MARKET ROUNDTABLE

for the 14th Annual SWAC Conference

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LIHTC vs. Market Rate
Market Trends Comparison

- Employment Growth
- Historical Occupancy Levels
- HUD AMI
- Population Growth
- Rent Difference

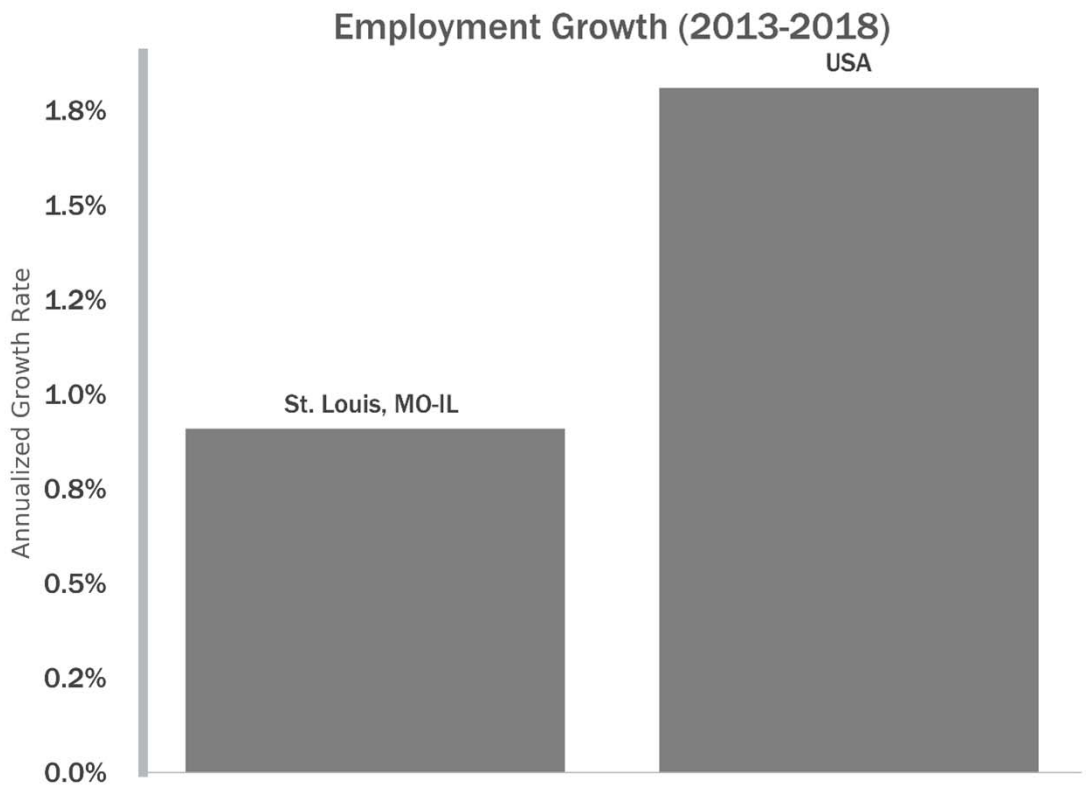
Metro Areas

St. Louis, MO - IL
Kansas City, MO - KS
Oklahoma City, OK
Austin – Round Rock, TX
Dallas, TX
Fort Worth – Arlington, TX
Houston – The Woodlands – Sugar Land, TX
San Antonio – New Braunfels, TX

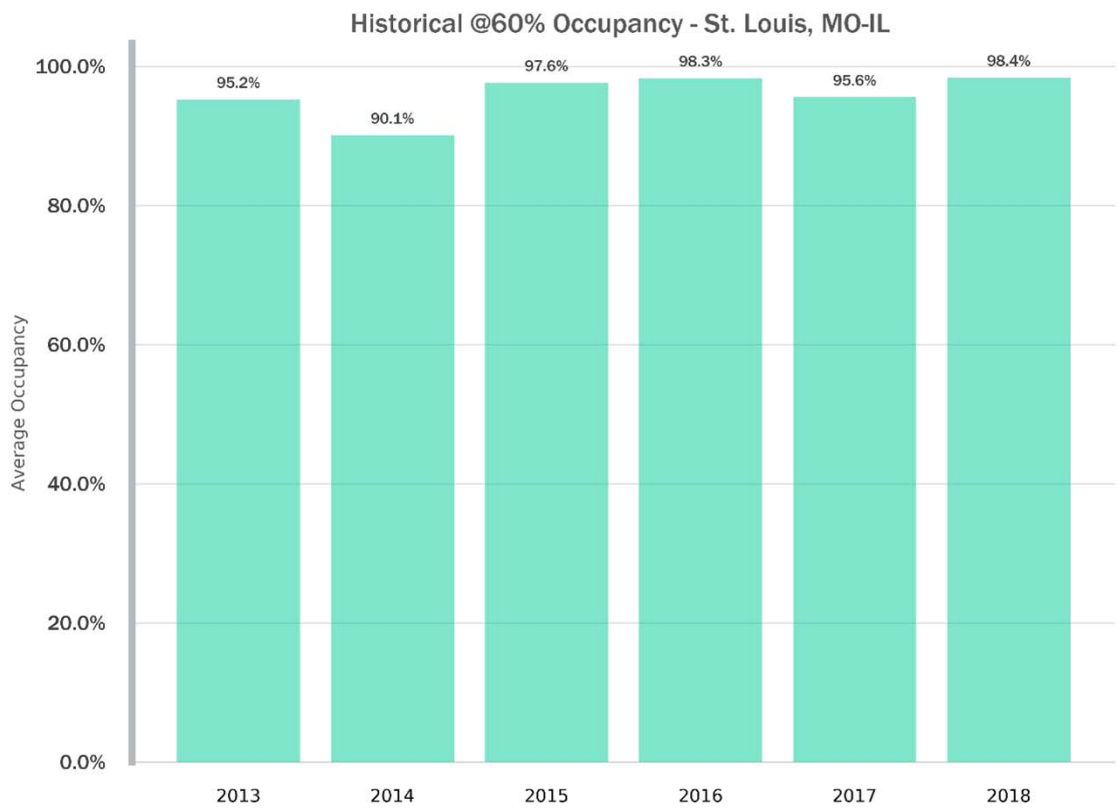
St. Louis, MO – IL

HUD Metro FMR Area

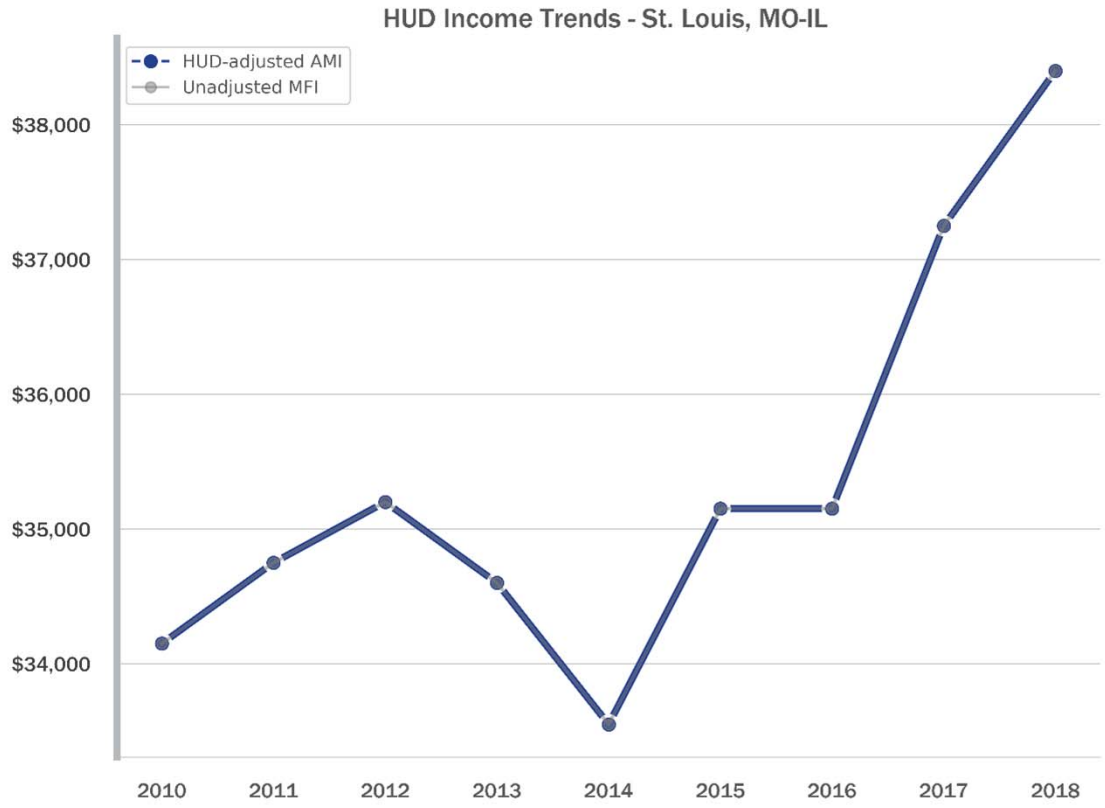
Employment Growth



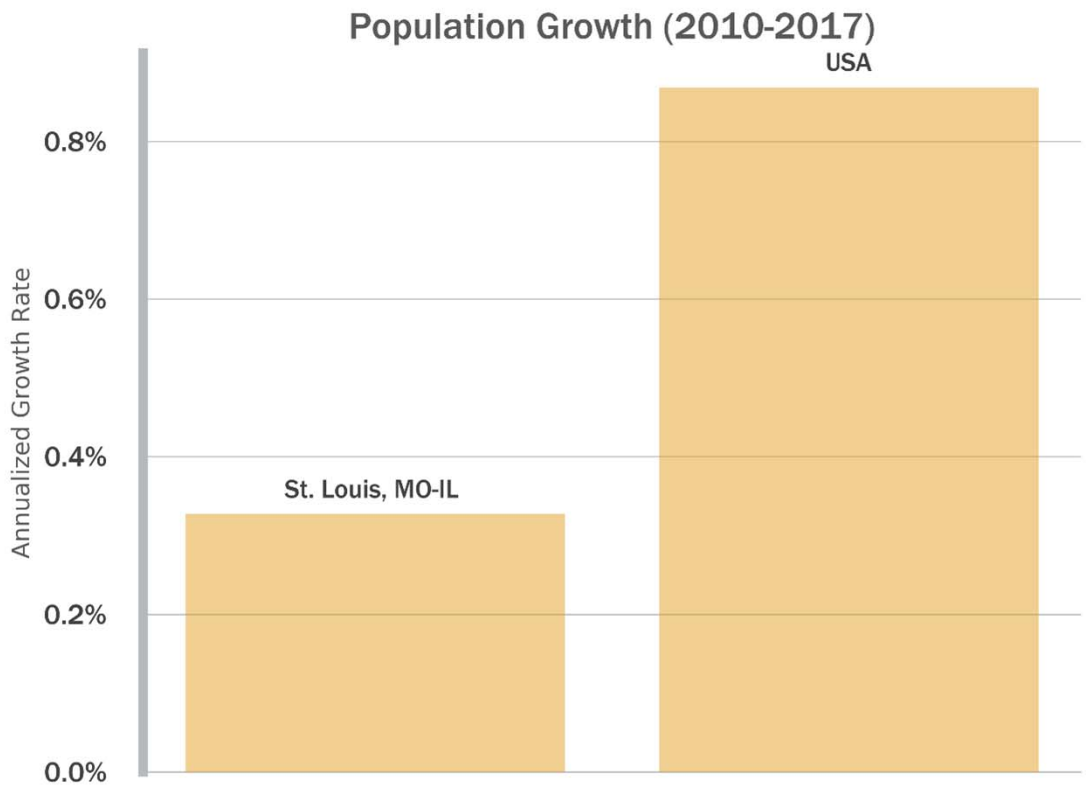
Historical Occupancy



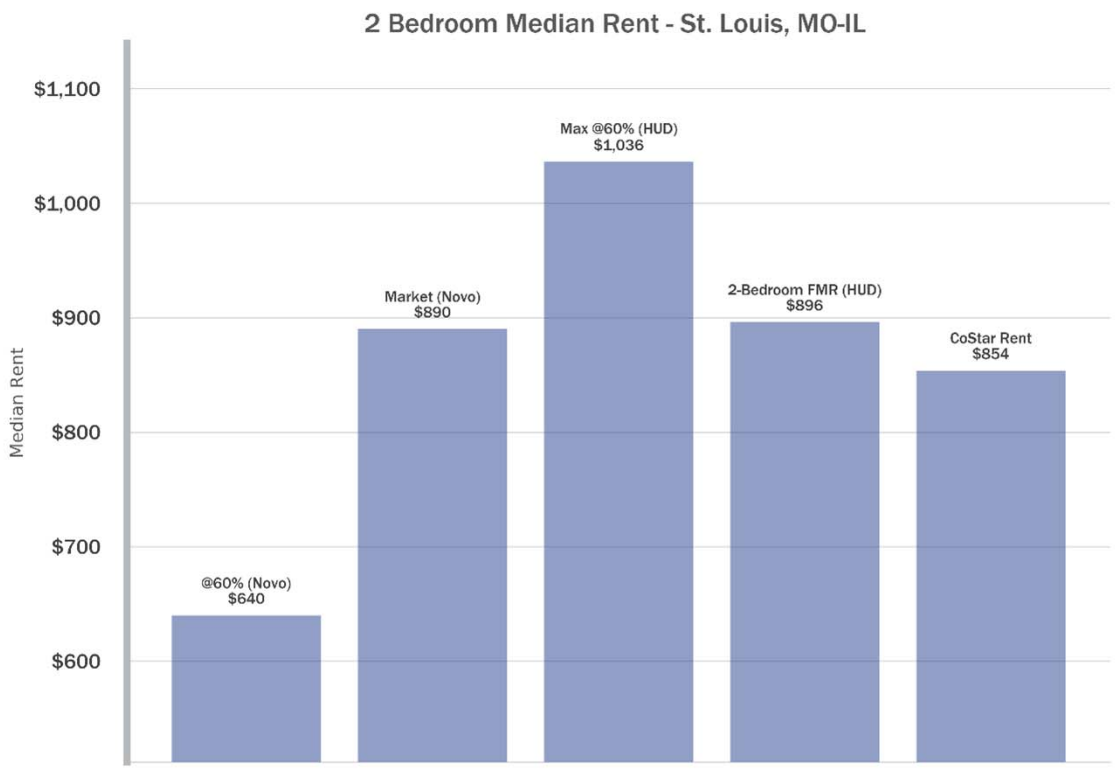
HUD AMI


HUD Income Trends - St. Louis, MO-IL
HUD-adjusted AMI
Unadjusted MFI
$38,000
$37,000
$36,000
$35,000
$34,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth



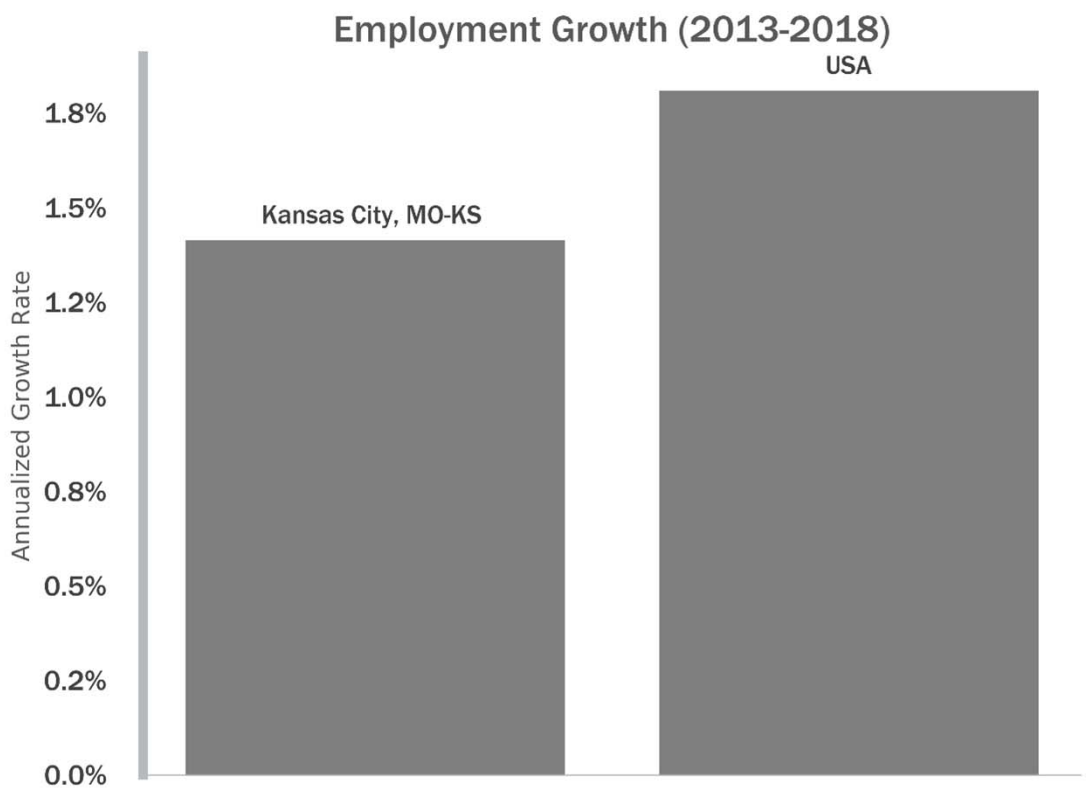
Rent Difference



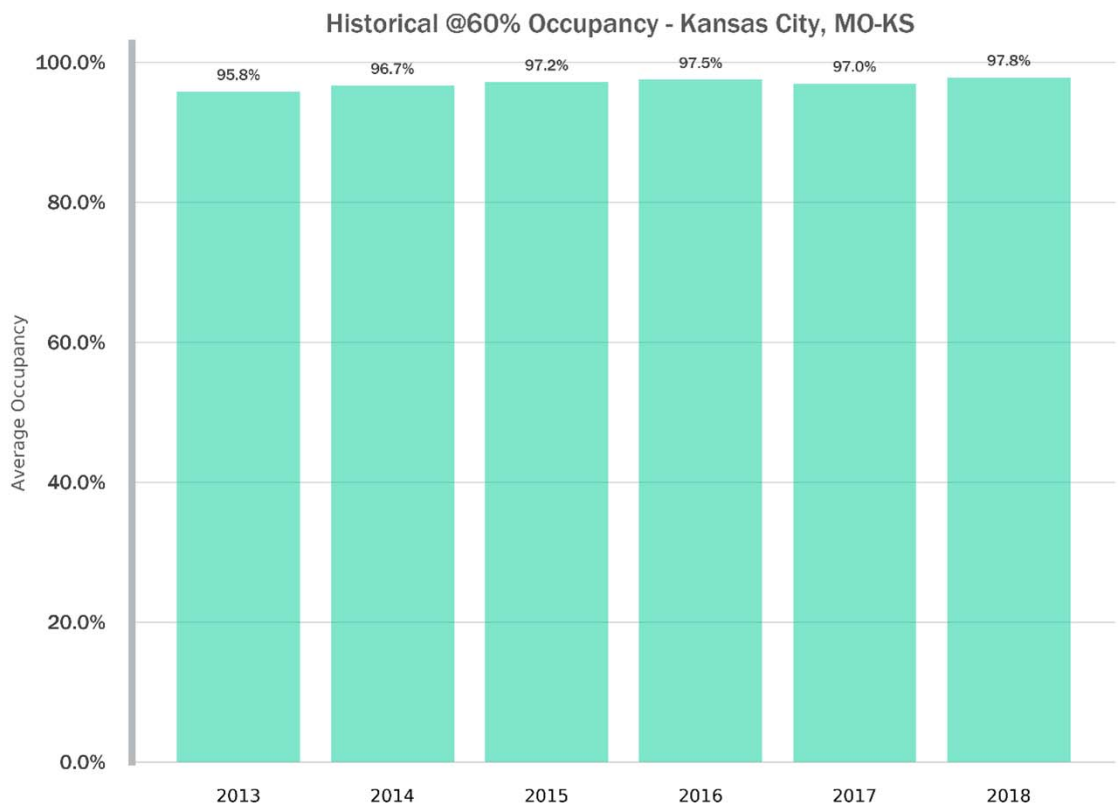
Kansas City, MO – KS

HUD Metro FMR Area

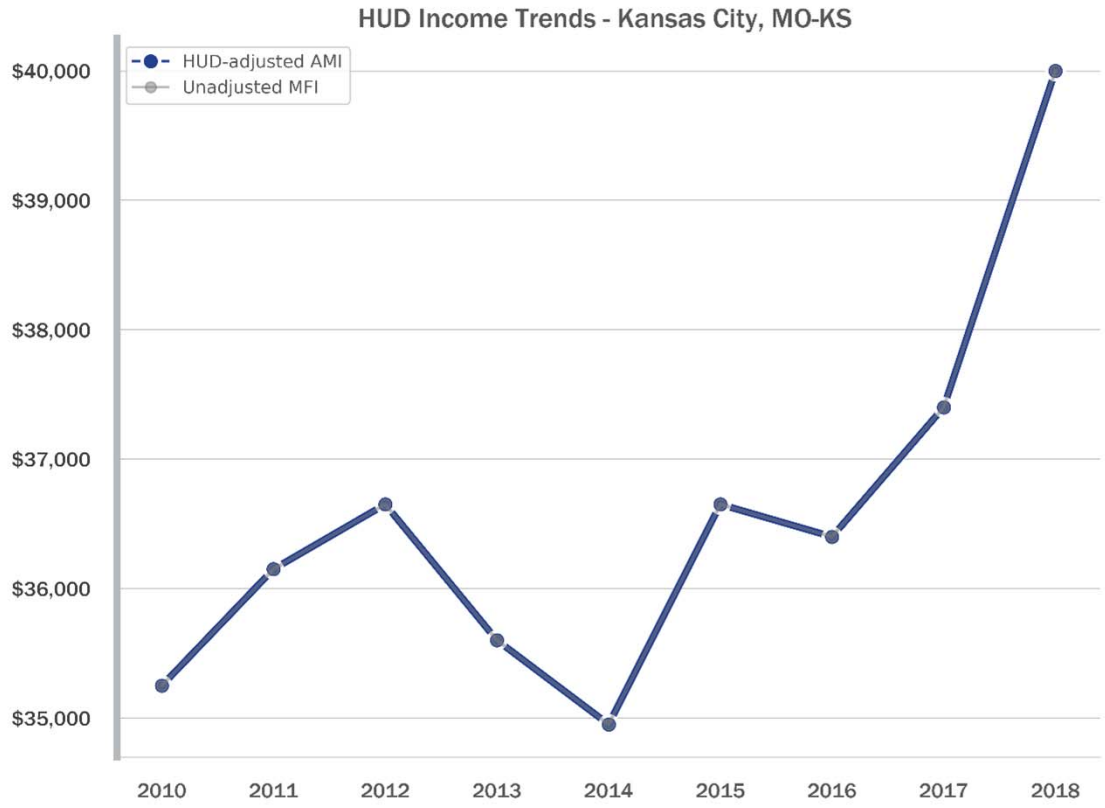
Employment Growth



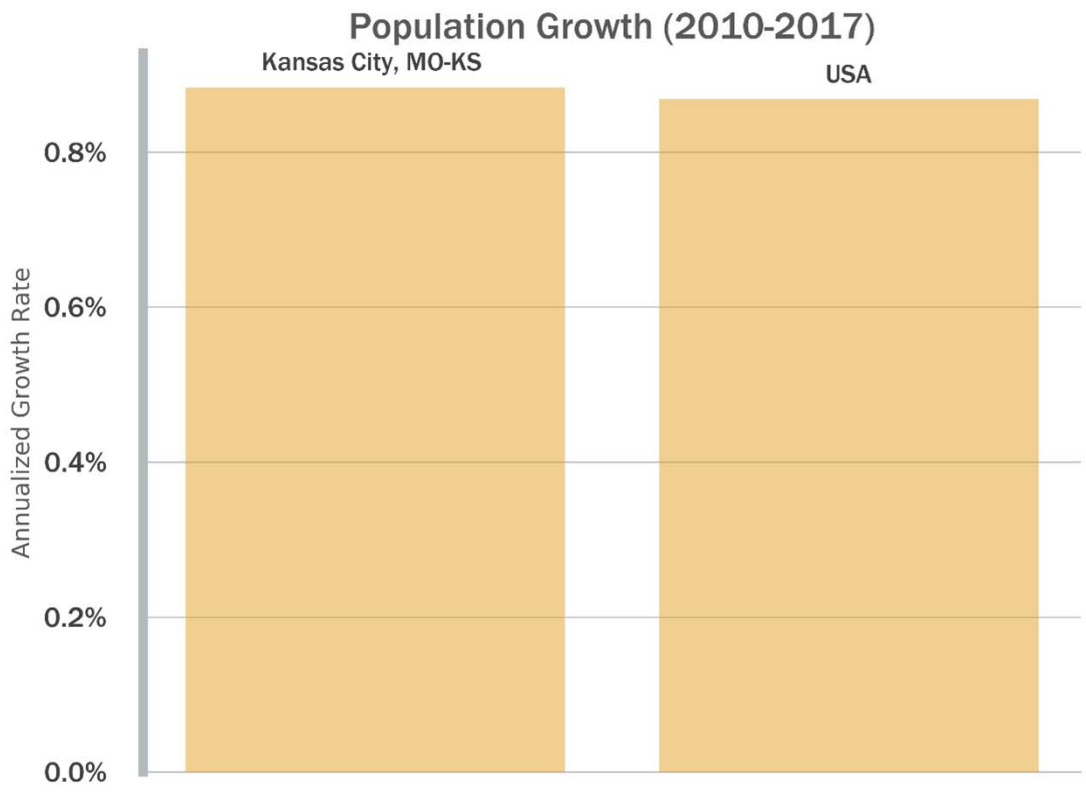
Historical Occupancy



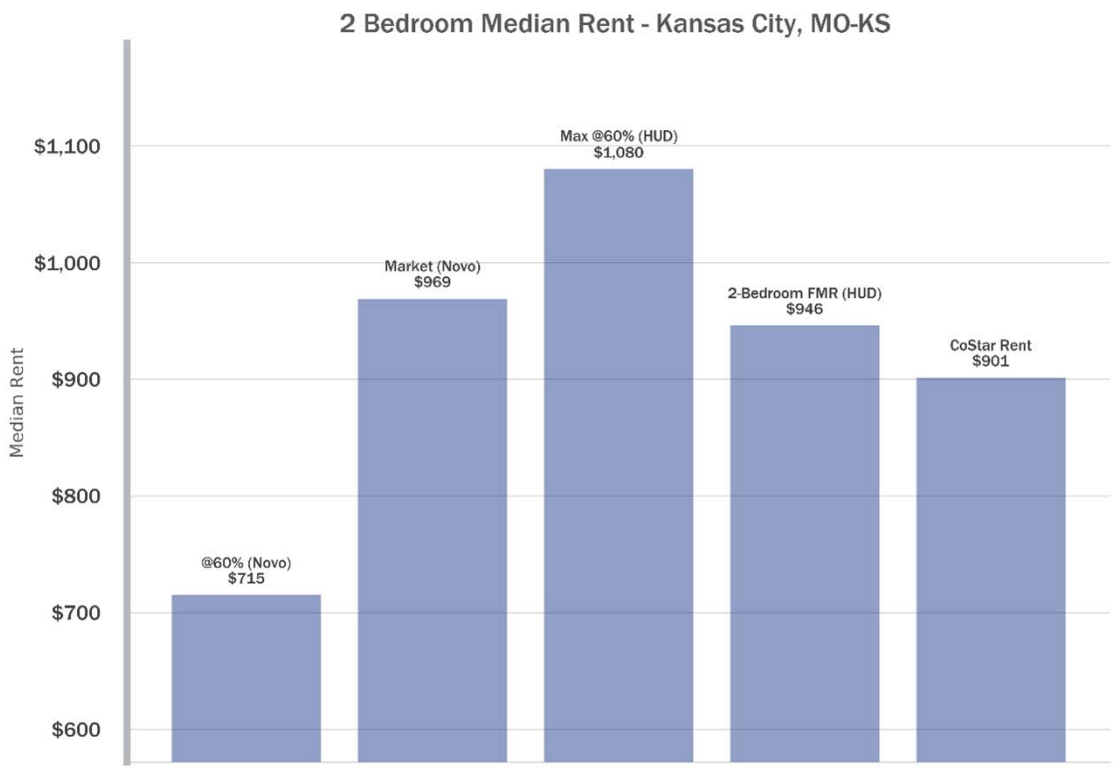
HUD AMI


HUD Income Trends - Kansas City, MO-KS
HUD-adjusted AMI
Unadjusted MFI
$40,000
$39,000
$38,000
$37,000
$36,000
$35,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth



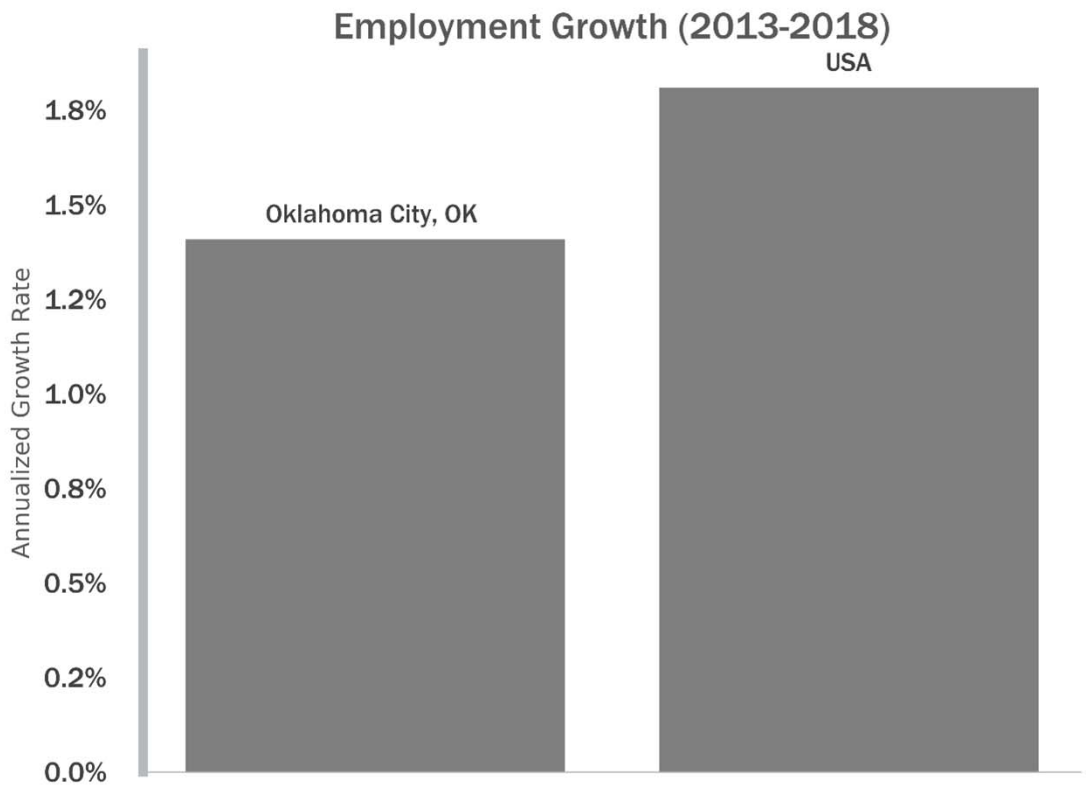
Rent Difference



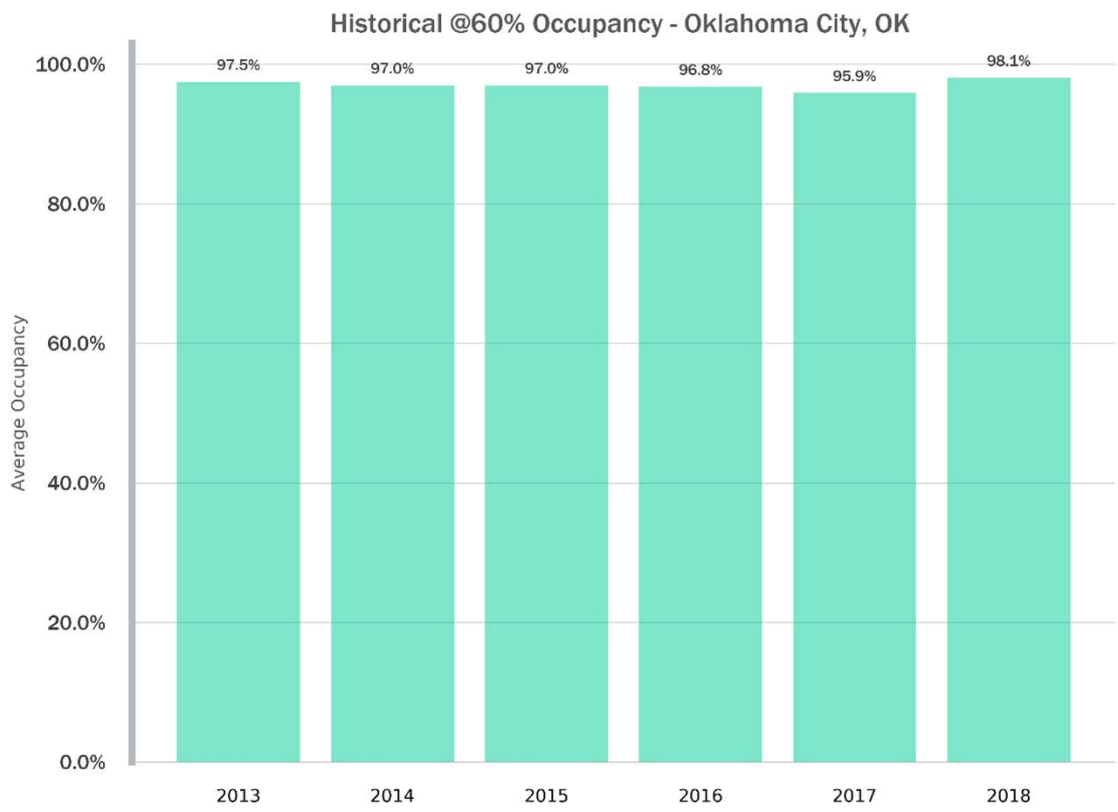
Oklahoma City, OK

HUD Metro FMR Area

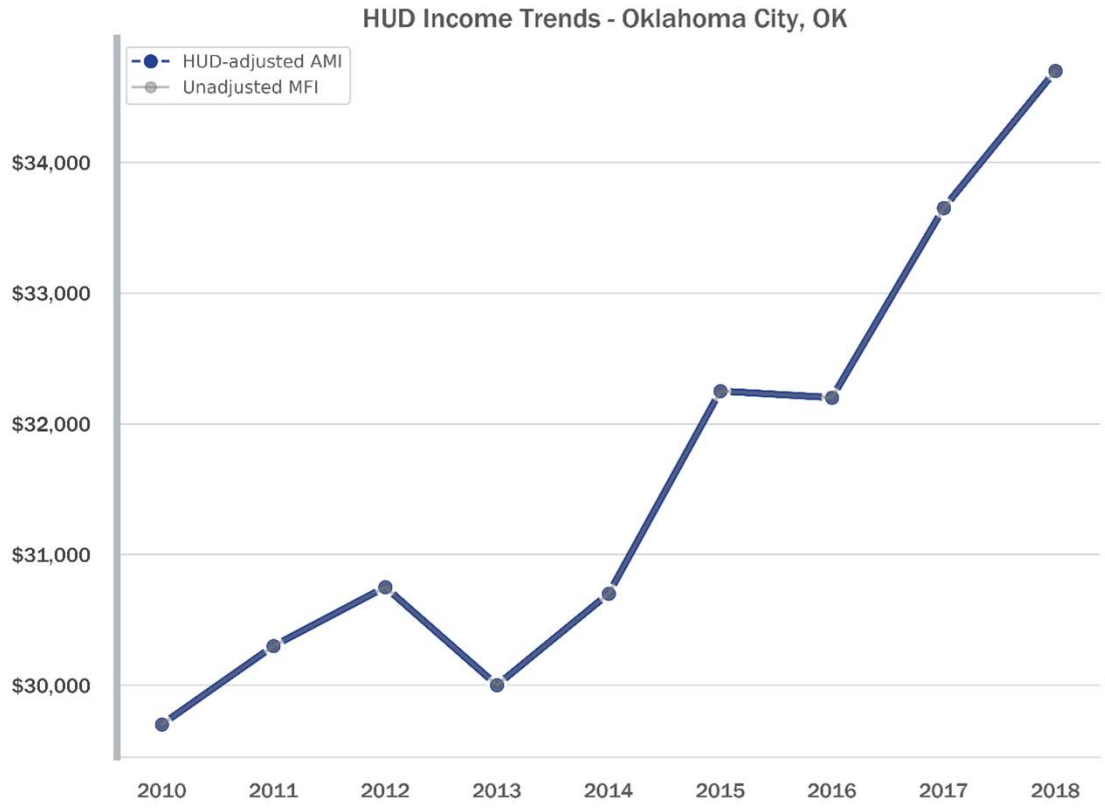
Employment Growth



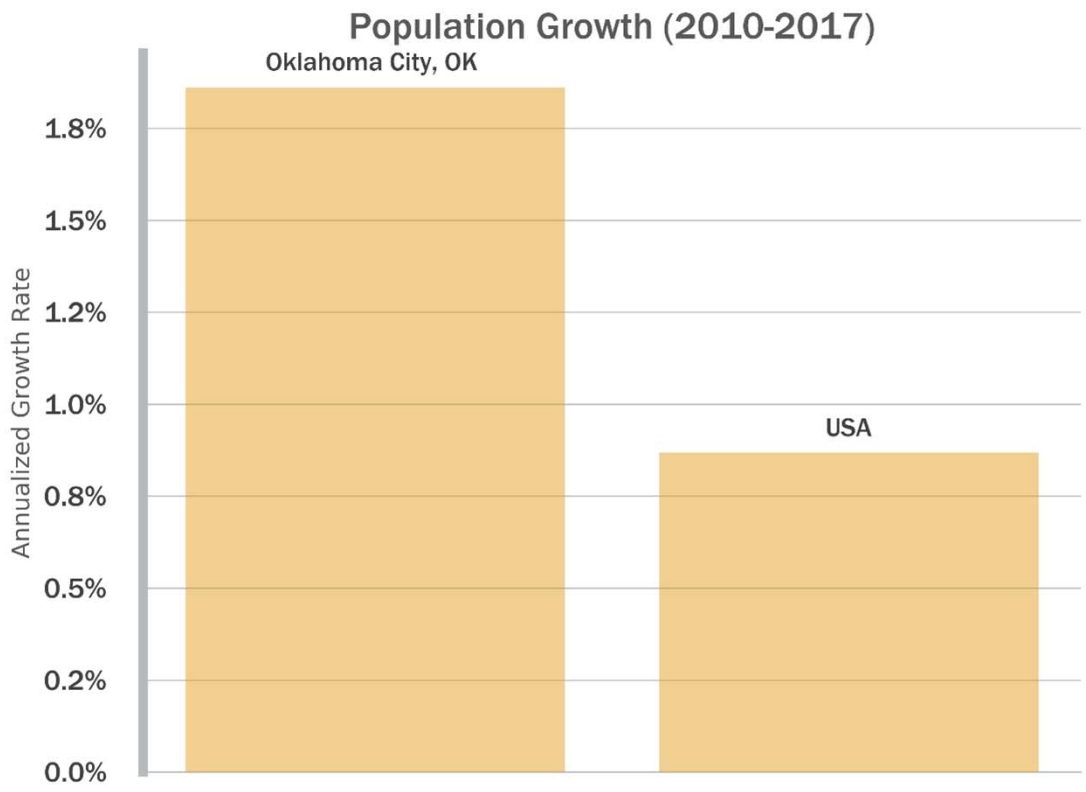
Historical Occupancy



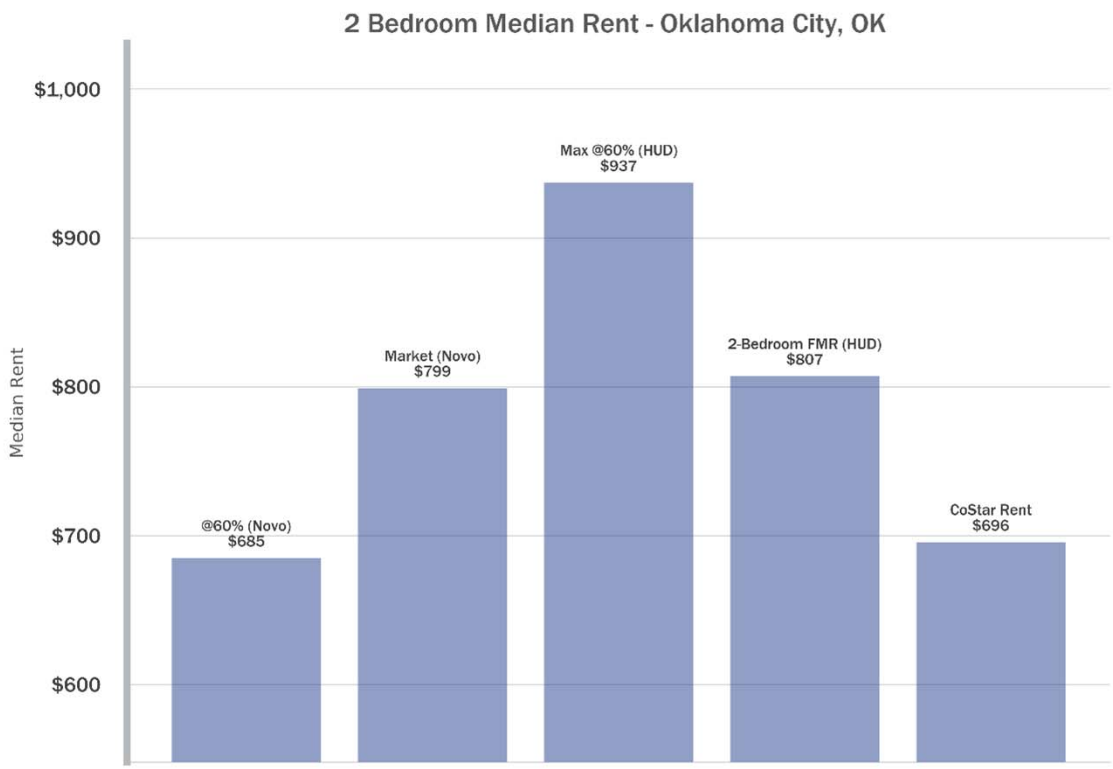
HUD AMI


HUD Income Trends - Oklahoma City, OK
HUD-adjusted AMI
Unadjusted MFI
$34,000
$33,000
$32,000
$31,000
$30,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth

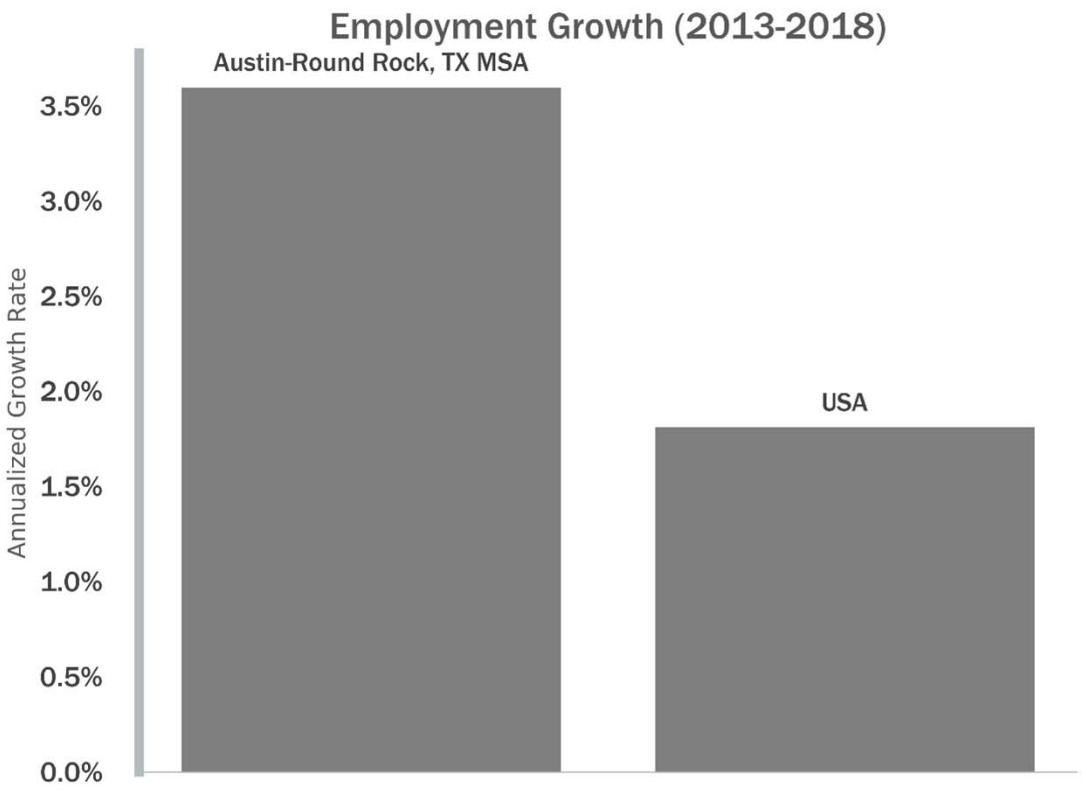


Rent Difference

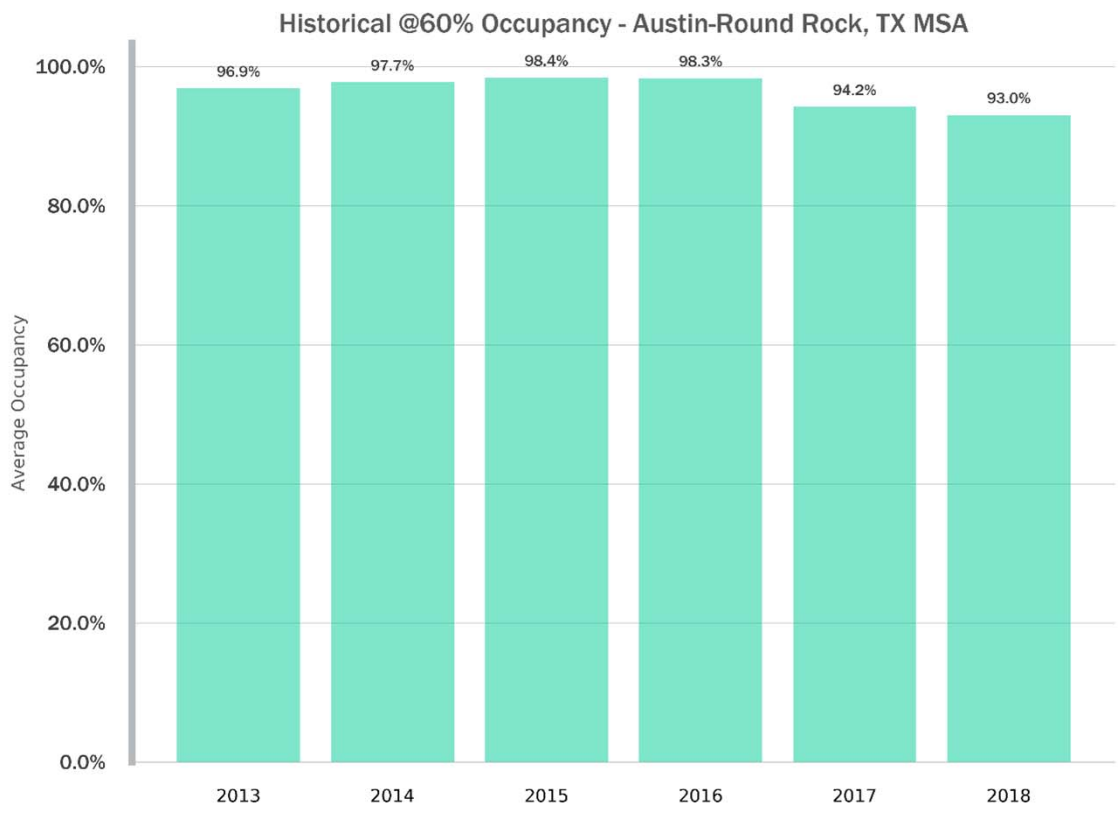


Austin – Round Rock, TX MSA

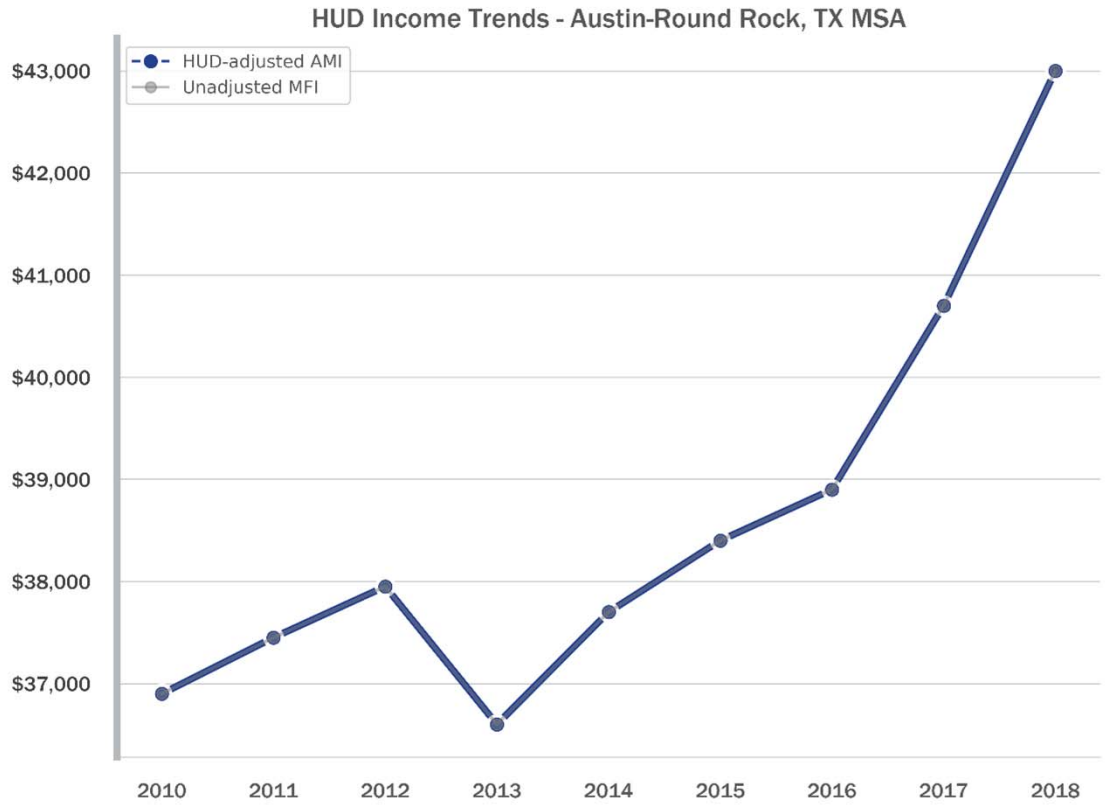
Employment Growth



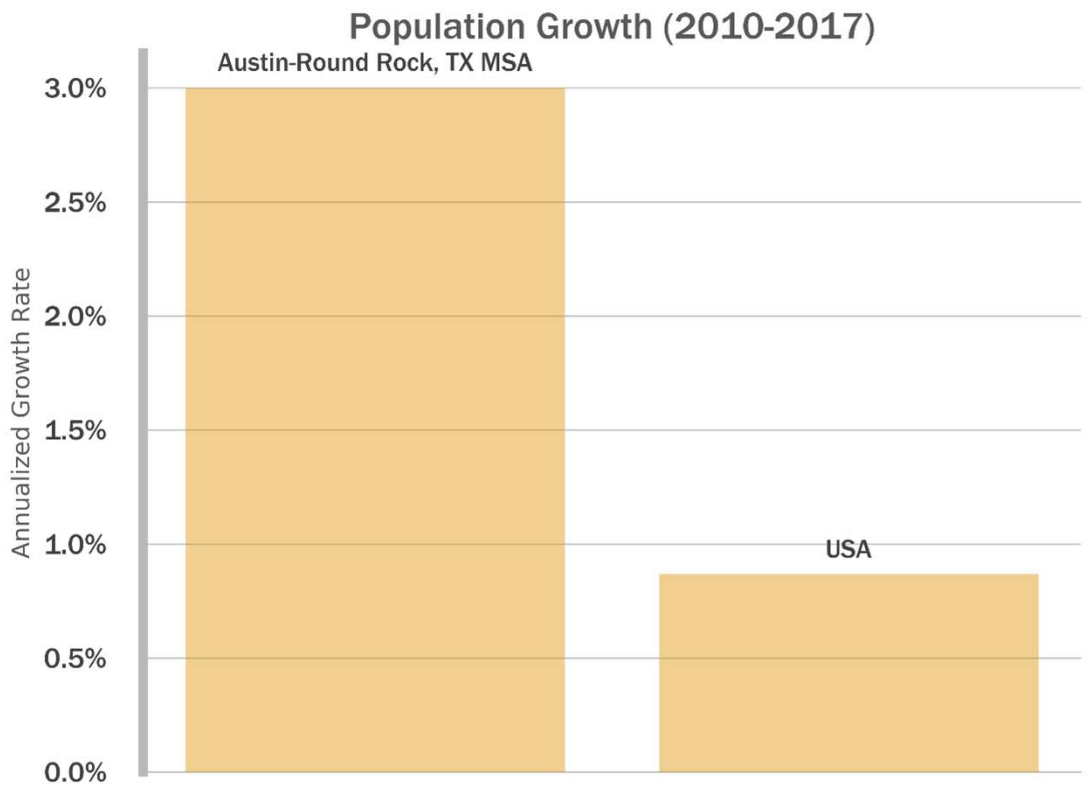
Historical Occupancy



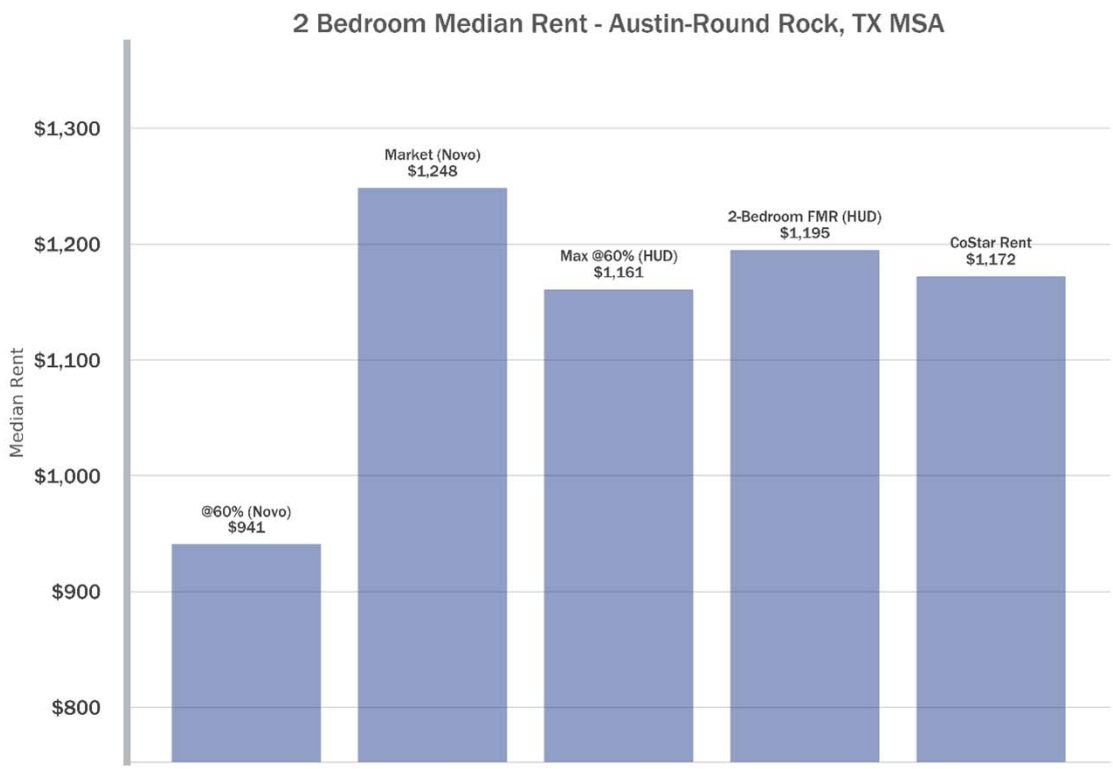
HUD AMI


HUD Income Trends - Austin-Round Rock, TX MSA
HUD-adjusted AMI
Unadjusted MFI
$43,000
$42,000
$41,000
$40,000
$39,000
$38,000
$37,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth



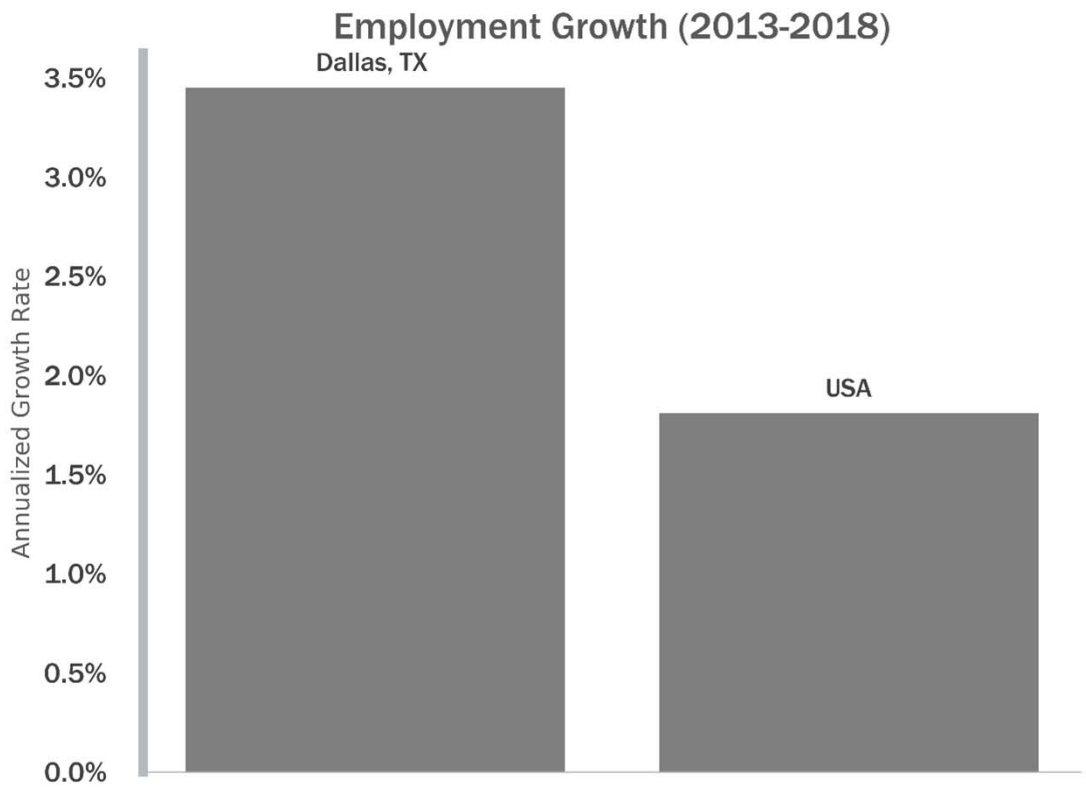
Rent Difference



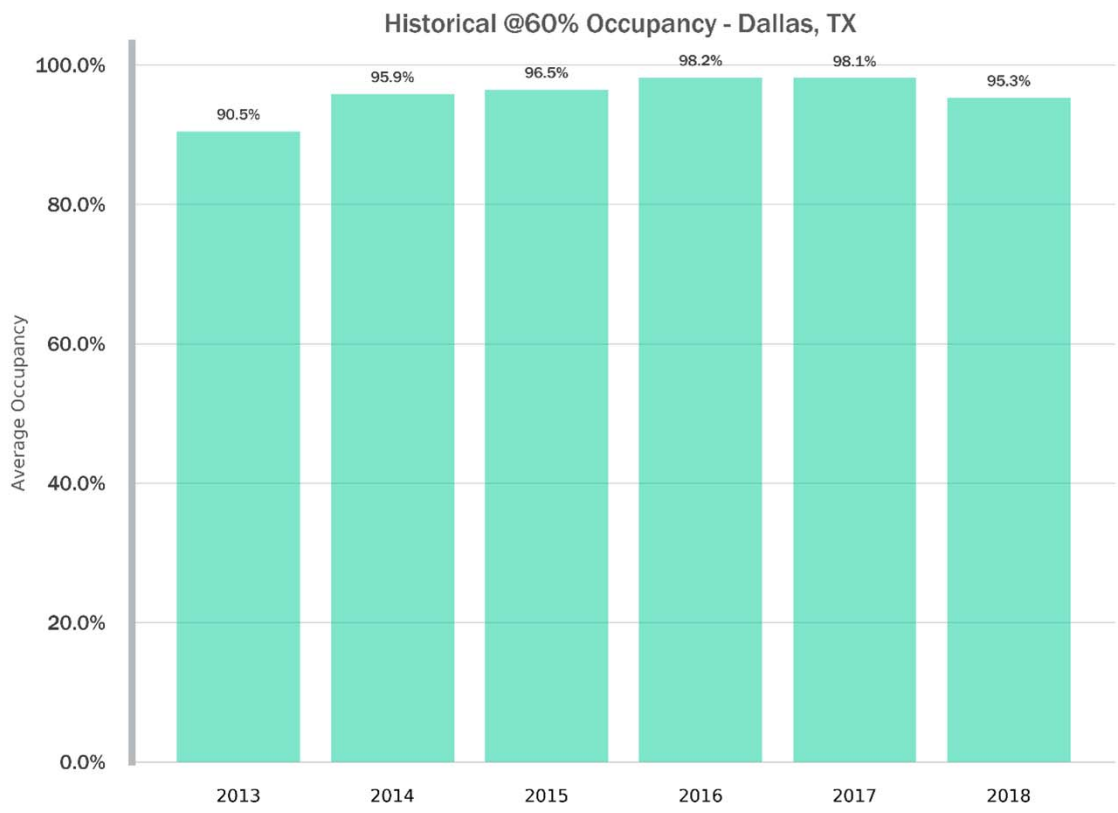
Dallas, TX

HUD Metro FMR Area

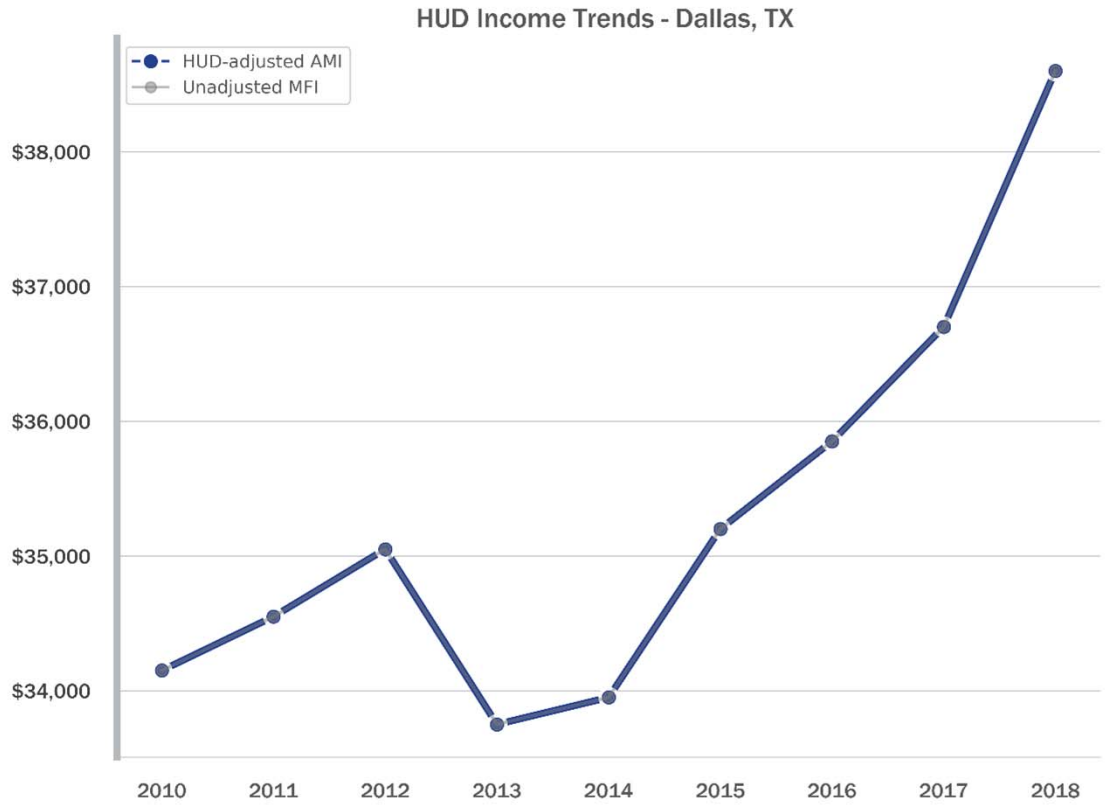
Employment Growth



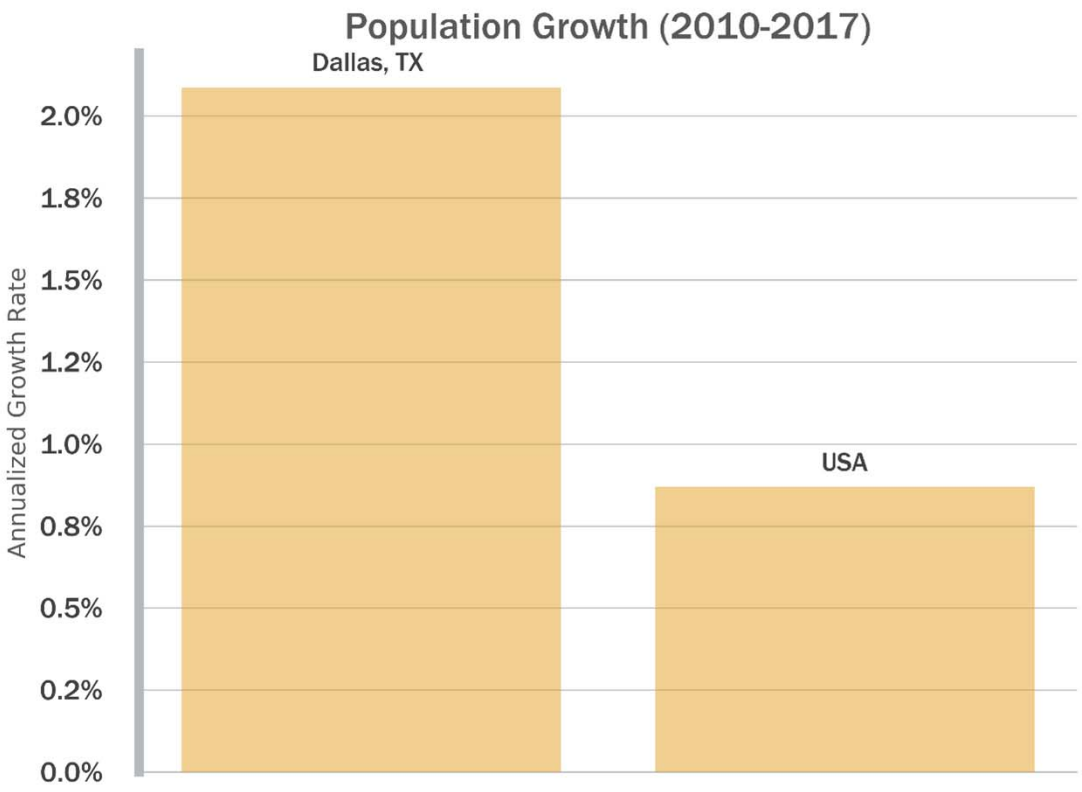
Historical Occupancy



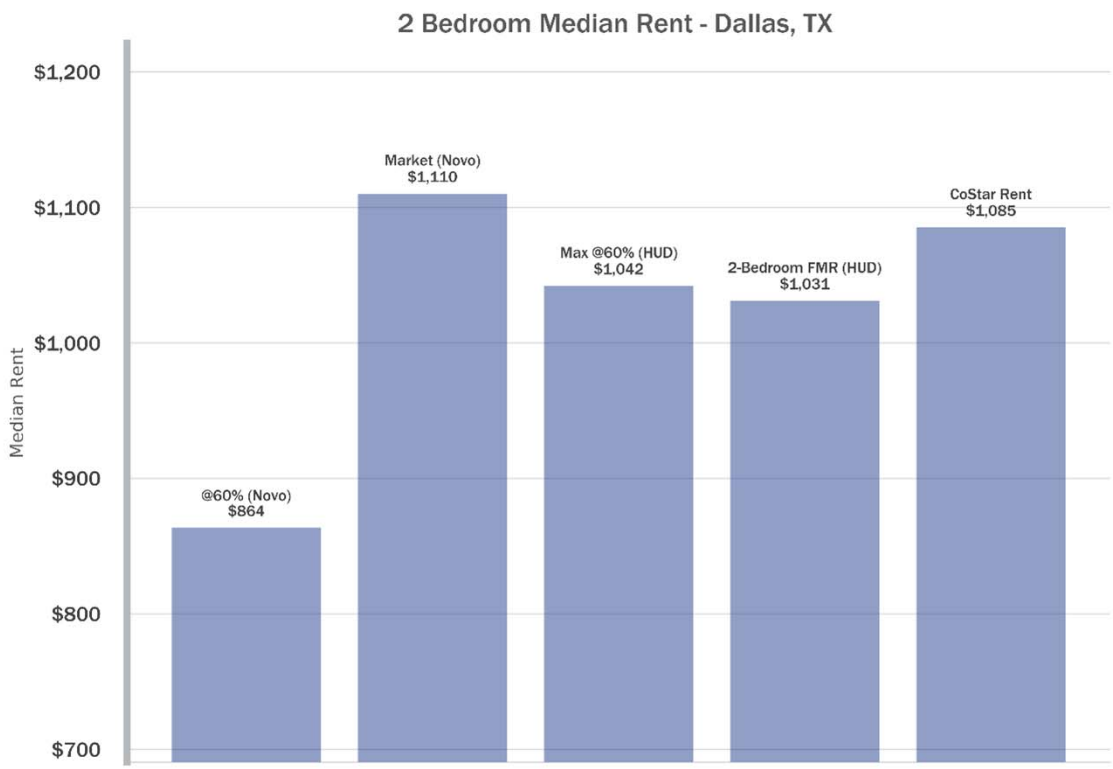
HUD AMI


HUD Income Trends - Dallas, TX
HUD-adjusted AMI
Unadjusted MFI
$38,000
$37,000
$36,000
$35,000
$34,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth



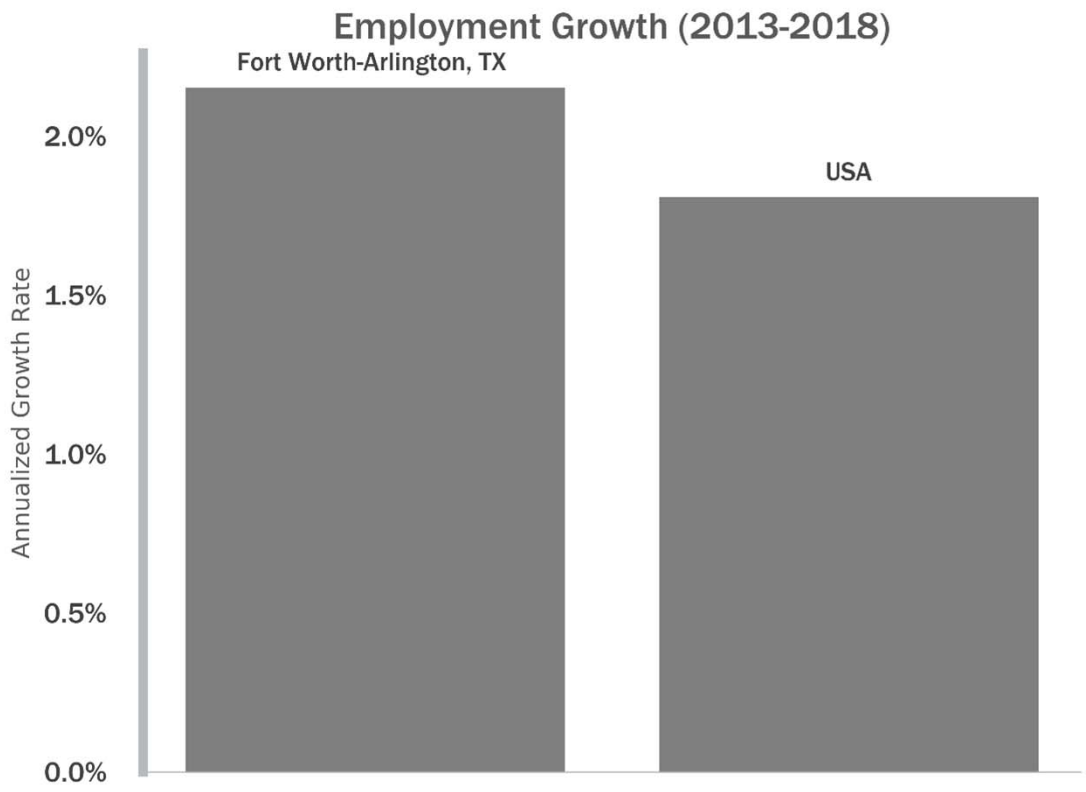
Rent Difference



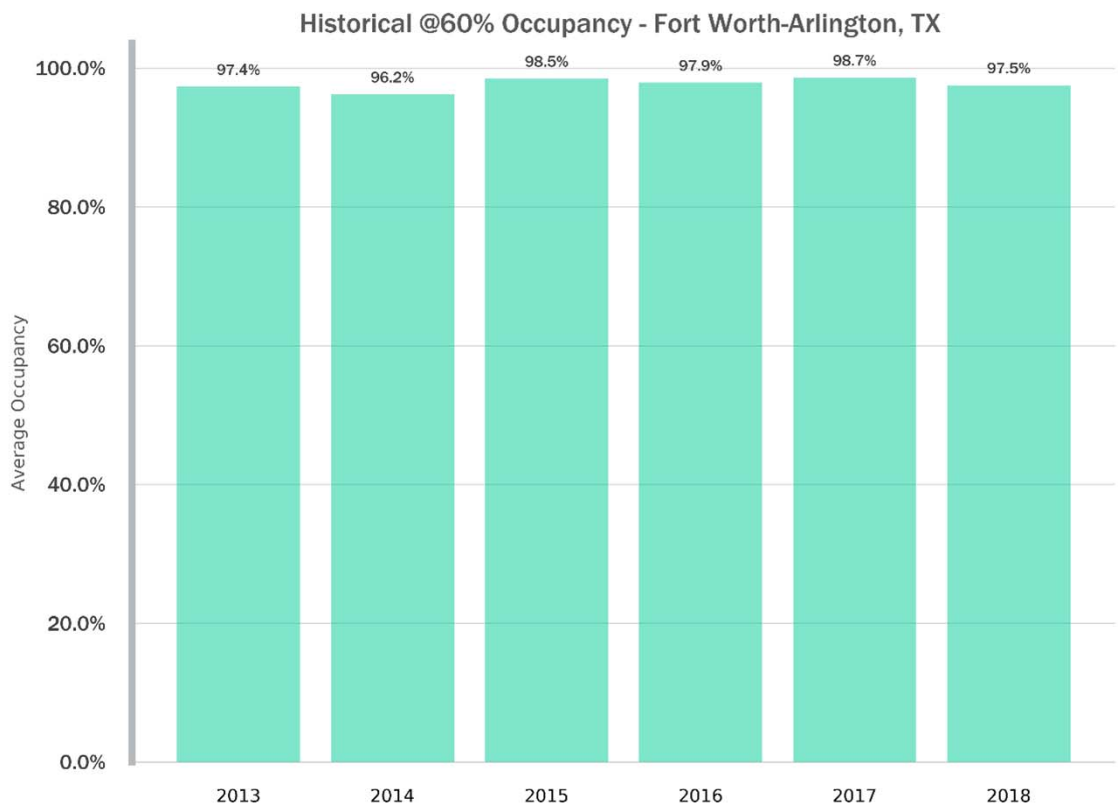
Fort Worth – Arlington, TX

HUD Metro FMR Area

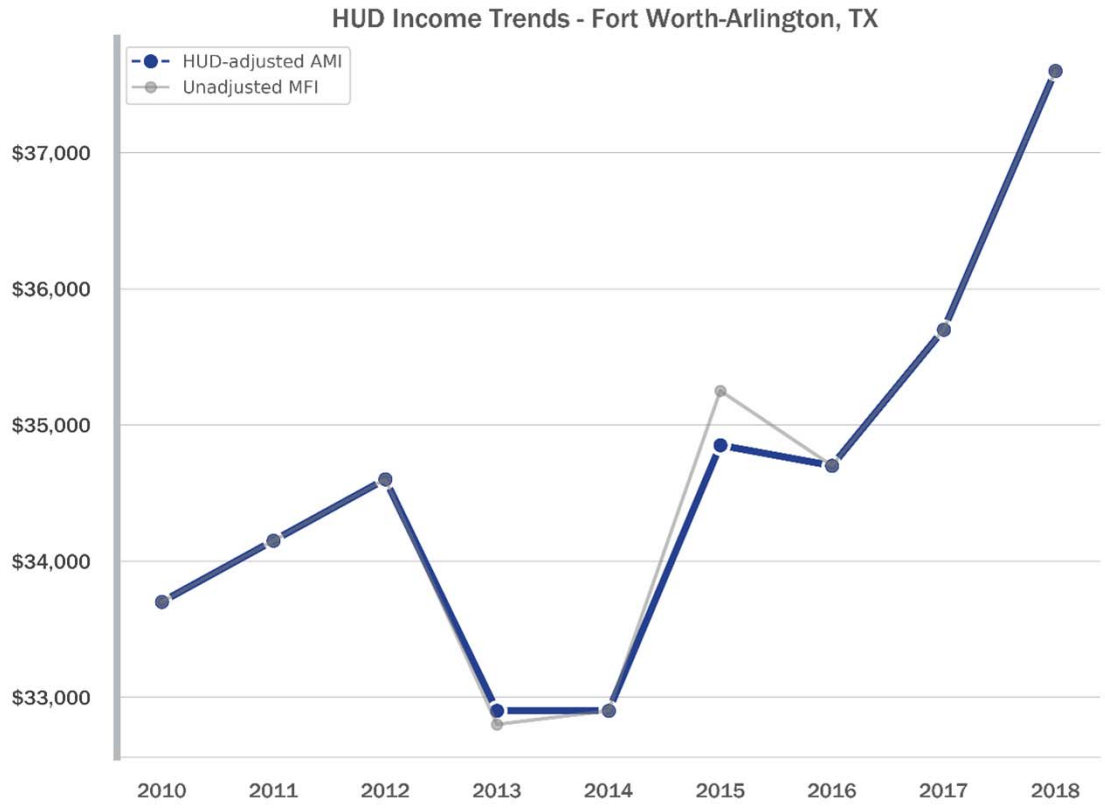
Employment Growth



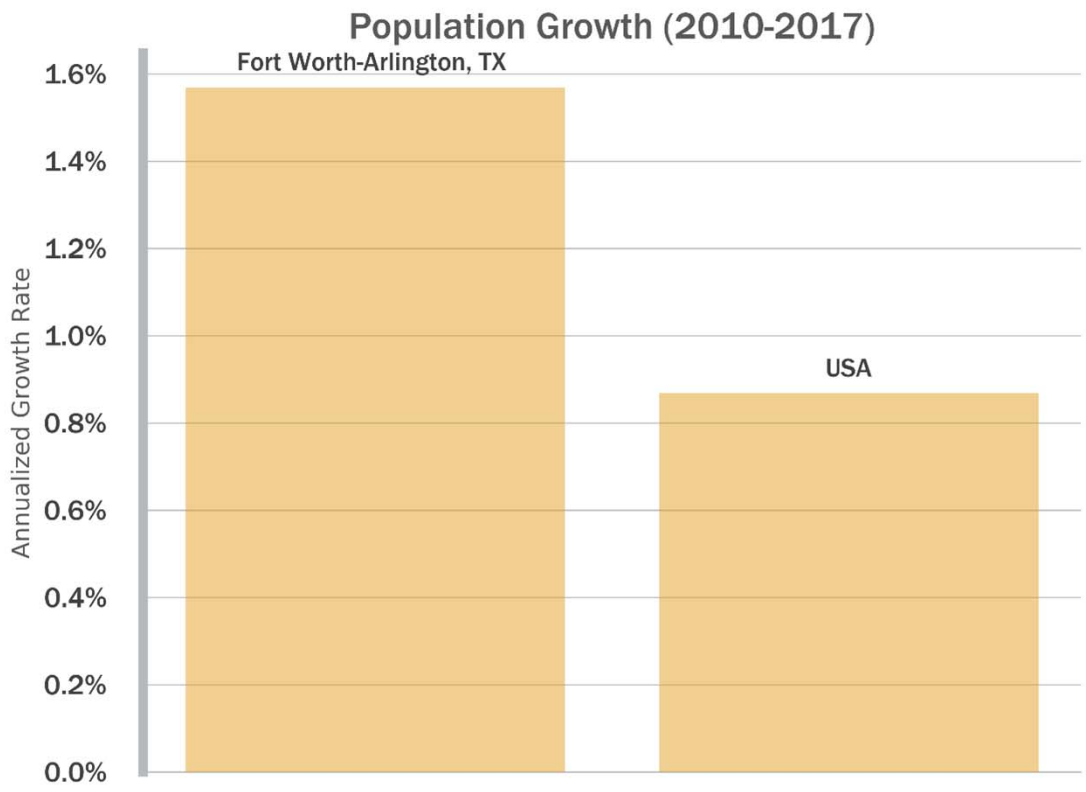
Historical Occupancy



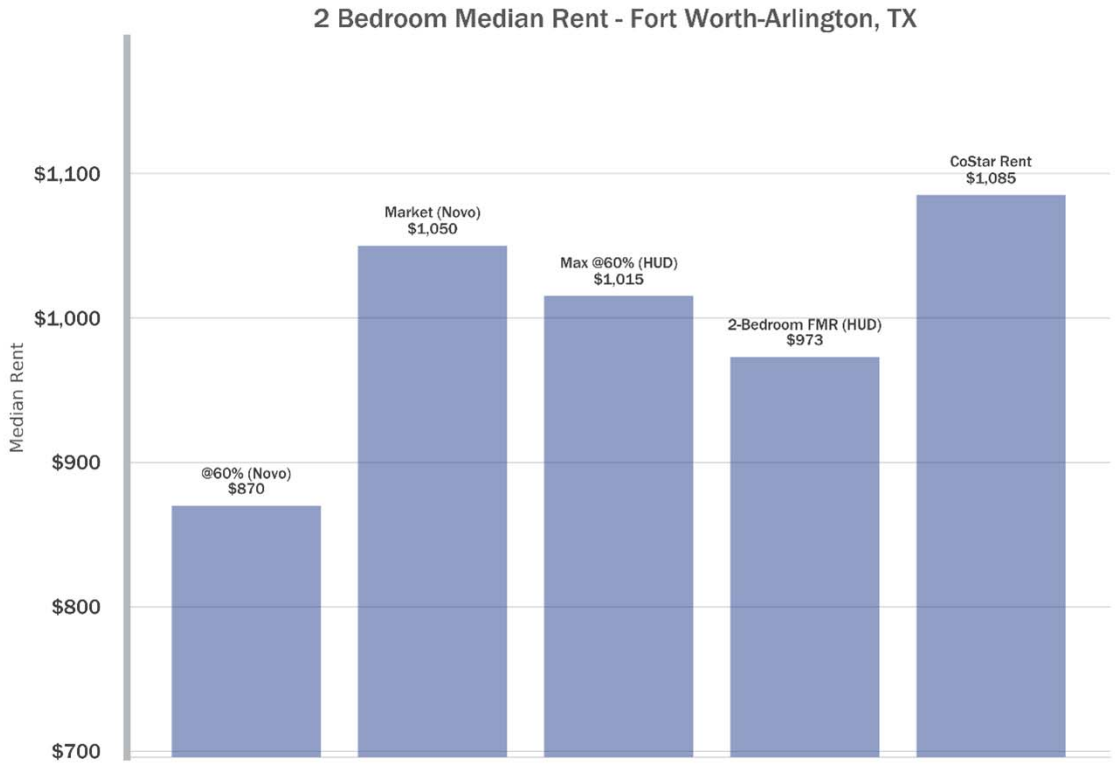
HUD AMI


HUD Income Trends - Fort Worth-Arlington, TX
HUD-adjusted AMI
Unadjusted MFI
$37,000
$36,000
$35,000
$34,000
$33,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth



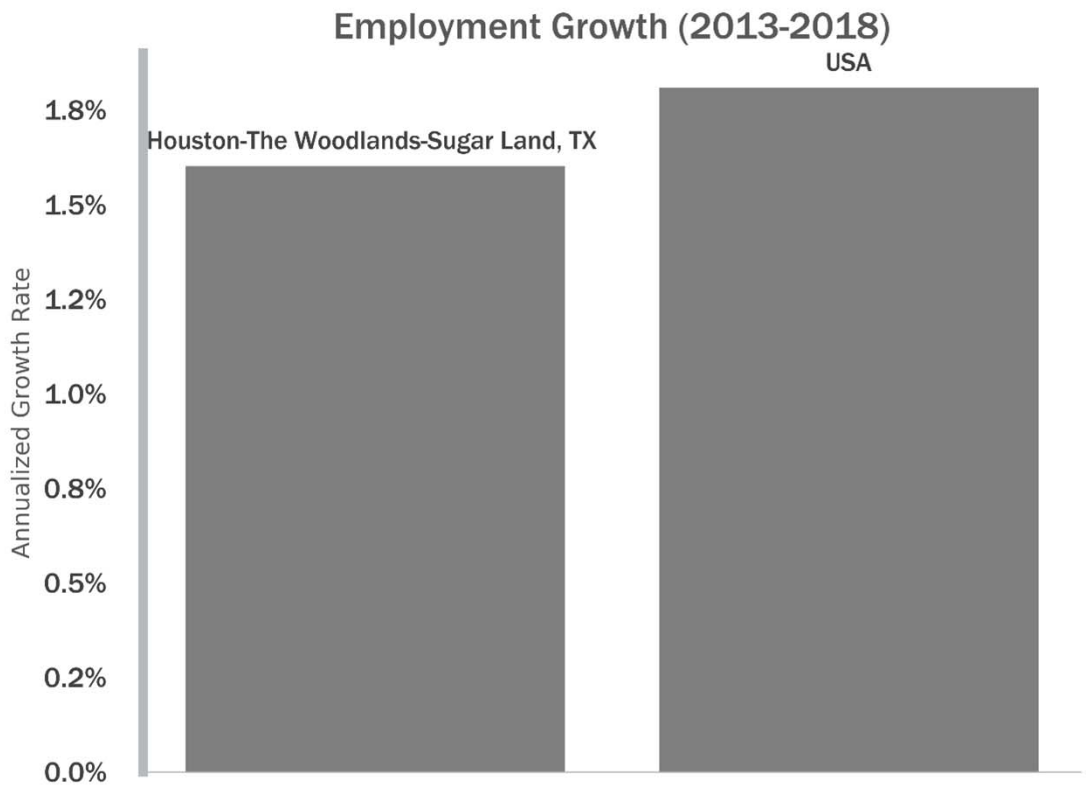
Rent Difference



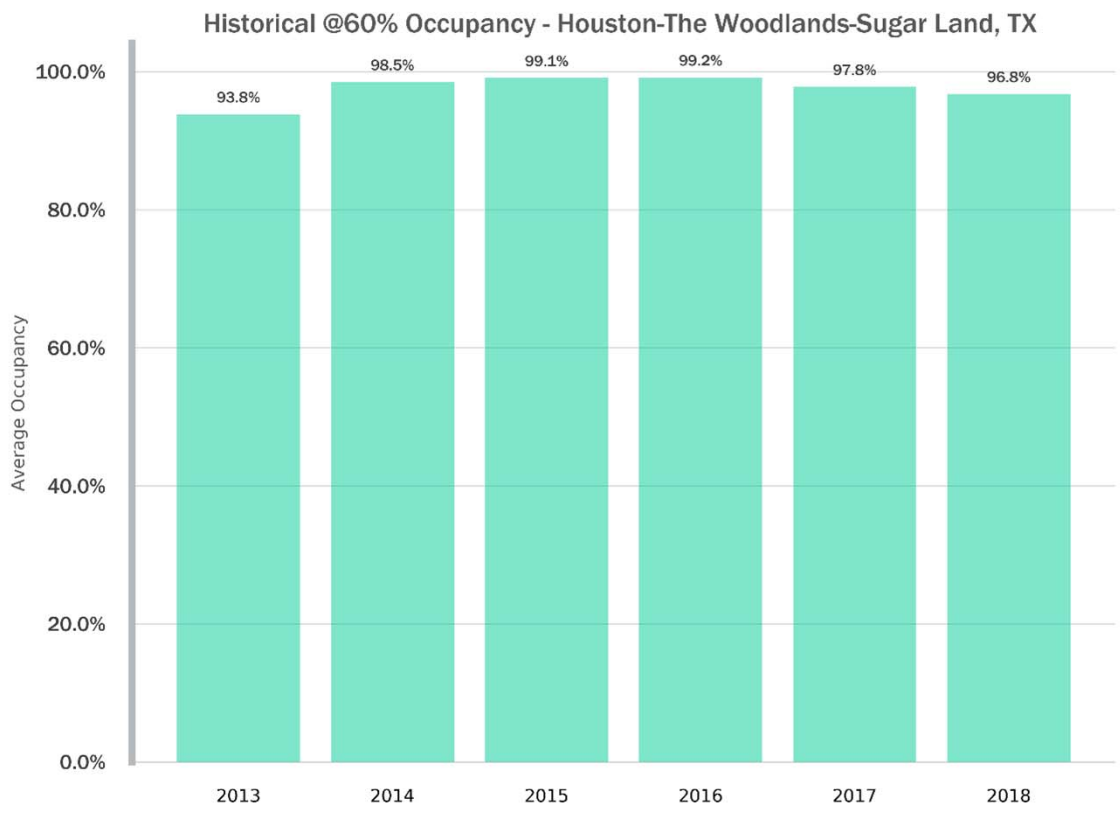
Houston – The Woodlands – Sugar Land, TX

HUD Metro FMR Area

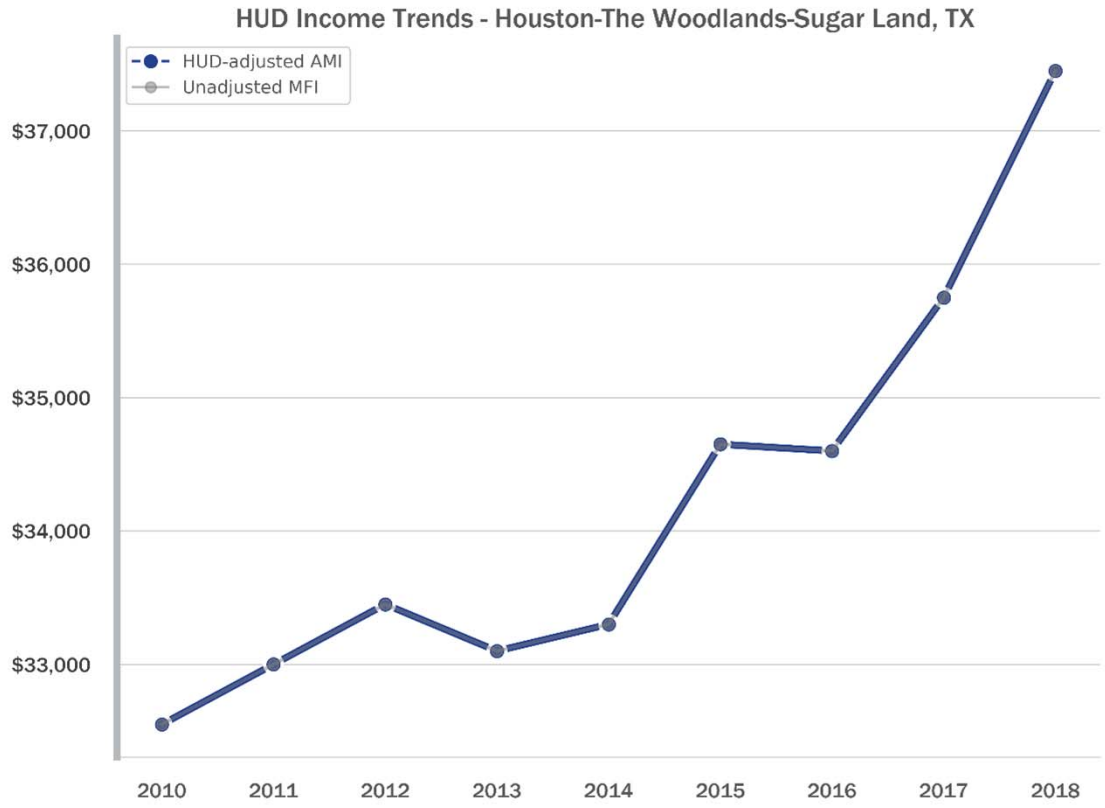
Employment Growth



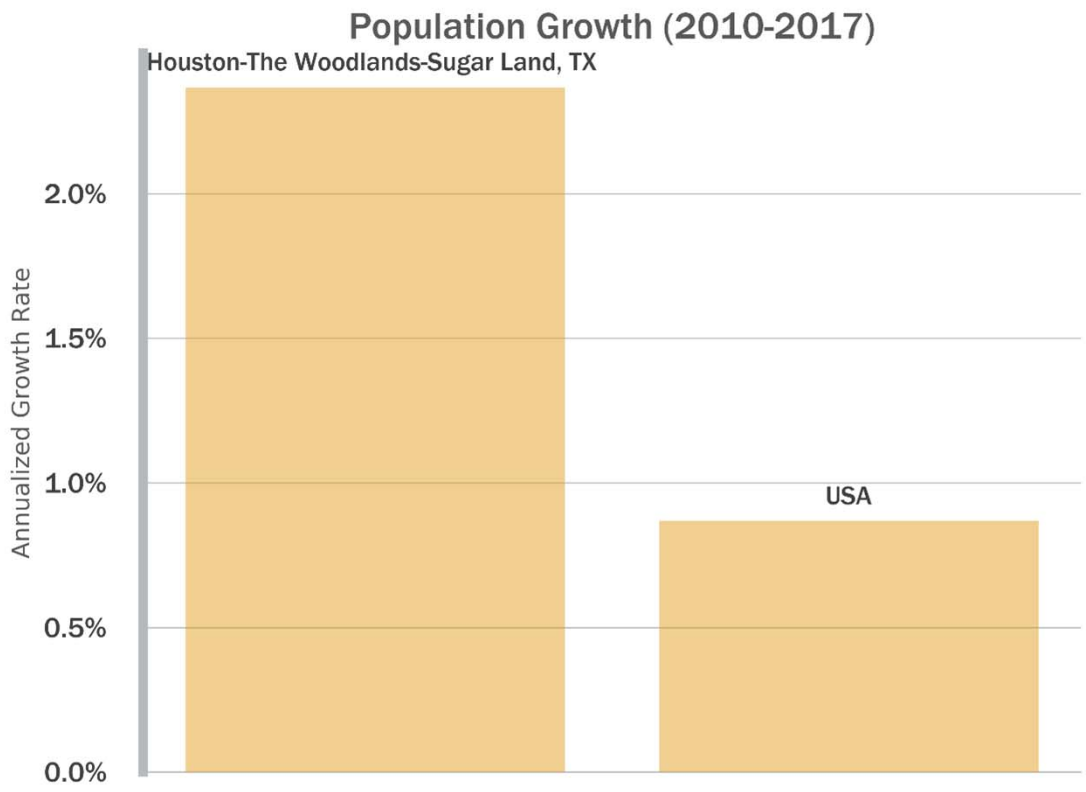
Historical Occupancy



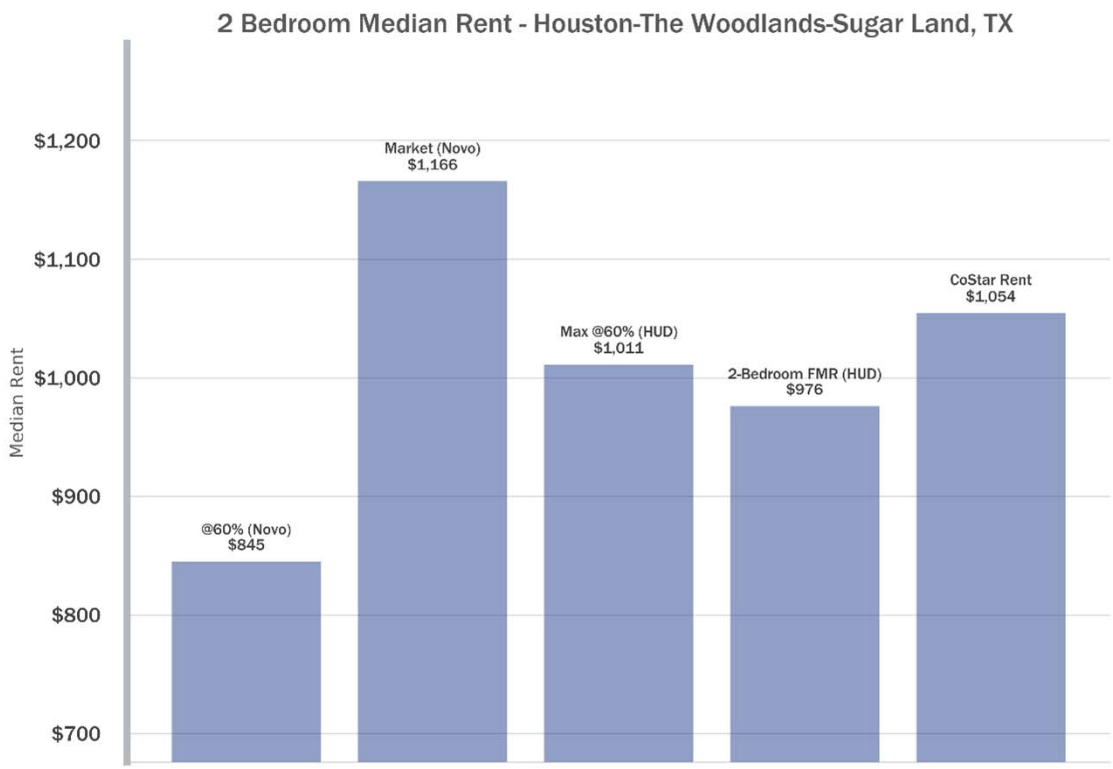
HUD AMI


HUD Income Trends - Houston-The Woodlands-Sugar Land, TX
HUD-adjusted AMI
Unadjusted MFI
$37,000
$36,000
$35,000
$34,000
$33,000
2010
2011
2012
2013
2014
2015
2016
2017
2018

Population Growth



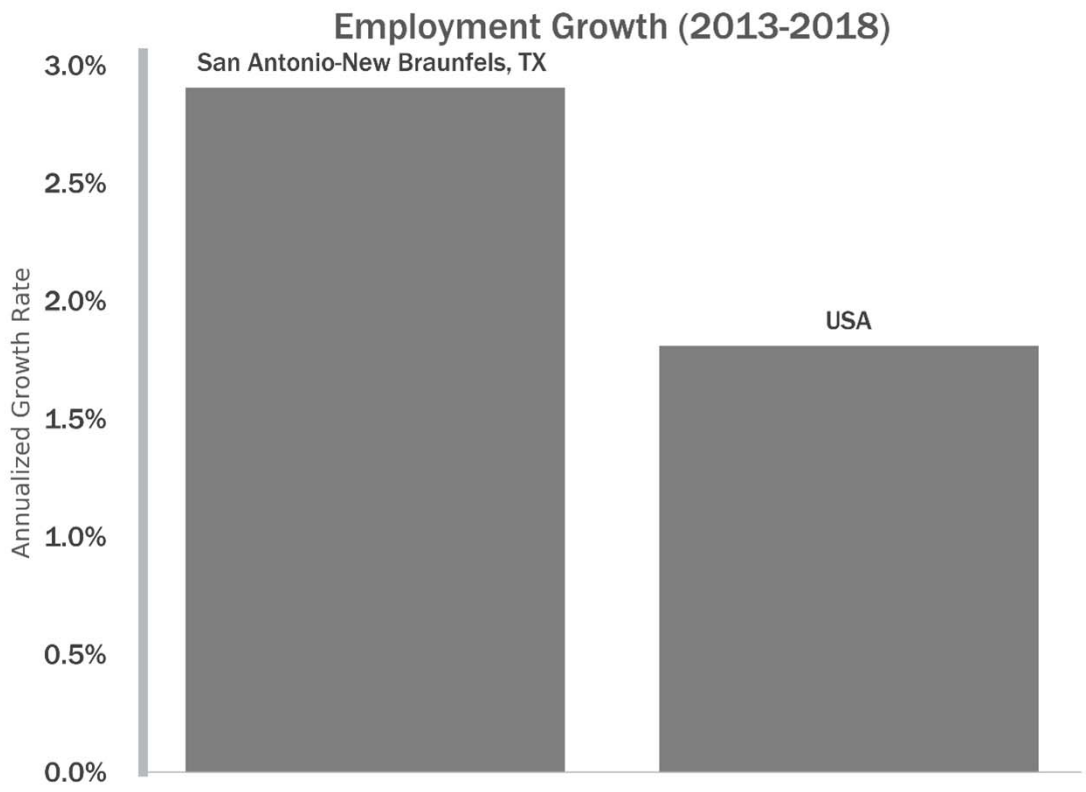
Rent Difference



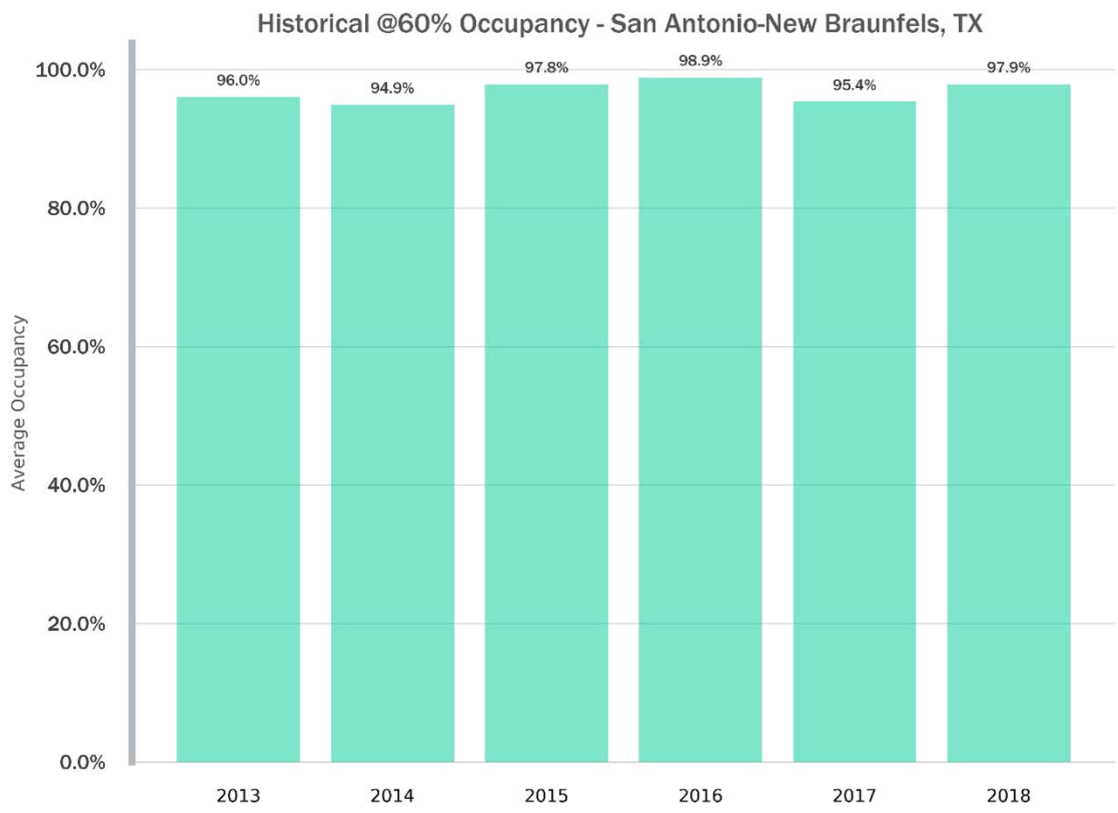
San Antonio – New Braunfels, TX

HUD Metro FMR Area

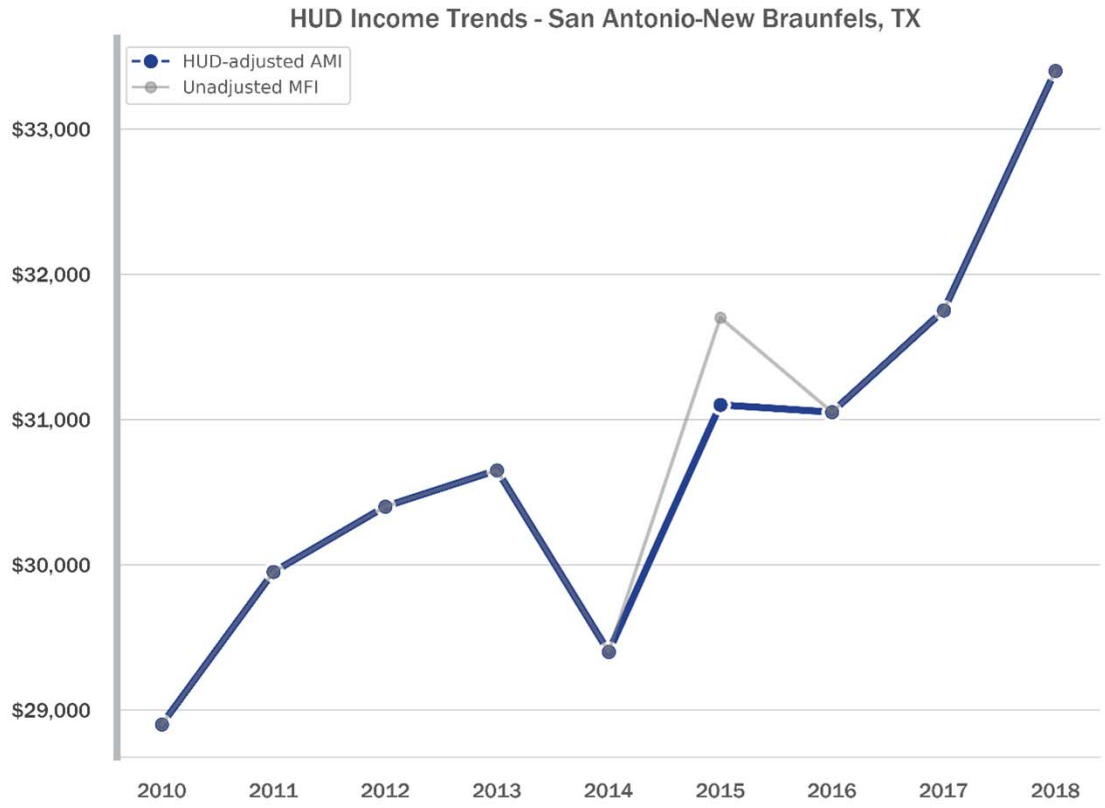
Employment Growth



Historical Occupancy



HUD AMI


HUD Income Trends - San Antonio-New Braunfels, TX
HUD-adjusted AMI
Unadjusted MFI
$33,000
$32,000
$31,000
$30,000
$29,000
2010
2011
2012
2013
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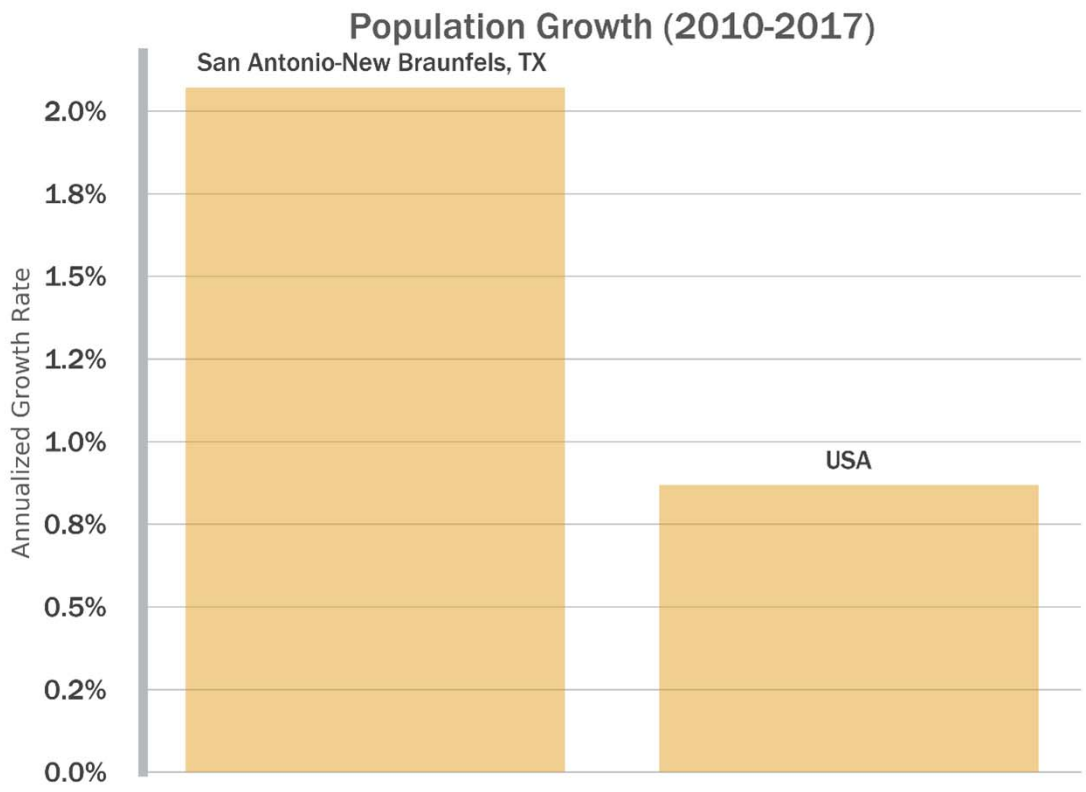
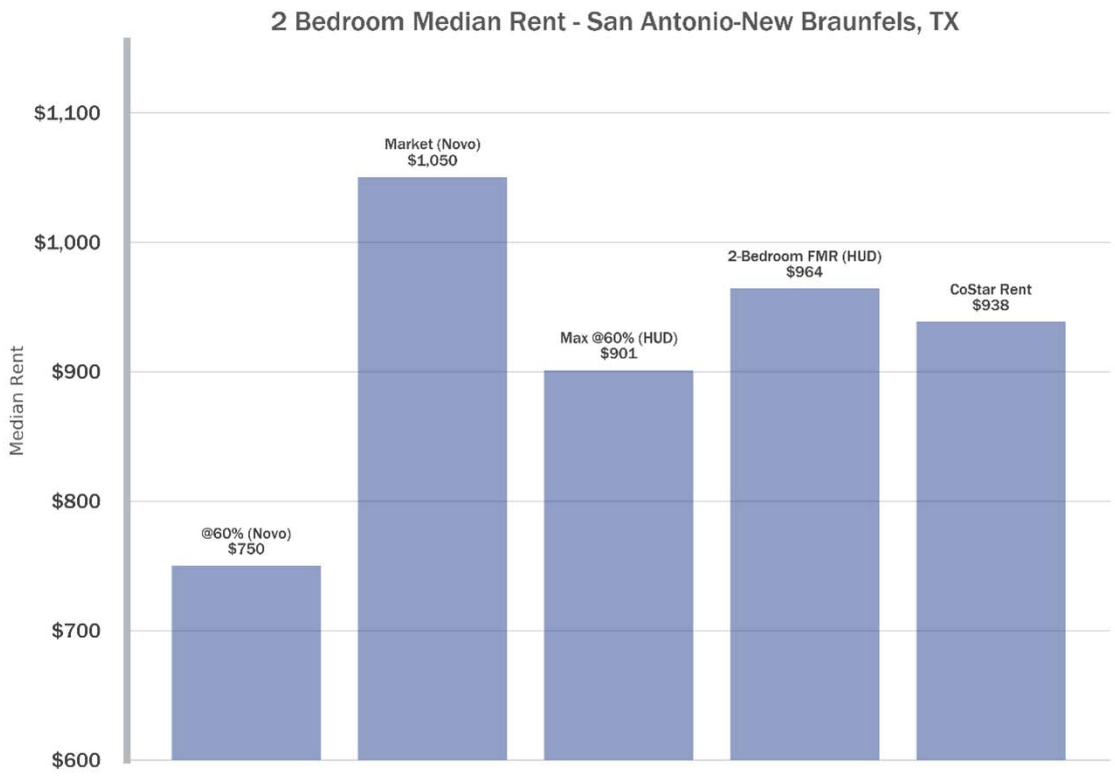
2017
2018

Population Growth

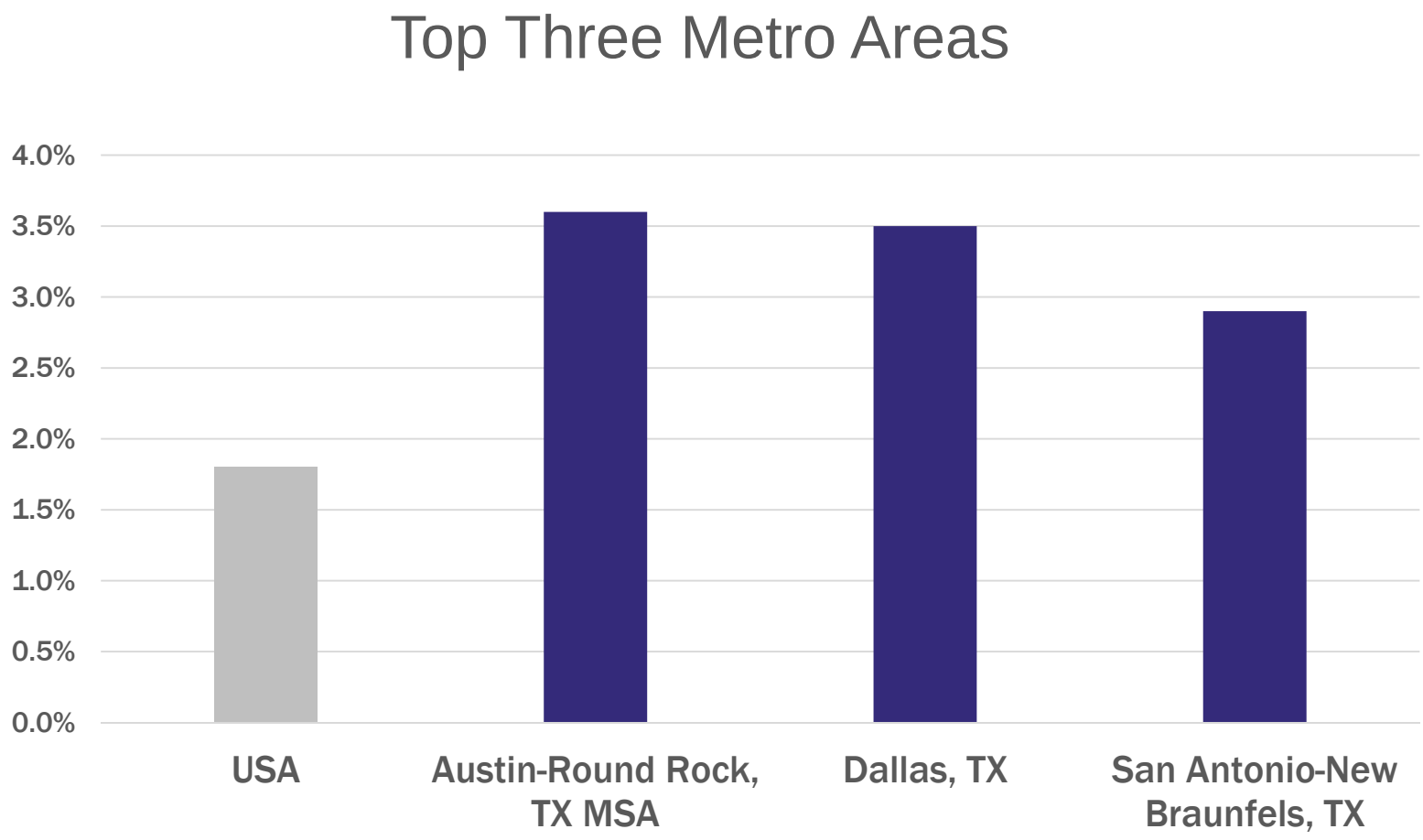


Rent Difference

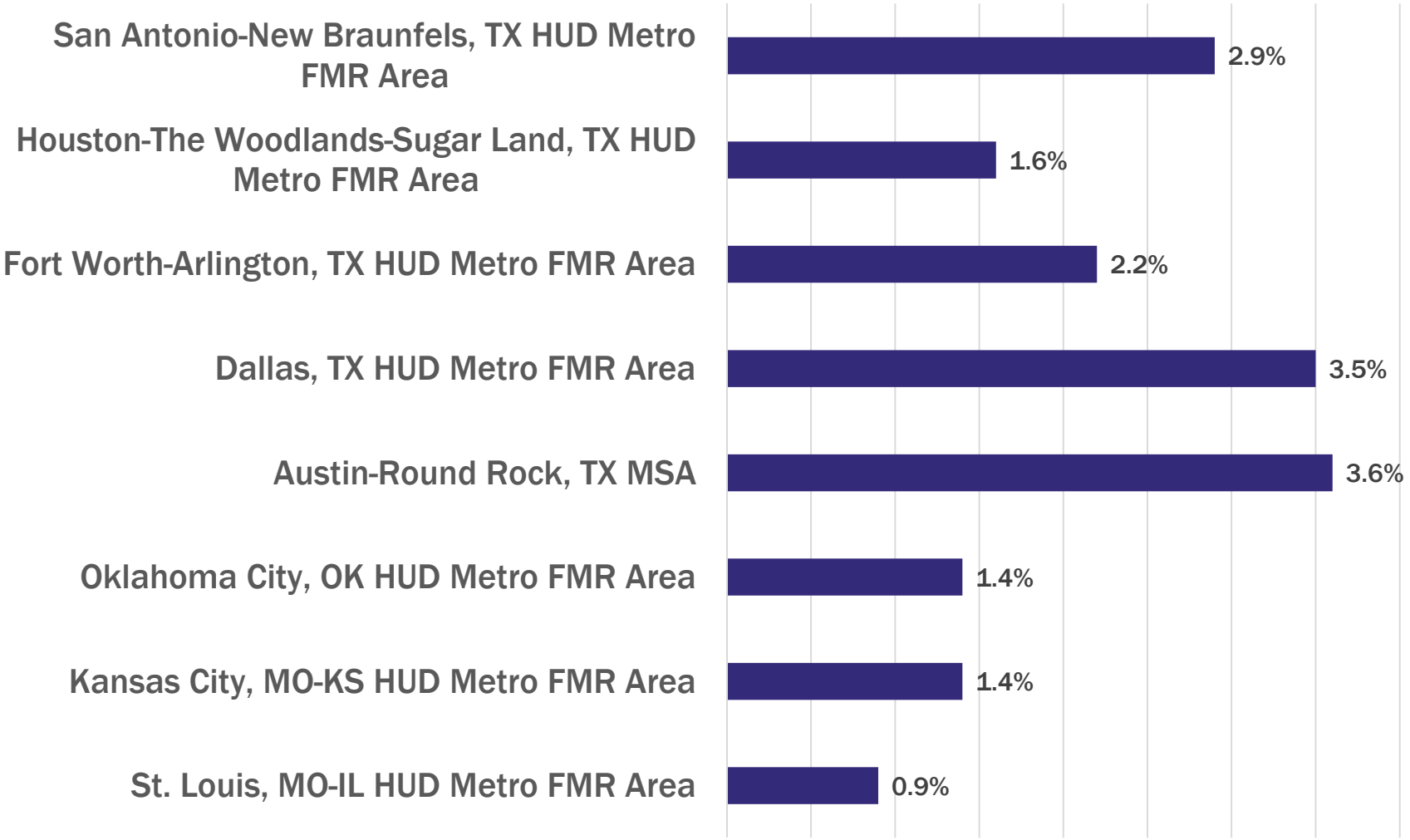


Metro Area Comparison

Employment Growth (2013-2018)

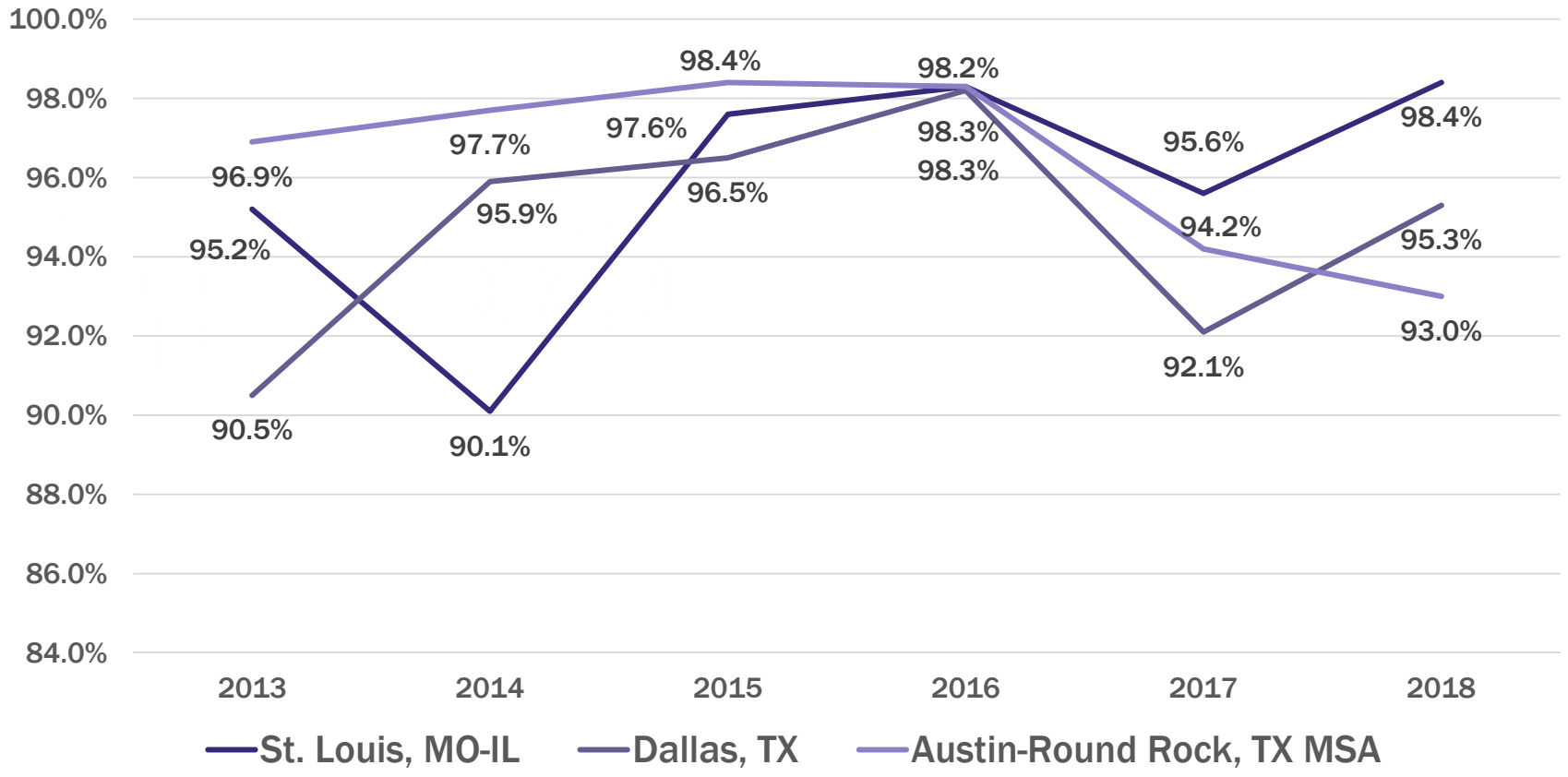


Annualized Employment Growth (2013-2018)



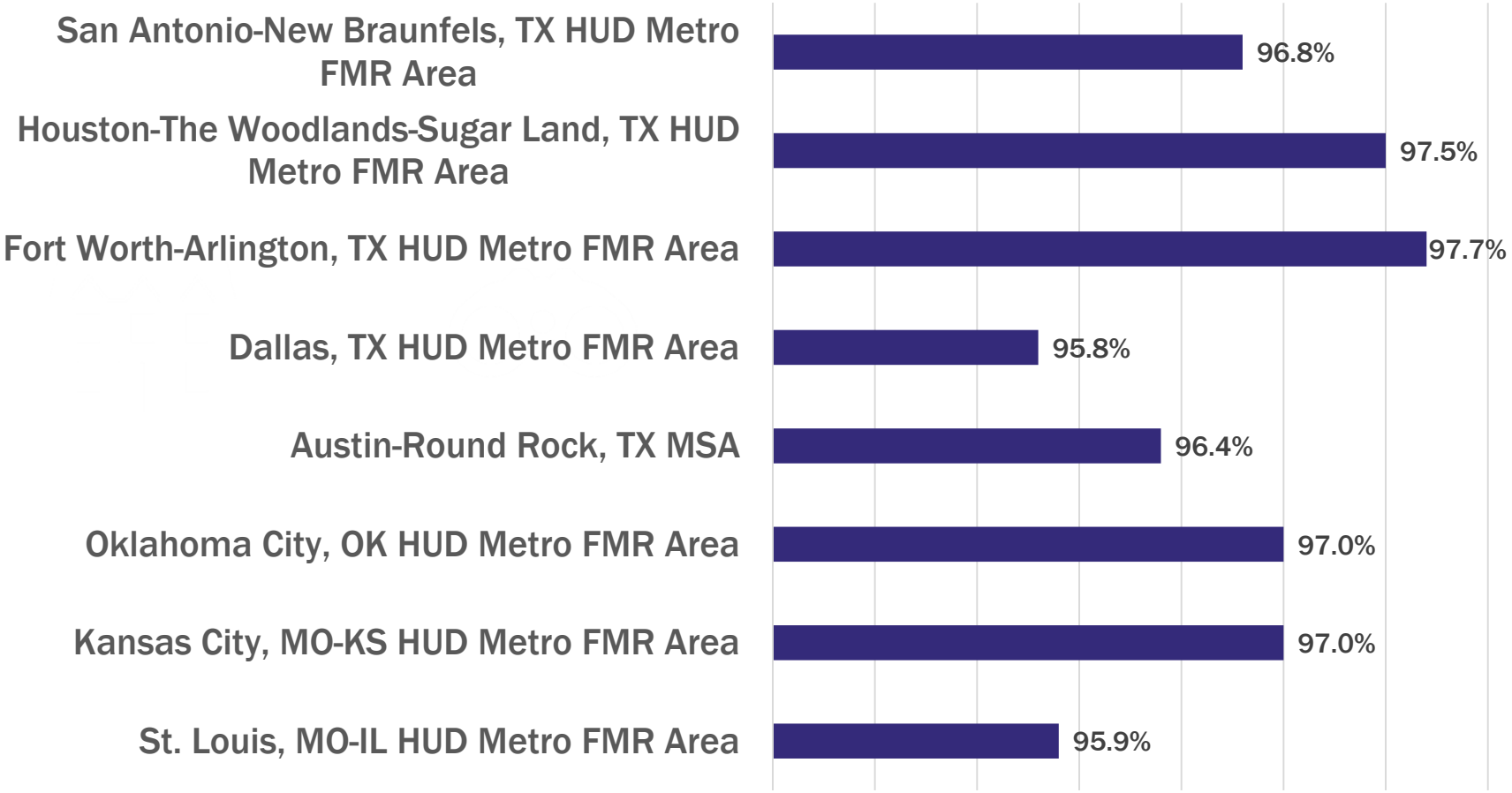
Historical Occupancy

Top Three Metro Areas



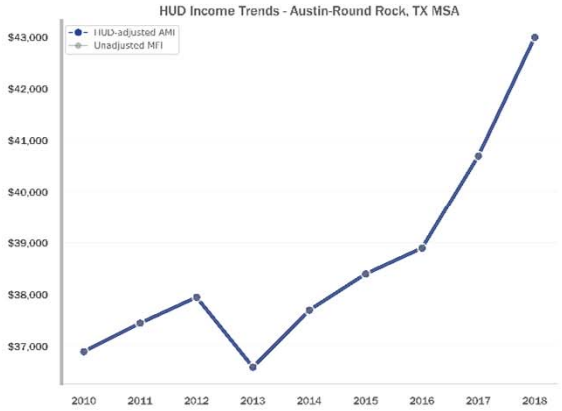
Historical Occupancy

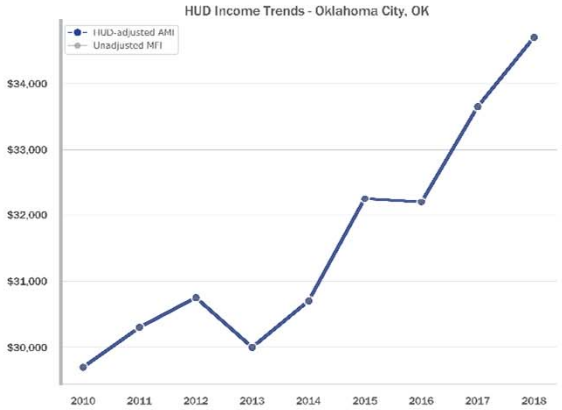
Average Occupancy (2013-2018)

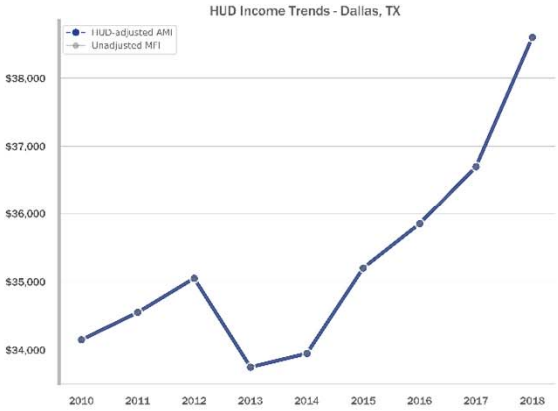


HUD AMI

Top Three Metro Areas

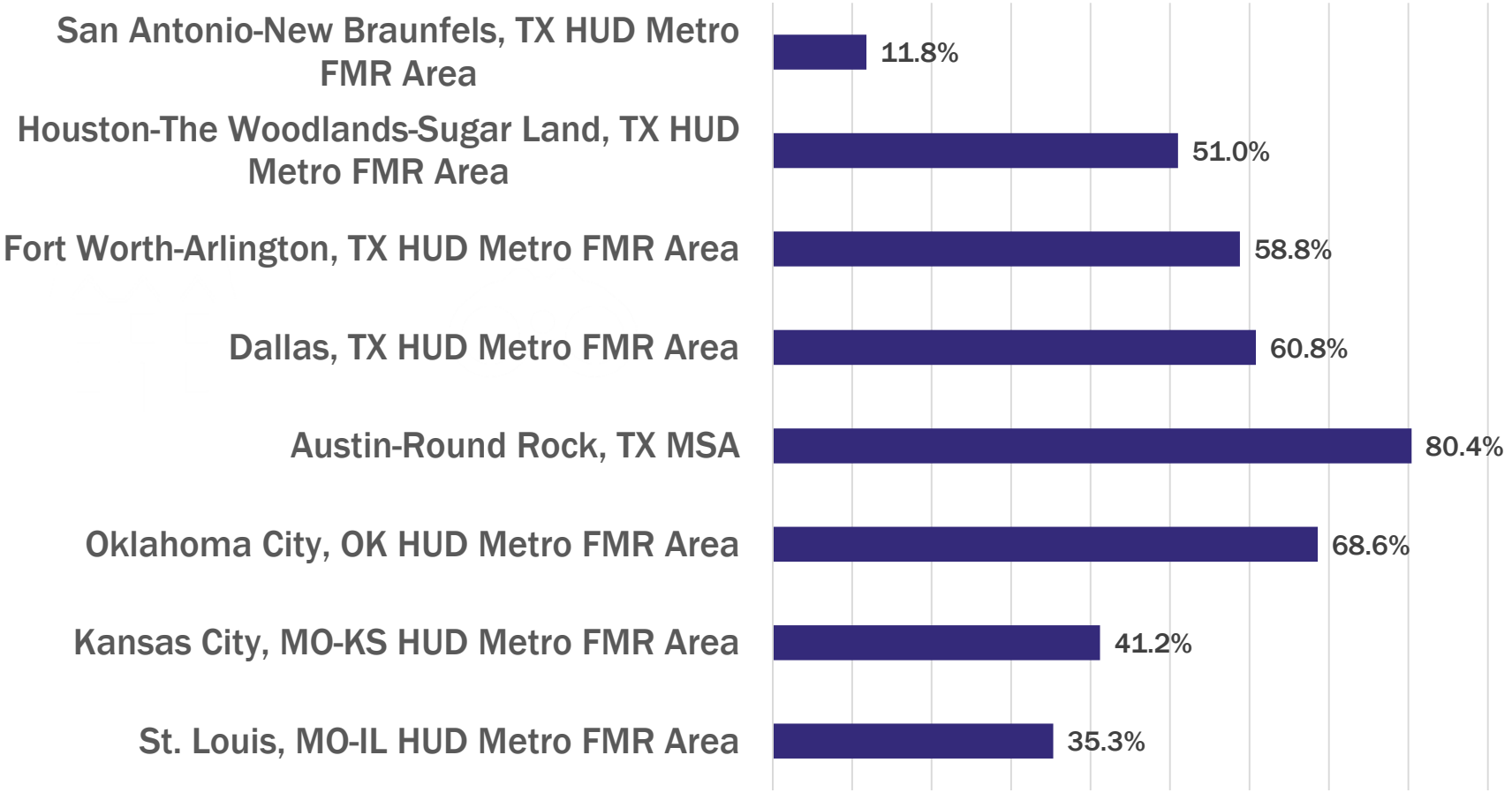






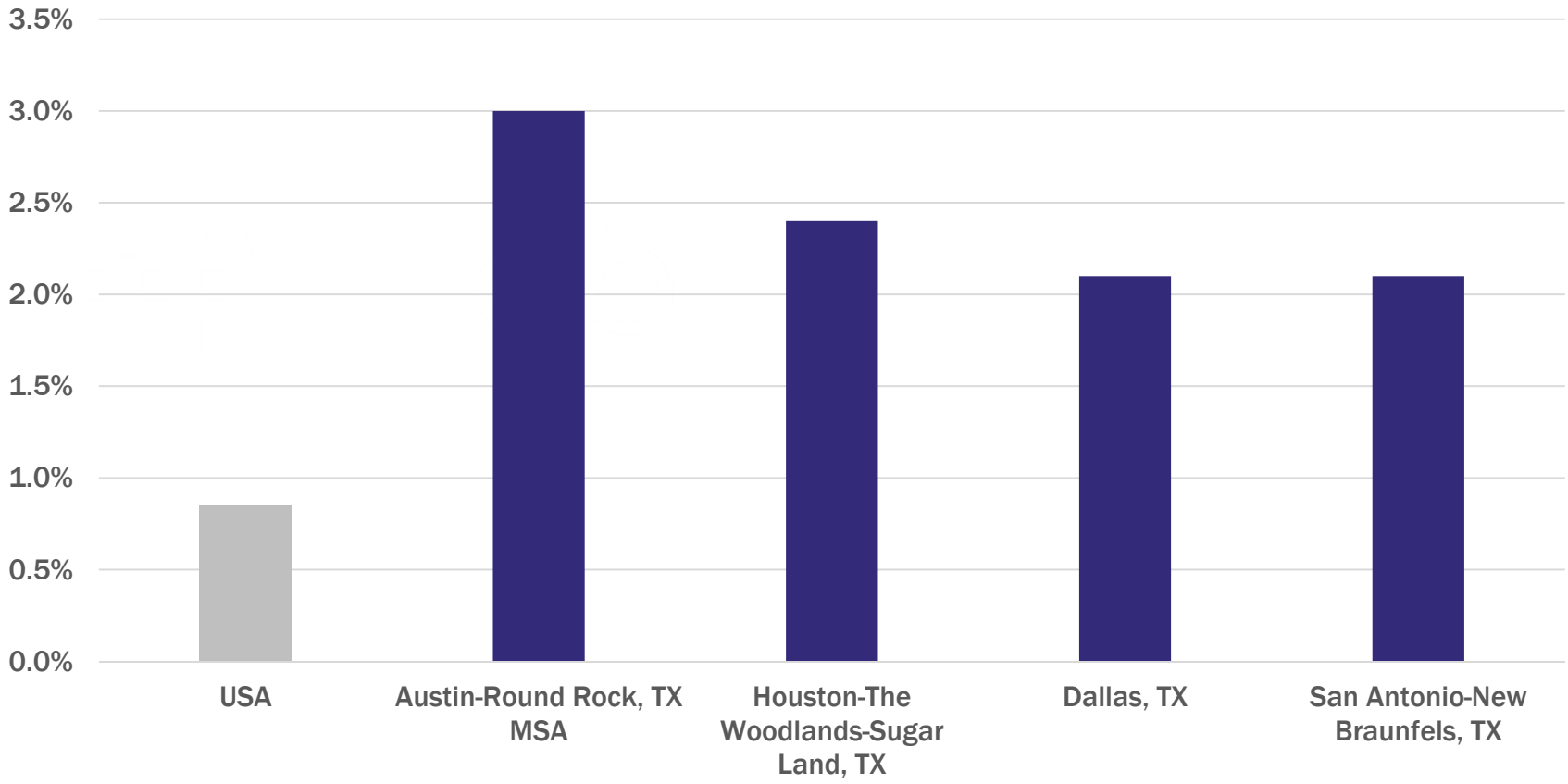
HUD AMI

5-Year AMI Growth Percentile (2013-2018)

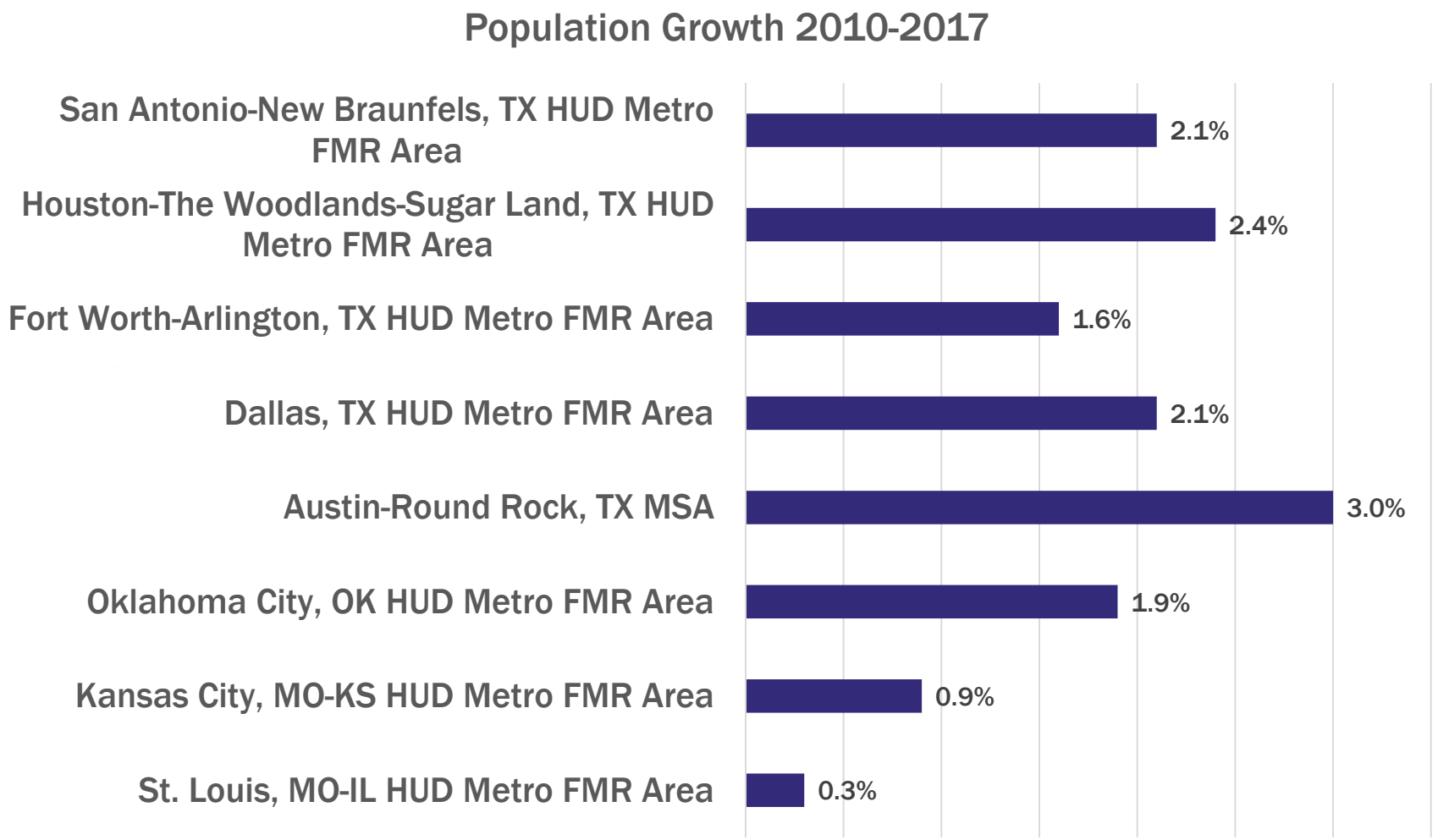


Population Growth (2010-2017)

Top Four Metro Areas

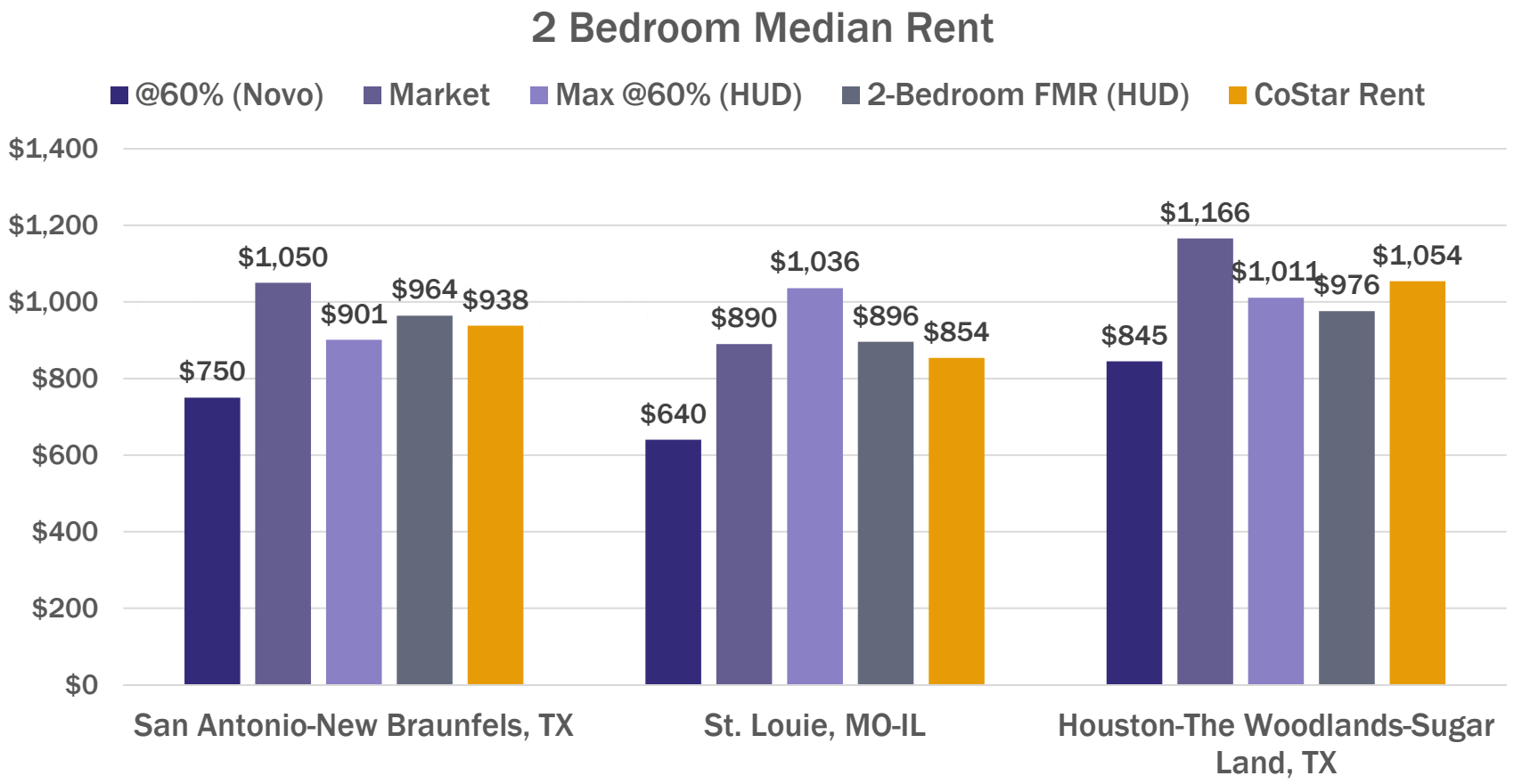


Population Growth

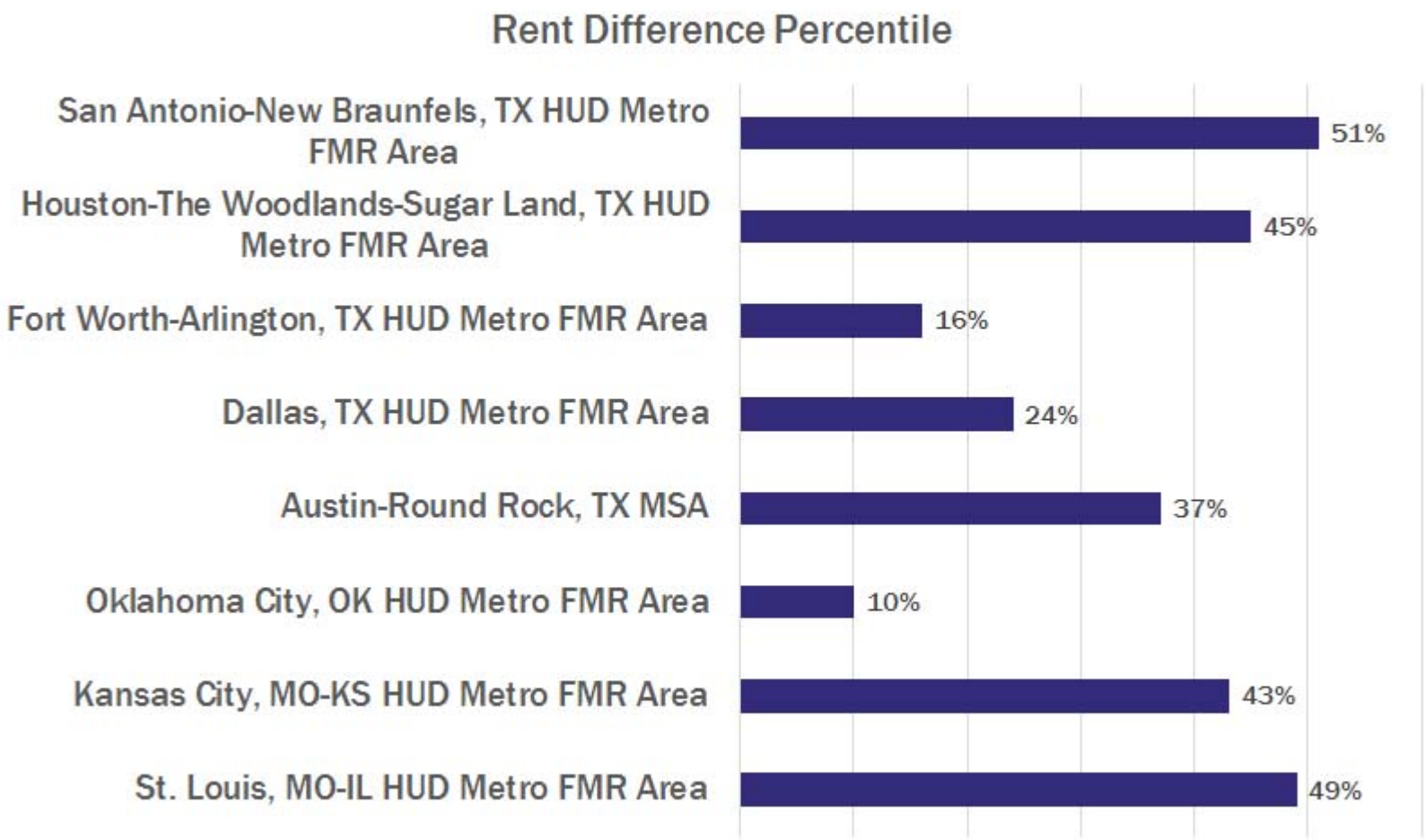


Rent Difference

Top Three Metro Areas



Rent Difference



Questions?

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