APR SOUTHINGTON, LLC

Affordability Plan

APR Southington, LLC (the "Owner") has submitted applications to the City of Southington, CT for approval to develop a multifamily apartment project containing 255 dwelling units (the "Housing Project"). The City of Southington has approved such applications conditioned upon, among other things, the submittal of an Affordability Plan as required by Section 4-06.6E of the Southington Municipal Code applicable to land located in the "Mixed-Use Transition Zone" as set forth below:

1. **Entity Responsible for Compliance with Affordability Plan**: Perry Reid Properties- Management, LLC (the "Property Manager") is engaged by the Owner to confirm compliance with this Affordability Plan. Brandi Henggler is the Affordable Housing Compliance Manager for the Property Manager.

2. **Affordable Dwelling Units**: At least twenty-six (26) dwelling units (each an "Affordable Dwelling Unit" and together the "Affordable Dwelling Units") comprising 10% of the total dwelling units contained in the Housing Project shall be restricted to require Eligible Tenants and Affordable Rents (as defined below). Such Affordable Dwelling Units shall be located in each of the eight (8) structures which comprise the Housing Project with 4 Affordable Dwelling Units in 2 of the 8 structures and 3 Affordable Dwelling Units in the 6 of the structures for a total of 26 Affordable Dwelling Units;

3. **Eligible Tenants**: The Affordable Dwelling Units shall be rented to individuals or families which qualify for Affordable Rents by demonstrating that the household income does not exceed eighty percent (80%) of the Area Median Income ("Eligible Tenants") for Southington CT as determined and published by US Department of Housing and Urban Development ("HUD")

4. **Affordable Rents**: The rents for the Affordable Dwelling Units shall be established to not exceed 30% of the monthly income of the 80% of Area Median Income level, less the applicable utility allowance as determined by HUD or the local public housing

agency ("Affordable Rents");

5. **Documentation**. The Affordable Housing Compliance Manager will income qualify each approved applicant through 3rd party verifications of all income and assets. The Property Manager shall file an Annual Affidavit for each Affordable Dwelling Unit with the City of Southington within 45 days following the end of each calendar year.

6. **Rental units only.** The Housing Project consists of rental dwelling units only. There will be no units for sale.