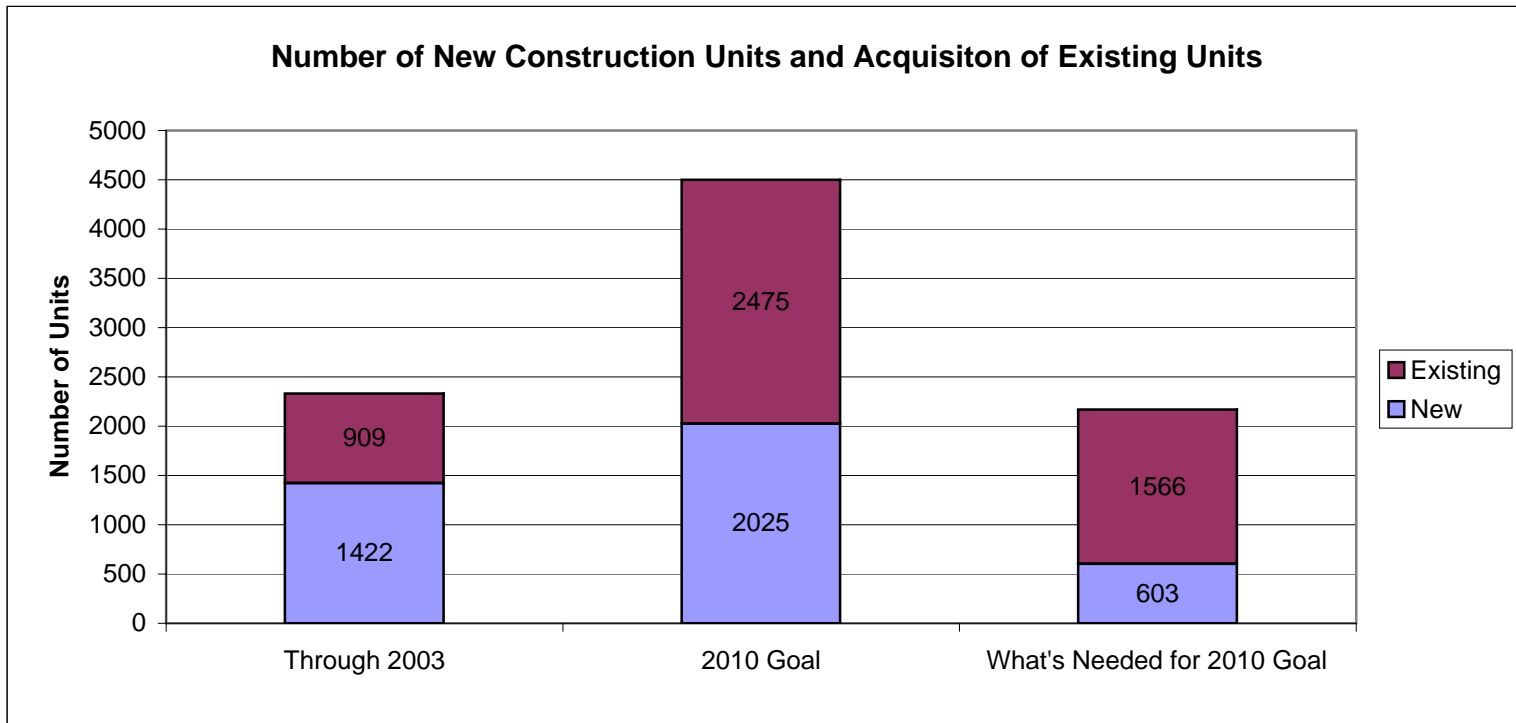


Chart #5

Area Median Income Boulder-Longmont For 2004

AMI	1 Person	2 Person	3 Person	4 Person
30%	\$ 17,200	\$ 19,700	\$ 22,100	\$ 24,600
60%	\$ 34,400	\$ 39,300	\$ 44,200	\$ 49,100
80%	\$ 45,900	\$ 52,400	\$ 59,000	\$ 65,500
Median	\$ 57,300	\$ 65,500	\$ 73,700	\$ 81,900

Household Income

Hourly	Annual
\$ 10	\$ 20,800
\$ 15	\$ 31,200
\$ 20	\$ 41,600
\$ 25	\$ 52,000
\$ 30	\$ 62,400

2 Person Household Hourly Income by AMI

AMI	Hourly
30%	\$ 9.47
60%	\$ 18.89
80%	\$ 25.19
Median	\$ 31.49