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**Need and Demand Analysis For
Birch Island Apartments
10322 Penny Lane
Wakefield, Virginia 23888**

**Prepared For
Petersburg Community Development Corporation
PCDC Developer, LLC
200 South 10th Street
Richmond, Virginia 23219**

**Effective Date
January 22, 2021**

**Date of Report
March 12, 2021**



March 12, 2021

Mr. James Hendricks, President
Petersburg Community Development Corporation
PCDC Developer, LLC
200 South 10th Street
Richmond, Virginia 23219

Dear Mr. Hendricks:

Following is a market study which was completed for Petersburg Community Development Corporation, under the guidelines set forth by the Virginia Housing Development Authority. The subject is located at 10322 Penny Lane in Wakefield, Virginia, and is an existing Rural Development and Low Income Housing Tax Credit family development. The subject consists of six two-story walk-up buildings containing 48 units and an accessory building containing a meeting room, laundry facility, office and maintenance area. The buildings have siding exterior and asphalt shingle roofs. Unit amenities include a refrigerator, range/oven, carpet and vinyl floor coverings, blinds, walk-in closet (select) and coat closet. Upon completion of renovation, the units will also contain a dishwasher. Project amenities include a meeting room, playground, laundry facility, on-site management, on-site maintenance, video surveillance and asphalt parking areas with approximately 63 parking spaces. Upon completion of renovation, the accessory building will offer free Wi-Fi.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst, Jonathan Richmond, utilized data from the U.S. Census Bureau, ESRI Business Information Solutions and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Jonathan Richmond while visiting the site on January 22, 2021. An attempt was made to survey 100 percent of all housing in the area.

I certify that there is not now nor will there be an identity of interest between or among the applicant, contractor, architect, engineer, attorney, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development, and written consent to such identity of interest by Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development. All recommendations and conclusions are based solely on the professional opinion and best efforts of the analyst. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst



TABLE OF CONTENTS

TABLE OF CONTENTS	4
CERTIFICATION	7
IDENTITY OF INTEREST	8
NCHMA MEMBER CERTIFICATION	9
EXECUTIVE SUMMARY	10
Executive Summary	11
Project Description	11
Income Averaging	12
Housing Profile	12
Market Feasibility	12
Evaluation of Project	13
Positive/Negative Attributes	13
Conclusion	13
INTRODUCTION AND SCOPE OF WORK	14
Introduction and Scope of Work	15
PROPERTY DESCRIPTION	18
Property Description	19
Project Design	19
Unit Features	19
Common Amenities and Services	19
Parking	19
Utilities	20
Unit Mix, Size and Rent Structure	20
Tenant Services	21
Scope of Rehabilitation	22
Location/Site Characteristics	22
SITE EVALUATION	23
Project Location	24
Location Map	25
Vicinity Map	26
Community and Site Information	27
Site Characteristics	27
Surrounding Land Uses	27
Subject Photos	28
Nearby Employment Opportunities	41
Regional and Area Data	41
Crime	41
Community Services Legend	42
Community Services Map	44
Competing Properties Map	45
Summary of Site Strengths and Weaknesses	46
PRIMARY MARKET AREA	47
Delineation of Market Area	48
Primary Market Area Map	50
MARKET AREA EMPLOYMENT TRENDS	51
Employment and Economy	52
Major Employers	53
Place of Work Employment	54
Future Employment Trends	54
Wages	56
Employment Outside the County	57
Summary of Employment Trends in Market Area	57
MARKET AREA DEMOGRAPHIC DATA	58



Population and Households Trends and Analysis	59
Housing Market.....	61
Tenure.....	61
DEVELOPMENT-SPECIFIC DEMAND ANALYSIS.....	66
Household Income Trends and Analysis	67
Sources of Demand	71
Required Unit Mix	71
Eligible Households	71
Penetration Rate.....	73
Demand Analysis.....	74
Demand Analysis Summary – Considering Rental Assistance	74
Demand Analysis Summary – Without Considering Rental Assistance.....	76
Capture Rate Analysis	78
SUPPLY ANALYSIS	79
Housing Profile.....	80
Market Area Overview	80
Housing Inventory	80
Projects under Construction	80
Planned Projects.....	80
Unit Condition	80
Unit Types.....	81
Age of Rental Units	81
Unit Size.....	81
Rental Vacancy Rates	82
Vacancy Analysis.....	82
Lease Terms and Concessions	83
Turnover Rates	83
Likely Impact of Existing Development on Rental Occupancy Rates.....	83
Existing Comparables.....	84
Comparable Profile Pages.....	85
Existing Comparables Map.....	88
Competing Properties Map.....	89
Additional Developments	90
Market Rent Analysis.....	91
HUD-Forms 92273 – As Complete	92
Evaluation of the Development.....	103
Project Design.....	103
Project Amenities	103
Parking.....	103
Unit Mix	103
Utilities	103
Unit Amenities.....	103
Tenant Services	103
Impact of Existing/Planned Rental Housing	103
Summary of Developments Strength and Weaknesses	104
LOCAL PERSPECTIVE AND INTERVIEWS	105
Local Interviews	106
RECOMMENDATIONS AND CONCLUSIONS.....	107
Recommendations and Conclusions	108
Project Description.....	108
Income Averaging.....	108
Housing Profile.....	109
Market Feasibility.....	109
Evaluation of Project.....	110



Positive/Negative Attributes	110
Conclusion	110
MARKET STUDY ANALYST STATEMENT OF EXPERIENCE	111
Qualifications of the Analyst	112
ADDENDUM A – DATA SOURCES	124
ADDENDUM B – MARKET STUDY TERMINOLOGY	126
ADDENDUM C – NCHMA INDEX	136
ADDENDUM D – SUBJECT DATA.....	139
ADDENDUM E – DEMOGRAPHICS DATA.....	162
ADDENDUM F – FLOOD DATA	428



CERTIFICATION

This is to certify that a field visit was made by the market analyst or one of his associates and information was obtained from publications of federal, state and local agencies. Interviews were held with apartment owners or managers, local officials and others as appropriate who may be knowledgeable of the housing market in Wakefield.

In accordance with Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development, I hereby certify that the information provided in this Market Study was written according to Virginia Housing Development Authority's market study requirements and is truthful and accurate to the best of my knowledge and belief. The estimates of demand for family housing made by this report are based on the assumption of a free market situation, unencumbered by local mores, affirmative fair housing marketing or prejudice toward the site location.

This is to affirm that I will receive no fees which are contingent upon approval of the project by Virginia Housing Development Authority or the United States Department of Agriculture, Rural Development, before or after the fact, and that I will have no interest in the housing project.

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst

Tax ID Number: 43-1352932

March 12, 2021



IDENTITY OF INTEREST

I understand and agree that Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development will consider an identity of interest to exist between the loan applicant as the party of the first part and general contractors, architects, engineers, attorneys, interim lenders, subcontractors, material suppliers or equipment lessors as parties of the second part under any of the following conditions:

1. When there is any financial interest of the party of the first part in the party of the second part;
2. When one or more of the officers, directors, stockholders or partners of the party of the first part is also an officer, director, stockholder or partner of the party of the second part;
3. When any officer, director, stockholder or partner of the party of the first part has any financial interest whatsoever in the party of the second part;
4. When the party of the second part advances any funds to the party of the first part other than an interim lender advancing funds to enable the applicant to pay for construction and other authorized and legally eligible expenses during the construction period;
5. When the party of the second part provides and pays on behalf of the party of the first part the cost of any legal services, architectural services or interim financing other than those of the survey, general superintendent or engineer employed by a general contractor in connection with obligations under the construction contract;
6. When the party of the second part takes stock or any interest in the party of the first part as part of the consideration to be paid them; and
7. When there exists or comes into being any side deals, agreements, contracts or undertakings entered into thereby altering, amending or canceling any of the required closing documents or approval conditions as approved by Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development.

I certify that there is not now nor will there be an identity of interest between or among the applicant, contractor, architect, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development and written consent to such identity of interest by Virginia Housing Development Authority and the United States Department of Agriculture, Rural Development. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

There is no identity of interest between the loan applicant and the Market Analyst or Gill Group.

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst

March 12, 2021



NCHMA MEMBER CERTIFICATION



Formerly known as
National Council of Affordable
Housing Market Analysts

This market study has been prepared by Gill Group, Inc., a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies*, and *Model Content Standards for the Content of Market Studies*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Gill Group, Inc. is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Gill Group, Inc. is an independent market analyst. No principal or employee of Gill Group, Inc. has any financial interest whatsoever in the development for which this analysis has been undertaken.

Samuel T. Gill
Market Analyst

Janice F. Gill, MAI
Market Analyst

Gill Group

March 12, 2021

EXECUTIVE SUMMARY



Executive Summary

It is the opinion of the analyst that a market exists for the proposed construction of a 48-unit development designed for families and that there is no need for alterations of any kind. This recommendation is made based on the information included in this report and assuming that the project is completed as detailed in this report. Any changes to the subject could alter the findings in this report.

Project Description

The subject, Birch Island Apartments, is an existing Rural Development and Low Income Housing Tax Credit (LIHTC) multifamily development that contains 48 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50, 60, 70 and 80 percent of the area median income, or below \$77,280 when considering Rental Assistance. Without considering Rental Assistance, individuals earning between \$23,006 and \$77,280, annually will be potential tenants for the rehabilitated development.

Birch Island Apartments is comprised of six two-story walk-up buildings containing 48 units and an accessory building containing a meeting room, laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs.

The following chart lists the subject's current unit mix:

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	16	560	8,960
2/1	24	734	17,616
3/1	4	960	3,840
3/1	4	1,009	4,036
	48		34,452

The following chart lists the subject's proposed unit distribution by unit type, size and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	560	40%	\$671	\$727	\$138	\$589
1/1	6	560	50%	\$838	\$727	\$138	\$589
1/1	6	560	60%	\$1,006	\$727	\$138	\$589
1/1	1	560	70%	\$1,174	\$727	\$138	\$589
1/1	1	560	80%	\$1,342	\$727	\$138	\$589
2/1	2	734	40%	\$805	\$804	\$167	\$637
2/1	10	734	50%	\$1,006	\$804	\$167	\$637
2/1	8	734	60%	\$1,207	\$804	\$167	\$637
2/1	2	734	70%	\$1,408	\$804	\$167	\$637
2/1	2	734	80%	\$1,610	\$804	\$167	\$637
3/1	1	1,009	40%	\$930	\$966	\$224	\$742
3/1	3	960-1,009	50%	\$1,162	\$966	\$224	\$742
3/1	2	960-1,009	60%	\$1,395	\$966	\$224	\$742
3/1	1	1,009	70%	\$1,627	\$966	\$224	\$742
3/1	1	1,009	80%	\$1,860	\$966	\$224	\$742



*The proposed rent for the one-bedroom and three-bedroom units set at 40 percent of the area median income do exceed the maximum allowable LIHTC rent. However, of the subject's 48 units, 32 units contain Rental Assistance. Therefore, these tenants will not be required to pay more than 30 percent of their income or the maximum LIHTC rent. All remaining proposed rental rates are below the maximum allowable LIHTC rents.

Income Averaging

The developer is not electing to use the income-average minimum set-aside option.

Housing Profile

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The current vacancy rate in surveyed subsidized/income-restricted apartment complexes is 0.6 percent. The current vacancy rate in surveyed market-rate apartment complexes is 0.3 percent.

The development does not have an adverse impact on the market area. There were three income-restricted developments confirmed in the market area. Birch Island II Apartments is the most similar to the subject since it is the subject's sister property. Waverly Village Apartments is also similar to the subject since it has rents at 40 and 60 percent AMI. However, neither of these properties contain three-bedroom units. Sussex Trace Apartments is the only confirmed comparable with three-bedroom units; however, it is a Section 8 property with subsidy for all units. Therefore, it does not directly compete with the subject's LIHTC units. In addition, the majority of the comparables contain a waiting list. Therefore, the market area is not saturated.

Market Feasibility

The following tables contain the capture rates for the entire property when considering Rental Assistance and without considering Rental Assistance.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE						
	All Units @ 40% (\$0 - \$38,640)	1BR Units @ 50% (\$0 - \$48,300)	All Units @ 60% (\$0 - \$57,960)	All Units @ 70% (\$0 - \$67,620)	All Units @ 80% (\$0 - \$77,280)	Project Total (\$0 - \$77,280)
Income Restrictions:						
All Units at Subject	0.7%	2.4%	2.0%	0.5%	0.5%	5.4%
Vacant Units at Subject	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE						
	All Units @ 40% (\$23,006 - \$38,640)	All Units @ 50% (\$23,829 - \$48,300)	All Units @ 60% (\$23,829 - \$57,960)	All Units @ 70% (\$23,829 - \$67,620)	All Units @ 80% (\$23,829 - \$77,280)	Project Total (\$23,006 - \$77,280)
Income Restrictions:						
All Units at Subject	2.6%	8.8%	6.9%	1.5%	1.4%	15.4%

Overall the market shows a net demand 892 for all units when considering Rental Assistance, and a net demand of 311 for all units without considering the subject's Rental Assistance.

The overall capture rate for all units at or below 80 percent is 5.4 percent with considering Rental Assistance. However, the property is 100 percent occupied and will retain its Rental Assistance once rehabilitation is complete. Therefore, all current tenants are expected to remain income-qualified. Therefore, the capture rate including only the vacant units is 0.0 percent.

The overall capture rate for all units at or below 80 percent is 15.4 percent without considering Rental Assistance. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. However, when considering the subject



without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant.

As can be seen in the above analysis, the subject is not dependent on the property Rental Assistance, and would continue to be viable if the property no longer had Rental Assistance. After researching the vacancy rates of the existing units in the area, it is firmly believed that the development will satisfy a portion of the demand for the units within the market. It is believed that the property will meet the demand for affordable housing in the market area.

Evaluation of Project

The subject is located at 10322 Penny Lane. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-, two- and three-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.

Positive/Negative Attributes

Strengths: The subject's location is comparable to other developments in the market area. Its in-unit and common area amenities are competitive with the other developments in the market area. When these factors are taken into consideration, the subject's proposed units provide a good value to prospective tenants.

Weaknesses: There are no apparent weaknesses.

Conclusion

The subject can retain its required share of the market area for the following reasons:

- The subject's design and amenities are competitive with other existing projects. Therefore, no modifications to the subject are necessary.
- Birch Island Apartments is an existing 48-unit Rural Development and Low Income Housing Tax Credit family complex. Based on the occupancy level of existing affordable apartment complexes that were surveyed and the projected economic factors, it is believed that when the rehabilitation is completed, the subject property will meet the demand for affordable housing in the market area.
- According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current acceptable vacancy rates for affordable properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

INTRODUCTION AND SCOPE OF WORK



Introduction and Scope of Work

The Scope of Work Rule requires us to gather and analyze information about those assignment elements that are necessary to properly identify the problem to be solved. According to the Standards Rule 1-2, identification of the problem to be solved requires us to identify the following assignment elements.

- Client and any other intended users: The client and developer for this market study assignment is Petersburg Community Development Corporation. The intended users of the report are Petersburg Community Development Corporation and Virginia Housing Development Authority. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this market study is to apply for Low Income Housing Tax Credits through Virginia Housing Development Authority.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is January 22, 2021.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 48-unit apartment complex known as Birch Island Apartments. It is located on Penny Lane, which is located west of Birch Island Road. Its physical address is 10322 Penny Lane.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions, and other conditions that affect the scope of work. The following assumptions are used in this market study assignment: *The market study was written under the extraordinary assumption that the property will be rehabilitated as indicated in the Scope of Work. The market study was written under the extraordinary assumption that there are no long-term impacts from the COVID-19 pandemic. The market study was written under the extraordinary assumption that the property and all comparables are in similar condition as when originally inspected on February 20, 2020. The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*
- An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
- The building improvements meet all governing codes, unless otherwise noted in this report.



An **extraordinary assumption**¹ is defined as:

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The analyst has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.²

The following extraordinary assumptions are used in this market study consultation assignment: *The market study was written under the extraordinary assumption that the property will be rehabilitated as indicated in the Scope of Work. The market study was written under the extraordinary assumption that there are no long-term impacts from the COVID-19 pandemic. The market study was written under the extraordinary assumption that the property and all comparables are in similar condition as when originally inspected on February 20, 2020.*

A **hypothetical condition**³ is defined as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market condition or trends; or about the integrity of data used in an analysis.

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for hypothetical conditions.⁴

The following hypothetical condition are used in this market study consultation assignment: *The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*

¹ Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* (The Appraisal Foundation, 2020), pg. 4

² Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* (The Appraisal Foundation, 2020), pg. 14

³ Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* (The Appraisal Foundation, 2020), pg. 4

⁴ Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* (The Appraisal Foundation, 2020), pg. 14



This market study was completed in accordance with the requirements set forth in Virginia Housing Development Authority's 2021 Market Study Guidelines.

Janice F. Gill, MAI, a State Certified General Real Estate Appraiser, oversaw and supervised all data collection and analysis and performed the research. The following actions were taken to complete this appraisal.

- The subject was originally inspected on February 20, 2020, by Jonathan Richmond, Market Analyst. Jonathan Richmond conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Jonathan Richmond inspected common areas, mechanical rooms, exterior grounds and the following units: Unit 10324, Unit 10326, Unit 10327, Unit 10334, Unit 10339 and Unit 10356. He measured the units and/or viewed the plans to verify unit sizes. He interviewed Michael Severe to determine the rental rates, services and amenities offered to the tenants of the subject property. The property and all comparables were contacted to reverify rental rates and occupancy levels.
- The purpose of this market study is to determine if the community has a need for the subject units. To do so, the analysts utilize data from the U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of January 22, 2021, Jonathan Richmond inspected the exterior of each comparable property used in the analysis. When available, Jonathan Richmond inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available, or from floor plans (excluding balconies/patios and mechanical areas) if available.
- During the verification process, Jonathan Richmond, or one of his associates, talked with the managers or leasing agents of the comparable properties, to confirm all data and to collect additional information about each comparable, including size, age, amenities, occupancy rates and general market information. Whenever possible, floor plans and brochures were obtained, which describe the comparable properties unit size, feature and amenities.
- Janice F. Gill, MAI, the primary market analyst, completed the data and adjustments columns of the Rent Comparability Grids and determined the final estimate of rents. After completing the Rent Comparability Grids, Janice F. Gill, MAI derived an estimated market rent and an estimated achievable rent for each unit type. Janice F. Gill, MAI also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.

PROPERTY DESCRIPTION



Property Description

Project Name: Birch Island Apartments
Location: 10322 Penny Lane
Wakefield, Virginia
Project Type: Family
Construction Type: Acquisition/Rehabilitation
Developer: Petersburg Community Development Corporation
Area Median Family Income: \$89,400

The subject, Birch Island Apartments, is a proposed Rural Development and Low Income Housing Tax Credit multifamily development that contains 48 rental units. The property contains Rental Assistance for 32 of the total 48 units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50, 60, 70 and 80 percent of the area median income, or below \$77,280 annually when considering Rental Assistance. Without considering Rental Assistance, individuals earning between \$23,006 and \$77,280, annually will be potential tenants for the rehabilitated development. The developer is not electing to use the income-average minimum set-aside option.

Project Design

Birch Island Apartments is comprised of six two-story walk-up buildings containing 48 units and an accessory building containing a meeting room, laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs. The property is not a scattered site development.

Unit Features

Each unit contains the following amenities: refrigerator, range/oven, carpet and vinyl floor coverings, blinds, walk-in closet (select) and coat closet. Upon completion of renovation, the units will also contain a dishwasher.

Common Amenities and Services

The property will provide the following project amenities: meeting room, playground, laundry facility, on-site management, on-site maintenance, video surveillance and asphalt parking areas with approximately 63 parking spaces. Upon completion of renovation, the accessory building will offer free Wi-Fi.

Parking

The complex contains open asphalt parking areas with approximately 63 parking spaces. This is a parking ratio of 1.31 parking spaces per unit. This is similar the majority of the comparables in the market area.



Utilities

The following table describes the project's current utility combination.

UTILITY SCHEDULE - AS IS		
Utility	Type	Who Pays
Heat	Baseboard Electric	Tenant
Air Conditioning	Central Electric	Tenant
Hot Water	Electric	Tenant
Cooking	Electric	Tenant
Other Electric	Electric	Tenant
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord
Cable/Satellite	N/A	Tenant
Internet	N/A	Tenant

The following table describes the project's proposed utility combination.

UTILITY SCHEDULE - AS COMPLETE		
Utility	Type	Who Pays
Heat	Central Electric	Tenant
Air Conditioning	Central Electric	Tenant
Hot Water	Electric	Tenant
Cooking	Electric	Tenant
Other Electric	Electric	Tenant
Cold Water/Sewer	N/A	Tenant
Trash Collection	N/A	Landlord
Cable/Satellite	N/A	Tenant
Internet	Common Area Wi-Fi	Landlord

Unit Mix, Size and Rent Structure

The following chart lists the subject's existing unit distribution by unit type, size and rent structure.

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
1/1	16	560	\$589	\$99
2/1	24	734	\$637	\$122
3/1	4	960	\$742	\$173
3/1	4	1,009	\$742	\$173
	48			



The following chart lists the subject's proposed unit distribution by unit type, size and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	560	40%	\$671	\$727	\$138	\$589
1/1	6	560	50%	\$838	\$727	\$138	\$589
1/1	6	560	60%	\$1,006	\$727	\$138	\$589
1/1	1	560	70%	\$1,174	\$727	\$138	\$589
1/1	1	560	80%	\$1,342	\$727	\$138	\$589
2/1	2	734	40%	\$805	\$804	\$167	\$637
2/1	10	734	50%	\$1,006	\$804	\$167	\$637
2/1	8	734	60%	\$1,207	\$804	\$167	\$637
2/1	2	734	70%	\$1,408	\$804	\$167	\$637
2/1	2	734	80%	\$1,610	\$804	\$167	\$637
3/1	1	1,009	40%	\$930	\$966	\$224	\$742
3/1	3	960-1,009	50%	\$1,162	\$966	\$224	\$742
3/1	2	960-1,009	60%	\$1,395	\$966	\$224	\$742
3/1	1	1,009	70%	\$1,627	\$966	\$224	\$742
3/1	1	1,009	80%	\$1,860	\$966	\$224	\$742

*The proposed rents for the one-bedroom set at 40 percent of the area median income exceed the maximum allowable LIHTC rent. However, of the subject's 48 units, 32 units contain Rental Assistance. Therefore, these tenants will not be required to pay more than 30 percent of their income or the maximum LIHTC rent.

The subject property will attract residents with incomes below \$77,280 annually when considering Rental Assistance. Without considering Rental Assistance, individuals earning between \$23,006 and \$77,280, annually will be potential tenants for the rehabilitated development. The developer is not electing to use the income-average minimum set-aside option.

LIHTC INCOME LIMITS					
Person in Households	40%	50%	60%	70%	80%
1	\$25,040	\$31,300	\$35,760	\$43,820	\$50,080
2	\$28,640	\$35,800	\$42,960	\$50,120	\$57,280
3	\$32,200	\$40,250	\$48,300	\$56,350	\$64,400
4	\$35,760	\$44,700	\$53,640	\$62,580	\$71,520
5	\$38,640	\$48,300	\$57,960	\$67,620	\$77,280
6	\$41,520	\$51,900	\$62,280	\$72,660	\$83,040

Source: HUD

Tenant Services

The subject will not offer any tenant services.



Scope of Rehabilitation

The property will undergo a substantial rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bath vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, a dishwasher will be added to each unit, and common area Wi-Fi will be added to the accessory building. The total estimated cost of rehabilitation is \$3,182,754, or \$66,307.38 per unit. The rehabilitation is anticipated to begin in February 2022 and end in September 2022.

Location/Site Characteristics

The property site contains approximately 132,640 square feet, or 3.045 acres. According to town officials, the subject is zoned A-1, R-1, General Agriculture and General Residential Districts. The subject is a legal, non-conforming use. The subject is located on one single site, and it is not a scattered site development. The subject is located in Census Tract #8704.00.

The neighborhood is of a mixture of vacant land, single-family residences, multifamily dwellings and commercial properties. Vacant land is located north of the site. Vacant land is located south of the site. Single-family residences and vacant land is located east of the subject. Vacant land is located west of the subject. The neighborhood is 60 percent built up. Approximately 35 percent of the land use is made up of single-family residences. About 40 percent is comprised of vacant land. Another 15 percent of the land use is made up of multifamily dwellings. The remaining 10 percent is commercial properties. The area is mostly rural. The subject is located along Penny Lane. Therefore, the subject has average visibility and easy access.

SITE EVALUATION

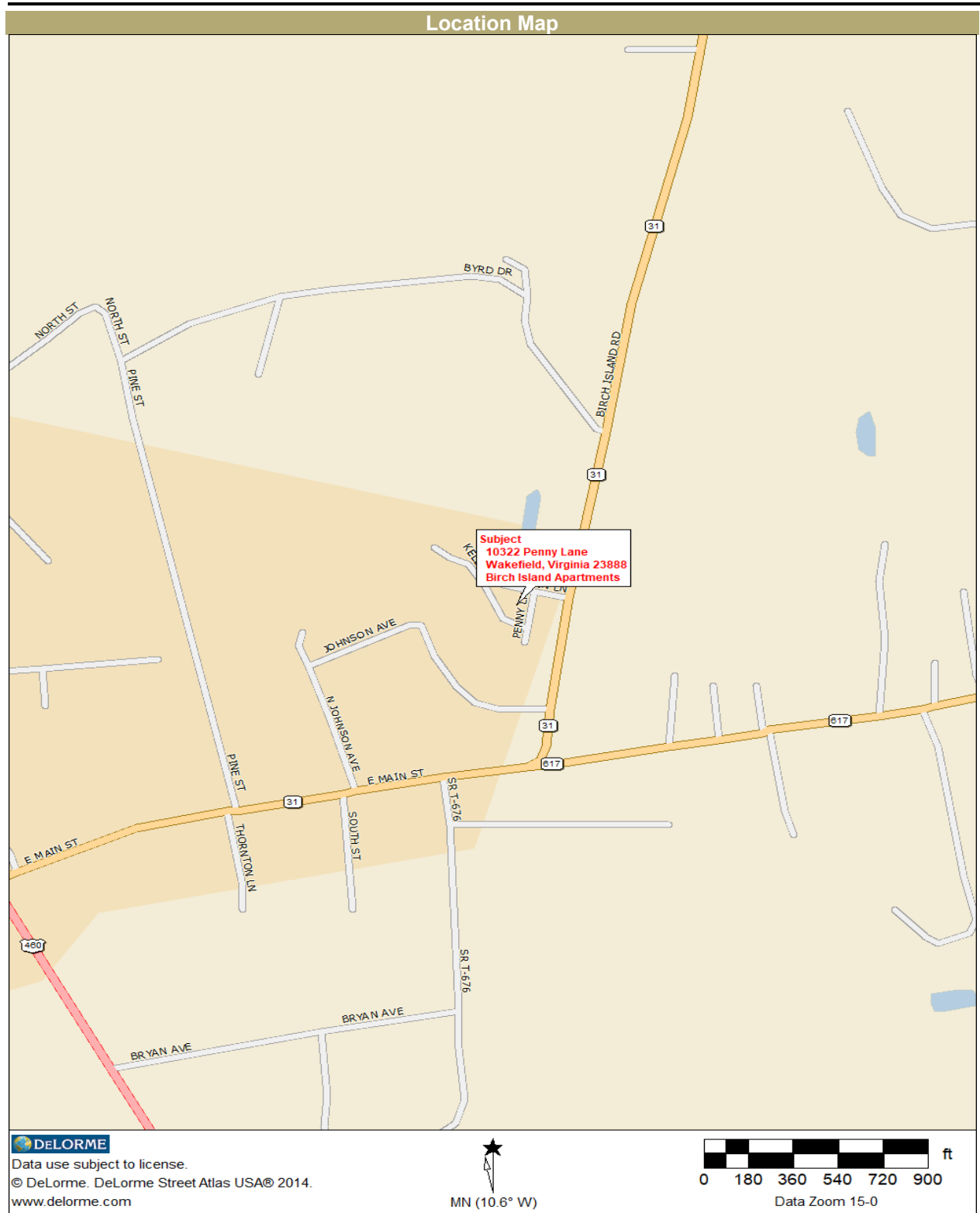


Project Location

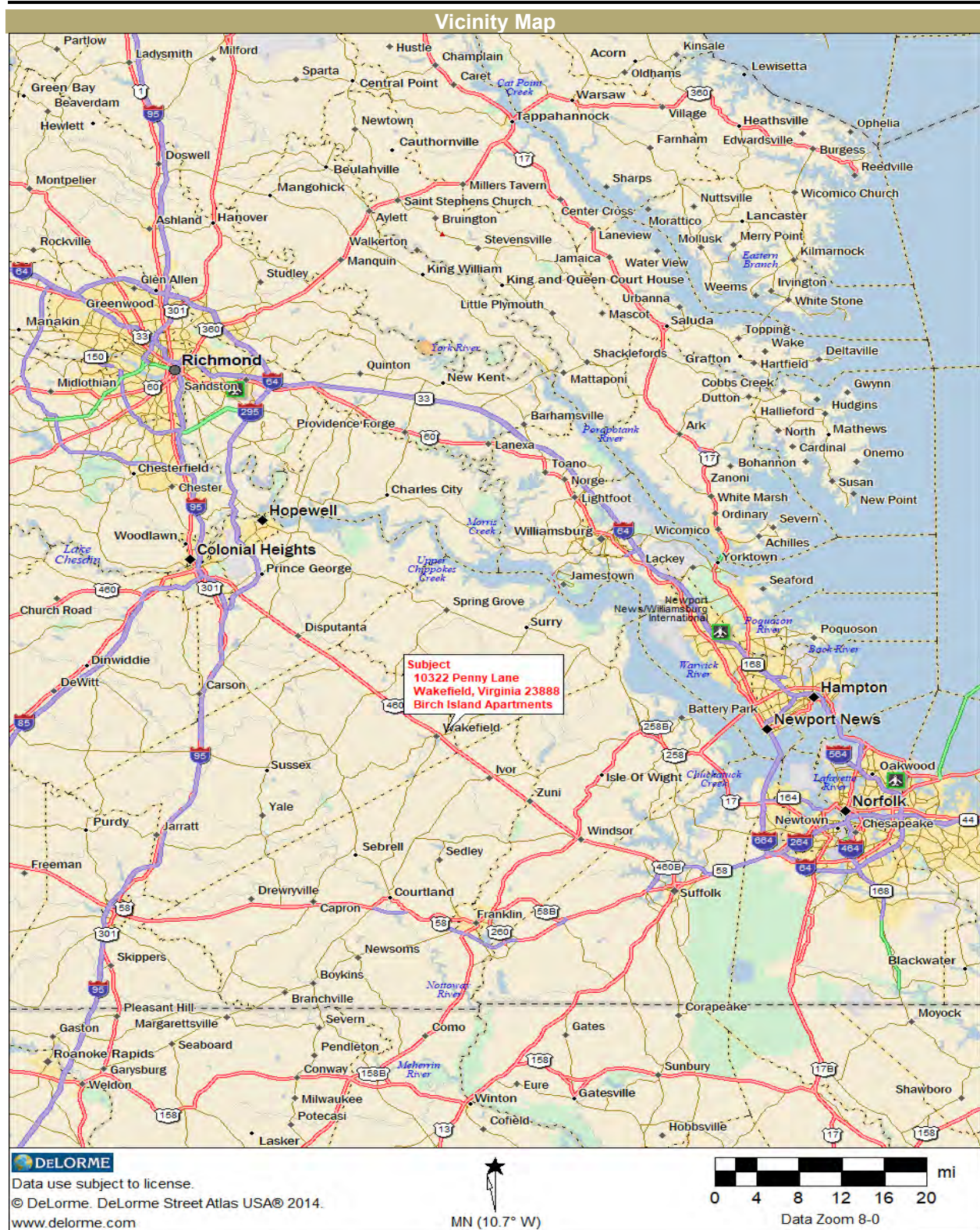
The existing development contains 48 family units in Wakefield, Virginia. Wakefield is located in the southern portion of the State of Virginia. Nearby cities include the following: Henderson, North Carolina; Roanoke Rapids; North Carolina; Petersburg, Virginia; Colonial Heights, Virginia; Wake Forest, North Carolina and Rocky Mount, North Carolina.

The primary market area consists of the following census tracts in Sussex County: 8702.01, 8702.02, 8703.00 and 8704.00; the following census tracts in Isle of Wight County: 2802.00, 2803.00 and 2804.00; the following census tract in Southampton County: 2001.00; and the following census tract in Surry County: 8602.00. The market area has the following boundaries: North – Colonial Trail West, Colonial Trail East, State Highway 626/Jones Drive, State Highway 621/Mill Swamp Road, State Highway 680/Stallings Creek Drive, State Highway 680/Magnet Drive, State Highway 709/Waterworks Road, U.S. Highway 258/Courthouse Highway, State Highway 620/Scotts Factory Road, State Highway 620/Muddy Cross Drive, State Highway 620/Tan Road and Brewers Creek; South – Raccoon Creek, Nottoway River, Carys Bridge Road, State Highway 35/Plank Road, State Highway 628/Wakefield Road, State Highway 728/Guy Place Road, State Highway 616/Ivor Road, Nottoway Swamp, State Highway 642/Maple Avenue, Cypress Swamp, State Highway 635/Black Creek Road, State Highway 619/Burdette Road and Franklin City limits; East – Suffolk City; and to the West – Nottoway River and Prince George County. This is the area from which the subject would normally draw its applicants.

Wakefield is served by U.S. Highway 460 and State Highways 31, 617, 620, 622 and 628. The subject is northeast of the town. The subject is located along Penny Lane.



Birch Island Apartments
10322 Penny Lane
Wakefield, Virginia 23888





Community and Site Information

Site Characteristics

The site is in a primarily residential neighborhood northeast of Wakefield. The subject is located along Penny Lane.

The property is easily accessed via Penny Lane which is located west of Birch Island Road. Birch Island Road connects to State Highway 31 which connects to U.S. Highway 460; a major thoroughfare throughout the town.

The property site contains approximately 132,640 square feet, or 3.045 acres. According to town officials, the subject is zoned A-1, R-1, General Agriculture and General Residential Districts. The subject is a legal, non-conforming use. The subject is located on one single site, and it is not a scattered site development. The subject is located in Census Tract #8704.00.

Surrounding Land Uses

The neighborhood is of a mixture of vacant land, single-family residences, multifamily dwellings and commercial properties. Vacant land is located north of the site. Vacant land is located south of the site. Single-family residences and vacant land is located east of the subject. Vacant land is located west of the subject. The neighborhood is 60 percent built up. Approximately 35 percent of the land use is made up of single-family residences. About 40 percent is comprised of vacant land. Another 15 percent of the land use is made up of multifamily dwellings. The remaining 10 percent is commercial properties. The area is mostly rural.





Subject Photos



View of Sign



View of Exterior



View of Exterior



View of Exterior



View of Exterior



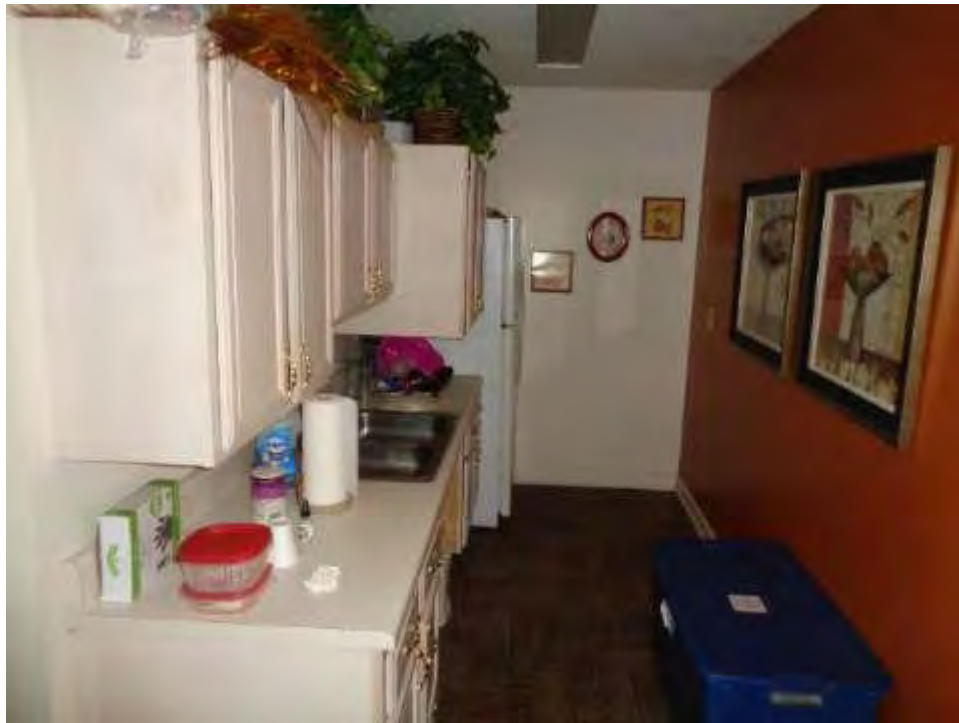
View of Accessory Building



View of Meeting Room



View of Meeting Room



View of Meeting Room Kitchen



View of Laundry Facility



View of Laundry Facility



View of Playground



View of Mail Center



View of Typical Living Area



View of Typical Dining Area



View of Typical Kitchen and Dining Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Parking Lot



View of Street



View of Street



View to the North



View to the South



View to the East



View to the West



Nearby Employment Opportunities

Most market area tenants have blue collar occupations. According to the U.S. Census Bureau, approximately 75.4 percent of the market area works in the service and laborer industries.

Regional and Area Data

Parks and Recreational Opportunities

Recreational facilities and areas in Sussex County and the surrounding areas include but are not limited to the following: Stony Creek Park, Southeast 4-H Educational Center, Miles B. Carpenter Folk Art Museum, Wakefield Foundation Center for the Arts, Surry County Historical Society & Museums, Bacon's Castle Museum, Prince George Golf Course, Chippokes Plantation State Park, Rawls Museum of the Arts, Southampton Agriculture & Forestry Museum & Heritage Village, Isle of Wight Museum, Mansion House & Antiques Gallery, Smithfield Little Theatre, Cypress Creek Swim Club, and Cypress Creek Golf Course.

Government/Public Safety

The Town of Wakefield operates under a Council-Mayor form of government; one mayor and a five-member Town Council. The Town is served by the Sussex County Sheriff's Office. In addition, the town is served by the Wakefield Volunteer Fire Department which has 30 volunteers.

Utilities

The Town of Wakefield provides water and sewer services to the residents of the town. Electricity is provided by Dominion Power or Prince George Electric. Natural gas is provided by Columbia Gas of Virginia. Basic telephone services are provided by Verizon and AT&T.

Health Care

Healthcare facilities in Sussex County include Stony Creek Community Health, Waverly Health & Rehabilitation Center and Greenville Health Department. There are several medical and healthcare facilities located in Richmond, 55 miles northeast of Wakefield.

Transportation

Major highways in Sussex County include Interstate 95; U.S. Highway 460; and State Highways 35, 40, 602, 622, 631 and 645. The nearest major airport is Richmond International Airport in Richmond, Virginia, 55 miles north of Wakefield. Interstate and intrastate bus services are provided by Greyhound, with a bus stop 29 miles north in Williamsburg. Amtrak provides commuter rail services to the area via a station also located in Williamsburg. Sussex County Skylands Ride offers public transportation to the area.

Crime

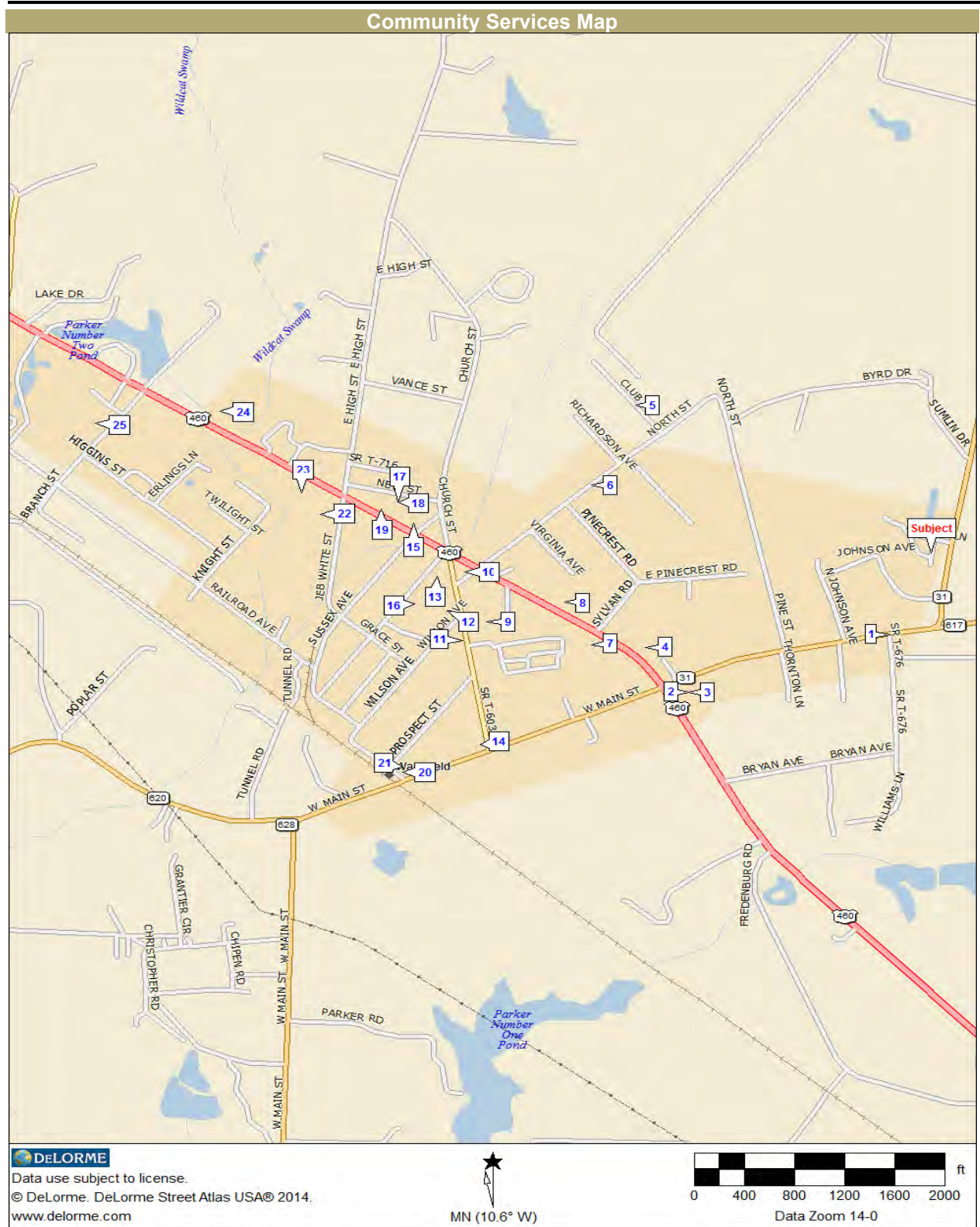
According to AreaVibes, approximately 79 per 100,000 residents are victims of a violent crime annually, and approximately 626 per 100,000 residents are victims of a property crime each year. There total number of crimes in the town within the past year were not available. The crime rate for Wakefield is 61.9 percent lower than for the state. The total number of crimes in the town decreased one percent within the past year, according to AreaVibes. There is a 1 in 1,262 chance of being the victim of a violent crime and a 1 in 160 chance of being the victim of a property crime. The life cycle is generally in the stability stage. There are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

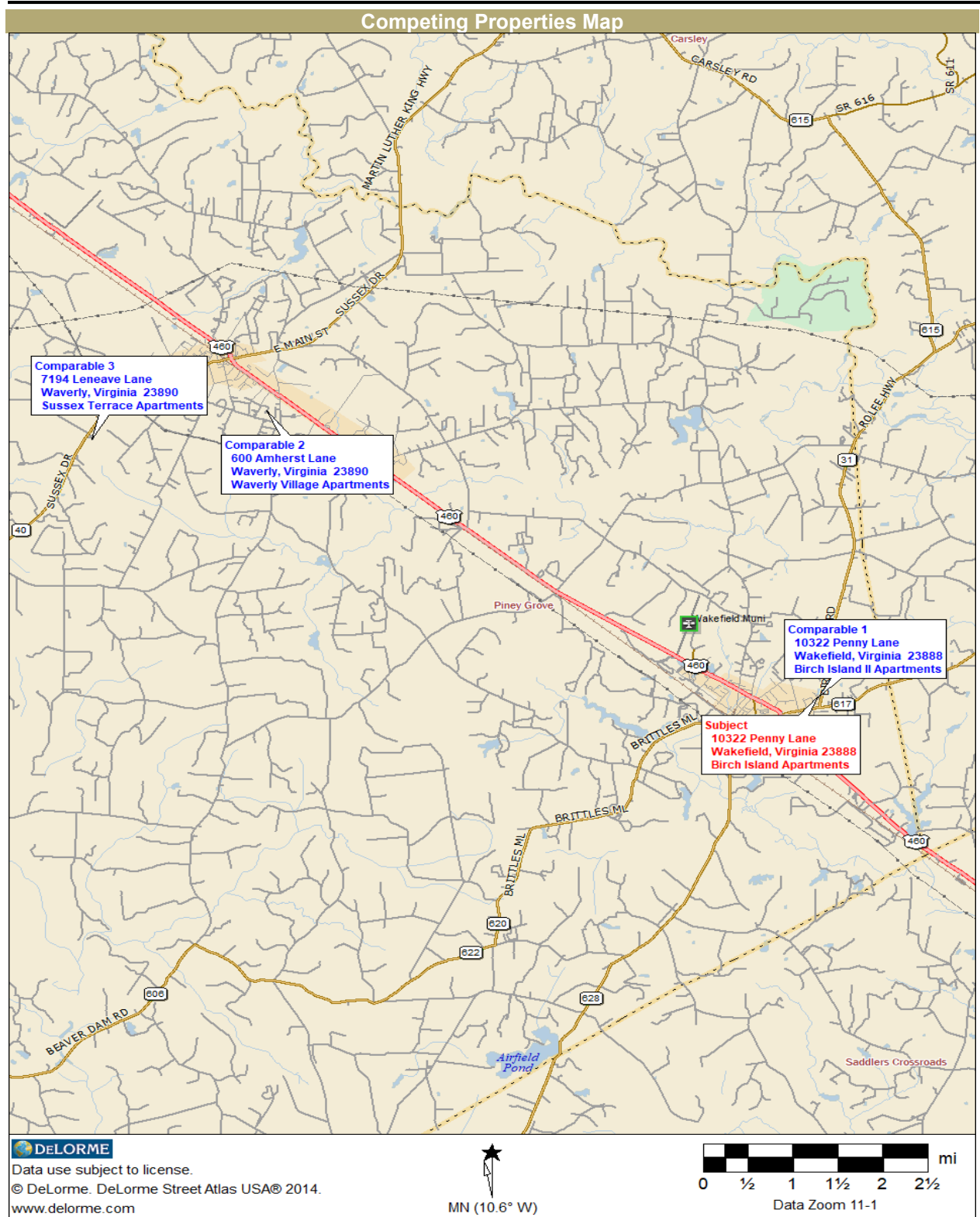


Community Services Legend		
BANKING SERVICES		
Legend	Service	Distance From Site
19	BB&T	0.84
23	The Bank of Southside Virginia	0.96
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
17	Family Dollar	0.81
22	Wakefield Great Valu	0.93
PHARMACY SERVICES		
Legend	Service	Distance From Site
20	Wakefield Pharmacy Inc	0.88
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
2	Subway	0.44
6	Virginia Diner, Inc	0.53
10	Pino's Pizza & Restaurant	0.71
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
4	Kid's Korner	0.46
18	Family Dollar	0.81
SALON/BARBER, FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
8	Jen's Cut & Curl	0.56
11	Reflections	0.72
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
24	Wakefield Municipal Airport	1.10
HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES		
Legend	Service	Distance From Site
21	Sentra Family Medicine Physicians	0.88
LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
12	Troxler Memorial Library	0.74
PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
5	Wakefield Swim Club	0.52



POST OFFICE SERVICES		
Legend	Service	Distance From Site
13	United States Postal Service	0.75
CONVENIENCE STORE GAS STATION SERVICES		
Legend	Service	Distance From Site
3	Sunoco Gas Station	0.44
7	BP	0.54
CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES		
Legend	Service	Distance From Site
1	Mars Hill AME Zion Church	0.15
15	Shrine of the Infant of Prague Catholic Church	0.78
25	Pocahontas Temple Baptist Church	1.28
POLICE, CITY HALL AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
14	Wakefield Police Department	0.76
FIRE STATION SERVICES		
Legend	Service	Distance From Site
16	Wakefield Fire Department	0.79
SCHOOL SERVICES		
Legend	Service	Distance From Site
9	Tidewater Academy PreK-12	0.68





*Sussex Trace Apartments is the only comparable that will not directly compete with the subject's LIHTC units since it is a Section 8 property.



Summary of Site Strengths and Weaknesses

Strengths – The site has average visibility and access. The site is close to employment centers, health care services, government and public services.

Weaknesses – The site has no apparent weaknesses.

PRIMARY MARKET AREA



Delineation of Market Area

Following is a list of considerations used when determining the market area:

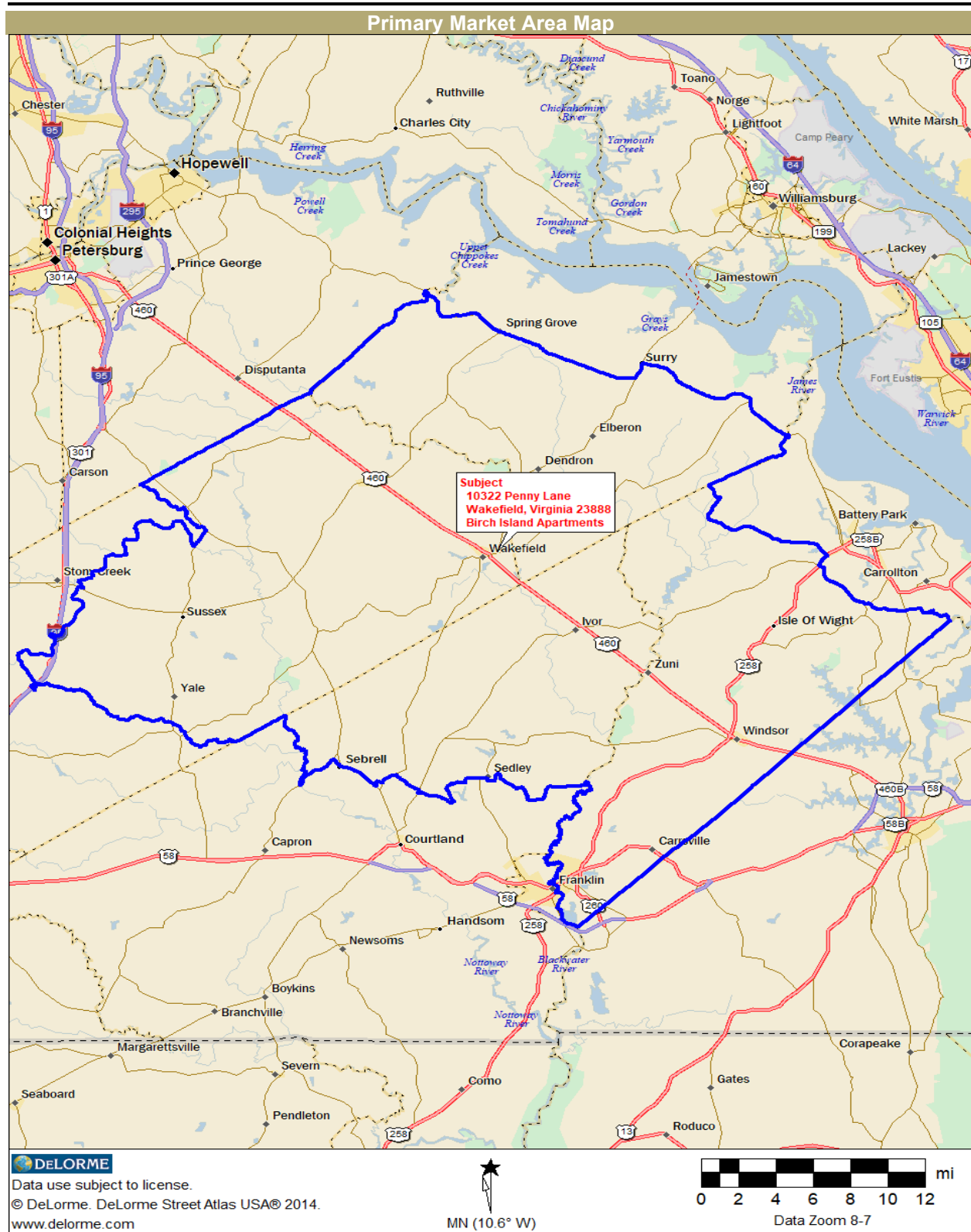
- **Population and Households Counts:** The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- **General Demographics:** The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- **Demand:** Too large of a market may result in overstating demand for a proposed development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- **Supply Analysis:** While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- **Competitive Stock:** The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- **Attainable Rents:** If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that area significantly higher or lower than the rents its micro location will support.
- **Location of Competitive Properties:** A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- **Accessibility:** Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- **Natural Boundaries:** Natural boundaries including rivers and mountains can restrict the movement within a market due to a lack of accessibility.
- **Housing Project Characteristics:** The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- **Market Perceptions:** Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within sub-markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as seniors generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or co-sponsor.



-
- Non-Geographic Factors: Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The determination of the market area is based on the boundaries between governmental units. In such a method, county, division or town boundaries become the boundaries of the market area. The primary market area for the subject consists of Sussex County. The primary market area consists of the following census tracts in Sussex County: 8702.01, 8702.02, 8703.00 and 8704.00; the following census tracts in Isle of Wight County: 2802.00, 2803.00 and 2804.00; the following census tract in Southhampton County: 2001.00; and the following census tract in Surry County: 8602.00. The market area has the following boundaries: North – Colonial Trail West, Colonial Trail East, State Highway 626/Jones Drive, State Highway 621/Mill Swamp Road, State Highway 680/Stallings Creek Drive, State Highway 680/Magnet Drive, State Highway 709/Waterworks Road, U.S. Highway 258/Courthouse Highway, State Highway 620/Scotts Factory Road, State Highway 620/Muddy Cross Drive, State Highway 620/Tan Road and Brewers Creek; South – Raccoon Creek, Nottoway River, Carys Bridge Road, State Highway 35/Plank Road, State Highway 628/Wakefield Road, State Highway 728/Guy Place Road, State Highway 616/Ivor Road, Nottoway Swamp, State Highway 642/Maple Avenue, Cypress Swamp, State Highway 635/Black Creek Road, State Highway 619/Burdette Road and Franklin City limits; East – Suffolk City; and to the West – Nottoway River and Prince George County. This is the area from which the subject would normally draw its applicants.

Birch Island Apartments
10322 Penny Lane
Wakefield, Virginia 23888



MARKET AREA EMPLOYMENT TRENDS



Employment and Economy

The economy of Wakefield is based on construction; manufacturing; retail trade; transportation, communication and utilities; professional and related services; and educational, health and social services sectors. Each of these categories has experienced reasonable growth within the past few years.

Unemployment in the county reached a high of 11.4 percent in 2010 and was at its lowest in 2006, 2007 and 2019 with 4.5 percent. The rate for Sussex County in December 2020 was 6.8 percent. The number employed has decreased 0.8 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR SUSSEX COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,408	4,148	94.1%	260	5.9%
2006	4,476	4,273	95.5%	203	4.5%
2007	4,464	4,264	95.5%	200	4.5%
2008	4,503	4,241	94.2%	262	5.8%
2009	4,441	3,991	89.9%	450	10.1%
2010	4,281	3,792	88.6%	489	11.4%
2011	4,381	3,922	89.5%	459	10.5%
2012	4,277	3,861	90.3%	416	9.7%
2013	4,185	3,797	90.7%	388	9.3%
2014	4,108	3,787	92.2%	321	7.8%
2015	4,073	3,794	93.2%	279	6.8%
2016	3,943	3,693	93.7%	250	6.3%
2017	3,817	3,590	94.1%	227	5.9%
2018	3,822	3,635	95.1%	187	4.9%
2019	3,833	3,660	95.5%	173	4.5%
2020**	3,836	3,576	93.2%	260	6.8%

* Data based on place of residence.

**Preliminary - based on monthly data through December 2020

Source: U.S. Bureau of Labor Statistics

The State of Virginia reached a high of 7.2 percent in 2010 and was at its lowest point in 2019 with 2.8 percent. The rate for the State of Virginia in December 2020 was 4.7 percent. The number employed has increased 0.9 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR VIRGINIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	3,897,060	3,757,606	96.4%	139,454	3.6%
2006	3,978,654	3,855,644	96.9%	123,010	3.1%
2007	4,036,854	3,914,094	97.0%	122,760	3.0%
2008	4,133,464	3,970,441	96.1%	163,023	3.9%
2009	4,118,183	3,842,524	93.3%	275,659	6.7%
2010	4,157,667	3,860,390	92.8%	297,277	7.2%
2011	4,211,815	3,934,333	93.4%	277,482	6.6%
2012	4,223,850	3,967,988	93.9%	255,862	6.1%
2013	4,237,294	3,995,194	94.3%	242,100	5.7%
2014	4,244,126	4,022,169	94.8%	221,957	5.2%
2015	4,216,990	4,029,055	95.5%	187,935	4.5%
2016	4,242,674	4,069,450	95.9%	173,224	4.1%
2017	4,309,588	4,150,132	96.3%	159,456	3.7%
2018	4,331,380	4,202,801	97.0%	128,579	3.0%
2019	4,412,246	4,289,132	97.2%	123,114	2.8%
2020**	4,259,711	4,061,181	95.3%	198,530	4.7%

* Data based on place of residence.

**Preliminary - based on monthly data through December 2020

Source: U.S. Bureau of Labor Statistics



According to the U.S. Bureau of Labor Statistics, unemployment trends for Sussex County are slightly higher than the unemployment trends for the State of Virginia.

CHANGE IN TOTAL EMPLOYMENT FOR SUSSEX COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(356)	(71)	-8.6%	-1.7%
2010-2015	2	0	0.1%	0.0%

Source: U.S. Bureau of Labor Statistics

The changes in employment since 2005 by time period are listed in the above table. The data shows that the number of persons employed in Sussex County decreased an average of 0.9 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR SUSSEX COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	3,792	(199)	11.4%
2011	3,922	130	10.5%
2012	3,861	(61)	9.7%
2013	3,797	(64)	9.3%
2014	3,787	(10)	7.8%
2015	3,794	7	6.8%
2016	3,693	(101)	6.3%
2017	3,590	(103)	5.9%
2018	3,635	45	4.9%
2019	3,660	25	4.5%

Source: U.S. Bureau of Labor Statistics

The above table show the changes in employment and percent unemployed since 2010. The unemployment rate for Sussex County has fluctuated from 4.5 percent to 11.4 percent. The fluctuations for Sussex County are slightly higher than the unemployment trends for State of Virginia.

Major Employers

Major employers for the county are shown in the following table:

MAJOR EMPLOYERS			
Name	Location	Product/Service	Total Employees
Virginia Department of Corrections	Sussex	Prison	600-999
Murphy Brown	Waverly	Pork	100-299
Virginia Diner	Wakefield	Food/Catalog Sales	100-299
Sussex County School Board	Sussex	Education	262
Davis Oil	Stony Creek	Oil	125
Sussex County Government	Sussex	Government	100
Airfield	Sussex	Youth Development	41
Hardee's	Waverly	Fast Food	27
McDonald's	Waverly	Fast Food	27
McGill	Waverly	Landscaping/Compost	20-49
Isle of Wight Products	Wakefield	Lumber	20

Source: Sussex County, Virginia



Place of Work Employment

PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	SUSSEX COUNTY		MARKET AREA		WAKEFIELD	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	111	3.0%	358	2.7%	6	1.8%
Construction	214	5.8%	969	7.4%	23	6.7%
Manufacturing	510	13.8%	1,932	14.7%	44	12.9%
Wholesale Trade	114	3.1%	247	1.9%	8	2.3%
Retail Trade	385	10.4%	1,192	9.0%	62	18.1%
Transportation, Communication & Utilities	489	13.2%	1,480	11.2%	66	19.3%
Information	19	0.5%	132	1.0%	2	0.6%
Finance, Insurance & Real Estate	76	2.1%	564	4.3%	6	1.8%
Professional & Related Services	124	3.4%	601	4.6%	4	1.2%
Educational, Health & Social Services	829	22.4%	2,791	21.2%	55	16.1%
Entertainment & Recreation Services	235	6.4%	869	6.6%	21	6.1%
Other	239	6.5%	1,023	7.8%	26	7.6%
Public Administration	351	9.5%	1,018	7.7%	19	5.6%

Source: Claritas and Ribbon Demographics, 2021 Data

The above chart shows the number of people employed in different sectors of Sussex County, primary market area and Wakefield economy in 2021. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.

Future Employment Trends

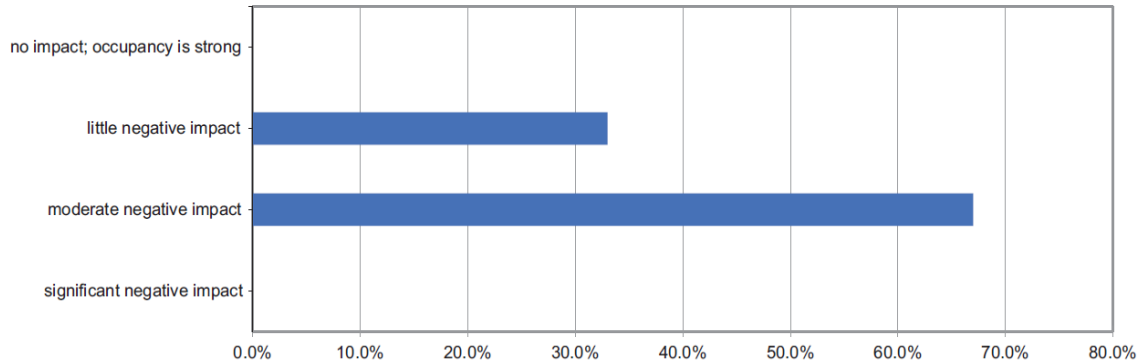
An ongoing worldwide pandemic called COVID-19 is wreaking havoc on the economy of much of the United States. The first case of COVID-19 was diagnosed in the United States on January 21, 2020, in the State of Washington. Since that date, COVID-19 spread rapidly throughout the U.S. The CDC warned that widespread transmission of the disease could force a large number of people to seek hospitalization, overloading the healthcare system. Therefore, on March 19, 2020, the government advised against gatherings of more than 10 people. Additionally, state and local authorities have made the decision to prohibit large-scale gatherings.

Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel, work and shop away from their homes. These measures have had a significant impact on the economic conditions in cities and counties throughout the country. In March 2020, the U.S. Congress passed a \$2 trillion COVID-19 aid package in an attempt to ease the economic impact of the coronavirus pandemic. The bill includes funds for large corporations, loans for small businesses, assistance to state and local governments and direct payments to qualified individual citizens. The amount of the payment per citizen depends on various factors such as annual income and number of children. The aid package also includes a supplemental package to combat the outbreak itself, with funds for hospitals, FEMA's disaster relief fund and vaccines, therapeutics and other medical needs. While the federal and state governments have attempted to mitigate the economic impact by lowering interest rates, providing financial relief and paid sick leave for workers quarantined, providing small business loans to businesses affected by the pandemic, deferring tax payments without penalty and temporarily suspending all government foreclosures and evictions, the result of the pandemic is likely to be a recession and potentially a depression if conditions do not improve quickly.

According to the *April 2020 PwC Investor Sentiment Update*, between 60 and 70 percent of surveyed investors active in the apartment sector believe the U.S. economy is already in a recession. More than 80 percent of those same investors believe apartment fundamentals are already seeing a negative impact due to COVID-19. The remaining investors believe negative impact will be seen within three months. Overall, the majority of the surveyed investors believe apartment occupancy will see moderate negative impact due to the pandemic.



As unemployment rises and move-ins likely taper off, what will be the impact on apartment occupancy in the near term?



Source: Survey conducted by PwC March 27, 2020 through April 2, 2020; percentages reflect investor participants' sentiment

Due to the increased number of active COVID-19 cases in Loudoun County, on January 10, 2021, Governor Northam released new restriction to help prevent further spread. These restrictions include a modified stay at home order in which all individuals in Virginia must stay home between the hours of midnight and 5 a.m. Exceptions include getting food and other goods, receiving medical care or heading to or from work. In addition, a new universal mask mandate was ordered, which requires all residents five-years old and older to wear masks inside and when social distancing is not possible. A reduction in social gatherings from 25 individuals to 10 individuals has been put into place, and there are continued limits on dining in restaurants.

According to the Virginia State Department of Health, as of February 4, 2020, the State of Virginia has had 516,398 confirmed cases of COVID-19 around the state, 1,001 of which were in Sussex County. Therefore, Loudoun County contains approximately 0.1 percent of all positive cases. In addition, of the total 1,001 confirmed cases in Loudoun County, approximately 1.6 percent, or 16 cases, have resulted in death.

According to the Virginia Employment Commission, there have not been any Worker Adjustment and Retraining Notifications (W.A.R.N.) notices issued for Sussex County since January 2018.

According to Lauren Swain, Sussex County Manager of the Sussex County Chamber of Commerce, there have been some new and expanding business in the last year. Three Brothers Distillery announced it will be expanding its operations into Sussex County. The company will invest \$232,500 to more than quadruple its current productions. A new hospital, Sun Behavioral Hospital, recently opened and created more than 125 new jobs for the area. Also a new car dealership named Lakeshore Motors, recently opened along Route 13. Furthermore, a new restaurant, Grotto Pizza and a new Avid Hotel are expected to open this year in Millsboro.

She further stated that the area has been impacted from the COVID-19 pandemic; however town and county officials have been working very hard to help protect those businesses that have been impacted. The county has a number of financial assistance programs that are available, including the Hospitality Emergency Loan Program. All these programs are designed to provide help for small businesses to assist them through the pandemic. She further reported that there are also several infrastructure projects planned or on-going, including but not limited to The Grove Park Dock, the BayWalk at Dewey Beach and an extended Riverwalk.



Based on the data shown above, the region appears to be stable with some growth based on the unemployment rates and lack of major employers laying off employees and/or closing due to circumstances other than COVID-19. Therefore, it is believed that the market area will continue to grow and remain stabilized.

Wages

The average annual wage of employees in Sussex County was \$39,897 in 2019. Wages have been increasing 4.5 percent per year. Wages in the mining; construction; manufacturing; wholesale trade; retail trade; leisure and hospitality; education and health services; professional and business services; financial services; other services; and public administration sectors are within the proposed income limits for the subject's units.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2018	2019	ANNUAL PERCENT INCREASE
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	\$60,374	\$59,499	-1.4%
Construction	\$40,417	\$44,716	10.6%
Manufacturing	\$44,248	\$48,841	10.4%
Transportation and Warehousing	N/A*	N/A*	N/A*
Utilities	N/A*	N/A*	N/A*
Wholesale Trade	\$34,785	\$37,141	6.8%
Retail Trade	\$26,320	\$27,635	5.0%
Leisure and Hospitality	\$15,610	\$16,711	7.1%
Education and Health Services	\$33,724	\$35,161	4.3%
Professional and Business Services	\$53,868	\$53,420	-0.8%
Financial Activities	\$38,385	\$41,599	8.4%
Information	N/A*	N/A*	N/A*
Other Services	\$32,872	\$35,053	6.6%
Public Administration (Local Government)	\$39,112	\$39,091	-0.1%

Source: U.S. Bureau of Labor Statistics

*Data was not available.



Employment Outside the County

For residents employed in the primary market area in 2020, the travel time to work from the site is less than 44 minutes. For the majority of those employed in other parts of the county, the travel time would be within 59 minutes. According to the chart below, 17.9 percent have a travel time of less than 15 minutes; 27.5 percent have a travel time of 15 to 29 minutes; and 54.5 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	2,263	17.9%
15-29	3,469	27.5%
30-44	2,805	22.2%
45-59	2,128	16.9%
60+	1,944	15.4%
Total Commuters	12,609	

Source: Claritas and Ribbon Demographics, 2021 Data

Summary of Employment Trends in Market Area

Households who have between one and five persons and annual incomes below \$77,280 when considering Rental Assistance. Without considering Rental Assistance, individuals earning between \$23,006 and \$77,280, annually will be potential tenants for the rehabilitated development. Major employers shown on Page 56 are included in the manufacturing; education and health services; and leisure and hospitality services sectors. The available employment is well-suited to the targeted population of the existing development.

MARKET AREA DEMOGRAPHIC DATA



Population and Households Trends and Analysis

The housing market area for the apartments is an area in which people could locate their residences and have fairly equal access to the same job market, community services and amenities and be in the socio-economic community they choose.

In 2000, this geographic primary market area contained an estimated population of 29,442. By 2010, population in this primary market area had increased by 4.0 percent to 30,612. In 2021, the population in this market area decreased by 3.2 percent to 29,647. It is projected that between 2021 and 2026, population in the market area is expected to slightly decrease 0.3 percent to 29,569. Population estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the population growth could be impacted by the COVID-19 if there is long-term economic impacts in the area.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
SUSSEX COUNTY	2000	12,504				
Estimated Projected	2010	12,087	(417)	-3.3%	(42)	-0.3%
	2021	11,128	(959)	-7.9%	(87)	-0.7%
	2026	10,927	(201)	-1.8%	(40)	-0.4%
MARKET AREA	2000	29,442				
Estimated Projected	2010	30,612	1,170	4.0%	117	0.4%
	2021	29,647	(965)	-3.2%	(88)	-0.3%
	2026	29,569	(78)	-0.3%	(16)	-0.1%
WAKEFIELD	2000	1,038				
Estimated Projected	2010	927	(111)	-10.7%	(11)	-1.1%
	2021	787	(140)	-15.1%	(13)	-1.4%
	2026	768	(19)	-2.4%	(4)	-0.5%

Source: U.S. Census Bureau and Claritas and Ribbon Demographics, 2021 Data



CHANGE IN POPULATION BY AGE GROUPS						
SUSSEX COUNTY						
AGE	2010	2021	CHANGE	2022	2026	CHANGE
0-4	524	472	-9.9%	472	470	-0.3%
5-9	554	464	-16.2%	463	458	-1.0%
10-14	556	468	-15.8%	464	449	-3.3%
15-17	394	300	-23.9%	299	295	-1.3%
18-20	411	348	-15.3%	346	339	-2.1%
21-24	736	671	-8.8%	671	669	-0.2%
25-34	1,937	2,075	7.1%	2,064	2,021	-2.1%
35-44	1,719	1,380	-19.7%	1,387	1,413	1.9%
45-54	1,915	1,387	-27.6%	1,341	1,156	-13.8%
55-64	1,589	1,512	-4.8%	1,502	1,460	-2.8%
65-74	973	1,211	24.5%	1,239	1,351	9.0%
75-84	581	601	3.4%	600	598	-0.4%
85+	198	239	20.7%	241	248	3.0%
Total Population	12,087	11,128	-7.9%	11,088	10,927	-1.5%
Elderly % Population	27.6%	32.0%	8.9%	32.3%	33.5%	1.2%
MARKET AREA						
AGE	2010	2021	CHANGE	2022	2026	CHANGE
0-4	1,446	1,312	-9.3%	1,311	1,309	-0.2%
5-9	1,661	1,357	-18.3%	1,347	1,309	-2.8%
10-14	1,751	1,470	-16.0%	1,447	1,353	-6.5%
15-17	1,284	967	-24.7%	960	931	-3.0%
18-20	1,039	941	-9.4%	939	931	-0.9%
21-24	1,490	1,444	-3.1%	1,461	1,528	4.6%
25-34	3,695	4,159	12.6%	4,133	4,031	-2.5%
35-44	4,063	3,473	-14.5%	3,488	3,550	1.8%
45-54	5,542	3,821	-31.1%	3,717	3,299	-11.2%
55-64	4,249	4,785	12.6%	4,773	4,724	-1.0%
65-74	2,544	3,565	40.1%	3,681	4,143	12.6%
75-84	1,369	1,706	24.6%	1,720	1,775	3.2%
85+	479	647	35.1%	655	686	4.8%
Total Population	30,612	29,647	-3.2%	29,631	29,569	-0.2%
Elderly % Population	28.2%	36.1%	10.2%	36.5%	38.3%	1.8%
WAKEFIELD						
AGE	2010	2021	CHANGE	2022	2026	CHANGE
0-4	57	47	-17.5%	47	48	1.7%
5-9	63	50	-20.6%	49	46	-6.5%
10-14	60	48	-20.0%	48	47	-1.7%
15-17	40	31	-22.5%	31	29	-5.2%
18-20	33	29	-12.1%	28	25	-11.3%
21-24	38	35	-7.9%	35	37	4.5%
25-34	91	88	-3.3%	88	86	-1.8%
35-44	123	76	-38.2%	77	79	3.1%
45-54	126	108	-14.3%	103	85	-17.8%
55-64	146	107	-26.7%	106	104	-2.3%
65-74	83	98	18.1%	100	110	9.6%
75-84	46	49	6.5%	49	51	3.2%
85+	21	21	0.0%	21	21	0.0%
Total Population	927	787	-15.1%	783	768	-1.9%
Elderly % Population	31.9%	34.9%	11.2%	35.4%	37.2%	1.8%

Source: U.S. Census Bureau and Claritas and Ribbon Demographics, 2021 Data



Housing Market

The demand for additional housing in a market area is a function of population growth, household formations and, also, a replacement of units lost through demolition and extreme obsolescence. Also, within the overall demand are segments of the market asking for more or less expense (related to income) and for ownership or rental.

Some of the demand has been, or will be, satisfied by units which have been built, or will be built, by the time the project is renting. The difference between demand and supply, the residual, is the total market of which the project's market will be a share.

The "tenure" of existing housing will be examined first as a guide to the future proportion of ownership and rentals; then characteristics of the housing stock will be noted.

The most important analysis is that of demand, supply and residual demand which follows. Its product is the number of type rental units which will be demanded.

Tenure

The percentage of renters in Sussex County in 2021 was 31.3 percent and is not expected to statistically change in 2026. For the primary market area, the percentage for 2021 was 22.2 percent and expected decrease slightly to 22.1 percent in 2026. For the Town of Wakefield, the percentage for 2021 was 33.9 percent and expected decrease slightly to 32.1 percent in 2026. Household estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the household growth could be impacted by the COVID-19 if there is long-term economic impacts in the area.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
SUSSEX COUNTY	2000	4,124	2,833	68.7%	1,291	31.3%
Estimated Projected	2010	3,994	2,743	68.7%	1,251	31.3%
	2021	3,624	2,489	68.7%	1,135	31.3%
	2026	3,548	2,437	68.7%	1,111	31.3%
MARKET AREA	2000	10,369	7,945	76.6%	2,424	23.4%
Estimated Projected	2010	11,081	8,589	77.5%	2,492	22.5%
	2021	10,917	8,494	77.8%	2,423	22.2%
	2026	10,951	8,529	77.9%	2,422	22.1%
WAKEFIELD	2000	440	296	67.3%	144	32.7%
Estimated Projected	2010	388	255	65.7%	133	34.3%
	2021	336	222	66.1%	114	33.9%
	2026	330	224	67.9%	106	32.1%

Source: U.S. Census Bureau and Claritas and Ribbon Demographics, 2021 Data



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
SUSSEX COUNTY	25-34	160	229	389
	35-44	350	229	579
	45-54	600	253	853
	55-64	691	210	901
	65-74	472	146	618
	75+	439	95	534
MARKET AREA	25-34	616	427	1,043
	35-44	1,236	492	1,728
	45-54	2,262	545	2,807
	55-64	2,004	394	2,398
	65-74	1,366	264	1,630
	75+	1,021	216	1,237
WAKEFIELD	25-34	16	22	38
	35-44	32	28	60
	45-54	43	23	66
	55-64	69	27	96
	65-74	45	15	60
	75+	45	12	57

Source: U.S. Census Bureau

The breakdown of family households according to size and type in 2021 is shown in the first table below. Renter household size for the market area is shown on the following page.

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	SUSSEX COUNTY	MARKET AREA	WAKEFIELD
1 person	718	1,920	56
2 persons	952	3,310	98
3 persons	392	1,578	31
4 persons	257	1,045	28
5 or more persons	170	641	9
RENTER-OCCUPIED			
1 person	383	844	42
2 persons	305	680	23
3 persons	197	342	17
4 persons	146	316	18
5 or more persons	104	241	14

Source: Claritas and Ribbon Demographics, 2021 Data



According to the U.S. Census Bureau, in 2021 there were 3.07 persons per household in Sussex County and 2.36 in Wakefield. The primary market area indicated 2.73 persons per household in 2021. The subject's units are most suitable for households with one and five persons, who account for 100 percent of the primary market area family renter households.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	844	34.8%
2 persons	680	28.1%
3 persons	342	14.1%
4 persons	316	13.0%
5 or more persons	241	9.9%
TOTAL	2,423	100.0%

Source: Claritas and Ribbon Demographics, 2021 Data



The following table shows significant characteristics of the market area housing stock in 2010. In 2010 there were 8,241 single-family housing units, 410 multifamily housing units and 2,060 mobile homes in the market area. Of the 2,060 mobile homes in the market area, 704 were rental mobile homes. The data in the following table also shows that there were 132 rental units lacking complete plumbing and 66 rental units that are overcrowded. There were 451 units built prior to 1939. According to the U.S. Census Bureau, there were 68 rental units built since 2000.

CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	SUSSEX COUNTY	MARKET AREA	WAKEFIELD
TOTAL HOUSING UNITS	4,696	12,310	455
OCCUPANCY AND TENURE			
Occupied Housing Units	3,994	11,081	388
Owner-Occupied	2,743	8,589	255
Percent Owner-Occupied	68.7%	77.5%	65.7%
Renter-Occupied	1,251	2,492	133
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	114	179	9
Persons per owner-occupied unit	2.37	2.01	2.41
Persons per renter-occupied unit	2.4	1.95	2.35
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	5	5	0
2000-2004	35	63	0
1990-1999	93	307	2
1980-1989	203	522	19
1970-1979	397	522	0
1960-1969	129	313	31
1950-1959	202	236	0
1940-1949	35	123	5
1939 or earlier	153	451	22
PERSONS PER ROOM: RENTER			
0.50 or less	848	1,801	46
0.51-1.00	339	675	33
1.01-1.50	19	51	0
1.51-2.00	46	15	0
2.01 or more	0	0	0
PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	27	132	1
1.01-1.50	0	0	0
1.51 or more	0	0	0

Source: U.S. Census Bureau



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
SUSSEX COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	1,967	77.3%	590	47.1%
1, Attached	20	0.8%	22	1.8%
2	7	0.3%	84	6.7%
3 to 4	0	0.0%	46	3.7%
5 to 9	0	0.0%	77	6.2%
10 to 19	0	0.0%	82	6.5%
20 to 49	0	0.0%	8	0.6%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	550	21.6%	343	27.4%
TOTAL	2,544	100.0%	1,252	100.0%
MARKET AREA				
1, Detached	6,758	82.7%	1,355	53.3%
1, Attached	40	0.5%	88	3.5%
2	7	0.1%	81	3.2%
3 to 4	8	0.1%	130	5.1%
5 to 9	0	0.0%	103	4.1%
10 to 19	0	0.0%	76	3.0%
20 to 49	0	0.0%	5	0.2%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	1,356	16.6%	704	27.7%
TOTAL	8,169	100.0%	2,542	100.0%
WAKEFIELD				
1, Detached	175	73.8%	55	69.6%
1, Attached	2	0.8%	0	0.0%
2	0	0.0%	6	7.6%
3 to 4	0	0.0%	0	0.0%
5 to 9	0	0.0%	0	0.0%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	60	25.3%	18	22.8%
TOTAL	237	100.0%	79	100.0%

Source: U.S. Census Bureau

DEVELOPMENT-SPECIFIC DEMAND ANALYSIS



Household Income Trends and Analysis

Income is a key characteristic in analyzing housing markets. The table on Page 72 shows household incomes for the market area for all households. However, we are primarily concerned with incomes of renters within the target incomes below \$77,280, or 78.5 percent, of income eligible households and for the units receiving Rental Assistance. For the units without Rental Assistance, we are primarily concerned with incomes of renters between \$23,829 and \$77,280 of income eligible households. There is a total of 1,069 renters, or 44.1 percent, within the target income range. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the maximum allowable LIHTC rent for an income limit (i.e. 60% AMI) for each bedroom type is divided by 35 percent as required by VHDA for family units. The resulting number is then multiplied by 12 to derive an annual income ($\$695 / 35\% = \$1,985.71 \times 12 = \$23,829$). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. The units receiving Rental Assistance, no minimum income is required. For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the LIHTC program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom x 1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$727	\$0	\$77,280	78.5%	1,902
All Unit Types (40%)	\$727	\$0	\$38,640	54.3%	1,315
All Unit Types (50%)	\$727	\$0	\$48,300	62.8%	1,521
All Unit Types (60%)	\$727	\$0	\$57,960	70.3%	1,703
All Unit Types (70%)	\$727	\$0	\$67,620	74.7%	1,811
All Unit Types (80%)	\$727	\$0	\$77,280	78.5%	1,902
1 BR (All)	\$727	\$0	\$57,280	72.6%	1,106
1 BR (40%)	\$727	\$0	\$28,640	47.1%	717
1 BR (50%)	\$727	\$0	\$35,800	55.0%	839
1 BR (60%)	\$727	\$0	\$42,960	61.6%	938
1 BR (70%)	\$727	\$0	\$50,120	67.3%	1,025
1 BR (80%)	\$727	\$0	\$57,280	72.6%	1,106
2 BR (All)	\$804	\$0	\$64,400	71.1%	726
2 BR (40%)	\$804	\$0	\$32,200	41.7%	426
2 BR (50%)	\$804	\$0	\$40,250	51.1%	523
2 BR (60%)	\$804	\$0	\$48,300	56.6%	578
2 BR (70%)	\$804	\$0	\$56,350	64.8%	662
2 BR (80%)	\$804	\$0	\$64,400	71.1%	726
3 BR (All)	\$966	\$0	\$77,280	73.4%	660
3 BR (40%)	\$966	\$0	\$38,640	48.2%	434
3 BR (50%)	\$966	\$0	\$48,300	57.6%	518
3 BR (60%)	\$966	\$0	\$57,960	65.5%	589
3 BR (70%)	\$966	\$0	\$67,620	69.7%	627
3 BR (80%)	\$966	\$0	\$77,280	73.4%	660

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$671	\$23,006	\$77,280	44.1%	1,069
All Unit Types (40%)	\$671	\$23,006	\$38,640	19.9%	482
All Unit Types (50%)	\$695	\$23,829	\$48,300	27.0%	655
All Unit Types (60%)	\$727	\$24,926	\$57,960	32.7%	791
All Unit Types (70%)	\$727	\$24,926	\$67,620	37.1%	899
All Unit Types (80%)	\$727	\$24,926	\$77,280	40.9%	991
1 BR (All)	\$671	\$23,006	\$57,280	34.7%	529
1 BR (40%)	\$671	\$23,006	\$28,640	9.2%	140
1 BR (50%)	\$727	\$24,926	\$35,800	14.0%	213
1 BR (60%)	\$727	\$24,926	\$42,960	20.5%	313
1 BR (70%)	\$727	\$24,926	\$50,120	26.3%	400
1 BR (80%)	\$727	\$24,926	\$57,280	31.6%	481
2 BR (All)	\$804	\$27,566	\$64,400	35.8%	366
2 BR (40%)	\$804	\$27,566	\$32,200	6.4%	65
2 BR (50%)	\$804	\$27,566	\$40,250	15.9%	162
2 BR (60%)	\$804	\$27,566	\$48,300	21.3%	218
2 BR (70%)	\$804	\$27,566	\$56,350	29.5%	302
2 BR (80%)	\$804	\$27,566	\$64,400	35.8%	366
3 BR (All)	\$930	\$31,886	\$77,280	30.9%	278
3 BR (40%)	\$930	\$31,886	\$38,640	5.7%	51
3 BR (50%)	\$966	\$33,120	\$48,300	14.0%	126
3 BR (60%)	\$966	\$33,120	\$57,960	21.9%	197
3 BR (70%)	\$966	\$33,120	\$67,620	26.2%	235
3 BR (80%)	\$966	\$33,120	\$77,280	29.9%	269



Renter Households						
All Age Groups						
Year 2021 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	145	48	38	33	20	284
\$10,000-20,000	218	92	63	11	42	426
\$20,000-30,000	159	89	69	42	50	409
\$30,000-40,000	56	95	27	21	28	227
\$40,000-50,000	65	57	12	55	22	211
\$50,000-60,000	36	77	37	21	12	183
\$60,000-75,000	34	58	18	24	5	139
\$75,000-100,000	35	107	43	56	13	254
\$100,000-125,000	16	8	19	24	5	72
\$125,000-150,000	41	32	15	22	25	135
\$150,000-200,000	24	7	0	4	6	41
\$200,000+	<u>15</u>	<u>10</u>	<u>1</u>	<u>3</u>	<u>13</u>	<u>42</u>
Total	844	680	342	316	241	2,423

Owner Households						
All Age Groups						
Year 2021 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	169	86	16	28	2	301
\$10,000-20,000	308	140	37	20	6	511
\$20,000-30,000	370	188	76	50	4	688
\$30,000-40,000	216	338	105	26	38	723
\$40,000-50,000	161	325	69	42	48	645
\$50,000-60,000	154	333	25	49	39	600
\$60,000-75,000	136	536	192	99	52	1,015
\$75,000-100,000	123	368	420	193	96	1,200
\$100,000-125,000	87	415	193	297	85	1,077
\$125,000-150,000	104	269	201	58	104	736
\$150,000-200,000	49	218	121	151	98	637
\$200,000+	<u>43</u>	<u>94</u>	<u>123</u>	<u>32</u>	<u>69</u>	<u>361</u>
Total	1,920	3,310	1,578	1,045	641	8,494



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	SUSSEX COUNTY	MARKET AREA	WAKEFIELD
Less than \$10,000			
Less than 20%	0	0	0
20-24%	0	10	0
25-29%	0	13	0
30-34%	0	0	0
35%+	193	180	1
Not Computed	98	89	6
\$10,000 - \$19,999			
Less than 20%	4	61	0
20-24%	16	45	0
25-29%	59	64	0
30-34%	3	53	3
35%+	116	247	15
Not Computed	22	120	19
\$20,000 - \$34,999			
Less than 20%	0	53	0
20-24%	83	90	16
25-29%	20	53	0
30-34%	31	84	0
35%+	85	189	3
Not Computed	18	47	3
\$35,000 - \$49,999			
Less than 20%	128	104	0
20-24%	30	54	0
25-29%	2	72	0
30-34%	25	87	0
35%+	6	26	6
Not Computed	61	56	0
\$50,000 - \$74,999			
Less than 20%	40	276	4
20-24%	33	46	0
25-29%	32	78	0
30-34%	0	0	0
35%+	46	46	0
Not Computed	36	87	0
\$75,000 or more			
Less than 20%	42	171	3
20-24%	0	0	0
25-29%	0	0	0
30-34%	0	0	0
35%+	0	0	0
Not Computed	23	41	0
TOTAL	1,252	2,542	79

Source: U.S. Census Bureau



The importance of analyzing the annual income of households is that this data indicates the economic welfare of the primary market area. As a rule of thumb, households with similar incomes will also have similar assets.

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2021			2026		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
SUSSEX COUNTY									
Less than \$15,000	89	263	377	130	154	292	113	123	284
\$15,000 - \$24,999	103	145	229	78	143	162	70	113	158
\$25,000 - \$34,999	157	142	119	82	139	216	76	112	220
\$35,000 - \$49,999	241	344	100	110	143	118	117	134	144
\$50,000 - \$74,999	215	391	124	231	285	204	204	229	204
\$75,000 - \$99,999	74	259	54	111	203	91	116	187	108
\$100,000 - \$149,999	46	93	27	82	266	198	82	239	232
\$150,000 - \$199,999	14	13	11	77	35	15	115	48	24
\$200,000+	10	0	5	1	52	6	2	82	12
TOTAL	3,645			3,624			3,548		
MARKET AREA									
Less than \$15,000	141	517	604	219	301	490	195	236	483
\$15,000 - \$24,999	321	320	585	213	351	506	179	283	501
\$25,000 - \$34,999	245	400	344	245	261	503	240	226	511
\$35,000 - \$49,999	467	837	356	313	453	570	273	397	638
\$50,000 - \$74,999	860	1,093	472	494	815	628	455	658	673
\$75,000 - \$99,999	417	759	135	448	604	402	441	541	472
\$100,000 - \$149,999	322	678	166	515	1,080	425	537	1,021	517
\$150,000 - \$199,999	48	130	52	189	347	142	249	400	215
\$200,000+	26	136	0	102	245	56	145	357	108
TOTAL	10,431			10,917			10,951		
WAKEFIELD									
Less than \$15,000	11	31	27	19	20	24	19	17	21
\$15,000 - \$24,999	0	8	23	11	15	23	11	12	21
\$25,000 - \$34,999	10	20	13	11	9	23	10	8	28
\$35,000 - \$49,999	35	30	13	12	10	12	12	8	15
\$50,000 - \$74,999	17	29	14	16	30	17	14	22	17
\$75,000 - \$99,999	10	7	2	7	18	10	8	17	11
\$100,000 - \$149,999	3	1	0	8	23	7	10	22	8
\$150,000 - \$199,999	0	2	0	6	4	0	7	6	1
\$200,000+	0	0	0	0	1	0	0	3	2
TOTAL	306			336			330		

Source: U.S. Census Bureau and Claritas; Ribbon Demographics



Sources of Demand

The potential tenants for the development include households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. It also will attract households that the market area gains between now and when the development is ready for occupancy.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that five percent (5%) of one-person households will occupy efficiency units. Ninety-five percent (95%) of one-person households and 25 percent of two-person households will occupy one-bedroom units. We expect that 75 percent of two-person household and 50 percent of three-person households will occupy two-bedroom units. We expect that 50 percent of three-person households, 90 percent of four-person households and 90 percent of five-person households will occupy three-bedroom units. We expect that 10 percent of four-person households, 10 percent of five-person households and 100 percent of six-person households will occupy four-bedroom units.

The following table illustrates the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 1.7 percent of the renter housing demand; one-bedroom units should account for 40.1 percent; two-bedroom units should account for 28.1 percent; three-bedroom units should account for 27.7 percent, and units with four or more bedrooms should account for 2.3 percent of the renter housing demand in the market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	42	802	0	0	0	844
2 Persons	0	170	510	0	0	680
3 Persons	0	0	171	171	0	342
4 Persons	0	0	0	284	32	316
5 or More Persons	0	0	0	217	24	241
TOTAL	42	972	681	672	56	2,423
PERCENT	1.7%	40.1%	28.1%	27.7%	2.3%	100.0%

Eligible Households

Landlords evaluate a potential tenant's income and credit to decide if applicant can pay the required rents. Commercial underwriters and owners of conventional market rate developments generally require that the monthly contract rent should not exceed one-third of a tenant's income. This is increased to 35 percent for multifamily tenants in the LIHTC program.



The following table uses the tax credit income limits to determine the upper range of eligibility for each unit.

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$727	\$0	\$77,280	78.5%	1,902
All Unit Types (40%)	\$727	\$0	\$38,640	54.3%	1,315
All Unit Types (50%)	\$727	\$0	\$48,300	62.8%	1,521
All Unit Types (60%)	\$727	\$0	\$57,960	70.3%	1,703
All Unit Types (70%)	\$727	\$0	\$67,620	74.7%	1,811
All Unit Types (80%)	\$727	\$0	\$77,280	78.5%	1,902
1 BR (All)	\$727	\$0	\$57,280	72.6%	1,106
1 BR (40%)	\$727	\$0	\$28,640	47.1%	717
1 BR (50%)	\$727	\$0	\$35,800	55.0%	839
1 BR (60%)	\$727	\$0	\$42,960	61.6%	938
1 BR (70%)	\$727	\$0	\$50,120	67.3%	1,025
1 BR (80%)	\$727	\$0	\$57,280	72.6%	1,106
2 BR (All)	\$804	\$0	\$64,400	71.1%	726
2 BR (40%)	\$804	\$0	\$32,200	41.7%	426
2 BR (50%)	\$804	\$0	\$40,250	51.1%	523
2 BR (60%)	\$804	\$0	\$48,300	56.6%	578
2 BR (70%)	\$804	\$0	\$56,350	64.8%	662
2 BR (80%)	\$804	\$0	\$64,400	71.1%	726
3 BR (All)	\$966	\$0	\$77,280	73.4%	660
3 BR (40%)	\$966	\$0	\$38,640	48.2%	434
3 BR (50%)	\$966	\$0	\$48,300	57.6%	518
3 BR (60%)	\$966	\$0	\$57,960	65.5%	589
3 BR (70%)	\$966	\$0	\$67,620	69.7%	627
3 BR (80%)	\$966	\$0	\$77,280	73.4%	660

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$671	\$23,006	\$77,280	44.1%	1,069
All Unit Types (40%)	\$671	\$23,006	\$38,640	19.9%	482
All Unit Types (50%)	\$695	\$23,829	\$48,300	27.0%	655
All Unit Types (60%)	\$727	\$24,926	\$57,960	32.7%	791
All Unit Types (70%)	\$727	\$24,926	\$67,620	37.1%	899
All Unit Types (80%)	\$727	\$24,926	\$77,280	40.9%	991
1 BR (All)	\$671	\$23,006	\$57,280	34.7%	529
1 BR (40%)	\$671	\$23,006	\$28,640	9.2%	140
1 BR (50%)	\$727	\$24,926	\$35,800	14.0%	213
1 BR (60%)	\$727	\$24,926	\$42,960	20.5%	313
1 BR (70%)	\$727	\$24,926	\$50,120	26.3%	400
1 BR (80%)	\$727	\$24,926	\$57,280	31.6%	481
2 BR (All)	\$804	\$27,566	\$64,400	35.8%	366
2 BR (40%)	\$804	\$27,566	\$32,200	6.4%	65
2 BR (50%)	\$804	\$27,566	\$40,250	15.9%	162
2 BR (60%)	\$804	\$27,566	\$48,300	21.3%	218
2 BR (70%)	\$804	\$27,566	\$56,350	29.5%	302
2 BR (80%)	\$804	\$27,566	\$64,400	35.8%	366
3 BR (All)	\$930	\$31,886	\$77,280	30.9%	278
3 BR (40%)	\$930	\$31,886	\$38,640	5.7%	51
3 BR (50%)	\$966	\$33,120	\$48,300	14.0%	126
3 BR (60%)	\$966	\$33,120	\$57,960	21.9%	197
3 BR (70%)	\$966	\$33,120	\$67,620	26.2%	235
3 BR (80%)	\$966	\$33,120	\$77,280	29.9%	269



Penetration Rate

There are no planned or under construction developments that will directly compete with the subject. There were no vacant affordable units in the market area that will directly compete with the subject. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. Therefore, the total affordable inventory would be zero units. The chart below indicates a penetration rate of 0.0 percent for the market area, when considering the subject's subsidies.

REQUIRED PENETRATION RATE - WITH RENTAL ASSISTANCE	
Income Eligible Renter Households	1,902
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Vacant Units in Subject	0
Total Inventory	0
Penetration Rate	0.0%

There are no planned or under construction developments that will directly compete with the subject. There were no vacant affordable units in the market area that will directly compete with the subject. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant. The chart below indicates a penetration rate of 4.5 percent for the market area, without considering the subject's subsidies and if entirely vacant.

REQUIRED PENETRATION RATE - WITHOUT RENTAL ASSISTANCE	
Income Eligible Renter Households	1,069
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Units in Subject	48
Total Inventory	48
Penetration Rate	4.5%



Demand Analysis

The following table contains the summary demand estimates for the units when considering the subject's Rental Assistance.

REQUIRED NET DEMAND - WITH RENTAL ASSISTANCE						
	All Units @ 40% (\$0 - \$38,640)	1BR Units @ 50% (\$0 - \$48,300)	All Units @ 60% (\$0 - \$57,960)	All Units @ 70% (\$0 - \$67,620)	All Units @ 80% (\$0 - \$77,280)	Project Total (\$0 - \$77,280)
Income Restrictions:						
Demand from New Household Growth						
New Rental Households	1	1	1	1	1	1
PLUS						
Existing Households - Rent Overburdened	622	639	657	674	688	688
PLUS						
Existing Households - Substandard Housing	107	124	139	148	155	155
PLUS						
Existing Qualifying Tenants Likely to Remain After Renovation	5	19	6	4	4	48
EQUALS						
Total Demand	735	783	803	827	848	892
MINUS						
Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	0	0	0	0	0
EQUALS						
NET DEMAND	735	783	803	827	848	892
ABSORPTION PERIOD						
	N/A	N/A	N/A	N/A	N/A	N/A

*See Page 78 for absorption period explanation.

Demand Analysis Summary – Considering Rental Assistance

Overall the market shows a net demand of 892 units for the subject's rehabilitated units. The subject is an existing development that contains 48 units. The overall capture rate for all units at or below 80 percent is 5.4 percent. However, the property is 100 percent occupied and will retain its Rental Assistance once rehabilitation is complete. Therefore, all current tenants are expected to remain income-qualified. Therefore, the capture rate including only the vacant units is 0.0 percent.

New Rental Households: The demand from new household growth is calculated by taking the new rental households projected between 2020 and 2025 divided by five years as the subject is an existing property. The new household growth number of seven was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ($7 \times 78.5\% \times 22.2\% = 1$). The subject will attract tenants with incomes below \$77,280. The demand from new household growth is 1 for all units.

Existing Households – Rent Overburdened: The total number of rent overburdened households is 688 for all units. The appropriate household size percentage was applied this number to derive the existing households – rent overburdened shown on the demand chart on the previous page.

Existing Households – Substandard Housing: The total number of substandard households in the market area was 155. The appropriate household size percentage was applied and the resulting number of substandard households as shown on the demand chart on the previous page.

Existing Qualifying Tenants Likely to Remain After Renovation: The property is currently a Rural Development and Low Income Housing Tax Credit property. As complete, the property will remain a Rural Development property as well be a tax credit property at 40, 50, 60, 70 and 80 percent of the area median income. Since the property will retain its Rental Assistance, it is anticipated that all current residents will remain income-qualified. The property is currently 100 percent occupied.



Supply: There were no vacant units in the comparable properties in the primary market area. In addition, there are no planned or recently completed comparable properties in the primary market area.

Total Net Demand: Overall the market shows a net demand of 892 units for all units. The subject is an existing development that contains 48 units. The overall capture rate for all units at or below 80 percent is 5.4 percent. However, the property is 100 percent occupied and will retain its Rental Assistance once rehabilitation is complete. Therefore, all current tenants are expected to remain income-qualified. Therefore, the capture rate including only the vacant units is 0.0 percent. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that property will continue to be viable within the market area.

Absorption Period: Birch Island Apartments is an existing 48-unit family complex. The development is currently 100 percent occupied. The rehabilitation will not permanently displace any current tenants. Furthermore, as the property will retain its Rental Assistance for all units, all current residents are anticipated to remain income-qualified. Consequently, the subject will not need to absorb any additional units to remain stabilized.



The following table contains the summary demand estimates for the units not receiving subsidies.

REQUIRED NET DEMAND - WITHOUT RENTAL ASSISTANCE						
	All Units @ 40% (\$23,006 - \$38,640)	All Units @ 50% (\$23,829 - \$48,300)	All Units @ 60% (\$23,829 - \$57,960)	All Units @ 70% (\$23,829 - \$67,620)	All Units @ 80% (\$23,8290 - \$77,280)	Project Total (\$23,006 - \$77,280)
Income Restrictions:						
Demand from New Household Growth						
New Rental Households	0	0	0	1	1	1
PLUS						
Existing Households - Rent Overburdened	157	164	168	185	199	223
PLUS						
Existing Households - Substandard Housing	39	53	65	73	81	87
PLUS						
Existing Qualifying Tenants Likely to Remain After Renovation	0	0	0	0	0	0
EQUALS						
Total Demand	196	217	233	259	281	311
MINUS						
Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	0	0	0	0	0
EQUALS						
NET DEMAND	196	217	233	259	281	311
ABSORPTION PERIOD						
	1 Month	2-3 Months	2-3 Months	1 Month	1 Month	5-6 Months

*See Page 80 for absorption period explanation.

Demand Analysis Summary – Without Considering Rental Assistance

Overall the market shows a net demand of 311 units for the subject's rehabilitated units. The overall capture rate for all units at or below 80 percent is 15.4 percent. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant.

New Rental Households: The demand from new household growth is calculated by taking the new rental households projected between 2020 and 2025 divided by five years as the subject is an existing property. The new household growth number of seven was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ($7 \times 44.1\% \times 22.2\% = 1$). The subject will attract tenants with incomes between \$23,006 and \$77,280. The demand from new household growth is 1 for all units.

Existing Households – Rent Overburdened: The total number of rent overburdened households is 233 for all units. The appropriate household size percentage was applied this number to derive the existing households – rent overburdened shown on the demand chart on the previous page.

Existing Households – Substandard Housing: The total number of substandard households in the market area was 87. The appropriate household size percentage was applied and the resulting number of substandard households as shown on the demand chart on the previous page.

Existing Qualifying Tenants Likely to Remain After Renovation: The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant.



Supply: There were no vacant units in the comparable properties in the primary market area. In addition, there are no planned or recently completed comparable properties in the primary market area.

Total Net Demand: Overall the market shows a net demand of 311 units for the subject's rehabilitated units. The overall capture rate for all units at or below 80 percent is 15.4 percent. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that property will continue to be viable within the market area.

Absorption Period: Birch Island Apartments is an existing 48-unit family complex. The development is currently 100 percent occupied. However, an absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that a 95+ percent occupancy level can be achieved in five to six months. Our interviews with apartment managers substantiate the absorption rate. It is believed that the subject will absorb eight to 10 units per month; therefore, reaching a stable occupancy level within five to six months.



Capture Rate Analysis

The following tables contain the capture rates for the entire property considering and without considering the subject's Rental Assistance.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE						
	All Units @ 40% (\$0 - \$38,640)	1BR Units @ 50% (\$0 - \$48,300)	All Units @ 60% (\$0 - \$57,960)	All Units @ 70% (\$0 - \$67,620)	All Units @ 80% (\$0 - \$77,280)	Project Total (\$0 - \$77,280)
Income Restrictions:						
All Units at Subject	0.7%	2.4%	2.0%	0.5%	0.5%	5.4%
Vacant Units at Subject	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE						
	All Units @ 40% (\$23,006 - \$38,640)	All Units @ 50% (\$23,829 - \$48,300)	All Units @ 60% (\$23,829 - \$57,960)	All Units @ 70% (\$23,829 - \$67,620)	All Units @ 80% (\$23,829 - \$77,280)	Project Total (\$23,006 - \$77,280)
Income Restrictions:						
All Units at Subject	2.6%	8.8%	6.9%	1.5%	1.4%	15.4%

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE	
Income Restrictions:	Project Total (\$0 - \$77,280)
Project Wide Capture Rate - All Units	5.4%
Project Wide Capture Rate - Vacant Units	0.0%
Project Wide Absorption Rate	N/A

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE	
Income Restrictions:	Project Total (\$23,006 - \$77,280)
Project Wide Capture Rate - All Units	15.4%
Project Wide Absorption Rate	5-6 Months

SUPPLY ANALYSIS



Housing Profile

Market Area Overview

The rental housing stock in the market area is comprised of single-family homes as well as market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s.

Housing Inventory

From 2005 through December 2020, permit issuing jurisdictions in Sussex County estimated 578 single-family and multifamily dwelling permits. Multifamily units were estimated at 0.0 percent of the planned construction activity.

BUILDING PERMITS ISSUED (SUSSEX COUNTY)			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	35	0	35
2006	91	0	91
2007	90	0	90
2008	45	0	45
2009	27	0	27
2010	15	0	15
2011	15	0	15
2012	26	0	26
2013	29	0	29
2014	20	0	20
2015	18	0	18
2016	24	0	24
2017	33	0	33
2018	33	0	33
2019	40	0	40
2020*	37	0	37
TOTAL	578	0	578

**Preliminary Numbers through December 2020*
 Source: SOCDS

Projects under Construction

According to Sussex County and the Virginia Housing Development Authority, there are no units under construction located within the subject's primary market area.

Planned Projects

According to Sussex County and the Virginia Housing Development Authority, there are no units in the planning stages located within the subject's primary market area.

Unit Condition

The market area's rental housing stock is in varying condition. Overall the developments are well maintained.



Unit Types

Single-family homes comprise 56.8 percent of the rental units, while multifamily units comprise 15.5 percent of the rental units.

RENTER HOUSING UNITS BY UNIT TYPE		
TYPE	NUMBER	PERCENT
Single-Family	1,443	56.8%
Multifamily	395	15.5%
Mobile Homes & Other	704	27.7%
TOTAL	2,542	100.0%

Source: U.S. Census Bureau

Age of Rental Units

Rental housing construction in the market area increased in the 1970s and then began declining again in the 1990s. It significantly declined by the 2000s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	5	0.2%
2000-2004	63	2.5%
1990-1999	307	12.1%
1980-1989	522	20.5%
1970-1979	522	20.5%
1960-1969	313	12.3%
1950-1959	236	9.3%
1940-1949	123	4.8%
1939 or earlier	451	17.7%
TOTAL	2,542	100.0%

Source: U.S. Census Bureau

Unit Size

The average size of the units in the surveyed developments is 716 square feet for one-bedroom units, 928 square feet for two-bedroom units, and 1,185 for the three-bedroom units. The subject's unit sizes are smaller than the average unit size; however, the property only has three units vacant, with a historical occupancy rate ranging from 95 to 98 percent since 2016. Therefore, it is believed the smaller unit sizes do not have a negative impact on the subject's marketability.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			SUBJECT	
	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
1 BR	582	850	716	560	-21.8%
2 BR	734	1,040	928	734	-20.9%
3 BR	1,086	1,250	1,185	960	-19.0%
3 BR	1,086	1,250	1,185	1,009	-14.9%

Source: Gill Group Field Survey



Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the third quarter 2020 were 6.4 percent for rental housing and 0.9 percent for homeowner housing. The rental vacancy rate of 6.4 percent was 0.4 percentage points lower than the rate in the third quarter 2019 (6.8 percent) and 0.7 percentage points higher than the rate in the second quarter 2020 (5.7 percent). The homeowner vacancy rate of 0.9 percent was 0.5 percentage points lower than the rate in the third quarter 2019 (1.4 percent) and virtually unchanged from the rate in the second quarter 2020 (0.9 percent).

The third quarter 2020 rental vacancy rate in principal cities (7.0 percent) was 1.5 percentage points higher than the rate in the suburbs (5.5 percent) and not statistically different from the rate outside Metropolitan Statistical Areas (7.5 percent). The rental vacancy rate in the suburbs (5.5 percent) was 2.0 percentage points lower than the rate outside MSAs (7.5 percent). The rental vacancy rate in the suburbs was lower than the third quarter 2019 rate while the rates inside principal cities and outside MSAs were not statistically different from third quarter 2019.

The third quarter 2020 rental vacancy rate in the Northeast (5.6 percent) was lower than the rates in the Midwest (6.9 percent) and South (7.6 percent), but it was not statistically different from the rate in the West (5.1 percent). The rental vacancy rates in the Midwest and South were higher than the rate in the West, and there was not a significant difference between the rates in the Midwest and South. The rental vacancy rate in the South was lower than the third quarter 2019 rate, while the rental vacancy rates for the Northeast, Midwest, and West were not statistically different from the third quarter 2019 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	3rd Quarter 2020	3rd Quarter 2019	% of 2020 Rate	% of Difference
United States	6.4%	6.8%	0.2%	0.3%
Inside MSAs	6.3%	6.7%	0.3%	0.4%
Outside MSAs	7.5%	7.7%	0.9%	1.0%
In Principal Cities	7.0%	7.1%	0.4%	0.5%
Not In Principal Cities	5.5%	6.1%	0.4%	0.5%
3rd QUARTER 2020 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.6%	6.9%	7.6%	5.1%	

Source: U.S. Census Bureau

Vacancy Analysis

The vacancy rate for affordable housing units in the market area is 0.6 percent. The following table shows the vacancy rates for the affordable housing verified in the market area:

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Birch Island Apartments	48	0	0.0%
Birch Island II Apartments	16	0	0.0%
Waverly Village Apartments	40	0	0.0%
Sussex Terrace Apartments	50	1	2.0%
Totals	154	1	0.6%



The current vacancy rate in surveyed market-rate apartment complexes is 0.3 percent. Due to the lack of conventional properties located in the market area, our search was expanded to neighboring areas. The following table shows the vacancy rates for each property verified in the area.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Meadowridge Apartments	96	2	2.0%
Morris Creek Landing Apartments	87	0	0.0%
Patriots Landing Apartments	15	0	0.0%
Eagle Harbor Phase I	240	0	0.0%
Eagle Harbor Phase II	144	0	0.0%
Totals	582	2	0.3%

Lease Terms and Concessions

The typical lease is twelve months. At the time of the writing of this report, none of the comparables were offering rental concessions.

Turnover Rates

The comparables indicated a range of 7.0 percent to 25.0 percent, with an average of 16.0 percent. Apartment managers in the market area reported that the turnover rates were stable throughout the year. Therefore, the analyst selected the annual turnover rate of 16.0 percent.

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Birch Island II Apartments	25.0%
Waverly Village Apartments	12.0%
Meadowridge Apartments	16.0%
Patriots Landing Apartments	7.0%
Eagle Harbor Phase I	15.0%
Eagle Harbor Phase II	21.0%
Average Annual Turnover	16.0%

Likely Impact of Existing Development on Rental Occupancy Rates

The existing development will not have an adverse impact on the market area. Its one-, two- and three-bedroom units are suitable in the market. Additionally, all facilities in the market area have stabilized occupancy rates. Therefore, it is believed the existing development does not have an adverse impact on the market area.



Existing Comparables

The following table summarizes the existing affordable housing complexes within the primary market area and the immediate vicinity. Sussex Trace Apartments is the only comparable that will not directly compete with the subject's LIHTC units due to it being a Section 8 property. Additional information for the below restricted properties can be found on Pages 87-89.

Birch Island Apartments	Type	Existing/ Planned	Population Served	Number of Units of Each Type	Unit Size/Rent/ Number Vacant	Amenities
Birch Island II Apartments 10322 Penny Lane Wakefield, Virginia 757-899-4803	RD/ LIHTC	Existing	Family	1/1 - 8 2/1 - 8	601 SF - \$597 - 0 780 SF - \$648 - 0	Refrigerator, Range/Oven, Dishwasher, Carpet, Wood Composite, Blinds, Ceiling Fans, Coat Closet, Meeting Room, Playground, Laundry Facility, Video Surveillance
Waverly Village Apartments 600 Amherst Lane Waverly, Virginia 804-834-3012	LIHTC	Existing	Family	1/1 - 2 1/1 - 14 2/1 - 2 2/1 - 11 2/1 - 11	582 SF - \$596 - 0 582 SF - \$596 - 0 734 SF - \$642 - 0 734 SF - \$642 - 0 734 SF - \$834 - 0	Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Meeting Room, Exercise Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Video Surveillance
Sussex Terrace Apts 7194 Leneave Lane Waverly, Virginia 804-834-3131	Sect. 8	Existing	Family	2/1 - 30 3/1.5 - 17 3/1.5 - 2	876 SF - \$707 - 1 1,086 SF - \$786 - 0 1,086 SF - \$812 - 0	Refrigerator, Range/Oven, Garbage Disposal, Washer (2BR), Washer/Dryer Hook-Ups (3BR), Vinyl, Ceramic Tile, Blinds, Coat Closet, Patio, Safety Bars, Picnic Area, Playground, Tot Lot, Basketball Court, On-Site Management, On-Site Maintenance, Video Surveillance, Extra Storage



Comparable Profile Pages

COMPARABLE APARTMENT RENTAL NO. 1



Property Type: RD/LIHTC/Walk-Up
 Property Name: Birch Island II Apartments
 Address: 10322 Penny Lane
 Wakefield, VA 23888
 Verification: Patrice Holloway, 757-899-4803
 January 22, 2021, By Telephone
 Distance From Subject: 0.00 Miles

Year Opening/Significant Renovation Amenities

1984/2009
 Refrigerator, Range/Oven, Dishwasher, Carpet, Wood Composite, Blinds, Ceiling Fans, Coat Closet, Meeting Room, Playground, Laundry Facility, Video Surveillance

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

Unit Type	No. of Units	No. Vacant	Unit Mix		Utility Allowance	Gross Rent
			Size SF	Collected Rent/Mo.		
1/1	8	1	601	\$597	\$72	\$669
2/1	8	0	780	\$648	\$91	\$739

Occupancy 100%
Total Units 16
No. of Buildings 2
Construction Type Siding
HVAC Central Elec/Central Elec
Stories 2
Waiting List 7 Applicants
Turnover Rate 25%
Absorption Rate N/A

Remarks

The complex maintains a waiting list with approximately 20 applicants. The annual turnover rate is approximately 25 percent. The property offers a utility allowance of \$72 per month for one-bedroom units, and \$91 per month for two-bedroom units. Of the total units, six units receive Rental Assistance. The property is designated for families at 40 and 50 percent of the area median income.



COMPARABLE APARTMENT RENTAL NO. 2



Property Type: LIHTC/Walk-Up
 Property Name: Waverly Village Apartments
 Address: 600 Amherst Lane
 Waverly, VA 23890
 Verification: Janet, 804-834-3012
 January 22, 2021, By Telephone
 Distance From Subject: 8.04 Miles

Year Opening/Significant Renovation Amenities

1988/2004
 Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Meeting Room, Exercise Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Video Surveillance

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1 (40%)	2	0	582	\$596	\$58	\$654
1/1 (60%)	14	0	582	\$596	\$58	\$654
2/1 (40%)	2	0	734	\$642	\$91	\$733
2/1 (60%)	11	0	734	\$642	\$91	\$733
2/1 (60%)	11	0	734	\$834	\$91	\$733

Occupancy 100%
Total Units 40
No. of Buildings 6
Construction Type Siding
HVAC Central Elec/Central Elec
Stories 2
Waiting List 37 Applicants
Turnover Rate 12%
Absorption Rate N/A

Remarks

The complex maintains a waiting list with 57 applicants. The annual turnover rate is approximately 12 percent. The property offers a utility allowance of \$58 per month for one-bedroom units, and \$91 per month for two-bedroom units. The property is designated for families at 40 and 60 percent of the area median income.



COMPARABLE APARTMENT RENTAL NO. 3



Property Type: Section 8/Townhouse
 Property Name: Sussex Trace Apartments
 Address: 7194 Leneave Lane
 Waverly, VA 23890
 Verification: Management, 804-834-3131
 January 22, 2021, By Telephone
 Distance From Subject: 10.30 Miles

**Year Opening/Significant Renovation
 Amenities**

1981
 Refrigerator, Range/Oven, Garbage Disposal, Washer (2BR),
 Washer/Dryer Hook-Ups (3BR), Vinyl, Ceramic Tile, Blinds, Coat
 Closet, Patio, Safety Bars, Picnic Area, Playground, Tot Lot, Basketball
 Court, On-Site Management, On-Site Maintenance, Video
 Surveillance, Extra Storage

Utilities (Type/Responsibility)

Heat - Electric - Tenant
 Air Conditioning - Electric - Tenant
 Cooking - Electric - Tenant
 Hot Water - Electric - Tenant
 Cold Water - Landlord
 Sewer - Landlord
 Trash - Landlord

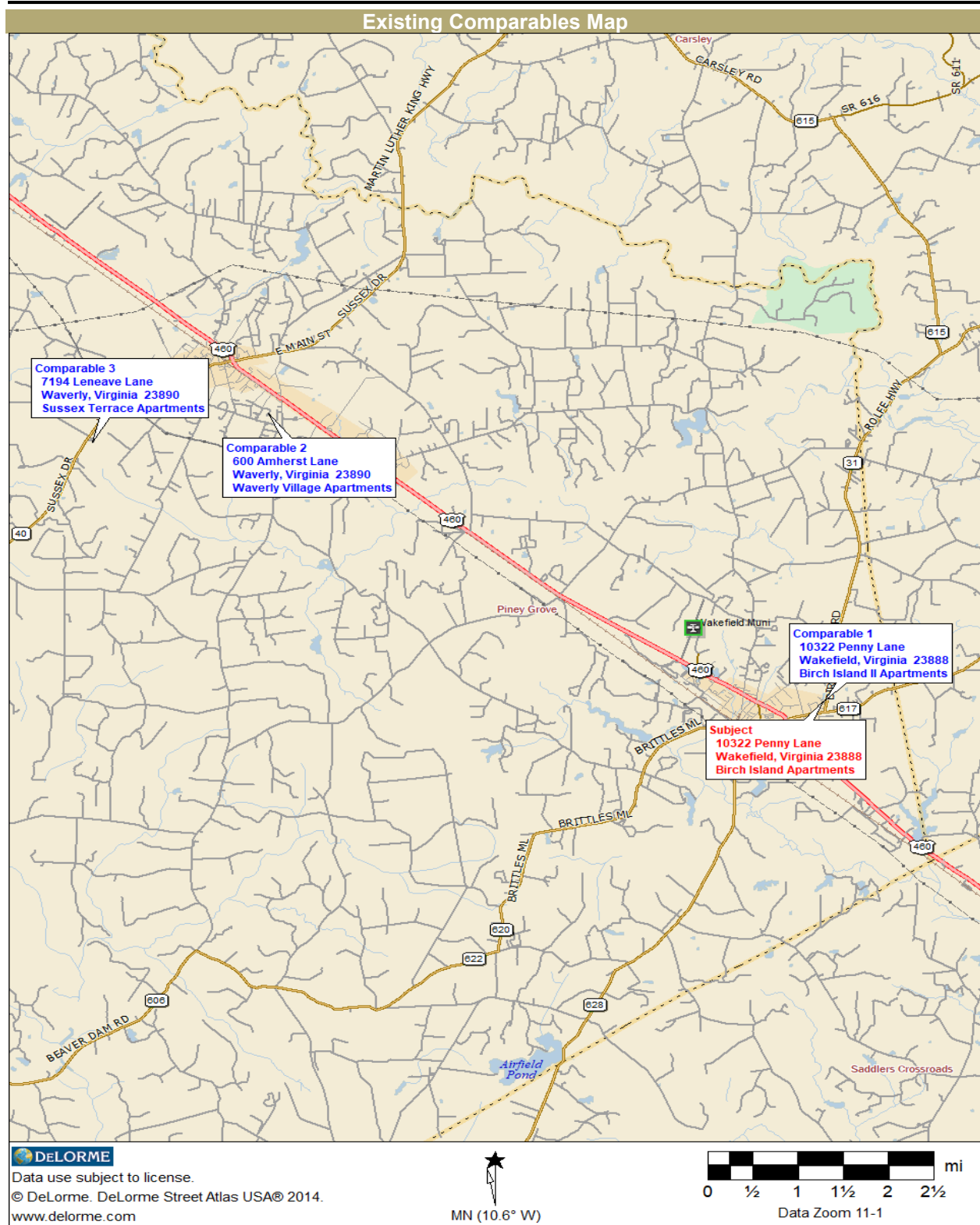
Unit Mix

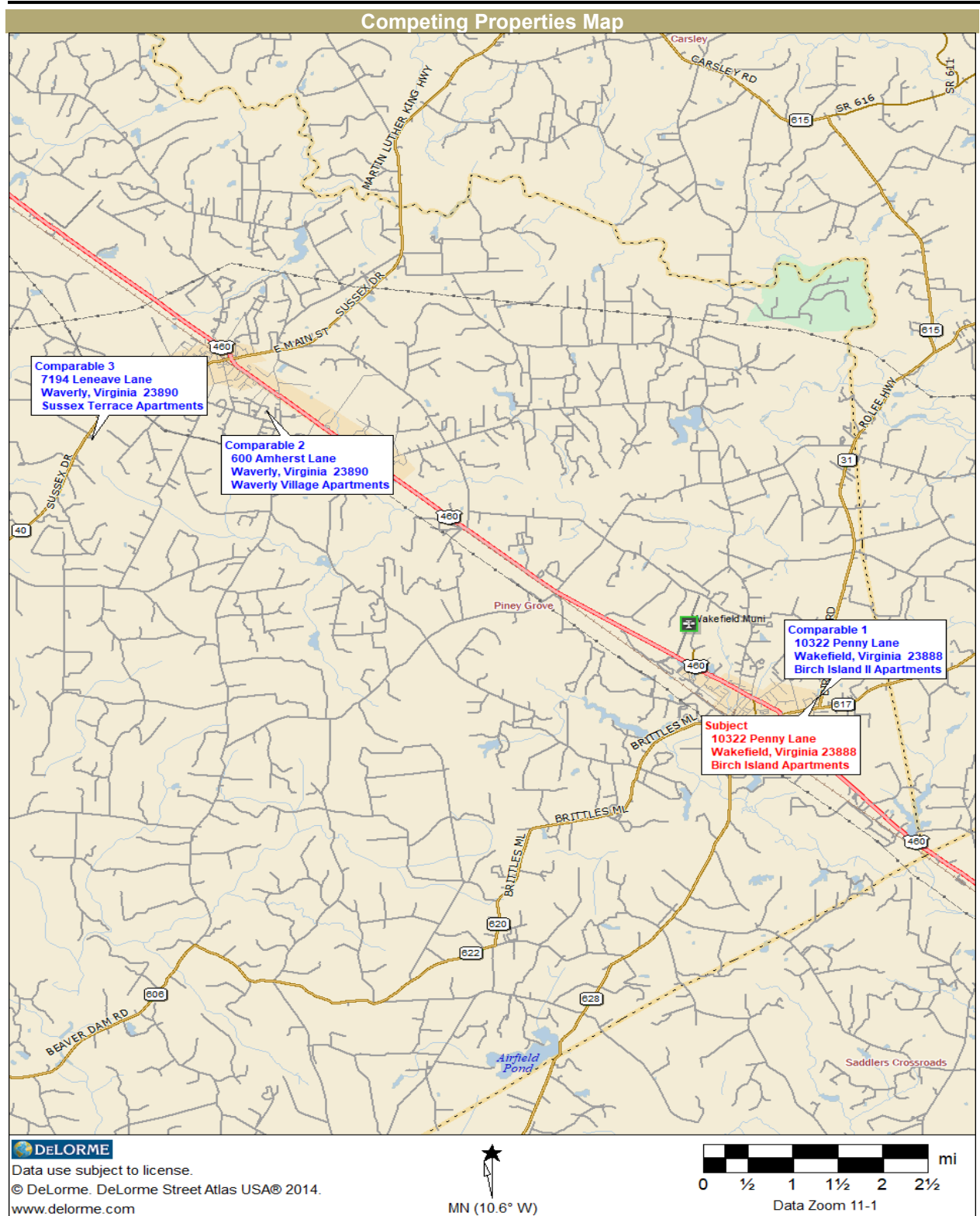
<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
2/1	30	12	876	\$707	\$111	\$818
3/1.5	17	2	1,086	\$786	\$124	\$910
3/1.5 HC	2	2	1,086	\$812	\$128	\$940

Occupancy 98%
Total Units 50
No. of Buildings 8
Construction Type Brick/Siding
HVAC Central Elec/Central Elec
Stories 2
Waiting List N
Turnover Rate Unknown
Absorption Rate N/A

Remarks

The complex maintains a six-month waiting list. The annual turnover rate was not disclosed. The property offers a utility allowances of \$111 per for two-bedroom units, \$124 per month for three-bedroom units and \$128 per month for three-bedroom accessible units. There are 90 parking spaces, six of which are handicapped-accessible.





*Sussex Trace Apartments is the only comparable that will not directly compete with the subject's LIHTC units since it is a Section 8 property.



Additional Developments

The market area also includes additional developments that were excluded from the analysis due to non-competitiveness or inability to verify information. The developments located in the market area that were excluded from the survey are noted as follows:

Covington Court Apartments - Waverly, VA - Elderly
Springdale I Apartments - Franklin, VA - Elderly
Springdale II Apartments - Franklin, VA - Elderly
Windsor Court Apartments - Chase City, VA - Unconfirmed

Market-Rate Properties (Not Comparable in Restrictions or Tenant Base)

Meadowridge Apartments - Franklin, VA
Morris Creek Landing Apartments - Smithfield, VA
Patriots Landing Apartments - Smithfield, VA
Eagle Harbor Phase I - Carrollton, VA
Eagle Harbor Phase II - Carrollton, VA



Market Rent Analysis

The market analyst researched rental housing in the market area and identified several apartment communities in and around the market area of the subject. The analyst identified the market-rate communities in the area that would directly compete with the subject. These comparables were then compared to the subject and adjusted for differences in amenities. These differences include, but are not limited to, location, structure, condition, unit size, number of bedrooms, number of baths, unit amenities (range/oven, refrigerator, microwave, dishwasher, etc.), project amenities (parking, storage, clubhouse, meeting room, pool, recreation area, etc.) and utilities provided. The adjustments made were based on the experience of the analyst, interviews with local officials, apartment managers and residents and information received from third-party sources (rent-to-own facilities, utility providers and housing authorities.) Additional adjustments were also determined using paired rental analysis. The paired rental analysis ranges are determined by comparing comparables with different numbers of bedrooms and factoring out any other differences (amenities, utilities provided, etc.) The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected.



HUD-Forms 92273 – As Complete

One-Bedroom Units (560 SF) – As Complete
Estimates of Market Rent
by Comparison - As Complete

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 04/30/2020)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered non-sensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)		B. Comparable Property No. 2 (address)		C. Comparable Property No. 3 (address)		D. Comparable Property No. 4 (address)		E. Comparable Property No. 5 (address)	
One-Bedroom	Birch Island Apartments 10322 Penny Lane Wakefield, Sussex, VA	Meadowridge Apartments 340 North College Drive Franklin, VA		Morris Creek Landing 982 John Rolfe Drive Smithfield, Isle of Wright, VA		Patriots Landing Apartments 513 Cedar Street Smithfield, Isle of Wright, VA		Eagle Harbor Phase I 220 Marsh Landing Drive Carrollton, Isle of Wright, VA		Eagle Harbor Phase II 220 Marsh Landing Drive Carrollton, Isle of Wright, VA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	01/2021	01/2021		01/2021		01/2021		02/2020		01/2021	
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/2		WU/3		WU/3	
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		Varies	
6. Project Occupancy %	100%	98%		100%		100%		100%		100%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1984/2022	1991/2015		1988/2004	\$90	2010	\$90	2005		2011	
9. Sq. Ft. Area	560	765	(\$65)	650	(\$30)	1000	(\$140)	850	(\$95)	850	(\$95)
10. Number of Bedrooms	1	1		1		2	(\$100)	1		1	
11. Number of Baths	10	10		10		10		10		10	
12. Number of Rooms	3	3		3		4		3		3	
13. Balc/Terrace/Patio	N	Y	(\$5)	N		Y	(\$5)	Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0, G/125		L/0, G/125	
15. Equipment											
a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	D	N		Y		N		Y		Y	
d. Microwave/Dishwasher	D	D		D		MD	(\$5)	MD	(\$5)	MD	(\$5)
e. Washer/Dryer	L	L		L		WD	(\$25)	WD	(\$25)	WD	(\$25)
f. Carpet	C	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	R	R	(\$5)	PR	(\$15)	N	\$5	PR	(\$25)	PR	(\$25)
16. Services											
a. Heat/Type	N/E	N/E		N/G		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/G		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/E	N/E		N/G		N/E		N/E		N/E	
f. Cold Water/Sewer	N	N		Y	(\$39)	Y	(\$39)	N		N	
g. Trash	Y	Y		Y		Y		N	\$12	N	\$12
17. Storage	N	N		N		N		N		N	
18. Project Location	Average	Superior	(\$80)	Superior	(\$120)	Superior	(\$140)	Superior	(\$160)	Superior	(\$160)
19. Security	Y	N	\$5	N	\$5	Y		Y	(\$5)	N	\$5
20. Clubhouse/Meeting Room	MR	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5
21. Special Features	N	N		N		N		CM	(\$10)	CM	(\$10)
22. Business Center/ Nohd Netwk	N	N		N		N		N		N	
23. Cable/Satellite/Internet	I	N	\$10	N	\$10	N	\$10	CI	(\$30)	CI	(\$30)
24. Unit Rent Per Month		\$850		\$830		\$950		\$1099		\$1099	
25. Total Adjustment			(\$135)		(\$94)		(\$344)		(\$343)		(\$333)
26. Indicated Rent		\$715		\$736		\$606		\$756		\$766	
27. Correlated Subject Rent	\$725										
	high rent	\$766	low rent	\$606	60% range	\$638	to	\$734			

Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.

Appraiser's Signature: *Janice S. Hill* Date (mm/dd/yy): 01/22/21 Reviewer's Signature: _____ Date (mm/dd/yyyy): _____



Two-Bedroom Units (734 SF) – As Complete
Estimates of Market Rent
by Comparison - As Complete

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 04/30/2020)

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1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)									
Two-Bedroom	Birch Island Apartments 10322 Penny Lane Wakefield, Sussex, VA	Meadowidge Apartments 340 North College Drive Franklin, VA	Morris Creek Landing 982 John Rolfe Drive Smithfield, Isle of Wright, VA	Patriots Landing Apartments 513 Cedar Street Smithfield, Isle of Wright, VA	Eagle Harbor Phase I 220 Marsh Landing Drive Carrollton, Isle of Wright, VA	Eagle Harbor Phase II 220 Marsh Landing Drive Carrollton, Isle of Wright, VA									
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments				
3. Effective Date of Rental	01/2021	01/2021		01/2021		01/2021		02/2020		01/2021					
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/2		WU/3		WU/3					
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		Varies					
6. Project Occupancy %	100%	98%		100%		100%		100%		100%					
7. Concessions	N	N		N		N		N		N					
8. Year Built	1984/2022	1991/2015		1988/2004	\$90	2010	\$90	2005		2011					
9. Sq. Ft. Area	734	890	(\$45)	898	(\$45)	1000	(\$75)	1000	(\$75)	1000	(\$75)				
10. Number of Bedrooms	2	2		2		2		2		2					
11. Number of Baths	10	10		2.0	(\$20)	10		2.0	(\$20)	2.0	(\$20)				
12. Number of Rooms	4	4		4		4		4		4					
13. Balc./Terrace/Patio	N	Y	(\$5)	N		Y	(\$5)	Y	(\$5)	Y	(\$5)				
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0, G/125		L/0, G/125					
15. Equipment a. A/C	C	C		C		C		C		C					
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF					
c. Disposal	D	N		Y		N		Y		Y					
d. Microwave/Dishwasher	D	D		D		MD	(\$5)	MD	(\$5)	MD	(\$5)				
e. Washer/Dryer	L	L		L		WD	(\$25)	WD	(\$25)	WD	(\$25)				
f. Carpet	C	C		C		C		C		C					
g. Drapes	B	B		B		B		B		B					
h. Pool/Rec. Area	R	R	(\$5)	PR	(\$15)	N	\$5	PR	(\$25)	PR	(\$25)				
16. Services a. Heat/Type	N/E	N/E		N/G		N/E		N/E		N/E					
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E					
c. Cook/Type	N/E	N/E		N/G		N/E		N/E		N/E					
d. Electricity	N	N		N		N		N		N					
e. Hot Water	N/E	N/E		N/G		N/E		N/E		N/E					
f. Cold Water/Sewer	N	N		Y	(\$45)	Y	(\$45)	N		N					
g. Trash	Y	Y		Y		Y		N	\$12	N	\$12				
17. Storage	N	N		N		N		N		N					
18. Project Location	Average	Superior	(\$85)	Superior	(\$145)	Superior	(\$140)	Superior	(\$195)	Superior	(\$195)				
19. Security	Y	N	\$5	N	\$5	Y	\$5	Y	(\$5)	N	\$5				
20. Clubhouse/Meeting Room	MR	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5				
21. Special Features	N	N		N		N		CM	(\$10)	CM	(\$10)				
22. Business Center / Nbnhd Netwk	N	N		N		N		N		N					
23. Cable/Satellite/Internet	I	N	\$10	N	\$10	N	\$10	CI	(\$30)	CI	(\$30)				
24. Unit Rent Per Month		\$885		\$1005		\$950		\$1350		\$1350					
25. Total Adjustment			(\$120)		(\$160)		(\$185)		(\$378)		(\$368)				
26. Indicated Rent		\$765		\$845		\$765		\$972		\$982					
27. Correlated Subject Rent	\$875														
	high rent	\$982	low rent	\$765	60% range	\$808	to	\$939							
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.															
Appraiser's Signature				Date (mm/dd/yy)				Reviewer's Signature				Date (mm/dd/yyyy)			
				Janice J. Bill				01/22/21							

Previous editions are obsolete

form HUD-92273 (07/2003)

Birch Island Apartments
10322 Penny Lane
Wakefield, Virginia 23888



Three-Bedroom Units (1,009 SF) – As Complete
Estimates of Market Rent
by Comparison - As Complete

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 04/30/2020)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered non-sensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)					
Three-Bedroom	Birch Island Apartments 10322 Penny Lane Wakefield, Sussex, VA	Meadowridge Apartments 340 North College Drive Franklin, VA	Morris Creek Landing 982 John Rolfe Drive Smithfield, Isle of Wright, VA	Patriots Landing Apartments 513 Cedar Street Smithfield, Isle of Wright, VA	Eagle Harbor Phase I 220 Marsh Landing Drive Carrollton, Isle of Wright, VA	Eagle Harbor Phase II 220 Marsh Landing Drive Carrollton, Isle of Wright, VA					
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	01/2021	01/2021		01/2021		01/2021		02/2020		01/2021	
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/2		WU/3		WU/3	
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		Varies	
6. Project Occupancy %	100%	98%		100%		100%		100%		100%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1984/2022	1997/2015		1988/2004	\$90	2010	\$90	2005		2011	
9. Sq. Ft. Area	1009	1090	(\$25)	898	\$30	1250	(\$65)	1250	(\$65)	1250	(\$65)
10. Number of Bedrooms	3	3		2	\$100	3		3		3	
11. Number of Baths	10	2.0	(\$20)	2.0	(\$20)	2.0	(\$20)	2.0	(\$20)	2.0	(\$20)
12. Number of Rooms	5	5		4		5		5		5	
13. Balc./Terrace/Patio	N	Y	(\$5)	N		Y	(\$5)	Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0, G/125		L/0, G/125	
15. Equipment a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	D	N		Y		N		Y		Y	
d. Microwave/Dishwasher	D	D		D		MD	(\$5)	MD	(\$5)	MD	(\$5)
e. Washer/Dryer	L	L		L		WD	(\$25)	WD	(\$25)	WD	(\$25)
f. Carpet	C	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	R	R	(\$5)	PR	(\$15)	N		PR	(\$25)	PR	(\$25)
16. Services a. Heat/Type	N/E	N/E		N/G		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/G		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/E	N/E		N/G		N/E		N/E		N/E	
f. Cold Water/Sewer	N	N		Y	(\$54)	Y	(\$54)	N		N	
g. Trash	Y	Y		Y		Y		N	\$12	N	\$12
17. Storage	N	N		N		N		N		N	
18. Project Location	Average	Superior	(\$105)	Superior	(\$145)	Superior	(\$90)	Superior	(\$220)	Superior	(\$220)
19. Security	Y	N	\$5	N	\$5	Y		Y	(\$5)	N	\$5
20. Clubhouse/Meeting Room	MR	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5
21. Special Features	N	N		N		N		CM	(\$10)	CM	(\$10)
22. Business Center / Nbdw Netwk	N	N		N		N		N		N	
23. Cable/Satellite/Internet	I	N	\$10	N	\$10	N	\$10	CI	(\$30)	CI	(\$30)
24. Unit Rent Per Month		\$1060		\$1005		\$1295		\$1499		\$1499	
25. Total Adjustment			(\$140)		\$6		(\$254)		(\$393)		(\$383)
26. Indicated Rent		\$920		\$1011		\$1041		\$1106		\$1116	
27. Correlated Subject Rent	\$1,045										
	high rent	\$116	low rent	\$920	60% range	\$959	to	####			

Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.

Appraiser's Signature: *Janice S. Bill* Date (mm/dd/yy): 01/22/21

Reviewer's Signature: _____ Date (mm/dd/yyyy): _____



Explanation of Adjustments and Market Rent Conclusions – As Complete

Birch Island Apartments

Primary Unit Types – One-Bedroom Units (560 SF), Two-Bedroom Units (734 SF) and Three-Bedroom Units (1,009 SF)

Secondary Unit Type – Three-Bedroom Units (960 SF)

Please note: Minor adjustments in the \$5 to \$10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (generally in the \$5 to \$10 range), the appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

Rent comparability grids were prepared for the primary unit types with 560, 734 and 1,009 square feet. A rent comparability grid was not prepared for the secondary unit type. Comparable apartments used include the following: Meadowridge Apartments (Comparable 1), Morris Creek Landing Apartments (Comparable 2), Patriots Landing Apartments (Comparable 3), Eagle Harbor Phase I (Comparable 4) and Eagle Harbor Phase II (Comparable 5).

Structure/Stories – The subject is located in two-story walk-up buildings. All comparables are located in two- or three-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Project Occupancy – The subject is currently 100 percent occupied. The occupancy rates of the comparables range from 98 to 100 percent. No adjustment was needed.

Concessions – The subject is not currently offering concessions. None of the comparables are currently offering concessions. No adjustment was needed.

Year Built/Year Renovated – The subject was constructed in 1984. It will undergo a substantial renovation and will be in average condition. It will undergo a substantial renovation and will be in good condition. Comparable 1 was built in 1991 and renovated in 2015. Comparable 2 was constructed in 1988 and renovated in 2004. Comparable 3 was built in 2010. Comparable 4 was constructed in 2005, and Comparable 5 was constructed in 2011. As complete, Comparables 1, 4 and 5 will be relatively similar to the subject, and Comparables 2 and 3 will be inferior. Therefore, the "as is" \$90 adjustment was applied to Comparables 2 and 3.

SF Area – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables' dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the



subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the one-bedroom comparison is \$0.32, for the two-bedroom comparison is \$0.28 and for the three-bedroom comparison is \$0.28. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached. The subject property also contains four three-bedroom units with 960 square feet. This is considered to be a secondary unit type and was not included on the rent comparability grid. The adjustment for these units was determined by calculating the difference in unit size between the primary unit type and secondary unit type (1,009 SF – 960 SF = 49 SF). The difference in unit size was multiplied by the determined dollar per square foot of \$0.28 (49 SF x \$0.28 = \$13.72, rounded to \$15). The result was determined to be the amount of adjustment for the secondary unit type.

of Bedrooms – The subject contains one, two and three-bedroom units. Due to the lack of conventional one- and three-bedroom units in the area, one two-bedroom apartment was used to compare to the subject’s one-bedroom units, and one two-bedroom apartment was used to compare to the subject’s three-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted \$100 per bedroom per month. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of \$79 to \$250, with an average of \$129 per month. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a \$100 adjustment was determined for bedroom.

	Meadowridge	Patriots Landing	Eagle Harbor Phase I	Eagle Harbor Phase II
2 BR Rent	\$920	\$975	\$1,350	\$1,350
2 BR Size	970	1,000	1,000	1,000
3 BR Rent	\$1,060	\$1,295	\$1,499	\$1,499
3 BR Size	1,090	1,250	1,250	1,250
Size Adj Factor	\$0.28	\$0.28	\$0.28	\$0.28
Size Difference	120	250	250	250
Indicated Size Adj.	\$34	\$70	\$70	\$70
Adjusted 3 BR Rent	\$1,026	\$1,225	\$1,429	\$1,429
Indicated BR Adj.	\$106	\$250	\$79	\$79

of Baths – The subject contains one bath in all unit types. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a \$20 full bath per month adjustment was selected.

Balcony/Patio – The subject does not contain either amenity. Comparable 2 is similar to the subject. All of the remaining contain these features and were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.



Parking – The subject and all comparables contain parking lots with no additional fee. Comparables 4 and 5 each contain garage parking for an additional \$125 per month. Since these properties also contain parking that is similar to the subject, no adjustment is needed.

AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Garbage Disposal – The subject does not contain a garbage disposal in the units. All of the comparables except Comparables 1 and 3 contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

Microwave/Dishwasher – As complete, the subject will contain dishwashers in the units. All comparables contain dishwashers. In addition, Comparables 3, 4 and 5 also contain microwaves in the units. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves.

Washer/Dryer – The subject and Comparables 1 and 2 each contain a laundry facility. Comparables 3, 4 and 5 each contain a washer and dryer in the unit. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2020 NMHC/Kingsley Apartment Resident Preferences Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2020 NMHC/Kingsley Apartment Resident Preferences Report*, residents in the metropolitan area indicated they would expect a renter to pay \$39.40 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at \$30 per month. Laundry facilities on-site are valued at \$5 per month. Therefore, units with washers and dryers will rent for \$25 more per month than units in properties with laundry facilities (\$30 for washer/dryer - \$5 for laundry facility = \$25).

Carpet – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Drapes – The subject and all comparables contain window coverings. No adjustment was needed.

Pool/Exercise Room/Recreation Areas – The subject contains a playground. Comparable 1 contains a picnic area and playground. Comparable 2 contains a swimming pool, picnic area and playground. Comparable 3 does not contain any of these amenities. Comparables 4 and 5 each have access to a swimming pool, picnic area, playground, volleyball court and dog park. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. Comparable 1 was adjusted downward \$5 per month (\$5 for picnic area + \$5 for playground - \$5 for subject's playground = \$5). Comparable 2 was adjusted downward \$15 per month (\$10 for swimming pool + \$5 for picnic area + \$5 for playground - \$5 for subject's playground = \$15). Comparable 3 was adjusted upward \$5 per month for the subject's playground. Comparables 4 and 5 were adjusted downward \$25 per month (\$10 for swimming pool + \$5 for picnic area + \$5 for volleyball court + \$5 for dog park - \$5 for subject's playground = \$25).

Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.



Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Electricity – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cold Water/Sewer – As complete, the subject will not provide cold water and sewer. Comparables 1, 4 and 5 are similar to the subject. Therefore, the comparables with these utilities provided were adjusted downward \$39 for the one-bedroom comparison, \$46 for the two-bedroom comparison; and \$54 for the three-bedroom comparison. The adjustments were based on the Allowances for Tenant-Furnished Utilities and Other Services for Two Exposed Walls provided by Virginia Housing Development Authority. The amounts were substantiated through local utility providers.

Trash – The subject provides this utility. Comparables 1, 2 and 3 similar to the subject. Therefore, the comparables without this utility provided were adjusted upward \$12 for all unit comparisons based on the Allowances for Tenant-Furnished Utilities and Other Services for Two Exposed Walls provided by Virginia Housing Development Authority. The amount was substantiated through local utility providers.

Extra Storage – The subject does not contain extra storage. None of the comparables contain storage. No adjustments were needed.

Location – The subject's neighborhood is rated average, with easy access to all services available within the town limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, twelve factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels, median housing values and median income levels.



The comparison between the subject and comparables is shown in the following table:

Location Characteristics				
	Wakefield	Franklin	Smithfield	Carrollton
Livability	63	69	76	80
Amenities	A	B	B	D
Cost of Living	C	C	D	F
Crime	C	C	B	A
Employment	F	F	D	B
Housing	F	D	F	F
Schools	D	A	A	A
Walkscore	25	37	48	35
Population	810	8,413	8,304	5,481
Median Rent	\$823	\$850	\$933	\$1,453
Median Housing Value	\$111,600	\$171,700	\$273,900	\$270,900
Median Income	\$28,790	\$38,333	\$65,907	\$88,193

Source: AreaVibes, Walkscore

The data shown in the table was verified through www.areavibes.com and www.walkscore.com. Each category was given a rating of 1 to 5, with 1 being the worst and 5 being the best. The ratings for each category were added together for each comparable, and the total sum was compared to the combined sum for the subject and a percent difference from the subject was determined. The results are shown in the following table:

Location Weighting Table				
	Wakefield	Franklin	Smithfield	Carrollton
Livability	4	4	4	4
Amenities	5	4	4	2
Cost of Living	3	3	2	1
Crime	3	3	4	5
Employment	1	1	2	4
Housing	1	2	1	1
Schools	2	5	5	5
Walkscore	2	2	2	2
Population	1	4	4	2
Median Rent	4	4	4	5
Median Housing Value	3	3	4	4
Median Income	2	2	4	5
Total	31	37	40	40
% Different	---	-19.4%	-29.0%	-29.0%
50% Difference	---	-9.7%	-14.5%	-14.5%

Despite adjusting for the differences between the comparables, it is not always possible to fully account for the differences in rent between comparables as some is due to renter perception or management practices and is not due solely to differences in location. Therefore, it is not appropriate to adjust the full percentage amount determined in the previous analysis, and an adjustment factor of 50 percent was applied to the percentages determined in this analysis. The result is shown in the previous table. The percentage was applied to the unadjusted rent level of the comparables. The result was applied to the comparables for differences in location.



The following table shows the calculation for each comparable requiring an adjustment:

Comparable 1			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$850	-9.7%	-\$82
2 BR	\$885	-9.7%	-\$86
3 BR	\$1,060	-9.7%	-\$103
Comparable 2			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$830	-14.5%	-\$120
2 BR	\$1,005	-14.5%	-\$146
3 BR	\$1,005	-14.5%	-\$146
Comparable 3			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$950	-14.5%	-\$138
2 BR	\$950	-14.5%	-\$138
3 BR	\$1,295	-14.5%	-\$188
Comparable 4			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$1,099	-14.5%	-\$160
2 BR	\$1,350	-14.5%	-\$196
3 BR	\$1,499	-14.5%	-\$218
Comparable 5			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$1,099	-14.5%	-\$160
2 BR	\$1,350	-14.5%	-\$196
3 BR	\$1,499	-14.5%	-\$218

The comparables were adjusted on each rent grid as indicated in the previous table (rounded to the nearest \$5).

Security – The subject contains video surveillance. None of the comparables except Comparables 3 and 4 contain security features. Comparable 3 contains video surveillance, and Comparable 4 contains security alarms. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex. Video surveillance and security patrol provide added protection for residents at the properties. Therefore, properties with these features were adjusted \$5 per feature when compared to properties with no security. If properties contain both features, they are adjusted \$10 total when compared to properties with no security. Comparable 3 was considered to be similar to the subject and was not adjusted. Comparable 4 was adjusted downward \$5 per month.

Clubhouse/Meeting Room/Dining Room – The subject has a meeting room. None of the comparables contain any of these features. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted \$5 per feature compared to properties without any of these features.

Special Features – The subject does not contain special features. None of the comparables except Comparables 4 and 5 contain special features. Comparables 4 and 5 contain crown molding. Crown molding contributes to the appeal of the units and are considered an enhancement. No complex in the market area shows a rent differential based on this particular item; however, a nominal adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for crown molding.

Business Center/Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.



Cable/Satellite/Internet – The subject does not provide more than access to cable, satellite or internet services to the units. As complete, the subject will provide free Wi-Fi in the common areas. Comparables 1, 2 and 3 do not provide more than access to cable, satellite or internet services. Comparables 4 and 5 provide cable and Internet to the units. In order to determine an appropriate adjustment for these services, cable/Internet fees for local cable providers were researched. The following table shows the cable providers contacted and the fees for each provider. Common area Wi-Fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected for Comparables 1, 2 and 3. Comparables 4 and 5 were adjusted downward \$30 per month, or the difference between the average cost for cable and the adjustment for common area Wi-Fi (\$40 per month for cable - \$10 for common area Wi-Fi = \$30).

Provider	Fee
Spectrum	\$50
Verizon	\$40

Conclusion of Market Rents – As Complete

The adjusted rents range from \$606 to \$766 for the one-bedroom comparison; from \$765 to \$982 for the two-bedroom comparison; and from \$920 to \$1,116 for the three-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **560 SF One-Bedroom Units** - **\$725**
- **734 SF Two-Bedroom Units** - **\$875**
- **1,009 SF Three-Bedroom Units** - **\$1,045**

The subject property also contains four three-bedroom units with 960 square feet. This is considered to be a secondary unit type and was not included on the rent comparability grid. This unit type would rent for \$15 less per month as indicated in the SF Area explanation. The appraiser concluded the market rent for the units at the subject as follows:

- **960 SF Three-Bedroom Units** - **\$1,035**

The developer is proposing affordable rents as follows: \$589, \$637 and \$742. In addition, the maximum net tax credit rents are between \$533 and \$1,204 for the one-bedroom units; between \$638 and \$1,443 for the two-bedroom units; and between \$706 and \$1,636 for the three-bedroom units. The developer's proposed rents are below the achievable rents determined on the rent grids and below the maximum net tax credit rents.



The developer is proposing the affordable LIHTC rents as follows:

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	560	40%	\$671	\$727	\$138	\$589
1/1	6	560	50%	\$838	\$727	\$138	\$589
1/1	6	560	60%	\$1,006	\$727	\$138	\$589
1/1	1	560	70%	\$1,174	\$727	\$138	\$589
1/1	1	560	80%	\$1,342	\$727	\$138	\$589
2/1	2	734	40%	\$805	\$804	\$167	\$637
2/1	10	734	50%	\$1,006	\$804	\$167	\$637
2/1	8	734	60%	\$1,207	\$804	\$167	\$637
2/1	2	734	70%	\$1,408	\$804	\$167	\$637
2/1	2	734	80%	\$1,610	\$804	\$167	\$637
3/1	1	1,009	40%	\$930	\$966	\$224	\$742
3/1	3	960-1,009	50%	\$1,162	\$966	\$224	\$742
3/1	2	960-1,009	60%	\$1,395	\$966	\$224	\$742
3/1	1	1,009	70%	\$1,627	\$966	\$224	\$742
3/1	1	1,009	80%	\$1,860	\$966	\$224	\$742



Evaluation of the Development

Project Design

Birch Island Apartments is comprised of six two-story walk-up buildings containing 48 units and an accessory building containing a meeting room, laundry facility, office and maintenance area. The buildings have siding exterior and asphalt shingle roofs.

Project Amenities

The property will provide the following project amenities: meeting room, playground, laundry facility, on-site management, on-site maintenance and video surveillance. The subject's project amenities are competitive with the comparables in the market area.

Parking

The complex contains open asphalt parking areas with approximately 63 parking spaces. This is a parking ratio of 1.31 parking spaces per unit. This is similar the majority of the comparables in the market area.

Unit Mix

The subject's unit mix of one-, two- and three-bedroom units is suitable in the market area.

Utilities

The subject will contain central electric heating and cooling. Cooking and hot water are electric. As complete, the landlord with provide trash collection services are provided by the landlord. All remaining utilities will be paid by the tenant. Common area Wi-Fi will also be available in the accessory building. This arrangement is similar to the comparables in the market area.

Unit Amenities

Each unit contains the following amenities: refrigerator, range/oven, dishwasher, carpet and vinyl floor coverings, blinds, walk-in closet (select) and coat closet. The unit amenities are competitive with the comparables in the market area.

Tenant Services

The subject will not offer a service coordinator. The surveyed comparables did not offer these services. Therefore, the subject will be competitive with the comparables in the market area.

Impact of Existing/Planned Rental Housing

The market area exhibits sufficient demand for the existing property. Based on the occupancy level of the subject and the apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that when the rehabilitation is completed, the property will have no adverse impact on the existing and/or planned market-rate rental housing properties in the market area.



Summary of Developments Strength and Weaknesses

Strengths

- The subject's site plan and design are competitive with the surveyed comparables.
- The development will be superior to most of the comparable developments in condition upon completion of its rehabilitation.
- The subject's unit and project amenities are competitive with the comparables in the market area.
- The subject's proposed LIHTC rent will provide a good value to prospective tenants.

Weaknesses

- There are no apparent weaknesses.

LOCAL PERSPECTIVE AND INTERVIEWS



Local Interviews

Sussex County Housing Department

Brenda H. Drew, Program Coordinator with the Sussex County Housing Department, indicated the housing authority covers the following counties: Sussex, Surry, Greensville and Emporia. Sussex County has 200 vouchers, some of which have not been allocated. There is currently a waiting list with approximately 150 applicants; however, it is currently closed. Ms. Drew indicated between one and eight households leave the program annually. She also indicated the current housing is insufficient for the needs of the county, and one-, two- and three-bedroom units are most needed. The telephone number for the Sussex County Housing Department is 804-834-1302.

Sussex County Planning & Zoning Department

Lorenzo Turner, with the Sussex County Planning & Zoning Department, indicated the subject is zoned A-1, R-1, General Agriculture and General Residential Districts. The subject is a legal, non-conforming use. The telephone number for the Sussex County Planning & Zoning Department is 434-246-1043.

Economic Development

According to Anne Monahan, with the Sussex County Economic Development, there has not been any major businesses open or close in the past few years. Therefore, the economy has remained stable. There is a need for additional housing in the area, particularly two- and three-bedroom units. The phone number for the Sussex County Economic Development is 757-899-2361.

Sussex County Chamber of Commerce

According to Lauren Swain, Sussex County Manager of the Sussex County Chamber of Commerce, there have been some new and expanding business in the last year. Three Brothers Distillery announced it will be expanding its operations into Sussex County. The company will invest \$232,500 to more than quadruple its current productions. A new hospital, Sun Behavioral Hospital, recently opened and created more than 125 new jobs for the area. Also a new car dealership named Lakeshore Motors, recently opened along Route 13. Furthermore, a new restaurant, Grotto Pizza and a new Avid Hotel are expected to open this year in Millsboro.

She further stated that the area has been impacted from the COVID-19 pandemic; however town and county officials have been working very hard to help protect those businesses that have been impacted. The county has a number of financial assistance programs that are available, including the Hospitality Emergency Loan Program. All these programs are designed to provide help for small businesses to assist them through the pandemic. She further reported that there are also several infrastructure projects planned or on-going, including but not limited to The Grove Park Dock, the BayWalk at Dewey Beach and an extended Riverwalk. The phone number for the Sussex County Chamber of Commerce is 434-246-1000.

RECOMMENDATIONS AND CONCLUSIONS



Recommendations and Conclusions

Project Description

The subject, Birch Island Apartments, is a proposed rehabilitation of an existing Rural Development and Low Income Housing Tax Credit development that contains 48 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50, 60, 70 and 80 percent of the area median income, below \$77,280 when considering Rental Assistance. Without considering Rental Assistance, individuals earning between \$23,006 and \$77,280, annually will be potential tenants for the rehabilitated development.

Birch Island Apartments is comprised of six two-story walk-up buildings containing 48 units and an accessory building containing a laundry facility, office and maintenance area. The buildings have siding exterior and asphalt shingle roofs.

The following chart lists the subject's existing unit distribution by unit type, size and rent structure.

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
1/1	16	560	\$589	\$99
2/1	24	734	\$637	\$122
3/1	4	960	\$742	\$173
3/1	4	1,009	\$742	\$173
	48			

The following chart lists the subject's proposed unit distribution by unit type, size and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	560	40%	\$671	\$727	\$138	\$589
1/1	6	560	50%	\$838	\$727	\$138	\$589
1/1	6	560	60%	\$1,006	\$727	\$138	\$589
1/1	1	560	70%	\$1,174	\$727	\$138	\$589
1/1	1	560	80%	\$1,342	\$727	\$138	\$589
2/1	2	734	40%	\$805	\$804	\$167	\$637
2/1	10	734	50%	\$1,006	\$804	\$167	\$637
2/1	8	734	60%	\$1,207	\$804	\$167	\$637
2/1	2	734	70%	\$1,408	\$804	\$167	\$637
2/1	2	734	80%	\$1,610	\$804	\$167	\$637
3/1	1	1,009	40%	\$930	\$966	\$224	\$742
3/1	3	960-1,009	50%	\$1,162	\$966	\$224	\$742
3/1	2	960-1,009	60%	\$1,395	\$966	\$224	\$742
3/1	1	1,009	70%	\$1,627	\$966	\$224	\$742
3/1	1	1,009	80%	\$1,860	\$966	\$224	\$742

Income Averaging

The developer is not electing to use the income-average minimum set-aside option.



Housing Profile

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The current vacancy rate in surveyed subsidized/income-restricted apartment complexes is 0.6 percent. The current vacancy rate in surveyed market-rate apartment complexes is 0.3 percent.

The development does not have an adverse impact on the market area. There were three income-restricted developments confirmed in the market area. Birch Island II Apartments is the most similar to the subject since it is the subject's sister property. Waverly Village Apartments is also similar to the subject since it has rents at 40 and 60 percent AMI. However, neither of these properties contain three-bedroom units. Sussex Trace Apartments is the only confirmed comparable with three-bedroom units; however, it is a Section 8 property with subsidy for all units. Therefore, it does not directly compete with the subject's LIHTC units. In addition, the majority of the comparables contain a waiting list. Therefore, the market area is not saturated.

Market Feasibility

The following tables contain the capture rates for the entire property when considering Rental Assistance and without considering Rental Assistance.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE						
	All Units @ 40% (\$0 - \$38,640)	1BR Units @ 50% (\$0 - \$48,300)	All Units @ 60% (\$0 - \$57,960)	All Units @ 70% (\$0 - \$67,620)	All Units @ 80% (\$0 - \$77,280)	Project Total (\$0 - \$77,280)
Income Restrictions:						
All Units at Subject	0.7%	2.4%	2.0%	0.5%	0.5%	5.4%
Vacant Units at Subject	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE						
	All Units @ 40% (\$23,006 - \$38,640)	All Units @ 50% (\$23,829 - \$48,300)	All Units @ 60% (\$23,829 - \$57,960)	All Units @ 70% (\$23,829 - \$67,620)	All Units @ 80% (\$23,829 - \$77,280)	Project Total (\$23,006 - \$77,280)
Income Restrictions:						
All Units at Subject	2.6%	8.8%	6.9%	1.5%	1.4%	15.4%

Overall the market shows a net demand 892 for all units when considering Rental Assistance, and a net demand of 311 for all units without considering the subject's Rental Assistance.

The overall capture rate for all units at or below 80 percent is 5.4 percent with considering Rental Assistance. However, the property is 100 percent occupied and will retain its Rental Assistance once rehabilitation is complete. Therefore, all current tenants are expected to remain income-qualified. Therefore, the capture rate including only the vacant units is 0.0 percent.

The overall capture rate for all units at or below 80 percent is 15.4 percent without considering Rental Assistance. The subject is an existing Rural Development and Low Income Housing Tax Credit property that contains 48 units and is currently 100 percent occupied. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant.

As can be seen in the above analysis, the subject is not dependent on the property Rental Assistance, and would continue to be viable if the property no longer had Rental Assistance. After researching the vacancy rates of the existing units in the area, it is firmly believed that the development will satisfy a portion of the demand for the units within the market. It is believed that the property will meet the demand for affordable housing in the market area.



Evaluation of Project

The subject is located at 10322 Penny Lane. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-, two- and three-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.

Positive/Negative Attributes

Strengths: The subject's location is comparable to other developments in the market area. Its in-unit and common area amenities are competitive with the other developments in the market area. When these factors are taken into consideration, the subject's proposed units provide a good value to prospective tenants.

Weaknesses: There are no apparent weaknesses.

Conclusion

The subject can retain its required share of the market area for the following reasons:

- The subject's design and amenities are competitive with other existing projects. Therefore, no modifications to the subject are necessary.
- Birch Island Apartments is an existing 48-unit Rural Development and Low Income Housing Tax Credit family complex. Based on the occupancy level of existing affordable apartment complexes that were surveyed and the projected economic factors, it is believed that when the rehabilitation is completed, the subject property will meet the demand for affordable housing in the market area.
- According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current acceptable vacancy rates for affordable properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

MARKET STUDY ANALYST STATEMENT OF EXPERIENCE



Qualifications of the Analyst

Gill Group is a nationwide marketing and real estate consulting firm specializing in market studies and real estate appraisals for low-income housing developments. For more than 30 years, Gill Group has been performing market research and appraisals on all types of properties. Primary data from field inspectors, analysts and appraisers is used. Our inspectors, analysts and appraisers personally inspect and examine every property included in the reports. Additional data is obtained from the U.S. Census Bureau, local public officials and reliable market data research companies such as ESRI Business Information Solutions. Gill Group's market studies have been used by clients in the Low Income Housing Tax Credit program and in obtaining and renewing state and federal subsidies for low-income housing developments, senior housing and multifamily rental housing. Jonathan Richmond and Janice F. Gill, MAI, have been active in the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (M.A.P.) and Mark-to-Market programs.



Jonathan Richmond
512 North One Mile Road
P.O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
jon.richmond@gillgroup.com

OVERVIEW

Multifamily and commercial experience specializing in work for private contractors, the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Has completed over 100 market studies in the past five years.

ACCREDITATIONS

State Certified Real Estate Appraiser
Missouri State License Number 2014040824

Housing Credit Certified Professional (HCCP)
National Council of Affordable Housing Market Analysts (NCAHMA)

EMPLOYMENT

Hanley Wood 2001 – 2005
Specialized in Market Research Coordination by providing residential construction information for residential real estate development and new home construction.

Gill Group 2005 – Present
Specializes in multi-family market studies, appraisals, and physical inspections.

EDUCATION

Bachelor of Science in Business Administration/Management
The University of Phoenix
Advanced Microsoft Excel Training
New Horizons Microsoft Excel 2003-Level 2
State Registered Appraiser of Real Estate
Steve W. Vehmeier Appraisal School
General Education Classes
Manatee Community College

EXPERIENCE
(2008 TO PRESENT)

Provider of appraisals for HUD, Public Housing Authorities, Property Management Companies, Non-Profit Entities, For-Profit Entities, Commercial Property Chains, Banks and Lenders everywhere.

Inspector for Gill Group

Provides Property Condition Assessments for the following property types:

- Multi-Family
- Office

Provided Inspections for the following property types



- Single-Family
- Multi-Family
 - o Conventional
 - o Section 8
 - o Section 42 w/ File Audits
 - o Section 202
 - o Section 221(d)(3)
 - o Section 221(d)(4)
 - o Section 236
- Hotels
- Motels
- Department Stores
- Retail Centers
- Warehouse
- Large, Multi-Unit Mini-Storage Facilities

RECENT PROJECTS

Proposed 52 Unit Family Complex - Guthrie, OK
43 Unit Multifamily Property - Waggaman, LA
32 Unit Multifamily Property - Waggaman, LA
24 Unit Family Complex - Republic, MO
112 Unit Multifamily Apartment Complex - Santa Clara, CA
28 Senior Unit Property - Ozark, AR
19 New Construction Single Family Homes - Butler, MO
44 Unit Multifamily Property - Nevada, MO
52 Senior Unit Complex - Savannah, MO
36 Unit Multifamily Property - Corbin, KY



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Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
todd.gill@gillgroup.com

OVERVIEW

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

ACCREDITATIONS

State Certified General Real Estate Appraiser

Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CGA1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 46000039864
North Carolina State License Number: A5519
North Dakota State License Number: CG-2601
Ohio State License Number: 448306
Oklahoma State License Number: 12524CGA
Oregon State License Number: C000793
Pennsylvania State License Number: GA001813R
South Carolina State License Number: 3976
Tennessee State License Number: 00003478
Texas State License Number: 1329698-G
Utah State License Number: 5510040-CG00
Virginia State License Number: 4001 015446
Washington State License Number: 1101018
West Virginia State License Number: CG358
Wisconsin State License Number: 1078-10
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.



**EXPERIENCE
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

**DEVELOPMENT/OWNERSHIP/
MANAGEMENT EXPERIENCE
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

EDUCATION

Bachelor of Arts Degree

Southeast Missouri State University

Associate of Arts Degree

Three Rivers Community College



HUD/FHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

2nd Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

Kentucky USDA Rural Development Multifamily Housing Appraiser Training

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

Appraisal Trends

McKissock, Inc.

Sales Comparison Approach

Hondros College

Even Odder: More Oddball Appraisals

McKissock, Inc.

Mortgage Fraud: A Dangerous Business

Hondros College

Private Appraisal Assignments

McKissock, Inc.

Construction Details & Trends

McKissock, Inc.

Condemnation Appraising: Principles & Applications

Appraisal Institute

Michigan Law

McKissock, Inc.

Pennsylvania State Mandated Law

McKissock, Inc.



Valuing Real Estate in a Changing Market

National Association of Independent Fee Appraisers

Principles of Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Real Estate Appraisal Methods

Southeast Missouri State University

Lead Inspector Training

The University of Kansas

Lead Inspector Refresher

Safety Support Services, Incorporated

Home Inspections: Common Defects in Homes

National Association of Independent Fee Appraisers

Heating and Air Conditioning Review

National Association of Independent Fee Appraisers

Professional Standards of Practice

National Association of Independent Fee Appraisers

Developing & Growing an Appraisal Practice - Virtual Classroom

McKissock, Inc.

The Appraiser as Expert Witness

McKissock, Inc.

Current Issues in Appraising

McKissock, Inc.

2011 ValExpo: Keynote-Valuation Visionaries

Van Education Center/Real Estate

Residential Report Writing

McKissock, Inc.

The Dirty Dozen

McKissock, Inc.

Risky Business: Ways to Minimize Your Liability

McKissock, Inc.

Introduction to Legal Descriptions

McKissock, Inc.

Introduction to the Uniform Appraisal Dataset

McKissock, Inc.

Mold Pollution and the Appraiser

McKissock, Inc.

Appraising Apartments: The Basics

McKissock, Inc.

Foundations in Sustainability: Greening the Real Estate and Appraisal Industries

McKissock, Inc.

Mortgage Fraud

McKissock, Inc.

The Nuts and Bolts of Green Building for Appraisers

McKissock, Inc.

The Cost Approach

McKissock, Inc.



Pennsylvania State Mandated Law for Appraisers

McKissock, Inc.

Michigan Appraisal Law

McKissock, Inc.

Modern Green Building Concepts

McKissock, Inc.

Residential Appraisal Review

McKissock, Inc.

Residential Report Writing: More Than Forms

McKissock, Inc.

2-4 Family Finesse

McKissock, Inc.

Appraisal Applications of Regression Analysis

McKissock, Inc.

Appraisal of Self-Storage Facilities

McKissock, Inc.

Supervisor-Trainee Course for Missouri

McKissock, Inc.

The Thermal Shell

McKissock, Inc.

Even Odder - More Oddball Appraisals

McKissock, Inc.

Online Data Verification Methods

Appraisal Institute

Online Comparative Analysis

Appraisal Institute

Advanced Hotel Appraising - Full Service Hotels

McKissock, Inc.

Appraisal of Fast Food Facilities

McKissock, Inc.

Appraisal Review for Commercial Appraisers

McKissock, Inc.

Exploring Appraiser Liability

McKissock, Inc.



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573-624-6614 (phone)
573-624-2942 (fax)

OVERVIEW	Extensive multifamily experience specializing in work for the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Also, many years of experience with nursing homes and typical commercial appraisals.
ACCREDITATIONS	MAI Designated Member of the Appraisal Institute State Certified General Real Estate Appraiser Missouri State License Number: 2002024410 Virginia State License Number: 4001016982 Maryland State License Number: 32198 Also regularly receives temporary licenses in the following states: Colorado, Florida, Hawaii, Minnesota, Oklahoma and Texas.
EDUCATION	Bachelor of Science Degree <i>Southeast Missouri State University</i> Associate of Arts Degree <i>Three Rivers Community College</i> Professional Standards of Practice <i>National Association of Independent Fee Appraisers</i> Introductions to Income Properties <i>National Association of Independent Fee Appraisers</i> Concepts, Terminology & Techniques <i>National Association of Independent Fee Appraisers</i> Financial Analysis of Income Properties <i>National Association of Independent Fee Appraisers</i> 1.4B Report Writing-Non Residential Real Estate Appraising <i>National Association of Independent Fee Appraisers</i> Principles of Residential Real Estate Appraising <i>National Association of Independent Fee Appraisers</i> 1.4A Report Writing-Residential Real Estate Appraising <i>National Association of Independent Fee Appraisers</i> Economics I <i>Three Rivers Community College</i> 1.4A Report Writing Non-Residential Real Estate Appraising <i>National Association of Independent Fee Appraisers</i> Advanced Highest & Best Use and Market Analysis <i>Appraisal Institute</i> Advanced Sales Comparison & Cost Approaches <i>Appraisal Institute</i> Advanced Income Capitalization <i>Appraisal Institute</i>



Report Writing & Valuation Analysis

Appraisal Institute

National USPA Update

McKissock

**EXPERIENCE
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring. Have worked with HUD in this capacity for several years.

Contract appraiser for Kentucky Housing Corporation for the eastern half of the State of Kentucky.

Provider of nursing home appraisals and hotel appraisals as well as typical commercial appraisals nationwide.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide.

Partial list of clients include: Boston Capital, Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, Reznick Group, Siegel Group, Signet Partners and Wachovia Securities.



Certificate of Membership

Gill Group, Inc.
Is a Member Firm in Good Standing of



Formerly known as
NCAHMA

National Council of Housing Market Analysts
1400 16th St. NW
Suite 420
Washington, DC 20036
202-939-1750

Membership Term
2/1/2021 to 1/31/2022



Thomas Amdur
President, NH&RA



I affirm that I have made a physical inspection of the site and market area. I also affirm that the appropriate information has been used in the comprehensive evaluation of the need and demand for the proposed rental units. To the best of my knowledge the market can support the demand shown in this study. I understand that any misrepresentations in this statement may result in the denial of participation in the Low Income Housing Tax Credit Program in Virginia as administered by the Virginia Housing Development Authority. I also affirm that neither I nor anyone at my firm has any interest in the existing development or relationship with the ownership entity. In addition, I affirm that neither I nor anyone at my firm nor anyone acting on behalf of my firm in connection with the preparation of this report has communication to others that my firm is representing VHDA or in any way acting for, at the request of, or on behalf of VHDA. Finally, I affirm that compensation for my services is not contingent upon this development receiving a reservation or allocation of tax credits.

Handwritten signature of Samuel T. Gill in black ink.

Samuel T. Gill
Market Analyst

Handwritten signature of Janice F. Gill in black ink.

Janice F. Gill, MAI
Market Analyst

March 12, 2021

ADDENDUM A – DATA SOURCES

2000 U.S Census

2010 U.S. Census

American Community Survey

Nielsen Claritas (A nationally recognized demographics forecaster)

Ribbon Demographics (A nationally recognized demographics forecaster)

U.S. Bureau of Labor Statistics

Income Expense Analysis: Conventional Apartments and Income/Expense Analysis: Federally Assisted Apartments published by Institute of Real Estate Management

Information used in the market study was obtained from various sources including: the U.S. Census Bureau, Nielsen Claritas, Ribbon Demographics, U.S. Bureau of Labor Statistics, interviews with local area and government officials and interview with local property owners or managers.

ADDENDUM B – MARKET STUDY TERMINOLOGY

Absorption Period

The period of time necessary for a newly constructed or renovated property to achieve the Stabilized Level of Occupancy. The Absorption Period begins when the first temporary or permanent certificate of occupancy is issued and ends when the last unit to reach the Stabilized Level of Occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is expected to begin should accompany all absorption estimates.

Absorption Rate

The average number of units rented each month during the Absorption Period.

Acceptable Rent Burden

The rent-to-income ratio used to qualify tenants for both income restricted and non-income restricted units. The Acceptable Rent Burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.

Affordable Housing

Housing where the tenant household pays no more than 30 percent of its annual income on Gross Rent.

Amenity

Tangible or intangible benefits offered to a tenant at no fee (with the exception of day care), typically on-site recreational facilities or planned programs, services and activities.

Annual Demand

The total estimated demand present in the market in any one year for the type of units proposed. Annual demand estimates factor in tenure, tenant age, income restrictions, family size and turnover.

Area Median Income (AMI)

One-hundred percent of the gross median household income for a specific metropolitan statistical area, county or non-metropolitan area established annually by HUD.

Assisted Housing

Housing where the monthly costs to the tenants are subsidized by federal, state or other programs.

Attached Housing

Two or more dwelling units connected with party walls (e.g., townhouses or flats).

Basic Rent

The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223 (d)(3) Below Market Interest Rate Program. The Basic Rent is calculated on the rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Below Market Interest Rate Program (BMIR)

Program targeted to renters with income not exceeding 80 percent of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.

Capture Rate

The percentage of age, size, and income qualified renter households in the Primary Market Area that the property must capture to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the Primary Market Area. See Penetration Rate for rate for entire market area.

Census Tract

A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.

Central Business District (CBD)

The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.

Community Development Corporation (CDC)

Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.

Comparable Property

A market-rate or Affordable Housing property that is representative of the rental housing choices of the subject's Primary Market Area and that is similar in construction, size, amenities, or age. These Comparables and Competitives are generally used to derive market rent.

Competitive Property

A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.

Concession

Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specified lease term or for free amenities which are normally charged separately (i.e., washer/dryer, parking).

Condominium

A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

Contract Rent

1. The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenants, to the owner, inclusive of all terms of the lease (HUD & RD).
2. The monthly rent agreed to between a tenant and a landlord (Census).

Demand

An estimate of the total number of market households that have both the desire and the ability to obtain the product and/or services offered. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.

Difficult Development Area (DDA)

An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

Detached Housing

A freestanding dwelling unit, typically single-family, situated on its own lot.

Effective Rents

Market Rents less concessions.

Elderly or Senior Housing

Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80 percent of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely Low Income

Person or household with income below 30 percent of Area Median Income adjusted for household size.

Fair Market Rent (FMR)

The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40 percent of the rental units have rents below the FMR. In rental markets with a shortage of lower-priced rental units, HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Family

A family consists of a householder (i.e., one who occupies or owns a house/head of a household) and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone. (Source: U.S. Census)

Garden Apartments

Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around the buildings, and on-site parking.

Gross Rent

The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.

High-rise

A residential building having more than ten stories.

Household

All the persons who occupy a housing unit as their usual place of residence. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (Source: U.S. Census)

Household Trends

Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g., at marriage or separation) and decreasing average household size.

Housing Unit

House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

Housing Choice Voucher (Section 8 Program)

Federal rent subsidy program under Section 8 of the U.S. Housing Act which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30 percent of adjusted income (or 10 percent of gross income, whichever is greater). In cases where 30 percent of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing Finance Agency (HFA)

State or local agencies responsible for financing housing and administering Assisted Housing programs.

HUD Section 8 Program

Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenant's adjusted income.

HUD Section 202 Program

Federal program which provides direct capital assistance (i.e., grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30 percent of tenant income.

HUD Section 811 Program

Federal program which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

HUD Section 236 Program

Federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80 percent of area median income who pay rent equal to the greater of Basic Rent of 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.

Income Band

The range of incomes of households that can pay a specific rent but do not have more income than is allowed by the Income Limits of a particular housing program. The minimum household income typically is based on a defined Acceptable Rent Burden percentage and the maximum typically is pre-defined by specific programmatic requirements or by general market parameters.

Income Limits

Maximum household income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30, 50, 60 or 80 percent of AMI. HUD publishes Income Limits each year for 30 percent median, Very Low Income (50%), and Low-Income (80%), for households with one through eight people.

Infrastructure

Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.

Low Income

Person or household with gross household income below 80 percent of Area Median Income adjusted for household size.

Low Income Housing Tax Credit

A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60 percent or less of Area Median Income, and that the rents on these units be restricted accordingly.

Low Rise Building

A building with one to three stories.

Market Advantage

The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.

Market Analysis

A study of real estate market conditions for a specific type of property.

Market Area

A geographic area from which a property is expected to draw the majority of its residents.

Market Area, Primary (PMA)

The most likely geographic area from which a property would draw its support.

Market Area, Secondary (SMA)

The portion of a market area that supplies additional support to an apartment property beyond that provided by the primary market area.

Market Demand

The number of units required in a defined market area to accommodate demand (i.e., households that desire to improve the quality of their housing without significantly increasing their economic burden). Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining demand.

Market Feasibility Analysis

An analysis that determines whether a proposed development can attain its target rents, taking into account the development's characteristics (location, size, unit mix, design and amenities), the depth of its target market, and the strength of its appeal in comparison to other existing and planned options available to potential consumers.

Market Rent

The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, amenities. Market rent should be adjusted for concessions and owner paid utilities included in the rent.

Market Study

A comprehensive review of the housing market in a defined market area. A market study can be used to determine the demand for specific proposed development or to examine the overall condition of an area's housing market. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. At a minimum, market studies include a review of location, economic conditions, demographics, and existing and proposed housing stock.

Marketability

The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.

Market Vacancy Rate – Physical

Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same Market Area, excluding units in properties which are in the lease-up stage.

Market Vacancy Rate – Economic

Percentage of rent loss due to concessions and vacancies.

Metropolitan Statistical Area (MSA)

A geographic entity defined by the federal Office of Management and Budget, for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.

Mid-rise

A building with four to ten stories.

Mixed Income Property

An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more Income Limits (i.e., Low Income Tax Credit property with income limits of 30, 50 and 60 percent).

Mobility

The ease with which people move from one location to another.

Moderate Income

Person or household with gross household income between 80 and 120 percent of Area Median Income adjusted for household size.

Move-Up Demand

An estimate of how many consumers are able and willing to relocate to more expensive or desirable units, such as tenants who move up from Class C properties to Class B; and Class B tenants that move up to Class A properties; and tenants that move from Class C and B properties to a new superior Low Income Tax Credit property. For purposes of demonstrating move-up demand both changes in Class Construction Type and changes in Quality Classification of five or more may be considered (Reference the Virginia State Board of Equalization Assessor's Handbook Section 531, January 2003, pages 4-5 for definitions of Class and Quality Classifications.)

Multifamily

Structures that contain two or more housing units.

Neighborhood

An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.

Net Rent (also referred to as Contract or Lease Rent)

Gross Rent less Tenant Paid Utilities.

Penetration Rate

The percentage of age and income qualified renter households in the Primary Market Area that live in all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. See Capture Rate for property specific rate.

Pent-up Demand

A market in which there is a scarcity of supply and vacancy rates are very low.

Population Trends

Changes in population levels for a particular area over a specific period of time – which is a function of the levels of births, deaths, and net migration.

Primary Market Area

See Market Area

Programmatic Rents

The proposed rents for a Tax Credit or other income restricted property relative to comparable market rate properties and rents being achieved at another Low Income Housing Tax Credit or other income restricted properties in the market. Can be no greater than maximum rents permitted by the Low Income Housing Tax Credit or other program regulations.

Project Based Rent Assistance

Rental assistance from a federal, state or local program that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low Income Conventional Public Housing

HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low Income Households with rent based on the same formula used for HUD Section 8 assistance.

Qualified Census Tract (QCT)

Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50 percent of households have an income less than 60 percent of Area Median Income or where the poverty rate is at least 25 percent. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Contract Rent plus Tenant Paid Utilities divided by the gross monthly household income.

Rent Burdened Households

Households with rent burden above the level determined by the lender, investor or public program to be an acceptable rent-to-income ratio.

Restricted Rent

The maximum allowable rent under the restrictions of a specific housing program or subsidy.

Rural Development (RD) Market Rent

A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD property.

Rural Development (RD) Program

Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent, whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.

Saturation

The point at which there is no longer demand to support additional units.

Secondary Market Area

The portion of a market area that supplies additional support to an apartment property beyond that provided by the Primary Market Area.

Single-Family Housing

A dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Special Needs Population

Specific market niche that is typically not catered to in a conventional apartment property. This population should exhibit certain criteria, which can be well defined, in order, for example, to assess the need and demand from this source. Examples of special needs populations include substance abusers, visually impaired person or persons with mobility limitations.

Stabilized Level of Occupancy

The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units. For TCAC projects these percentages are equal to a physical occupancy rate that will generate 90 percent of aggregate restricted rents for SRO and Special Needs units and generate 95 percent of aggregate restricted rents for all other types of units.

State Data Center (SDC)

A state agency or university facility identified by the governor of each state to participate in the U.S. Census Bureau's cooperative network for the dissemination of the census data.

Subsidy

Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's Contract Rent and the amount paid by the tenant toward rent.

Substandard Conditions

Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Target Income Band

The estimated Income Band from which the subject will likely draw tenants.

Target Population

Market niche a development will appeal or cater to. State agencies often use Target Population to refer to various income set asides, elderly v. family, etc.

Tenant

One who rents real property from another.

Tenant Paid Utilities

The cost of utilities necessary for the habitation of a dwelling unit, which are paid by the tenant. Tenant Paid Utilities do not include costs for telephone or cable service.

Tenure

The distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House)

Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Turnover

An estimate of the number of housing units in a Market Area as a percentage of total housing units in the Market Area that will likely change occupants in any one year. Only turnover in the primary market area rental market (i.e., number of rental housing units as a percentage of total rental housing units that will likely change occupants) shall be considered for purposes of constructing demand estimates. See Vacancy Period.

Unmet Housing Need

New units required in the Market Area to accommodate household growth, homeless households, and housing in substandard conditions.

Unrestricted Rents

The recommended rents for the market rate units at a Mixed-Income Property.

Vacancy Period

The amount of time that an apartment remains vacant and available for rent.

Vacancy Rate – Economic

Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The economic vacancy rate should be used exclusively for project rent proformas, and not for reporting the vacancy rate of rent comparables.

Vacancy Rate – Physical

The number of total habitable units that are vacant divided by the total number of units in the property. The physical vacancy rate shall be used when reporting comparable vacancy rates.

Very Low Income

Person or household whose gross household income does not exceed 50 percent of Area Median Income adjusted for household size.

Zoning

Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

ADDENDUM C – NCHMA INDEX

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
Executive Summary		
1	Executive Summary	11
Scope of Work		
2	Scope of Work	16
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	21
4	Utilities (and utility sources) included in rent	21
5	Target market/population description	20
6	Project description including unit features and community amenities	20
7	Date of construction/preliminary completion	20
8	If rehabilitation, scope of work, existing rents, and existing vacancies	21
Location		
9	Concise description of the site and adjacent parcels	28
10	Site photos/maps	26; 29
11	Map of community services	47
12	Site evaluation/neighborhood including visibility, accessibility and crime	44
Market Area		
13	PMA description	51
14	PMA Map	53
Employment and Economy		
15	At-Place employment trends	55
16	Employment by sector	57
17	Unemployment rates	55
18	Area major employers/employment centers and proximity to site	56
19	Recent or planned employment expansions/reductions	57
Demographic Characteristics		
20	Population and household estimates and projections	50
21	Area building permits	80
22	Population and household characteristics including income, tenure, and size	60
23	For senior or special needs projects, provide data specific to target market	N/A
Competitive Environment		
24	Comparable property profiles and photos	84
25	Map of comparable properties	89
26	Existing rental housing evaluation including vacancy and rents	82
27	Comparison of subject property to comparable properties	102
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	102

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
29	Rental communities under construction, approved, or proposed	80
30	For senior or special needs populations, provide data specific to target market	N/A
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	72
32	Affordability analysis with capture rate	75
33	Penetration rate analysis with capture rate	74
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	77
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	102
36	Precise statement of key conclusions	109
37	Market strengths and weaknesses impacting project	109
38	Product recommendations and/or suggested modifications to subject	109
39	Discussion of subject property's impact on existing housing	109
40	Discussion of risks or other mitigating circumstances impacting subject	109
41	Interviews with area housing stakeholders	105
Other Requirements		
42	Certifications	7
43	Statement of qualifications	111
44	Sources of data not otherwise identified	Addendum A

ADDENDUM D – SUBJECT DATA

Legal Description

First: All that certain tract or parcel of land situate, lying and being in Wakefield Magisterial District, Sussex County, Virginia, containing 3.044766 Acres (132,630.003 Sq. Ft.), known and designated as Parcel "A" as shown on plat of survey entitled, "CORRECTED SUBDIVISION OF PROPERTY OWNED BY PINE STREET VILLAGE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, WAKEFIELD MAGISTERIAL DISTRICT, SUSSEX COUNTY, Virginia," dated May 15, 1984, made by Hassell & Folkes, P.C., Surveyors & Engineers, Portsmouth, Virginia, of record in the Clerk's office of the Circuit Court for the County of Sussex, Virginia, in Plat Book _____, page _____, to which reference is here made, and which property is more particularly described as follows:

Beginning at a point on Route No. 31, which point of beginning lies N 17° 03' 21" E a distance of 500.00 feet, more or less, from the intersection of Route No. 31 and Route No. 617, as shown on said plat, and from the point of beginning thus established, running thence N 63° 46' 48" W a distance of 281.08 feet to a point; running thence N 19° 38' 51" W a distance of 292.18 feet to a point; running thence N 43° 36' 50" E a distance of 100.00 feet to a point; running thence N 46° 23' 10" W a distance of 99.36 feet to a point; running thence S 72° 56' 39" E a distance of 133.85 feet to a point; running thence N 70° 21' 09" E a distance of 81.07 feet to a point; running thence S 19° 38' 51" E a distance of 170.06 feet to a point; running thence S 72° 56' 39" E a distance of 175.80 feet to a point; running thence along the arc of a curve to the left having a radius of 20.00 feet, a tangent of 20.00 feet, and an arc length of 31.42 feet to a point; running thence S 17° 03' 21" W along Route No. 31 a distance of 345.00 feet to a point, the point or place of beginning.

Second: All that certain tract or parcel of land situate, lying and being in Wakefield Magisterial District, Sussex County, Virginia, containing 0.2281 Acres (9936.00 Sq. Ft.), known and designated as Parcel "B" as shown on plat of survey hereinabove referred to and to which plat reference is here made, which property is more particularly described as follows:

Beginning at the common point which marks the southwesterly corner of Parcel "A" hereinabove described and the southeasterly corner of Parcel "B" hereinafter described, as shown on said plat, and from the point of beginning thus established, running thence N 46° 23' 10" W a distance of 99.36 feet to a point; running thence N 43° 36' 50" E a distance of 100.00 feet to a point; running thence S 46° 23' 10" E a distance of 99.36 feet to a point; running thence S 43° 36' 50" W a distance of 100.00 feet to a point, the point or place of beginning.

The parcel herein conveyed and described as Parcel "B" is conveyed to the grantee herein for purposes of well and water production only, and grantee herein, by acceptance of this deed, does covenant and agree that its use shall be for such purpose.

Third: All that certain tract or parcel of land situate, lying and being in Wakefield Magisterial District, Sussex County, Virginia, containing 0.2454 Acres (10,687.6343 Sq. Ft.), known and designated as Parcel "C" on plat of survey hereinabove referred to and to which plat reference is here made, which property is more particularly described as follows:

Beginning at the common point which marks the southwesterly corner of Parcel "B" hereinabove described, and the southeasterly corner of Parcel "C" hereinafter described, as shown on said plat, and from the point of beginning thus established, running thence N 89° 10' 34" W a distance of 88.83 feet to a point; running thence N 17° 03' 21" E a distance of 114.28 feet to a point; running thence S 72° 56' 39" E a distance of 130.00 feet to a point; running thence S 43° 36' 50" W a distance of 100.00 feet to a point, the place or point of beginning.

Affordable Rent Roll with Lease Changes
Property Address: Birch Island (210)
As of Date: 01/31/2021
Balance Month: 01/2021

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Property	Resident Status	Unit	Unit Type	Sq Ft	Lease Status	Resident Name	Resident Charge	Amount	U.R. Amount	Resident Lease Deposit From	Lease Expiration Date	Move In Date	Move Out Date	Balance	
Birch Island (210)	Current/Notice	901	210B780	780	Occupied No Notice	10114119 Corral, Leticia	942.00 RENT	180.00	0.00	595.00	12/1/2017	2/18/2021	11/27/2017	117.05	
	Residents						RA	539.00							
							Total	637.00	43.00	595.00	9/1/2017	2/28/2021	8/21/2017	0.00	
							PA	677.00							
							Total	677.00	30.00	575.00	3/5/2014	2/28/2021	3/4/2014	0.00	
							RA	664.00							
							Total	664.00	66.00	545.74	2/27/2009	12/31/2020	2/27/2009	0.00	
							PA	700.00							
							Total	637.00	0.00	599.00	4/1/2017	3/31/2021	4/1/2017	603.95	
							RA	64.00		599.05	8/1/2019	7/31/2020	8/1/2019	21.85	
						Total	637.00	0.00	599.05	8/1/2019	7/31/2020	8/1/2019	21.85		
						PA	573.00								
						Total	637.00	0.00	322.00	10/1/2008	12/31/2020	10/1/2008	-8.15		
						RA	361.00								
						Total	637.00	0.00	467.21	9/30/2015	12/31/2020	9/30/2015	17.00		
						PA	97.00								
						Total	637.00	0.00	0.00						
						RA	0.00								
						Total	637.00	23.00	533.00	3/21/2017	3/31/2021	12/9/2016	0.00		
						PA	605.00								
						Total	695.00	0.00	440.46	7/1/1998	12/31/2020	7/1/1998	-22.20		
						RA	263.00								
						Total	388.00	0.00	74.63	4/1/1988	3/31/2021	4/1/1988	-1.00		
						PA	201.00								
						Total	589.00	0.00	522.00	9/1/2008	8/31/2020	9/19/2013	16.00		
						RA	495.00								
						Total	589.00	0.00	483.00	9/1/2009	3/31/2021	4/1/2009	-15.00		
						PA	367.00			461.89	7/18/2006	7/31/2020	7/18/2006	-11.02	
						Total	589.00	0.00	461.89	7/18/2006	7/31/2020	7/18/2006	-11.02		
						RA	457.00								
						Total	589.00	0.00	318.69	1/1/2002	12/31/2020	1/1/2002	0.00		
						PA	118.00			1,296.00	9/1/2020	4/30/2021	3/29/2020	334.20	
						Total	589.00	0.00	461.89	7/18/2006	7/31/2020	7/18/2006	-11.02		
						RA	457.00								
						Total	637.00	0.00	0.00						
						PA	0.00								
						Total	637.00	0.00	295.00	12/31/2020	12/31/2021	12/31/2020	322.00		
						RA	307.00								
						Total	637.00	0.00	-400.00	1/1/2021	12/31/2021	1/1/2021	595.00		
						PA	437.00								
						Total	637.00	0.00	601.00	9/29/2018	1/31/2021	9/29/2018	194.45		
						RA	365.00								
						Total	637.00	0.00	690.00	9/29/2018	1/31/2021	9/29/2018	194.45		
						PA	116.00								
						Total	637.00	0.00	690.00	4/27/2018	1/31/2021	4/27/2018	174.10		
						RA	486.00								
						Total	637.00	0.00	576.00	9/18/2012	8/1/2020	9/18/2012	0.00		
						PA	59.00			666.00	3/1/2013	2/28/2021	3/5/2016	-39.00	
						Total	637.00	0.00	666.00	3/1/2013	2/28/2021	3/5/2016	-39.00		
						RA	638.00			1,150.00	6/1/2019	12/31/2020	6/1/2019	742.00	
						Total	742.00	0.00	572.46	5/1/2006	4/30/2021	5/1/2006	0.00		
						PA	0.00								

Affordable Rent Roll with Lease Charges
Property: Birch Island (210)
 As of Date: 01/31/2021
 Balance Month: 01/2021

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Unit #	Unit Type	Occupancy	Lease	Security	Other	# of Units	% Unit	% SQFT	Balance
Current/Noice Residents	Footcage	Rent	Charge	Deposit	Deposits	Units	Occupancy	Occupancy	9,289.81
927	210C1034	1034 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
928	210C1034	1034 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
929	210C1034	1034 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
930	210C1034	1034 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
931	210C1034	1034 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
932	210C1034	1034 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
933	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
934	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
935	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
936	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
937	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
938	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
939	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
940	210A601	601 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
941	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
942	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
943	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
944	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
945	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
946	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
947	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
948	210B780	780 Occupied No Notice	0.00	0.00	0.00	44	01.47	01.76	795.00
									795.00
(210) Total			44,936.00						637.00

Summary Groups	Current/Noice Residents	Footcage	Rent	Charge	Deposit	Deposits	# of Units	% Unit	% SQFT	Balance
Current/Noice Residents	31,592.00	41,203.00	29,133.00	0.00	0.00	0.00	44	01.47	01.76	9,289.81
Occupied Units	3,016.00	3,733.00	29,133.00	0.00	0.00	0.00	4	0.11	0.11	100.00
Vacant Units	36,608.00	44,936.00	0.00	0.00	0.00	0.00	40	0.91	0.91	9,189.81
Total										

Affordable Rent Roll with Lease Charges

Property: Birch Island (210)

As of Date: 01/31/2021

Balance Fwd'd: 01/2021

1/30/2021 1:35 PM

Charge Code	Amount
RENT	11,713.00
UTIL	1,425.00
SUBRENT	2,566.00
CONCSPIC	-102.00
Utility Reimbursement	198.00
Total	29,329.00

Affordable Rent Roll
Property: Birch Island (210)

As of Date: 01/26/2021

Property	Unit Name	Unit Type	Total Units	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility	Other Non-	TTP	Utility
Birch Island (210)	210A01	210A01	16	13,536	9,621	8,846	1,246	5,366	4,103	1,536	0	5,467	12
	210B01	210B01	24	22,596	17,452	14,624	14,624	9,859	6,089	2,478	0	9,661	13
	210C01	210C01	8	6,932	17,452	5,194	5,194	2,859	2,389	1,394	0	3,534	57
Total			48	44,064	34,494	28,091	28,091	17,559	12,931	5,896	0	18,689	205

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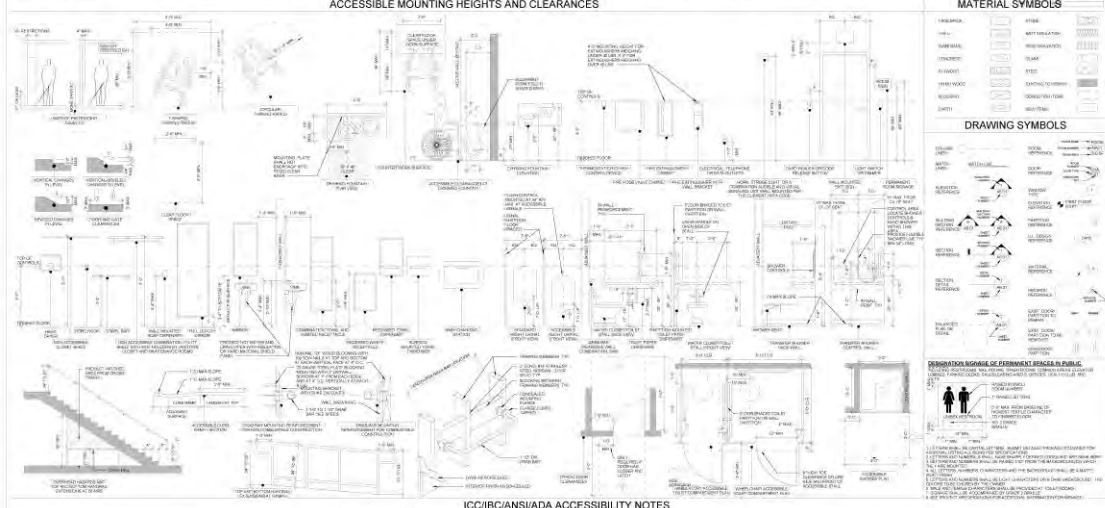
Affordable Rent Roll
Property: Birch Island (210)

As of Date: 01/26/2021

Property	Total Units	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	Other Non-Charges	TTP	Utility Reim.
Birch Island (210)	48	44,936	33,494	28,091	28,091	17,559	12,891	5,896	0	18,059	205

STANDARD ARCHITECTURAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AC	ACCESSORY CONSTRUCTION	AD	ADDITION	ADU	ADULT DAY CARE	ADW	ADULT DAY WARDEN	ADW	ADULT DAY WARDEN	ADW	ADULT DAY WARDEN	ADW	ADULT DAY WARDEN	ADW	ADULT DAY WARDEN	ADW	ADULT DAY WARDEN	ADW	ADULT DAY WARDEN



ICCIBC/ANSI/A117.1 ACCESSIBILITY NOTES

1. ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO THE MAXIMUM EXTENT FEASIBLE.

2. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

3. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

4. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

5. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

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9. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

10. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

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12. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

13. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

14. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

15. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

16. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

17. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

18. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

19. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

20. ACCESSIBILITY SHALL BE PROVIDED FOR ALL NEW CONSTRUCTION AND MAJOR RENOVATIONS.

LEMAY ERICKSON WILLCOX ARCHITECTS

BIRCH ISLAND APARTMENTS
10322 PENNY LANE, WAKEFIELD, VA 23888

STANDARDS SHEET

G0.02

UNUSUAL DESIGN/DETAIL NOTES:
-- NO LEASES/LAIDS OFFERED IN
BLOCK

FLOOR PLAN LEGEND	
[Symbol]	COMMON AREA
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	WATER
[Symbol]	SEWER
[Symbol]	DRIVE
[Symbol]	WALKWAY
[Symbol]	NO USE ZONE
[Symbol]	UNUSUAL DESIGN/DETAIL



BLDG 6 - SECOND FLOOR PLAN



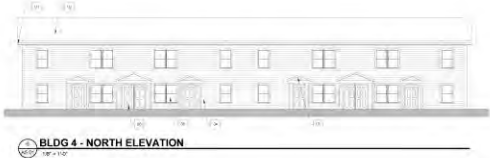
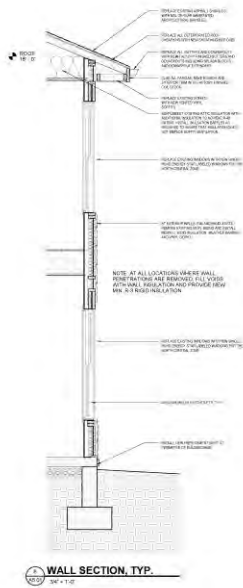
BLDG 5 - SECOND FLOOR PLAN



BLDG 6 - FIRST FLOOR PLAN



BLDG 5 - FIRST FLOOR PLAN



- ELEVATION KEYNOTE
- 1. 1/2" MIN. THICKNESS
 - 2. 1/2" MIN. THICKNESS
 - 3. 1/2" MIN. THICKNESS
 - 4. 1/2" MIN. THICKNESS

BIRCH ISLAND APARTMENTS
 10322 PENNY LANE, WAKEFIELD, VA 23888
 LARRY CLARKSON ARCHITECTS
 10322 PENNY LANE, WAKEFIELD, VA 23888
 LARRY CLARKSON ARCHITECTS

BUILDING
 ELEVATIONS &
 WALL SECTION
A5.01

ELEVATION DETAILS

- 1. WINDOW FINISHING
- 2. WINDOW FINISHING
- 3. WINDOW FINISHING
- 4. WINDOW FINISHING
- 5. WINDOW FINISHING



BLDG 5 - WEST ELEVATION
1/8" = 1'-0"



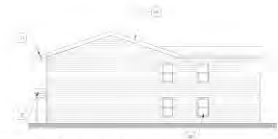
BLDG 5 - SOUTH ELEVATION
1/8" = 1'-0"



BLDG 5 - NORTH ELEVATION
1/8" = 1'-0"



BLDG 2 - SOUTH ELEVATION
1/8" = 1'-0"

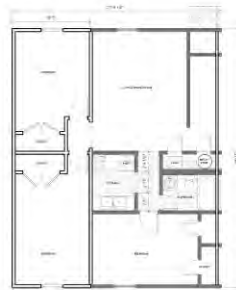


BLDG 2 - WEST ELEVATION
1/8" = 1'-0"



BLDG 2 - NORTH ELEVATION
1/8" = 1'-0"

BIRCH ISLAND APARTMENTS
10322 PENNY LANE, WAKEFIELD, VA 23888
Lemay Erickson Wilcox Architects



3 BR SECOND FLOOR - w/ ADDITION 1
32'-0" x 32'-0"



1 BR SECOND FLOOR
28'-0" x 28'-0"



3 BR FIRST FLOOR w/ ADDITION 1
32'-0" x 32'-0"



1 BR FIRST FLOOR
28'-0" x 28'-0"



UNIT PLANS AND ELEVATION - GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WALLS ARE TO BE 5/8" CMU WITH INTERIOR FINISHES.
4. ALL FLOORS ARE TO BE 4" CONCRETE ON 2" GYPSUM BOARD.
5. ALL CEILING ARE TO BE 5'0" GYPSUM BOARD.
6. ALL ROOFING IS TO BE AS SHOWN ON THE ROOF PLAN.
7. ALL EXTERIOR WALLS ARE TO BE 16" CMU WITH EXTERIOR FINISHES.
8. ALL EXTERIOR DOORS ARE TO BE 1 1/2" SOLID CORE WITH GLASS INSERTS.
9. ALL EXTERIOR WINDOWS ARE TO BE 2" ALUMINUM FRAME WITH GLASS.
10. ALL INTERIOR DOORS ARE TO BE 1 1/2" SOLID CORE.
11. ALL INTERIOR WINDOWS ARE TO BE 2" ALUMINUM FRAME WITH GLASS.
12. ALL STAIRS ARE TO BE 8" CONCRETE WITH 1/2" GYPSUM BOARD.
13. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
14. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
15. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
16. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
17. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
18. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
19. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.
20. ALL STAIRS ARE TO BE 10" WIDE WITH 4" RISER AND 11" TREAD.

UNIVERSAL DESIGN GENERAL NOTES

- 1. ALL ESSENTIAL U.S. ELEMENTS CONTAINED ON THIS PLAN SHALL BE CLEARANCE WIDTHS OF 36" MINIMUM.
- 2. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 3. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 4. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 5. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 6. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 7. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 8. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 9. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.
- 10. CLEARANCE HEIGHTS SHALL BE 80" MINIMUM.



3 BR FIRST FLOOR - UFAS / UD - w/ ADDITION 1
32'-0" x 32'-0"

LEMAY ERICKSON WILCOX ARCHITECTS
 BIRCH ISLAND APARTMENTS
 10322 PENNY LANE, WAKEFIELD, VA 23888
 LEMAY ERICKSON WILCOX ARCHITECTS
 10322 PENNY LANE, WAKEFIELD, VA 23888
 (804) 699-1111
 www.lemay-erickson-wilcox.com

UNIT PLANS
A8.01



3 BR SECOND FLOOR - W/ ADDITION 2
1/8" = 1'-0"



3 BR FIRST FLOOR W/ ADDITION 2
1/8" = 1'-0"



2 BR SECOND FLOOR
1/8" = 1'-0"



2 BR FIRST FLOOR
1/8" = 1'-0"

FLOOR PLAN LEGEND

[Symbol]	WALL
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	PLUMBING
[Symbol]	ELECTRICAL
[Symbol]	CEILING
[Symbol]	FLOOR
[Symbol]	ROOF
[Symbol]	FOUNDATION
[Symbol]	ASBESTOS
[Symbol]	LEAD
[Symbol]	MOISTURE
[Symbol]	TERmites

- MINIMUM QUALITY CONTROL CHECKS**
- 1. ALL ESSENTIAL U.G. ELEMENTS IDENTIFIED BY ALL
 - 2. CLEAN FLOOR SPACE EXTENSIVE AND IN PARTIAL SECTION AT WALL
 - 3. FLOOR OPENINGS AND ALL NOTED TO BE PROTECTED
 - 4. LEAD HANDLES AND PUSH-BUTTONS PROVIDED AT ALL
 - 5. DOORS
 - 6. LEAD HANDLES PROVIDED AT ALL
 - 7. LEAD HANDLES PROVIDED AT ALL
 - 8. ALL CONTROLS, SWITCHES, AND PUSH-BUTTONS PROVIDED AT ALL
 - 9. ALL CONTROLS, SWITCHES, AND PUSH-BUTTONS PROVIDED AT ALL
 - 10. ALL CONTROLS, SWITCHES, AND PUSH-BUTTONS PROVIDED AT ALL

UNIT PLAN AND CONTROL CHECKS

1. ALL ESSENTIAL U.G. ELEMENTS IDENTIFIED BY ALL

2. CLEAN FLOOR SPACE EXTENSIVE AND IN PARTIAL SECTION AT WALL

3. FLOOR OPENINGS AND ALL NOTED TO BE PROTECTED

4. LEAD HANDLES AND PUSH-BUTTONS PROVIDED AT ALL

5. DOORS

6. LEAD HANDLES PROVIDED AT ALL

7. LEAD HANDLES PROVIDED AT ALL

8. ALL CONTROLS, SWITCHES, AND PUSH-BUTTONS PROVIDED AT ALL

9. ALL CONTROLS, SWITCHES, AND PUSH-BUTTONS PROVIDED AT ALL

10. ALL CONTROLS, SWITCHES, AND PUSH-BUTTONS PROVIDED AT ALL



3 BR SECOND FLOOR
14' x 14'



3 BR FIRST FLOOR
14' x 14'



3 BR FIRST FLOOR - UFAS / UD
14' x 14'

FLOOR PLAN LEGEND

[Symbol]	Change to existing
[Symbol]	Remove
[Symbol]	Proposed
[Symbol]	Proposed - Mechanical
[Symbol]	Proposed - Electrical
[Symbol]	Proposed - Plumbing
[Symbol]	Proposed - Fire
[Symbol]	Proposed - Structural
[Symbol]	Proposed - Other

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

UNIT PLANS AND ELEVATION - GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

LEMAY ERICKSON WILCOX ARCHITECTS

BIRCH ISLAND APARTMENTS
10322 PENNY LANE, WAKEFIELD, VA 23888

UNIT PLANS
A8.03



COMM. BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



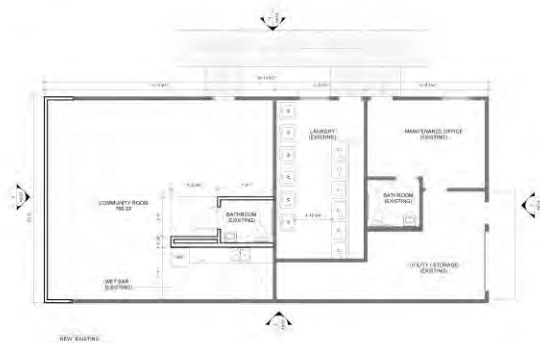
COMM. BUILDING - WEST ELEVATION
1/8" = 1'-0"



COMM. BUILDING - NORTH ELEVATION
1/8" = 1'-0"



COMM. BUILDING - EAST ELEVATION
1/8" = 1'-0"



COMM. BUILDING - FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN LEGEND

[Symbol]	WALL
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	GLASS CURTAIN WALL
[Symbol]	GLASS DOOR
[Symbol]	GLASS WINDOW
[Symbol]	GLASS PARTITION
[Symbol]	GLASS PARTITION WITH DOOR
[Symbol]	GLASS PARTITION WITH WINDOW
[Symbol]	GLASS PARTITION WITH DOOR AND WINDOW
[Symbol]	GLASS PARTITION WITH DOOR AND WINDOW (REVERSE)
[Symbol]	GLASS PARTITION WITH DOOR AND WINDOW (REVERSE)

LEMAY ERICKSON WILLCOX ARCHITECTS
 BIRCH ISLAND APARTMENTS
 10322 PENNY LANE, WAKEFIELD, VA 23889
 COMMUNITY BUILDING
A9.01

March 1, 2019
 BIRCH ISLAND PHASE I
 GENERATION I QUEST

UNIT INSPECTION REPORT

10322 Penny Lane
 Wakefield, VA 23386

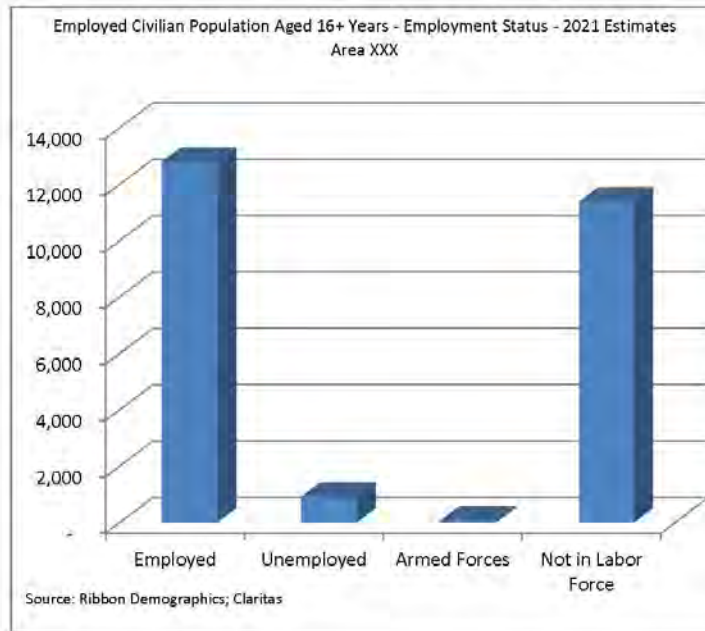
6- 1BR, 24- 2BR & 16- 3BR = 48 UNIT PROJECT

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
LIVING/DINING AREA:					
17 SEER Split Systems w/ERV	New	48 EA	\$7,166.00	\$343,968	Variable Speed
Ultra Aire Humidifier	New	48 EA	\$1,200.00	\$57,600	
Wike & 30 AMP Breaker for HVAC	New	48 EA	\$300.00	\$14,400	
Carpet & Pad	New	48 UN	\$2,200.00	\$105,600	
Linoleum @ DR, Kit, Clo. & Entr	New	48 UN	\$950.00	\$45,600	
LED Ceiling Light/Fan	New	48 EA	\$275.00	\$13,200	
Drywall Repairs	New	48 UN	\$750.00	\$36,000	
Painting	New	48 UN	\$1,200.00	\$57,600	
Wood Base	New	48 UN	\$500.00	\$24,000	
Interior Solid Core Doors	New	426 EA	\$342.00	\$149,112	Replace all Interior Doors
KITCHEN:					
Kitchen Cabinetry	New	48 UN	\$2,350.00	\$112,800	
Countertops	New	48 UN	\$350.00	\$16,800	
Sink Faucet	New	48 EA	\$130.00	\$6,240	
S.S. Double Bowl Sink	New	43 EA	\$90.00	\$3,870	
S.S. Double Bowl Rear Drain Sink	New	5 EA	\$380.00	\$1,900	
LED Light Fixture	New	48 EA	\$164.00	\$7,872	
G.F.C.I.'S	New	192 EA	\$45.00	\$8,640	
Add New GFCI	New	48 EA	\$100.00	\$4,800	
ADA Bell/J. Lights	New	5 EA	\$450.00	\$2,250	
Hard duct Rangehoods	New	48 EA	\$150.00	\$7,200	
Rangehoods	New	48 EA	\$227.00	\$10,896	
Rangehood Switches	New	5 EA	\$125.00	\$625	
16 C.F. Refrigerator @ 3BR	New	16 EA	\$660.00	\$10,560	
Refrigerator	New	27 EA	\$630.00	\$17,010	
Side-By-Side Refrigerator	New	5 EA	\$1,200.00	\$6,000	
Dishwashers	New	43 EA	\$350.00	\$15,050	
Dishwasher Circuit	New	48 EA	\$150.00	\$7,200	
H.C. Dishwashers	New	4 EA	\$435.00	\$1,740	
Electric Ranges	New	43 EA	\$403.00	\$17,329	
Self Clearing Electric Ranges	New	5 EA	\$580.00	\$2,900	
Plug-In Range Suppression	New	48 UN	\$250.00	\$12,000	
Range Splash Guards	New	48 EA	\$75.00	\$3,600	
Sink Drains - Wrap	New	5 EA	\$200.00	\$1,000	
HALLWAY & STAIRS:					
Relocate Door from Hall to BR	New	32 EA	\$950.00	\$30,720	
Vinyl Stair Treads	New	326 EA	\$50.00	\$16,300	
.65 Electric Water Heaters	New	48 EA	\$650.00	\$31,200	
Expansion Tanks	New	48 EA	\$106.00	\$5,088	
Enlarge or New Mech Rm Closet	New	24 EA	\$550.00	\$13,200	
Smoke Detector	New	43 EA	\$110.00	\$4,730	
H.C. Smoke Detector	New	5 EA	\$210.00	\$1,050	
Top of Stair Smoke Detector	New	24 EA	\$110.00	\$2,640	
LED Light Fixture	New	48 EA	\$115.00	\$5,520	
Top of Stair Light Fixture	New	24 EA	\$115.00	\$2,760	
Mechanical Room Light Fixture	New	48 EA	\$115.00	\$5,520	
Light Fixture @ closet over stairs	New	24 EA	\$115.00	\$2,760	
BATHROOM:					
Vanity and Marble Tops	New	43 EA	\$265.00	\$11,305	
Lavatory Faucet	New	48 EA	\$90.00	\$4,320	
Wall Hung Lavatory	New	5 EA	\$300.00	\$1,500	
Lav Supply & Drain Wrap	New	5 EA	\$200.00	\$1,000	
GFCI	New	48 EA	\$45.00	\$2,160	
Medicine Cabinet	New	43 EA	\$120.00	\$5,160	
LED Mod. Cabinet Light Fixture	New	48 EA	\$200.00	\$9,600	
Water Closets	New	43 EA	\$225.00	\$9,675	
H.C. Water Closets	New	5 EA	\$250.00	\$1,250	
Toilet Topper	New	5 EA	\$150.00	\$750	
Exhaust Fan	New	48 EA	\$145.00	\$6,960	
Hard Duct Bathfans	New	48 EA	\$250.00	\$12,000	
Diversers, Controls, Shower Head	New	48 EA	\$365.00	\$17,520	
Hand Held Shower	New	5 EA	\$150.00	\$750	
Roll-in Showers	New	5 EA	\$6,500.00	\$32,500	
Replace Tubs					NONE IN ESTIMATE
Grab Bars	New	5 EA	\$150.00	\$750	
Toilet Accessories	New	48 EA	\$100.00	\$4,800	
MASTER BEDROOM					
Smoke Detector	New	43 EA	\$110.00	\$4,730	
H.C. Smoke Detector	New	5 EA	\$220.00	\$1,100	
BR Closet Light w/Globe	New	48 EA	\$115.00	\$5,520	
Attic Hatches	New	24 EA	\$275.00	\$6,600	
2ND BEDROOM:					
Smoke Detector	New	21 EA	\$110.00	\$2,310	
H.C. Smoke Detector	New	3 EA	\$220.00	\$660	

ADDENDUM E – DEMOGRAPHICS DATA

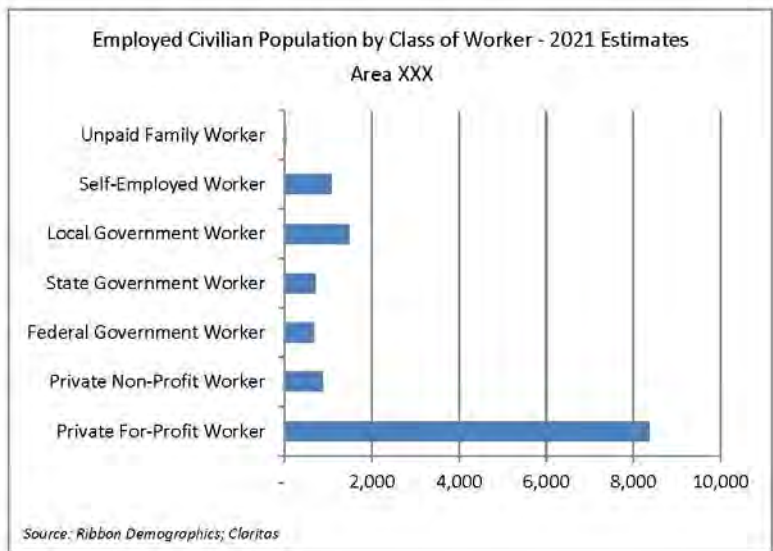
Employed Civilian Population Aged 16+ Years	
Employment Status	
Current Year Estimates - 2021	
Area XXX	
Status	Number
Employed	12,804
Unemployed	918
Armed Forces	81
Not in Labor Force	11,385
Unemployed	6.69%

Source: Ribbon Demographics; Claritas



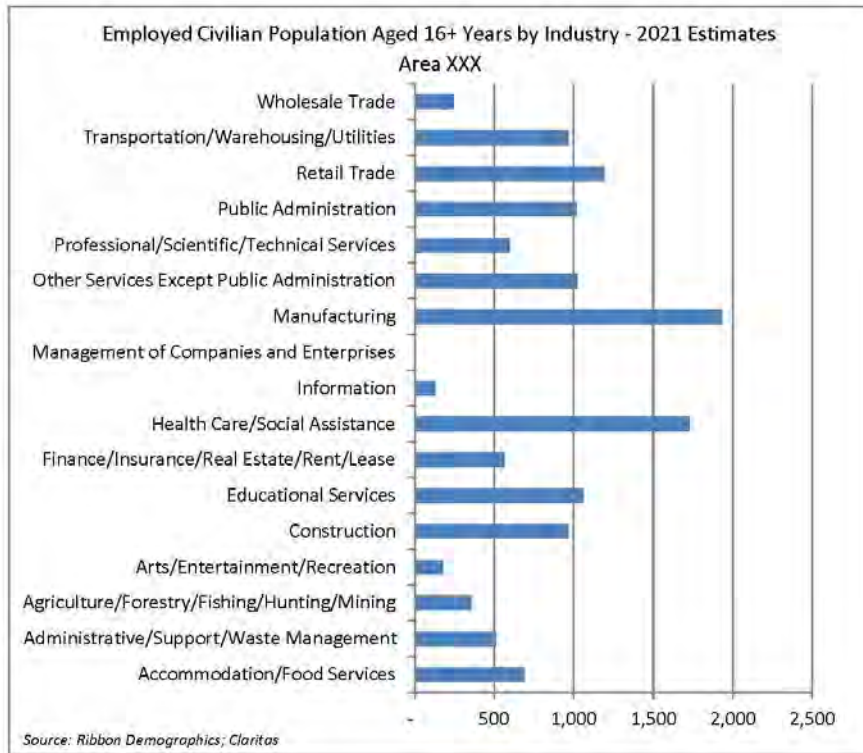
Employed Civilian Population by Class of Worker		
Current Year Estimates - 2021		
Area XXX		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	8,371	63.5%
Private Non-Profit Worker	864	6.6%
Federal Government Worker	662	5.0%
State Government Worker	703	5.3%
Local Government Worker	1,471	11.2%
Self-Employed Worker	1,075	8.2%
Unpaid Family Worker	30	0.2%
Total:	13,176	100.0%

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2021		
Area XXX		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	691	5.2%
Administrative/Support/Waste Management	510	3.9%
Agriculture/Forestry/Fishing/Hunting/Mining	358	2.7%
Arts/Entertainment/Recreation	178	1.4%
Construction	969	7.4%
Educational Services	1,060	8.0%
Finance/Insurance/Real Estate/Rent/Lease	564	4.3%
Health Care/Social Assistance	1,731	13.1%
Information	132	1.0%
Management of Companies and Enterprises	3	0.0%
Manufacturing	1,932	14.7%
Other Services Except Public Administration	1,023	7.8%
Professional/Scientific/Technical Services	598	4.5%
Public Administration	1,018	7.7%
Retail Trade	1,192	9.0%
Transportation/Warehousing/Utilities	970	7.4%
Wholesale Trade	247	1.9%
Total:	13,176	100.0%

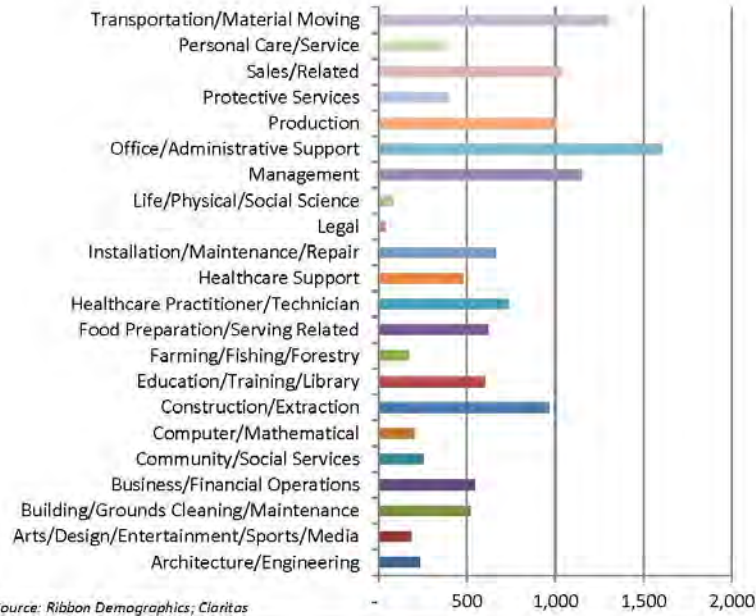
Source: Ribbon Demographics; Claritas



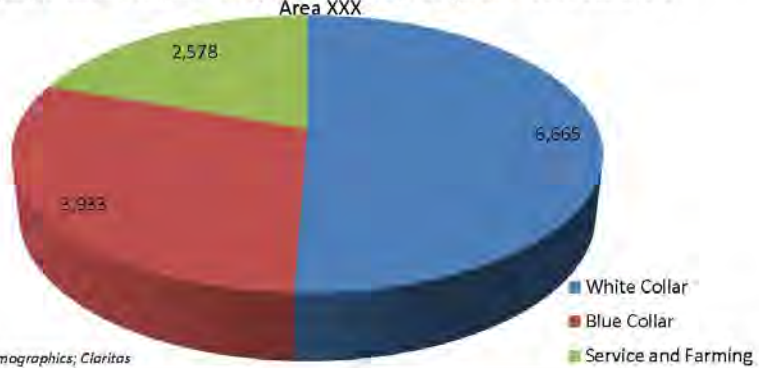
Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2021		
Area XXX		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	233	1.8%
Arts/Design/Entertainment/Sports/Media	183	1.4%
Building/Grounds Cleaning/Maintenance	521	4.0%
Business/Financial Operations	543	4.1%
Community/Social Services	252	1.9%
Computer/Mathematical	203	1.5%
Construction/Extraction	964	7.3%
Education/Training/Library	601	4.6%
Farming/Fishing/Forestry	172	1.3%
Food Preparation/Serving Related	619	4.7%
Healthcare Practitioner/Technician	737	5.6%
Healthcare Support	479	3.6%
Installation/Maintenance/Repair	662	5.0%
Legal	37	0.3%
Life/Physical/Social Science	85	0.6%
Management	1,149	8.7%
Office/Administrative Support	1,606	12.2%
Production	1,007	7.6%
Protective Services	401	3.0%
Sales/Related	1,036	7.9%
Personal Care/Service	386	2.9%
Transportation/Material Moving	1,300	9.9%
Total:	13,176	100.0%
White Collar	6,665	50.6%
Blue Collar	3,933	29.8%
Service and Farming	2,578	19.6%
Total:	13,176	100.0%

Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates
Area XXX

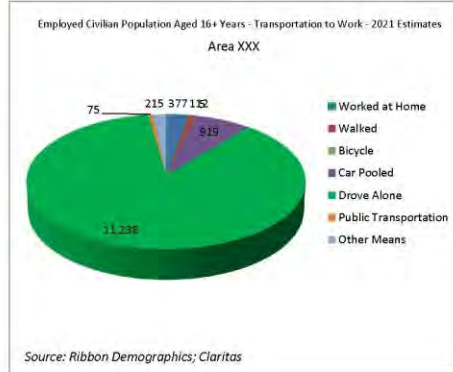


Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates
Area XXX



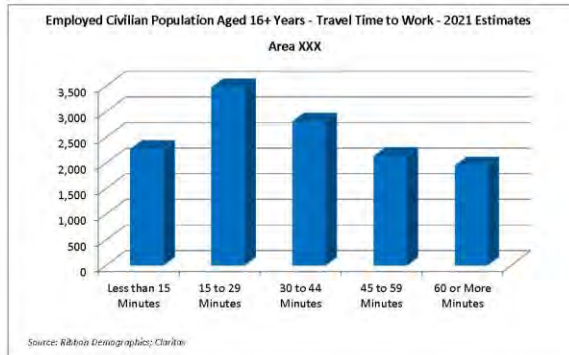
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2021 Area XXX		
Transportation Mode	Number	Percent
Worked at Home	377	2.9%
Walked	112	0.9%
Bicycle	5	0.0%
Car Pooled	919	7.1%
Drove Alone	11,238	88.8%
Public Transportation	75	0.6%
Other Means	215	1.7%
Total:	12,941	100.0%

Source: Ribbon Demographics; Claritas



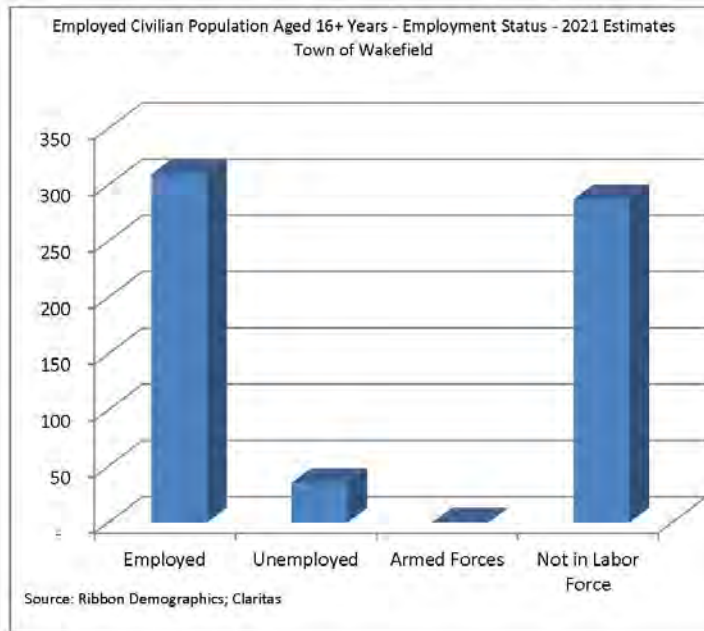
Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2021 Area XXX		
Travel Time	Number	Percent
Less than 15 Minutes	2,263	17.9%
15 to 29 Minutes	3,469	27.5%
30 to 44 Minutes	2,805	22.2%
45 to 59 Minutes	2,128	16.9%
60 or More Minutes	1,944	15.4%
Total:	12,609	100.0%

Source: Ribbon Demographics; Claritas



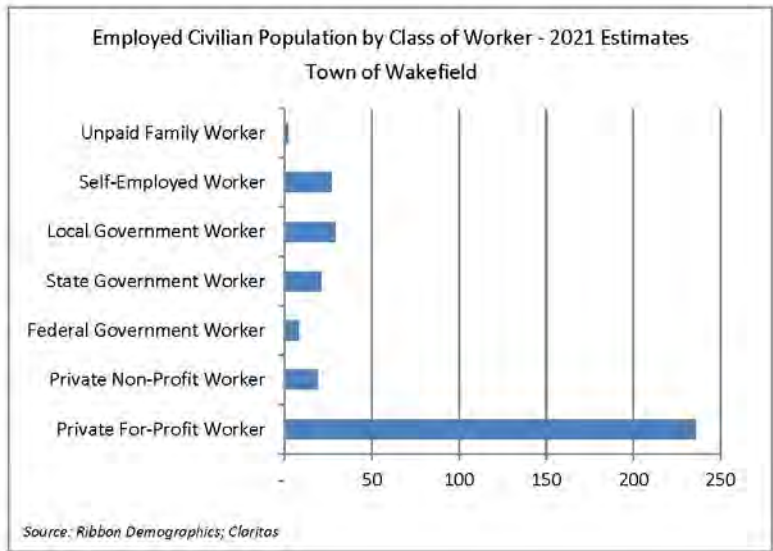
Employed Civilian Population Aged 16+ Years	
Employment Status	
Current Year Estimates - 2021	
Town of Wakefield	
Status	Number
Employed	309
Unemployed	35
Armed Forces	-
Not in Labor Force	287
Unemployed	10.17%

Source: Ribbon Demographics; Claritas



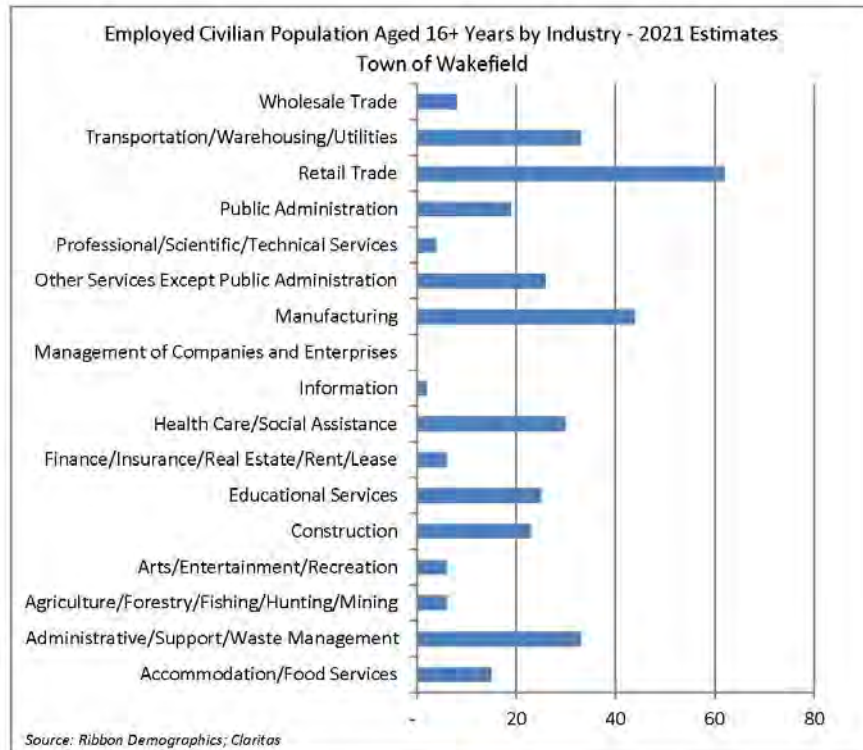
Employed Civilian Population by Class of Worker		
Current Year Estimates - 2021		
Town of Wakefield		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	236	69.0%
Private Non-Profit Worker	19	5.6%
Federal Government Worker	8	2.3%
State Government Worker	21	6.1%
Local Government Worker	29	8.5%
Self-Employed Worker	27	7.9%
Unpaid Family Worker	2	0.6%
Total:	342	100.0%

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2021		
Town of Wakefield		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	15	4.4%
Administrative/Support/Waste Management	33	9.6%
Agriculture/Forestry/Fishing/Hunting/Mining	6	1.8%
Arts/Entertainment/Recreation	6	1.8%
Construction	23	6.7%
Educational Services	25	7.3%
Finance/Insurance/Real Estate/Rent/Lease	6	1.8%
Health Care/Social Assistance	30	8.8%
Information	2	0.6%
Management of Companies and Enterprises	-	0.0%
Manufacturing	44	12.9%
Other Services Except Public Administration	26	7.6%
Professional/Scientific/Technical Services	4	1.2%
Public Administration	19	5.6%
Retail Trade	62	18.1%
Transportation/Warehousing/Utilities	33	9.6%
Wholesale Trade	8	2.3%
Total:	342	100.0%

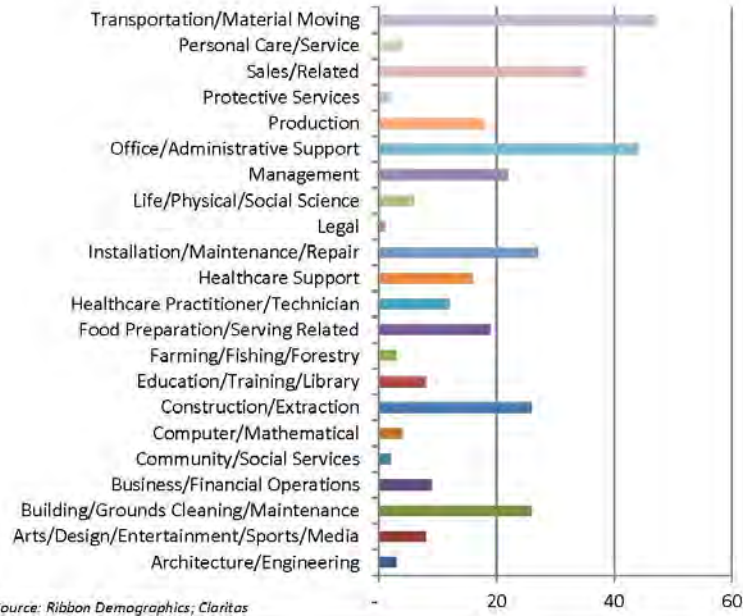
Source: Ribbon Demographics; Claritas



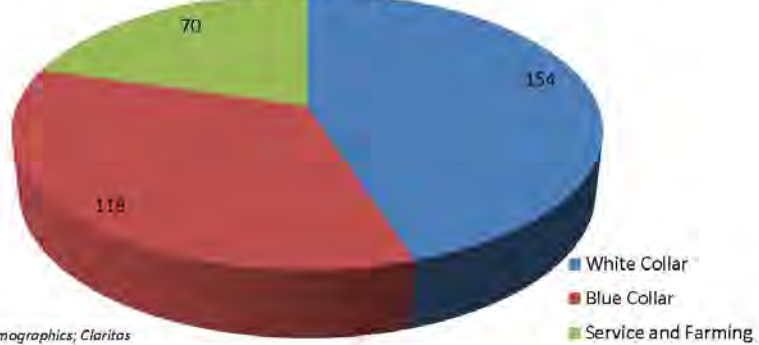
Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2021		
Town of Wakefield		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	3	0.9%
Arts/Design/Entertainment/Sports/Media	8	2.3%
Building/Grounds Cleaning/Maintenance	26	7.6%
Business/Financial Operations	9	2.6%
Community/Social Services	2	0.6%
Computer/Mathematical	4	1.2%
Construction/Extraction	26	7.6%
Education/Training/Library	8	2.3%
Farming/Fishing/Forestry	3	0.9%
Food Preparation/Serving Related	19	5.6%
Healthcare Practitioner/Technician	12	3.5%
Healthcare Support	16	4.7%
Installation/Maintenance/Repair	27	7.9%
Legal	1	0.3%
Life/Physical/Social Science	6	1.8%
Management	22	6.4%
Office/Administrative Support	44	12.9%
Production	18	5.3%
Protective Services	2	0.6%
Sales/Related	35	10.2%
Personal Care/Service	4	1.2%
Transportation/Material Moving	47	13.7%
Total:	342	100.0%
White Collar	154	45.0%
Blue Collar	118	34.5%
Service and Farming	70	20.5%
Total:	342	100.0%

Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates
Town of Wakefield

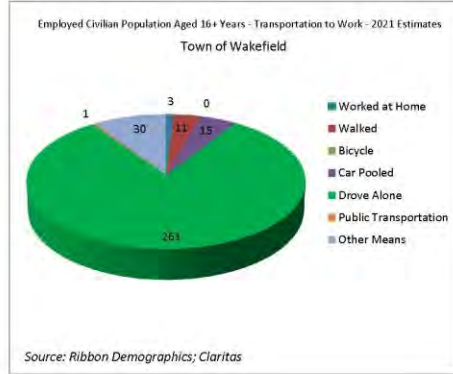


Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates
Town of Wakefield



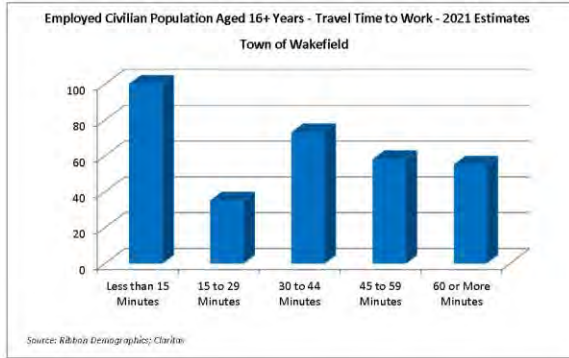
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2021 Town of Wakefield		
Transportation Mode	Number	Percent
Worked at Home	3	0.9%
Walked	11	3.4%
Bicycle	0	0.0%
Car Pooled	15	4.7%
Drove Alone	261	81.3%
Public Transportation	1	0.3%
Other Means	30	9.3%
Total:	321	100.0%

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2021 Town of Wakefield		
Travel Time	Number	Percent
Less than 15 Minutes	100	31.2%
15 to 29 Minutes	35	10.9%
30 to 44 Minutes	73	22.7%
45 to 59 Minutes	58	18.1%
60 or More Minutes	55	17.1%
Total:	321	100.0%

Source: Ribbon Demographics; Claritas



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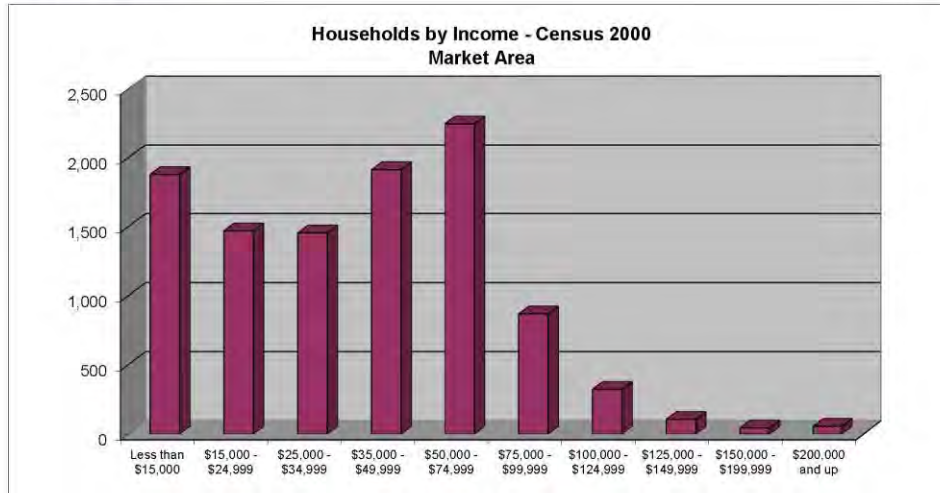
Households by Income and Age										
Market Area										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	76	140	222	242	253	430	379	137	1,879	18.1%
\$15,000 - \$24,999	62	141	338	248	279	181	177	45	1,471	14.2%
\$25,000 - \$34,999	35	229	426	220	215	197	111	23	1,456	14.0%
\$35,000 - \$49,999	53	285	564	392	332	204	72	12	1,914	18.5%
\$50,000 - \$74,999	41	280	690	517	401	197	103	20	2,249	21.7%
\$75,000 - \$99,999	12	50	270	260	191	43	38	5	869	8.4%
\$100,000 - \$124,999	0	0	91	112	79	33	7	1	323	3.1%
\$125,000 - \$149,999	0	15	21	22	33	13	2	0	106	1.0%
\$150,000 - \$199,999	0	2	0	14	23	0	5	1	45	0.4%
\$200,000 and up	0	5	0	12	14	18	7	1	57	0.5%
Total	279	1,147	2,622	2,039	1,820	1,316	901	245	10,369	100.0%
Percent	2.7%	11.1%	25.3%	19.7%	17.6%	12.7%	8.7%	2.4%	100.0%	

Source: Claritas; Ribbon Demographics

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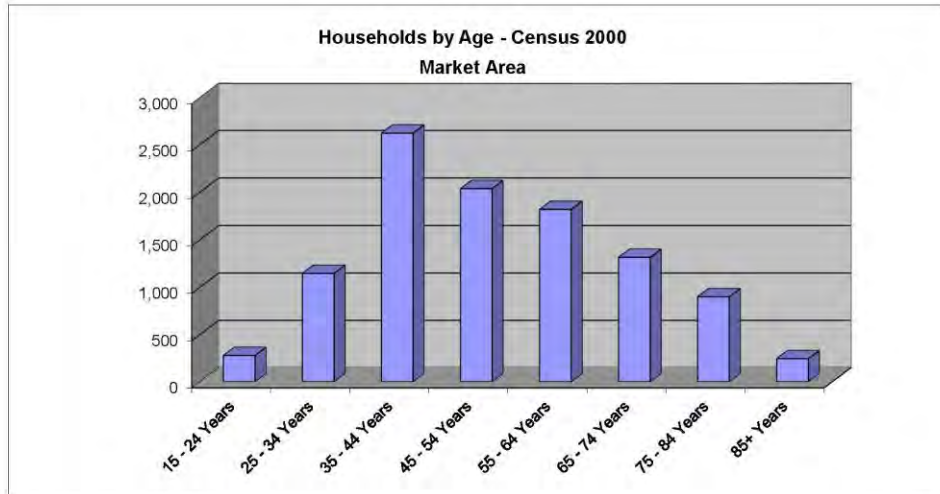


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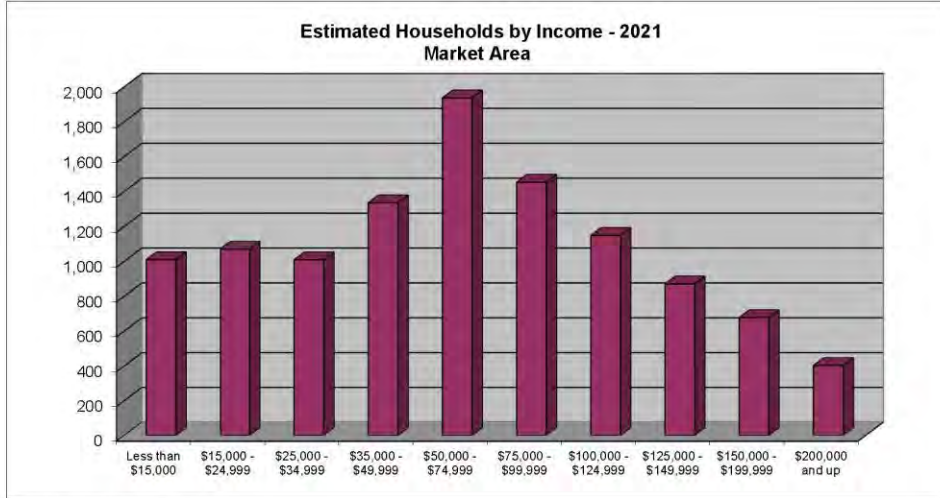
Households by Income and Age										
Market Area										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	25	95	99	98	203	242	173	75	1,010	9.3%
\$15,000 - \$24,999	8	97	108	123	228	238	183	85	1,070	9.8%
\$25,000 - \$34,999	41	104	100	105	156	255	182	66	1,009	9.2%
\$35,000 - \$49,999	14	151	148	186	267	328	190	52	1,336	12.2%
\$50,000 - \$74,999	47	231	216	343	472	397	181	50	1,937	17.7%
\$75,000 - \$99,999	13	195	240	259	345	284	92	26	1,454	13.3%
\$100,000 - \$124,999	32	119	189	239	291	196	68	15	1,149	10.5%
\$125,000 - \$149,999	6	67	102	247	303	104	36	6	871	8.0%
\$150,000 - \$199,999	8	62	119	155	192	113	25	4	678	6.2%
\$200,000 and up	1	23	78	107	138	44	10	2	403	3.7%
Total	195	1,144	1,399	1,862	2,595	2,201	1,140	381	10,917	100.0%
Percent	1.8%	10.5%	12.8%	17.1%	23.8%	20.2%	10.4%	3.5%		

Source: Claritas; Ribbon Demographics

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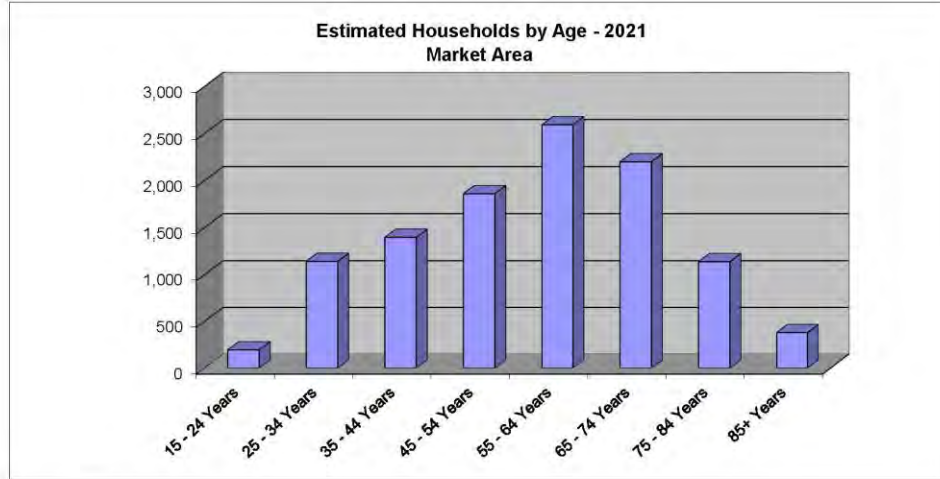


Source: Claritas; Ribbon Demographics

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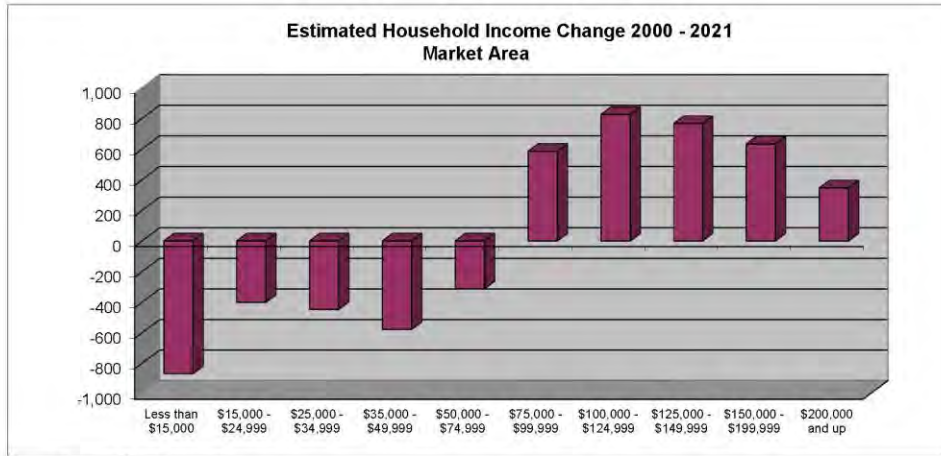
Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-51	-45	-123	-144	-50	-188	-206	-62	-869	-46.2%
\$15,000 - \$24,999	-54	-44	-230	-125	-51	57	6	40	-401	-27.3%
\$25,000 - \$34,999	6	-125	-326	-115	-59	58	71	43	-447	-30.7%
\$35,000 - \$49,999	-39	-134	-416	-206	-65	124	118	40	-578	-30.2%
\$50,000 - \$74,999	6	-49	-474	-174	71	200	78	30	-312	-13.9%
\$75,000 - \$99,999	1	145	-30	-1	154	241	54	21	585	67.3%
\$100,000 - \$124,999	32	119	98	127	212	163	61	14	826	255.7%
\$125,000 - \$149,999	6	52	81	225	270	91	34	6	765	721.7%
\$150,000 - \$199,999	8	60	119	141	169	113	20	3	633	1406.7%
\$200,000 and up	1	18	78	95	124	26	3	1	346	607.0%
Total	-84	-3	-1,223	-177	775	885	239	136	548	5.3%
Percent Change	-30.1%	-0.3%	-46.6%	-8.7%	42.6%	67.2%	26.5%	55.5%	5.3%	

Source: Claritas; Ribbon Demographics

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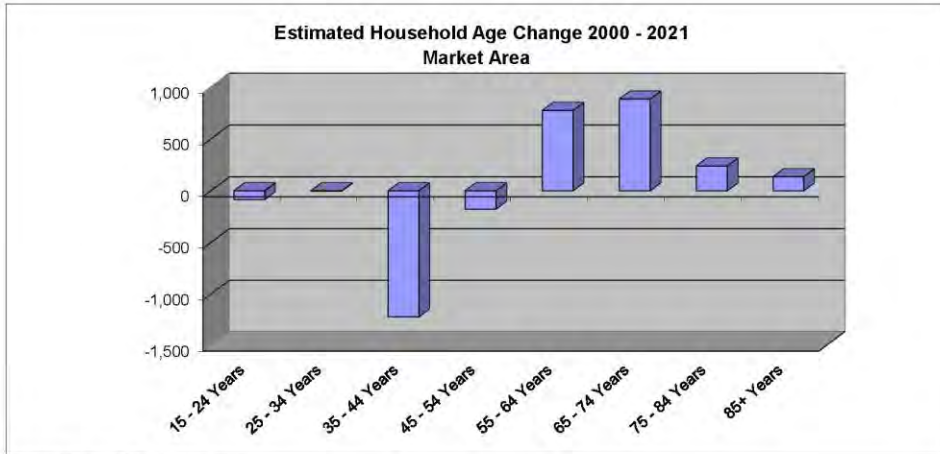


Source: Claritas; Ribbon Demographics

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Source: Claritas, Ribbon Demographics

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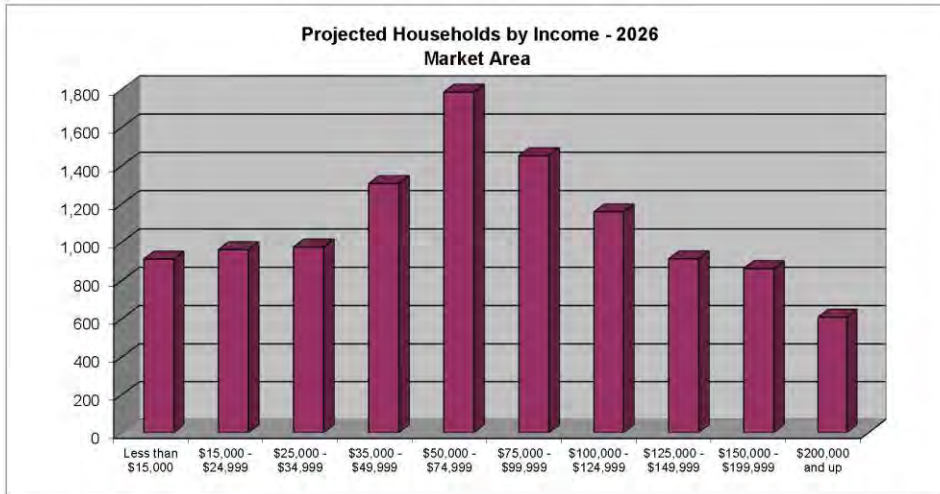
Households by Income and Age										
Market Area										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	22	85	88	64	172	248	160	75	914	8.3%
\$15,000 - \$24,999	8	84	87	91	192	241	170	90	963	8.8%
\$25,000 - \$34,999	42	100	98	78	148	267	177	67	977	8.9%
\$35,000 - \$49,999	19	132	122	148	249	382	203	53	1,308	11.9%
\$50,000 - \$74,999	41	208	206	255	403	440	185	48	1,786	16.3%
\$75,000 - \$99,999	15	188	238	210	331	335	105	32	1,454	13.3%
\$100,000 - \$124,999	36	122	192	197	281	236	75	21	1,160	10.6%
\$125,000 - \$149,999	6	69	112	227	316	135	45	5	915	8.4%
\$150,000 - \$199,999	9	76	164	167	233	174	35	6	864	7.9%
\$200,000 and up	2	29	114	145	212	82	21	5	610	5.6%
Total	200	1,093	1,421	1,582	2,537	2,540	1,176	402	10,951	100.0%
Percent	1.8%	10.0%	13.0%	14.4%	23.2%	23.2%	10.7%	3.7%		

Source: Claritas; Ribbon Demographics

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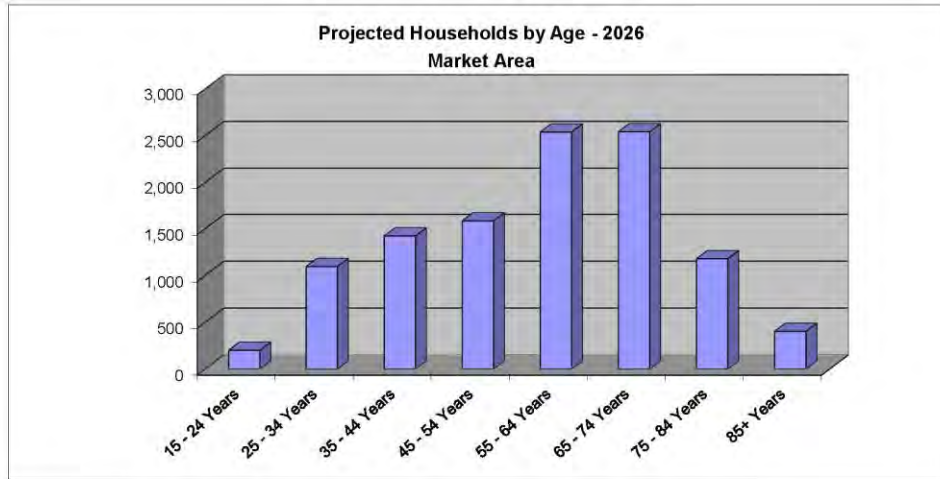


Source: Claritas, Ribbon Demographics

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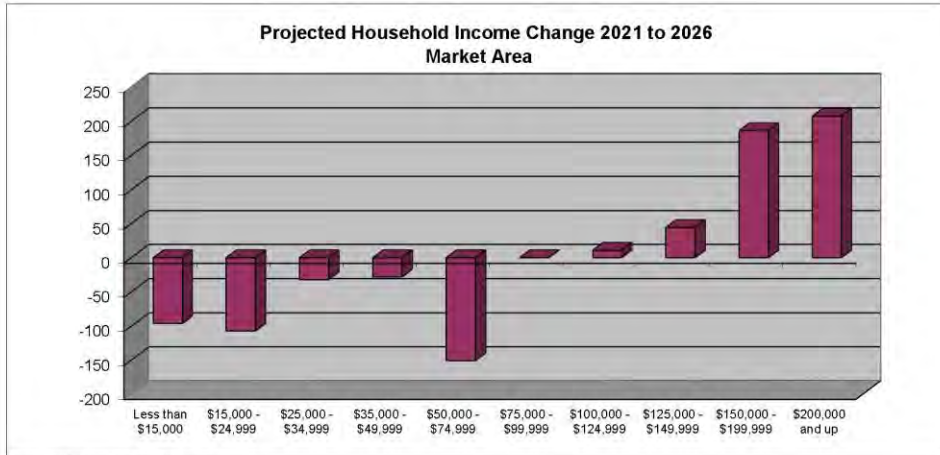
Households by Income and Age										
Market Area										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-3	-10	-11	-34	-31	6	-13	0	-96	-9.5%
\$15,000 - \$24,999	0	-13	-21	-32	-36	3	-13	5	-107	-10.0%
\$25,000 - \$34,999	1	-4	-2	-27	-8	12	-5	1	-32	-3.2%
\$35,000 - \$49,999	5	-19	-26	-38	-18	54	13	1	-28	-2.1%
\$50,000 - \$74,999	-6	-23	-10	-88	-69	43	4	-2	-151	-7.8%
\$75,000 - \$99,999	2	-7	-2	-49	-14	51	13	6	0	0.0%
\$100,000 - \$124,999	4	3	3	-42	-10	40	7	6	11	1.0%
\$125,000 - \$149,999	0	2	10	-20	13	31	9	-1	44	5.1%
\$150,000 - \$199,999	1	14	45	12	41	61	10	2	186	27.4%
\$200,000 and up	1	6	36	38	74	38	11	3	207	51.4%
Total	5	-51	22	-280	-58	339	36	21	34	0.3%
Percent Change	2.6%	-4.5%	1.6%	-15.0%	-2.2%	15.4%	3.2%	5.5%	0.3%	

Source: Claritas; Ribbon Demographics

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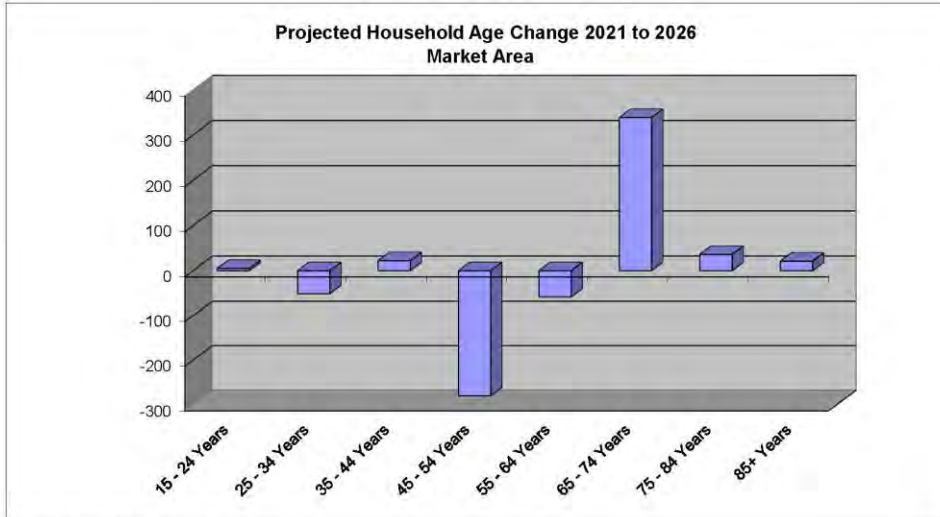


Source: Claritas, Ribbon Demographics

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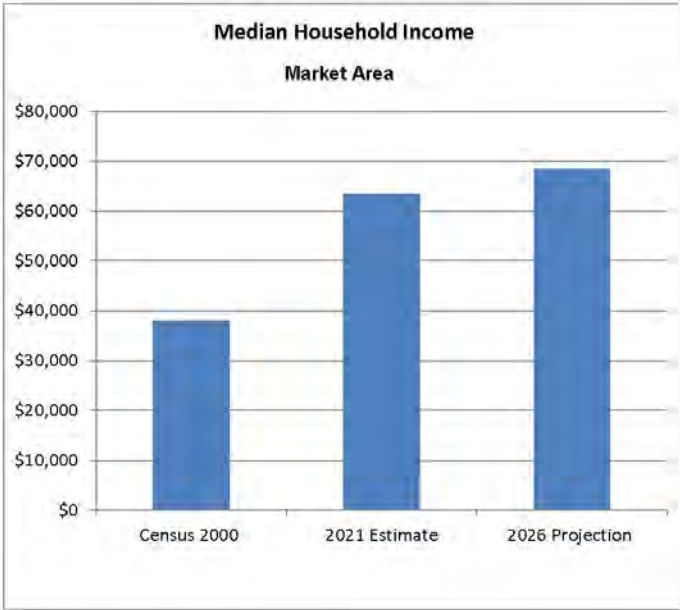
Source: Claritas; Ribbon Demographics

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Median Household Income Market Area		
Census 2000	2021 Estimate	2026 Projection
\$37,966	\$63,339	\$68,386



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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2021 Estimate	2026 Projection
51093280200	\$46,873	\$85,106	\$91,892
51093280300	\$41,725	\$63,763	\$68,937
51093280400	\$38,646	\$64,769	\$70,221
51175200100	\$34,454	\$59,493	\$64,222
51181860200	\$38,448	\$66,567	\$73,088
51183870201	\$34,863	\$61,214	\$64,738
51183870202			
51183870300	\$32,396	\$52,966	\$55,944
51183870400	\$27,546	\$39,925	\$42,292

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
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Median Household Income by Area			
Market Area			
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Median Household Income by Area			
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Median Household Income by Area			
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Median Household Income by Area			
Market Area			
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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Market Area			
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Median Household Income by Area			
Market Area			
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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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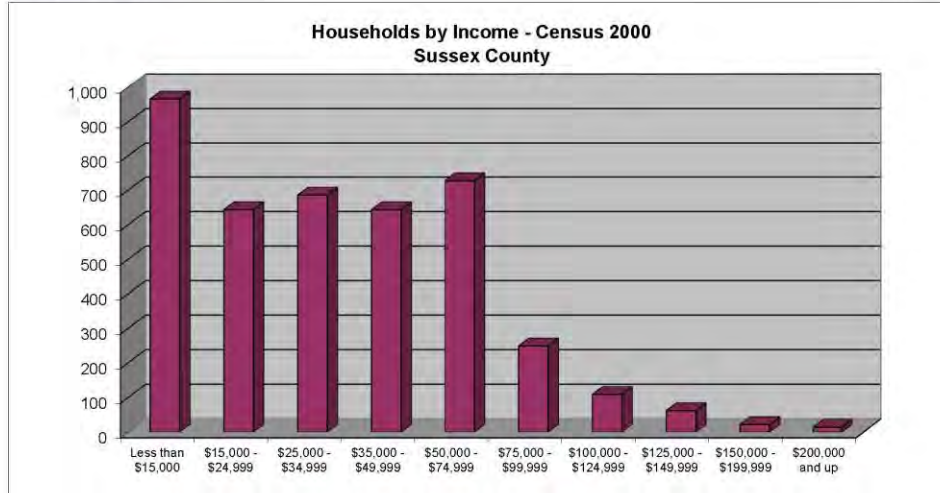
Households by Income and Age										
Sussex County										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	43	84	116	131	112	216	192	72	966	23.4%
\$15,000 - \$24,999	23	86	128	109	94	99	84	21	644	15.6%
\$25,000 - \$34,999	40	167	143	87	104	88	47	10	686	16.6%
\$35,000 - \$49,999	8	96	150	167	106	53	55	9	644	15.6%
\$50,000 - \$74,999	8	91	153	196	153	67	50	10	728	17.7%
\$75,000 - \$99,999	0	3	82	88	30	29	15	2	249	6.0%
\$100,000 - \$124,999	0	0	18	37	26	22	5	1	109	2.6%
\$125,000 - \$149,999	0	7	0	29	13	13	0	0	62	1.5%
\$150,000 - \$199,999	0	0	0	6	12	0	4	0	22	0.5%
\$200,000 and up	0	0	0	1	3	3	6	1	14	0.3%
Total	122	534	790	851	653	590	458	126	4,124	100.0%
Percent	3.0%	12.9%	19.2%	20.6%	15.8%	14.3%	11.1%	3.1%	100.0%	

Source: Claritas; Ribbon Demographics

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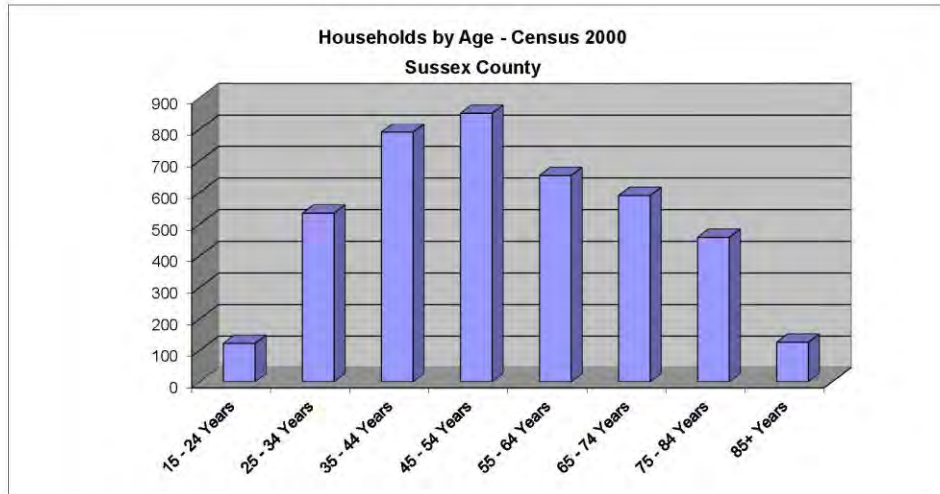


Source: Claritas; Ribbon Demographics

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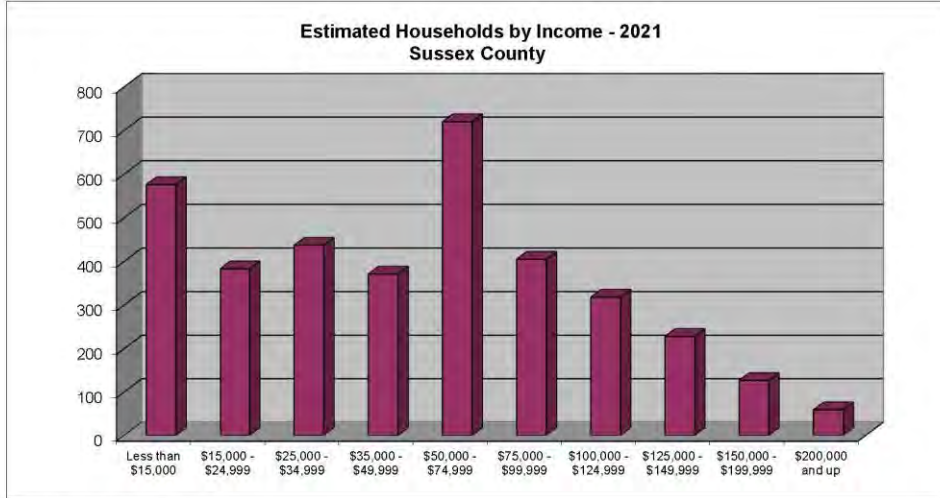
Households by Income and Age										
Sussex County										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	18	57	55	51	103	144	106	42	576	15.9%
\$15,000 - \$24,999	9	35	34	50	93	76	58	28	383	10.6%
\$25,000 - \$34,999	17	34	31	59	80	108	80	28	437	12.1%
\$35,000 - \$49,999	14	51	45	60	83	69	39	10	371	10.2%
\$50,000 - \$74,999	31	106	94	123	162	127	59	18	720	19.9%
\$75,000 - \$99,999	0	54	57	89	114	63	22	6	405	11.2%
\$100,000 - \$124,999	6	18	25	70	81	82	31	5	318	8.8%
\$125,000 - \$149,999	0	15	18	54	61	56	19	5	228	6.3%
\$150,000 - \$199,999	0	27	50	16	19	11	4	0	127	3.5%
\$200,000 and up	1	0	0	24	28	5	0	1	59	1.6%
Total	96	397	409	596	824	741	418	143	3,624	100.0%
Percent	2.6%	11.0%	11.3%	16.4%	22.7%	20.4%	11.5%	3.9%		

Source: Claritas; Ribbon Demographics

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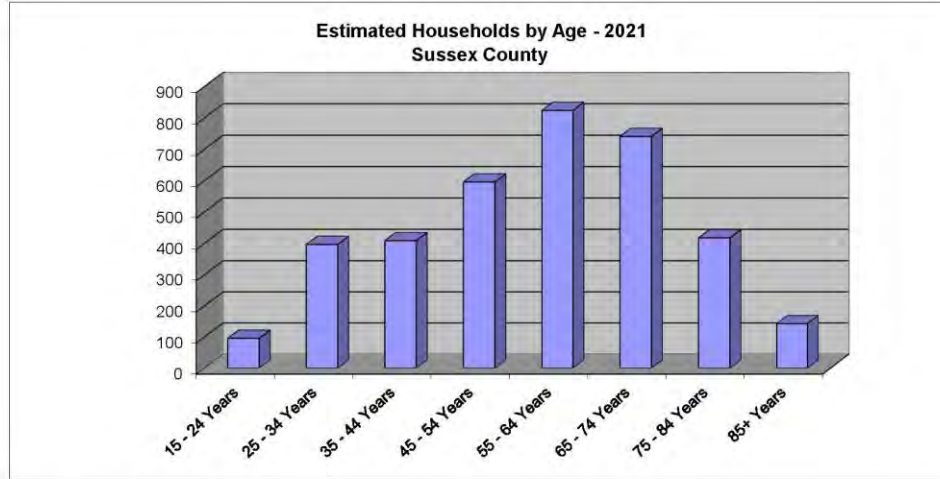


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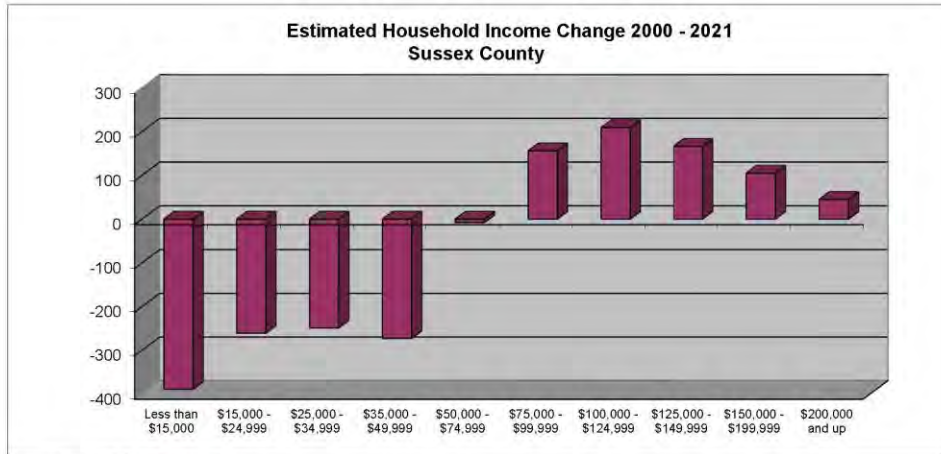
Households by Income and Age										
Sussex County										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-25	-27	-61	-80	-9	-72	-86	-30	-390	-40.4%
\$15,000 - \$24,999	-14	-51	-94	-59	-1	-23	-26	7	-261	-40.5%
\$25,000 - \$34,999	-23	-133	-112	-28	-24	20	33	18	-249	-36.3%
\$35,000 - \$49,999	6	-45	-105	-107	-23	16	-16	1	-273	-42.4%
\$50,000 - \$74,999	23	15	-59	-73	9	60	9	8	-8	-1.1%
\$75,000 - \$99,999	0	51	-25	1	84	34	7	4	156	62.7%
\$100,000 - \$124,999	6	18	7	33	55	60	26	4	209	191.7%
\$125,000 - \$149,999	0	8	18	25	48	43	19	5	166	267.7%
\$150,000 - \$199,999	0	27	50	10	7	11	0	0	105	477.3%
\$200,000 and up	1	0	0	23	25	2	-6	0	45	321.4%
Total	-26	-137	-381	-255	171	151	-40	17	-500	-12.1%
Percent Change	-21.3%	-25.7%	-48.2%	-30.0%	26.2%	25.6%	-8.7%	13.5%	-12.1%	

Source: Claritas; Ribbon Demographics

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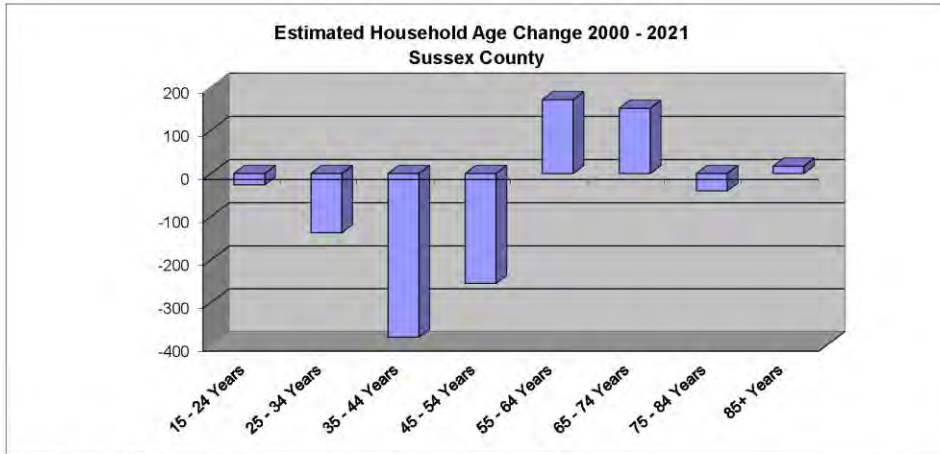


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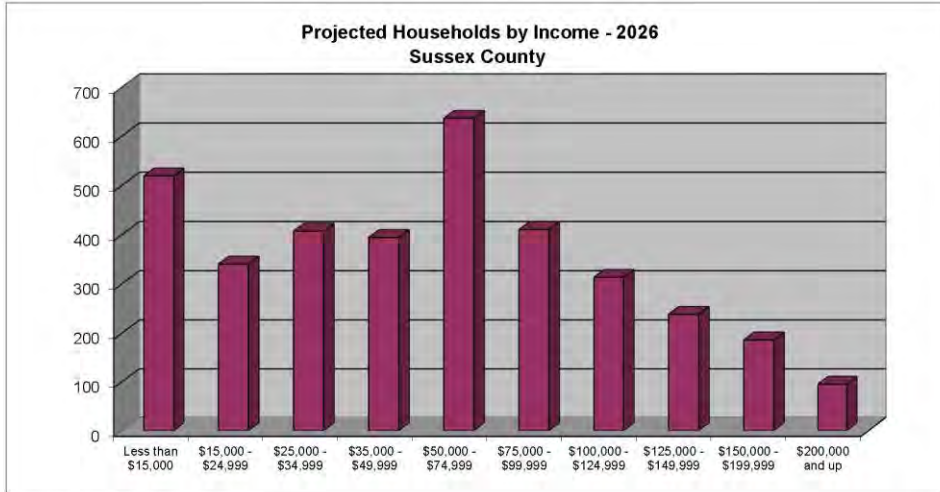
Households by Income and Age										
Sussex County										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	16	49	48	34	89	147	98	39	520	14.7%
\$15,000 - \$24,999	8	30	32	35	78	79	52	27	341	9.6%
\$25,000 - \$34,999	17	30	29	39	73	113	79	28	408	11.5%
\$35,000 - \$49,999	20	50	47	49	85	89	43	12	395	11.1%
\$50,000 - \$74,999	23	95	86	90	139	131	56	17	637	18.0%
\$75,000 - \$99,999	1	55	60	73	114	74	27	7	411	11.6%
\$100,000 - \$124,999	7	17	25	53	76	95	33	8	314	8.9%
\$125,000 - \$149,999	0	15	18	47	63	70	20	6	239	6.7%
\$150,000 - \$199,999	1	38	76	21	27	18	6	0	187	5.3%
\$200,000 and up	2	0	0	34	48	0	0	3	96	2.7%
Total	95	379	421	475	792	825	414	147	3,548	100.0%
Percent	2.7%	10.7%	11.9%	13.4%	22.3%	23.3%	11.7%	4.1%	100.0%	

Source: Claritas; Ribbon Demographics

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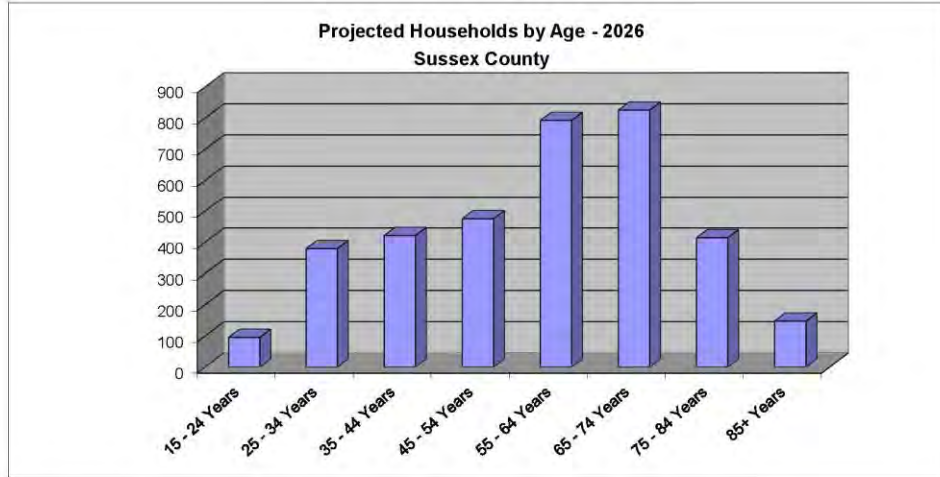


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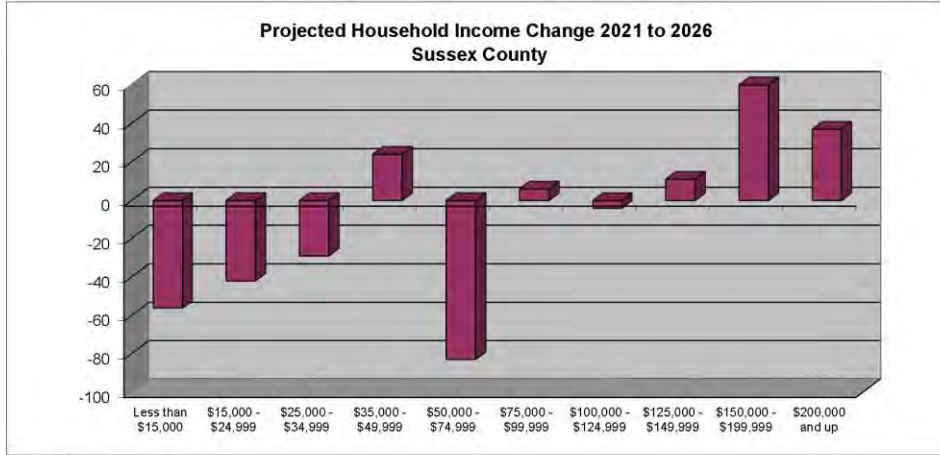
Households by Income and Age										
Sussex County										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-2	-8	-7	-17	-14	3	-8	-3	-56	-9.7%
\$15,000 - \$24,999	-1	-5	-2	-15	-15	3	-6	-1	-42	-11.0%
\$25,000 - \$34,999	0	-4	-2	-20	-7	5	-1	0	-29	-6.6%
\$35,000 - \$49,999	6	-1	2	-11	2	20	4	2	24	6.5%
\$50,000 - \$74,999	-8	-11	-8	-33	-23	4	-3	-1	-83	-11.5%
\$75,000 - \$99,999	1	1	3	-16	0	11	5	1	6	1.5%
\$100,000 - \$124,999	1	-1	0	-17	-5	13	2	3	-4	-1.3%
\$125,000 - \$149,999	0	0	0	-7	2	14	1	1	11	4.8%
\$150,000 - \$199,999	1	11	26	5	8	7	2	0	60	47.2%
\$200,000 and up	1	0	0	10	20	4	0	2	37	62.7%
Total	-1	-18	12	-121	-32	84	-4	4	-76	-2.1%
Percent Change	-1.0%	-4.5%	2.9%	-20.3%	-3.9%	11.3%	-1.0%	2.8%	-2.1%	

Source: Claritas; Ribbon Demographics

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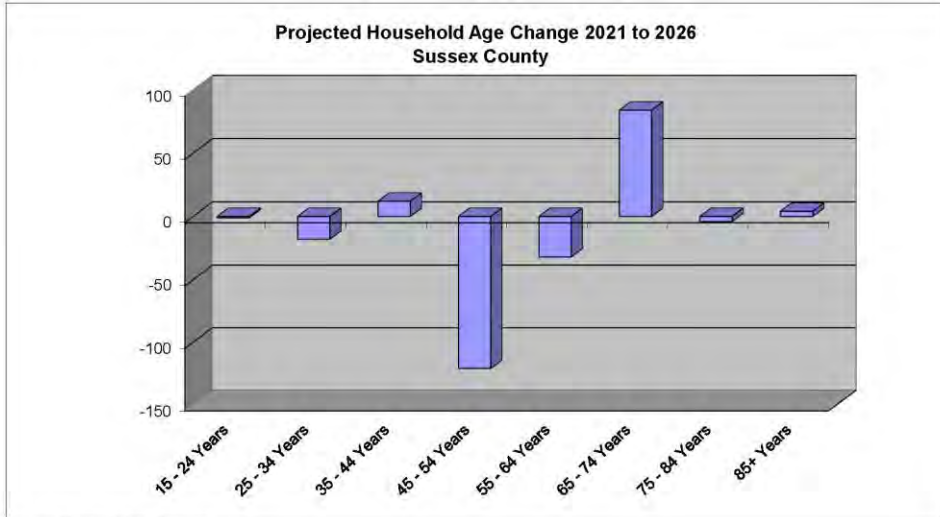


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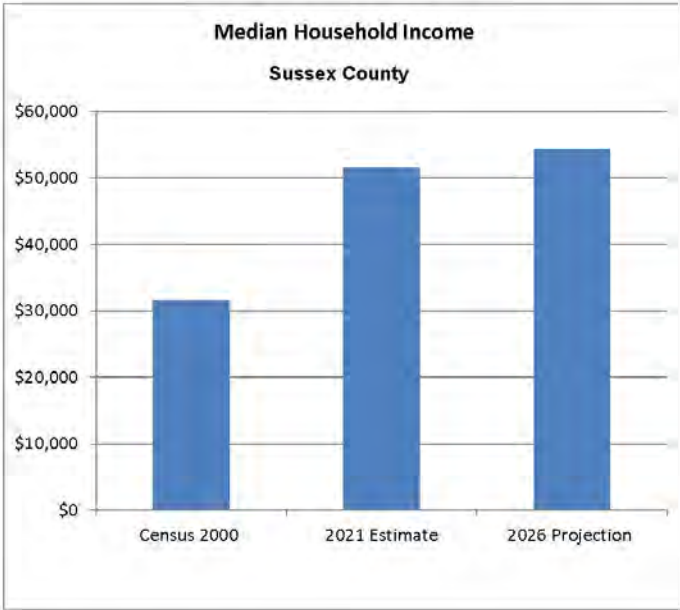
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Median Household Income Sussex County		
Census 2000	2021 Estimate	2026 Projection
\$31,589	\$51,563	\$54,317



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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection
51183	\$31,589	\$51,563	\$54,317

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Sussex County			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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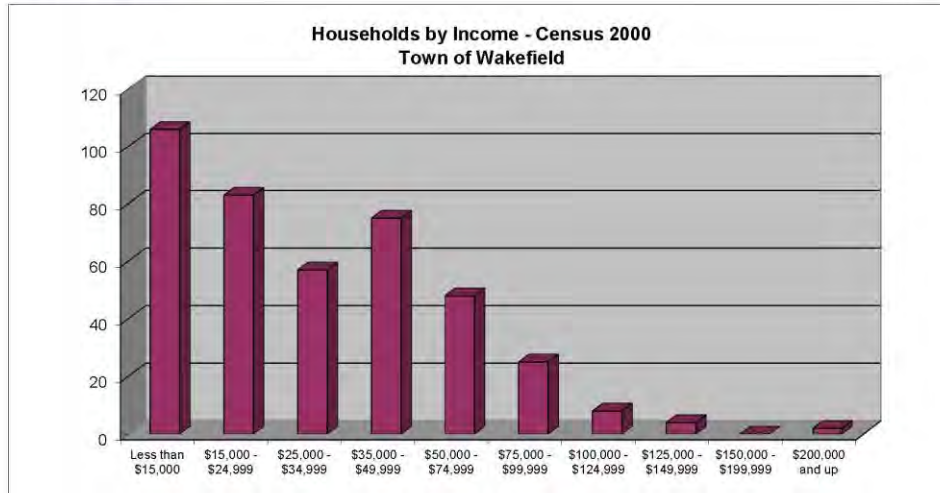
Households by Income and Age										
Town of Wakefield										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	3	10	23	6	16	21	20	7	106	26.0%
\$15,000 - \$24,999	2	7	20	21	11	8	10	4	83	20.3%
\$25,000 - \$34,999	3	8	13	12	9	9	2	1	57	14.0%
\$35,000 - \$49,999	1	17	24	13	12	3	4	1	75	18.4%
\$50,000 - \$74,999	0	5	5	15	13	4	5	1	48	11.8%
\$75,000 - \$99,999	0	0	1	10	5	4	4	1	25	6.1%
\$100,000 - \$124,999	0	0	0	5	1	2	0	0	8	2.0%
\$125,000 - \$149,999	0	1	0	1	2	0	0	0	4	1.0%
\$150,000 - \$199,999	0	0	0	0	0	0	0	0	0	0.0%
\$200,000 and up	0	0	0	0	0	2	0	0	2	0.5%
Total	9	48	86	83	69	53	45	15	408	100.0%
Percent	2.2%	11.8%	21.1%	20.3%	16.9%	13.0%	11.0%	3.7%	100.0%	

Source: Claritas; Ribbon Demographics

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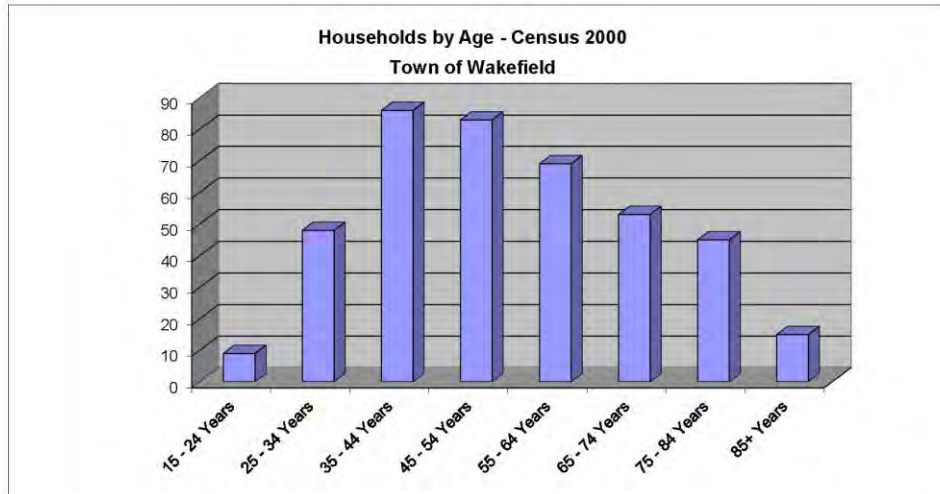


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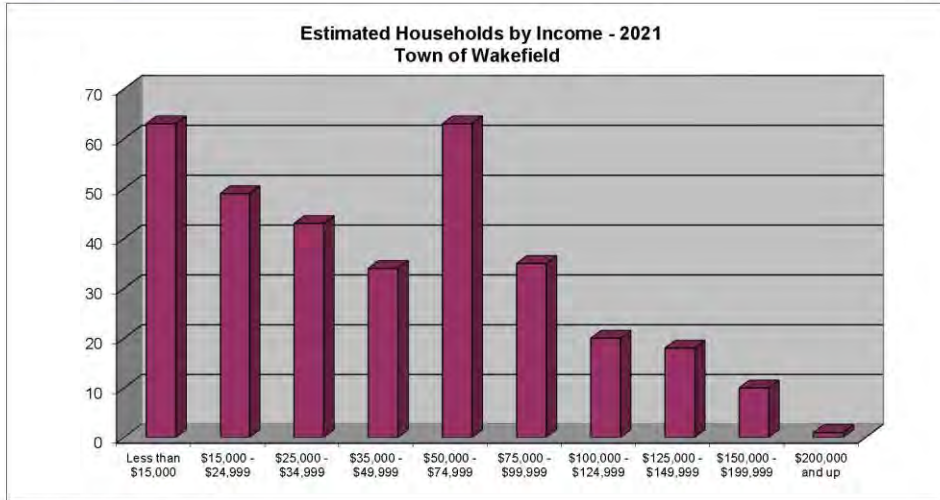
Households by Income and Age										
Town of Wakefield										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	1	9	9	8	12	11	9	4	63	18.8%
\$15,000 - \$24,999	0	6	5	6	9	10	9	4	49	14.6%
\$25,000 - \$34,999	3	5	3	5	4	11	9	3	43	12.8%
\$35,000 - \$49,999	3	4	5	5	5	7	3	2	34	10.1%
\$50,000 - \$74,999	3	7	6	15	15	11	5	1	63	18.8%
\$75,000 - \$99,999	0	3	4	9	9	7	3	0	35	10.4%
\$100,000 - \$124,999	1	1	1	6	6	3	1	1	20	6.0%
\$125,000 - \$149,999	0	2	3	6	5	2	0	0	18	5.4%
\$150,000 - \$199,999	0	2	4	2	2	0	0	0	10	3.0%
\$200,000 and up	0	0	0	1	0	0	0	0	1	0.3%
Total	11	39	40	63	67	62	39	15	336	100.0%
Percent	3.3%	11.6%	11.9%	18.8%	19.9%	18.5%	11.6%	4.5%		

Source: Claritas; Ribbon Demographics

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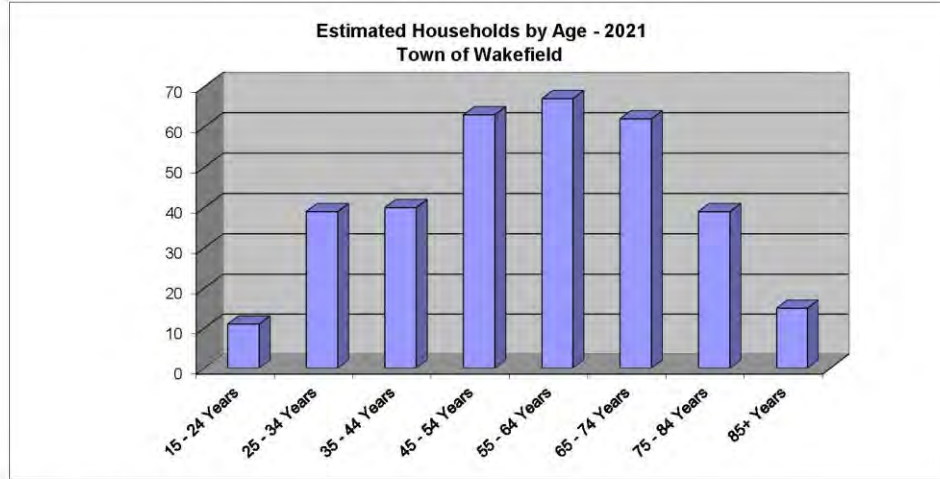


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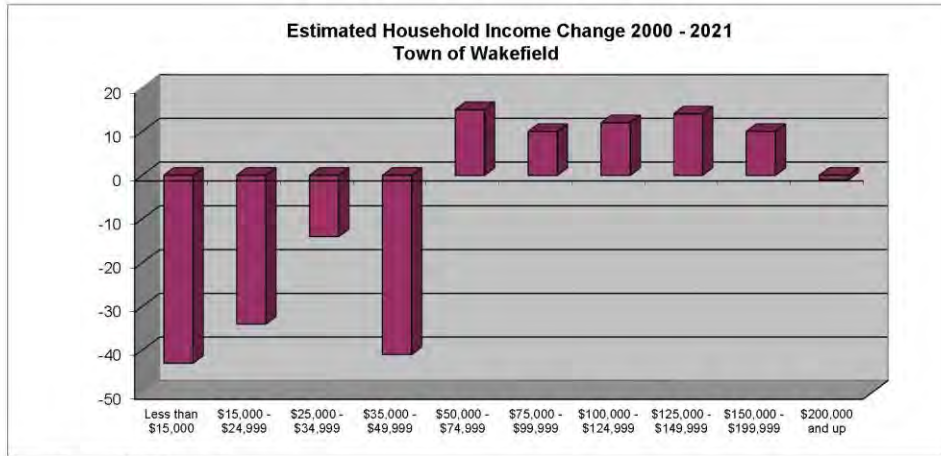
Households by Income and Age										
Town of Wakefield										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-2	-1	-14	2	-4	-10	-11	-3	-43	-40.6%
\$15,000 - \$24,999	-2	-1	-15	-15	-2	2	-1	0	-34	-41.0%
\$25,000 - \$34,999	0	-3	-10	-7	-5	2	7	2	-14	-24.6%
\$35,000 - \$49,999	2	-13	-19	-8	-7	4	-1	1	-41	-54.7%
\$50,000 - \$74,999	3	2	1	0	2	7	0	0	15	31.3%
\$75,000 - \$99,999	0	3	3	-1	4	3	-1	-1	10	40.0%
\$100,000 - \$124,999	1	1	1	1	5	1	1	1	12	150.0%
\$125,000 - \$149,999	0	1	3	5	3	2	0	0	14	350.0%
\$150,000 - \$199,999	0	2	4	2	2	0	0	0	10	#DIV/0!
\$200,000 and up	0	0	0	1	0	-2	0	0	-1	-50.0%
Total	2	-9	-46	-20	-2	9	-6	0	-72	-17.6%
Percent Change	22.2%	-18.8%	-53.5%	-24.1%	-2.9%	17.0%	-13.3%	0.0%	-17.6%	

Source: Claritas; Ribbon Demographics

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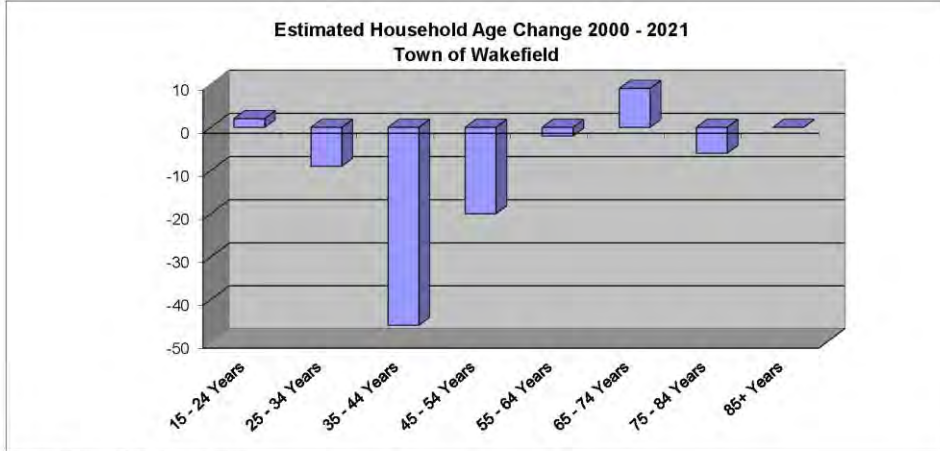


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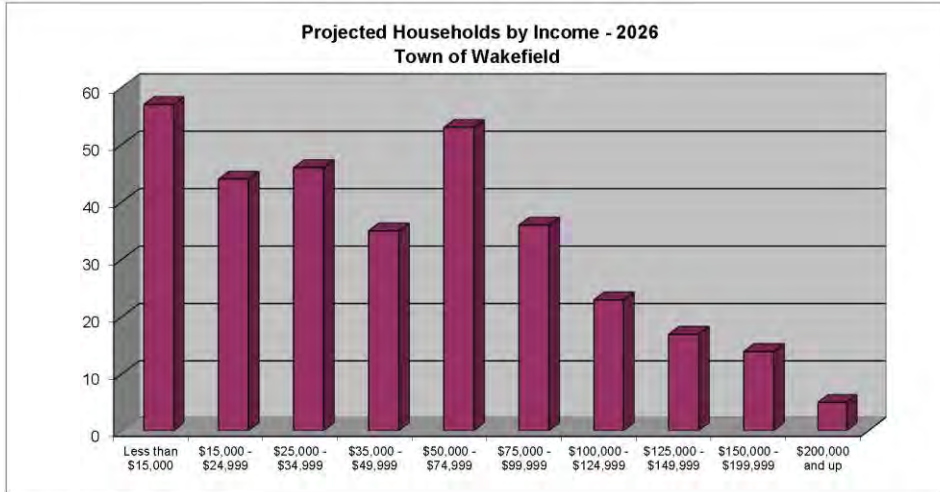
Households by Income and Age										
Town of Wakefield										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	0	10	9	6	11	11	8	2	57	17.3%
\$15,000 - \$24,999	1	5	5	5	7	10	8	3	44	13.3%
\$25,000 - \$34,999	4	3	3	5	3	14	10	4	46	13.9%
\$35,000 - \$49,999	4	4	4	4	4	9	4	2	35	10.6%
\$50,000 - \$74,999	2	7	5	10	12	10	5	2	53	16.1%
\$75,000 - \$99,999	0	3	5	8	9	8	3	0	36	10.9%
\$100,000 - \$124,999	1	2	2	6	7	4	1	0	23	7.0%
\$125,000 - \$149,999	0	2	3	4	5	3	0	0	17	5.2%
\$150,000 - \$199,999	0	2	5	3	3	0	1	0	14	4.2%
\$200,000 and up	0	0	0	0	3	2	0	0	5	1.5%
Total	12	38	41	51	64	71	40	13	330	100.0%
Percent	3.6%	11.5%	12.4%	15.5%	19.4%	21.5%	12.1%	3.9%	100.0%	

Source: Claritas; Ribbon Demographics

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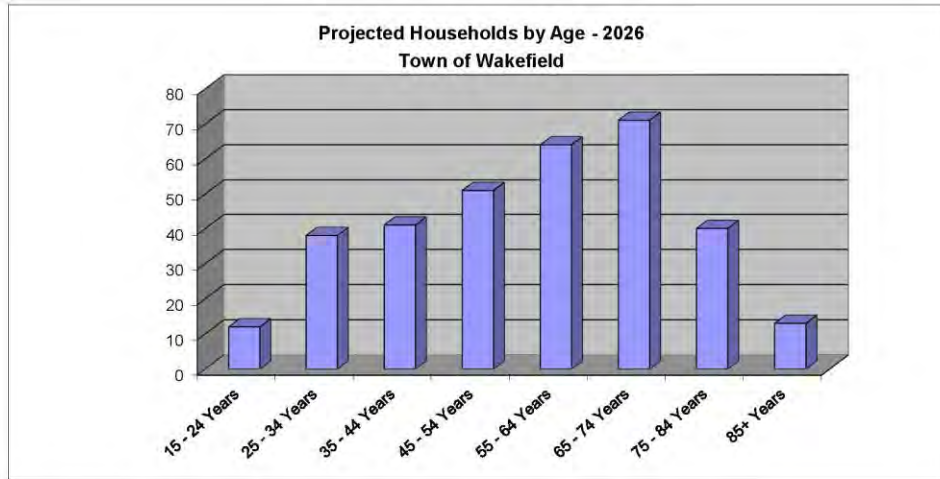


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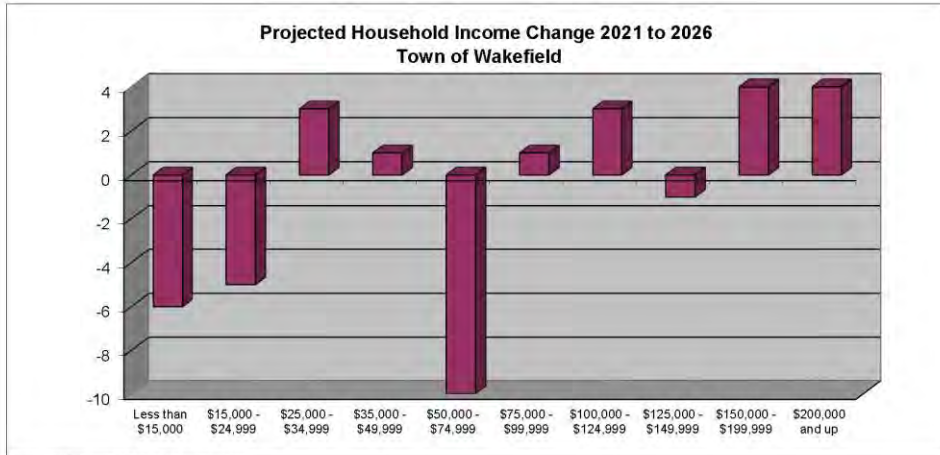
Households by Income and Age										
Town of Wakefield										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-1	1	0	-2	-1	0	-1	-2	-6	-9.5%
\$15,000 - \$24,999	1	-1	0	-1	-2	0	-1	-1	-5	-10.2%
\$25,000 - \$34,999	1	-2	0	0	-1	3	1	1	3	7.0%
\$35,000 - \$49,999	1	0	-1	-1	-1	2	1	0	1	2.9%
\$50,000 - \$74,999	-1	0	-1	-5	-3	-1	0	1	-10	-15.9%
\$75,000 - \$99,999	0	0	1	-1	0	1	0	0	1	2.9%
\$100,000 - \$124,999	0	1	1	0	1	1	0	-1	3	15.0%
\$125,000 - \$149,999	0	0	0	-2	0	1	0	0	-1	-5.6%
\$150,000 - \$199,999	0	0	1	1	1	0	1	0	4	40.0%
\$200,000 and up	0	0	0	-1	3	2	0	0	4	400.0%
Total	1	-1	1	-12	-3	9	1	-2	-6	-1.8%
Percent Change	9.1%	-2.6%	2.5%	-19.0%	-4.5%	14.5%	2.6%	-13.3%	-1.8%	

Source: Claritas; Ribbon Demographics

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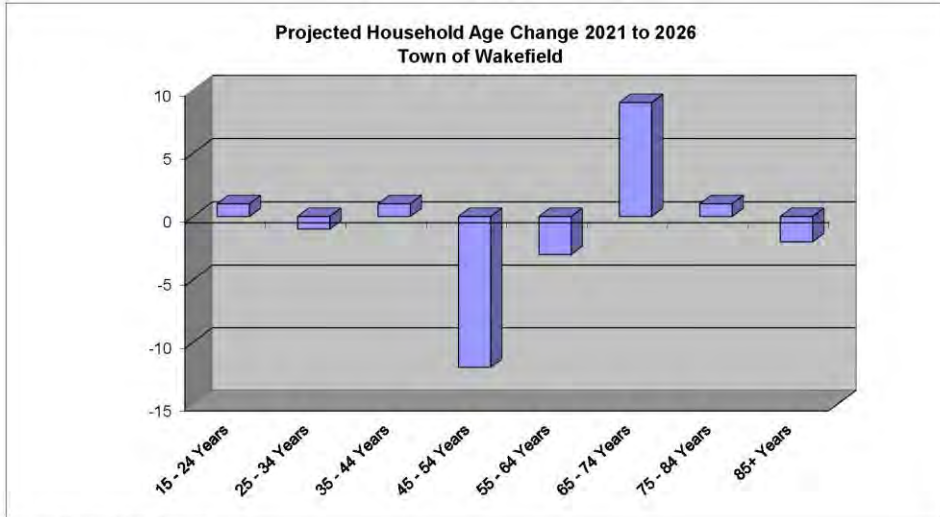


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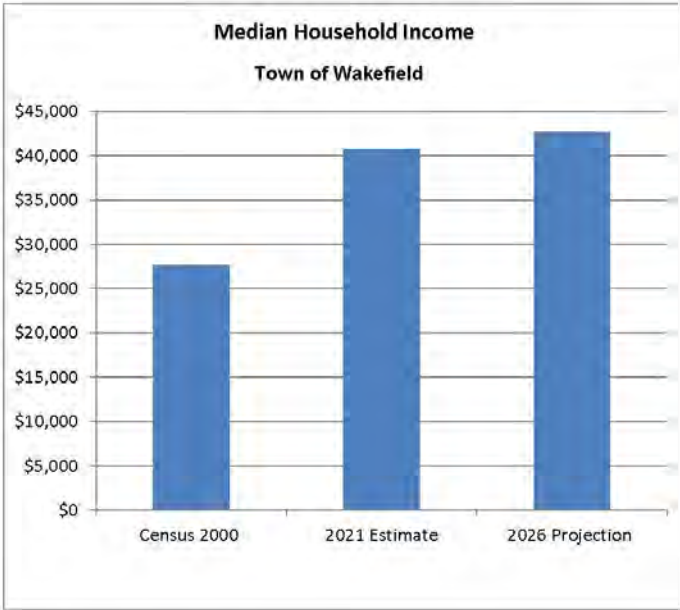
Source: Claritas; Ribbon Demographics

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Median Household Income Town of Wakefield		
Census 2000	2021 Estimate	2026 Projection
\$27,632	\$40,735	\$42,714



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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection
5182384	\$27,632	\$40,735	\$42,714

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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Median Household Income by Area			
Town of Wakefield			
Geography ID	Census 2000	2021 Estimate	2026 Projection

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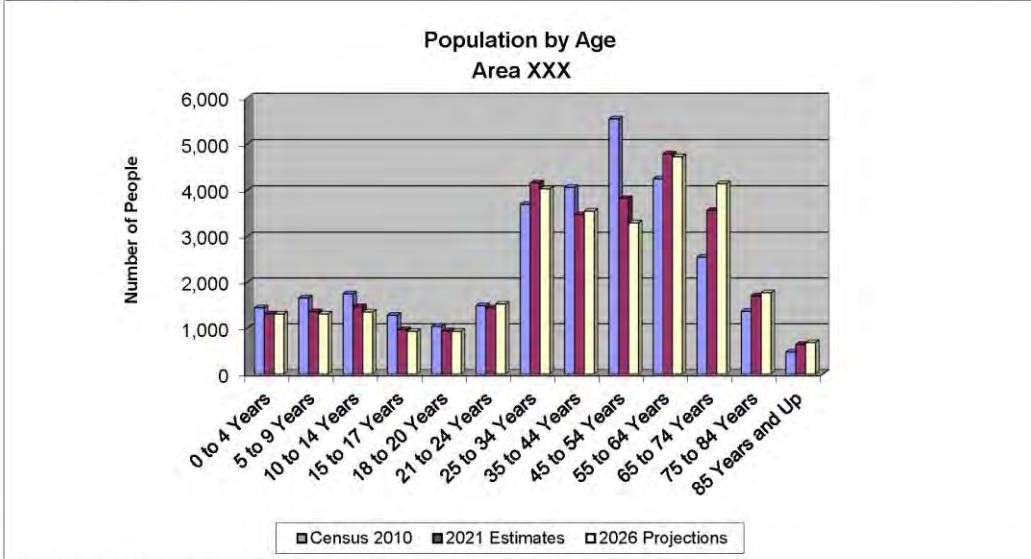
Population by Age & Sex Area XXX											
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	743	703	1,446	0 to 4 Years	670	642	1,312	0 to 4 Years	669	640	1,309
5 to 9 Years	832	829	1,661	5 to 9 Years	694	663	1,357	5 to 9 Years	669	640	1,309
10 to 14 Years	891	860	1,751	10 to 14 Years	733	737	1,470	10 to 14 Years	693	660	1,353
15 to 17 Years	658	626	1,284	15 to 17 Years	491	476	967	15 to 17 Years	468	463	931
18 to 20 Years	615	424	1,039	18 to 20 Years	520	421	941	18 to 20 Years	509	422	931
21 to 24 Years	929	561	1,490	21 to 24 Years	884	560	1,444	21 to 24 Years	919	609	1,528
25 to 34 Years	2,311	1,384	3,695	25 to 34 Years	2,658	1,501	4,159	25 to 34 Years	2,597	1,434	4,031
35 to 44 Years	2,197	1,866	4,063	35 to 44 Years	1,996	1,477	3,473	35 to 44 Years	2,047	1,503	3,550
45 to 54 Years	2,978	2,564	5,542	45 to 54 Years	2,037	1,784	3,821	45 to 54 Years	1,786	1,513	3,299
55 to 64 Years	2,153	2,096	4,249	55 to 64 Years	2,449	2,336	4,785	55 to 64 Years	2,422	2,302	4,724
65 to 74 Years	1,221	1,323	2,544	65 to 74 Years	1,738	1,827	3,565	65 to 74 Years	2,008	2,135	4,143
75 to 84 Years	564	805	1,369	75 to 84 Years	740	966	1,706	75 to 84 Years	773	1,002	1,775
85 Years and Up	148	331	479	85 Years and Up	228	419	647	85 Years and Up	245	441	686
Total	16,240	14,372	30,612	Total	15,838	13,809	29,647	Total	15,805	13,764	29,569
62+ Years	n/a	n/a	5,529	62+ Years	n/a	n/a	7,260	62+ Years	n/a	n/a	8,044
Median Age:			42.2	Median Age:			44.1	Median Age:			44.6

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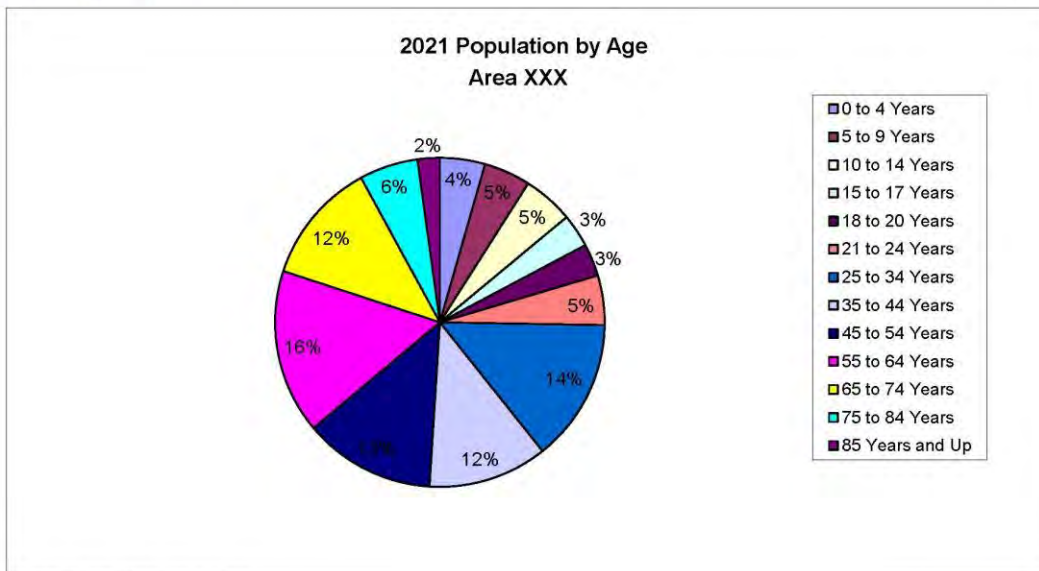
Percent Population by Age & Sex Area XXX												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2.4%	2.3%	4.7%	0 to 4 Years	2.3%	2.2%	4.4%	0 to 4 Years	2.3%	2.2%	4.4%	
5 to 9 Years	2.7%	2.7%	5.4%	5 to 9 Years	2.3%	2.2%	4.6%	5 to 9 Years	2.3%	2.2%	4.4%	
10 to 14 Years	2.9%	2.8%	5.7%	10 to 14 Years	2.5%	2.5%	5.0%	10 to 14 Years	2.3%	2.2%	4.6%	
15 to 17 Years	2.1%	2.0%	4.2%	15 to 17 Years	1.7%	1.6%	3.3%	15 to 17 Years	1.6%	1.6%	3.1%	
18 to 20 Years	2.0%	1.4%	3.4%	18 to 20 Years	1.8%	1.4%	3.2%	18 to 20 Years	1.7%	1.4%	3.1%	
21 to 24 Years	3.0%	1.8%	4.9%	21 to 24 Years	3.0%	1.9%	4.9%	21 to 24 Years	3.1%	2.1%	5.2%	
25 to 34 Years	7.5%	4.5%	12.1%	25 to 34 Years	9.0%	5.1%	14.0%	25 to 34 Years	8.8%	4.8%	13.6%	
35 to 44 Years	7.2%	6.1%	13.3%	35 to 44 Years	6.7%	5.0%	11.7%	35 to 44 Years	6.9%	5.1%	12.0%	
45 to 54 Years	9.7%	8.4%	18.1%	45 to 54 Years	6.9%	6.0%	12.9%	45 to 54 Years	6.0%	5.1%	11.2%	
55 to 64 Years	7.0%	6.8%	13.9%	55 to 64 Years	8.3%	7.9%	16.1%	55 to 64 Years	8.2%	7.8%	16.0%	
65 to 74 Years	4.0%	4.3%	8.3%	65 to 74 Years	5.9%	6.2%	12.0%	65 to 74 Years	6.8%	7.2%	14.0%	
75 to 84 Years	1.8%	2.6%	4.5%	75 to 84 Years	2.5%	3.3%	5.8%	75 to 84 Years	2.6%	3.4%	6.0%	
85 Years and Up	0.5%	1.1%	1.6%	85 Years and Up	0.8%	1.4%	2.2%	85 Years and Up	0.8%	1.5%	2.3%	
Total	53.1%	46.9%	100.0%	Total	53.4%	46.6%	100.0%	Total	53.5%	46.5%	100.0%	
62+ Years	n/a	n/a	18.1%	62+ Years	n/a	n/a	24.5%	62+ Years	n/a	n/a	27.2%	

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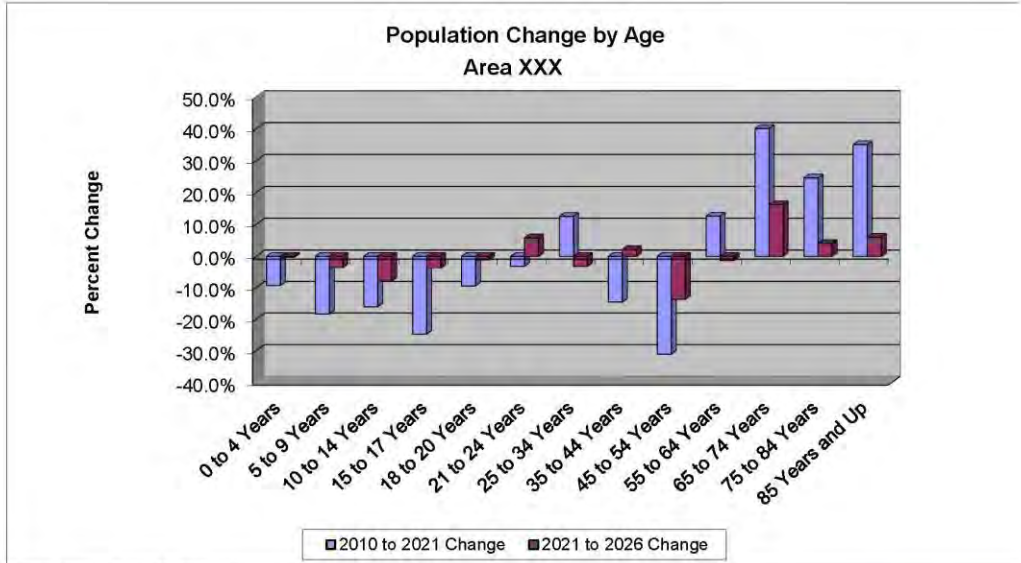
Changes in Population by Age & Sex									
Area XXX									
Estimated Change - 2010 to 2021					Projected Change - 2021 to 2026				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-73	-61	-134	-9.3%	0 to 4 Years	-1	-2	-3	-0.2%
5 to 9 Years	-138	-166	-304	-18.3%	5 to 9 Years	-25	-23	-48	-3.5%
10 to 14 Years	-158	-123	-281	-16.0%	10 to 14 Years	-40	-77	-117	-8.0%
15 to 17 Years	-167	-150	-317	-24.7%	15 to 17 Years	-23	-13	-36	-3.7%
18 to 20 Years	-95	-3	-98	-9.4%	18 to 20 Years	-11	1	-10	-1.1%
21 to 24 Years	-45	-1	-46	-3.1%	21 to 24 Years	35	-49	-14	-1.1%
25 to 34 Years	347	117	464	12.6%	25 to 34 Years	-61	-67	-128	-3.1%
35 to 44 Years	-201	-389	-590	-14.5%	35 to 44 Years	51	26	77	2.2%
45 to 54 Years	-941	-780	-1,721	-31.1%	45 to 54 Years	-251	-271	-522	-13.7%
55 to 64 Years	296	240	536	12.6%	55 to 64 Years	-27	-34	-61	-1.3%
65 to 74 Years	517	504	1,021	40.1%	65 to 74 Years	270	308	578	16.2%
75 to 84 Years	176	161	337	24.6%	75 to 84 Years	33	36	69	4.0%
85 Years and Up	<u>80</u>	<u>88</u>	<u>168</u>	<u>35.1%</u>	85 Years and Up	<u>17</u>	<u>22</u>	<u>39</u>	<u>6.0%</u>
Total	-402	-563	-965	-3.2%	Total	-33	-45	-78	-0.3%
62+ Years	n/a	n/a	1,731	31.3%	62+ Years	n/a	n/a	784	10.8%

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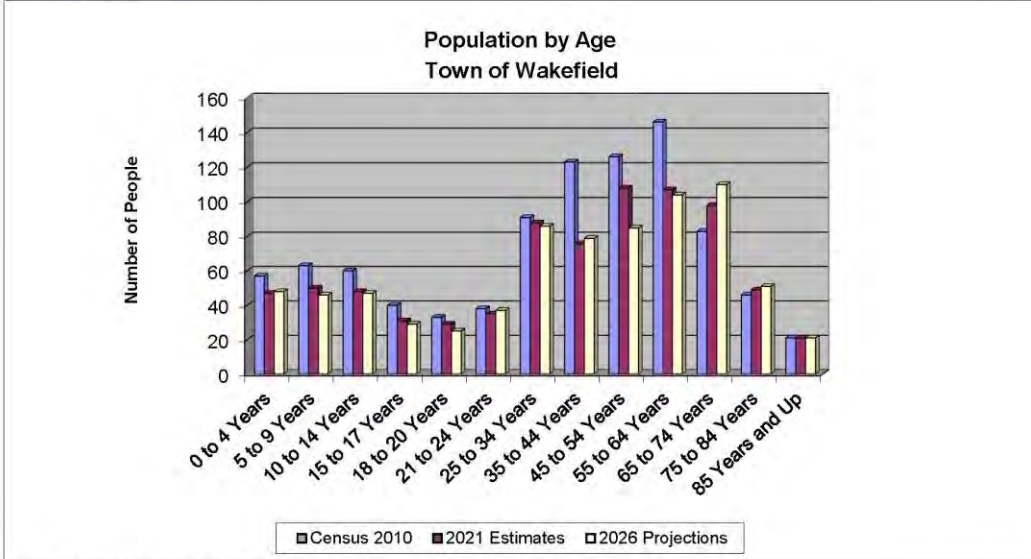
Population by Age & Sex Town of Wakefield											
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	31	26	57	0 to 4 Years	23	24	47	0 to 4 Years	24	24	48
5 to 9 Years	31	32	63	5 to 9 Years	25	25	50	5 to 9 Years	23	23	46
10 to 14 Years	33	27	60	10 to 14 Years	24	24	48	10 to 14 Years	23	24	47
15 to 17 Years	25	15	40	15 to 17 Years	16	15	31	15 to 17 Years	15	14	29
18 to 20 Years	21	12	33	18 to 20 Years	16	13	29	18 to 20 Years	13	12	25
21 to 24 Years	14	24	38	21 to 24 Years	18	17	35	21 to 24 Years	19	18	37
25 to 34 Years	45	46	91	25 to 34 Years	45	43	88	25 to 34 Years	49	37	86
35 to 44 Years	57	66	123	35 to 44 Years	39	37	76	35 to 44 Years	35	44	79
45 to 54 Years	67	59	126	45 to 54 Years	57	51	108	45 to 54 Years	45	40	85
55 to 64 Years	67	79	146	55 to 64 Years	55	52	107	55 to 64 Years	57	47	104
65 to 74 Years	35	48	83	65 to 74 Years	46	52	98	65 to 74 Years	52	58	110
75 to 84 Years	20	26	46	75 to 84 Years	17	32	49	75 to 84 Years	19	32	51
85 Years and Up	7	14	21	85 Years and Up	9	12	21	85 Years and Up	9	12	21
Total	453	474	927	Total	390	397	787	Total	383	385	768
62+ Years	n/a	n/a	191	62+ Years	n/a	n/a	202	62+ Years	n/a	n/a	211
Median Age:			41.6	Median Age:			43.6	Median Age:			43.4

Source: Claritas; Ribbon Demographics

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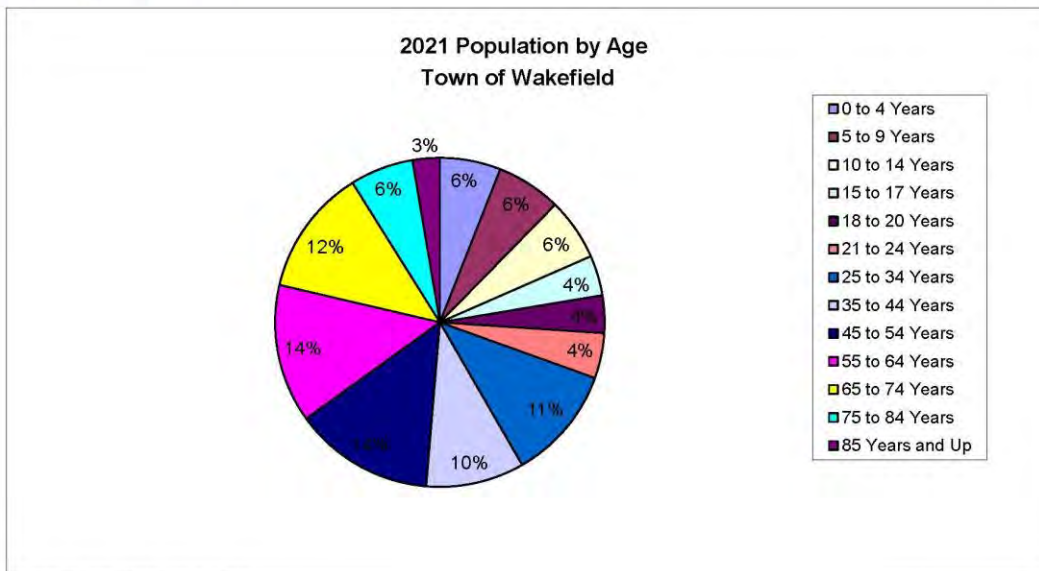
Percent Population by Age & Sex Town of Wakefield												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.3%	2.8%	6.1%	0 to 4 Years	2.9%	3.0%	6.0%	0 to 4 Years	3.1%	3.1%	6.3%	
5 to 9 Years	3.3%	3.5%	6.8%	5 to 9 Years	3.2%	3.2%	6.4%	5 to 9 Years	3.0%	3.0%	6.0%	
10 to 14 Years	3.6%	2.9%	6.5%	10 to 14 Years	3.0%	3.0%	6.1%	10 to 14 Years	3.0%	3.1%	6.1%	
15 to 17 Years	2.7%	1.6%	4.3%	15 to 17 Years	2.0%	1.9%	3.9%	15 to 17 Years	2.0%	1.8%	3.8%	
18 to 20 Years	2.3%	1.3%	3.6%	18 to 20 Years	2.0%	1.7%	3.7%	18 to 20 Years	1.7%	1.6%	3.3%	
21 to 24 Years	1.5%	2.6%	4.1%	21 to 24 Years	2.3%	2.2%	4.4%	21 to 24 Years	2.5%	2.3%	4.8%	
25 to 34 Years	4.9%	5.0%	9.8%	25 to 34 Years	5.7%	5.5%	11.2%	25 to 34 Years	6.4%	4.8%	11.2%	
35 to 44 Years	6.1%	7.1%	13.3%	35 to 44 Years	5.0%	4.7%	9.7%	35 to 44 Years	4.6%	5.7%	10.3%	
45 to 54 Years	7.2%	6.4%	13.6%	45 to 54 Years	7.2%	6.5%	13.7%	45 to 54 Years	5.9%	5.2%	11.1%	
55 to 64 Years	7.2%	8.5%	15.7%	55 to 64 Years	7.0%	6.6%	13.6%	55 to 64 Years	7.4%	6.1%	13.5%	
65 to 74 Years	3.8%	5.2%	9.0%	65 to 74 Years	5.8%	6.6%	12.5%	65 to 74 Years	6.8%	7.6%	14.3%	
75 to 84 Years	2.2%	2.8%	5.0%	75 to 84 Years	2.2%	4.1%	6.2%	75 to 84 Years	2.5%	4.2%	6.6%	
85 Years and Up	0.8%	1.5%	2.3%	85 Years and Up	1.1%	1.5%	2.7%	85 Years and Up	1.2%	1.6%	2.7%	
Total	48.9%	51.1%	100.0%	Total	49.6%	50.4%	100.0%	Total	49.9%	50.1%	100.0%	
62+ Years	n/a	n/a	20.6%	62+ Years	n/a	n/a	25.7%	62+ Years	n/a	n/a	27.5%	

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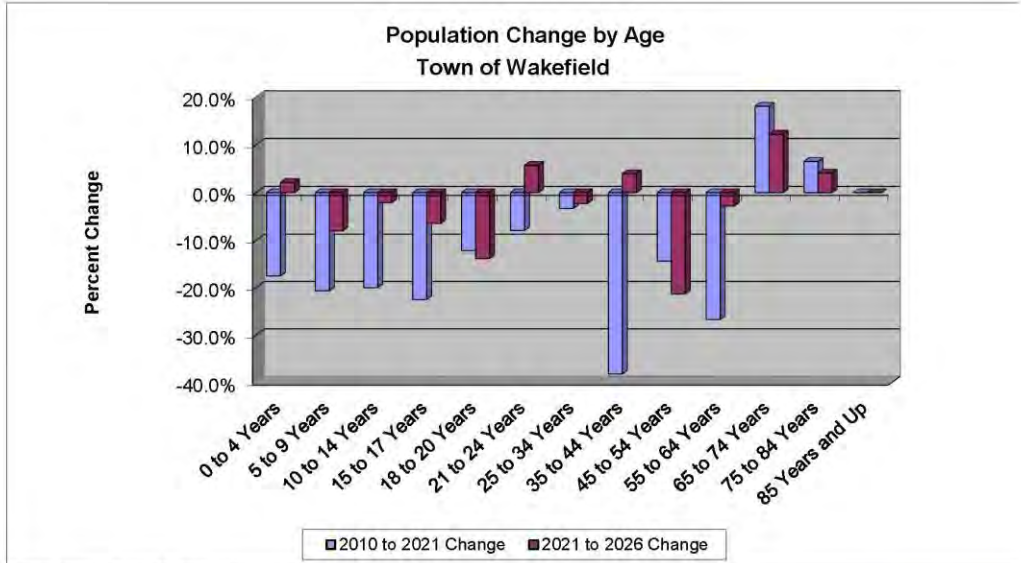
Changes in Population by Age & Sex Town of Wakefield									
Estimated Change - 2010 to 2021					Projected Change - 2021 to 2026				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-8	-2	-10	-17.5%	0 to 4 Years	1	0	1	2.1%
5 to 9 Years	-6	-7	-13	-20.6%	5 to 9 Years	-2	-2	-4	-8.0%
10 to 14 Years	-9	-3	-12	-20.0%	10 to 14 Years	-1	0	-1	-2.1%
15 to 17 Years	-9	0	-9	-22.5%	15 to 17 Years	-1	-1	-2	-6.5%
18 to 20 Years	-5	1	-4	-12.1%	18 to 20 Years	-3	-1	-4	-13.8%
21 to 24 Years	4	-7	-3	-7.9%	21 to 24 Years	1	1	2	5.7%
25 to 34 Years	0	-3	-3	-3.3%	25 to 34 Years	4	-6	-2	-2.3%
35 to 44 Years	-18	-29	-47	-38.2%	35 to 44 Years	-4	7	3	3.9%
45 to 54 Years	-10	-8	-18	-14.3%	45 to 54 Years	-12	-11	-23	-21.3%
55 to 64 Years	-12	-27	-39	-26.7%	55 to 64 Years	2	-5	-3	-2.8%
65 to 74 Years	11	4	15	18.1%	65 to 74 Years	6	6	12	12.2%
75 to 84 Years	-3	6	3	6.5%	75 to 84 Years	2	0	2	4.1%
85 Years and Up	2	2	4	0.0%	85 Years and Up	0	0	0	0.0%
Total	-63	-77	-140	-15.1%	Total	-7	-12	-19	-2.4%
62+ Years	n/a	n/a	11	5.8%	62+ Years	n/a	n/a	9	4.5%

Source: Claritas, Ribbon Demographics

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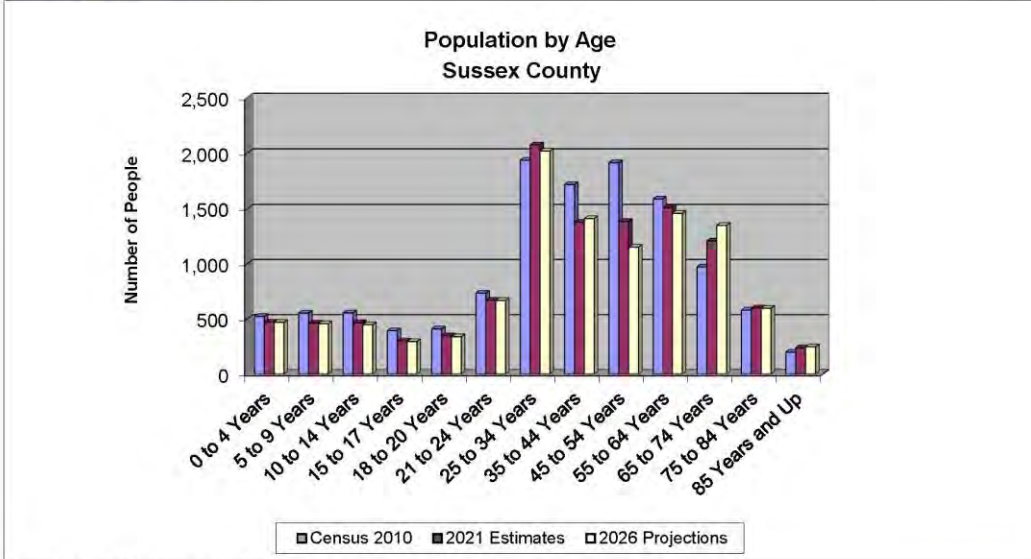
Population by Age & Sex Sussex County											
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	264	260	524	0 to 4 Years	234	238	472	0 to 4 Years	240	230	470
5 to 9 Years	276	278	554	5 to 9 Years	227	237	464	5 to 9 Years	227	231	458
10 to 14 Years	293	263	556	10 to 14 Years	229	239	468	10 to 14 Years	220	229	449
15 to 17 Years	205	189	394	15 to 17 Years	158	142	300	15 to 17 Years	150	145	295
18 to 20 Years	259	152	411	18 to 20 Years	218	130	348	18 to 20 Years	210	129	339
21 to 24 Years	529	207	736	21 to 24 Years	498	173	671	21 to 24 Years	488	181	669
25 to 34 Years	1,466	471	1,937	25 to 34 Years	1,587	488	2,075	25 to 34 Years	1,579	442	2,021
35 to 44 Years	1,091	628	1,719	35 to 44 Years	962	418	1,380	35 to 44 Years	963	450	1,413
45 to 54 Years	1,136	779	1,915	45 to 54 Years	844	543	1,387	45 to 54 Years	740	416	1,156
55 to 64 Years	823	766	1,589	55 to 64 Years	782	730	1,512	55 to 64 Years	759	701	1,460
65 to 74 Years	443	530	973	65 to 74 Years	600	611	1,211	65 to 74 Years	666	685	1,351
75 to 84 Years	235	346	581	75 to 84 Years	229	372	601	75 to 84 Years	232	366	598
85 Years and Up	63	135	198	85 Years and Up	98	141	239	85 Years and Up	102	146	248
Total	7,083	5,004	12,087	Total	6,666	4,462	11,128	Total	6,576	4,351	10,927
62+ Years	n/a	n/a	2,161	62+ Years	n/a	n/a	2,483	62+ Years	n/a	n/a	2,653
Median Age:			40.4	Median Age:			40.6	Median Age:			40.4

Source: Claritas; Ribbon Demographics

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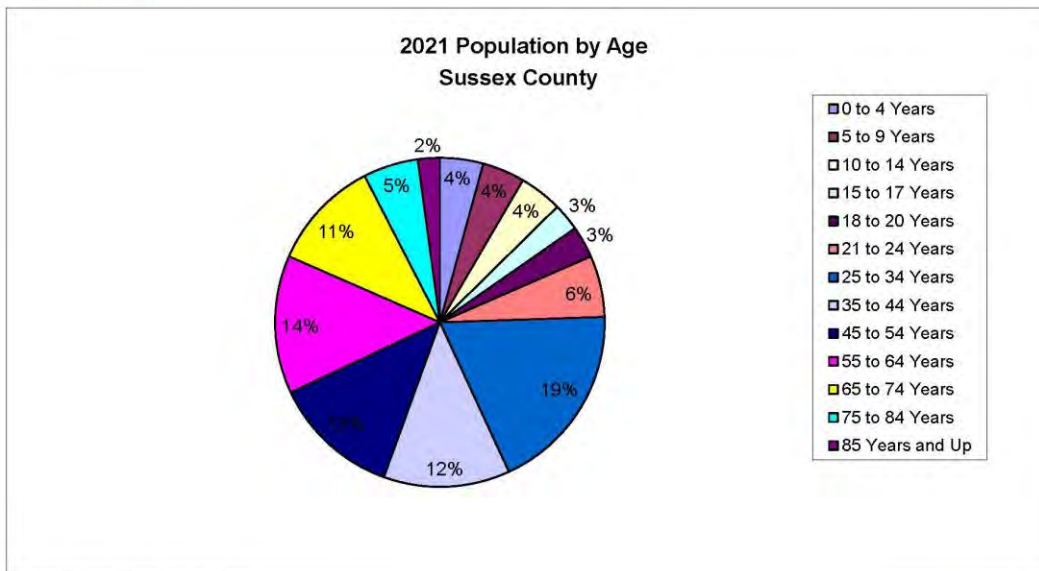
Percent Population by Age & Sex Sussex County												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2.2%	2.2%	4.3%	0 to 4 Years	2.1%	2.1%	4.2%	0 to 4 Years	2.2%	2.1%	4.3%	
5 to 9 Years	2.3%	2.3%	4.6%	5 to 9 Years	2.0%	2.1%	4.2%	5 to 9 Years	2.1%	2.1%	4.2%	
10 to 14 Years	2.4%	2.2%	4.6%	10 to 14 Years	2.1%	2.1%	4.2%	10 to 14 Years	2.0%	2.1%	4.1%	
15 to 17 Years	1.7%	1.6%	3.3%	15 to 17 Years	1.4%	1.3%	2.7%	15 to 17 Years	1.4%	1.3%	2.7%	
18 to 20 Years	2.1%	1.3%	3.4%	18 to 20 Years	2.0%	1.2%	3.1%	18 to 20 Years	1.9%	1.2%	3.1%	
21 to 24 Years	4.4%	1.7%	6.1%	21 to 24 Years	4.5%	1.6%	6.0%	21 to 24 Years	4.5%	1.7%	6.1%	
25 to 34 Years	12.1%	3.9%	16.0%	25 to 34 Years	14.3%	4.4%	18.6%	25 to 34 Years	14.5%	4.0%	18.5%	
35 to 44 Years	9.0%	5.2%	14.2%	35 to 44 Years	8.6%	3.8%	12.4%	35 to 44 Years	8.8%	4.1%	12.9%	
45 to 54 Years	9.4%	6.4%	15.8%	45 to 54 Years	7.6%	4.9%	12.5%	45 to 54 Years	6.8%	3.8%	10.6%	
55 to 64 Years	6.8%	6.3%	13.1%	55 to 64 Years	7.0%	6.6%	13.6%	55 to 64 Years	6.9%	6.4%	13.4%	
65 to 74 Years	3.7%	4.4%	8.0%	65 to 74 Years	5.4%	5.5%	10.9%	65 to 74 Years	6.1%	6.3%	12.4%	
75 to 84 Years	1.9%	2.9%	4.8%	75 to 84 Years	2.1%	3.3%	5.4%	75 to 84 Years	2.1%	3.3%	5.5%	
85 Years and Up	0.5%	1.1%	1.6%	85 Years and Up	0.9%	1.3%	2.1%	85 Years and Up	0.9%	1.3%	2.3%	
Total	58.6%	41.4%	100.0%	Total	59.9%	40.1%	100.0%	Total	60.2%	39.8%	100.0%	
62+ Years	n/a	n/a	17.9%	62+ Years	n/a	n/a	22.3%	62+ Years	n/a	n/a	24.3%	

Source: Claritas; Ribbon Demographics

POPULATION DATA

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Source: Claritas; Ribbon Demographics

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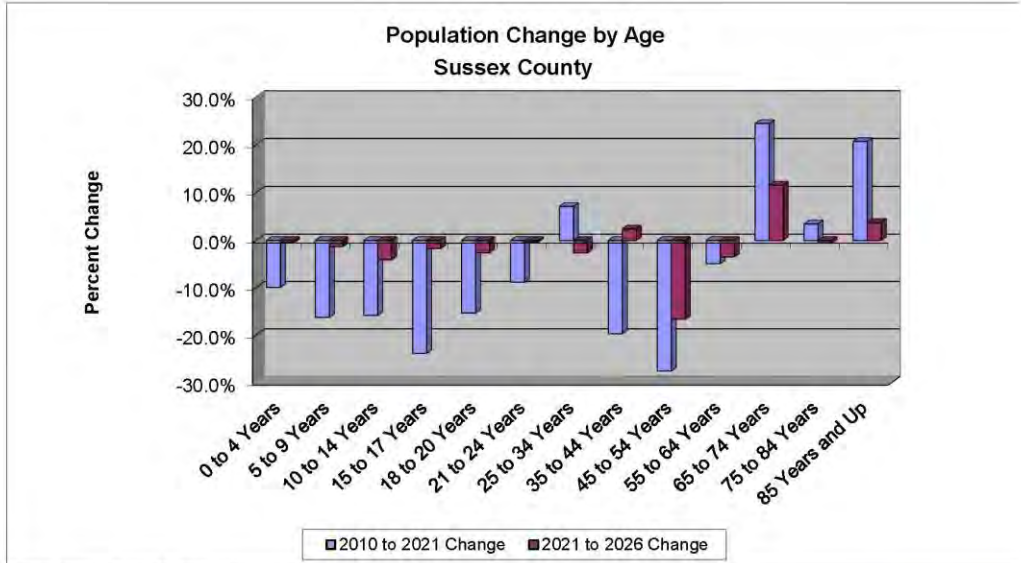
Changes in Population by Age & Sex									
Sussex County									
Estimated Change - 2010 to 2021					Projected Change - 2021 to 2026				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-30	-22	-52	-9.9%	0 to 4 Years	6	-8	-2	-0.4%
5 to 9 Years	-49	-41	-90	-16.2%	5 to 9 Years	0	-6	-6	-1.3%
10 to 14 Years	-64	-24	-88	-15.8%	10 to 14 Years	-9	-10	-19	-4.1%
15 to 17 Years	-47	-47	-94	-23.9%	15 to 17 Years	-8	3	-5	-1.7%
18 to 20 Years	-41	-22	-63	-15.3%	18 to 20 Years	-8	-1	-9	-2.6%
21 to 24 Years	-31	-34	-65	-8.8%	21 to 24 Years	-10	8	-2	-0.3%
25 to 34 Years	121	17	138	7.1%	25 to 34 Years	-8	-46	-54	-2.6%
35 to 44 Years	-129	-210	-339	-19.7%	35 to 44 Years	1	32	33	2.4%
45 to 54 Years	-292	-236	-528	-27.6%	45 to 54 Years	-104	-127	-231	-16.7%
55 to 64 Years	-41	-36	-77	-4.8%	55 to 64 Years	-23	-29	-52	-3.4%
65 to 74 Years	157	81	238	24.5%	65 to 74 Years	66	74	140	11.6%
75 to 84 Years	-6	26	20	3.4%	75 to 84 Years	3	-6	-3	-0.5%
85 Years and Up	35	6	41	20.7%	85 Years and Up	4	5	9	3.8%
Total	-417	-542	-959	-7.9%	Total	-90	-111	-201	-1.8%
62+ Years	n/a	n/a	322	14.9%	62+ Years	n/a	n/a	170	6.8%

Source: Claritas, Ribbon Demographics

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Source: Claritas; Ribbon Demographics

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	88	0	62	31	34	215
\$10,000-20,000	85	118	69	8	27	307
\$20,000-30,000	96	50	35	28	30	239
\$30,000-40,000	30	111	19	16	4	180
\$40,000-50,000	29	32	3	61	24	149
\$50,000-60,000	4	40	22	13	7	86
\$60,000-75,000	14	59	16	32	1	122
\$75,000-100,000	5	61	12	46	3	127
\$100,000-125,000	0	1	9	20	2	32
\$125,000-150,000	4	0	3	19	0	26
\$150,000-200,000	0	0	1	2	0	3
\$200,000+	1	0	0	2	0	3
Total	356	472	251	278	132	1,489

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	79	52	5	0	4	140
\$10,000-20,000	143	40	13	4	20	220
\$20,000-30,000	39	25	10	10	19	103
\$30,000-40,000	14	11	15	7	20	67
\$40,000-50,000	23	18	10	4	2	57
\$50,000-60,000	9	22	10	2	1	44
\$60,000-75,000	9	8	5	9	1	32
\$75,000-100,000	9	17	14	5	3	48
\$100,000-125,000	7	2	1	5	1	16
\$125,000-150,000	5	6	1	1	10	23
\$150,000-200,000	4	5	0	2	3	14
\$200,000+	2	1	4	0	1	8
Total	344	207	88	49	85	773

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	54	16	3	0	3	76
\$10,000-20,000	101	30	2	4	5	142
\$20,000-30,000	30	20	10	1	4	65
\$30,000-40,000	9	8	13	3	1	34
\$40,000-50,000	21	4	2	2	2	31
\$50,000-60,000	8	17	10	2	1	38
\$60,000-75,000	7	1	5	4	1	18
\$75,000-100,000	8	17	12	4	3	44
\$100,000-125,000	6	2	1	4	1	14
\$125,000-150,000	3	5	0	1	2	11
\$150,000-200,000	3	4	0	1	1	9
\$200,000+	2	0	3	0	1	6
Total	252	124	61	26	25	488

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	167	52	67	31	38	355
\$10,000-20,000	228	158	82	12	47	527
\$20,000-30,000	135	75	45	38	49	342
\$30,000-40,000	44	122	34	23	24	247
\$40,000-50,000	52	50	13	65	26	206
\$50,000-60,000	13	62	32	15	8	130
\$60,000-75,000	23	67	21	41	2	154
\$75,000-100,000	14	78	26	51	6	175
\$100,000-125,000	7	3	10	25	3	48
\$125,000-150,000	9	6	4	20	10	49
\$150,000-200,000	4	5	1	4	3	17
\$200,000+	4	1	4	2	1	12
Total	700	679	339	327	217	2,262

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Market Area

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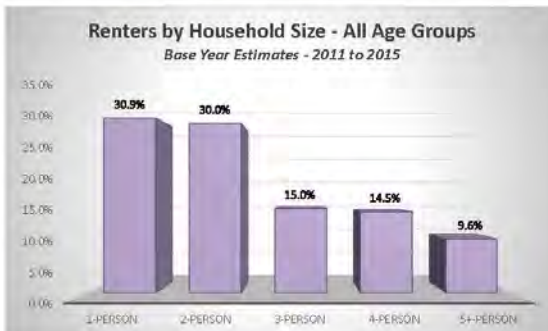
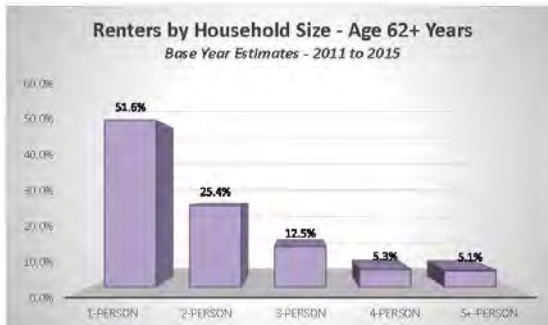
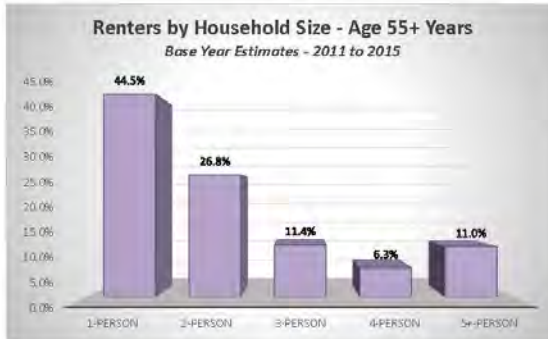
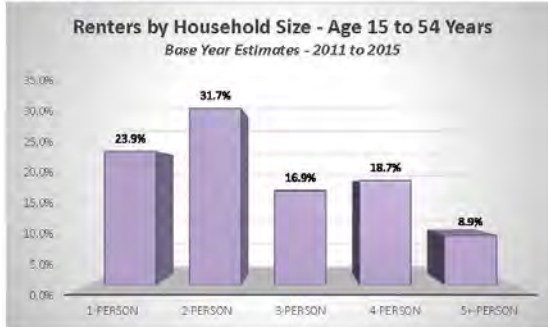
Revised 01/20/20

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.9%	0.0%	4.2%	2.1%	2.3%	14.4%
\$10,000-20,000	5.7%	7.9%	4.6%	0.3%	1.8%	20.6%
\$20,000-30,000	6.4%	3.4%	2.4%	1.9%	2.0%	16.1%
\$30,000-40,000	2.0%	7.5%	1.3%	1.1%	0.3%	12.1%
\$40,000-50,000	1.9%	2.1%	0.2%	4.1%	1.6%	10.0%
\$50,000-60,000	0.3%	2.7%	1.5%	0.9%	0.5%	5.8%
\$60,000-75,000	0.9%	4.0%	1.1%	2.1%	0.1%	8.2%
\$75,000-100,000	0.3%	4.1%	0.8%	3.1%	0.2%	8.5%
\$100,000-125,000	0.0%	0.1%	0.6%	1.3%	0.1%	2.1%
\$125,000-150,000	0.3%	0.0%	0.2%	1.3%	0.0%	1.7%
\$150,000-200,000	0.0%	0.0%	0.1%	0.1%	0.0%	0.2%
\$200,000+	0.1%	0.0%	0.0%	0.1%	0.0%	0.2%
Total	23.9%	31.7%	16.9%	18.7%	8.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10.2%	6.7%	0.6%	0.0%	0.5%	18.1%
\$10,000-20,000	18.5%	5.2%	1.7%	0.5%	2.6%	28.5%
\$20,000-30,000	5.0%	3.2%	1.3%	1.3%	2.5%	13.3%
\$30,000-40,000	1.8%	1.4%	1.9%	0.9%	2.6%	8.7%
\$40,000-50,000	3.0%	2.3%	1.2%	0.5%	0.3%	7.4%
\$50,000-60,000	1.2%	2.8%	1.3%	0.3%	0.1%	5.7%
\$60,000-75,000	1.2%	1.0%	0.6%	1.2%	0.1%	4.1%
\$75,000-100,000	1.2%	2.2%	1.8%	0.6%	0.4%	6.2%
\$100,000-125,000	0.9%	0.3%	0.1%	0.6%	0.1%	2.1%
\$125,000-150,000	0.6%	0.8%	0.1%	0.1%	1.3%	3.0%
\$150,000-200,000	0.5%	0.6%	0.0%	0.3%	0.4%	1.8%
\$200,000+	0.4%	0.1%	0.4%	0.0%	0.1%	1.2%
Total	44.5%	26.8%	11.4%	6.3%	11.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	11.1%	3.3%	0.6%	0.0%	0.6%	15.6%
\$10,000-20,000	20.7%	6.1%	0.4%	0.8%	1.0%	29.1%
\$20,000-30,000	6.1%	4.1%	2.0%	0.2%	0.8%	13.3%
\$30,000-40,000	1.8%	1.6%	2.7%	0.6%	0.2%	7.0%
\$40,000-50,000	4.3%	0.8%	0.4%	0.4%	0.4%	6.4%
\$50,000-60,000	1.6%	3.5%	2.0%	0.4%	0.2%	7.8%
\$60,000-75,000	1.4%	0.2%	1.0%	0.8%	0.2%	3.7%
\$75,000-100,000	1.6%	3.5%	2.5%	0.8%	0.6%	9.0%
\$100,000-125,000	1.2%	0.4%	0.2%	0.8%	0.2%	2.9%
\$125,000-150,000	0.6%	1.0%	0.0%	0.2%	0.4%	2.3%
\$150,000-200,000	0.6%	0.8%	0.0%	0.2%	0.2%	1.8%
\$200,000+	0.4%	0.0%	0.6%	0.0%	0.2%	1.2%
Total	51.6%	25.4%	12.5%	5.3%	5.1%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.4%	2.3%	3.0%	1.4%	1.7%	15.7%
\$10,000-20,000	10.1%	7.0%	3.6%	0.5%	2.1%	23.3%
\$20,000-30,000	6.0%	3.3%	2.0%	1.7%	2.2%	15.1%
\$30,000-40,000	1.9%	5.4%	1.5%	1.0%	1.1%	10.9%
\$40,000-50,000	2.3%	2.2%	0.6%	2.9%	1.1%	9.1%
\$50,000-60,000	0.6%	2.7%	1.4%	0.7%	0.4%	5.7%
\$60,000-75,000	1.0%	3.0%	0.9%	1.8%	0.1%	6.8%
\$75,000-100,000	0.6%	3.4%	1.1%	2.3%	0.3%	7.7%
\$100,000-125,000	0.3%	0.1%	0.4%	1.1%	0.1%	2.1%
\$125,000-150,000	0.4%	0.3%	0.2%	0.9%	0.4%	2.2%
\$150,000-200,000	0.2%	0.2%	0.0%	0.2%	0.1%	0.8%
\$200,000+	0.2%	0.0%	0.2%	0.1%	0.0%	0.5%
Total	30.9%	30.0%	15.0%	14.5%	9.6%	100.0%





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Market Area

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Household by ZIP Code

Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	39	50	2	32	6	129
\$10,000-20,000	48	26	31	20	4	129
\$20,000-30,000	33	36	8	61	19	157
\$30,000-40,000	72	102	43	37	29	283
\$40,000-50,000	49	57	87	67	35	295
\$50,000-60,000	91	110	19	71	52	343
\$60,000-75,000	35	209	148	90	57	539
\$75,000-100,000	17	119	239	123	50	548
\$100,000-125,000	18	109	138	324	72	661
\$125,000-150,000	27	77	86	33	39	262
\$150,000-200,000	4	38	43	65	41	191
\$200,000+	2	15	22	13	24	76
Total	435	948	866	936	428	3,613

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	138	46	28	4	3	219
\$10,000-20,000	310	195	35	2	12	554
\$20,000-30,000	281	151	56	2	4	494
\$30,000-40,000	124	240	65	0	7	436
\$40,000-50,000	119	278	18	7	36	458
\$50,000-60,000	101	287	28	7	12	435
\$60,000-75,000	104	303	84	15	14	520
\$75,000-100,000	59	202	161	36	60	518
\$100,000-125,000	42	247	53	7	53	402
\$125,000-150,000	15	95	58	6	17	191
\$150,000-200,000	8	56	14	11	16	105
\$200,000+	18	49	6	0	22	95
Total	1,319	2,149	606	97	256	4,427

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	112	35	8	3	1	159
\$10,000-20,000	271	150	11	2	10	444
\$20,000-30,000	218	121	45	2	4	390
\$30,000-40,000	110	193	32	0	5	340
\$40,000-50,000	80	223	17	6	10	336
\$50,000-60,000	72	203	19	7	3	304
\$60,000-75,000	59	218	20	12	5	314
\$75,000-100,000	59	99	78	16	38	290
\$100,000-125,000	19	127	14	3	18	181
\$125,000-150,000	9	45	8	2	14	78
\$150,000-200,000	5	23	5	0	11	44
\$200,000+	6	24	3	0	7	50
Total	1,020	1,471	260	53	126	2,930

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	177	96	30	36	9	348
\$10,000-20,000	358	221	66	22	16	683
\$20,000-30,000	314	187	64	63	23	651
\$30,000-40,000	196	342	108	37	26	719
\$40,000-50,000	168	335	105	74	71	753
\$50,000-60,000	192	397	47	78	64	778
\$60,000-75,000	139	512	232	105	71	1,059
\$75,000-100,000	76	321	400	159	110	1,066
\$100,000-125,000	60	356	191	331	125	1,063
\$125,000-150,000	42	172	144	39	56	453
\$150,000-200,000	12	94	57	76	57	296
\$200,000+	20	64	28	13	46	171
Total	1,754	3,097	1,472	1,033	684	8,040

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Market Area

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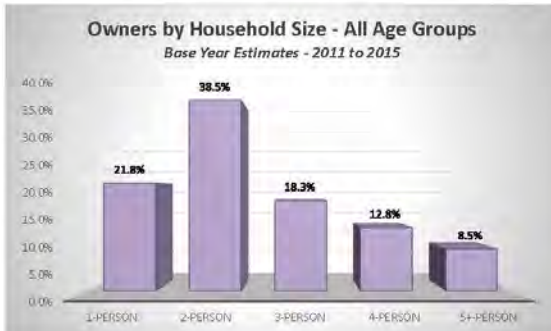
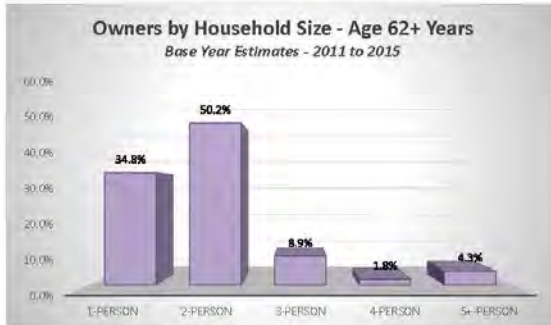
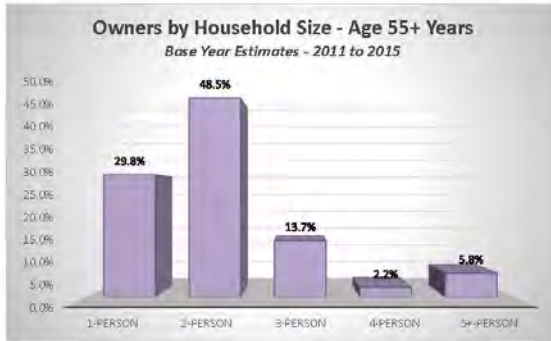
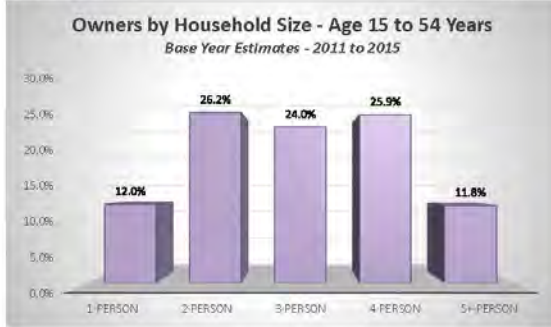
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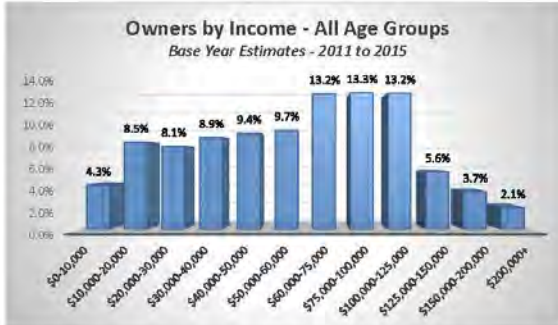
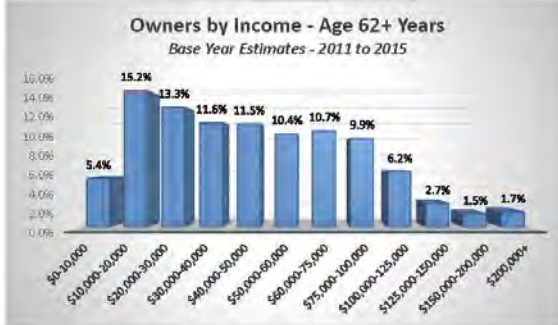
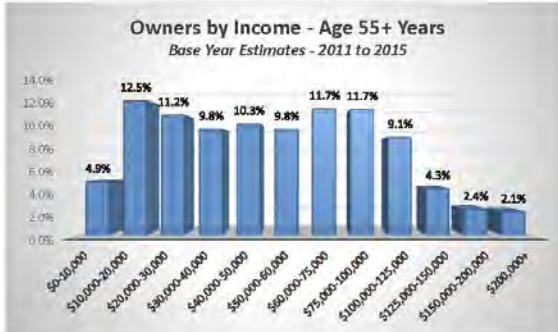
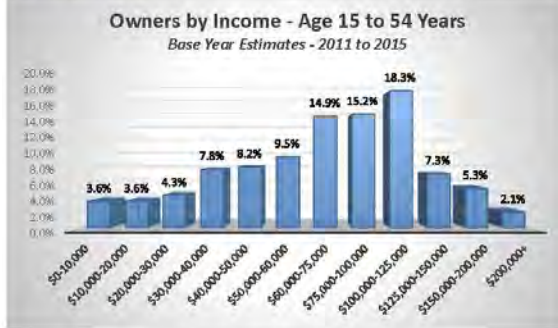
Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.1%	1.4%	0.1%	0.9%	0.2%	3.6%
\$10,000-20,000	1.3%	0.7%	0.9%	0.6%	0.1%	3.6%
\$20,000-30,000	0.9%	1.0%	0.2%	1.7%	0.5%	4.3%
\$30,000-40,000	2.0%	2.8%	1.2%	1.0%	0.8%	7.8%
\$40,000-50,000	1.4%	1.6%	2.4%	1.9%	1.0%	8.2%
\$50,000-60,000	2.5%	3.0%	0.5%	2.0%	1.4%	9.5%
\$60,000-75,000	1.0%	5.8%	4.1%	2.5%	1.6%	14.9%
\$75,000-100,000	0.5%	3.3%	6.6%	3.4%	1.4%	15.2%
\$100,000-125,000	0.5%	3.0%	3.8%	9.0%	2.0%	18.3%
\$125,000-150,000	0.7%	2.1%	2.4%	0.9%	1.1%	7.3%
\$150,000-200,000	0.1%	1.1%	1.2%	1.8%	1.1%	5.3%
\$200,000+	0.1%	0.4%	0.6%	0.4%	0.7%	2.1%
Total	12.0%	26.2%	24.0%	25.9%	11.8%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.1%	1.0%	0.6%	0.1%	0.1%	4.9%
\$10,000-20,000	7.0%	4.4%	0.8%	0.0%	0.3%	12.5%
\$20,000-30,000	6.3%	3.4%	1.3%	0.0%	0.1%	11.2%
\$30,000-40,000	2.8%	5.4%	1.5%	0.0%	0.2%	9.9%
\$40,000-50,000	2.7%	6.3%	0.4%	0.2%	0.8%	10.3%
\$50,000-60,000	2.3%	6.5%	0.6%	0.2%	0.3%	9.9%
\$60,000-75,000	2.3%	6.8%	1.9%	0.3%	0.3%	11.7%
\$75,000-100,000	1.3%	4.6%	3.6%	0.8%	1.4%	11.7%
\$100,000-125,000	0.9%	5.6%	1.2%	0.2%	1.2%	9.1%
\$125,000-150,000	0.3%	2.1%	1.3%	0.1%	0.4%	4.3%
\$150,000-200,000	0.2%	1.3%	0.3%	0.2%	0.4%	2.4%
\$200,000+	0.4%	1.1%	0.1%	0.0%	0.5%	2.1%
Total	29.8%	48.5%	13.7%	2.2%	5.8%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.8%	1.2%	0.3%	0.1%	0.0%	5.4%
\$10,000-20,000	9.2%	5.1%	0.4%	0.1%	0.3%	15.2%
\$20,000-30,000	7.4%	4.1%	1.5%	0.1%	0.1%	13.3%
\$30,000-40,000	3.8%	6.6%	1.1%	0.0%	0.2%	11.6%
\$40,000-50,000	2.7%	7.6%	0.6%	0.2%	0.3%	11.5%
\$50,000-60,000	2.5%	6.9%	0.6%	0.2%	0.1%	10.4%
\$60,000-75,000	2.0%	7.4%	0.7%	0.4%	0.2%	10.7%
\$75,000-100,000	2.0%	3.4%	2.7%	0.5%	1.3%	9.9%
\$100,000-125,000	0.6%	4.3%	0.5%	0.1%	0.6%	6.2%
\$125,000-150,000	0.3%	1.5%	0.3%	0.1%	0.5%	2.7%
\$150,000-200,000	0.2%	0.8%	0.2%	0.0%	0.4%	1.5%
\$200,000+	0.2%	1.2%	0.1%	0.0%	0.2%	1.7%
Total	34.8%	50.2%	8.9%	1.8%	4.3%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.2%	1.2%	0.4%	0.4%	0.1%	4.3%
\$10,000-20,000	4.5%	2.7%	0.8%	0.3%	0.2%	8.5%
\$20,000-30,000	3.9%	2.3%	0.8%	0.8%	0.3%	8.1%
\$30,000-40,000	2.4%	4.2%	1.3%	0.5%	0.4%	8.9%
\$40,000-50,000	2.1%	4.2%	1.3%	0.9%	0.9%	9.4%
\$50,000-60,000	2.4%	4.9%	0.6%	1.0%	0.8%	9.7%
\$60,000-75,000	1.7%	6.4%	2.9%	1.3%	0.9%	13.2%
\$75,000-100,000	0.9%	4.0%	5.0%	2.0%	1.4%	13.3%
\$100,000-125,000	0.7%	4.4%	2.4%	4.1%	1.6%	15.2%
\$125,000-150,000	0.5%	2.1%	1.8%	0.5%	0.7%	5.6%
\$150,000-200,000	0.1%	1.2%	0.7%	0.9%	0.7%	3.7%
\$200,000+	0.2%	0.8%	0.3%	0.2%	0.6%	2.1%
Total	21.8%	38.5%	18.3%	12.8%	8.5%	100.0%





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Household by ZIP Code

Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	127	50	64	63	40	344
\$10,000-20,000	133	144	100	28	31	436
\$20,000-30,000	129	86	43	89	49	396
\$30,000-40,000	102	213	62	53	33	463
\$40,000-50,000	78	89	90	128	59	444
\$50,000-60,000	95	150	41	84	59	429
\$60,000-75,000	49	268	164	122	58	661
\$75,000-100,000	22	180	251	169	53	675
\$100,000-125,000	18	110	147	344	74	693
\$125,000-150,000	31	77	89	52	39	288
\$150,000-200,000	4	38	44	67	41	194
\$200,000+	2	15	22	15	24	72
Total	791	1,420	1,117	1,214	560	5,102

Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	217	98	33	4	7	359
\$10,000-20,000	453	235	48	6	32	774
\$20,000-30,000	320	176	66	12	23	597
\$30,000-40,000	138	251	80	7	27	503
\$40,000-50,000	142	296	28	11	38	515
\$50,000-60,000	110	309	38	9	13	479
\$60,000-75,000	113	311	89	24	15	552
\$75,000-100,000	68	219	175	41	63	566
\$100,000-125,000	49	249	54	12	54	418
\$125,000-150,000	20	101	59	7	27	214
\$150,000-200,000	12	61	14	13	19	119
\$200,000+	21	50	10	0	21	104
Total	1,663	2,356	694	146	341	5,200

Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	166	51	11	3	4	235
\$10,000-20,000	372	180	13	6	15	586
\$20,000-30,000	248	141	55	3	8	455
\$30,000-40,000	119	201	45	3	6	374
\$40,000-50,000	101	227	19	8	12	367
\$50,000-60,000	80	220	29	9	4	342
\$60,000-75,000	66	219	25	16	6	332
\$75,000-100,000	67	116	90	20	41	334
\$100,000-125,000	25	129	15	7	19	195
\$125,000-150,000	12	50	8	3	16	89
\$150,000-200,000	8	27	5	1	12	53
\$200,000+	8	24	6	0	8	56
Total	1,272	1,595	321	79	151	3,418

Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	344	148	97	67	47	703
\$10,000-20,000	586	379	148	34	63	1,210
\$20,000-30,000	449	262	109	101	72	993
\$30,000-40,000	240	464	142	60	60	966
\$40,000-50,000	220	385	118	139	97	959
\$50,000-60,000	205	459	79	93	72	908
\$60,000-75,000	162	579	253	146	73	1,213
\$75,000-100,000	90	399	426	210	116	1,241
\$100,000-125,000	67	359	201	356	128	1,111
\$125,000-150,000	51	178	148	59	66	502
\$150,000-200,000	16	99	58	80	60	313
\$200,000+	24	65	32	15	47	183
Total	2,454	3,776	1,811	1,360	901	10,302

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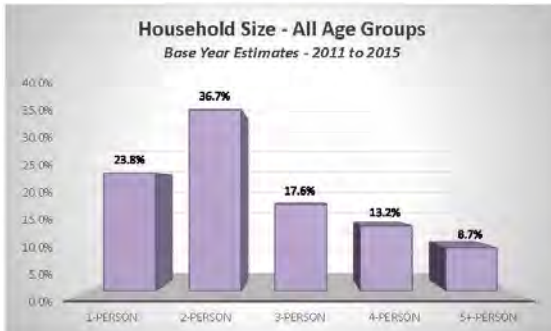
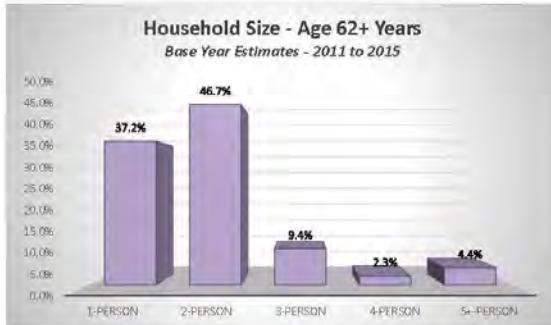
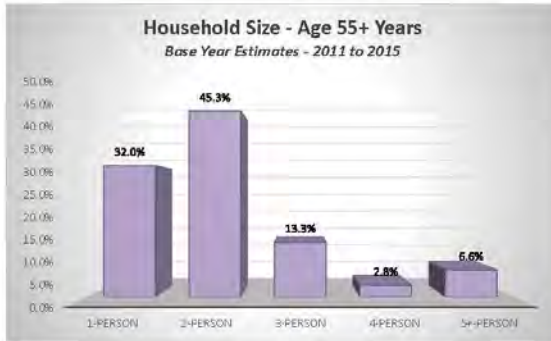
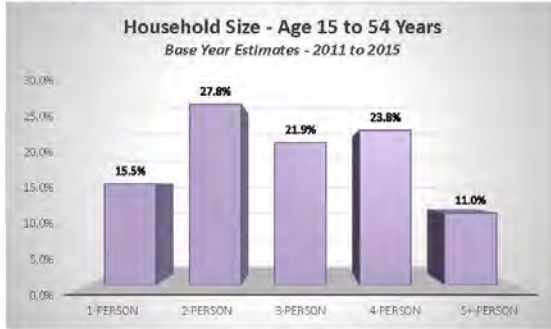
Household by income

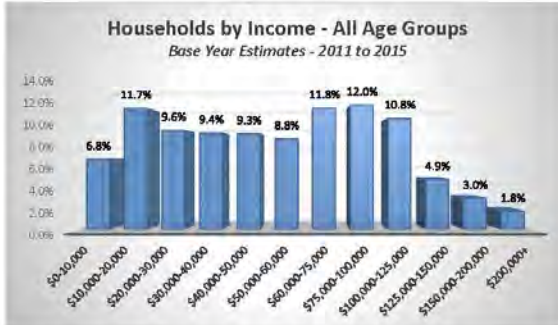
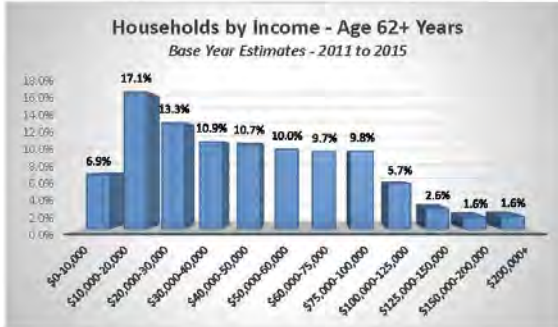
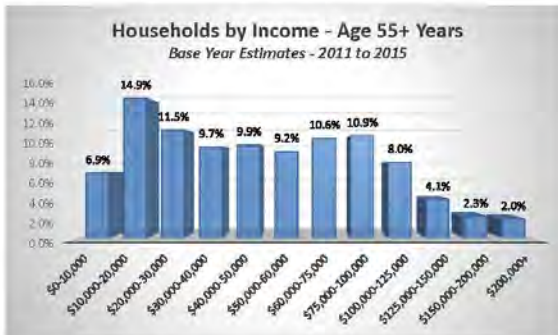
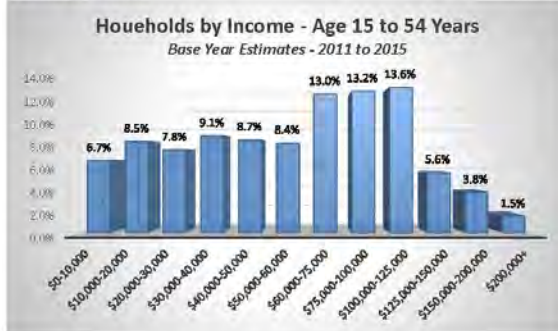
Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.5%	1.0%	1.3%	1.2%	0.8%	6.7%
\$10,000-20,000	2.6%	2.8%	2.0%	0.5%	0.6%	8.5%
\$20,000-30,000	2.5%	1.7%	0.8%	1.7%	1.0%	7.8%
\$30,000-40,000	2.0%	4.2%	1.2%	1.0%	0.6%	9.1%
\$40,000-50,000	1.5%	1.7%	1.8%	2.5%	1.2%	8.7%
\$50,000-60,000	1.9%	2.9%	0.8%	1.6%	1.2%	8.4%
\$60,000-75,000	1.0%	5.3%	3.2%	2.4%	1.1%	13.0%
\$75,000-100,000	0.4%	3.5%	4.9%	3.3%	1.0%	13.2%
\$100,000-125,000	0.4%	2.2%	2.9%	6.7%	1.5%	13.6%
\$125,000-150,000	0.6%	1.5%	1.7%	1.0%	0.8%	5.6%
\$150,000-200,000	0.1%	0.7%	0.9%	1.3%	0.8%	3.8%
\$200,000+	0.1%	0.3%	0.4%	0.3%	0.5%	1.5%
Total	15.5%	27.8%	21.9%	23.8%	11.0%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.2%	1.9%	0.6%	0.1%	0.1%	6.9%
\$10,000-20,000	8.7%	4.5%	0.9%	0.1%	0.6%	14.9%
\$20,000-30,000	6.2%	3.4%	1.3%	0.2%	0.4%	11.5%
\$30,000-40,000	2.7%	4.8%	1.5%	0.1%	0.5%	9.7%
\$40,000-50,000	2.7%	5.7%	0.5%	0.2%	0.7%	9.9%
\$50,000-60,000	2.1%	5.9%	0.7%	0.2%	0.3%	9.2%
\$60,000-75,000	2.2%	6.0%	1.7%	0.5%	0.3%	10.6%
\$75,000-100,000	1.3%	4.2%	3.4%	0.8%	1.2%	10.9%
\$100,000-125,000	0.9%	4.8%	1.0%	0.2%	1.0%	8.0%
\$125,000-150,000	0.4%	1.9%	1.1%	0.1%	0.5%	4.1%
\$150,000-200,000	0.2%	1.2%	0.3%	0.3%	0.4%	2.3%
\$200,000+	0.4%	1.0%	0.2%	0.0%	0.4%	2.0%
Total	32.0%	45.3%	13.3%	2.8%	6.6%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.9%	1.5%	0.3%	0.1%	0.1%	6.9%
\$10,000-20,000	10.9%	5.3%	0.4%	0.2%	0.4%	17.1%
\$20,000-30,000	7.3%	4.1%	1.6%	0.1%	0.2%	13.3%
\$30,000-40,000	3.5%	5.9%	1.3%	0.1%	0.2%	10.9%
\$40,000-50,000	3.0%	6.6%	0.6%	0.2%	0.4%	10.7%
\$50,000-60,000	2.3%	6.4%	0.8%	0.3%	0.1%	10.0%
\$60,000-75,000	1.9%	6.4%	0.7%	0.5%	0.2%	9.7%
\$75,000-100,000	2.0%	3.4%	2.6%	0.6%	1.2%	9.8%
\$100,000-125,000	0.7%	3.8%	0.4%	0.2%	0.6%	5.7%
\$125,000-150,000	0.4%	1.5%	0.2%	0.1%	0.5%	2.6%
\$150,000-200,000	0.2%	0.8%	0.1%	0.0%	0.4%	1.6%
\$200,000+	0.2%	1.0%	0.2%	0.0%	0.2%	1.6%
Total	37.2%	46.7%	9.4%	2.3%	4.4%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.3%	1.4%	0.9%	0.7%	0.5%	6.8%
\$10,000-20,000	5.7%	3.7%	1.4%	0.3%	0.6%	11.7%
\$20,000-30,000	4.4%	2.5%	1.1%	1.0%	0.7%	9.6%
\$30,000-40,000	2.3%	4.5%	1.4%	0.6%	0.6%	9.4%
\$40,000-50,000	2.1%	3.7%	1.1%	1.3%	0.9%	9.3%
\$50,000-60,000	2.0%	4.5%	0.8%	0.9%	0.7%	8.8%
\$60,000-75,000	1.6%	5.6%	2.5%	1.4%	0.7%	11.8%
\$75,000-100,000	0.9%	3.9%	4.1%	2.0%	1.1%	12.0%
\$100,000-125,000	0.7%	3.5%	2.0%	3.5%	1.2%	10.8%
\$125,000-150,000	0.5%	1.7%	1.4%	0.6%	0.6%	4.9%
\$150,000-200,000	0.2%	1.0%	0.6%	0.8%	0.6%	3.0%
\$200,000+	0.2%	0.6%	0.3%	0.1%	0.5%	1.8%
Total	23.8%	36.7%	17.6%	13.2%	8.7%	100.0%







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Community Credits

Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	41	1	33	29	13	117
\$10,000-20,000	59	63	51	5	20	198
\$20,000-30,000	72	51	52	33	24	232
\$30,000-40,000	28	85	16	12	11	152
\$40,000-50,000	34	27	3	53	17	134
\$50,000-60,000	12	35	31	16	9	103
\$60,000-75,000	14	42	15	16	4	91
\$75,000-100,000	14	79	18	51	10	167
\$100,000-125,000	5	1	11	21	1	39
\$125,000-150,000	8	6	7	19	8	48
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	2	1	1	1	1	6
Total	293	386	238	256	118	1,291

Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	104	47	5	4	7	167
\$10,000-20,000	159	29	12	6	22	228
\$20,000-30,000	87	38	17	9	26	177
\$30,000-40,000	28	10	11	9	17	75
\$40,000-50,000	31	30	9	2	5	77
\$50,000-60,000	24	42	6	5	3	80
\$60,000-75,000	20	16	3	8	1	48
\$75,000-100,000	21	33	25	5	3	87
\$100,000-125,000	11	7	8	3	4	33
\$125,000-150,000	33	26	8	3	17	87
\$150,000-200,000	20	7	0	4	6	37
\$200,000+	13	2	0	2	12	36
Total	551	294	104	60	123	1,132

Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	72	17	5	3	6	103
\$10,000-20,000	137	27	3	5	4	176
\$20,000-30,000	70	32	16	3	2	123
\$30,000-40,000	14	10	11	7	3	45
\$40,000-50,000	30	8	1	1	4	44
\$50,000-60,000	21	31	6	4	3	65
\$60,000-75,000	18	3	2	4	1	28
\$75,000-100,000	20	33	24	4	2	83
\$100,000-125,000	9	6	6	2	3	26
\$125,000-150,000	20	17	6	2	4	49
\$150,000-200,000	18	5	0	4	0	27
\$200,000+	2	2	0	1	2	15
Total	438	192	80	40	34	784

Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	145	48	38	33	20	284
\$10,000-20,000	218	92	63	11	42	426
\$20,000-30,000	159	89	69	42	50	409
\$30,000-40,000	56	95	27	21	28	227
\$40,000-50,000	65	57	12	55	22	211
\$50,000-60,000	36	77	37	21	12	183
\$60,000-75,000	34	58	18	24	5	139
\$75,000-100,000	35	107	43	56	13	254
\$100,000-125,000	16	8	19	24	5	72
\$125,000-150,000	41	32	15	22	25	135
\$150,000-200,000	24	7	0	4	6	41
\$200,000+	15	10	1	3	13	42
Total	844	680	342	316	241	2,423



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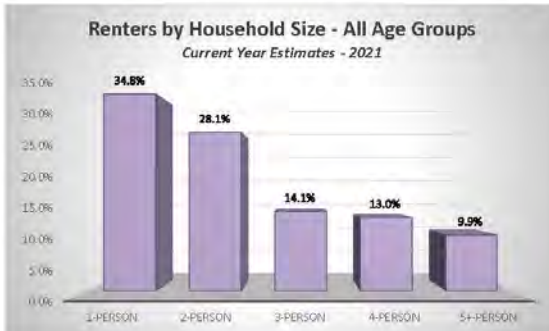
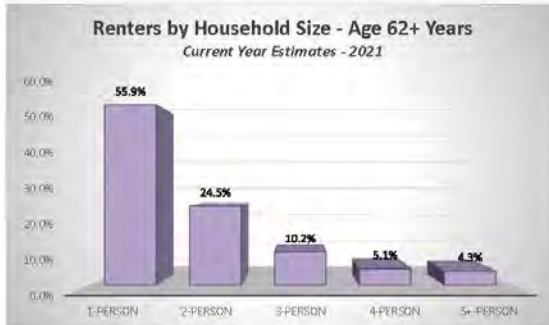
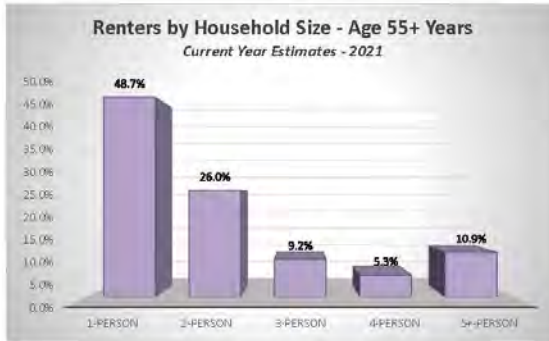
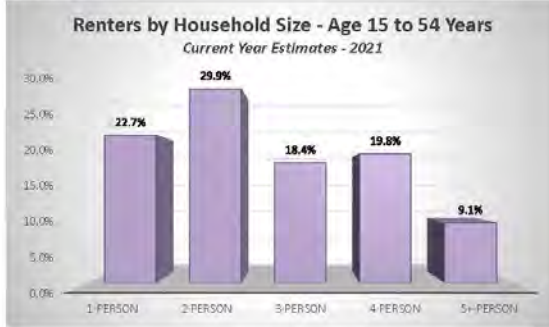
Geography Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.2%	0.1%	2.6%	2.2%	1.0%	9.1%
\$10,000-20,000	4.6%	4.9%	4.0%	0.4%	1.5%	15.3%
\$20,000-30,000	5.6%	4.0%	4.0%	2.6%	1.9%	18.0%
\$30,000-40,000	2.2%	6.6%	1.2%	0.9%	0.9%	11.8%
\$40,000-50,000	2.6%	2.1%	0.2%	4.1%	1.3%	10.4%
\$50,000-60,000	0.9%	2.7%	2.4%	1.2%	0.7%	8.0%
\$60,000-75,000	1.1%	3.3%	1.2%	1.2%	0.3%	7.0%
\$75,000-100,000	1.1%	5.7%	1.4%	4.0%	0.8%	12.9%
\$100,000-125,000	0.4%	0.1%	0.9%	1.6%	0.1%	3.0%
\$125,000-150,000	0.6%	0.5%	0.5%	1.5%	0.6%	3.7%
\$150,000-200,000	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
\$200,000+	0.7%	0.1%	0.1%	0.1%	0.1%	0.5%
Total	22.7%	29.9%	18.4%	19.8%	9.1%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.2%	4.2%	0.4%	0.4%	0.6%	14.8%
\$10,000-20,000	14.0%	2.6%	1.1%	0.5%	1.9%	20.1%
\$20,000-30,000	7.7%	3.4%	1.5%	0.8%	2.3%	15.6%
\$30,000-40,000	2.5%	0.9%	1.0%	0.8%	1.5%	6.6%
\$40,000-50,000	2.7%	2.7%	0.8%	0.2%	0.4%	6.8%
\$50,000-60,000	2.1%	3.7%	0.5%	0.4%	0.3%	7.1%
\$60,000-75,000	1.8%	1.4%	0.3%	0.7%	0.1%	4.2%
\$75,000-100,000	1.9%	2.9%	2.2%	0.4%	0.3%	7.7%
\$100,000-125,000	1.0%	0.6%	0.7%	0.3%	0.4%	2.9%
\$125,000-150,000	2.9%	2.3%	0.7%	0.3%	1.5%	7.7%
\$150,000-200,000	1.8%	0.6%	0.0%	0.4%	0.3%	3.3%
\$200,000+	1.1%	0.8%	0.0%	0.2%	1.1%	3.2%
Total	48.7%	26.0%	9.2%	5.3%	10.9%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.2%	2.2%	0.6%	0.4%	0.8%	13.1%
\$10,000-20,000	17.5%	3.4%	0.4%	0.6%	0.5%	22.4%
\$20,000-30,000	8.9%	4.1%	2.0%	0.4%	0.3%	15.7%
\$30,000-40,000	1.8%	1.3%	1.4%	0.9%	0.4%	5.7%
\$40,000-50,000	3.8%	1.0%	0.1%	0.1%	0.5%	5.6%
\$50,000-60,000	2.7%	4.0%	0.8%	0.5%	0.4%	8.3%
\$60,000-75,000	2.3%	0.4%	0.3%	0.5%	0.1%	3.6%
\$75,000-100,000	2.6%	4.2%	3.1%	0.5%	0.3%	10.6%
\$100,000-125,000	1.1%	0.8%	0.8%	0.3%	0.4%	3.3%
\$125,000-150,000	2.6%	2.2%	0.8%	0.3%	0.5%	6.3%
\$150,000-200,000	2.3%	0.6%	0.0%	0.5%	0.0%	3.4%
\$200,000+	1.1%	0.4%	0.0%	0.1%	0.3%	1.9%
Total	55.9%	24.5%	10.2%	5.1%	4.3%	100.0%

Percent Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	2.0%	1.6%	1.4%	0.8%	11.7%
\$10,000-20,000	9.0%	3.8%	2.6%	0.5%	1.7%	17.6%
\$20,000-30,000	6.6%	3.7%	2.8%	1.7%	2.1%	16.9%
\$30,000-40,000	2.3%	3.9%	1.1%	0.9%	1.2%	9.4%
\$40,000-50,000	2.7%	2.4%	0.5%	2.3%	0.9%	8.7%
\$50,000-60,000	1.5%	3.2%	1.5%	0.9%	0.5%	7.6%
\$60,000-75,000	1.4%	2.4%	0.7%	1.0%	0.2%	5.7%
\$75,000-100,000	1.4%	4.4%	1.8%	2.3%	0.5%	10.5%
\$100,000-125,000	0.7%	0.3%	0.8%	1.0%	0.2%	3.0%
\$125,000-150,000	1.7%	1.3%	0.6%	0.9%	1.0%	5.6%
\$150,000-200,000	1.0%	0.3%	0.0%	0.2%	0.2%	1.7%
\$200,000+	0.6%	0.4%	0.0%	0.1%	0.5%	1.7%
Total	34.8%	28.1%	14.1%	13.0%	9.9%	100.0%





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Market Area

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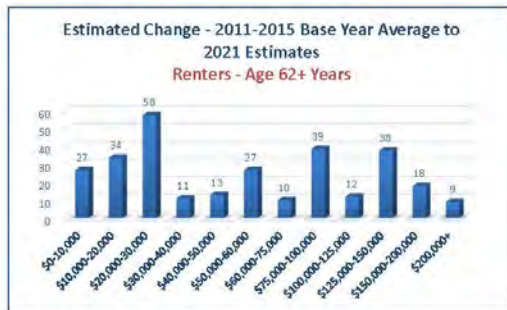
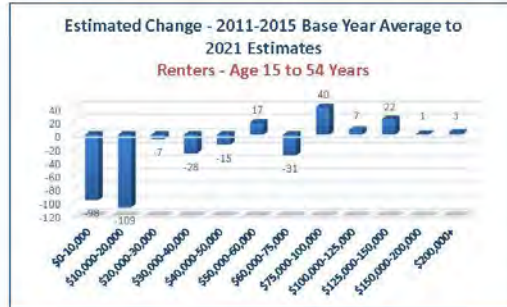
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Renter Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-47	-1	-29	-2	-21	-98	-16%
\$10,000-20,000	-26	-55	-18	-3	-7	-109	-36%
\$20,000-30,000	-24	1	12	-5	-6	-7	-3%
\$30,000-40,000	-2	-26	-3	-4	7	-28	-16%
\$40,000-50,000	5	-5	0	-8	-7	-15	-10%
\$50,000-60,000	8	-5	9	3	2	17	20%
\$60,000-75,000	0	-17	-1	-16	3	-31	-25%
\$75,000-100,000	9	13	6	5	7	40	31%
\$100,000-125,000	5	0	2	1	-1	7	22%
\$125,000-150,000	4	6	4	0	8	22	85%
\$150,000-200,000	4	0	-1	-2	0	1	3%
\$200,000+	1	1	1	-1	1	3	100%
Total Change	-63	-86	-13	-22	-14	-198	-13%
Percent Change	-18%	-18%	-5%	-8%	-11%	-13%	

Renter Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	25	-5	0	4	3	27	19%
\$10,000-20,000	16	-11	-1	2	2	8	4%
\$20,000-30,000	48	13	7	-1	9	74	72%
\$30,000-40,000	14	-1	-4	2	-3	8	12%
\$40,000-50,000	8	12	-1	-2	3	20	35%
\$50,000-60,000	15	20	-4	3	2	36	82%
\$60,000-75,000	11	8	-2	-1	0	16	59%
\$75,000-100,000	12	16	11	0	0	39	81%
\$100,000-125,000	4	5	7	-2	3	17	106%
\$125,000-150,000	28	20	7	2	7	64	278%
\$150,000-200,000	16	2	0	2	3	23	164%
\$200,000+	10	8	-4	2	11	27	300%
Total Change	207	87	16	11	38	359	46%
Percent Change	60%	42%	18%	22%	45%	46%	

Renter Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	19	1	2	3	3	27	36%
\$10,000-20,000	26	-3	1	1	-1	34	24%
\$20,000-30,000	40	12	6	2	-2	58	89%
\$30,000-40,000	5	2	-2	4	2	11	32%
\$40,000-50,000	9	4	-1	-1	2	13	42%
\$50,000-60,000	13	14	-4	2	2	27	71%
\$60,000-75,000	11	2	-3	0	0	10	56%
\$75,000-100,000	12	16	12	0	-1	39	89%
\$100,000-125,000	3	4	5	-2	2	12	86%
\$125,000-150,000	17	12	6	1	2	38	345%
\$150,000-200,000	15	1	0	3	-1	18	200%
\$200,000+	7	3	-3	1	1	9	150%
Total Change	186	68	19	14	9	296	61%
Percent Change	70%	35%	31%	51%	36%	61%	

Renter Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	22	-4	-29	2	-18	-71	-20%
\$10,000-20,000	-10	-66	-19	-1	-5	-101	-19%
\$20,000-30,000	24	14	34	4	1	67	20%
\$30,000-40,000	12	-27	-7	-2	4	-20	-8%
\$40,000-50,000	13	7	-1	-10	-4	5	2%
\$50,000-60,000	23	15	5	6	4	53	41%
\$60,000-75,000	11	-8	-3	-17	3	-15	-10%
\$75,000-100,000	21	29	17	5	7	79	45%
\$100,000-125,000	9	5	9	-1	2	24	50%
\$125,000-150,000	32	26	11	2	15	86	176%
\$150,000-200,000	20	2	-1	0	3	24	111%
\$200,000+	11	2	-1	1	12	25	250%
Total	144	1	3	-11	24	161	7%
Percent Change	21%	0%	1%	-2%	11%	7%	



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Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	32	26	1	24	1	84
\$10,000-20,000	31	14	14	19	0	78
\$20,000-30,000	35	27	10	46	4	122
\$30,000-40,000	48	65	48	23	32	216
\$40,000-50,000	35	31	51	32	20	169
\$50,000-60,000	57	87	9	38	35	226
\$60,000-75,000	35	162	117	69	34	417
\$75,000-100,000	20	102	243	143	32	540
\$100,000-125,000	19	75	108	294	44	540
\$125,000-150,000	48	94	113	49	70	374
\$150,000-200,000	14	73	85	122	46	340
\$200,000+	0	32	117	29	18	203
Total	374	795	916	888	336	3,309

Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	137	60	15	4	1	217
\$10,000-20,000	277	126	23	1	6	433
\$20,000-30,000	335	161	66	4	0	566
\$30,000-40,000	168	273	57	3	6	507
\$40,000-50,000	126	294	18	10	28	476
\$50,000-60,000	97	246	16	11	4	374
\$60,000-75,000	101	374	75	30	18	598
\$75,000-100,000	103	266	177	50	64	660
\$100,000-125,000	68	340	85	3	41	537
\$125,000-150,000	56	175	88	9	34	362
\$150,000-200,000	35	145	36	29	52	297
\$200,000+	43	55	6	3	51	158
Total	1,546	2,515	662	157	305	5,185

Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	121	51	5	3	1	181
\$10,000-20,000	252	109	11	1	6	379
\$20,000-30,000	274	140	62	4	0	480
\$30,000-40,000	155	244	40	1	6	446
\$40,000-50,000	90	244	18	9	5	366
\$50,000-60,000	59	170	11	11	1	252
\$60,000-75,000	68	289	35	23	9	424
\$75,000-100,000	103	146	91	30	47	417
\$100,000-125,000	49	221	46	0	15	331
\$125,000-150,000	43	90	12	5	28	178
\$150,000-200,000	30	81	11	2	38	162
\$200,000+	2	48	2	2	15	70
Total	1,253	1,833	344	91	171	3,692

Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	169	86	16	28	2	301
\$10,000-20,000	308	140	37	20	6	511
\$20,000-30,000	370	188	76	50	4	688
\$30,000-40,000	216	338	105	26	38	723
\$40,000-50,000	161	325	69	42	48	645
\$50,000-60,000	154	333	25	49	39	600
\$60,000-75,000	136	536	192	99	52	1,015
\$75,000-100,000	123	368	430	193	96	1,200
\$100,000-125,000	87	415	193	297	85	1,077
\$125,000-150,000	104	269	201	58	104	736
\$150,000-200,000	49	218	121	151	98	637
\$200,000+	43	94	123	32	69	361
Total	1,920	3,310	1,578	1,045	641	8,494

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Market Area

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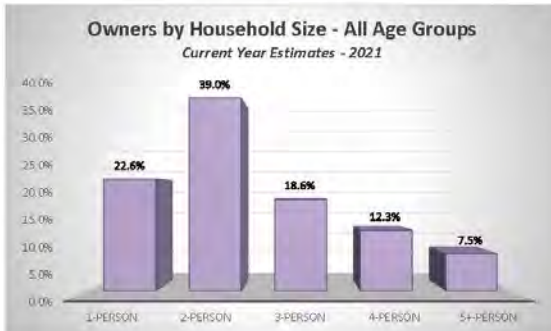
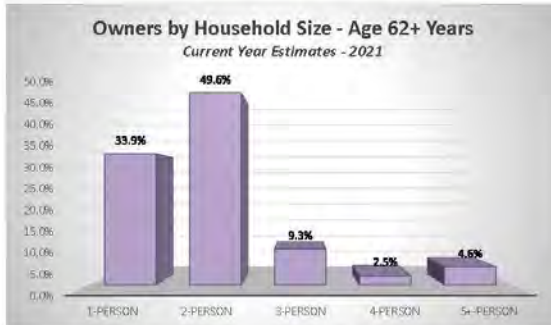
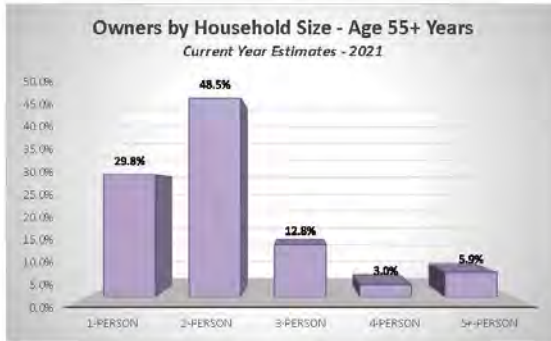
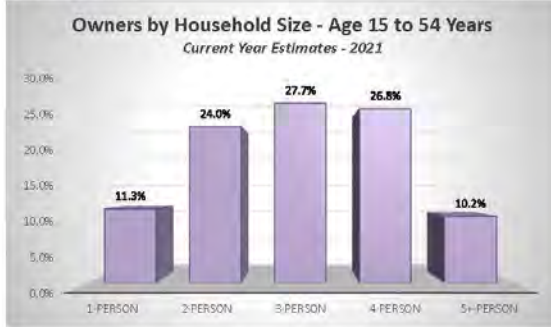
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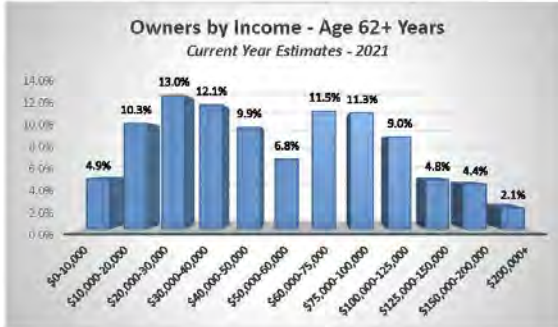
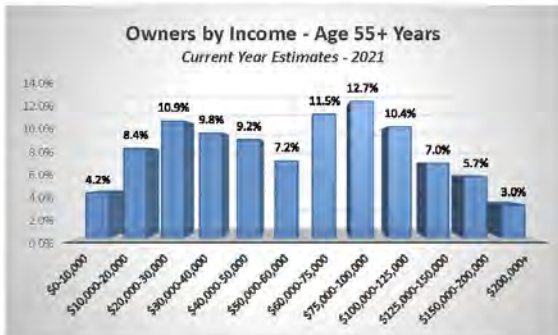
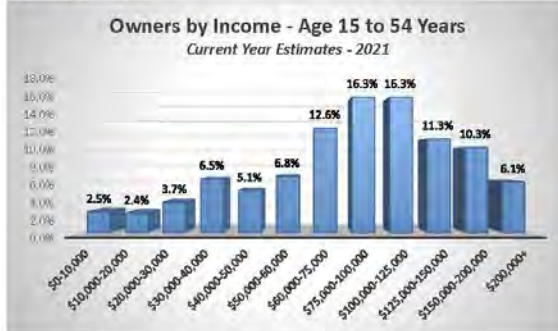
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.0%	0.8%	0.0%	0.7%	0.0%	2.5%
\$10,000-20,000	0.9%	0.4%	0.4%	0.6%	0.0%	2.4%
\$20,000-30,000	1.1%	0.8%	0.3%	1.4%	0.1%	3.7%
\$30,000-40,000	1.5%	2.0%	1.5%	0.7%	1.0%	6.5%
\$40,000-50,000	1.1%	0.9%	1.5%	1.0%	0.6%	5.1%
\$50,000-60,000	1.7%	2.6%	0.3%	1.1%	1.1%	6.8%
\$60,000-75,000	1.1%	4.9%	3.5%	2.1%	1.0%	12.6%
\$75,000-100,000	0.6%	3.1%	7.3%	4.3%	1.0%	16.3%
\$100,000-125,000	0.6%	2.3%	3.3%	8.9%	1.3%	16.3%
\$125,000-150,000	1.5%	2.8%	3.4%	1.5%	2.1%	11.3%
\$150,000-200,000	0.4%	2.2%	2.6%	3.7%	1.4%	10.3%
\$200,000+	0.0%	1.2%	3.2%	0.9%	0.3%	6.1%
Total	11.3%	24.0%	27.7%	26.8%	10.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.6%	1.2%	0.3%	0.1%	0.0%	4.2%
\$10,000-20,000	5.3%	2.4%	0.4%	0.0%	0.1%	8.4%
\$20,000-30,000	6.5%	3.1%	1.3%	0.1%	0.0%	10.9%
\$30,000-40,000	3.2%	5.3%	1.1%	0.1%	0.1%	9.8%
\$40,000-50,000	2.4%	5.7%	0.3%	0.2%	0.5%	9.2%
\$50,000-60,000	1.9%	4.7%	0.3%	0.2%	0.1%	7.2%
\$60,000-75,000	1.9%	7.2%	1.4%	0.6%	0.3%	11.5%
\$75,000-100,000	2.0%	5.1%	3.4%	1.0%	1.2%	12.7%
\$100,000-125,000	1.3%	6.6%	1.6%	0.1%	0.8%	10.4%
\$125,000-150,000	1.1%	3.4%	1.7%	0.2%	0.7%	7.0%
\$150,000-200,000	0.7%	2.8%	0.7%	0.6%	1.0%	5.7%
\$200,000+	0.8%	1.1%	0.1%	0.1%	1.0%	3.0%
Total	29.8%	48.5%	12.8%	3.0%	5.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.3%	1.4%	0.1%	0.1%	0.0%	4.9%
\$10,000-20,000	6.8%	3.0%	0.3%	0.0%	0.2%	10.3%
\$20,000-30,000	7.4%	3.8%	1.7%	0.1%	0.0%	13.0%
\$30,000-40,000	4.2%	6.6%	1.1%	0.0%	0.2%	12.1%
\$40,000-50,000	2.4%	6.6%	0.5%	0.2%	0.1%	9.9%
\$50,000-60,000	1.6%	4.6%	0.3%	0.3%	0.0%	6.8%
\$60,000-75,000	1.8%	7.8%	0.9%	0.6%	0.2%	11.5%
\$75,000-100,000	2.8%	4.0%	2.5%	0.8%	1.3%	11.4%
\$100,000-125,000	1.3%	6.0%	1.2%	0.0%	0.4%	9.0%
\$125,000-150,000	1.2%	2.4%	0.3%	0.1%	0.8%	4.8%
\$150,000-200,000	0.8%	2.2%	0.3%	0.1%	1.0%	4.4%
\$200,000+	0.2%	1.3%	0.1%	0.1%	0.4%	2.1%
Total	33.9%	49.6%	9.3%	2.5%	4.6%	100.0%

Percent Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.0%	1.0%	0.2%	0.3%	0.0%	3.5%
\$10,000-20,000	3.6%	1.6%	0.4%	0.2%	0.1%	6.0%
\$20,000-30,000	4.4%	2.2%	0.9%	0.6%	0.0%	8.1%
\$30,000-40,000	2.8%	4.0%	1.2%	0.3%	0.4%	8.5%
\$40,000-50,000	1.9%	3.8%	0.8%	0.5%	0.6%	7.6%
\$50,000-60,000	1.8%	3.9%	0.3%	0.6%	0.5%	7.1%
\$60,000-75,000	1.6%	6.3%	2.3%	1.2%	0.6%	11.9%
\$75,000-100,000	1.4%	4.2%	4.9%	2.3%	1.1%	14.1%
\$100,000-125,000	1.0%	4.9%	2.3%	3.5%	1.0%	12.7%
\$125,000-150,000	1.2%	3.2%	2.4%	0.7%	1.2%	8.7%
\$150,000-200,000	0.6%	2.6%	1.4%	1.8%	1.2%	7.5%
\$200,000+	0.5%	1.1%	1.4%	0.4%	0.8%	4.3%
Total	22.6%	39.0%	18.6%	12.3%	7.5%	100.0%





HISTA 2.2 Summary Data

Market Area

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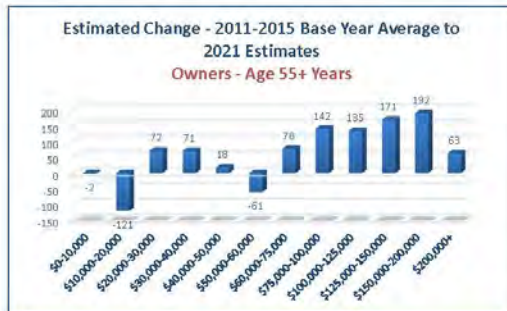
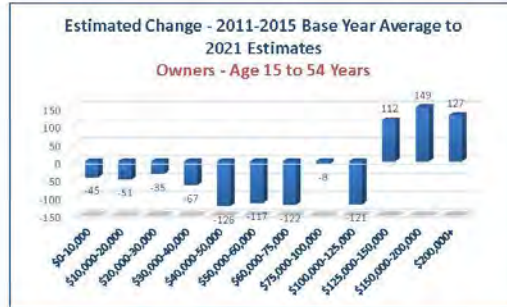
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Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-7	-24	-1	-8	-5	-45	-35%
\$10,000-20,000	-17	-12	-17	-1	-4	-51	-40%
\$20,000-30,000	2	9	2	-15	-15	-35	-22%
\$30,000-40,000	-24	-37	5	-14	3	-67	-24%
\$40,000-50,000	-14	-26	-36	-35	-15	-126	-43%
\$50,000-60,000	-34	-23	-10	-33	-17	-117	-34%
\$60,000-75,000	0	-47	-31	-21	-23	-122	-23%
\$75,000-100,000	3	-17	4	20	-18	-8	-2%
\$100,000-125,000	1	-34	-30	-30	-28	-121	-18%
\$125,000-150,000	21	17	27	16	31	112	43%
\$150,000-200,000	10	35	42	57	5	149	78%
\$200,000+	-2	24	22	10	-6	127	167%
Total Change	-61	-153	50	-48	-92	-304	-8%
Percent Change	-14%	-16%	6%	-5%	-21%	-8%	

Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	14	-13	0	-2	-2	-1%
\$10,000-20,000	-39	-69	-12	-1	-6	-121	-22%
\$20,000-30,000	54	10	10	2	-4	72	15%
\$30,000-40,000	44	33	-8	3	-1	71	16%
\$40,000-50,000	7	16	0	3	-8	18	4%
\$50,000-60,000	-4	-41	-12	4	-8	-61	-14%
\$60,000-75,000	-3	71	-9	15	4	78	15%
\$75,000-100,000	44	64	16	14	4	142	27%
\$100,000-125,000	26	93	32	-4	-12	135	34%
\$125,000-150,000	41	80	30	3	17	171	90%
\$150,000-200,000	27	89	22	18	36	192	182%
\$200,000+	22	6	0	2	22	63	66%
Total Change	227	366	56	60	49	758	17%
Percent Change	17%	17%	9%	62%	19%	17%	

Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	9	16	-3	0	0	22	14%
\$10,000-20,000	-19	-41	0	-1	-4	-65	-15%
\$20,000-30,000	56	19	17	2	44	90	23%
\$30,000-40,000	45	51	8	1	1	106	31%
\$40,000-50,000	10	21	1	3	-5	30	9%
\$50,000-60,000	-13	-33	-8	4	-2	-52	-17%
\$60,000-75,000	9	71	15	11	4	110	35%
\$75,000-100,000	44	47	13	14	9	127	44%
\$100,000-125,000	30	94	32	-3	-3	150	83%
\$125,000-150,000	34	45	4	3	14	100	128%
\$150,000-200,000	25	58	6	2	27	118	268%
\$200,000+	3	15	1	2	8	29	52%
Total Change	233	362	84	38	45	762	26%
Percent Change	23%	25%	32%	72%	36%	26%	

Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-9	-10	-14	-8	-7	-47	-14%
\$10,000-20,000	-50	-81	-29	-2	-10	-172	-25%
\$20,000-30,000	56	1	12	-13	-19	37	6%
\$30,000-40,000	20	-4	-3	-11	2	4	1%
\$40,000-50,000	-7	-10	-36	-32	-23	-108	-19%
\$50,000-60,000	-38	-64	-22	-29	-25	-178	-23%
\$60,000-75,000	-3	24	-40	-6	-19	-44	-7%
\$75,000-100,000	47	47	20	34	-14	134	13%
\$100,000-125,000	27	59	2	-34	-40	14	1%
\$125,000-150,000	62	97	57	19	48	283	62%
\$150,000-200,000	37	124	64	75	41	341	115%
\$200,000+	23	10	25	12	23	100	111%
Total	166	213	106	12	-43	454	6%
Percent Change	9%	7%	7%	1%	-6%	6%	



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Market Area

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Household by ZIP Code

Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	73	27	34	53	14	201
\$10,000-20,000	90	77	65	24	20	276
\$20,000-30,000	107	78	62	79	28	354
\$30,000-40,000	76	150	64	35	43	368
\$40,000-50,000	69	58	54	85	37	303
\$50,000-60,000	69	122	40	54	44	329
\$60,000-75,000	49	204	132	85	38	508
\$75,000-100,000	34	176	261	194	42	707
\$100,000-125,000	24	76	119	315	45	579
\$125,000-150,000	56	100	120	68	78	422
\$150,000-200,000	18	73	85	122	46	344
\$200,000+	2	40	118	30	19	209
Total	667	1,181	1,154	1,144	454	4,600

Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	241	107	20	8	8	384
\$10,000-20,000	436	155	35	7	28	661
\$20,000-30,000	422	199	83	13	26	743
\$30,000-40,000	196	283	68	12	23	582
\$40,000-50,000	157	324	27	12	33	553
\$50,000-60,000	121	288	22	16	7	454
\$60,000-75,000	121	390	78	38	19	646
\$75,000-100,000	124	299	202	55	67	747
\$100,000-125,000	79	347	93	6	45	570
\$125,000-150,000	89	201	96	12	51	449
\$150,000-200,000	55	152	36	33	58	334
\$200,000+	56	64	6	5	63	194
Total	2,897	2,809	766	217	428	6,317

Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	193	68	10	6	7	284
\$10,000-20,000	389	136	14	6	10	555
\$20,000-30,000	344	172	78	7	2	603
\$30,000-40,000	169	254	51	8	9	491
\$40,000-50,000	120	252	19	10	9	410
\$50,000-60,000	80	201	17	15	4	317
\$60,000-75,000	86	292	37	27	10	452
\$75,000-100,000	123	179	115	34	49	500
\$100,000-125,000	58	227	52	2	18	357
\$125,000-150,000	63	107	18	7	32	227
\$150,000-200,000	48	86	11	6	38	189
\$200,000+	18	51	2	2	17	91
Total	1,691	2,025	424	131	205	4,476

Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	314	134	54	61	22	585
\$10,000-20,000	526	232	100	31	48	937
\$20,000-30,000	529	277	145	92	54	1,097
\$30,000-40,000	272	433	132	47	66	950
\$40,000-50,000	226	382	81	97	70	856
\$50,000-60,000	190	410	62	70	51	783
\$60,000-75,000	170	594	210	123	57	1,154
\$75,000-100,000	158	475	463	249	109	1,454
\$100,000-125,000	103	423	212	321	90	1,149
\$125,000-150,000	145	301	216	80	129	871
\$150,000-200,000	73	225	121	155	104	678
\$200,000+	58	104	124	35	82	403
Total	2,764	3,990	1,920	1,361	882	10,917

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Market Area

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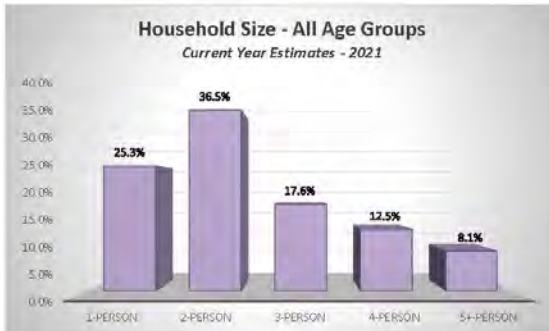
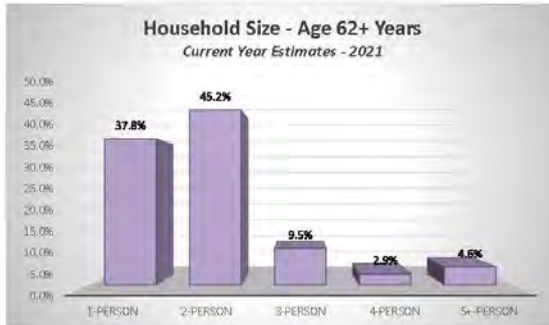
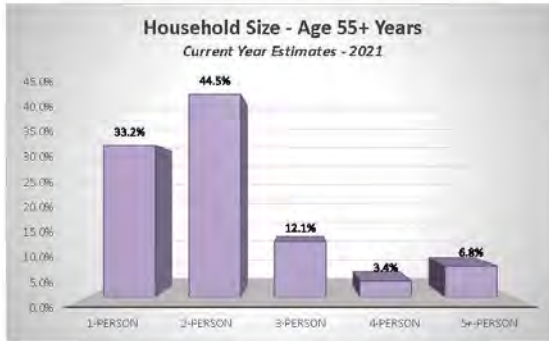
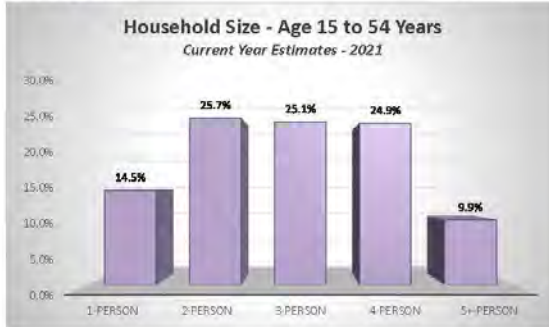
Household by income

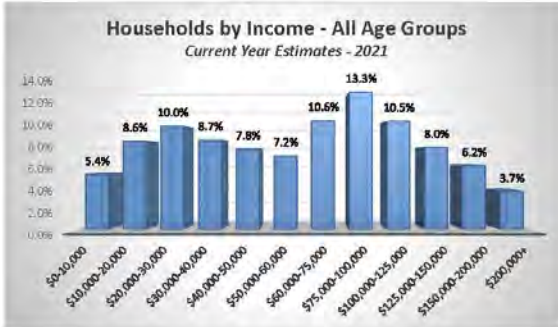
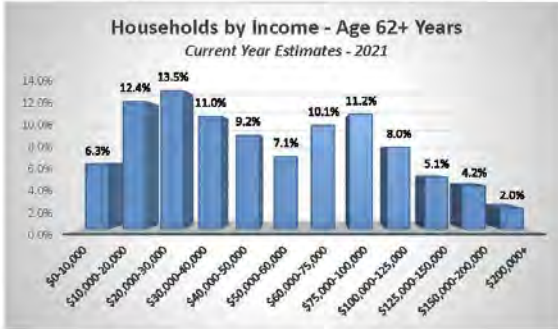
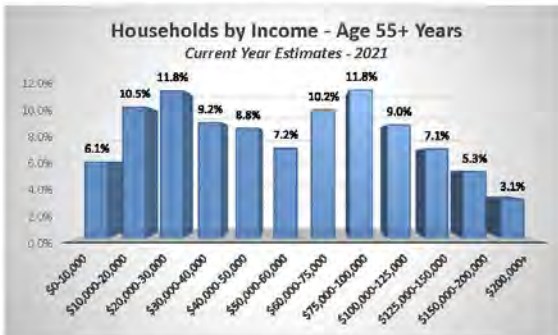
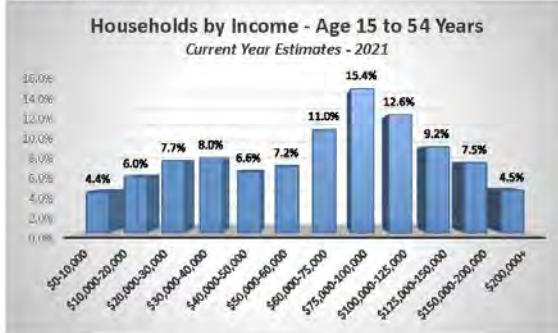
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.6%	0.6%	0.7%	1.2%	0.3%	4.4%
\$10,000-20,000	2.0%	1.7%	1.4%	0.5%	0.4%	6.0%
\$20,000-30,000	2.3%	1.7%	1.3%	1.7%	0.6%	7.7%
\$30,000-40,000	1.7%	3.3%	1.4%	0.8%	0.9%	8.0%
\$40,000-50,000	1.5%	1.3%	1.2%	1.8%	0.8%	6.6%
\$50,000-60,000	1.5%	2.7%	0.9%	1.2%	1.0%	7.2%
\$60,000-75,000	1.1%	4.4%	2.9%	1.8%	0.8%	11.0%
\$75,000-100,000	0.7%	3.8%	5.7%	4.2%	0.9%	15.4%
\$100,000-125,000	0.5%	1.7%	2.6%	6.8%	1.0%	12.6%
\$125,000-150,000	1.2%	2.2%	2.6%	1.5%	1.7%	9.2%
\$150,000-200,000	0.4%	1.6%	1.8%	2.7%	1.0%	7.5%
\$200,000+	0.0%	0.9%	2.6%	0.7%	0.4%	4.5%
Total	14.5%	25.7%	25.1%	24.9%	9.9%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.8%	1.7%	0.3%	0.1%	0.1%	6.1%
\$10,000-20,000	6.9%	2.5%	0.6%	0.1%	0.4%	10.5%
\$20,000-30,000	6.7%	3.2%	1.3%	0.2%	0.4%	11.8%
\$30,000-40,000	3.1%	4.5%	1.1%	0.2%	0.4%	9.2%
\$40,000-50,000	2.5%	5.1%	0.4%	0.2%	0.3%	8.5%
\$50,000-60,000	1.9%	4.6%	0.3%	0.3%	0.1%	7.2%
\$60,000-75,000	1.9%	6.2%	1.2%	0.6%	0.3%	10.2%
\$75,000-100,000	2.0%	4.7%	3.2%	0.9%	1.1%	11.8%
\$100,000-125,000	1.3%	5.5%	1.5%	0.1%	0.7%	9.0%
\$125,000-150,000	1.4%	3.2%	1.5%	0.2%	0.8%	7.1%
\$150,000-200,000	0.9%	2.4%	0.6%	0.5%	0.9%	5.3%
\$200,000+	0.9%	1.0%	0.1%	0.1%	1.0%	3.1%
Total	33.2%	44.5%	12.1%	3.4%	6.8%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.3%	1.5%	0.2%	0.1%	0.2%	6.3%
\$10,000-20,000	8.7%	3.0%	0.3%	0.1%	0.2%	12.4%
\$20,000-30,000	7.7%	3.8%	1.7%	0.2%	0.0%	13.5%
\$30,000-40,000	3.8%	5.7%	1.1%	0.2%	0.2%	11.0%
\$40,000-50,000	2.7%	3.6%	0.4%	0.2%	0.2%	9.2%
\$50,000-60,000	1.8%	4.5%	0.4%	0.3%	0.1%	7.1%
\$60,000-75,000	1.9%	6.5%	0.8%	0.6%	0.2%	10.1%
\$75,000-100,000	2.7%	4.0%	2.6%	0.8%	1.1%	11.2%
\$100,000-125,000	1.3%	5.1%	1.2%	0.0%	0.4%	8.0%
\$125,000-150,000	1.4%	2.4%	0.4%	0.2%	0.7%	5.1%
\$150,000-200,000	1.1%	1.9%	0.2%	0.1%	0.8%	4.2%
\$200,000+	0.4%	1.1%	0.0%	0.1%	0.4%	2.0%
Total	37.8%	45.2%	9.5%	2.9%	4.6%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.9%	1.2%	0.5%	0.6%	0.2%	5.4%
\$10,000-20,000	4.8%	2.1%	0.9%	0.3%	0.4%	8.6%
\$20,000-30,000	4.8%	2.5%	1.3%	0.8%	0.5%	10.0%
\$30,000-40,000	2.5%	4.0%	1.2%	0.4%	0.6%	8.7%
\$40,000-50,000	2.1%	3.5%	0.7%	0.9%	0.6%	7.8%
\$50,000-60,000	1.7%	3.8%	0.6%	0.6%	0.5%	7.2%
\$60,000-75,000	1.6%	5.4%	1.9%	1.1%	0.5%	10.6%
\$75,000-100,000	1.4%	4.4%	4.2%	2.3%	1.0%	13.3%
\$100,000-125,000	0.9%	3.9%	1.9%	2.9%	0.8%	10.5%
\$125,000-150,000	1.3%	2.8%	2.0%	0.7%	1.2%	8.0%
\$150,000-200,000	0.7%	2.1%	1.1%	1.4%	1.0%	6.2%
\$200,000+	0.5%	1.0%	1.1%	0.3%	0.8%	3.7%
Total	25.3%	36.5%	17.6%	12.5%	8.1%	100.0%





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Market Area

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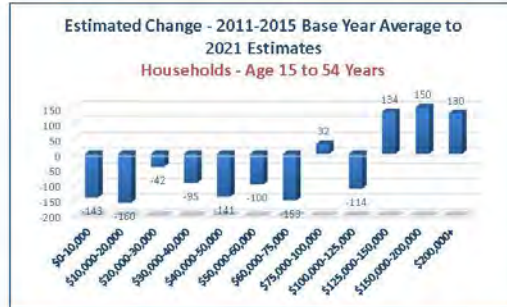
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Renter & Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-54	-23	-30	-10	-26	-143	-42%
\$10,000-20,000	-43	-67	-35	-4	-11	-160	-37%
\$20,000-30,000	-22	-8	19	-10	-21	-42	-11%
\$30,000-40,000	-26	-63	2	-18	10	-95	-21%
\$40,000-50,000	-9	-31	-36	-43	-22	-141	-32%
\$50,000-60,000	-26	-28	-1	-30	-15	-100	-23%
\$60,000-75,000	0	-64	-34	-37	-20	-155	-28%
\$75,000-100,000	12	-4	10	25	-11	32	5%
\$100,000-125,000	6	-34	-28	-20	-29	-114	-16%
\$125,000-150,000	29	29	39	16	99	134	47%
\$150,000-200,000	14	35	41	55	5	150	77%
\$200,000+	-1	22	26	15	-2	130	165%
Total Change	-124	-239	57	-70	-106	-502	-10%
Percent Change	-16%	-17%	3%	-6%	-19%	-10%	

Renter & Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	24	9	-13	4	1	25	7%
\$10,000-20,000	-17	-80	-13	1	-4	-113	-15%
\$20,000-30,000	102	23	17	1	3	146	24%
\$30,000-40,000	58	32	-12	5	-4	79	16%
\$40,000-50,000	15	28	-1	1	-5	38	7%
\$50,000-60,000	11	-31	-16	7	-6	-25	-5%
\$60,000-75,000	8	79	-11	14	-4	94	17%
\$75,000-100,000	-56	90	27	14	4	181	32%
\$100,000-125,000	30	99	79	-6	-9	182	26%
\$125,000-150,000	69	100	77	5	24	235	110%
\$150,000-200,000	-43	91	22	20	39	215	181%
\$200,000+	35	14	-4	2	40	90	87%
Total Change	454	453	72	71	87	1,117	21%
Percent Change	26%	19%	10%	49%	26%	21%	

Renter & Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	27	17	-1	2	3	49	21%
\$10,000-20,000	17	-44	1	0	-5	-31	-5%
\$20,000-30,000	96	31	23	4	-6	148	33%
\$30,000-40,000	50	53	6	5	3	117	31%
\$40,000-50,000	19	25	0	2	-3	43	12%
\$50,000-60,000	0	-19	-12	6	0	-25	-7%
\$60,000-75,000	20	73	12	11	4	120	36%
\$75,000-100,000	56	63	25	14	8	166	50%
\$100,000-125,000	33	98	37	-5	-1	162	83%
\$125,000-150,000	51	57	10	4	16	138	155%
\$150,000-200,000	40	59	6	5	26	136	257%
\$200,000+	10	12	-4	2	2	22	64%
Total Change	419	450	103	52	54	1,058	31%
Percent Change	33%	27%	32%	66%	36%	31%	

Renter & Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	30	-14	-43	-6	-25	-118	-17%
\$10,000-20,000	-60	-147	-48	-3	-15	-273	-23%
\$20,000-30,000	80	15	36	-9	-18	104	10%
\$30,000-40,000	32	-31	-10	-13	6	-16	-2%
\$40,000-50,000	6	3	-37	-42	-27	-103	-11%
\$50,000-60,000	-15	-49	-17	-23	-21	-125	-14%
\$60,000-75,000	8	15	-43	-23	-16	-59	-5%
\$75,000-100,000	68	76	37	39	-7	213	17%
\$100,000-125,000	36	64	11	-35	38	38	3%
\$125,000-150,000	94	123	68	21	63	369	54%
\$150,000-200,000	57	126	63	75	44	365	113%
\$200,000+	24	32	22	20	25	220	120%
Total	310	214	109	1	-19	615	6%
Percent Change	13%	6%	6%	0%	-2%	6%	



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Market Area

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Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	31	3	29	21	16	100
\$10,000-20,000	47	53	40	7	17	164
\$20,000-30,000	67	53	52	29	3	204
\$30,000-40,000	31	88	14	12	11	156
\$40,000-50,000	29	29	3	46	20	127
\$50,000-60,000	14	21	26	13	11	85
\$60,000-75,000	26	33	15	17	2	93
\$75,000-100,000	17	73	22	58	8	178
\$100,000-125,000	3	4	12	23	0	42
\$125,000-150,000	4	4	8	23	7	46
\$150,000-200,000	5	0	0	2	5	12
\$200,000+	3	0	2	0	1	6
Total	277	361	223	251	101	1,213

Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	92	42	7	7	4	152
\$10,000-20,000	169	29	10	7	21	236
\$20,000-30,000	78	43	19	6	24	170
\$30,000-40,000	36	13	11	3	19	82
\$40,000-50,000	40	27	10	5	5	87
\$50,000-60,000	23	41	5	5	3	77
\$60,000-75,000	21	18	3	3	6	51
\$75,000-100,000	25	40	30	7	8	110
\$100,000-125,000	12	7	8	6	5	38
\$125,000-150,000	39	30	11	3	23	106
\$150,000-200,000	34	9	0	2	8	53
\$200,000+	19	5	1	2	15	42
Total	588	304	115	61	141	1,209

Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	66	16	7	7	3	99
\$10,000-20,000	151	26	3	5	3	188
\$20,000-30,000	64	37	18	4	3	126
\$30,000-40,000	20	13	10	2	7	52
\$40,000-50,000	39	6	1	4	3	53
\$50,000-60,000	21	30	4	4	3	62
\$60,000-75,000	17	4	3	2	6	32
\$75,000-100,000	23	40	29	7	5	104
\$100,000-125,000	10	6	7	5	3	31
\$125,000-150,000	21	18	8	2	9	58
\$150,000-200,000	32	7	0	2	2	43
\$200,000+	15	2	0	5	1	23
Total	479	205	90	49	48	871

Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	123	45	36	28	20	252
\$10,000-20,000	216	82	50	14	38	400
\$20,000-30,000	145	96	71	35	27	374
\$30,000-40,000	67	101	25	15	30	238
\$40,000-50,000	69	56	13	51	25	214
\$50,000-60,000	37	62	31	18	14	162
\$60,000-75,000	47	51	18	20	8	144
\$75,000-100,000	42	113	52	65	16	288
\$100,000-125,000	15	11	20	29	5	80
\$125,000-150,000	43	34	19	26	30	152
\$150,000-200,000	39	9	0	4	13	65
\$200,000+	22	5	3	7	16	53
Total	865	665	338	312	242	2,422

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Market Area

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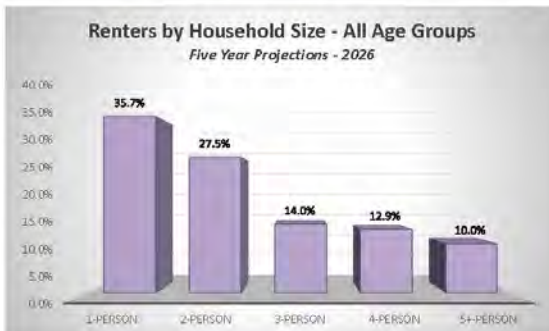
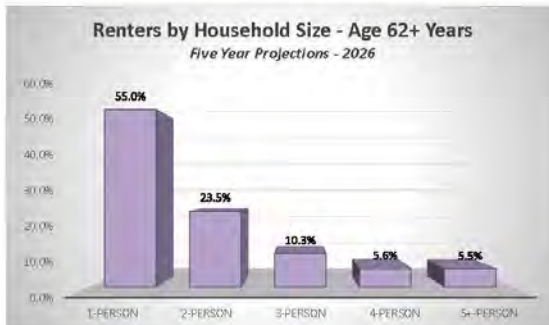
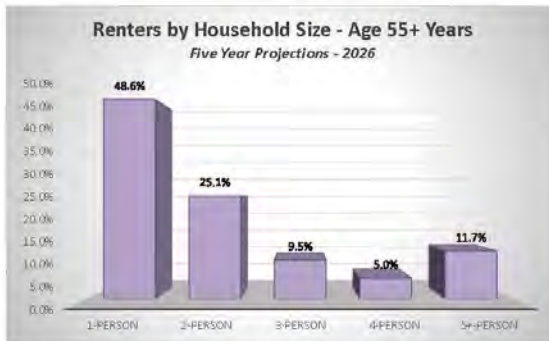
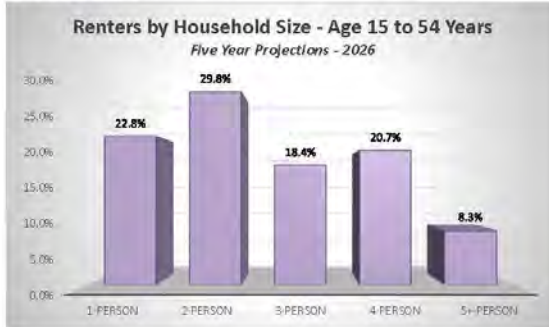
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Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.6%	0.2%	2.4%	1.7%	1.3%	8.2%
\$10,000-20,000	3.9%	4.4%	3.3%	0.6%	1.4%	13.5%
\$20,000-30,000	5.5%	4.4%	4.3%	2.4%	0.2%	16.8%
\$30,000-40,000	2.6%	7.3%	1.2%	1.0%	0.9%	12.9%
\$40,000-50,000	2.4%	2.4%	0.2%	3.8%	1.6%	10.5%
\$50,000-60,000	1.2%	1.7%	2.1%	1.1%	0.9%	7.0%
\$60,000-75,000	2.1%	2.7%	1.2%	1.4%	0.2%	7.7%
\$75,000-100,000	1.4%	6.0%	1.8%	4.8%	0.7%	14.7%
\$100,000-125,000	0.2%	0.3%	1.0%	1.9%	0.0%	3.5%
\$125,000-150,000	0.3%	0.3%	0.7%	1.9%	0.6%	3.8%
\$150,000-200,000	0.4%	0.0%	0.0%	0.2%	0.4%	1.0%
\$200,000+	0.2%	0.0%	0.2%	0.0%	0.1%	0.5%
Total	22.8%	29.5%	18.4%	20.7%	8.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.6%	3.5%	0.6%	0.6%	0.3%	12.6%
\$10,000-20,000	14.0%	2.4%	0.8%	0.6%	1.7%	19.5%
\$20,000-30,000	6.5%	3.6%	1.6%	0.5%	2.0%	14.1%
\$30,000-40,000	3.0%	1.1%	0.9%	0.2%	1.6%	6.8%
\$40,000-50,000	3.3%	2.2%	0.8%	0.4%	0.4%	7.2%
\$50,000-60,000	1.9%	3.4%	0.4%	0.4%	0.2%	6.4%
\$60,000-75,000	1.7%	1.5%	0.2%	0.2%	0.5%	4.2%
\$75,000-100,000	2.1%	3.3%	2.5%	0.6%	0.7%	9.1%
\$100,000-125,000	1.0%	0.6%	0.7%	0.5%	0.4%	3.1%
\$125,000-150,000	3.2%	2.5%	0.9%	0.2%	1.9%	8.5%
\$150,000-200,000	2.8%	0.7%	0.0%	0.2%	0.7%	4.4%
\$200,000+	1.6%	0.4%	0.1%	0.0%	1.2%	3.0%
Total	48.6%	25.1%	9.5%	5.0%	11.7%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.6%	1.8%	0.8%	0.8%	0.3%	11.4%
\$10,000-20,000	17.3%	3.0%	0.3%	0.6%	0.3%	21.6%
\$20,000-30,000	7.3%	4.2%	2.1%	0.5%	0.3%	14.5%
\$30,000-40,000	2.3%	1.5%	1.1%	0.2%	0.8%	6.0%
\$40,000-50,000	4.5%	0.7%	0.1%	0.5%	0.3%	6.1%
\$50,000-60,000	2.4%	3.4%	0.5%	0.5%	0.3%	7.1%
\$60,000-75,000	2.0%	0.5%	0.3%	0.2%	0.7%	3.7%
\$75,000-100,000	2.6%	4.6%	3.3%	0.8%	0.6%	11.9%
\$100,000-125,000	1.1%	0.7%	0.8%	0.6%	0.3%	3.6%
\$125,000-150,000	2.4%	2.1%	0.9%	0.2%	1.0%	6.7%
\$150,000-200,000	3.7%	0.8%	0.0%	0.2%	0.2%	4.9%
\$200,000+	1.7%	0.2%	0.0%	0.6%	0.1%	2.6%
Total	55.0%	23.5%	10.3%	5.6%	5.5%	100.0%

Percent Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.1%	1.9%	1.5%	1.2%	0.8%	10.4%
\$10,000-20,000	8.9%	3.4%	2.1%	0.6%	1.6%	16.5%
\$20,000-30,000	6.0%	4.0%	2.9%	1.4%	1.1%	15.4%
\$30,000-40,000	2.8%	4.2%	1.0%	0.6%	1.2%	9.8%
\$40,000-50,000	2.8%	2.3%	0.5%	2.1%	1.0%	8.8%
\$50,000-60,000	1.5%	2.6%	1.3%	0.7%	0.6%	6.7%
\$60,000-75,000	1.9%	2.1%	0.7%	0.8%	0.3%	5.9%
\$75,000-100,000	1.7%	4.7%	2.1%	2.7%	0.7%	11.9%
\$100,000-125,000	0.6%	0.5%	0.8%	1.2%	0.2%	3.3%
\$125,000-150,000	1.8%	1.4%	0.8%	1.1%	1.2%	6.3%
\$150,000-200,000	1.6%	0.4%	0.0%	0.2%	0.5%	2.7%
\$200,000+	0.9%	0.2%	0.1%	0.3%	0.7%	2.2%
Total	35.7%	27.5%	14.0%	12.9%	10.0%	100.0%





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Renter Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-10	2	-4	-8	3	-17	-15%
\$10,000-20,000	12	-10	-11	2	-3	-34	-17%
\$20,000-30,000	-5	2	0	-4	-21	-28	-12%
\$30,000-40,000	3	3	-2	0	0	4	3%
\$40,000-50,000	-5	2	0	-7	3	-7	-5%
\$50,000-60,000	2	-14	-5	-3	2	-18	-13%
\$60,000-75,000	12	-9	0	1	-2	2	2%
\$75,000-100,000	3	-1	4	7	-2	11	7%
\$100,000-125,000	-2	3	1	2	-1	3	8%
\$125,000-150,000	4	-2	1	4	-1	6	4%
\$150,000-200,000	1	0	0	2	5	8	200%
\$200,000+	1	-1	1	-1	0	0	0%
Total Change	-16	-25	-15	-5	-17	-78	-6%
Percent Change	-5%	-6%	-6%	-2%	-14%	-6%	

Renter Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-12	-5	2	2	-3	-15	-9%
\$10,000-20,000	10	0	2	1	-1	8	4%
\$20,000-30,000	-9	5	2	-3	-2	-7	-4%
\$30,000-40,000	8	3	0	-6	2	7	9%
\$40,000-50,000	9	-3	1	3	0	10	12%
\$50,000-60,000	-1	-1	-1	0	0	-3	-4%
\$60,000-75,000	1	2	0	-5	5	3	6%
\$75,000-100,000	4	7	5	2	5	23	26%
\$100,000-125,000	1	0	0	3	1	5	15%
\$125,000-150,000	6	4	3	0	6	19	22%
\$150,000-200,000	14	2	0	-2	2	16	42%
\$200,000+	6	-5	1	2	2	11	31%
Total Change	57	10	11	1	18	77	7%
Percent Change	7%	3%	11%	2%	15%	7%	

Renter Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-6	-1	2	4	-3	-4	-4%
\$10,000-20,000	14	-1	0	0	-1	12	7%
\$20,000-30,000	-6	5	2	1	1	3	2%
\$30,000-40,000	6	3	-1	-5	4	7	16%
\$40,000-50,000	9	-2	0	3	-1	9	20%
\$50,000-60,000	0	-1	-2	0	0	-3	-5%
\$60,000-75,000	-1	1	1	-2	5	4	14%
\$75,000-100,000	3	7	5	3	3	21	25%
\$100,000-125,000	1	0	1	3	0	5	19%
\$125,000-150,000	1	1	2	0	5	9	18%
\$150,000-200,000	14	2	0	-2	2	16	59%
\$200,000+	6	-1	0	5	-1	8	53%
Total Change	41	13	10	9	14	87	11%
Percent Change	9%	7%	13%	23%	41%	11%	

Renter Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	22	-3	-2	5	0	-2	-11%
\$10,000-20,000	-2	-10	-13	3	-4	-26	-6%
\$20,000-30,000	-14	7	2	-7	-23	-35	-9%
\$30,000-40,000	11	6	-2	-6	2	11	5%
\$40,000-50,000	4	-1	1	-4	3	3	1%
\$50,000-60,000	1	-15	-6	-3	2	-21	-11%
\$60,000-75,000	13	-7	0	-4	3	5	4%
\$75,000-100,000	7	6	9	9	3	34	13%
\$100,000-125,000	-1	3	1	3	0	8	11%
\$125,000-150,000	2	2	4	4	5	17	13%
\$150,000-200,000	15	2	0	0	7	24	59%
\$200,000+	2	-1	2	5	2	11	26%
Total	21	-15	-4	-4	1	-1	0%
Percent Change	2%	-2%	-1%	-1%	0%	0%	





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Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	21	24	1	23	1	70
\$10,000-20,000	21	10	7	16	2	56
\$20,000-30,000	36	18	5	31	4	94
\$30,000-40,000	45	45	33	19	23	165
\$40,000-50,000	36	25	35	23	13	132
\$50,000-60,000	58	63	7	37	19	184
\$60,000-75,000	30	132	100	60	26	348
\$75,000-100,000	17	86	213	130	27	473
\$100,000-125,000	21	65	105	284	30	505
\$125,000-150,000	43	90	114	48	73	368
\$150,000-200,000	21	86	108	155	34	404
\$200,000+	0	56	170	35	14	284
Total	349	700	907	861	266	3,083

Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	134	57	19	5	1	216
\$10,000-20,000	251	98	20	4	6	379
\$20,000-30,000	323	152	66	3	1	545
\$30,000-40,000	180	270	50	2	3	505
\$40,000-50,000	135	327	18	12	30	522
\$50,000-60,000	96	243	14	10	4	367
\$60,000-75,000	101	372	65	25	18	581
\$75,000-100,000	122	262	185	53	71	693
\$100,000-125,000	72	368	90	12	33	575
\$125,000-150,000	66	199	89	8	33	395
\$150,000-200,000	41	184	53	32	85	395
\$200,000+	78	108	9	5	73	273
Total	1,599	2,640	678	171	358	5,446

Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	122	47	8	3	1	181
\$10,000-20,000	234	89	8	4	6	341
\$20,000-30,000	267	133	62	2	0	464
\$30,000-40,000	169	244	36	1	3	453
\$40,000-50,000	101	283	17	12	6	419
\$50,000-60,000	68	178	11	10	1	268
\$60,000-75,000	68	302	30	20	11	431
\$75,000-100,000	122	152	105	32	51	462
\$100,000-125,000	52	251	52	6	15	376
\$125,000-150,000	54	110	13	2	30	209
\$150,000-200,000	35	111	19	1	63	229
\$200,000+	18	88	6	2	22	137
Total	1,310	1,988	367	96	209	3,970

Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	155	81	20	28	2	286
\$10,000-20,000	272	108	27	20	8	435
\$20,000-30,000	339	170	71	34	5	639
\$30,000-40,000	225	315	83	21	26	670
\$40,000-50,000	171	352	53	35	43	654
\$50,000-60,000	154	306	21	47	23	551
\$60,000-75,000	131	504	165	85	44	929
\$75,000-100,000	139	348	398	183	98	1,166
\$100,000-125,000	93	433	195	296	63	1,080
\$125,000-150,000	109	289	203	56	106	763
\$150,000-200,000	62	270	161	187	119	799
\$200,000+	78	164	188	40	87	557
Total	1,948	3,340	1,585	1,032	624	5,529



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Market Area

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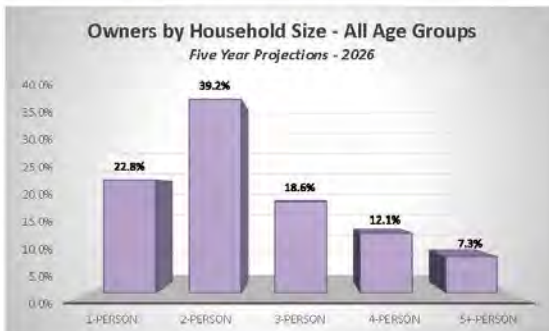
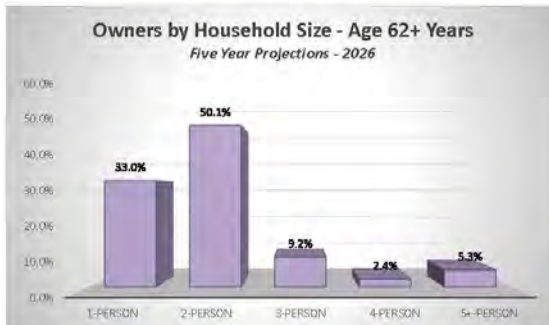
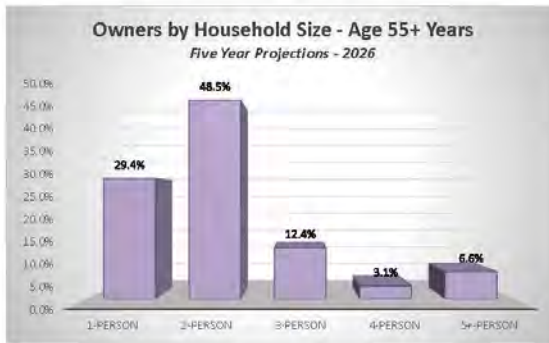
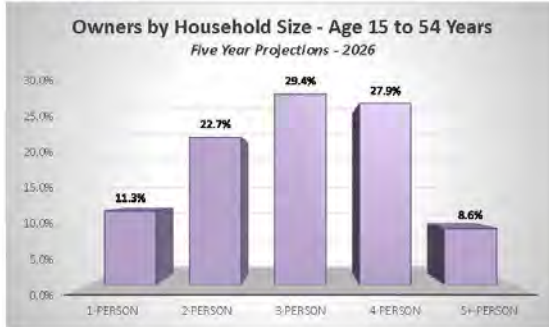
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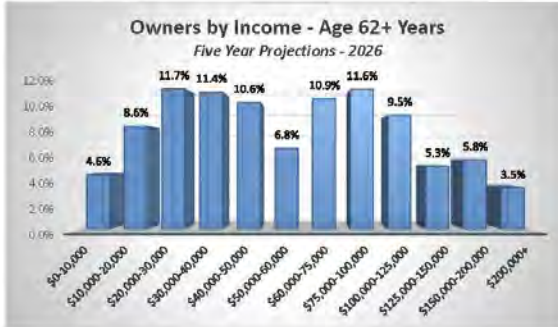
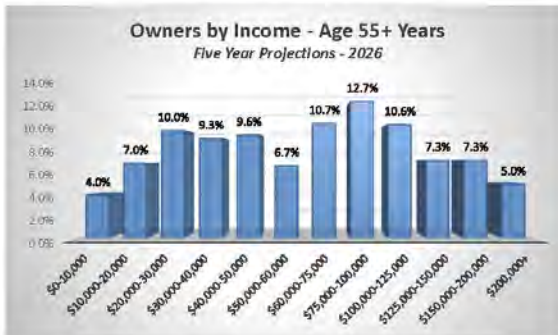
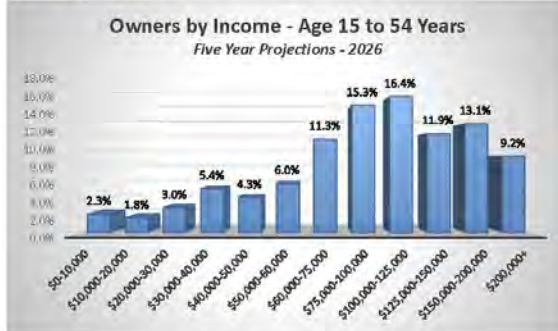
Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.7%	0.8%	0.0%	0.7%	0.0%	2.3%
\$10,000-20,000	0.7%	0.3%	0.2%	0.5%	0.1%	1.8%
\$20,000-30,000	1.2%	0.6%	0.2%	1.0%	0.1%	3.0%
\$30,000-40,000	1.5%	1.5%	1.1%	0.6%	0.7%	5.4%
\$40,000-50,000	1.2%	0.8%	1.1%	0.7%	0.4%	4.3%
\$50,000-60,000	1.9%	2.0%	0.2%	1.2%	0.6%	6.0%
\$60,000-75,000	1.0%	4.3%	3.2%	1.9%	0.8%	11.3%
\$75,000-100,000	0.6%	2.8%	6.9%	4.2%	0.9%	15.3%
\$100,000-125,000	0.7%	2.1%	3.4%	9.2%	1.0%	16.4%
\$125,000-150,000	1.4%	2.9%	3.7%	1.6%	2.4%	11.9%
\$150,000-200,000	0.7%	2.8%	3.5%	5.0%	1.1%	13.1%
\$200,000+	0.0%	1.8%	5.8%	1.1%	0.5%	9.2%
Total	11.3%	22.7%	29.4%	27.9%	8.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.4%	1.0%	0.3%	0.1%	0.0%	4.0%
\$10,000-20,000	4.6%	1.8%	0.4%	0.1%	0.1%	7.0%
\$20,000-30,000	5.9%	2.8%	1.2%	0.1%	0.0%	10.0%
\$30,000-40,000	3.3%	5.0%	0.9%	0.0%	0.1%	9.3%
\$40,000-50,000	2.5%	6.0%	0.3%	0.2%	0.6%	9.6%
\$50,000-60,000	1.8%	4.5%	0.3%	0.2%	0.1%	6.7%
\$60,000-75,000	1.9%	6.8%	1.2%	0.5%	0.3%	10.7%
\$75,000-100,000	2.2%	4.8%	3.4%	1.0%	1.3%	12.7%
\$100,000-125,000	1.3%	6.8%	1.7%	0.2%	0.6%	10.6%
\$125,000-150,000	1.2%	3.7%	1.6%	0.1%	0.6%	7.3%
\$150,000-200,000	0.8%	3.4%	1.0%	0.6%	1.6%	7.3%
\$200,000+	1.4%	2.0%	0.2%	0.1%	1.3%	5.0%
Total	29.4%	48.5%	12.4%	5.1%	6.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.1%	1.2%	0.2%	0.1%	0.0%	4.6%
\$10,000-20,000	5.9%	2.2%	0.2%	0.1%	0.2%	8.6%
\$20,000-30,000	6.7%	3.4%	1.6%	0.1%	0.0%	11.7%
\$30,000-40,000	4.3%	6.1%	0.9%	0.0%	0.1%	11.4%
\$40,000-50,000	2.5%	7.1%	0.4%	0.3%	0.2%	10.6%
\$50,000-60,000	1.7%	4.5%	0.3%	0.3%	0.0%	6.8%
\$60,000-75,000	1.7%	7.6%	0.8%	0.5%	0.3%	10.9%
\$75,000-100,000	3.1%	3.8%	2.6%	0.8%	1.3%	11.6%
\$100,000-125,000	1.3%	6.3%	1.3%	0.2%	0.4%	9.5%
\$125,000-150,000	1.4%	2.8%	0.3%	0.1%	0.8%	5.3%
\$150,000-200,000	0.9%	2.8%	0.5%	0.0%	1.6%	5.8%
\$200,000+	0.5%	2.2%	0.2%	0.1%	0.6%	3.5%
Total	33.0%	50.1%	9.2%	2.4%	5.3%	100.0%

Percent Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.8%	0.9%	0.2%	0.3%	0.0%	3.4%
\$10,000-20,000	3.2%	1.3%	0.3%	0.2%	0.1%	5.1%
\$20,000-30,000	4.2%	2.0%	0.8%	0.4%	0.1%	7.5%
\$30,000-40,000	2.6%	3.7%	1.0%	0.2%	0.3%	7.9%
\$40,000-50,000	2.0%	4.1%	0.6%	0.4%	0.5%	7.7%
\$50,000-60,000	1.8%	3.6%	0.2%	0.6%	0.3%	6.5%
\$60,000-75,000	1.5%	5.9%	1.9%	1.0%	0.5%	10.9%
\$75,000-100,000	1.6%	4.1%	4.7%	2.1%	1.1%	13.7%
\$100,000-125,000	1.1%	5.1%	2.3%	3.5%	0.7%	12.7%
\$125,000-150,000	1.3%	3.4%	2.4%	0.7%	1.2%	8.9%
\$150,000-200,000	0.7%	3.2%	1.9%	2.2%	1.4%	9.4%
\$200,000+	0.9%	1.9%	2.2%	0.5%	1.0%	6.5%
Total	22.8%	39.2%	18.6%	12.1%	7.3%	100.0%





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Market Area

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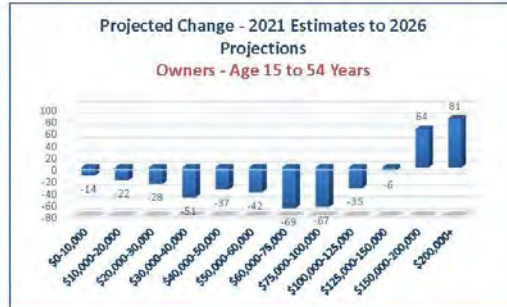
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Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-11	-2	0	-1	0	-14	-17%
\$10,000-20,000	-10	-4	-7	-3	2	-22	-28%
\$20,000-30,000	1	-9	-5	-15	0	-28	-23%
\$30,000-40,000	-3	-20	-15	-4	18	-51	-24%
\$40,000-50,000	1	-6	-16	-9	-7	-37	-22%
\$50,000-60,000	1	-24	-2	-1	-16	-42	-19%
\$60,000-75,000	-5	-30	-17	-27	-8	-69	-17%
\$75,000-100,000	-3	-16	-30	-13	-5	-67	-12%
\$100,000-125,000	2	-10	-3	-10	-14	-35	-6%
\$125,000-150,000	-5	-4	1	-1	3	-6	-2%
\$150,000-200,000	7	13	23	33	112	64	19%
\$200,000+	2	12	52	6	73	81	40%
Total Change	-25	-95	-9	-27	-70	-226	-7%
Percent Change	-7%	-12%	-1%	-3%	-21%	-7%	

Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-3	-3	4	1	0	-1	0%
\$10,000-20,000	-26	-28	-3	1	0	-54	-12%
\$20,000-30,000	-12	9	0	-1	1	-21	-4%
\$30,000-40,000	12	-3	-7	-1	-3	-2	0%
\$40,000-50,000	9	33	0	2	2	46	10%
\$50,000-60,000	-1	-3	-3	-1	0	-7	-2%
\$60,000-75,000	0	2	-10	-5	0	-17	-3%
\$75,000-100,000	19	-4	8	2	7	33	5%
\$100,000-125,000	4	29	5	0	-8	38	7%
\$125,000-150,000	10	34	1	-1	-1	33	9%
\$150,000-200,000	6	39	17	3	33	98	33%
\$200,000+	33	53	3	2	22	115	73%
Total Change	53	125	16	14	53	261	5%
Percent Change	3%	5%	2%	9%	17%	5%	

Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	1	-4	3	0	0	0	0%
\$10,000-20,000	-18	-20	-3	3	0	-38	-10%
\$20,000-30,000	-7	-7	0	-2	0	-16	-3%
\$30,000-40,000	14	0	-4	0	-3	7	2%
\$40,000-50,000	11	39	-1	3	1	53	14%
\$50,000-60,000	9	8	0	-1	0	16	6%
\$60,000-75,000	0	13	-5	-3	2	7	2%
\$75,000-100,000	19	6	14	2	4	45	11%
\$100,000-125,000	3	30	6	6	0	45	14%
\$125,000-150,000	11	20	1	-3	2	31	17%
\$150,000-200,000	5	30	8	-1	25	67	41%
\$200,000+	2	40	8	1	2	53	30%
Total Change	57	155	23	5	38	278	8%
Percent Change	3%	8%	7%	5%	22%	8%	

Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-14	-5	4	0	0	-15	-5%
\$10,000-20,000	-36	-32	-10	0	2	-76	-15%
\$20,000-30,000	-11	-18	-5	-16	1	-49	-7%
\$30,000-40,000	9	-23	-22	-5	-12	-53	-7%
\$40,000-50,000	19	27	16	-7	-5	9	1%
\$50,000-60,000	0	-27	-4	-2	-16	-49	-8%
\$60,000-75,000	-5	-32	-27	-14	-8	-86	-8%
\$75,000-100,000	16	-20	-22	-10	2	-34	-3%
\$100,000-125,000	6	18	2	-1	22	3	0%
\$125,000-150,000	5	20	2	-2	2	27	4%
\$150,000-200,000	13	52	40	36	21	162	25%
\$200,000+	31	70	50	8	16	176	54%
Total	28	30	7	-13	-17	35	0%
Percent Change	1%	1%	0%	-1%	-2%	0%	



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Market Area

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Household by ZIP Code

Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	52	27	30	44	17	170
\$10,000-20,000	68	63	47	23	19	220
\$20,000-30,000	103	71	57	60	7	298
\$30,000-40,000	76	133	47	31	34	321
\$40,000-50,000	65	54	38	69	33	259
\$50,000-60,000	72	84	33	50	30	269
\$60,000-75,000	56	165	115	77	28	441
\$75,000-100,000	34	159	235	188	35	651
\$100,000-125,000	24	69	117	307	30	547
\$125,000-150,000	47	94	122	71	80	414
\$150,000-200,000	26	86	108	157	39	416
\$200,000+	3	56	181	25	15	280
Total	626	1,061	1,130	1,112	367	4,296

Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	226	99	26	12	5	368
\$10,000-20,000	420	127	30	11	27	615
\$20,000-30,000	401	195	85	9	25	715
\$30,000-40,000	216	283	61	5	22	587
\$40,000-50,000	175	354	28	17	35	609
\$50,000-60,000	119	284	19	15	7	444
\$60,000-75,000	122	390	68	28	24	632
\$75,000-100,000	147	302	215	60	79	803
\$100,000-125,000	84	375	98	18	38	613
\$125,000-150,000	105	229	100	11	56	501
\$150,000-200,000	75	193	53	34	93	448
\$200,000+	97	111	10	12	88	320
Total	2,187	2,944	793	232	499	6,655

Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	188	63	15	10	4	280
\$10,000-20,000	385	115	11	9	9	529
\$20,000-30,000	331	170	80	6	3	590
\$30,000-40,000	189	257	46	3	10	505
\$40,000-50,000	140	289	18	16	9	472
\$50,000-60,000	89	208	15	11	4	330
\$60,000-75,000	85	306	33	22	17	463
\$75,000-100,000	145	192	134	39	56	566
\$100,000-125,000	62	257	59	11	18	407
\$125,000-150,000	75	128	21	4	39	267
\$150,000-200,000	67	118	19	3	65	272
\$200,000+	33	90	6	8	22	160
Total	1,789	2,193	457	145	257	4,841

Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	278	126	56	56	22	538
\$10,000-20,000	488	190	77	34	46	835
\$20,000-30,000	504	266	142	69	32	1,013
\$30,000-40,000	292	416	108	36	56	908
\$40,000-50,000	240	408	66	86	68	868
\$50,000-60,000	191	368	52	65	37	713
\$60,000-75,000	178	555	183	105	52	1,073
\$75,000-100,000	181	461	450	248	114	1,454
\$100,000-125,000	108	444	215	325	68	1,160
\$125,000-150,000	152	323	222	82	136	915
\$150,000-200,000	101	279	161	191	132	864
\$200,000+	100	169	191	47	103	610
Total	2,813	4,005	1,923	1,344	866	10,951

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Market Area

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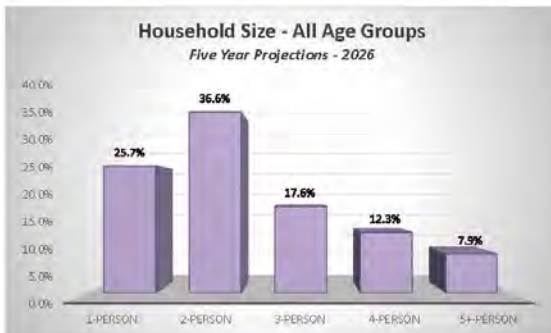
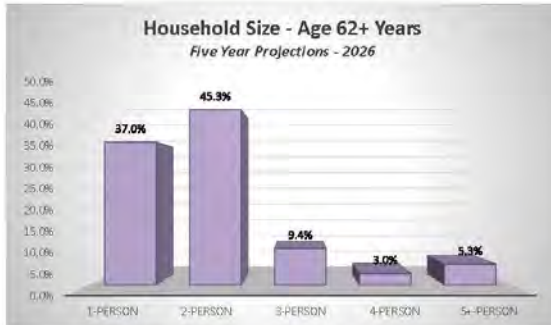
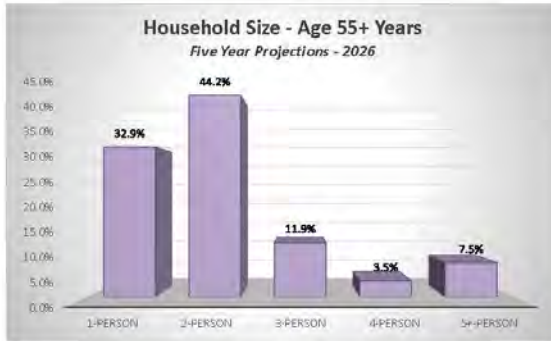
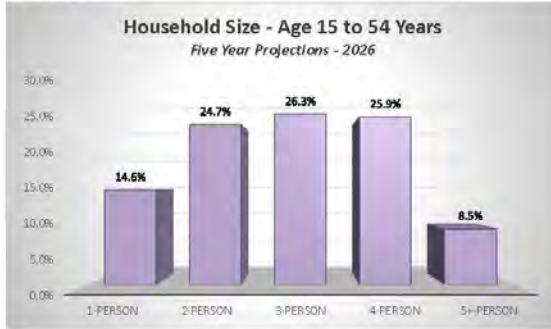
Household by income

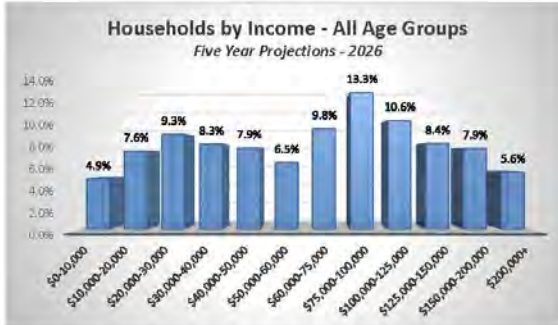
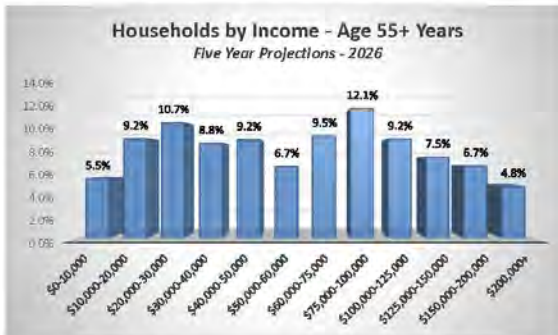
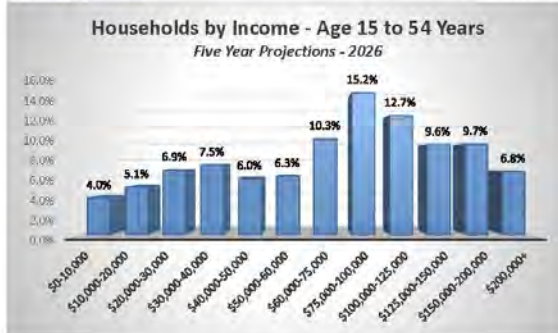
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.2%	0.6%	0.7%	1.0%	0.4%	4.0%
\$10,000-20,000	1.6%	1.5%	1.1%	0.5%	0.4%	5.1%
\$20,000-30,000	2.4%	1.7%	1.3%	1.4%	0.2%	6.9%
\$30,000-40,000	1.8%	3.1%	1.1%	0.7%	0.8%	7.5%
\$40,000-50,000	1.5%	1.3%	0.9%	1.6%	0.8%	6.0%
\$50,000-60,000	1.7%	2.0%	0.8%	1.2%	0.7%	6.3%
\$60,000-75,000	1.3%	3.8%	2.7%	1.8%	0.7%	10.3%
\$75,000-100,000	0.8%	3.7%	5.5%	4.4%	0.8%	15.2%
\$100,000-125,000	0.6%	1.6%	2.7%	7.1%	0.7%	12.7%
\$125,000-150,000	1.1%	2.2%	2.8%	1.7%	1.9%	9.6%
\$150,000-200,000	0.6%	2.0%	2.5%	3.7%	0.9%	9.7%
\$200,000+	0.1%	1.3%	4.2%	0.8%	0.3%	6.8%
Total	14.6%	24.7%	26.3%	25.9%	8.5%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.4%	1.5%	0.4%	0.2%	0.1%	5.5%
\$10,000-20,000	6.3%	1.9%	0.5%	0.2%	0.4%	9.2%
\$20,000-30,000	6.0%	2.9%	1.3%	0.1%	0.4%	10.7%
\$30,000-40,000	3.2%	4.3%	0.9%	0.1%	0.3%	8.8%
\$40,000-50,000	2.6%	5.3%	0.4%	0.3%	0.5%	9.2%
\$50,000-60,000	1.8%	4.3%	0.3%	0.2%	0.1%	6.7%
\$60,000-75,000	1.8%	5.9%	1.0%	0.4%	0.4%	9.5%
\$75,000-100,000	2.2%	4.5%	3.2%	0.9%	1.2%	12.1%
\$100,000-125,000	1.3%	5.6%	1.5%	0.3%	0.6%	9.2%
\$125,000-150,000	1.6%	3.4%	1.5%	0.2%	0.8%	7.5%
\$150,000-200,000	1.1%	2.9%	0.8%	0.5%	1.4%	6.7%
\$200,000+	1.5%	1.7%	0.2%	0.2%	1.3%	4.8%
Total	32.9%	44.2%	11.9%	3.5%	7.5%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.9%	1.3%	0.3%	0.2%	0.1%	5.8%
\$10,000-20,000	8.0%	2.4%	0.2%	0.2%	0.2%	10.9%
\$20,000-30,000	6.8%	3.5%	1.7%	0.1%	0.1%	12.2%
\$30,000-40,000	3.9%	5.3%	1.0%	0.1%	0.2%	10.4%
\$40,000-50,000	2.9%	6.0%	0.4%	0.3%	0.2%	9.8%
\$50,000-60,000	1.8%	4.2%	0.3%	0.3%	0.1%	6.8%
\$60,000-75,000	1.8%	6.2%	0.7%	0.5%	0.4%	9.6%
\$75,000-100,000	3.0%	4.0%	2.8%	0.8%	1.2%	11.7%
\$100,000-125,000	1.3%	5.3%	1.2%	0.2%	0.4%	8.4%
\$125,000-150,000	1.5%	2.6%	0.4%	0.1%	0.8%	5.5%
\$150,000-200,000	1.4%	2.4%	0.4%	0.1%	1.3%	5.6%
\$200,000+	0.7%	1.9%	0.1%	0.2%	0.5%	3.3%
Total	37.0%	45.3%	9.4%	3.0%	5.3%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.5%	1.2%	0.5%	0.5%	0.2%	4.9%
\$10,000-20,000	4.5%	1.7%	0.7%	0.3%	0.4%	7.6%
\$20,000-30,000	4.6%	2.4%	1.3%	0.6%	0.3%	9.3%
\$30,000-40,000	2.7%	3.8%	1.0%	0.3%	0.5%	8.3%
\$40,000-50,000	2.2%	3.7%	0.6%	0.8%	0.6%	7.9%
\$50,000-60,000	1.7%	3.4%	0.5%	0.6%	0.3%	6.5%
\$60,000-75,000	1.6%	5.1%	1.7%	1.0%	0.5%	9.8%
\$75,000-100,000	1.7%	4.2%	4.1%	2.3%	1.0%	13.3%
\$100,000-125,000	1.0%	4.1%	2.0%	3.0%	0.6%	10.6%
\$125,000-150,000	1.4%	2.9%	2.0%	0.7%	1.2%	8.4%
\$150,000-200,000	0.9%	2.5%	1.5%	1.7%	1.2%	7.9%
\$200,000+	0.9%	1.5%	1.7%	0.4%	0.9%	5.6%
Total	25.7%	36.6%	17.6%	12.3%	7.9%	100.0%





HISTA 2.2 Summary Data

Market Area

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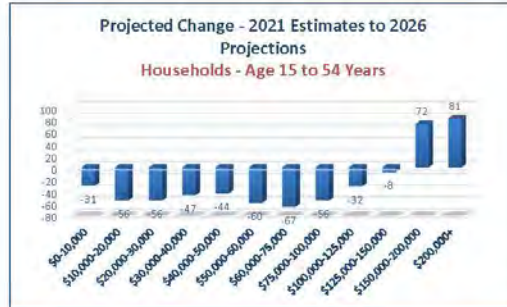
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Renter & Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	21	0	-4	-9	3	-31	-15%
\$10,000-20,000	22	-14	-18	-1	-1	-56	-20%
\$20,000-30,000	4	-7	-5	-19	-21	-56	-16%
\$30,000-40,000	0	-17	-17	-4	-8	-47	-13%
\$40,000-50,000	4	4	-16	-16	-4	-44	-15%
\$50,000-60,000	3	-38	-7	4	-14	-60	-18%
\$60,000-75,000	7	-39	-17	8	-10	-67	-13%
\$75,000-100,000	0	-17	-26	6	-7	-56	-8%
\$100,000-125,000	0	-7	-2	-8	-15	-32	-6%
\$125,000-150,000	9	-6	8	3	2	-8	-2%
\$150,000-200,000	8	13	23	35	-7	72	21%
\$200,000+	1	16	63	2	-2	81	39%
Total Change	-41	-120	-24	-32	-87	-304	-7%
Percent Change	-6%	-10%	-2%	-3%	-19%	-7%	

Renter & Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-15	-8	0	4	-3	-16	-4%
\$10,000-20,000	-16	-28	-5	4	-3	-46	-7%
\$20,000-30,000	-21	-4	2	-4	-3	-29	-4%
\$30,000-40,000	20	0	-7	-7	-1	5	1%
\$40,000-50,000	18	30	1	5	2	56	10%
\$50,000-60,000	-2	-4	-3	-1	0	-10	-2%
\$60,000-75,000	1	0	-10	-10	5	-14	-2%
\$75,000-100,000	23	3	13	5	12	56	7%
\$100,000-125,000	5	28	5	12	-7	43	8%
\$125,000-150,000	16	28	4	-1	5	52	12%
\$150,000-200,000	20	41	17	1	35	114	34%
\$200,000+	41	49	4	2	22	126	65%
Total Change	90	135	27	15	71	338	5%
Percent Change	4%	5%	4%	7%	17%	5%	

Renter & Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-5	-5	5	4	-3	-4	-1%
\$10,000-20,000	-4	-21	-3	3	-1	-26	-5%
\$20,000-30,000	-13	-2	2	-1	1	-13	-2%
\$30,000-40,000	20	3	-9	-5	1	14	3%
\$40,000-50,000	20	37	-3	8	0	62	15%
\$50,000-60,000	9	7	-2	-1	0	13	4%
\$60,000-75,000	-1	14	-4	-5	7	11	2%
\$75,000-100,000	22	13	19	5	7	66	13%
\$100,000-125,000	4	30	7	3	0	50	14%
\$125,000-150,000	12	21	3	-3	7	40	18%
\$150,000-200,000	19	32	8	-3	27	83	44%
\$200,000+	12	32	8	2	6	60	76%
Total Change	98	168	33	14	52	365	8%
Percent Change	6%	8%	8%	11%	25%	8%	

Renter & Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	36	-8	2	5	0	-47	-8%
\$10,000-20,000	-38	-42	-23	3	-2	-102	-11%
\$20,000-30,000	-25	-11	-3	-23	-22	-84	-8%
\$30,000-40,000	20	-17	-24	-11	-10	-42	-4%
\$40,000-50,000	14	26	15	-11	-2	12	1%
\$50,000-60,000	1	-42	-10	-5	-14	-70	-9%
\$60,000-75,000	8	-39	-27	-18	-5	-81	-7%
\$75,000-100,000	23	-14	-13	-1	5	0	0%
\$100,000-125,000	5	21	3	4	-22	11	1%
\$125,000-150,000	7	22	6	2	7	44	5%
\$150,000-200,000	28	54	40	36	28	186	27%
\$200,000+	42	62	67	12	21	207	51%
Total	49	18	3	-17	-16	34	0%
Percent Change	2%	0%	0%	-1%	-2%	0%	



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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	59	3	26	6	15	109
\$10,000-20,000	53	27	28	2	11	121
\$20,000-30,000	11	26	18	9	35	99
\$30,000-40,000	27	30	11	0	4	72
\$40,000-50,000	0	21	27	32	0	80
\$50,000-60,000	0	29	7	23	1	60
\$60,000-75,000	4	43	3	0	2	52
\$75,000-100,000	0	7	8	38	0	53
\$100,000-125,000	0	7	6	0	0	13
\$125,000-150,000	0	0	3	2	0	5
\$150,000-200,000	0	0	1	0	0	1
\$200,000+	0	0	0	1	0	1
Total	154	193	138	113	68	666

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	49	6	4	3	2	64
\$10,000-20,000	30	29	1	0	3	63
\$20,000-30,000	35	21	9	8	4	77
\$30,000-40,000	16	1	3	3	4	27
\$40,000-50,000	10	5	2	0	5	22
\$50,000-60,000	1	17	7	1	0	26
\$60,000-75,000	3	9	3	5	2	22
\$75,000-100,000	1	4	3	1	2	11
\$100,000-125,000	1	0	1	1	1	4
\$125,000-150,000	0	0	1	0	1	2
\$150,000-200,000	0	3	0	1	1	5
\$200,000+	0	1	0	0	1	2
Total	146	96	34	23	26	325

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	32	4	3	0	2	41
\$10,000-20,000	21	7	1	0	3	32
\$20,000-30,000	27	13	9	0	4	53
\$30,000-40,000	13	1	2	0	0	16
\$40,000-50,000	10	3	2	0	5	20
\$50,000-60,000	1	14	7	1	0	23
\$60,000-75,000	2	0	3	1	2	8
\$75,000-100,000	1	4	1	1	2	9
\$100,000-125,000	1	0	1	1	1	4
\$125,000-150,000	0	0	0	0	1	1
\$150,000-200,000	0	1	0	0	1	2
\$200,000+	0	0	0	0	1	1
Total	109	47	29	4	22	210

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	108	9	30	9	17	173
\$10,000-20,000	83	56	29	2	14	184
\$20,000-30,000	46	47	27	17	39	176
\$30,000-40,000	43	31	14	3	8	99
\$40,000-50,000	10	26	29	32	5	102
\$50,000-60,000	1	46	14	24	1	86
\$60,000-75,000	7	52	6	5	4	74
\$75,000-100,000	1	11	11	39	2	64
\$100,000-125,000	1	7	7	1	1	17
\$125,000-150,000	0	0	4	2	1	7
\$150,000-200,000	0	3	1	1	1	6
\$200,000+	0	1	0	1	1	3
Total	300	289	172	136	94	991

HISTA 2.2 Summary Data

Sussex County

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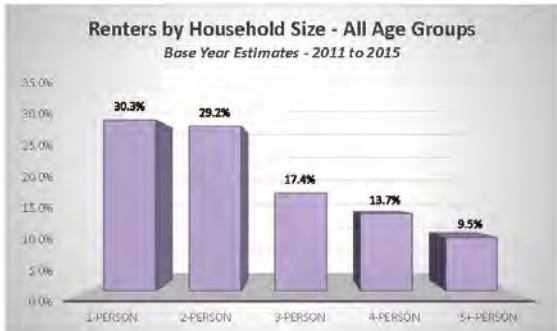
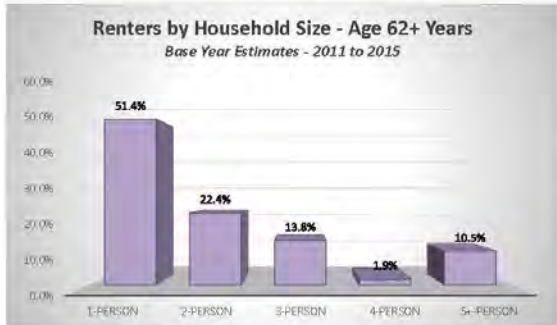
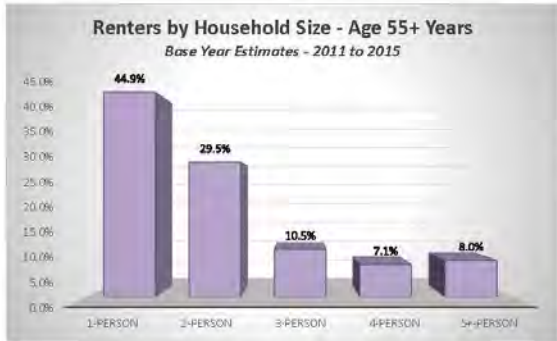
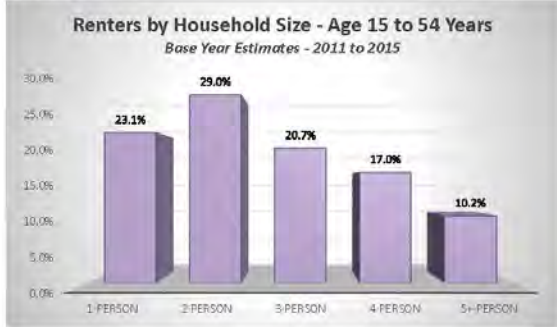
Revised by 02/2016

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.9%	0.5%	3.9%	0.9%	2.3%	16.4%
\$10,000-20,000	8.0%	4.1%	4.2%	0.3%	1.7%	18.2%
\$20,000-30,000	1.7%	3.9%	2.7%	1.4%	5.3%	14.9%
\$30,000-40,000	4.1%	4.5%	1.7%	0.0%	0.6%	10.8%
\$40,000-50,000	0.0%	3.2%	4.1%	4.8%	0.0%	12.0%
\$50,000-60,000	0.0%	4.4%	1.1%	3.5%	0.2%	9.0%
\$60,000-75,000	0.6%	6.5%	0.5%	0.0%	0.3%	7.8%
\$75,000-100,000	0.0%	1.1%	1.2%	5.7%	0.0%	8.0%
\$100,000-125,000	0.0%	1.1%	0.9%	0.0%	0.0%	2.0%
\$125,000-150,000	0.0%	0.0%	0.5%	0.3%	0.0%	0.8%
\$150,000-200,000	0.0%	0.0%	0.2%	0.0%	0.0%	0.2%
\$200,000+	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%
Total	23.1%	29.0%	20.7%	17.0%	10.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	15.1%	1.8%	1.2%	0.9%	0.6%	19.7%
\$10,000-20,000	9.2%	8.9%	0.3%	0.0%	0.9%	19.4%
\$20,000-30,000	10.8%	6.5%	2.8%	2.5%	1.2%	23.7%
\$30,000-40,000	4.9%	0.3%	0.9%	0.9%	1.2%	8.3%
\$40,000-50,000	3.1%	1.5%	0.6%	0.0%	1.5%	6.8%
\$50,000-60,000	0.3%	5.2%	2.2%	0.3%	0.0%	8.0%
\$60,000-75,000	0.9%	2.8%	0.9%	1.5%	0.6%	6.8%
\$75,000-100,000	0.3%	1.2%	0.9%	0.3%	0.6%	3.4%
\$100,000-125,000	0.3%	0.0%	0.3%	0.3%	0.3%	1.2%
\$125,000-150,000	0.0%	0.0%	0.3%	0.0%	0.3%	0.6%
\$150,000-200,000	0.0%	0.9%	0.0%	0.3%	0.3%	1.5%
\$200,000+	0.0%	0.3%	0.0%	0.0%	0.3%	0.6%
Total	44.9%	29.5%	10.5%	7.1%	8.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	15.2%	1.9%	1.4%	0.0%	1.0%	19.5%
\$10,000-20,000	10.0%	3.3%	0.5%	0.0%	1.4%	15.2%
\$20,000-30,000	12.9%	6.2%	4.3%	0.0%	1.9%	25.2%
\$30,000-40,000	6.2%	0.5%	1.0%	0.0%	0.0%	7.6%
\$40,000-50,000	4.8%	1.4%	1.0%	0.0%	2.4%	9.5%
\$50,000-60,000	0.5%	6.7%	3.3%	0.5%	0.0%	11.0%
\$60,000-75,000	1.0%	0.0%	1.4%	0.5%	1.0%	3.8%
\$75,000-100,000	0.5%	1.9%	0.5%	0.5%	1.0%	4.3%
\$100,000-125,000	0.5%	0.0%	0.5%	0.5%	0.5%	1.9%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%
\$150,000-200,000	0.0%	0.5%	0.0%	0.0%	0.5%	1.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%
Total	51.4%	22.4%	13.8%	1.9%	10.5%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10.9%	0.9%	3.0%	0.9%	1.7%	17.5%
\$10,000-20,000	8.4%	5.7%	2.9%	0.2%	1.4%	18.6%
\$20,000-30,000	4.6%	4.7%	2.7%	1.7%	3.9%	17.8%
\$30,000-40,000	4.3%	3.1%	1.4%	0.3%	0.8%	10.0%
\$40,000-50,000	1.0%	2.6%	2.9%	3.2%	0.5%	10.3%
\$50,000-60,000	0.1%	4.6%	1.4%	2.4%	0.1%	8.7%
\$60,000-75,000	0.7%	5.2%	0.6%	0.5%	0.4%	7.5%
\$75,000-100,000	0.1%	1.1%	1.1%	3.9%	0.2%	6.5%
\$100,000-125,000	0.1%	0.7%	0.7%	0.1%	0.1%	1.7%
\$125,000-150,000	0.0%	0.0%	0.4%	0.2%	0.1%	0.7%
\$150,000-200,000	0.0%	0.3%	0.1%	0.1%	0.1%	0.6%
\$200,000+	0.0%	0.1%	0.0%	0.1%	0.1%	0.3%
Total	30.3%	29.2%	17.4%	13.7%	9.5%	100.0%





HISTA 2.2 Summary Data

Sussex County

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	26	0	0	3	5	34
\$10,000-20,000	15	4	4	18	0	41
\$20,000-30,000	25	5	21	13	7	71
\$30,000-40,000	56	0	11	7	10	84
\$40,000-50,000	16	23	17	5	1	62
\$50,000-60,000	0	39	11	14	10	74
\$60,000-75,000	2	49	32	15	4	102
\$75,000-100,000	9	44	49	37	9	148
\$100,000-125,000	3	38	6	80	3	130
\$125,000-150,000	0	10	1	8	16	35
\$150,000-200,000	0	16	25	0	2	43
\$200,000+	2	0	1	2	10	15
Total	154	228	178	202	77	839

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	49	27	1	3	2	82
\$10,000-20,000	143	51	19	1	1	215
\$20,000-30,000	82	57	1	2	2	144
\$30,000-40,000	30	99	8	0	2	139
\$40,000-50,000	53	88	9	3	15	168
\$50,000-60,000	28	49	3	6	3	89
\$60,000-75,000	35	83	32	3	2	155
\$75,000-100,000	22	68	57	7	34	188
\$100,000-125,000	22	38	13	2	9	84
\$125,000-150,000	4	7	11	0	1	23
\$150,000-200,000	1	10	2	0	2	15
\$200,000+	6	10	0	0	1	17
Total	475	587	156	27	74	1,319

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	33	21	1	3	0	58
\$10,000-20,000	124	34	19	1	0	178
\$20,000-30,000	68	52	1	2	2	125
\$30,000-40,000	26	75	7	0	2	110
\$40,000-50,000	31	84	8	2	6	131
\$50,000-60,000	12	35	1	6	2	56
\$60,000-75,000	17	77	20	3	1	118
\$75,000-100,000	22	37	36	7	12	114
\$100,000-125,000	7	26	0	2	2	37
\$125,000-150,000	3	2	2	0	1	8
\$150,000-200,000	0	1	1	0	2	4
\$200,000+	2	6	0	0	0	8
Total	345	450	96	26	30	947

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	75	27	1	6	7	116
\$10,000-20,000	158	55	23	19	1	256
\$20,000-30,000	107	62	22	15	9	215
\$30,000-40,000	86	99	19	7	12	223
\$40,000-50,000	69	111	26	8	16	230
\$50,000-60,000	28	88	14	20	13	163
\$60,000-75,000	37	132	64	18	6	257
\$75,000-100,000	31	112	106	44	43	336
\$100,000-125,000	25	76	19	82	12	214
\$125,000-150,000	4	17	12	8	17	58
\$150,000-200,000	1	26	27	0	4	58
\$200,000+	8	10	1	2	11	32
Total	629	815	334	229	151	2,158

HISTA 2.2 Summary Data

Sussex County

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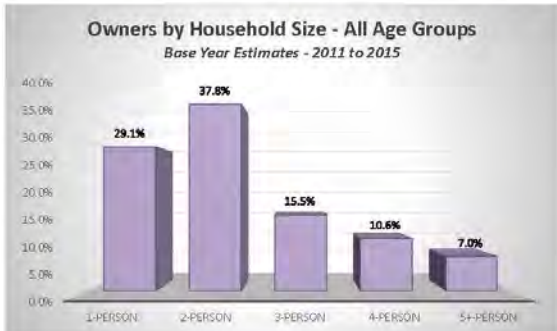
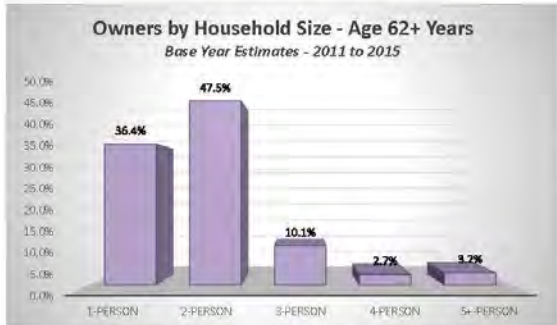
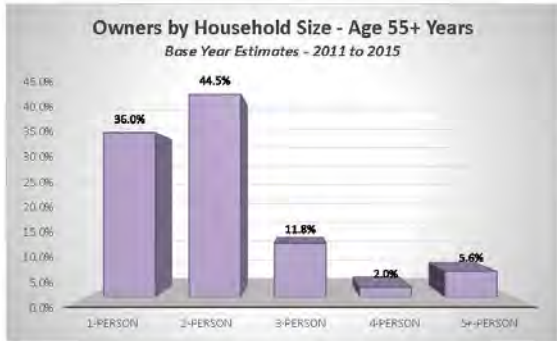
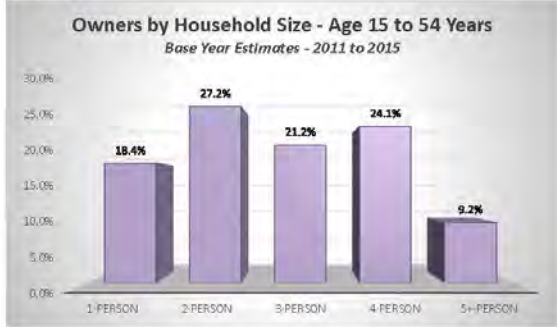
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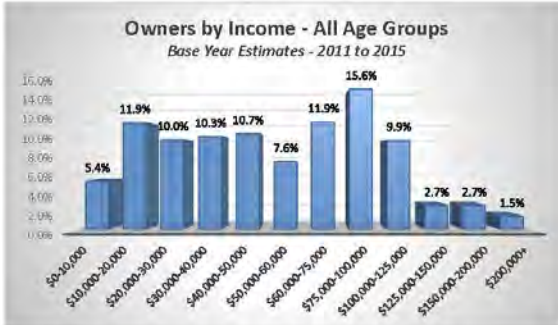
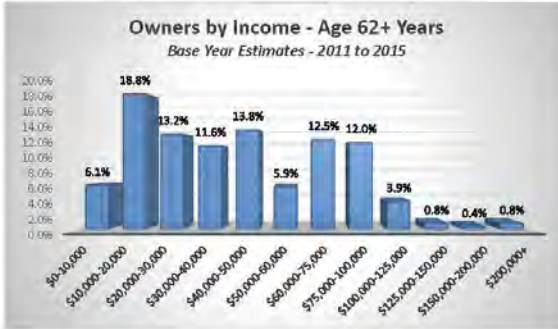
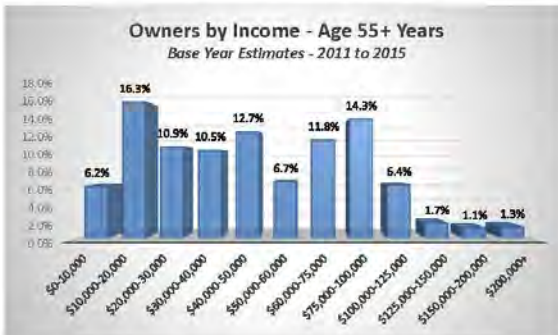
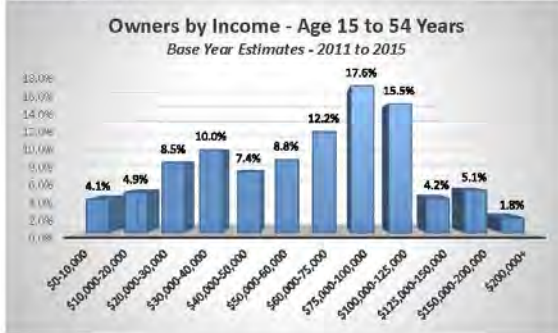
Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.1%	0.0%	0.0%	0.4%	0.6%	4.1%
\$10,000-20,000	1.8%	0.5%	0.5%	2.1%	0.0%	4.9%
\$20,000-30,000	3.0%	0.6%	2.5%	1.5%	0.8%	8.5%
\$30,000-40,000	6.7%	0.0%	1.3%	0.8%	1.2%	10.0%
\$40,000-50,000	1.9%	2.7%	2.0%	0.6%	0.1%	7.4%
\$50,000-60,000	0.0%	4.6%	1.3%	1.7%	1.2%	8.8%
\$60,000-75,000	0.2%	5.8%	3.8%	1.8%	0.5%	12.2%
\$75,000-100,000	1.1%	5.2%	5.8%	4.4%	1.1%	17.6%
\$100,000-125,000	0.4%	4.5%	0.7%	9.5%	0.4%	15.5%
\$125,000-150,000	0.0%	1.2%	0.1%	1.0%	1.9%	4.2%
\$150,000-200,000	0.0%	1.9%	3.0%	0.0%	0.2%	5.1%
\$200,000+	0.2%	0.0%	0.1%	0.2%	1.2%	1.8%
Total	18.4%	27.2%	21.2%	24.1%	9.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.7%	2.0%	0.1%	0.2%	0.2%	6.2%
\$10,000-20,000	10.8%	3.9%	1.4%	0.1%	0.1%	16.3%
\$20,000-30,000	6.2%	4.3%	0.1%	0.2%	0.2%	10.9%
\$30,000-40,000	2.3%	7.5%	0.6%	0.0%	0.2%	10.5%
\$40,000-50,000	4.0%	6.7%	0.7%	0.2%	1.1%	12.7%
\$50,000-60,000	2.1%	3.7%	0.2%	0.5%	0.2%	6.7%
\$60,000-75,000	2.7%	6.3%	2.4%	0.2%	0.2%	11.8%
\$75,000-100,000	1.7%	5.2%	4.3%	0.5%	2.0%	14.3%
\$100,000-125,000	1.7%	2.9%	1.0%	0.2%	0.7%	6.4%
\$125,000-150,000	0.3%	0.5%	0.8%	0.0%	0.1%	1.7%
\$150,000-200,000	0.1%	0.8%	0.2%	0.0%	0.2%	1.1%
\$200,000+	0.5%	0.8%	0.0%	0.0%	0.1%	1.3%
Total	56.0%	44.5%	11.8%	2.0%	5.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.5%	2.2%	0.1%	0.3%	0.0%	6.1%
\$10,000-20,000	13.1%	3.6%	2.0%	0.1%	0.0%	18.8%
\$20,000-30,000	7.2%	5.5%	0.1%	0.2%	0.2%	13.2%
\$30,000-40,000	2.7%	7.9%	0.7%	0.0%	0.2%	11.6%
\$40,000-50,000	3.3%	8.9%	0.8%	0.2%	0.6%	13.8%
\$50,000-60,000	1.3%	3.7%	0.1%	0.6%	0.2%	5.9%
\$60,000-75,000	1.8%	8.1%	2.1%	0.3%	0.1%	12.5%
\$75,000-100,000	2.3%	3.9%	3.8%	0.7%	1.3%	12.0%
\$100,000-125,000	0.7%	2.7%	0.0%	0.2%	0.2%	3.9%
\$125,000-150,000	0.3%	0.2%	0.2%	0.0%	0.1%	0.8%
\$150,000-200,000	0.0%	0.1%	0.1%	0.0%	0.2%	0.4%
\$200,000+	0.2%	0.6%	0.0%	0.0%	0.0%	0.8%
Total	36.4%	47.5%	10.1%	2.7%	3.2%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.5%	1.3%	0.0%	0.3%	0.3%	5.4%
\$10,000-20,000	7.3%	2.5%	1.1%	0.9%	0.0%	11.9%
\$20,000-30,000	5.0%	2.9%	1.0%	0.7%	0.4%	10.0%
\$30,000-40,000	4.0%	4.6%	0.9%	0.3%	0.6%	10.3%
\$40,000-50,000	3.2%	5.1%	1.2%	0.4%	0.7%	10.7%
\$50,000-60,000	1.3%	4.1%	0.6%	0.9%	0.6%	7.6%
\$60,000-75,000	1.7%	6.1%	3.0%	0.8%	0.3%	11.9%
\$75,000-100,000	1.4%	5.2%	4.9%	2.0%	2.0%	15.6%
\$100,000-125,000	1.2%	3.4%	0.9%	3.8%	0.6%	9.9%
\$125,000-150,000	0.2%	0.8%	0.6%	0.4%	0.8%	2.7%
\$150,000-200,000	0.0%	1.2%	1.3%	0.0%	0.2%	2.7%
\$200,000+	0.4%	0.5%	0.0%	0.1%	0.5%	1.5%
Total	29.1%	37.8%	15.5%	10.6%	7.0%	100.0%





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Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	85	3	26	9	20	143
\$10,000-20,000	68	31	32	20	11	162
\$20,000-30,000	36	31	39	22	42	170
\$30,000-40,000	83	30	22	7	14	156
\$40,000-50,000	16	44	44	37	1	142
\$50,000-60,000	0	68	18	37	11	134
\$60,000-75,000	6	92	35	15	6	154
\$75,000-100,000	9	51	57	75	9	201
\$100,000-125,000	3	45	12	80	3	143
\$125,000-150,000	0	10	4	10	16	40
\$150,000-200,000	0	16	26	0	2	44
\$200,000+	2	0	1	3	10	16
Total	308	421	316	315	145	1,505

Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	98	33	5	6	4	146
\$10,000-20,000	173	80	20	1	4	278
\$20,000-30,000	117	78	10	10	6	221
\$30,000-40,000	46	100	11	3	6	166
\$40,000-50,000	63	93	11	3	20	190
\$50,000-60,000	29	66	10	7	3	115
\$60,000-75,000	38	92	35	8	4	177
\$75,000-100,000	23	72	60	8	36	199
\$100,000-125,000	23	38	14	3	10	88
\$125,000-150,000	4	7	12	0	2	25
\$150,000-200,000	1	13	2	1	3	20
\$200,000+	6	11	0	0	2	19
Total	621	683	190	50	100	1,644

Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	65	25	4	3	2	99
\$10,000-20,000	145	41	20	1	3	210
\$20,000-30,000	95	65	10	2	6	178
\$30,000-40,000	39	76	9	0	2	126
\$40,000-50,000	41	87	10	2	11	151
\$50,000-60,000	13	49	8	7	2	79
\$60,000-75,000	19	77	23	4	3	126
\$75,000-100,000	23	41	37	8	14	123
\$100,000-125,000	8	26	1	3	3	41
\$125,000-150,000	3	2	2	0	2	9
\$150,000-200,000	0	2	1	0	3	6
\$200,000+	2	6	0	0	1	9
Total	453	497	125	30	52	1,157

Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	183	36	31	15	24	289
\$10,000-20,000	241	111	52	21	15	440
\$20,000-30,000	153	109	49	32	48	391
\$30,000-40,000	129	130	33	10	20	322
\$40,000-50,000	79	137	55	40	21	332
\$50,000-60,000	29	134	28	44	14	249
\$60,000-75,000	44	184	70	23	10	331
\$75,000-100,000	32	123	117	83	45	400
\$100,000-125,000	26	83	26	83	13	231
\$125,000-150,000	4	17	16	10	18	65
\$150,000-200,000	1	29	28	1	5	64
\$200,000+	8	11	1	3	12	35
Total	929	1,104	506	365	248	3,149

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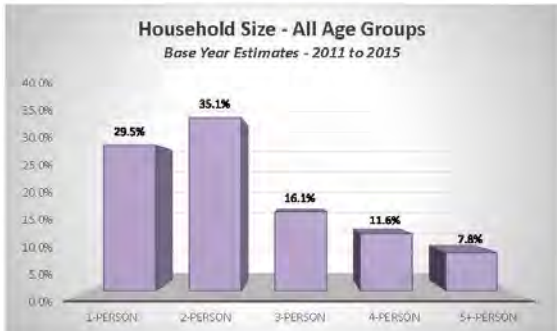
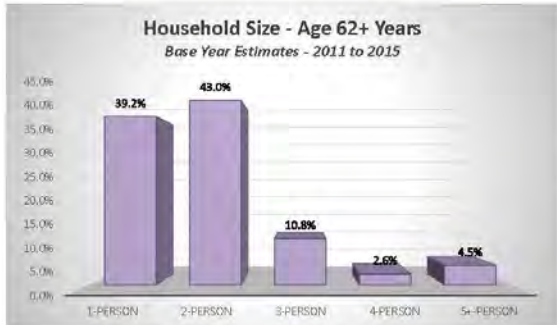
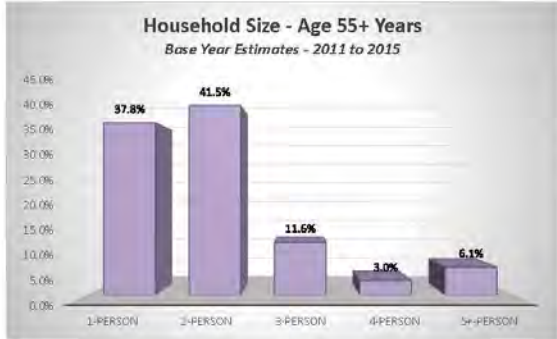
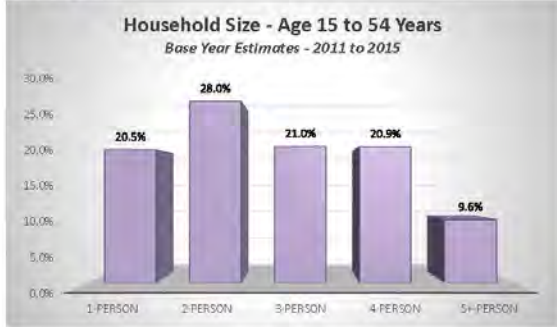
Household by Income

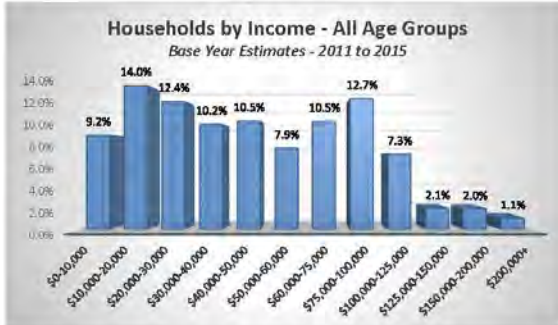
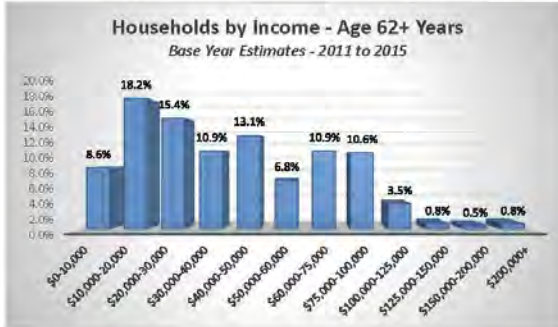
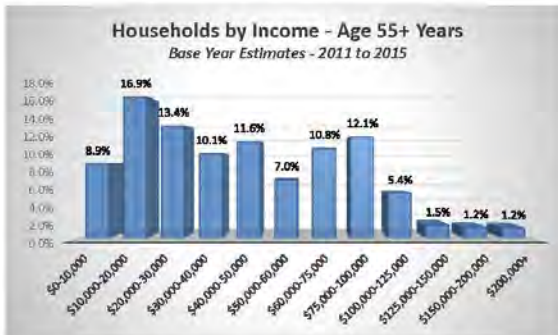
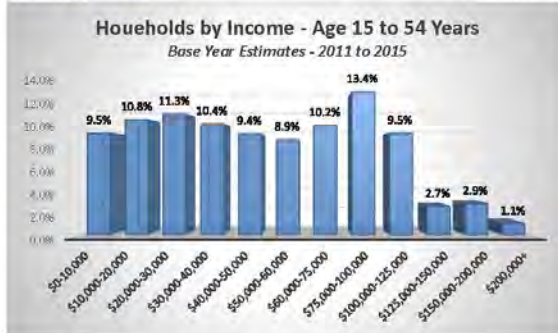
Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.6%	0.2%	1.7%	0.6%	1.3%	9.5%
\$10,000-20,000	4.5%	2.1%	2.1%	1.3%	0.7%	10.8%
\$20,000-30,000	2.4%	2.1%	2.6%	1.5%	2.8%	11.3%
\$30,000-40,000	5.5%	2.0%	1.5%	0.3%	0.9%	10.4%
\$40,000-50,000	1.1%	2.9%	2.9%	2.5%	0.1%	9.4%
\$50,000-60,000	0.0%	4.5%	1.2%	2.5%	0.7%	8.9%
\$60,000-75,000	0.4%	6.1%	2.3%	1.0%	0.4%	10.2%
\$75,000-100,000	0.6%	3.4%	3.8%	5.0%	0.6%	13.4%
\$100,000-125,000	0.2%	3.0%	0.8%	5.3%	0.2%	9.5%
\$125,000-150,000	0.0%	0.7%	0.3%	0.7%	1.1%	2.7%
\$150,000-200,000	0.0%	1.1%	1.7%	0.0%	0.1%	2.9%
\$200,000+	0.1%	0.0%	0.1%	0.2%	0.7%	1.1%
Total	20.5%	28.0%	21.0%	20.9%	9.6%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	2.0%	0.3%	0.4%	0.2%	8.9%
\$10,000-20,000	10.5%	4.9%	1.2%	0.1%	0.2%	16.9%
\$20,000-30,000	7.1%	4.7%	0.6%	0.6%	0.4%	13.4%
\$30,000-40,000	2.8%	6.1%	0.7%	0.2%	0.4%	10.1%
\$40,000-50,000	3.8%	5.7%	0.7%	0.2%	1.2%	11.6%
\$50,000-60,000	1.8%	4.0%	0.6%	0.4%	0.2%	7.0%
\$60,000-75,000	2.3%	5.6%	2.1%	0.5%	0.2%	10.8%
\$75,000-100,000	1.4%	4.4%	3.6%	0.5%	2.2%	12.1%
\$100,000-125,000	1.4%	2.3%	0.9%	0.2%	0.6%	5.4%
\$125,000-150,000	0.2%	0.4%	0.7%	0.0%	0.1%	1.5%
\$150,000-200,000	0.1%	0.8%	0.1%	0.1%	0.2%	1.2%
\$200,000+	0.4%	0.7%	0.0%	0.0%	0.1%	1.2%
Total	37.8%	41.5%	11.6%	3.0%	6.1%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.6%	2.2%	0.3%	0.3%	0.2%	8.6%
\$10,000-20,000	12.5%	3.5%	1.7%	0.1%	0.3%	18.2%
\$20,000-30,000	8.2%	5.6%	0.9%	0.2%	0.5%	15.4%
\$30,000-40,000	3.4%	6.6%	0.8%	0.0%	0.2%	10.9%
\$40,000-50,000	3.5%	7.5%	0.9%	0.2%	1.0%	13.1%
\$50,000-60,000	1.1%	4.2%	0.7%	0.6%	0.2%	6.8%
\$60,000-75,000	1.6%	6.7%	2.0%	0.3%	0.3%	10.9%
\$75,000-100,000	2.0%	3.5%	3.2%	0.7%	1.2%	10.6%
\$100,000-125,000	0.7%	2.2%	0.1%	0.3%	0.3%	3.5%
\$125,000-150,000	0.3%	0.2%	0.2%	0.0%	0.2%	0.9%
\$150,000-200,000	0.0%	0.2%	0.1%	0.0%	0.3%	0.5%
\$200,000+	0.2%	0.5%	0.0%	0.0%	0.1%	0.8%
Total	39.2%	43.0%	10.8%	2.6%	4.5%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.8%	1.1%	1.0%	0.5%	0.8%	9.2%
\$10,000-20,000	7.7%	3.5%	1.7%	0.7%	0.5%	14.0%
\$20,000-30,000	4.9%	3.5%	1.6%	1.0%	1.5%	12.4%
\$30,000-40,000	4.1%	4.1%	1.0%	0.3%	0.6%	10.2%
\$40,000-50,000	2.5%	4.4%	1.7%	1.3%	0.7%	10.5%
\$50,000-60,000	0.9%	4.3%	0.9%	1.4%	0.4%	7.9%
\$60,000-75,000	1.4%	5.8%	2.2%	0.7%	0.3%	10.5%
\$75,000-100,000	1.0%	3.9%	3.7%	2.6%	1.4%	12.7%
\$100,000-125,000	0.8%	2.6%	0.8%	2.6%	0.4%	7.3%
\$125,000-150,000	0.1%	0.5%	0.5%	0.3%	0.6%	2.1%
\$150,000-200,000	0.0%	0.9%	0.9%	0.0%	0.2%	2.0%
\$200,000+	0.3%	0.3%	0.0%	0.1%	0.4%	1.1%
Total	29.5%	35.1%	16.1%	11.6%	7.8%	100.0%







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Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	63	12	18	7	3	103
\$10,000-20,000	16	9	28	1	9	63
\$20,000-30,000	12	23	24	11	30	100
\$30,000-40,000	22	19	12	2	10	65
\$40,000-50,000	0	14	17	27	0	58
\$50,000-60,000	1	31	14	31	4	81
\$60,000-75,000	9	32	3	0	5	49
\$75,000-100,000	0	7	9	33	0	49
\$100,000-125,000	2	4	7	0	0	13
\$125,000-150,000	5	6	7	2	5	25
\$150,000-200,000	0	0	7	0	0	7
\$200,000+	0	0	0	1	1	2
Total	130	157	146	115	67	615

Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	86	4	5	9	5	109
\$10,000-20,000	32	22	3	1	1	59
\$20,000-30,000	69	30	17	7	2	125
\$30,000-40,000	20	1	4	2	9	36
\$40,000-50,000	10	4	2	1	5	22
\$50,000-60,000	6	32	6	2	2	48
\$60,000-75,000	5	21	2	3	3	34
\$75,000-100,000	3	9	1	1	4	18
\$100,000-125,000	7	3	7	1	2	20
\$125,000-150,000	8	13	4	1	2	28
\$150,000-200,000	4	1	0	1	0	6
\$200,000+	1	8	0	2	2	13
Total	253	148	51	31	37	520

Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	67	3	5	1	4	80
\$10,000-20,000	25	12	3	1	1	42
\$20,000-30,000	52	19	16	0	2	89
\$30,000-40,000	9	1	4	1	1	16
\$40,000-50,000	10	3	1	1	4	19
\$50,000-60,000	5	25	6	2	2	40
\$60,000-75,000	4	2	2	0	3	11
\$75,000-100,000	3	9	0	1	3	16
\$100,000-125,000	6	2	6	1	1	16
\$125,000-150,000	5	9	4	1	2	21
\$150,000-200,000	3	0	0	1	0	4
\$200,000+	1	0	0	0	2	3
Total	190	85	47	10	25	357

Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	149	16	23	16	8	212
\$10,000-20,000	48	31	31	2	10	122
\$20,000-30,000	81	53	41	18	32	225
\$30,000-40,000	42	20	16	4	19	101
\$40,000-50,000	10	18	19	28	5	80
\$50,000-60,000	7	63	20	33	6	129
\$60,000-75,000	14	53	5	3	8	83
\$75,000-100,000	3	16	10	34	4	67
\$100,000-125,000	9	7	14	1	2	33
\$125,000-150,000	13	19	11	3	7	53
\$150,000-200,000	4	1	7	1	0	13
\$200,000+	3	8	0	3	3	17
Total	383	365	197	146	104	1,135



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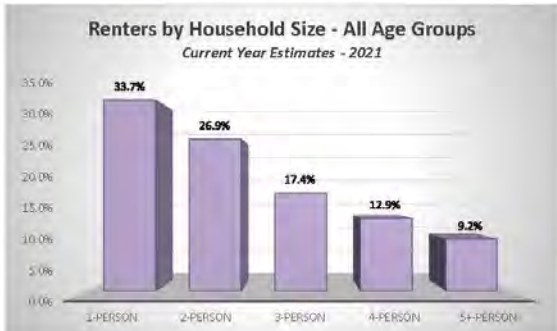
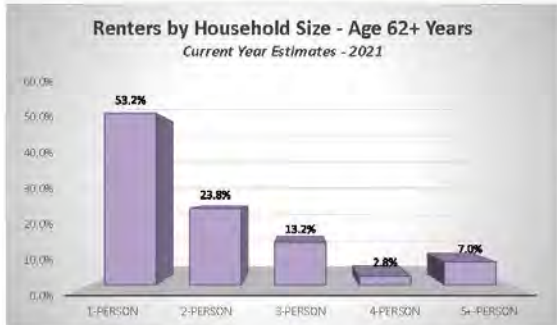
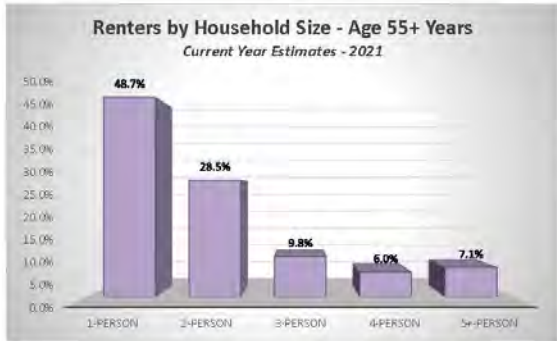
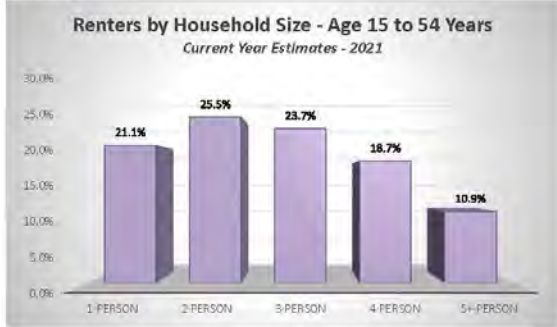
Community Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10.2%	2.0%	2.9%	1.1%	0.5%	16.7%
\$10,000-20,000	2.6%	1.5%	4.6%	0.2%	1.5%	10.2%
\$20,000-30,000	2.0%	3.7%	3.9%	1.8%	4.9%	16.3%
\$30,000-40,000	3.6%	3.1%	2.0%	0.3%	1.6%	10.6%
\$40,000-50,000	0.0%	2.3%	2.8%	4.4%	0.0%	9.4%
\$50,000-60,000	0.2%	5.0%	2.3%	5.0%	0.7%	13.2%
\$60,000-75,000	1.5%	5.2%	0.5%	0.0%	0.8%	8.0%
\$75,000-100,000	0.0%	1.1%	1.5%	5.4%	0.0%	8.0%
\$100,000-125,000	0.3%	0.7%	1.1%	0.0%	0.0%	2.1%
\$125,000-150,000	0.8%	1.0%	1.1%	0.3%	0.8%	4.1%
\$150,000-200,000	0.0%	0.0%	1.1%	0.0%	0.0%	1.1%
\$200,000+	0.0%	0.0%	0.0%	0.2%	0.2%	0.3%
Total	21.1%	25.5%	23.7%	18.7%	10.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	16.5%	0.8%	1.0%	1.7%	1.0%	21.0%
\$10,000-20,000	6.2%	4.2%	0.6%	0.2%	0.2%	11.3%
\$20,000-30,000	13.3%	5.8%	3.3%	1.3%	0.4%	24.0%
\$30,000-40,000	3.8%	0.2%	0.8%	0.4%	1.7%	6.9%
\$40,000-50,000	1.9%	0.8%	0.4%	0.2%	1.0%	4.2%
\$50,000-60,000	1.2%	6.2%	1.2%	0.4%	0.4%	9.2%
\$60,000-75,000	1.0%	4.0%	0.4%	0.6%	0.6%	6.5%
\$75,000-100,000	0.6%	1.7%	0.2%	0.2%	0.8%	3.5%
\$100,000-125,000	1.3%	0.6%	1.3%	0.2%	0.4%	3.8%
\$125,000-150,000	1.5%	2.5%	0.8%	0.2%	0.4%	5.4%
\$150,000-200,000	0.8%	0.2%	0.0%	0.2%	0.0%	1.2%
\$200,000+	0.6%	1.5%	0.0%	0.4%	0.4%	2.9%
Total	48.7%	28.5%	9.8%	6.0%	7.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	18.8%	0.8%	1.4%	0.3%	1.1%	22.4%
\$10,000-20,000	7.0%	3.4%	0.8%	0.3%	0.3%	11.8%
\$20,000-30,000	14.6%	5.3%	4.5%	0.0%	0.6%	24.9%
\$30,000-40,000	2.5%	0.3%	1.1%	0.3%	0.3%	4.5%
\$40,000-50,000	2.8%	0.8%	0.3%	0.3%	1.1%	5.3%
\$50,000-60,000	1.4%	7.0%	1.7%	0.6%	0.6%	11.2%
\$60,000-75,000	1.1%	0.6%	0.6%	0.0%	0.8%	3.1%
\$75,000-100,000	0.8%	2.5%	0.0%	0.3%	0.8%	4.5%
\$100,000-125,000	1.7%	0.6%	1.7%	0.3%	0.3%	4.5%
\$125,000-150,000	1.4%	2.5%	1.1%	0.3%	0.6%	5.9%
\$150,000-200,000	0.8%	0.0%	0.0%	0.3%	0.0%	1.1%
\$200,000+	0.3%	0.0%	0.0%	0.0%	0.6%	0.8%
Total	53.2%	23.8%	13.2%	2.8%	7.0%	100.0%

Percent Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13.1%	1.4%	2.0%	1.4%	0.7%	18.7%
\$10,000-20,000	4.2%	2.7%	2.7%	0.2%	0.9%	10.7%
\$20,000-30,000	7.1%	4.7%	3.6%	1.6%	2.8%	19.8%
\$30,000-40,000	3.7%	1.8%	1.4%	0.4%	1.7%	8.9%
\$40,000-50,000	0.9%	1.6%	1.7%	2.5%	0.4%	7.0%
\$50,000-60,000	0.6%	5.6%	1.8%	2.9%	0.5%	11.4%
\$60,000-75,000	1.2%	4.7%	0.4%	0.3%	0.7%	7.3%
\$75,000-100,000	0.3%	1.4%	0.9%	3.0%	0.4%	5.9%
\$100,000-125,000	0.8%	0.6%	1.2%	0.1%	0.2%	2.9%
\$125,000-150,000	1.1%	1.7%	1.0%	0.3%	0.6%	4.7%
\$150,000-200,000	0.4%	0.1%	0.6%	0.1%	0.0%	1.1%
\$200,000+	0.3%	0.7%	0.0%	0.3%	0.3%	1.5%
Total	33.7%	26.9%	17.4%	12.9%	9.2%	100.0%





HISTA 2.2 Summary Data

Sussex County

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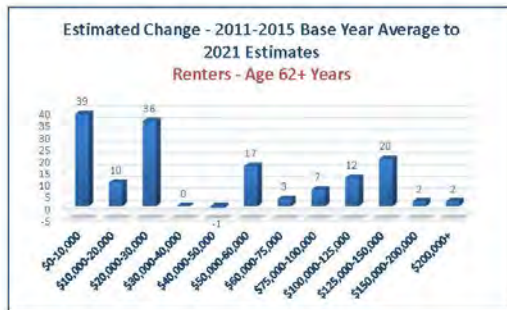
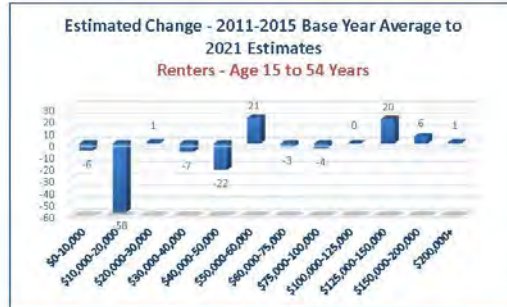
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Renter Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	4	9	-8	1	-12	-6	-6%
\$10,000-20,000	-37	-19	0	-1	-2	-58	-48%
\$20,000-30,000	1	-3	6	2	-5	1	1%
\$30,000-40,000	-5	-11	1	2	6	-7	-10%
\$40,000-50,000	0	-7	-10	-5	0	-22	-28%
\$50,000-60,000	1	2	7	8	3	21	35%
\$60,000-75,000	5	-11	0	0	3	-3	-6%
\$75,000-100,000	0	0	1	-5	0	-4	-8%
\$100,000-125,000	2	-3	1	0	0	0	0%
\$125,000-150,000	5	6	4	0	5	20	400%
\$150,000-200,000	0	0	6	0	0	6	600%
\$200,000+	0	0	0	0	1	1	100%
Total Change	-24	-36	8	2	-1	-51	-8%
Percent Change	-16%	-19%	6%	2%	-1%	-8%	

Renter Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	37	-2	1	0	3	45	70%
\$10,000-20,000	2	-7	2	1	-2	-4	-6%
\$20,000-30,000	34	9	0	-1	-2	48	62%
\$30,000-40,000	4	0	1	-1	5	9	33%
\$40,000-50,000	0	-1	0	1	0	0	0%
\$50,000-60,000	5	15	-1	1	2	22	85%
\$60,000-75,000	2	12	-1	-2	1	12	55%
\$75,000-100,000	2	5	-2	0	2	7	64%
\$100,000-125,000	6	3	6	0	1	16	400%
\$125,000-150,000	8	13	3	1	1	26	1300%
\$150,000-200,000	4	2	0	0	-1	1	20%
\$200,000+	3	2	0	2	1	13	650%
Total Change	107	52	17	8	11	195	60%
Percent Change	73%	54%	50%	35%	42%	60%	

Renter Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	35	-1	2	1	2	39	95%
\$10,000-20,000	4	5	2	1	-2	10	31%
\$20,000-30,000	25	6	7	0	-2	36	68%
\$30,000-40,000	-4	0	2	1	1	0	0%
\$40,000-50,000	0	0	-1	1	-1	-1	-5%
\$50,000-60,000	4	11	-1	1	2	17	74%
\$60,000-75,000	2	2	-1	-1	1	3	38%
\$75,000-100,000	2	5	-1	0	1	7	78%
\$100,000-125,000	5	2	5	0	0	12	300%
\$125,000-150,000	5	8	4	1	1	20	2000%
\$150,000-200,000	3	-1	0	1	-1	2	100%
\$200,000+	1	0	0	0	1	2	200%
Total Change	82	38	18	6	3	147	70%
Percent Change	76%	81%	62%	150%	14%	70%	

Renter Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	41	7	-7	7	-9	39	23%
\$10,000-20,000	-35	-25	2	0	-4	-62	-44%
\$20,000-30,000	35	6	14	1	-7	49	28%
\$30,000-40,000	-1	-11	2	1	11	2	2%
\$40,000-50,000	0	-9	10	-4	0	-22	-22%
\$50,000-60,000	6	17	6	9	5	43	50%
\$60,000-75,000	7	3	-1	-2	-4	9	12%
\$75,000-100,000	2	5	-1	-5	2	3	5%
\$100,000-125,000	8	0	7	0	1	16	9%
\$125,000-150,000	13	19	7	1	6	46	657%
\$150,000-200,000	4	-2	6	0	-1	7	117%
\$200,000+	2	2	0	0	2	14	167%
Total	83	16	25	10	10	144	15%
Percent Change	28%	6%	15%	7%	11%	15%	



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Sussex County

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Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	21	0	1	6	1	29
\$10,000-20,000	3	3	4	11	0	21
\$20,000-30,000	21	3	20	21	4	69
\$30,000-40,000	43	1	13	8	11	76
\$40,000-50,000	11	11	12	2	0	36
\$50,000-60,000	0	38	19	8	17	82
\$60,000-75,000	4	68	37	28	5	142
\$75,000-100,000	11	40	44	48	8	151
\$100,000-125,000	2	24	3	76	1	106
\$125,000-150,000	6	9	2	13	32	62
\$150,000-200,000	0	32	48	0	6	86
\$200,000+	0	1	2	2	13	23
Total	122	230	210	223	98	883

Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	93	35	0	3	0	131
\$10,000-20,000	162	38	28	1	0	229
\$20,000-30,000	98	64	2	2	0	166
\$30,000-40,000	35	115	7	1	5	163
\$40,000-50,000	35	55	6	1	10	107
\$50,000-60,000	50	78	6	11	0	145
\$60,000-75,000	31	85	19	2	2	139
\$75,000-100,000	18	81	51	7	30	187
\$100,000-125,000	31	102	31	0	15	179
\$125,000-150,000	28	51	25	4	5	113
\$150,000-200,000	6	15	6	1	0	28
\$200,000+	2	1	1	1	5	10
Total	596	722	182	34	72	1,606

Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	72	30	0	3	0	105
\$10,000-20,000	148	33	28	1	0	210
\$20,000-30,000	82	56	2	2	0	142
\$30,000-40,000	29	81	7	0	5	122
\$40,000-50,000	17	51	6	1	4	79
\$50,000-60,000	23	56	4	11	0	94
\$60,000-75,000	14	80	9	2	2	107
\$75,000-100,000	18	34	35	7	14	108
\$100,000-125,000	18	89	14	0	2	123
\$125,000-150,000	24	40	4	4	4	76
\$150,000-200,000	5	5	5	0	0	15
\$200,000+	2	1	0	1	2	10
Total	455	556	114	32	34	1,191

Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	114	35	1	9	1	160
\$10,000-20,000	165	41	32	12	0	250
\$20,000-30,000	119	67	22	23	4	235
\$30,000-40,000	78	116	20	9	16	239
\$40,000-50,000	46	66	18	3	10	143
\$50,000-60,000	50	116	25	19	17	227
\$60,000-75,000	35	153	56	30	7	281
\$75,000-100,000	29	121	95	55	38	338
\$100,000-125,000	33	126	34	76	16	285
\$125,000-150,000	34	60	27	17	37	175
\$150,000-200,000	6	47	54	1	6	114
\$200,000+	2	4	8	3	18	42
Total	718	952	392	257	170	2,489

HISTA 2.2 Summary Data

Sussex County

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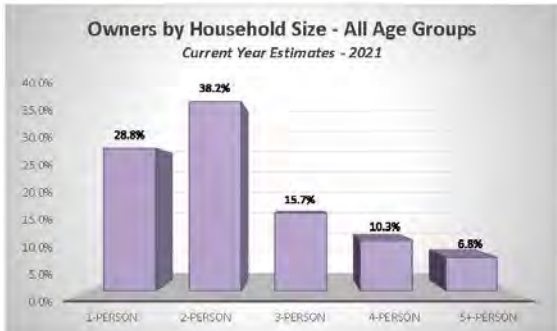
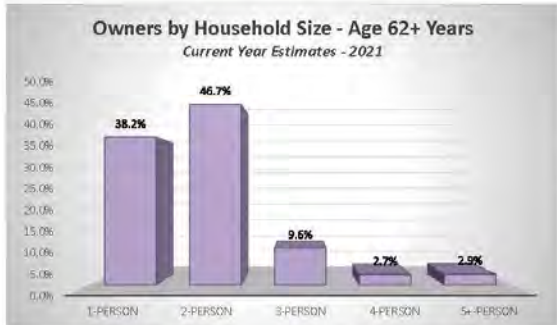
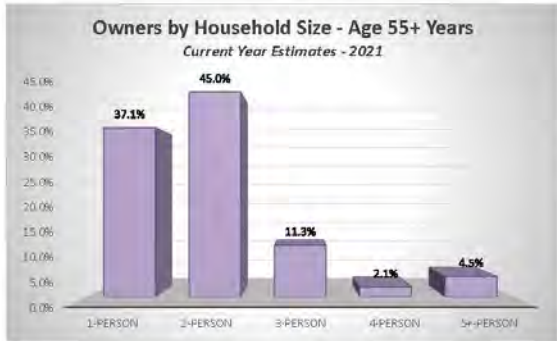
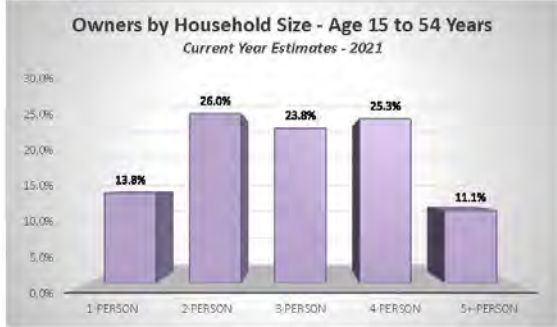
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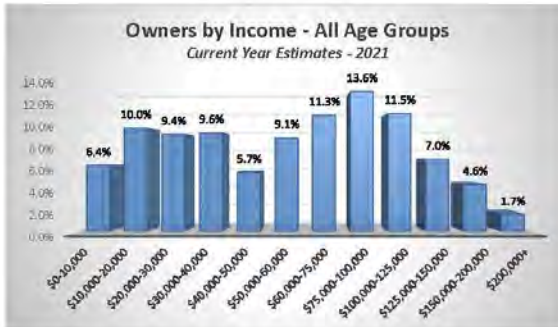
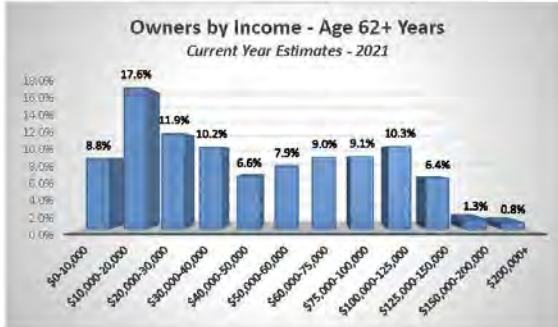
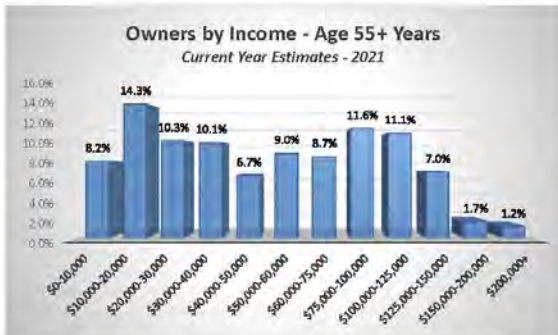
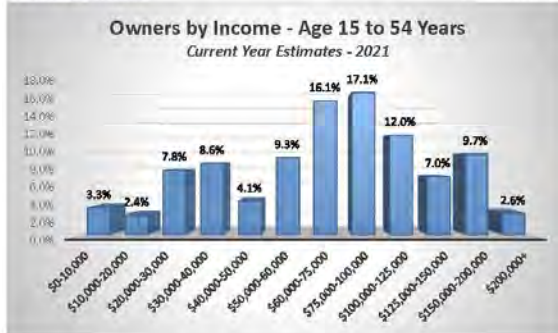
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.4%	0.0%	0.1%	0.7%	0.1%	3.3%
\$10,000-20,000	0.3%	0.3%	0.5%	1.2%	0.0%	2.4%
\$20,000-30,000	2.4%	0.3%	2.3%	2.4%	0.5%	7.9%
\$30,000-40,000	4.9%	0.1%	1.5%	0.9%	1.2%	8.6%
\$40,000-50,000	1.2%	1.2%	1.4%	0.2%	0.0%	4.1%
\$50,000-60,000	0.0%	4.3%	2.2%	0.9%	1.9%	9.3%
\$60,000-75,000	0.5%	7.7%	4.2%	3.2%	0.6%	16.1%
\$75,000-100,000	1.2%	4.5%	5.0%	5.4%	0.9%	17.1%
\$100,000-125,000	0.2%	2.7%	0.3%	8.6%	0.1%	12.0%
\$125,000-150,000	0.7%	1.0%	0.2%	1.5%	3.6%	7.0%
\$150,000-200,000	0.0%	3.6%	5.4%	0.0%	0.7%	9.7%
\$200,000+	0.0%	0.1%	0.8%	0.2%	1.5%	2.6%
Total	13.8%	26.0%	23.8%	25.3%	11.1%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.8%	2.2%	0.0%	0.2%	0.0%	8.2%
\$10,000-20,000	10.1%	2.4%	1.7%	0.1%	0.0%	14.3%
\$20,000-30,000	6.1%	4.0%	0.1%	0.1%	0.0%	10.3%
\$30,000-40,000	2.2%	7.2%	0.4%	0.1%	0.3%	10.1%
\$40,000-50,000	2.2%	3.4%	0.4%	0.1%	0.6%	6.7%
\$50,000-60,000	3.1%	4.9%	0.4%	0.7%	0.0%	9.0%
\$60,000-75,000	1.9%	5.3%	1.2%	0.1%	0.1%	8.7%
\$75,000-100,000	1.1%	5.0%	3.2%	0.4%	1.9%	11.6%
\$100,000-125,000	1.9%	6.4%	1.9%	0.0%	0.9%	11.1%
\$125,000-150,000	1.7%	3.2%	1.6%	0.2%	0.3%	7.0%
\$150,000-200,000	0.4%	0.9%	0.4%	0.1%	0.0%	1.7%
\$200,000+	0.6%	0.2%	0.1%	0.1%	0.1%	1.2%
Total	37.1%	45.0%	11.3%	2.1%	4.5%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	2.5%	0.0%	0.3%	0.0%	8.8%
\$10,000-20,000	12.4%	2.8%	2.4%	0.1%	0.0%	17.6%
\$20,000-30,000	6.9%	4.7%	0.2%	0.2%	0.0%	11.9%
\$30,000-40,000	2.4%	6.8%	0.6%	0.0%	0.4%	10.2%
\$40,000-50,000	1.4%	4.3%	0.5%	0.1%	0.3%	6.6%
\$50,000-60,000	1.9%	4.7%	0.3%	0.9%	0.0%	7.9%
\$60,000-75,000	1.2%	6.7%	0.8%	0.2%	0.2%	9.0%
\$75,000-100,000	1.5%	2.9%	2.9%	0.6%	1.2%	9.1%
\$100,000-125,000	1.5%	7.5%	1.2%	0.0%	0.2%	10.3%
\$125,000-150,000	2.0%	3.4%	0.3%	0.3%	0.3%	6.4%
\$150,000-200,000	0.4%	0.4%	0.4%	0.0%	0.0%	1.3%
\$200,000+	0.4%	0.1%	0.0%	0.1%	0.2%	0.8%
Total	38.2%	46.7%	9.6%	2.7%	2.9%	100.0%

Percent Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.6%	1.4%	0.0%	0.4%	0.0%	6.4%
\$10,000-20,000	6.6%	1.6%	1.3%	0.5%	0.0%	10.0%
\$20,000-30,000	4.8%	2.7%	0.9%	0.9%	0.2%	9.4%
\$30,000-40,000	3.1%	4.7%	0.8%	0.4%	0.6%	9.6%
\$40,000-50,000	1.8%	2.7%	0.7%	0.1%	0.4%	5.7%
\$50,000-60,000	2.0%	4.7%	1.0%	0.8%	0.7%	9.1%
\$60,000-75,000	1.4%	6.1%	2.2%	1.2%	0.3%	11.3%
\$75,000-100,000	1.2%	4.9%	3.8%	2.2%	1.5%	13.6%
\$100,000-125,000	1.3%	5.1%	1.4%	3.1%	0.6%	11.5%
\$125,000-150,000	1.4%	2.4%	1.1%	0.7%	1.5%	7.0%
\$150,000-200,000	0.2%	1.9%	2.2%	0.0%	0.2%	4.6%
\$200,000+	0.4%	0.2%	0.3%	0.1%	0.7%	1.7%
Total	28.8%	38.2%	15.7%	10.3%	6.5%	100.0%





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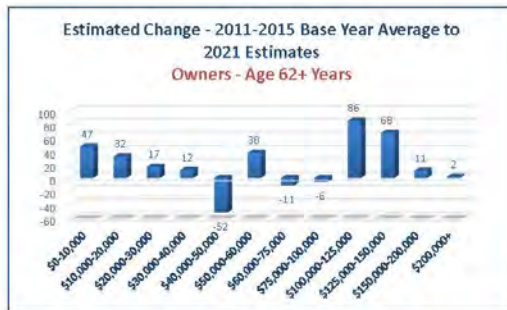
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Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-5	0	1	3	-4	-5	-15%
\$10,000-20,000	-12	-1	0	-7	0	-20	-19%
\$20,000-30,000	-4	-2	-1	8	-3	-2	-3%
\$30,000-40,000	-13	3	2	1	1	-8	-10%
\$40,000-50,000	-5	-12	-5	-3	-1	-26	-42%
\$50,000-60,000	0	-1	8	-6	7	8	11%
\$60,000-75,000	2	12	5	12	1	40	39%
\$75,000-100,000	2	-4	-5	11	-1	3	2%
\$100,000-125,000	-1	-14	-3	-4	-2	-24	-18%
\$125,000-150,000	6	1	1	5	16	27	77%
\$150,000-200,000	0	16	23	0	4	43	100%
\$200,000+	-2	1	8	9	2	22	53%
Total Change	-32	2	32	21	21	44	5%
Percent Change	-21%	1%	18%	10%	27%	5%	

Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	44	8	-1	0	-2	49	60%
\$10,000-20,000	19	-13	9	0	-1	14	7%
\$20,000-30,000	16	7	1	0	-2	22	15%
\$30,000-40,000	5	16	-1	1	3	24	17%
\$40,000-50,000	-18	-13	-3	-2	-5	-41	-36%
\$50,000-60,000	22	29	3	5	-3	56	62%
\$60,000-75,000	-4	2	-13	-1	0	-16	-10%
\$75,000-100,000	-4	13	-6	0	-4	-1	-1%
\$100,000-125,000	9	64	19	-2	6	95	112%
\$125,000-150,000	24	44	14	4	4	90	391%
\$150,000-200,000	5	5	4	1	-2	13	87%
\$200,000+	3	-2	1	1	-5	2	12%
Total Change	121	135	26	7	-2	287	22%
Percent Change	26%	23%	17%	26%	-3%	22%	

Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	39	9	-1	0	0	47	81%
\$10,000-20,000	24	-1	9	0	0	32	18%
\$20,000-30,000	14	4	1	0	-2	17	14%
\$30,000-40,000	3	6	0	0	3	12	11%
\$40,000-50,000	-14	-33	-2	-1	-2	-52	-10%
\$50,000-60,000	11	21	3	5	-2	38	68%
\$60,000-75,000	-3	3	-11	-1	1	-11	-9%
\$75,000-100,000	-4	3	-1	0	2	-6	-5%
\$100,000-125,000	11	63	14	-2	0	86	232%
\$125,000-150,000	21	38	2	4	3	68	850%
\$150,000-200,000	5	4	4	0	-2	11	275%
\$200,000+	3	-2	0	1	3	2	25%
Total Change	110	106	18	6	4	244	26%
Percent Change	32%	24%	19%	23%	13%	26%	

Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	39	9	0	3	-6	44	38%
\$10,000-20,000	7	-14	9	-7	-1	-6	-2%
\$20,000-30,000	12	5	0	8	-5	20	9%
\$30,000-40,000	-8	17	1	2	4	16	7%
\$40,000-50,000	-23	-45	-9	-5	-6	-87	-28%
\$50,000-60,000	22	29	11	-1	4	64	39%
\$60,000-75,000	-2	21	-8	12	1	24	9%
\$75,000-100,000	-2	9	-11	11	-5	2	1%
\$100,000-125,000	8	50	15	-6	4	71	33%
\$125,000-150,000	30	43	15	9	20	117	202%
\$150,000-200,000	5	21	27	1	2	56	97%
\$200,000+	1	-6	2	1	2	10	31%
Total	89	137	-8	28	19	331	15%
Percent Change	14%	17%	17%	12%	13%	15%	



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Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	84	12	19	13	4	132
\$10,000-20,000	19	12	32	12	9	84
\$20,000-30,000	33	26	44	32	34	169
\$30,000-40,000	65	20	25	10	21	141
\$40,000-50,000	11	25	29	29	0	94
\$50,000-60,000	1	69	33	39	21	163
\$60,000-75,000	13	100	40	28	10	191
\$75,000-100,000	11	47	53	81	8	200
\$100,000-125,000	4	28	10	76	1	119
\$125,000-150,000	11	15	9	15	37	87
\$150,000-200,000	0	32	55	0	6	93
\$200,000+	0	1	2	3	14	25
Total	252	387	356	338	165	1,498

Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	179	39	5	12	5	240
\$10,000-20,000	194	60	31	2	1	288
\$20,000-30,000	167	94	19	9	2	291
\$30,000-40,000	55	116	11	3	14	199
\$40,000-50,000	45	59	8	2	15	129
\$50,000-60,000	56	110	12	13	2	193
\$60,000-75,000	36	106	21	5	5	173
\$75,000-100,000	21	90	52	8	34	205
\$100,000-125,000	38	105	38	1	17	199
\$125,000-150,000	36	64	29	5	7	141
\$150,000-200,000	10	16	6	2	0	34
\$200,000+	12	11	1	3	7	34
Total	849	870	233	65	109	2,126

Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	139	33	5	4	4	185
\$10,000-20,000	173	45	31	2	1	252
\$20,000-30,000	134	75	18	2	2	231
\$30,000-40,000	38	82	11	1	6	138
\$40,000-50,000	27	54	7	2	8	98
\$50,000-60,000	28	81	10	13	2	134
\$60,000-75,000	18	82	11	2	5	118
\$75,000-100,000	21	43	35	8	17	124
\$100,000-125,000	24	91	20	1	3	139
\$125,000-150,000	29	49	8	5	6	97
\$150,000-200,000	8	5	5	1	0	19
\$200,000+	6	1	0	1	5	13
Total	645	641	161	42	59	1,548

Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	263	51	24	25	9	372
\$10,000-20,000	213	72	63	14	10	372
\$20,000-30,000	200	120	63	41	36	460
\$30,000-40,000	120	136	36	13	35	340
\$40,000-50,000	56	84	37	31	15	223
\$50,000-60,000	57	179	45	52	23	356
\$60,000-75,000	49	206	61	33	15	364
\$75,000-100,000	32	137	105	89	42	405
\$100,000-125,000	42	133	48	77	18	318
\$125,000-150,000	47	79	38	20	44	228
\$150,000-200,000	10	48	61	2	6	127
\$200,000+	12	12	8	6	21	59
Total	1,101	1,257	589	405	274	3,624

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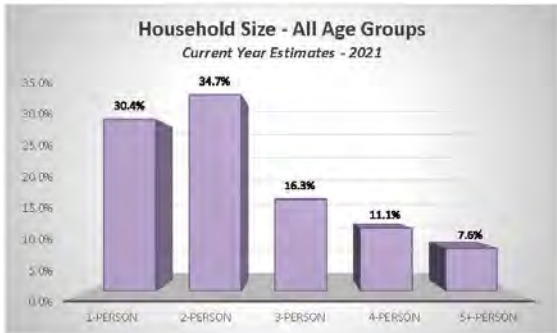
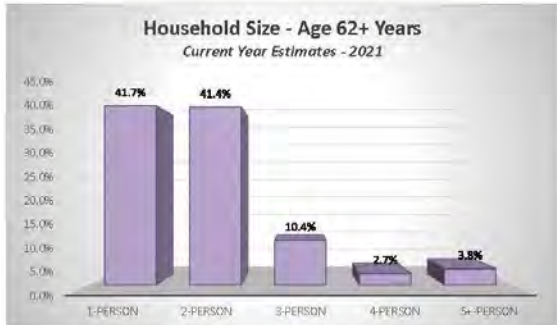
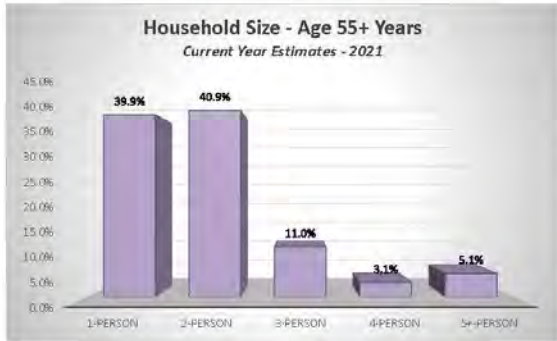
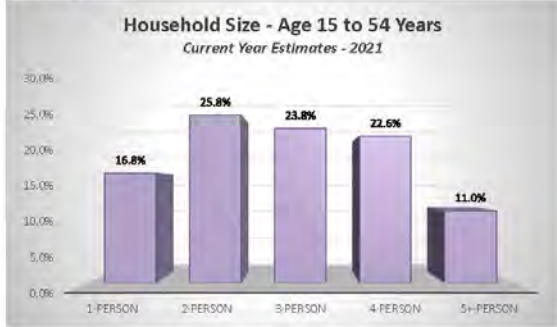
Household by ZIP Code

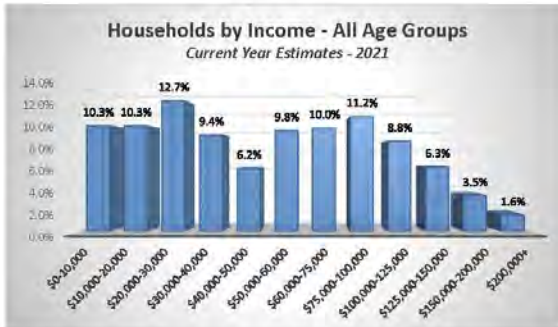
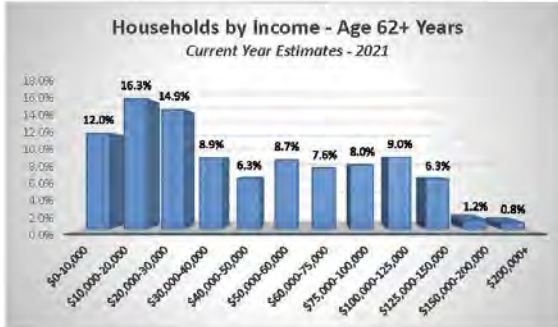
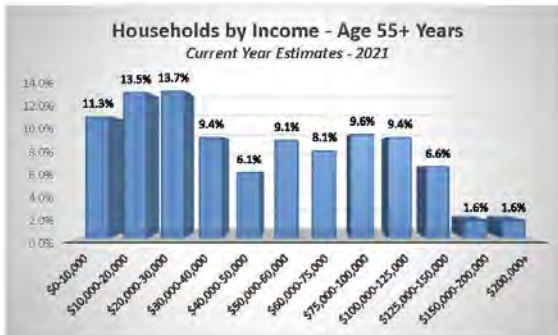
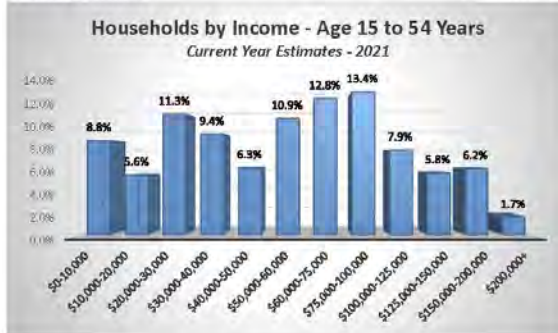
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.0%	0.8%	1.3%	0.9%	0.3%	8.3%
\$10,000-20,000	1.3%	0.8%	2.1%	0.8%	0.6%	5.6%
\$20,000-30,000	2.2%	1.7%	2.9%	2.1%	2.3%	11.3%
\$30,000-40,000	4.3%	1.3%	1.7%	0.7%	1.4%	9.4%
\$40,000-50,000	0.7%	1.7%	1.9%	1.9%	0.0%	6.3%
\$50,000-60,000	0.1%	4.6%	2.2%	2.6%	1.4%	10.9%
\$60,000-75,000	0.9%	6.7%	2.7%	1.9%	0.7%	12.8%
\$75,000-100,000	0.7%	3.1%	3.5%	5.4%	0.5%	13.4%
\$100,000-125,000	0.3%	1.9%	0.7%	5.1%	0.1%	7.9%
\$125,000-150,000	0.7%	1.0%	0.6%	1.0%	2.5%	5.8%
\$150,000-200,000	0.0%	2.1%	3.7%	0.0%	0.4%	6.2%
\$200,000+	0.0%	0.1%	0.5%	0.2%	0.9%	1.7%
Total	16.8%	25.8%	23.5%	22.6%	11.0%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.4%	1.8%	0.2%	0.6%	0.2%	11.3%
\$10,000-20,000	9.1%	2.8%	1.3%	0.1%	0.0%	13.5%
\$20,000-30,000	7.9%	4.4%	0.9%	0.4%	0.1%	13.7%
\$30,000-40,000	2.6%	5.5%	0.5%	0.1%	0.7%	9.4%
\$40,000-50,000	2.1%	2.8%	0.4%	0.1%	0.7%	6.1%
\$50,000-60,000	2.6%	5.2%	0.6%	0.6%	0.1%	9.1%
\$60,000-75,000	1.7%	5.0%	1.0%	0.2%	0.2%	8.1%
\$75,000-100,000	1.0%	4.2%	2.4%	0.4%	1.6%	9.6%
\$100,000-125,000	1.8%	4.9%	1.8%	0.0%	0.8%	9.4%
\$125,000-150,000	1.7%	3.0%	1.4%	0.2%	0.3%	6.6%
\$150,000-200,000	0.5%	0.8%	0.3%	0.1%	0.0%	1.6%
\$200,000+	0.6%	0.5%	0.0%	0.1%	0.1%	1.6%
Total	39.9%	40.9%	11.0%	3.1%	5.1%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.0%	2.1%	0.3%	0.3%	0.3%	12.0%
\$10,000-20,000	11.2%	2.9%	2.0%	0.1%	0.1%	16.3%
\$20,000-30,000	8.7%	4.8%	1.2%	0.1%	0.1%	14.9%
\$30,000-40,000	2.5%	5.3%	0.7%	0.1%	0.4%	8.9%
\$40,000-50,000	1.7%	3.5%	0.5%	0.1%	0.5%	6.3%
\$50,000-60,000	1.8%	5.2%	0.6%	0.8%	0.1%	8.7%
\$60,000-75,000	1.2%	5.3%	0.7%	0.1%	0.3%	7.6%
\$75,000-100,000	1.4%	2.8%	2.3%	0.5%	1.1%	8.0%
\$100,000-125,000	1.6%	5.9%	1.3%	0.1%	0.2%	9.0%
\$125,000-150,000	1.9%	3.2%	0.5%	0.3%	0.4%	6.3%
\$150,000-200,000	0.5%	0.3%	0.3%	0.1%	0.0%	1.2%
\$200,000+	0.4%	0.1%	0.0%	0.1%	0.2%	0.8%
Total	41.7%	41.4%	10.4%	2.7%	3.8%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.3%	1.4%	0.7%	0.7%	0.2%	10.3%
\$10,000-20,000	5.9%	2.0%	1.7%	0.4%	0.3%	10.3%
\$20,000-30,000	5.5%	3.3%	1.7%	1.1%	1.0%	12.7%
\$30,000-40,000	3.3%	3.8%	1.0%	0.4%	1.0%	9.4%
\$40,000-50,000	1.5%	2.3%	1.0%	0.9%	0.4%	6.2%
\$50,000-60,000	1.6%	4.9%	1.2%	1.4%	0.6%	9.5%
\$60,000-75,000	1.4%	5.7%	1.7%	0.9%	0.4%	10.0%
\$75,000-100,000	0.9%	3.8%	2.9%	2.4%	1.2%	11.2%
\$100,000-125,000	1.2%	3.7%	1.3%	2.1%	0.5%	8.8%
\$125,000-150,000	1.3%	2.2%	1.0%	0.6%	1.2%	6.3%
\$150,000-200,000	0.3%	1.2%	1.7%	0.1%	0.2%	3.5%
\$200,000+	0.3%	0.3%	0.2%	0.2%	0.6%	1.6%
Total	30.4%	34.7%	16.3%	11.1%	7.6%	100.0%





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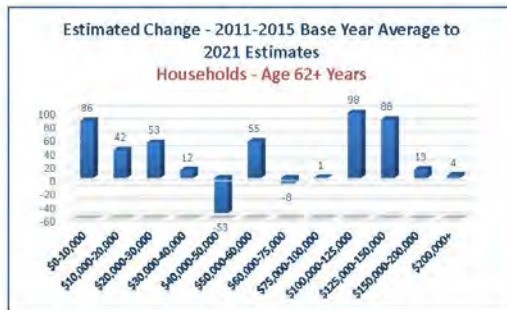
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Renter & Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	9	-7	4	-16	-11	-8%
\$10,000-20,000	-49	-19	0	-8	-2	-78	-18%
\$20,000-30,000	-3	-5	5	10	-8	-1	-1%
\$30,000-40,000	-18	-10	3	3	7	-15	-10%
\$40,000-50,000	-5	-19	-15	-8	-1	-48	-34%
\$50,000-60,000	1	7	15	2	10	29	22%
\$60,000-75,000	7	8	5	13	4	37	24%
\$75,000-100,000	2	-4	-4	6	-1	-1	0%
\$100,000-125,000	1	-17	-2	-4	-2	-24	-17%
\$125,000-150,000	11	5	5	5	21	47	118%
\$150,000-200,000	0	16	29	0	4	49	111%
\$200,000+	-2	1	8	0	2	9	56%
Total Change	-56	-34	40	23	20	-7	0%
Percent Change	-18%	-8%	13%	7%	14%	0%	

Renter & Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	81	6	0	0	1	94	61%
\$10,000-20,000	21	-20	11	1	-3	10	4%
\$20,000-30,000	-50	16	9	1	-4	70	32%
\$30,000-40,000	9	16	0	0	8	33	29%
\$40,000-50,000	-18	-34	-3	-1	-5	-61	-32%
\$50,000-60,000	27	44	2	6	-1	78	68%
\$60,000-75,000	-2	14	-14	-3	1	-4	-2%
\$75,000-100,000	-2	19	-9	0	-2	6	3%
\$100,000-125,000	15	67	24	-2	7	111	126%
\$125,000-150,000	32	57	17	3	5	116	164%
\$150,000-200,000	9	3	4	1	-3	14	70%
\$200,000+	6	0	1	2	2	15	79%
Total Change	228	187	43	15	9	482	29%
Percent Change	37%	27%	23%	30%	9%	29%	

Renter & Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	74	8	1	1	2	86	87%
\$10,000-20,000	28	4	11	1	-2	42	20%
\$20,000-30,000	39	10	8	0	-4	53	30%
\$30,000-40,000	-1	6	2	1	4	12	10%
\$40,000-50,000	-14	-33	-3	0	-3	-53	-25%
\$50,000-60,000	15	32	2	6	0	55	70%
\$60,000-75,000	-1	5	-12	-2	2	-8	-6%
\$75,000-100,000	-2	2	-2	0	3	1	1%
\$100,000-125,000	16	65	19	-2	0	98	239%
\$125,000-150,000	26	47	6	3	4	88	978%
\$150,000-200,000	8	3	4	1	-3	13	217%
\$200,000+	4	2	0	1	2	9	44%
Total Change	192	144	36	12	7	391	34%
Percent Change	42%	29%	29%	40%	13%	34%	

Renter & Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	80	15	-7	10	-15	83	29%
\$10,000-20,000	-28	-39	11	-7	-5	-68	-15%
\$20,000-30,000	47	11	14	9	-12	69	18%
\$30,000-40,000	-9	6	3	3	15	18	6%
\$40,000-50,000	-23	-53	-18	-2	-6	-109	-23%
\$50,000-60,000	29	45	17	8	9	107	43%
\$60,000-75,000	5	22	-9	10	5	33	10%
\$75,000-100,000	0	14	-12	6	-3	5	1%
\$100,000-125,000	18	50	22	-6	5	87	38%
\$125,000-150,000	43	62	22	10	26	163	251%
\$150,000-200,000	9	19	33	1	1	63	98%
\$200,000+	4	1	2	2	2	21	69%
Total	172	153	83	38	29	475	15%
Percent Change	19%	14%	16%	10%	12%	15%	





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Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	55	8	15	5	5	88
\$10,000-20,000	13	17	18	1	6	55
\$20,000-30,000	17	19	28	8	10	82
\$30,000-40,000	26	21	11	0	11	69
\$40,000-50,000	0	17	17	21	2	57
\$50,000-60,000	2	17	11	21	4	55
\$60,000-75,000	19	23	3	2	2	49
\$75,000-100,000	0	5	13	42	0	60
\$100,000-125,000	0	9	4	1	0	14
\$125,000-150,000	1	4	6	4	6	21
\$150,000-200,000	0	0	8	1	3	12
\$200,000+	0	0	1	0	1	2
Total	133	140	135	106	50	564

Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	78	3	7	15	3	106
\$10,000-20,000	34	21	3	4	2	64
\$20,000-30,000	59	31	19	2	4	115
\$30,000-40,000	29	1	3	3	11	47
\$40,000-50,000	14	4	2	2	6	28
\$50,000-60,000	4	26	4	1	3	38
\$60,000-75,000	8	22	3	0	4	37
\$75,000-100,000	2	9	2	4	6	23
\$100,000-125,000	7	1	8	1	4	21
\$125,000-150,000	11	18	6	1	6	42
\$150,000-200,000	6	3	0	1	1	11
\$200,000+	2	6	0	4	3	15
Total	254	145	57	38	53	547

Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	63	2	7	4	3	79
\$10,000-20,000	26	11	3	3	1	44
\$20,000-30,000	46	22	18	0	4	90
\$30,000-40,000	16	1	3	2	3	25
\$40,000-50,000	14	2	1	2	4	23
\$50,000-60,000	3	20	4	0	3	30
\$60,000-75,000	5	2	3	0	4	14
\$75,000-100,000	2	9	1	4	4	20
\$100,000-125,000	6	0	7	1	3	17
\$125,000-150,000	6	13	6	0	5	30
\$150,000-200,000	5	0	0	1	1	7
\$200,000+	1	0	0	2	2	5
Total	193	82	53	19	37	384

Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	133	11	22	20	8	194
\$10,000-20,000	47	38	21	5	8	119
\$20,000-30,000	76	50	47	10	14	197
\$30,000-40,000	55	22	14	3	22	116
\$40,000-50,000	14	21	19	23	8	85
\$50,000-60,000	6	43	15	22	7	93
\$60,000-75,000	27	45	6	2	6	86
\$75,000-100,000	2	14	15	46	6	83
\$100,000-125,000	7	10	12	2	4	35
\$125,000-150,000	12	22	12	5	12	63
\$150,000-200,000	6	3	8	2	4	23
\$200,000+	2	6	1	4	4	17
Total	387	285	192	144	103	1,111



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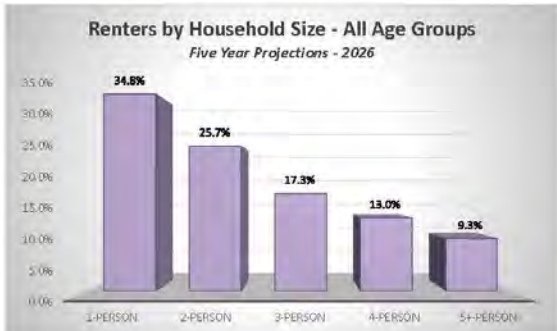
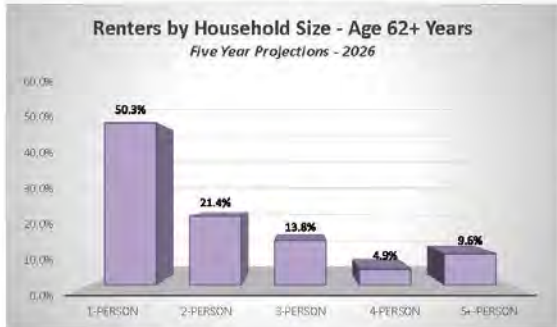
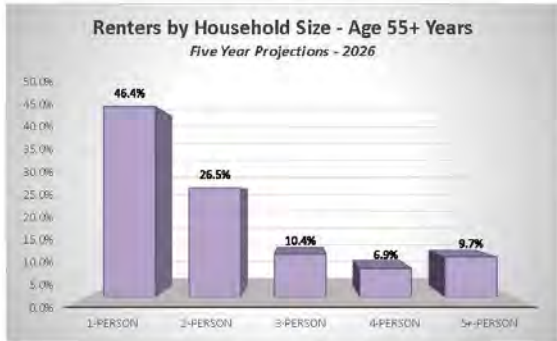
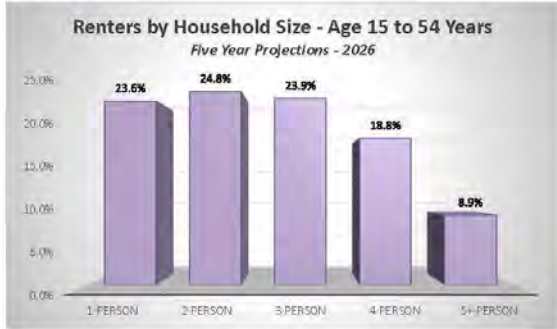
Based on 2019 census data.

Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.8%	1.4%	2.7%	0.9%	0.9%	15.6%
\$10,000-20,000	2.3%	3.0%	3.2%	0.2%	1.1%	9.8%
\$20,000-30,000	3.0%	3.4%	5.0%	1.4%	1.8%	14.5%
\$30,000-40,000	4.6%	3.7%	2.0%	0.0%	2.0%	12.2%
\$40,000-50,000	0.0%	3.0%	3.0%	3.7%	0.4%	10.1%
\$50,000-60,000	0.4%	3.0%	2.0%	3.7%	0.7%	9.8%
\$60,000-75,000	3.4%	4.1%	0.5%	0.4%	0.4%	8.7%
\$75,000-100,000	0.0%	0.9%	2.3%	7.4%	0.0%	10.6%
\$100,000-125,000	0.0%	1.6%	0.7%	0.2%	0.0%	2.5%
\$125,000-150,000	0.2%	0.7%	1.1%	0.7%	1.1%	3.7%
\$150,000-200,000	0.0%	0.0%	1.4%	0.2%	0.5%	2.1%
\$200,000+	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%
Total	23.6%	24.8%	23.9%	18.8%	8.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	14.3%	0.5%	1.3%	2.7%	0.5%	19.4%
\$10,000-20,000	6.2%	3.8%	0.5%	0.7%	0.4%	11.7%
\$20,000-30,000	10.8%	5.7%	3.5%	0.4%	0.7%	21.0%
\$30,000-40,000	5.3%	0.2%	0.5%	0.5%	2.0%	8.6%
\$40,000-50,000	2.6%	0.7%	0.4%	0.4%	1.1%	5.1%
\$50,000-60,000	0.7%	4.8%	0.7%	0.2%	0.5%	6.9%
\$60,000-75,000	1.5%	4.0%	0.5%	0.0%	0.7%	6.8%
\$75,000-100,000	0.4%	1.6%	0.4%	0.7%	1.1%	4.2%
\$100,000-125,000	1.3%	0.2%	1.5%	0.2%	0.7%	3.8%
\$125,000-150,000	2.0%	3.3%	1.1%	0.2%	1.1%	7.7%
\$150,000-200,000	1.1%	0.5%	0.0%	0.2%	0.2%	2.0%
\$200,000+	0.4%	1.1%	0.0%	0.7%	0.5%	2.7%
Total	46.4%	26.5%	10.4%	6.9%	9.7%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	16.4%	0.5%	1.8%	1.0%	0.8%	20.6%
\$10,000-20,000	6.8%	2.9%	0.8%	0.8%	0.3%	11.5%
\$20,000-30,000	12.0%	5.7%	4.7%	0.0%	1.0%	23.4%
\$30,000-40,000	4.2%	0.3%	0.8%	0.5%	0.8%	6.5%
\$40,000-50,000	3.6%	0.5%	0.3%	0.5%	1.0%	6.0%
\$50,000-60,000	0.8%	5.2%	1.0%	0.0%	0.8%	7.8%
\$60,000-75,000	1.3%	0.5%	0.8%	0.0%	1.0%	3.6%
\$75,000-100,000	0.5%	2.3%	0.3%	1.0%	1.0%	5.2%
\$100,000-125,000	1.6%	0.0%	1.8%	0.3%	0.8%	4.4%
\$125,000-150,000	1.6%	3.4%	1.6%	0.0%	1.3%	7.8%
\$150,000-200,000	1.3%	0.0%	0.0%	0.3%	0.3%	1.8%
\$200,000+	0.3%	0.0%	0.0%	0.5%	0.5%	1.3%
Total	50.3%	21.4%	13.8%	4.9%	9.6%	100.0%

Percent Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	12.0%	1.0%	2.0%	1.8%	0.7%	17.5%
\$10,000-20,000	4.2%	3.4%	1.9%	0.5%	0.7%	10.7%
\$20,000-30,000	6.8%	4.5%	4.2%	0.9%	1.3%	17.7%
\$30,000-40,000	5.0%	2.0%	1.3%	0.3%	2.0%	10.4%
\$40,000-50,000	1.3%	1.9%	1.7%	2.1%	0.7%	7.7%
\$50,000-60,000	0.5%	3.9%	1.4%	2.0%	0.6%	8.4%
\$60,000-75,000	2.4%	4.1%	0.5%	0.2%	0.5%	7.7%
\$75,000-100,000	0.2%	1.3%	1.4%	4.1%	0.5%	7.5%
\$100,000-125,000	0.6%	0.9%	1.1%	0.2%	0.4%	3.2%
\$125,000-150,000	1.1%	2.0%	1.1%	0.5%	1.1%	5.7%
\$150,000-200,000	0.5%	0.3%	0.7%	0.2%	0.4%	2.1%
\$200,000+	0.2%	0.5%	0.1%	0.4%	0.4%	1.5%
Total	34.8%	25.7%	17.3%	13.0%	9.3%	100.0%





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Renter Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-8	-4	-3	-2	2	-15	-15%
\$10,000-20,000	-3	9	-10	0	-3	-8	-13%
\$20,000-30,000	5	-4	4	-3	-20	-18	-18%
\$30,000-40,000	4	2	-1	-2	1	-4	6%
\$40,000-50,000	0	3	0	-6	2	-1	-2%
\$50,000-60,000	1	-14	-3	-10	0	-26	-32%
\$60,000-75,000	10	9	0	2	-3	0	0%
\$75,000-100,000	0	-2	4	9	0	11	22%
\$100,000-125,000	-2	5	-3	1	0	1	8%
\$125,000-150,000	4	-2	1	2	1	-4	-16%
\$150,000-200,000	0	0	1	1	3	5	7%
\$200,000+	0	0	1	-1	0	0	0%
Total Change	3	-17	-11	-9	-17	-51	-8%
Percent Change	2%	-11%	-8%	-8%	-25%	-8%	

Renter Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-9	-1	2	0	-2	-3	-3%
\$10,000-20,000	2	-1	0	3	1	5	8%
\$20,000-30,000	-10	1	2	-5	2	-10	-8%
\$30,000-40,000	9	0	-1	1	2	11	31%
\$40,000-50,000	4	0	0	1	1	6	27%
\$50,000-60,000	-2	-6	-3	-1	1	-10	-24%
\$60,000-75,000	3	1	1	-3	1	3	9%
\$75,000-100,000	-1	0	1	3	2	5	28%
\$100,000-125,000	0	-2	1	0	2	1	5%
\$125,000-150,000	3	5	2	0	4	14	50%
\$150,000-200,000	2	2	0	0	1	5	8%
\$200,000+	-1	2	0	2	1	0	0%
Total Change	1	-3	6	7	16	27	5%
Percent Change	0%	-2%	12%	23%	43%	5%	

Renter Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-4	-1	2	3	-1	-1	-1%
\$10,000-20,000	1	-1	0	2	0	2	5%
\$20,000-30,000	-6	3	2	0	2	1	1%
\$30,000-40,000	7	0	-1	1	2	9	56%
\$40,000-50,000	4	-1	0	1	0	4	21%
\$50,000-60,000	-2	-5	-2	-2	1	-10	-25%
\$60,000-75,000	1	0	1	0	1	3	27%
\$75,000-100,000	-1	0	1	3	1	4	25%
\$100,000-125,000	0	-2	1	0	2	1	6%
\$125,000-150,000	1	4	2	-1	3	9	43%
\$150,000-200,000	-2	0	0	0	1	-3	-7%
\$200,000+	0	0	0	2	0	2	67%
Total Change	3	-3	6	9	12	27	8%
Percent Change	2%	-1%	13%	90%	48%	8%	

Renter Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-16	-5	-1	4	0	-18	-8%
\$10,000-20,000	-1	7	-10	3	-2	-3	-2%
\$20,000-30,000	-5	-3	6	-8	-18	-28	-12%
\$30,000-40,000	13	2	-2	-1	3	15	15%
\$40,000-50,000	4	3	0	-5	3	5	6%
\$50,000-60,000	-1	-20	-5	-11	1	-26	-28%
\$60,000-75,000	13	-8	1	-1	-2	3	4%
\$75,000-100,000	-1	-2	5	12	2	16	24%
\$100,000-125,000	-2	3	-2	1	2	2	6%
\$125,000-150,000	-1	3	1	2	5	10	19%
\$150,000-200,000	2	2	1	1	4	10	77%
\$200,000+	-1	2	1	1	1	0	0%
Total	4	-20	-5	-2	-1	-24	-2%
Percent Change	1%	-7%	-2%	-1%	-1%	-2%	





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Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	12	2	1	6	1	22
\$10,000-20,000	2	1	3	8	1	15
\$20,000-30,000	19	1	10	13	5	48
\$30,000-40,000	47	0	8	9	2	66
\$40,000-50,000	12	11	5	2	1	31
\$50,000-60,000	0	25	7	6	13	51
\$60,000-75,000	2	58	36	36	7	139
\$75,000-100,000	10	29	35	47	8	129
\$100,000-125,000	2	17	5	64	0	88
\$125,000-150,000	0	11	3	11	34	59
\$150,000-200,000	1	47	70	2	4	124
\$200,000+	0	0	13	6	15	34
Total	107	202	196	210	91	806

Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	79	37	2	3	0	121
\$10,000-20,000	155	27	24	3	0	209
\$20,000-30,000	82	56	6	3	0	147
\$30,000-40,000	42	119	8	0	2	171
\$40,000-50,000	38	66	6	1	12	123
\$50,000-60,000	41	59	5	9	0	114
\$60,000-75,000	34	96	20	2	2	154
\$75,000-100,000	20	81	57	9	32	199
\$100,000-125,000	37	113	26	3	12	191
\$125,000-150,000	35	56	22	1	3	117
\$150,000-200,000	4	19	12	1	4	40
\$200,000+	26	10	2	2	5	45
Total	593	739	190	37	72	1,631

Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	66	31	1	3	0	101
\$10,000-20,000	144	25	24	3	0	196
\$20,000-30,000	68	50	3	2	0	123
\$30,000-40,000	36	87	7	0	2	132
\$40,000-50,000	22	63	6	1	5	97
\$50,000-60,000	21	47	4	9	0	81
\$60,000-75,000	15	91	11	2	2	121
\$75,000-100,000	20	38	42	8	12	120
\$100,000-125,000	23	99	13	3	1	139
\$125,000-150,000	30	43	5	1	3	82
\$150,000-200,000	3	4	12	0	4	23
\$200,000+	10	3	2	2	2	19
Total	458	581	130	34	31	1,234

Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	91	39	3	9	1	143
\$10,000-20,000	157	28	27	11	1	224
\$20,000-30,000	101	57	16	16	5	195
\$30,000-40,000	89	119	16	9	4	237
\$40,000-50,000	50	77	11	3	13	154
\$50,000-60,000	41	84	12	15	13	165
\$60,000-75,000	36	154	56	38	9	293
\$75,000-100,000	30	110	92	56	40	328
\$100,000-125,000	39	130	31	67	12	279
\$125,000-150,000	35	67	25	12	37	176
\$150,000-200,000	5	66	82	3	8	164
\$200,000+	26	10	15	8	20	79
Total	700	941	386	247	163	2,437



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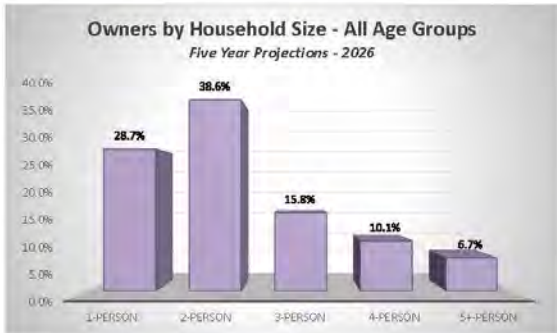
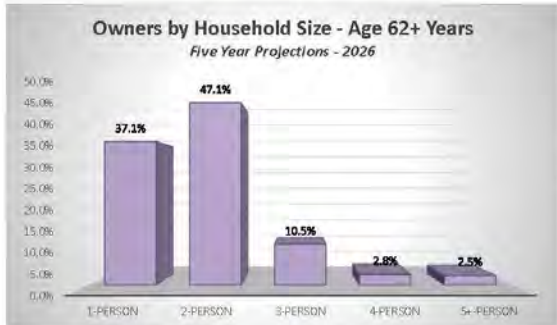
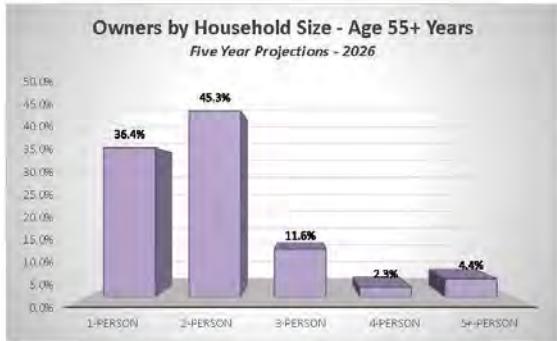
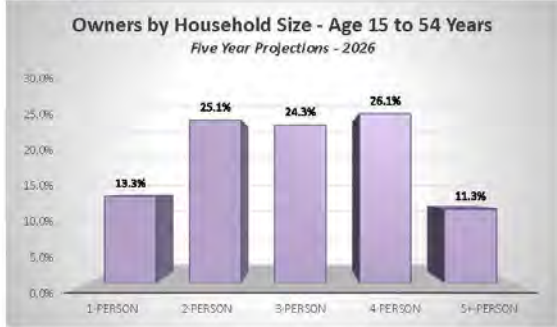
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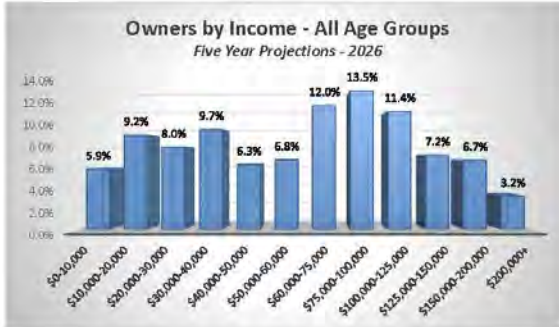
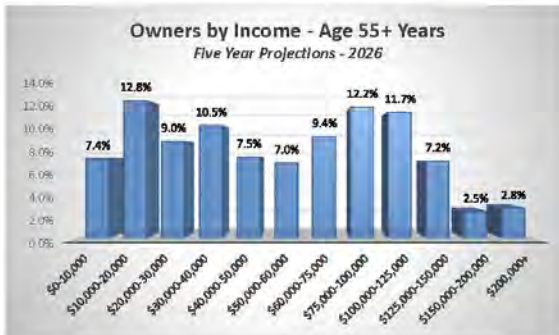
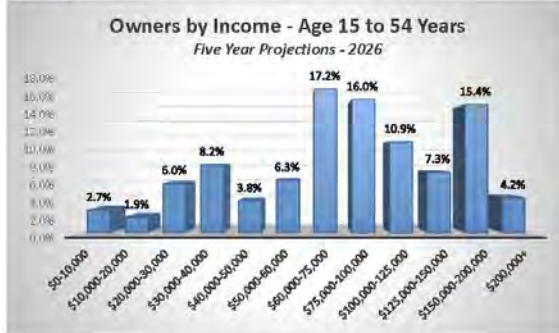
Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.5%	0.2%	0.1%	0.7%	0.1%	2.7%
\$10,000-20,000	0.2%	0.1%	0.4%	1.0%	0.1%	1.9%
\$20,000-30,000	2.4%	0.1%	1.2%	1.6%	0.6%	6.0%
\$30,000-40,000	5.8%	0.0%	1.0%	1.1%	0.2%	8.2%
\$40,000-50,000	1.5%	1.4%	0.6%	0.2%	0.1%	3.8%
\$50,000-60,000	0.0%	3.1%	0.9%	0.7%	1.6%	6.3%
\$60,000-75,000	0.2%	7.2%	4.5%	4.5%	0.9%	17.2%
\$75,000-100,000	1.2%	3.6%	4.3%	5.8%	1.0%	16.0%
\$100,000-125,000	0.2%	2.1%	0.6%	7.9%	0.0%	10.9%
\$125,000-150,000	0.0%	1.4%	0.4%	1.4%	4.2%	7.3%
\$150,000-200,000	0.1%	5.8%	8.7%	0.2%	0.5%	15.4%
\$200,000+	0.0%	0.0%	1.6%	0.7%	1.9%	4.2%
Total	13.3%	25.1%	24.3%	26.1%	11.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4.8%	2.3%	0.1%	0.2%	0.0%	7.4%
\$10,000-20,000	9.5%	1.7%	1.5%	0.2%	0.0%	12.8%
\$20,000-30,000	5.0%	3.4%	0.4%	0.2%	0.0%	9.0%
\$30,000-40,000	2.6%	7.3%	0.5%	0.0%	0.1%	10.5%
\$40,000-50,000	2.3%	4.0%	0.4%	0.1%	0.7%	7.5%
\$50,000-60,000	2.5%	3.6%	0.3%	0.6%	0.0%	7.0%
\$60,000-75,000	2.1%	5.9%	1.2%	0.1%	0.1%	9.4%
\$75,000-100,000	1.2%	5.0%	3.5%	0.6%	2.0%	12.2%
\$100,000-125,000	2.3%	6.9%	1.6%	0.2%	0.7%	11.7%
\$125,000-150,000	2.1%	3.4%	1.3%	0.1%	0.2%	7.2%
\$150,000-200,000	0.2%	1.2%	0.7%	0.1%	0.2%	2.5%
\$200,000+	1.6%	0.6%	0.1%	0.1%	0.3%	2.8%
Total	36.4%	45.3%	11.6%	2.3%	4.4%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.3%	2.5%	0.1%	0.2%	0.0%	8.2%
\$10,000-20,000	11.7%	2.0%	1.9%	0.2%	0.0%	15.9%
\$20,000-30,000	5.5%	4.1%	0.2%	0.2%	0.0%	10.0%
\$30,000-40,000	2.9%	7.1%	0.6%	0.0%	0.2%	10.7%
\$40,000-50,000	1.8%	5.1%	0.5%	0.1%	0.4%	7.9%
\$50,000-60,000	1.7%	3.8%	0.3%	0.7%	0.0%	6.6%
\$60,000-75,000	1.2%	7.4%	0.9%	0.2%	0.2%	9.8%
\$75,000-100,000	1.6%	3.1%	3.4%	0.6%	1.0%	9.7%
\$100,000-125,000	1.9%	8.0%	1.1%	0.2%	0.1%	11.3%
\$125,000-150,000	2.4%	3.5%	0.4%	0.1%	0.2%	6.6%
\$150,000-200,000	0.2%	0.3%	1.0%	0.0%	0.3%	1.9%
\$200,000+	0.8%	0.2%	0.2%	0.2%	0.2%	1.6%
Total	37.1%	47.1%	10.5%	2.5%	2.5%	100.0%

Percent Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.7%	1.6%	0.1%	0.4%	0.0%	5.9%
\$10,000-20,000	6.4%	1.1%	1.1%	0.5%	0.0%	9.2%
\$20,000-30,000	4.1%	2.3%	0.7%	0.7%	0.2%	8.0%
\$30,000-40,000	3.7%	4.9%	0.7%	0.4%	0.2%	9.7%
\$40,000-50,000	2.1%	3.2%	0.5%	0.1%	0.5%	6.3%
\$50,000-60,000	1.7%	3.4%	0.5%	0.6%	0.5%	6.8%
\$60,000-75,000	1.5%	6.3%	2.3%	1.6%	0.4%	12.0%
\$75,000-100,000	1.2%	4.5%	3.8%	2.3%	1.6%	13.5%
\$100,000-125,000	1.6%	5.3%	1.3%	2.7%	0.5%	11.4%
\$125,000-150,000	1.4%	2.7%	1.0%	0.5%	1.5%	7.2%
\$150,000-200,000	0.2%	2.7%	3.4%	0.1%	0.3%	6.7%
\$200,000+	1.1%	0.4%	0.6%	0.3%	0.8%	3.2%
Total	28.7%	38.6%	15.8%	10.1%	6.7%	100.0%





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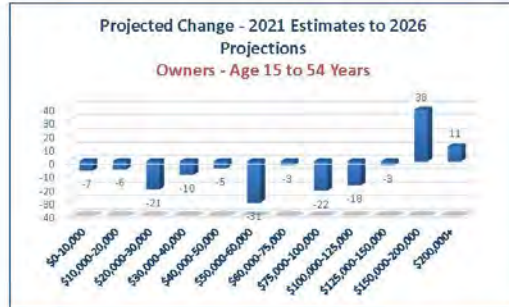
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Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-9	2	0	0	0	-7	-24%
\$10,000-20,000	-1	-2	-1	-3	1	-6	-29%
\$20,000-30,000	-2	-2	-10	8	1	-21	-10%
\$30,000-40,000	4	-3	-5	1	18	-10	-13%
\$40,000-50,000	1	0	-7	0	1	-5	-14%
\$50,000-60,000	0	-13	-12	-2	-4	-31	-38%
\$60,000-75,000	-2	-10	1	8	2	-3	-2%
\$75,000-100,000	-1	-11	-9	-1	0	-22	-15%
\$100,000-125,000	0	-7	2	-12	-1	-18	-17%
\$125,000-150,000	6	2	1	-2	2	-3	-5%
\$150,000-200,000	1	15	22	2	-2	38	44%
\$200,000+	2	1	8	4	2	11	48%
Total Change	-15	-28	-14	-13	-7	-77	-9%
Percent Change	-12%	-12%	-7%	-6%	-7%	-9%	

Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-14	2	2	0	0	-10	-8%
\$10,000-20,000	-7	-11	-4	2	0	-20	-9%
\$20,000-30,000	-16	-8	-4	1	0	-19	-11%
\$30,000-40,000	7	4	1	-1	-3	8	5%
\$40,000-50,000	3	11	0	0	2	16	15%
\$50,000-60,000	-9	-19	-1	-2	0	-31	-24%
\$60,000-75,000	3	11	1	0	0	15	11%
\$75,000-100,000	2	0	6	2	2	12	6%
\$100,000-125,000	6	11	-5	3	-3	12	7%
\$125,000-150,000	7	5	-3	-3	-2	4	4%
\$150,000-200,000	-2	4	6	0	4	12	42%
\$200,000+	12	2	3	1	0	26	137%
Total Change	-3	17	8	3	0	25	2%
Percent Change	-1%	2%	4%	9%	0%	2%	

Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-6	1	1	0	0	-4	-4%
\$10,000-20,000	-4	-2	-4	2	0	-14	-7%
\$20,000-30,000	-14	-6	1	0	0	-19	-13%
\$30,000-40,000	7	6	0	0	-3	10	8%
\$40,000-50,000	-5	12	0	0	1	18	23%
\$50,000-60,000	-2	-9	0	-2	0	-13	-14%
\$60,000-75,000	1	11	2	0	0	14	12%
\$75,000-100,000	2	4	7	1	-2	12	11%
\$100,000-125,000	5	10	-1	3	-1	16	13%
\$125,000-150,000	6	3	1	-3	-1	6	8%
\$150,000-200,000	-2	-1	7	0	4	8	52%
\$200,000+	1	2	2	1	-1	2	90%
Total Change	3	25	16	2	-3	43	4%
Percent Change	1%	4%	14%	6%	-9%	4%	

Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	23	4	2	0	0	-17	-11%
\$10,000-20,000	-8	-13	-5	-7	1	-26	-10%
\$20,000-30,000	-18	-10	-6	-7	1	-40	-17%
\$30,000-40,000	11	3	-4	0	-12	-2	-1%
\$40,000-50,000	4	11	-7	0	3	11	8%
\$50,000-60,000	-9	-32	-13	-4	-4	-62	-27%
\$60,000-75,000	1	1	0	8	2	12	4%
\$75,000-100,000	1	-11	-3	1	2	-10	-3%
\$100,000-125,000	6	4	-3	-9	-4	-6	-2%
\$125,000-150,000	1	7	-2	-5	0	1	1%
\$150,000-200,000	-1	19	28	2	2	50	44%
\$200,000+	12	6	2	1	2	23	88%
Total	-18	-11	-6	-10	-7	-52	-2%
Percent Change	-2%	-1%	-2%	-4%	-4%	-2%	



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Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	67	10	16	11	6	110
\$10,000-20,000	15	18	21	9	7	70
\$20,000-30,000	36	20	38	21	15	130
\$30,000-40,000	73	21	19	9	13	135
\$40,000-50,000	12	28	22	23	3	88
\$50,000-60,000	2	42	18	27	17	106
\$60,000-75,000	21	81	39	38	9	188
\$75,000-100,000	10	34	48	89	8	189
\$100,000-125,000	2	26	9	65	0	102
\$125,000-150,000	1	15	9	15	40	80
\$150,000-200,000	1	47	78	3	7	136
\$200,000+	0	0	14	6	16	36
Total	240	342	331	316	141	1,370

Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	157	40	9	18	3	227
\$10,000-20,000	189	48	27	7	2	273
\$20,000-30,000	141	87	25	5	4	262
\$30,000-40,000	71	120	11	3	13	218
\$40,000-50,000	52	70	8	3	18	151
\$50,000-60,000	45	85	9	10	3	152
\$60,000-75,000	42	118	23	2	6	191
\$75,000-100,000	22	90	59	13	38	222
\$100,000-125,000	44	114	34	4	16	212
\$125,000-150,000	46	74	28	2	9	159
\$150,000-200,000	10	22	12	2	5	51
\$200,000+	28	16	2	6	8	60
Total	847	884	247	75	125	2,178

Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	129	33	8	7	3	180
\$10,000-20,000	170	36	27	6	1	240
\$20,000-30,000	114	72	21	2	4	213
\$30,000-40,000	52	88	10	2	5	157
\$40,000-50,000	36	65	7	3	9	120
\$50,000-60,000	24	67	8	9	3	111
\$60,000-75,000	20	93	14	2	6	135
\$75,000-100,000	22	47	43	12	16	140
\$100,000-125,000	29	99	20	4	4	156
\$125,000-150,000	36	56	11	1	8	112
\$150,000-200,000	8	4	12	1	5	30
\$200,000+	11	2	2	2	2	21
Total	651	663	183	53	68	1,618

Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	224	50	25	29	9	337
\$10,000-20,000	204	66	48	16	9	343
\$20,000-30,000	177	107	63	26	19	392
\$30,000-40,000	144	141	30	12	26	353
\$40,000-50,000	64	98	30	26	21	239
\$50,000-60,000	47	127	27	37	20	258
\$60,000-75,000	63	199	62	40	15	379
\$75,000-100,000	32	124	107	102	96	411
\$100,000-125,000	46	140	43	69	16	314
\$125,000-150,000	47	89	37	17	49	239
\$150,000-200,000	11	69	90	5	12	187
\$200,000+	28	16	16	12	24	96
Total	1,087	1,226	578	391	266	3,548

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Sussex County

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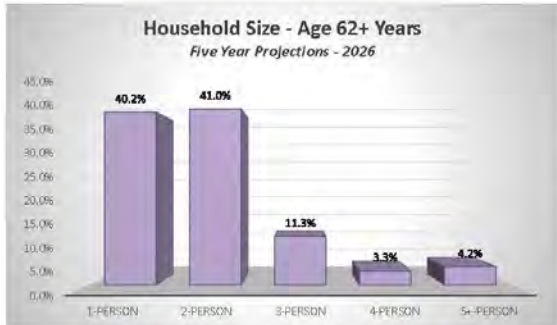
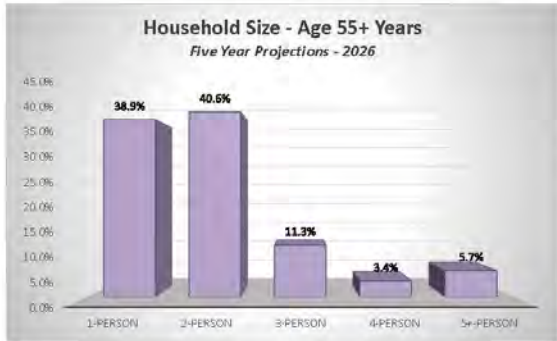
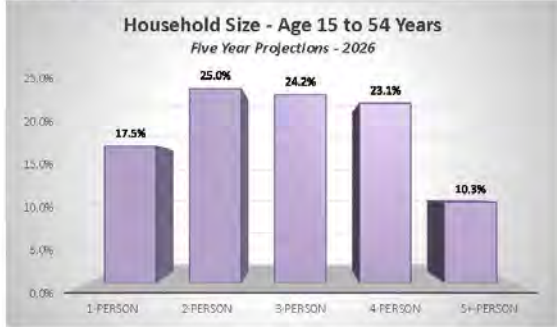
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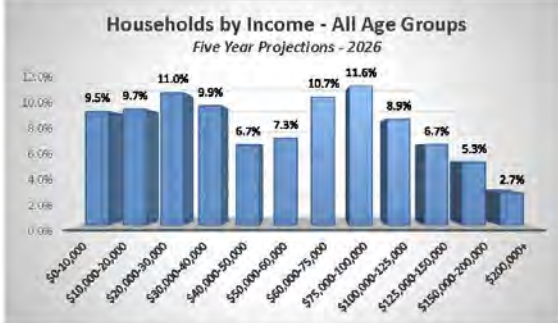
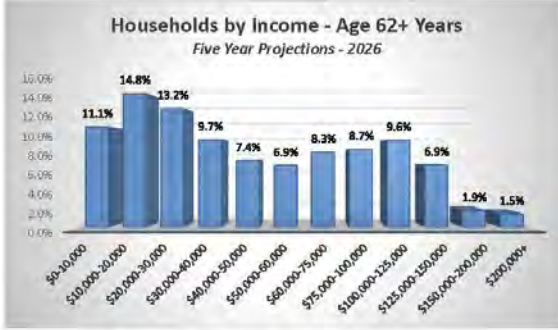
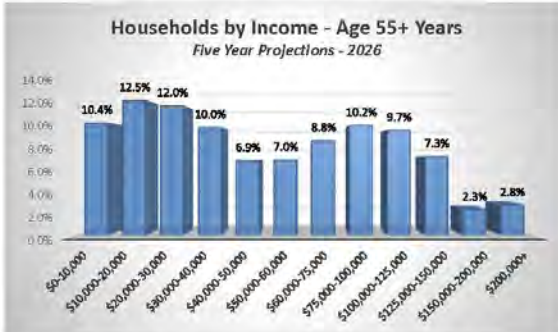
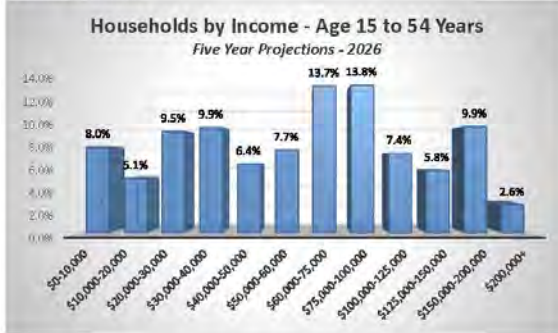
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.9%	0.7%	1.2%	0.8%	0.4%	8.0%
\$10,000-20,000	1.1%	1.3%	1.5%	0.7%	0.5%	5.1%
\$20,000-30,000	2.6%	1.5%	2.8%	1.5%	1.1%	9.5%
\$30,000-40,000	5.3%	1.5%	1.4%	0.7%	0.9%	9.9%
\$40,000-50,000	0.9%	2.0%	1.6%	1.7%	0.2%	6.4%
\$50,000-60,000	0.1%	3.1%	1.3%	2.0%	1.2%	7.7%
\$60,000-75,000	1.5%	5.9%	2.8%	2.8%	0.7%	15.7%
\$75,000-100,000	0.7%	2.5%	3.5%	6.5%	0.6%	15.8%
\$100,000-125,000	0.1%	1.9%	0.7%	4.7%	0.0%	7.4%
\$125,000-150,000	0.1%	1.1%	0.7%	1.1%	2.9%	5.9%
\$150,000-200,000	0.1%	3.4%	5.7%	0.2%	0.5%	9.9%
\$200,000+	0.0%	0.0%	1.0%	0.4%	1.2%	2.6%
Total	17.5%	25.0%	24.2%	23.1%	10.3%	100.0%

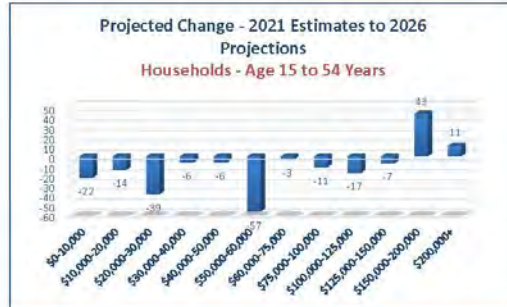
Percent Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.2%	1.8%	0.4%	0.8%	0.1%	10.4%
\$10,000-20,000	8.7%	2.2%	1.2%	0.3%	0.1%	12.5%
\$20,000-30,000	6.5%	4.0%	1.1%	0.2%	0.2%	12.0%
\$30,000-40,000	3.3%	5.5%	0.5%	0.1%	0.6%	10.0%
\$40,000-50,000	2.4%	3.2%	0.4%	0.1%	0.8%	6.9%
\$50,000-60,000	2.1%	3.9%	0.4%	0.5%	0.1%	7.0%
\$60,000-75,000	1.9%	5.4%	1.1%	0.1%	0.3%	8.8%
\$75,000-100,000	1.0%	4.1%	2.7%	0.6%	1.7%	10.2%
\$100,000-125,000	2.0%	5.2%	1.6%	0.2%	0.7%	9.7%
\$125,000-150,000	2.1%	3.4%	1.3%	0.1%	0.4%	7.3%
\$150,000-200,000	0.5%	1.0%	0.6%	0.1%	0.2%	2.3%
\$200,000+	1.3%	0.7%	0.1%	0.3%	0.4%	2.8%
Total	38.9%	40.6%	11.3%	3.4%	5.7%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.0%	2.0%	0.5%	0.4%	0.2%	11.1%
\$10,000-20,000	10.5%	2.2%	1.7%	0.4%	0.1%	14.8%
\$20,000-30,000	7.0%	3.4%	1.3%	0.1%	0.2%	13.2%
\$30,000-40,000	3.2%	5.4%	0.6%	0.1%	0.3%	9.7%
\$40,000-50,000	2.2%	4.0%	0.4%	0.2%	0.6%	7.4%
\$50,000-60,000	1.5%	4.1%	0.5%	0.6%	0.2%	6.9%
\$60,000-75,000	1.2%	5.7%	0.9%	0.1%	0.4%	8.3%
\$75,000-100,000	1.4%	2.9%	2.7%	0.7%	1.0%	8.7%
\$100,000-125,000	1.8%	6.1%	1.2%	0.2%	0.2%	9.6%
\$125,000-150,000	2.2%	3.5%	0.7%	0.1%	0.5%	6.9%
\$150,000-200,000	0.5%	0.2%	0.7%	0.1%	0.3%	1.9%
\$200,000+	0.7%	0.2%	0.1%	0.2%	0.2%	1.5%
Total	40.2%	41.0%	11.3%	3.3%	4.2%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.3%	1.4%	0.7%	0.8%	0.3%	9.5%
\$10,000-20,000	5.7%	1.9%	1.4%	0.5%	0.3%	9.7%
\$20,000-30,000	5.0%	3.0%	1.8%	0.7%	0.5%	11.0%
\$30,000-40,000	4.1%	4.0%	0.8%	0.3%	0.7%	9.9%
\$40,000-50,000	1.8%	2.8%	0.8%	0.7%	0.6%	6.7%
\$50,000-60,000	1.3%	3.6%	0.8%	1.0%	0.6%	7.3%
\$60,000-75,000	1.8%	5.6%	1.7%	1.1%	0.4%	10.7%
\$75,000-100,000	0.9%	3.5%	3.0%	2.9%	1.3%	11.6%
\$100,000-125,000	1.3%	3.9%	1.2%	1.9%	0.5%	8.9%
\$125,000-150,000	1.3%	2.5%	1.0%	0.5%	1.4%	6.7%
\$150,000-200,000	0.7%	1.9%	2.3%	0.1%	0.3%	5.3%
\$200,000+	0.8%	0.5%	0.5%	0.3%	0.7%	2.7%
Total	30.6%	34.6%	16.3%	11.0%	7.5%	100.0%







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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5	0	0	0	0	5
\$10,000-20,000	0	0	9	0	0	9
\$20,000-30,000	1	0	1	4	15	21
\$30,000-40,000	8	0	5	0	0	13
\$40,000-50,000	0	0	0	10	0	10
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	20	0	0	0	20
\$75,000-100,000	0	0	1	0	0	1
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	1	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	14	20	16	14	16	80

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7	1	0	1	0	9
\$10,000-20,000	2	2	0	0	0	4
\$20,000-30,000	5	0	0	4	1	10
\$30,000-40,000	0	0	0	2	0	2
\$40,000-50,000	2	1	0	0	0	3
\$50,000-60,000	0	1	3	0	0	4
\$60,000-75,000	0	0	0	2	0	2
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	1	0	0	1
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	17	5	4	9	2	37

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3	1	0	1	0	5
\$10,000-20,000	2	2	0	0	0	4
\$20,000-30,000	5	0	0	0	1	6
\$30,000-40,000	0	0	0	0	0	0
\$40,000-50,000	2	0	0	0	0	2
\$50,000-60,000	0	1	3	0	0	4
\$60,000-75,000	0	0	0	0	0	0
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	1	0	0	1
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	13	4	4	1	1	23

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	12	1	0	1	0	14
\$10,000-20,000	2	2	9	0	0	13
\$20,000-30,000	6	0	1	8	16	31
\$30,000-40,000	8	0	5	2	0	15
\$40,000-50,000	2	1	0	10	0	13
\$50,000-60,000	0	1	3	0	0	4
\$60,000-75,000	0	20	0	2	0	22
\$75,000-100,000	0	0	1	0	0	1
\$100,000-125,000	0	0	1	0	0	1
\$125,000-150,000	1	0	0	0	1	2
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	31	25	20	23	18	117

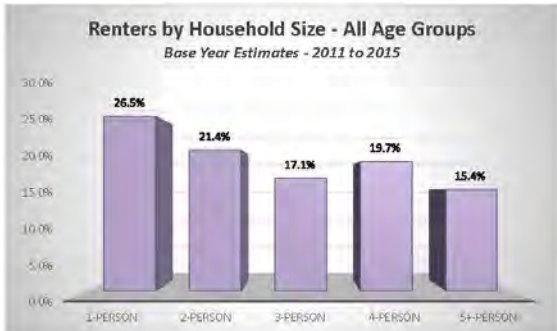
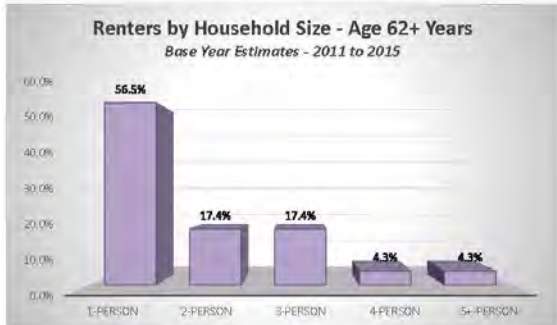
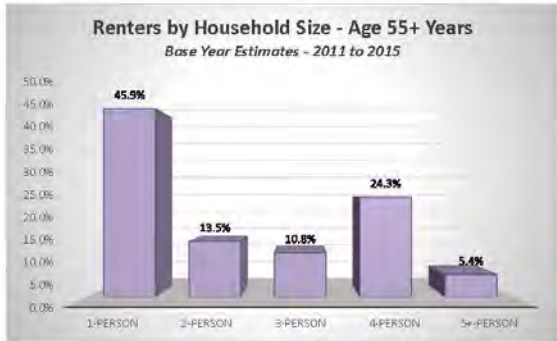
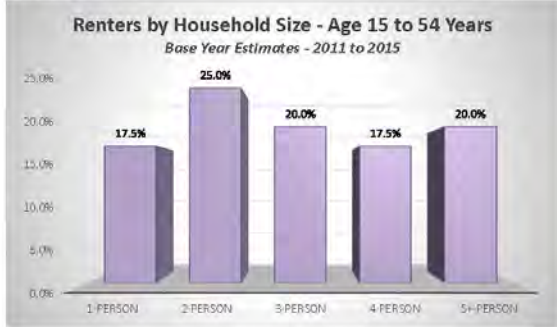
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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	6.3%	0.0%	0.0%	0.0%	0.0%	6.3%
\$10,000-20,000	0.0%	0.0%	11.3%	0.0%	0.0%	11.3%
\$20,000-30,000	1.3%	0.0%	1.3%	5.0%	18.8%	26.3%
\$30,000-40,000	10.0%	0.0%	6.3%	0.0%	0.0%	16.3%
\$40,000-50,000	0.0%	0.0%	0.0%	12.5%	0.0%	12.5%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000-75,000	0.0%	25.0%	0.0%	0.0%	0.0%	25.0%
\$75,000-100,000	0.0%	0.0%	1.3%	0.0%	0.0%	1.3%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	1.3%	1.3%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	17.5%	25.0%	20.0%	17.5%	20.0%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	18.9%	2.7%	0.0%	2.7%	0.0%	24.3%
\$10,000-20,000	5.4%	5.4%	0.0%	0.0%	0.0%	10.8%
\$20,000-30,000	13.5%	0.0%	0.0%	10.8%	2.7%	27.0%
\$30,000-40,000	0.0%	0.0%	0.0%	5.4%	0.0%	5.4%
\$40,000-50,000	5.4%	2.7%	0.0%	0.0%	0.0%	8.1%
\$50,000-60,000	0.0%	2.7%	8.1%	0.0%	0.0%	10.8%
\$60,000-75,000	0.0%	0.0%	0.0%	5.4%	0.0%	5.4%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	2.7%	0.0%	0.0%	2.7%
\$125,000-150,000	2.7%	0.0%	0.0%	0.0%	0.0%	2.7%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	2.7%	2.7%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	45.9%	13.5%	10.3%	24.3%	5.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	13.0%	4.3%	0.0%	4.3%	0.0%	21.7%
\$10,000-20,000	8.7%	8.7%	0.0%	0.0%	0.0%	17.4%
\$20,000-30,000	21.7%	0.0%	0.0%	0.0%	4.3%	26.1%
\$30,000-40,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$40,000-50,000	8.7%	0.0%	0.0%	0.0%	0.0%	8.7%
\$50,000-60,000	0.0%	4.3%	13.0%	0.0%	0.0%	17.4%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	4.3%	0.0%	0.0%	4.3%
\$125,000-150,000	4.3%	0.0%	0.0%	0.0%	0.0%	4.3%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	56.5%	17.4%	17.4%	4.3%	4.3%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10.3%	0.9%	0.0%	0.9%	0.0%	12.0%
\$10,000-20,000	1.7%	1.7%	7.7%	0.0%	0.0%	11.1%
\$20,000-30,000	5.1%	0.0%	0.9%	6.8%	13.7%	26.5%
\$30,000-40,000	6.8%	0.0%	4.3%	1.7%	0.0%	12.8%
\$40,000-50,000	1.7%	0.9%	0.0%	8.5%	0.0%	11.1%
\$50,000-60,000	0.0%	0.9%	2.6%	0.0%	0.0%	3.4%
\$60,000-75,000	0.0%	17.1%	0.0%	1.7%	0.0%	18.8%
\$75,000-100,000	0.0%	0.0%	0.9%	0.0%	0.0%	0.9%
\$100,000-125,000	0.0%	0.0%	0.9%	0.0%	0.0%	0.9%
\$125,000-150,000	0.9%	0.0%	0.0%	0.0%	0.9%	1.7%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	26.5%	21.4%	17.1%	19.7%	15.4%	100.0%





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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10	0	0	0	0	10
\$10,000-20,000	1	0	0	0	0	1
\$20,000-30,000	0	0	0	0	0	0
\$30,000-40,000	0	0	4	0	0	4
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	18	0	4	0	22
\$60,000-75,000	0	5	0	0	0	5
\$75,000-100,000	0	7	3	5	0	15
\$100,000-125,000	0	0	2	11	0	13
\$125,000-150,000	0	1	0	3	0	4
\$150,000-200,000	0	0	2	0	0	2
\$200,000+	1	0	0	0	0	1
Total	12	31	11	23	0	77

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6	3	0	0	0	9
\$10,000-20,000	19	6	0	0	0	25
\$20,000-30,000	4	0	0	0	1	5
\$30,000-40,000	1	8	3	0	0	12
\$40,000-50,000	5	3	0	0	0	8
\$50,000-60,000	3	9	1	0	0	13
\$60,000-75,000	3	10	1	0	0	14
\$75,000-100,000	3	2	8	0	5	18
\$100,000-125,000	2	6	0	0	0	8
\$125,000-150,000	0	0	2	0	0	2
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	1	0	0	0	2
Total	47	48	15	0	6	116

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5	2	0	0	0	7
\$10,000-20,000	13	6	0	0	0	19
\$20,000-30,000	4	0	0	0	1	5
\$30,000-40,000	1	7	3	0	0	11
\$40,000-50,000	3	3	0	0	0	6
\$50,000-60,000	0	7	0	0	0	7
\$60,000-75,000	2	7	0	0	0	9
\$75,000-100,000	3	2	0	0	5	10
\$100,000-125,000	2	1	0	0	0	3
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	1	0	0	0	1
Total	33	36	3	0	6	78

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	16	3	0	0	0	19
\$10,000-20,000	20	6	0	0	0	26
\$20,000-30,000	4	0	0	0	1	5
\$30,000-40,000	1	8	7	0	0	16
\$40,000-50,000	5	3	0	0	0	8
\$50,000-60,000	3	27	1	4	0	35
\$60,000-75,000	3	15	1	0	0	19
\$75,000-100,000	3	9	11	5	5	33
\$100,000-125,000	2	6	2	11	0	21
\$125,000-150,000	0	1	2	3	0	6
\$150,000-200,000	0	0	2	0	0	2
\$200,000+	2	1	0	0	0	3
Total	59	79	26	23	6	193

HISTA 2.2 Summary Data

Town of Wakefield

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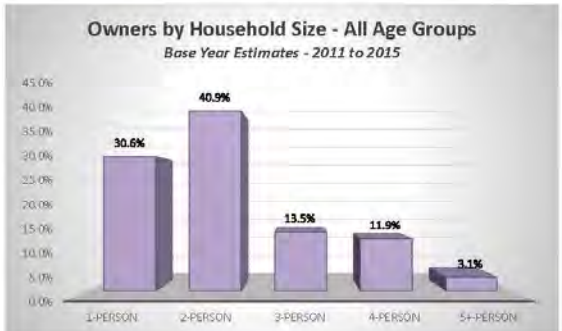
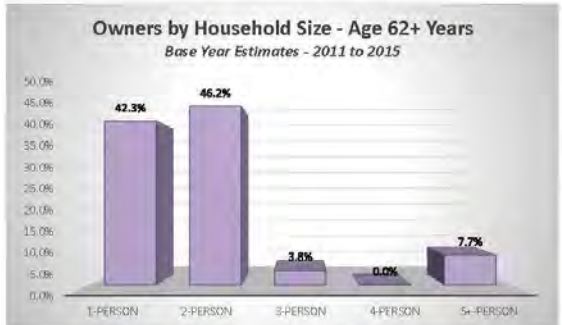
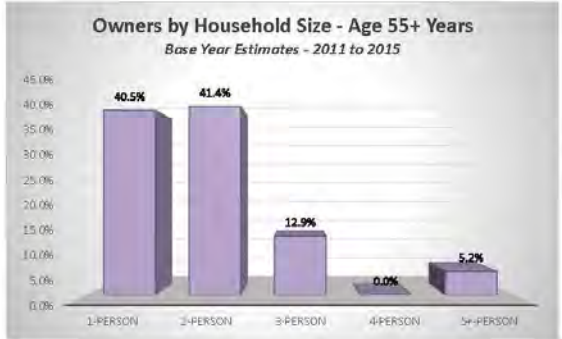
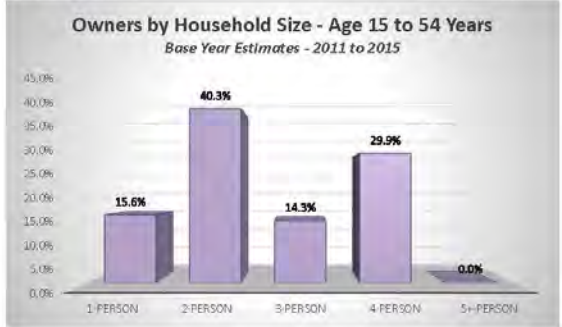
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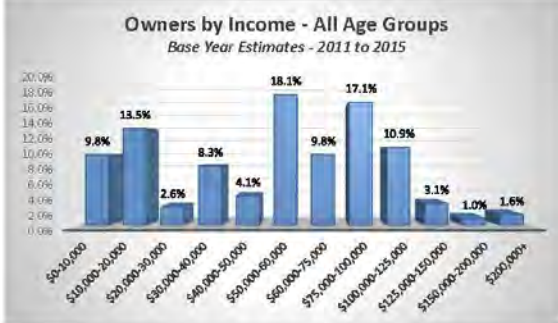
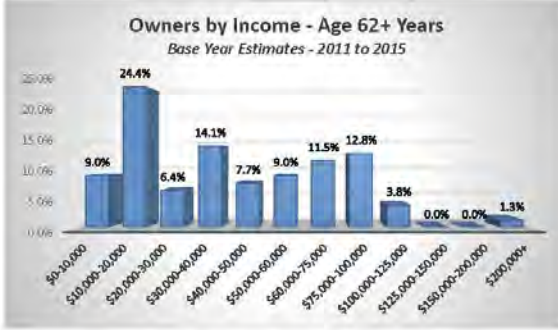
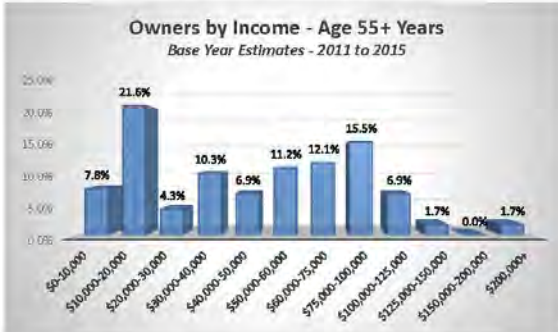
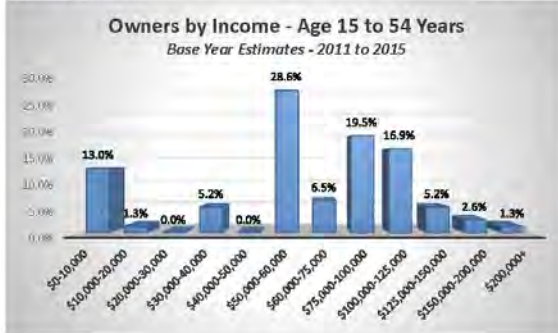
Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13.0%	0.0%	0.0%	0.0%	0.0%	13.0%
\$10,000-20,000	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$30,000-40,000	0.0%	0.0%	5.2%	0.0%	0.0%	5.2%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	0.0%	23.4%	0.0%	5.2%	0.0%	28.6%
\$60,000-75,000	0.0%	6.5%	0.0%	0.0%	0.0%	6.5%
\$75,000-100,000	0.0%	9.1%	3.9%	6.5%	0.0%	19.5%
\$100,000-125,000	0.0%	0.0%	2.6%	14.3%	0.0%	16.9%
\$125,000-150,000	0.0%	1.3%	0.0%	3.9%	0.0%	5.2%
\$150,000-200,000	0.0%	0.0%	2.6%	0.0%	0.0%	2.6%
\$200,000+	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
Total	15.6%	40.3%	14.3%	29.9%	0.0%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.2%	2.6%	0.0%	0.0%	0.0%	7.8%
\$10,000-20,000	16.4%	5.2%	0.0%	0.0%	0.0%	21.6%
\$20,000-30,000	3.4%	0.0%	0.0%	0.0%	0.9%	4.3%
\$30,000-40,000	0.9%	6.9%	2.6%	0.0%	0.0%	10.3%
\$40,000-50,000	4.3%	2.6%	0.0%	0.0%	0.0%	6.9%
\$50,000-60,000	2.6%	7.8%	0.9%	0.0%	0.0%	11.2%
\$60,000-75,000	2.6%	8.6%	0.9%	0.0%	0.0%	12.1%
\$75,000-100,000	2.6%	1.7%	6.9%	0.0%	4.3%	15.5%
\$100,000-125,000	1.7%	5.2%	0.0%	0.0%	0.0%	6.9%
\$125,000-150,000	0.0%	0.0%	1.7%	0.0%	0.0%	1.7%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.9%	0.9%	0.0%	0.0%	0.0%	1.7%
Total	40.5%	41.4%	12.9%	0.0%	5.2%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.4%	2.6%	0.0%	0.0%	0.0%	9.0%
\$10,000-20,000	16.7%	7.7%	0.0%	0.0%	0.0%	24.4%
\$20,000-30,000	5.1%	0.0%	0.0%	0.0%	1.3%	6.4%
\$30,000-40,000	1.3%	9.0%	3.8%	0.0%	0.0%	14.1%
\$40,000-50,000	3.8%	3.8%	0.0%	0.0%	0.0%	7.7%
\$50,000-60,000	0.0%	9.0%	0.0%	0.0%	0.0%	9.0%
\$60,000-75,000	2.6%	9.0%	0.0%	0.0%	0.0%	11.5%
\$75,000-100,000	3.8%	2.6%	0.0%	0.0%	6.4%	12.8%
\$100,000-125,000	2.6%	1.3%	0.0%	0.0%	0.9%	3.8%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	1.3%	0.0%	0.0%	0.0%	1.3%
Total	42.3%	46.2%	3.8%	0.0%	7.7%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.3%	1.6%	0.0%	0.0%	0.0%	9.9%
\$10,000-20,000	10.4%	3.1%	0.0%	0.0%	0.0%	13.5%
\$20,000-30,000	2.1%	0.0%	0.0%	0.0%	0.5%	2.6%
\$30,000-40,000	0.5%	4.1%	3.6%	0.0%	0.0%	8.3%
\$40,000-50,000	2.6%	1.6%	0.0%	0.0%	0.0%	4.1%
\$50,000-60,000	1.6%	14.0%	0.5%	2.1%	0.0%	18.1%
\$60,000-75,000	1.6%	7.8%	0.5%	0.0%	0.0%	9.8%
\$75,000-100,000	1.6%	4.7%	5.7%	2.6%	2.6%	17.1%
\$100,000-125,000	1.0%	3.1%	1.0%	5.7%	0.0%	10.9%
\$125,000-150,000	0.0%	0.5%	1.0%	1.6%	0.0%	3.1%
\$150,000-200,000	0.0%	0.0%	1.0%	0.0%	0.0%	1.0%
\$200,000+	1.0%	0.5%	0.0%	0.0%	0.0%	1.6%
Total	36.6%	40.9%	13.5%	11.9%	3.1%	100.0%





HISTA 2.2 Summary Data **Town of Wakefield**

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Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	15	0	0	0	0	15
\$10,000-20,000	1	0	9	0	0	10
\$20,000-30,000	1	0	1	4	15	21
\$30,000-40,000	8	0	9	0	0	17
\$40,000-50,000	0	0	0	10	0	10
\$50,000-60,000	0	18	0	4	0	22
\$60,000-75,000	0	25	0	0	0	25
\$75,000-100,000	0	7	4	5	0	16
\$100,000-125,000	0	0	2	11	0	13
\$125,000-150,000	0	1	0	3	1	5
\$150,000-200,000	0	0	2	0	0	2
\$200,000+	1	0	0	0	0	1
Total	26	51	27	37	16	157

Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13	4	0	1	0	18
\$10,000-20,000	21	8	0	0	0	29
\$20,000-30,000	9	0	0	4	2	15
\$30,000-40,000	1	8	3	2	0	14
\$40,000-50,000	7	4	0	0	0	11
\$50,000-60,000	3	10	4	0	0	17
\$60,000-75,000	3	10	1	2	0	16
\$75,000-100,000	3	2	8	0	5	18
\$100,000-125,000	2	6	1	0	0	9
\$125,000-150,000	1	0	2	0	0	3
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	1	1	0	0	0	2
Total	64	53	19	9	8	153

Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8	3	0	1	0	12
\$10,000-20,000	15	8	0	0	0	23
\$20,000-30,000	9	0	0	0	2	11
\$30,000-40,000	1	7	3	0	0	11
\$40,000-50,000	5	3	0	0	0	8
\$50,000-60,000	0	8	3	0	0	11
\$60,000-75,000	2	7	0	0	0	9
\$75,000-100,000	3	2	0	0	5	10
\$100,000-125,000	2	1	1	0	0	4
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	1	0	0	0	1
Total	46	40	7	1	7	101

Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	28	4	0	1	0	33
\$10,000-20,000	22	8	9	0	0	39
\$20,000-30,000	10	0	1	8	17	36
\$30,000-40,000	9	8	12	2	0	31
\$40,000-50,000	7	4	0	10	0	21
\$50,000-60,000	3	28	4	4	0	39
\$60,000-75,000	3	35	1	2	0	41
\$75,000-100,000	3	9	12	5	5	34
\$100,000-125,000	2	6	3	11	0	22
\$125,000-150,000	1	1	2	3	1	8
\$150,000-200,000	0	0	2	0	1	3
\$200,000+	2	1	0	0	0	3
Total	90	104	46	46	24	310

HISTA 2.2 Summary Data Town of Wakefield

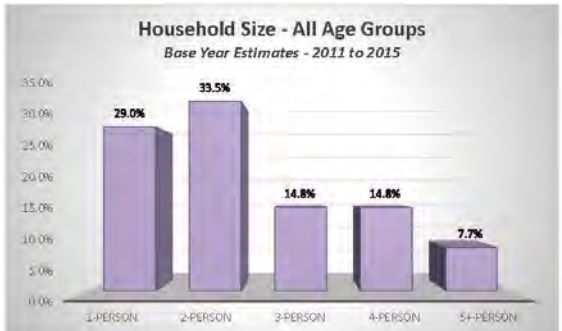
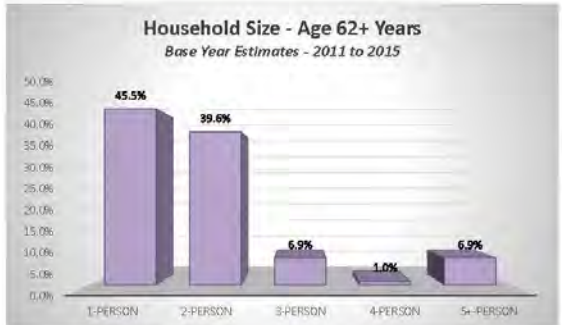
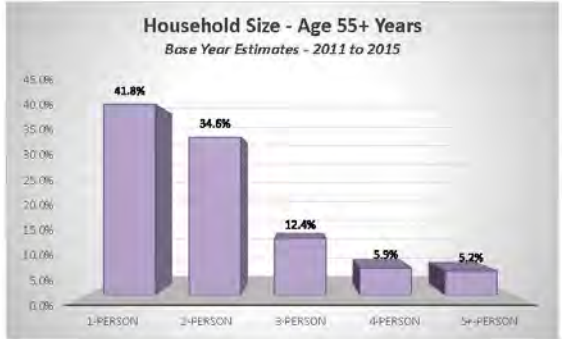
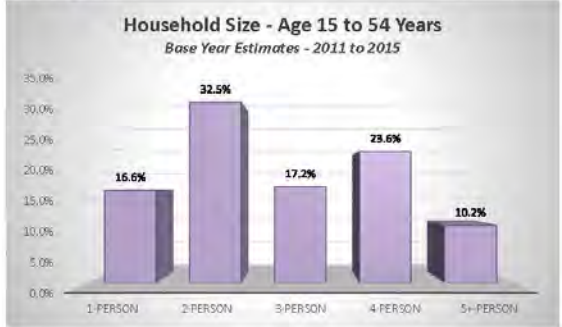
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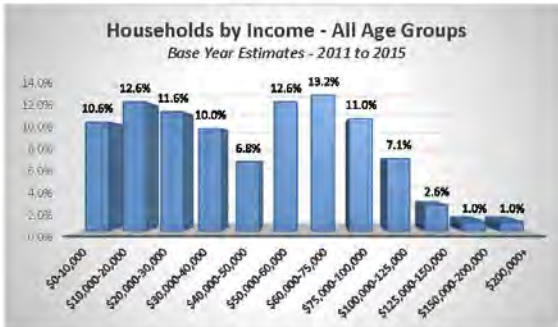
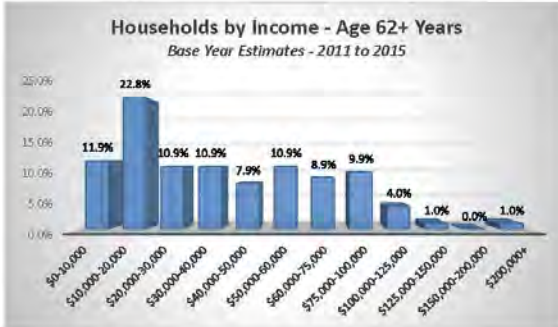
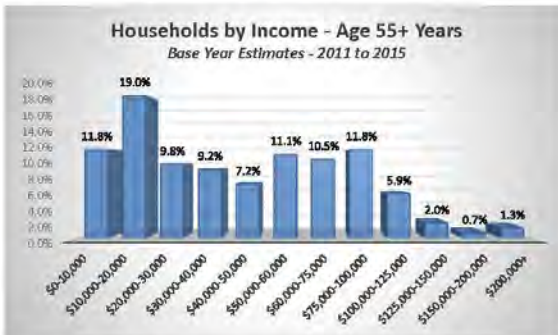
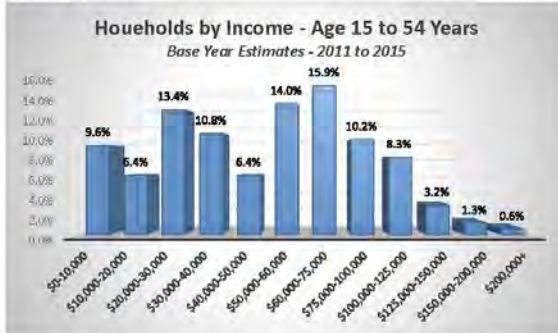
Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.6%	0.0%	0.0%	0.0%	0.0%	9.6%
\$10,000-20,000	0.6%	0.0%	5.7%	0.0%	0.0%	6.4%
\$20,000-30,000	0.6%	0.0%	0.6%	2.5%	9.6%	13.4%
\$30,000-40,000	5.1%	0.0%	5.7%	0.0%	0.0%	10.8%
\$40,000-50,000	0.0%	0.0%	0.0%	6.4%	0.0%	6.4%
\$50,000-60,000	0.0%	11.5%	0.0%	2.5%	0.0%	14.0%
\$60,000-75,000	0.0%	15.9%	0.0%	0.0%	0.0%	15.9%
\$75,000-100,000	0.0%	4.5%	2.5%	3.2%	0.0%	10.2%
\$100,000-125,000	0.0%	0.0%	1.3%	7.0%	0.0%	8.3%
\$125,000-150,000	0.0%	0.6%	0.0%	1.9%	0.6%	3.2%
\$150,000-200,000	0.0%	0.0%	1.3%	0.0%	0.0%	1.3%
\$200,000+	0.6%	0.0%	0.0%	0.0%	0.0%	0.6%
Total	16.6%	32.5%	17.2%	23.6%	10.2%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.4%	2.6%	0.0%	0.7%	0.0%	11.8%
\$10,000-20,000	13.7%	5.2%	0.0%	0.0%	0.0%	19.0%
\$20,000-30,000	5.9%	0.0%	0.0%	2.6%	1.3%	9.8%
\$30,000-40,000	0.7%	5.2%	2.0%	1.3%	0.0%	9.2%
\$40,000-50,000	4.6%	2.6%	0.0%	0.0%	0.0%	7.2%
\$50,000-60,000	2.0%	6.5%	2.6%	0.0%	0.0%	11.1%
\$60,000-75,000	2.0%	6.5%	0.7%	1.3%	0.0%	10.5%
\$75,000-100,000	2.0%	1.3%	8.2%	0.0%	3.3%	14.8%
\$100,000-125,000	1.3%	3.9%	0.7%	0.0%	0.0%	5.9%
\$125,000-150,000	0.7%	0.0%	1.3%	0.0%	0.0%	2.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%
\$200,000+	0.7%	0.7%	0.0%	0.0%	0.0%	1.4%
Total	41.8%	34.6%	12.4%	5.9%	5.2%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.9%	3.0%	0.0%	1.0%	0.0%	11.9%
\$10,000-20,000	14.9%	7.9%	0.0%	0.0%	0.0%	22.8%
\$20,000-30,000	8.9%	0.0%	0.0%	0.0%	2.0%	10.9%
\$30,000-40,000	1.0%	6.9%	3.0%	0.0%	0.0%	10.9%
\$40,000-50,000	5.0%	3.0%	0.0%	0.0%	0.0%	7.9%
\$50,000-60,000	0.0%	7.9%	3.0%	0.0%	0.0%	10.9%
\$60,000-75,000	2.0%	6.9%	0.0%	0.0%	0.0%	8.9%
\$75,000-100,000	3.0%	2.0%	0.0%	0.0%	5.0%	9.9%
\$100,000-125,000	2.0%	1.0%	1.0%	0.0%	0.0%	4.0%
\$125,000-150,000	1.0%	0.0%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	1.0%	0.0%	0.0%	0.0%	1.0%
Total	45.5%	39.6%	6.9%	1.0%	6.9%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.0%	1.3%	0.0%	0.3%	0.0%	10.6%
\$10,000-20,000	7.1%	2.6%	2.9%	0.0%	0.0%	12.6%
\$20,000-30,000	3.2%	0.0%	0.3%	2.6%	5.5%	11.6%
\$30,000-40,000	2.9%	2.6%	3.9%	0.6%	0.0%	10.0%
\$40,000-50,000	2.3%	1.3%	0.0%	3.2%	0.0%	6.8%
\$50,000-60,000	1.0%	9.0%	1.3%	1.3%	0.0%	12.6%
\$60,000-75,000	1.0%	11.3%	0.3%	0.6%	0.0%	13.2%
\$75,000-100,000	1.0%	2.9%	3.9%	1.6%	1.6%	11.0%
\$100,000-125,000	0.6%	1.9%	1.0%	3.5%	0.0%	7.1%
\$125,000-150,000	0.3%	0.3%	0.6%	1.0%	0.3%	2.6%
\$150,000-200,000	0.0%	0.0%	0.6%	0.0%	0.3%	1.0%
\$200,000+	0.6%	0.3%	0.0%	0.0%	0.0%	1.0%
Total	29.0%	33.5%	14.8%	14.8%	7.7%	100.0%







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HISTA 2.2 Summary Data

Town of Wakefield

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Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7	0	0	0	0	7
\$10,000-20,000	1	0	13	0	0	14
\$20,000-30,000	1	0	2	6	13	22
\$30,000-40,000	8	0	1	0	0	9
\$40,000-50,000	0	0	0	7	0	7
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	16	0	0	0	16
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	1	1
Total	17	16	16	13	14	76

Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6	0	0	0	0	6
\$10,000-20,000	4	5	0	0	0	9
\$20,000-30,000	12	0	0	3	0	15
\$30,000-40,000	0	1	0	0	0	1
\$40,000-50,000	2	0	0	0	0	2
\$50,000-60,000	0	0	1	0	0	1
\$60,000-75,000	0	0	0	2	0	2
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	0	0	0	0	0	0
Total	25	7	1	5	0	38

Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2	0	0	0	0	2
\$10,000-20,000	4	5	0	0	0	9
\$20,000-30,000	12	0	0	0	0	12
\$30,000-40,000	0	1	0	0	0	1
\$40,000-50,000	2	0	0	0	0	2
\$50,000-60,000	0	0	1	0	0	1
\$60,000-75,000	0	0	0	0	0	0
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	21	6	1	0	0	28

Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13	0	0	0	0	13
\$10,000-20,000	5	5	13	0	0	23
\$20,000-30,000	13	0	2	9	13	37
\$30,000-40,000	8	1	1	0	0	10
\$40,000-50,000	2	0	0	7	0	9
\$50,000-60,000	0	0	1	0	0	1
\$60,000-75,000	0	16	0	2	0	18
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	0	0	0	0	1	1
Total	42	23	17	18	14	114



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Town of Wakefield

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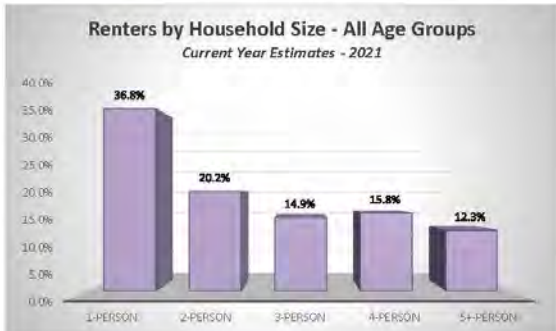
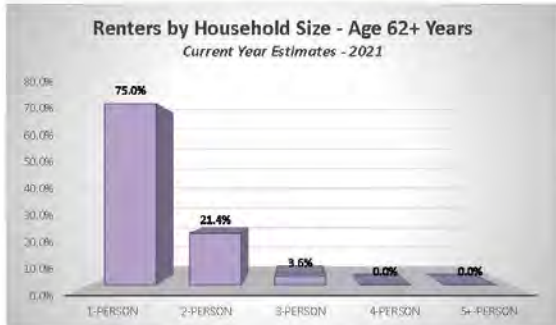
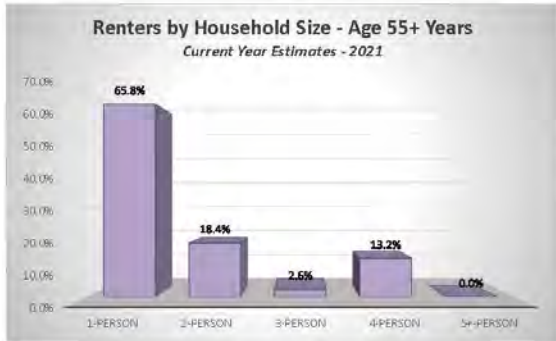
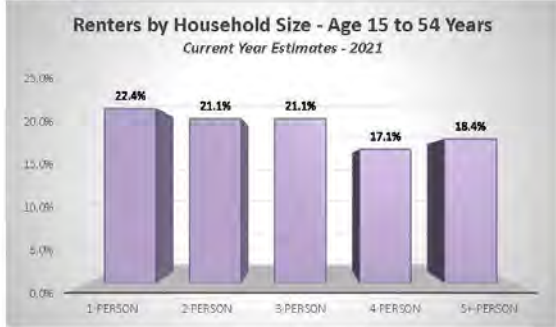
Demography Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.2%	0.0%	0.0%	0.0%	0.0%	9.2%
\$10,000-20,000	1.3%	0.0%	17.1%	0.0%	0.0%	18.4%
\$20,000-30,000	1.3%	0.0%	2.6%	7.9%	17.1%	28.9%
\$30,000-40,000	10.5%	0.0%	1.3%	0.0%	0.0%	11.8%
\$40,000-50,000	0.0%	0.0%	0.0%	9.2%	0.0%	9.2%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000-75,000	0.0%	21.1%	0.0%	0.0%	0.0%	21.1%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	1.3%	1.3%
Total	22.4%	21.1%	21.1%	17.1%	18.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	15.8%	0.0%	0.0%	0.0%	0.0%	15.8%
\$10,000-20,000	10.5%	13.2%	0.0%	0.0%	0.0%	23.7%
\$20,000-30,000	31.6%	0.0%	0.0%	7.9%	0.0%	39.5%
\$30,000-40,000	0.0%	2.6%	0.0%	0.0%	0.0%	2.6%
\$40,000-50,000	5.3%	0.0%	0.0%	0.0%	0.0%	5.3%
\$50,000-60,000	0.0%	0.0%	2.6%	0.0%	0.0%	2.6%
\$60,000-75,000	0.0%	0.0%	0.0%	5.3%	0.0%	5.3%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	2.6%	0.0%	0.0%	0.0%	0.0%	2.6%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	2.6%	0.0%	0.0%	0.0%	2.6%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	65.8%	18.4%	2.6%	13.2%	0.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.1%	0.0%	0.0%	0.0%	0.0%	7.1%
\$10,000-20,000	14.3%	17.9%	0.0%	0.0%	0.0%	32.1%
\$20,000-30,000	42.9%	0.0%	0.0%	0.0%	0.0%	42.9%
\$30,000-40,000	0.0%	3.6%	0.0%	0.0%	0.0%	3.6%
\$40,000-50,000	7.1%	0.0%	0.0%	0.0%	0.0%	7.1%
\$50,000-60,000	0.0%	0.0%	3.6%	0.0%	0.0%	3.6%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	3.6%	0.0%	0.0%	0.0%	0.0%	3.6%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	75.0%	21.4%	3.6%	0.0%	0.0%	100.0%

Percent Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11.4%	0.0%	0.0%	0.0%	0.0%	11.4%
\$10,000-20,000	4.4%	4.4%	11.4%	0.0%	0.0%	20.2%
\$20,000-30,000	11.4%	0.0%	1.8%	7.9%	11.4%	32.5%
\$30,000-40,000	7.0%	0.9%	0.9%	0.0%	0.0%	8.8%
\$40,000-50,000	1.8%	0.0%	0.0%	6.1%	0.0%	7.9%
\$50,000-60,000	0.0%	0.0%	0.9%	0.0%	0.0%	0.9%
\$60,000-75,000	0.0%	14.0%	0.0%	1.8%	0.0%	15.8%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.9%	0.0%	0.0%	0.0%	0.9%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%
Total	36.5%	20.2%	14.9%	15.8%	12.3%	100.0%





HISTA 2.2 Summary Data

Town of Wakefield

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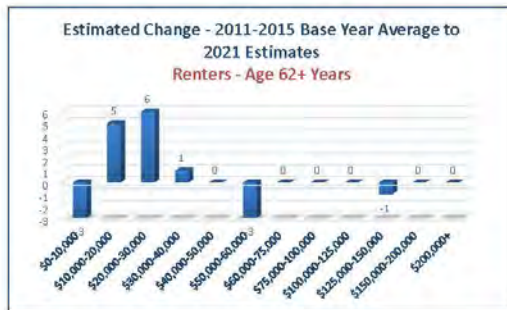
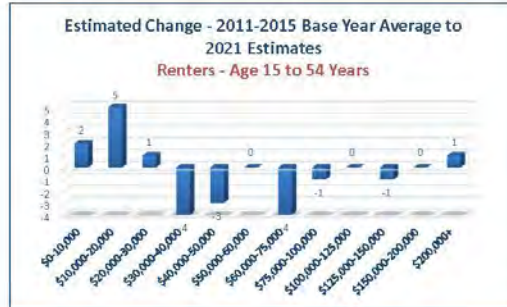
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Renter Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	2	0	0	0	0	2	40%
\$10,000-20,000	1	0	4	0	0	5	56%
\$20,000-30,000	0	0	1	2	-2	1	5%
\$30,000-40,000	0	0	-4	0	0	-4	-31%
\$40,000-50,000	0	0	0	-3	0	-3	-10%
\$50,000-60,000	0	0	0	0	0	0	#DIV/0!
\$60,000-75,000	0	-4	0	0	0	-4	-20%
\$75,000-100,000	0	0	-1	0	0	-1	-100%
\$100,000-125,000	0	0	0	0	0	0	#DIV/0!
\$125,000-150,000	0	0	0	0	-1	-1	-100%
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	0	0	0	1	1	#DIV/0!
Total Change	3	-4	0	-1	-2	-4	-5%
Percent Change	21%	-20%	0%	-7%	-13%	-5%	

Renter Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	-1	0	-1	0	-3	-32%
\$10,000-20,000	2	2	0	0	0	5	125%
\$20,000-30,000	7	0	0	-1	0	6	50%
\$30,000-40,000	0	1	0	-2	0	-1	-50%
\$40,000-50,000	0	1	0	0	0	1	-33%
\$50,000-60,000	0	-1	-2	0	0	-3	-75%
\$60,000-75,000	0	0	0	0	0	0	0%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	1	0	-1	0	0	0	0%
\$125,000-150,000	-1	0	0	0	0	-1	-100%
\$150,000-200,000	0	1	0	0	-1	0	0%
\$200,000+	0	0	0	0	0	0	#DIV/0!
Total Change	8	2	-3	-4	-2	1	3%
Percent Change	47%	40%	-75%	-44%	-100%	3%	

Renter Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	-1	0	-1	0	-3	-60%
\$10,000-20,000	2	3	0	0	0	5	125%
\$20,000-30,000	7	0	0	0	-1	6	100%
\$30,000-40,000	0	1	0	0	0	1	#DIV/0!
\$40,000-50,000	0	0	0	0	0	0	0%
\$50,000-60,000	0	-1	-2	0	0	-3	-75%
\$60,000-75,000	0	0	0	0	0	0	#DIV/0!
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	1	0	-1	0	0	0	0%
\$125,000-150,000	-1	0	0	0	0	-1	-100%
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	0	0	0	0	0	#DIV/0!
Total Change	8	2	-3	-1	-1	5	22%
Percent Change	62%	50%	-75%	-100%	-100%	22%	

Renter Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	1	-1	0	-1	0	-1	-7%
\$10,000-20,000	3	3	4	0	0	10	77%
\$20,000-30,000	7	0	1	1	-3	6	19%
\$30,000-40,000	0	1	-4	-2	0	-5	-33%
\$40,000-50,000	0	1	0	-3	0	-4	-21%
\$50,000-60,000	0	-1	-2	0	0	-3	-75%
\$60,000-75,000	0	-4	0	0	0	-4	-18%
\$75,000-100,000	0	0	-1	0	0	-1	-100%
\$100,000-125,000	1	0	-1	0	0	0	0%
\$125,000-150,000	-1	0	0	0	-1	-2	-100%
\$150,000-200,000	0	1	0	0	-1	0	0%
\$200,000+	0	0	0	0	1	1	#DIV/0!
Total	11	-2	-3	-5	-4	-3	-3%
Percent Change	25%	-8%	-15%	-22%	-22%	-3%	



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Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6	0	0	3	0	9
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	0	0	0	0	0	0
\$30,000-40,000	0	0	5	4	0	9
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	12	0	1	0	13
\$60,000-75,000	0	2	0	0	0	2
\$75,000-100,000	0	9	2	5	0	16
\$100,000-125,000	0	0	1	8	0	9
\$125,000-150,000	0	4	0	7	0	11
\$150,000-200,000	0	0	7	0	1	8
\$200,000+	0	0	0	0	0	0
Total	6	27	15	28	1	77

Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9	7	0	0	0	16
\$10,000-20,000	15	11	0	0	0	26
\$20,000-30,000	12	3	0	0	0	15
\$30,000-40,000	0	11	2	0	0	13
\$40,000-50,000	4	4	1	0	0	9
\$50,000-60,000	1	11	1	0	0	13
\$60,000-75,000	3	11	2	0	0	16
\$75,000-100,000	3	3	6	0	7	19
\$100,000-125,000	3	7	0	0	0	10
\$125,000-150,000	0	3	4	0	0	7
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	50	71	16	0	8	145

Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8	6	0	0	0	14
\$10,000-20,000	9	11	0	0	0	20
\$20,000-30,000	12	2	0	0	0	14
\$30,000-40,000	0	9	2	0	0	11
\$40,000-50,000	1	4	1	0	0	6
\$50,000-60,000	0	8	0	0	0	8
\$60,000-75,000	2	8	2	0	0	12
\$75,000-100,000	3	3	0	0	7	13
\$100,000-125,000	3	3	0	0	0	6
\$125,000-150,000	0	3	0	0	0	3
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	38	57	5	0	7	107

Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	15	7	0	3	0	25
\$10,000-20,000	15	11	0	0	0	26
\$20,000-30,000	12	3	0	0	0	15
\$30,000-40,000	0	11	7	4	0	22
\$40,000-50,000	4	4	1	0	0	9
\$50,000-60,000	1	23	1	1	0	26
\$60,000-75,000	3	13	2	0	0	18
\$75,000-100,000	3	12	8	5	7	35
\$100,000-125,000	3	7	1	8	0	19
\$125,000-150,000	0	7	4	7	0	18
\$150,000-200,000	0	0	7	0	2	9
\$200,000+	0	0	0	0	0	0
Total	56	98	31	28	9	222

HISTA 2.2 Summary Data

Town of Wakefield

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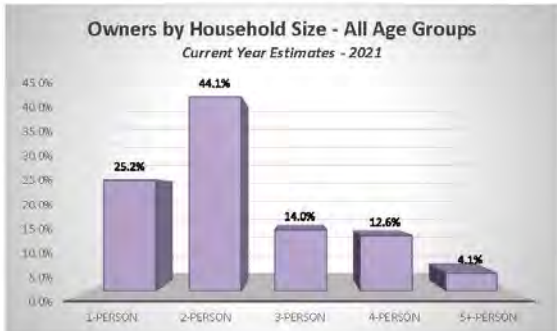
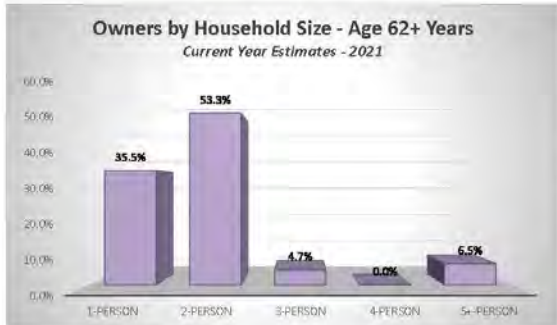
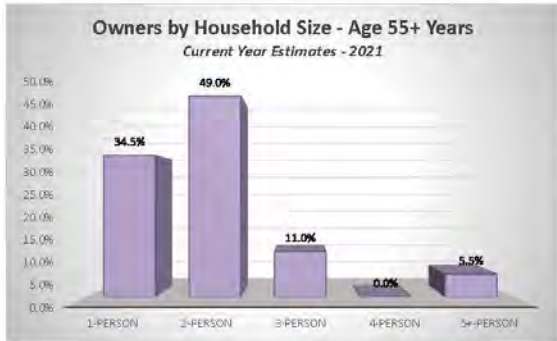
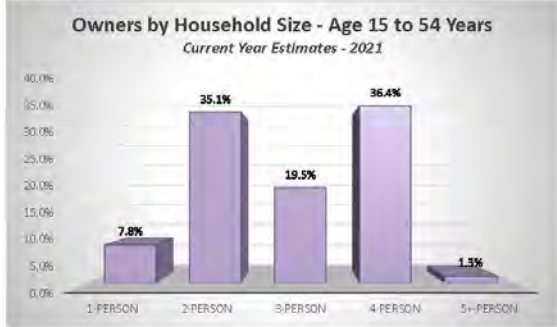
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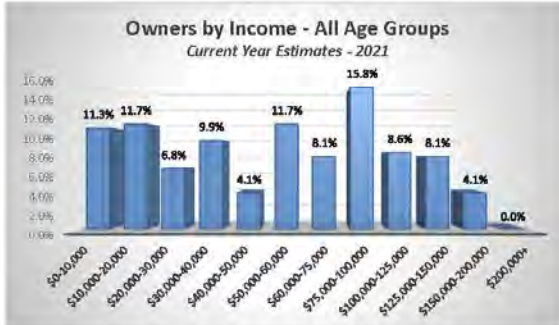
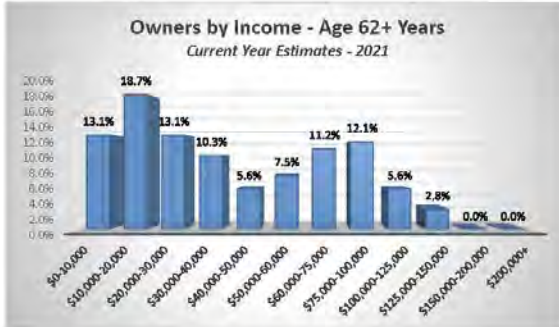
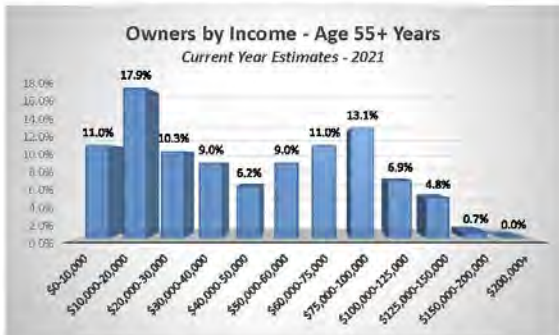
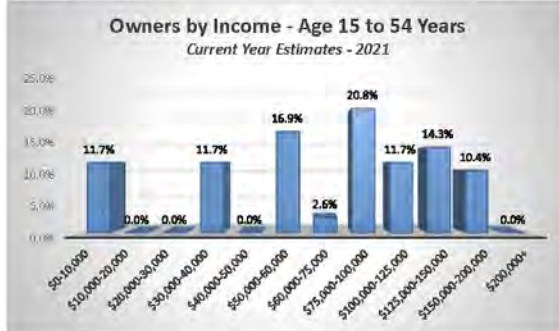
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.8%	0.0%	0.0%	3.9%	0.0%	11.7%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$30,000-40,000	0.0%	0.0%	6.5%	5.2%	0.0%	11.7%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	0.0%	15.6%	0.0%	1.3%	0.0%	16.9%
\$60,000-75,000	0.0%	2.6%	0.0%	0.0%	0.0%	2.6%
\$75,000-100,000	0.0%	11.7%	2.6%	6.5%	0.0%	20.8%
\$100,000-125,000	0.0%	0.0%	1.3%	10.4%	0.0%	11.7%
\$125,000-150,000	0.0%	5.2%	0.0%	9.1%	0.0%	14.3%
\$150,000-200,000	0.0%	0.0%	9.1%	0.0%	1.3%	10.4%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	7.8%	35.1%	19.5%	36.4%	1.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.2%	4.8%	0.0%	0.0%	0.0%	11.0%
\$10,000-20,000	10.3%	7.6%	0.0%	0.0%	0.0%	17.9%
\$20,000-30,000	8.3%	2.1%	0.0%	0.0%	0.0%	10.3%
\$30,000-40,000	0.0%	7.6%	1.4%	0.0%	0.0%	9.0%
\$40,000-50,000	2.8%	2.8%	0.7%	0.0%	0.0%	6.2%
\$50,000-60,000	0.7%	7.6%	0.7%	0.0%	0.0%	9.0%
\$60,000-75,000	2.1%	7.6%	1.4%	0.0%	0.0%	11.0%
\$75,000-100,000	2.1%	2.1%	4.1%	0.0%	4.8%	13.1%
\$100,000-125,000	2.1%	4.8%	0.0%	0.0%	0.0%	6.9%
\$125,000-150,000	0.0%	2.1%	2.8%	0.0%	0.0%	4.8%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	34.5%	49.0%	11.0%	0.0%	5.5%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.5%	5.6%	0.0%	0.0%	0.0%	13.1%
\$10,000-20,000	8.4%	10.3%	0.0%	0.0%	0.0%	18.7%
\$20,000-30,000	11.2%	1.9%	0.0%	0.0%	0.0%	13.1%
\$30,000-40,000	0.0%	8.4%	1.9%	0.0%	0.0%	10.3%
\$40,000-50,000	0.9%	3.7%	0.9%	0.0%	0.0%	5.6%
\$50,000-60,000	0.0%	7.5%	0.0%	0.0%	0.0%	7.5%
\$60,000-75,000	1.9%	7.5%	1.9%	0.0%	0.0%	11.2%
\$75,000-100,000	2.8%	2.8%	0.0%	0.0%	6.5%	12.1%
\$100,000-125,000	2.8%	2.8%	0.0%	0.0%	0.0%	5.6%
\$125,000-150,000	0.0%	2.8%	0.0%	0.0%	0.0%	2.8%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	35.5%	53.3%	4.7%	0.0%	6.5%	100.0%

Percent Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.8%	3.2%	0.0%	1.4%	0.0%	11.3%
\$10,000-20,000	6.8%	5.0%	0.0%	0.0%	0.0%	11.7%
\$20,000-30,000	5.4%	1.4%	0.0%	0.0%	0.0%	6.8%
\$30,000-40,000	0.0%	5.0%	3.2%	1.8%	0.0%	9.9%
\$40,000-50,000	1.8%	1.8%	0.5%	0.0%	0.0%	4.1%
\$50,000-60,000	0.5%	10.4%	0.5%	0.5%	0.0%	11.7%
\$60,000-75,000	1.4%	5.9%	0.9%	0.0%	0.0%	8.1%
\$75,000-100,000	1.4%	5.4%	3.6%	2.3%	3.2%	15.8%
\$100,000-125,000	1.4%	3.2%	0.5%	3.6%	0.0%	8.6%
\$125,000-150,000	0.0%	3.2%	1.8%	3.2%	0.0%	8.1%
\$150,000-200,000	0.0%	0.0%	3.2%	0.0%	0.9%	4.1%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	25.2%	44.1%	14.0%	12.6%	4.1%	100.0%





HISTA 2.2 Summary Data

Town of Wakefield

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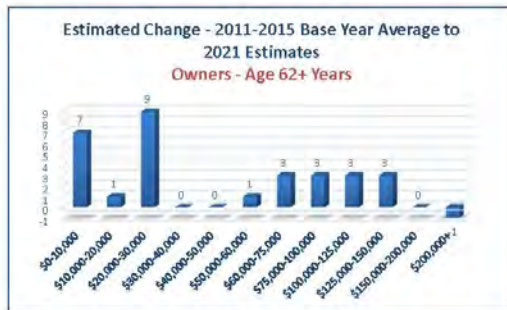
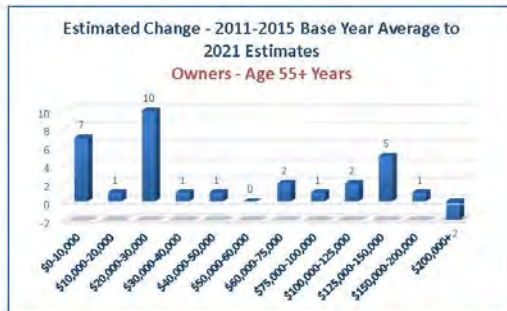
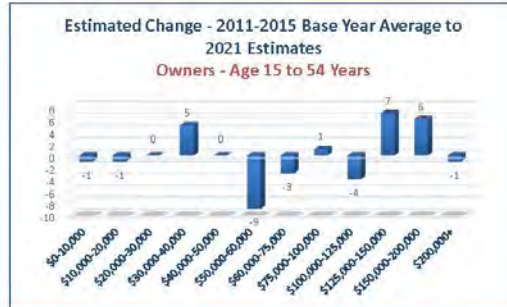
Powered by Claritas

Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-4	0	0	3	0	-1	-10%
\$10,000-20,000	-1	0	0	0	0	-1	-100%
\$20,000-30,000	0	0	0	0	0	0	#DIV/0!
\$30,000-40,000	0	0	1	4	0	5	125%
\$40,000-50,000	0	0	0	0	0	0	#DIV/0!
\$50,000-60,000	0	-6	0	-3	0	-9	-41%
\$60,000-75,000	0	-3	0	0	0	-3	-60%
\$75,000-100,000	0	2	-1	0	0	1	7%
\$100,000-125,000	0	0	-1	-3	0	-4	-31%
\$125,000-150,000	0	3	0	4	0	7	175%
\$150,000-200,000	0	0	5	0	1	6	300%
\$200,000+	-1	0	0	0	0	-1	-100%
Total Change	-6	-4	4	5	1	0	0%
Percent Change	-50%	-13%	36%	22%	#DIV/0!	0%	

Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	3	4	0	0	0	7	78%
\$10,000-20,000	-4	5	0	0	0	1	4%
\$20,000-30,000	8	3	0	0	-1	10	200%
\$30,000-40,000	-1	3	-1	0	0	1	8%
\$40,000-50,000	-1	1	1	0	0	1	12%
\$50,000-60,000	-2	2	0	0	0	0	0%
\$60,000-75,000	0	1	1	0	0	2	14%
\$75,000-100,000	0	1	-2	0	2	1	6%
\$100,000-125,000	1	1	0	0	0	2	25%
\$125,000-150,000	0	3	2	0	0	5	250%
\$150,000-200,000	0	0	0	0	1	1	#DIV/0!
\$200,000+	-1	-1	0	0	0	-2	-100%
Total Change	3	23	1	0	2	29	25%
Percent Change	6%	48%	7%	#DIV/0!	33%	25%	

Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	3	4	0	0	0	7	100%
\$10,000-20,000	-4	5	0	0	0	1	5%
\$20,000-30,000	8	2	0	0	-1	9	180%
\$30,000-40,000	-1	2	-1	0	0	0	0%
\$40,000-50,000	-2	3	1	0	0	0	0%
\$50,000-60,000	0	1	0	0	0	1	14%
\$60,000-75,000	0	1	2	0	0	3	32%
\$75,000-100,000	0	1	0	0	2	3	30%
\$100,000-125,000	1	2	0	0	0	3	100%
\$125,000-150,000	0	3	0	0	0	3	#DIV/0!
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	-1	0	0	0	-1	-100%
Total Change	5	21	2	0	1	29	37%
Percent Change	15%	58%	67%	#DIV/0!	17%	37%	

Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-1	4	0	3	0	6	32%
\$10,000-20,000	-5	5	0	0	0	0	0%
\$20,000-30,000	8	3	0	0	-1	10	200%
\$30,000-40,000	-1	3	0	4	0	6	38%
\$40,000-50,000	-1	1	1	0	0	1	12%
\$50,000-60,000	-2	-4	0	-3	0	-9	-26%
\$60,000-75,000	0	-2	1	0	0	-1	-5%
\$75,000-100,000	0	3	-3	0	2	2	6%
\$100,000-125,000	1	1	-1	-3	0	-2	-10%
\$125,000-150,000	0	6	2	4	0	12	200%
\$150,000-200,000	0	0	5	0	2	7	350%
\$200,000+	-2	-1	0	0	0	-3	-100%
Total	-3	19	5	5	3	29	15%
Percent Change	-5%	24%	19%	22%	50%	15%	



HISTA 2.2 Summary Data

Town of Wakefield

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Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13	0	0	3	0	16
\$10,000-20,000	1	0	13	0	0	14
\$20,000-30,000	1	0	2	6	13	22
\$30,000-40,000	8	0	6	4	0	18
\$40,000-50,000	0	0	0	7	0	7
\$50,000-60,000	0	12	0	1	0	13
\$60,000-75,000	0	18	0	0	0	18
\$75,000-100,000	0	9	2	5	0	16
\$100,000-125,000	0	0	1	8	0	9
\$125,000-150,000	0	4	0	7	0	11
\$150,000-200,000	0	0	7	0	1	8
\$200,000+	0	0	0	0	1	1
Total	23	43	31	41	15	153

Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13	7	0	0	0	22
\$10,000-20,000	19	16	0	0	0	35
\$20,000-30,000	24	3	0	3	0	30
\$30,000-40,000	0	12	2	0	0	14
\$40,000-50,000	6	4	1	0	0	11
\$50,000-60,000	1	11	2	0	0	14
\$60,000-75,000	3	11	2	2	0	18
\$75,000-100,000	3	3	6	0	7	19
\$100,000-125,000	4	7	0	0	0	11
\$125,000-150,000	0	3	4	0	0	7
\$150,000-200,000	0	1	0	0	1	2
\$200,000+	0	0	0	0	0	0
Total	75	78	17	5	8	183

Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10	6	0	0	0	16
\$10,000-20,000	13	16	0	0	0	29
\$20,000-30,000	24	2	0	0	0	26
\$30,000-40,000	0	10	2	0	0	12
\$40,000-50,000	3	4	1	0	0	8
\$50,000-60,000	0	8	1	0	0	9
\$60,000-75,000	2	8	2	0	0	12
\$75,000-100,000	3	3	0	0	7	13
\$100,000-125,000	4	3	0	0	0	7
\$125,000-150,000	0	3	0	0	0	3
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	59	63	6	0	7	135

Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	28	7	0	3	0	38
\$10,000-20,000	20	16	13	0	0	49
\$20,000-30,000	25	3	2	9	13	52
\$30,000-40,000	8	12	8	4	0	32
\$40,000-50,000	6	4	1	7	0	18
\$50,000-60,000	1	23	2	1	0	27
\$60,000-75,000	3	29	2	2	0	36
\$75,000-100,000	3	12	8	5	7	35
\$100,000-125,000	4	7	1	8	0	20
\$125,000-150,000	0	7	4	7	0	18
\$150,000-200,000	0	1	7	0	2	10
\$200,000+	0	0	0	0	1	1
Total	98	121	48	46	23	336

HISTA 2.2 Summary Data Town of Wakefield

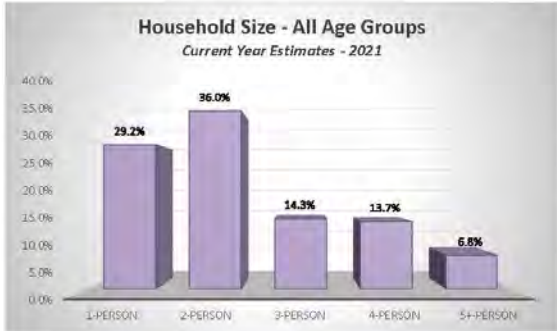
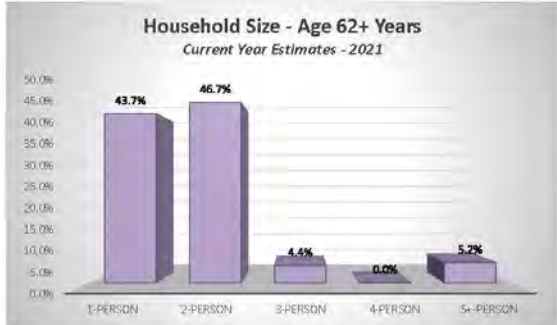
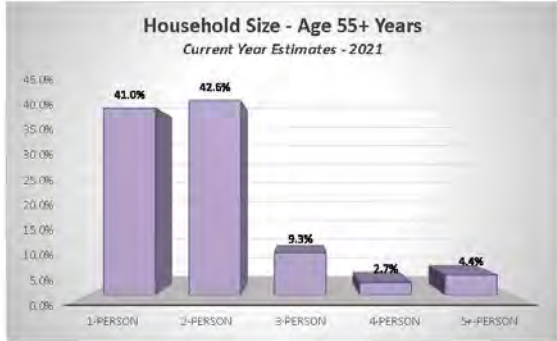
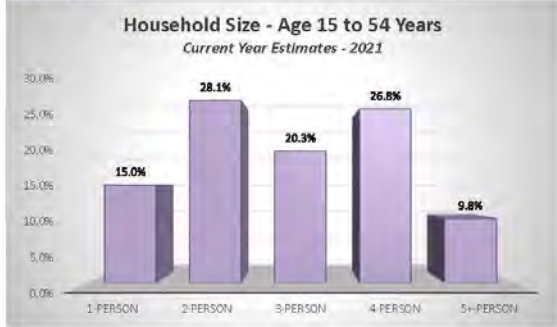
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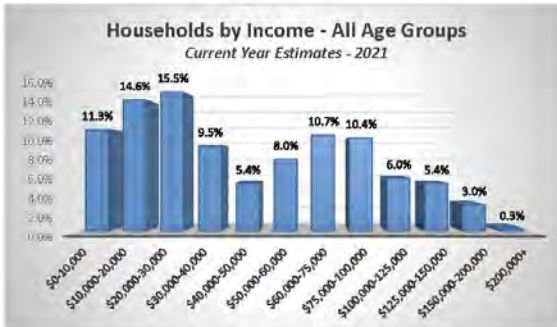
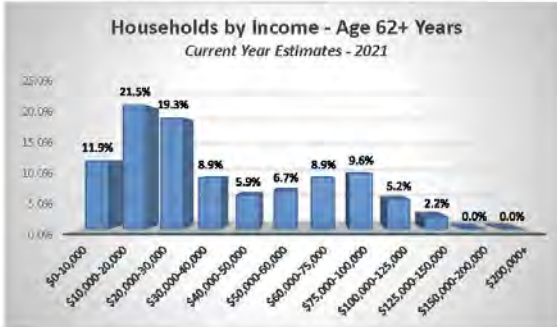
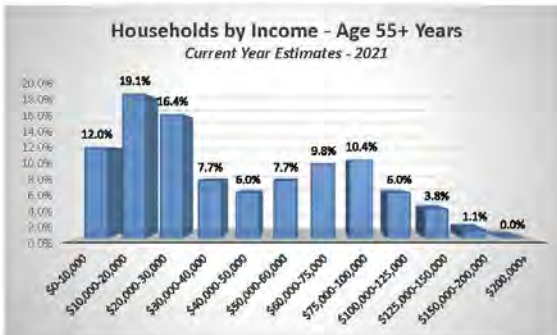
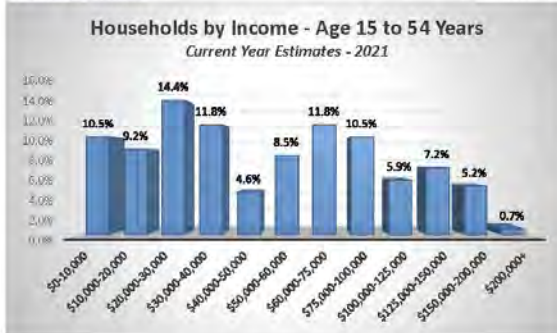
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.5%	0.0%	0.0%	2.0%	0.0%	10.5%
\$10,000-20,000	0.7%	0.0%	8.5%	0.0%	0.0%	9.2%
\$20,000-30,000	0.7%	0.0%	1.3%	3.9%	8.5%	14.4%
\$30,000-40,000	5.2%	0.0%	3.9%	2.6%	0.0%	11.8%
\$40,000-50,000	0.0%	0.0%	0.0%	4.6%	0.0%	4.6%
\$50,000-60,000	0.0%	7.8%	0.0%	0.7%	0.0%	8.5%
\$60,000-75,000	0.0%	11.8%	0.0%	0.0%	0.0%	11.8%
\$75,000-100,000	0.0%	5.9%	1.3%	3.3%	0.0%	10.5%
\$100,000-125,000	0.0%	0.0%	0.7%	5.2%	0.0%	5.9%
\$125,000-150,000	0.0%	2.6%	0.0%	4.6%	0.0%	7.2%
\$150,000-200,000	0.0%	0.0%	4.6%	0.0%	0.7%	5.2%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%
Total	15.0%	28.1%	20.3%	26.8%	9.8%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.2%	3.8%	0.0%	0.0%	0.0%	12.0%
\$10,000-20,000	10.4%	8.7%	0.0%	0.0%	0.0%	19.1%
\$20,000-30,000	13.1%	1.6%	0.0%	1.6%	0.0%	16.4%
\$30,000-40,000	0.0%	6.6%	1.1%	0.0%	0.0%	7.7%
\$40,000-50,000	3.3%	2.2%	0.5%	0.0%	0.0%	6.0%
\$50,000-60,000	0.5%	6.0%	1.1%	0.0%	0.0%	7.7%
\$60,000-75,000	1.6%	6.0%	1.1%	1.1%	0.0%	9.8%
\$75,000-100,000	1.6%	1.6%	3.3%	0.0%	3.8%	10.4%
\$100,000-125,000	2.2%	3.8%	0.0%	0.0%	0.0%	6.0%
\$125,000-150,000	0.0%	1.6%	2.2%	0.0%	0.0%	3.8%
\$150,000-200,000	0.0%	0.5%	0.0%	0.0%	0.5%	1.1%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	41.0%	42.6%	9.3%	2.7%	4.4%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.4%	4.4%	0.0%	0.0%	0.0%	11.9%
\$10,000-20,000	9.6%	11.9%	0.0%	0.0%	0.0%	21.5%
\$20,000-30,000	17.8%	1.5%	0.0%	0.0%	0.0%	19.3%
\$30,000-40,000	0.0%	7.4%	1.5%	0.0%	0.0%	8.9%
\$40,000-50,000	2.2%	3.0%	0.7%	0.0%	0.0%	5.9%
\$50,000-60,000	0.0%	5.9%	0.7%	0.0%	0.0%	6.7%
\$60,000-75,000	1.5%	5.9%	1.5%	0.0%	0.0%	8.9%
\$75,000-100,000	2.2%	2.2%	0.0%	0.0%	5.2%	9.6%
\$100,000-125,000	3.0%	2.2%	0.0%	0.0%	0.0%	5.2%
\$125,000-150,000	0.0%	2.2%	0.0%	0.0%	0.0%	2.2%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	43.7%	46.7%	4.4%	0.0%	5.2%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.3%	2.1%	0.0%	0.9%	0.0%	11.3%
\$10,000-20,000	6.0%	4.8%	3.9%	0.0%	0.0%	14.6%
\$20,000-30,000	7.4%	0.9%	0.6%	2.7%	3.9%	15.5%
\$30,000-40,000	2.4%	3.6%	2.4%	1.2%	0.0%	9.5%
\$40,000-50,000	1.8%	1.2%	0.3%	2.1%	0.0%	5.4%
\$50,000-60,000	0.3%	6.8%	0.6%	0.3%	0.0%	8.0%
\$60,000-75,000	0.9%	8.6%	0.6%	0.6%	0.0%	10.7%
\$75,000-100,000	0.9%	3.6%	2.4%	1.5%	2.1%	10.4%
\$100,000-125,000	1.2%	2.1%	0.3%	2.4%	0.0%	6.0%
\$125,000-150,000	0.0%	2.1%	1.2%	2.1%	0.0%	5.4%
\$150,000-200,000	0.0%	0.3%	2.1%	0.0%	0.6%	3.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%
Total	29.2%	36.0%	14.3%	13.7%	6.8%	100.0%





HISTA 2.2 Summary Data

Town of Wakefield

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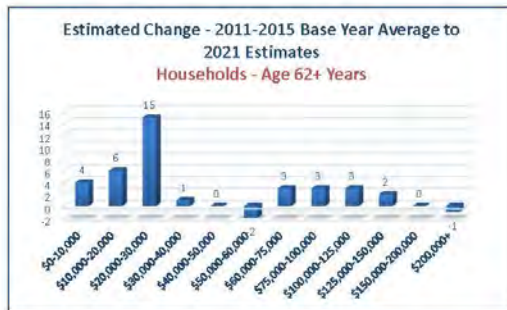
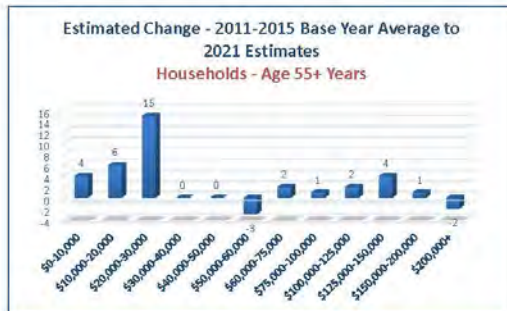
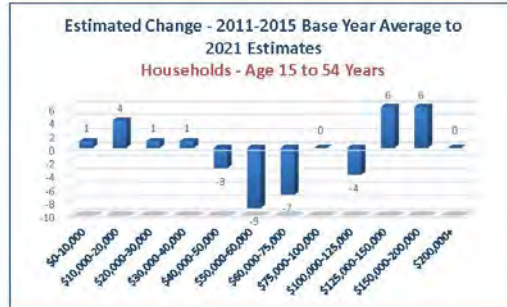
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Renter & Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-2	0	0	3	0	1	7%
\$10,000-20,000	0	0	4	0	0	4	40%
\$20,000-30,000	0	0	1	2	-2	1	5%
\$30,000-40,000	0	0	-3	4	0	1	6%
\$40,000-50,000	0	0	0	-3	0	-3	-30%
\$50,000-60,000	0	-6	0	-3	0	-9	-41%
\$60,000-75,000	0	7	0	0	0	7	28%
\$75,000-100,000	0	2	-2	0	0	0	0%
\$100,000-125,000	0	0	-1	-3	0	-4	-21%
\$125,000-150,000	0	3	0	4	-1	6	120%
\$150,000-200,000	0	0	5	0	1	6	300%
\$200,000+	-1	0	0	0	1	0	0%
Total Change	-3	-8	4	4	-1	-4	-3%
Percent Change	-12%	-16%	15%	11%	-6%	-3%	

Renter & Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	2	3	0	-1	0	4	22%
\$10,000-20,000	-2	8	0	0	0	6	21%
\$20,000-30,000	15	3	0	-1	-2	15	100%
\$30,000-40,000	-1	4	-1	-2	0	0	0%
\$40,000-50,000	-1	0	1	0	0	0	0%
\$50,000-60,000	-2	1	-3	0	0	-3	-18%
\$60,000-75,000	0	1	1	0	0	2	11%
\$75,000-100,000	0	1	-2	0	2	1	6%
\$100,000-125,000	2	1	-1	0	0	2	22%
\$125,000-150,000	-1	3	2	0	0	4	133%
\$150,000-200,000	0	1	0	0	0	1	100%
\$200,000+	-1	-1	0	0	0	-2	-100%
Total Change	11	25	-2	-4	0	30	20%
Percent Change	17%	47%	-11%	-44%	0%	20%	

Renter & Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	2	3	0	-1	0	4	33%
\$10,000-20,000	-2	8	0	0	0	6	26%
\$20,000-30,000	15	2	0	0	-2	15	136%
\$30,000-40,000	-1	3	-1	0	0	1	9%
\$40,000-50,000	-2	1	1	0	0	0	0%
\$50,000-60,000	0	0	-2	0	0	-2	-18%
\$60,000-75,000	0	1	2	0	0	3	33%
\$75,000-100,000	0	1	0	0	2	3	30%
\$100,000-125,000	2	2	-1	0	0	3	75%
\$125,000-150,000	-1	3	0	0	0	2	200%
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	-1	0	0	0	-1	-100%
Total Change	13	25	-1	-1	0	34	34%
Percent Change	28%	58%	-11%	-100%	0%	34%	

Renter & Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	0	3	0	2	0	5	15%
\$10,000-20,000	-2	8	4	0	0	10	26%
\$20,000-30,000	15	3	1	1	-4	16	44%
\$30,000-40,000	-1	4	-4	2	0	1	3%
\$40,000-50,000	-1	0	1	-3	0	-3	-14%
\$50,000-60,000	-2	-5	-2	-3	0	-12	-31%
\$60,000-75,000	0	-6	1	0	0	-5	-12%
\$75,000-100,000	0	3	-4	0	2	1	3%
\$100,000-125,000	2	1	-2	-3	0	-2	-9%
\$125,000-150,000	-1	6	2	4	-3	10	25%
\$150,000-200,000	0	1	5	0	1	7	24%
\$200,000+	-2	-1	0	0	1	-2	-6%
Total	8	17	2	0	-1	26	8%
Percent Change	9%	16%	4%	0%	-4%	8%	





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HISTA 2.2 Summary Data

Town of Wakefield

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Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10	0	0	0	0	10
\$10,000-20,000	0	0	11	0	0	11
\$20,000-30,000	8	0	6	5	1	20
\$30,000-40,000	10	0	0	0	0	10
\$40,000-50,000	0	0	0	4	0	4
\$50,000-60,000	0	1	0	0	0	1
\$60,000-75,000	0	12	1	0	0	13
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	1	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	28	13	18	9	2	70

Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4	0	0	0	0	4
\$10,000-20,000	2	6	0	0	0	8
\$20,000-30,000	12	0	0	2	0	14
\$30,000-40,000	1	0	0	0	0	1
\$40,000-50,000	1	3	0	0	1	5
\$50,000-60,000	0	0	1	0	0	1
\$60,000-75,000	1	0	0	0	0	1
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	1	0	1
\$200,000+	1	0	0	0	0	1
Total	22	9	1	3	1	36

Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1	0	0	0	0	1
\$10,000-20,000	2	6	0	0	0	8
\$20,000-30,000	12	0	0	0	0	12
\$30,000-40,000	1	0	0	0	0	1
\$40,000-50,000	1	0	0	0	1	2
\$50,000-60,000	0	0	1	0	0	1
\$60,000-75,000	0	0	0	0	0	0
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	1	0	1
\$200,000+	1	0	0	0	0	1
Total	19	6	1	1	1	27

Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	14	0	0	0	0	14
\$10,000-20,000	2	6	11	0	0	19
\$20,000-30,000	20	0	6	7	1	34
\$30,000-40,000	11	0	0	0	0	11
\$40,000-50,000	1	3	0	4	1	9
\$50,000-60,000	0	1	1	0	0	2
\$60,000-75,000	1	12	1	0	0	14
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	1	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	1	0	1
\$200,000+	1	0	0	0	0	1
Total	50	22	19	12	3	106

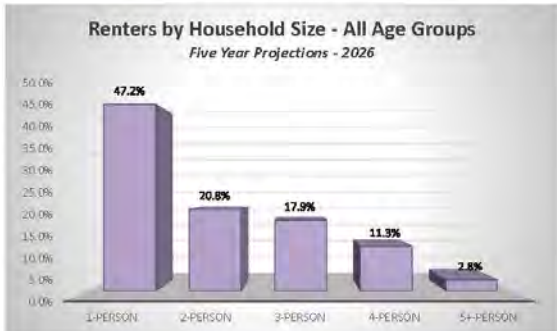
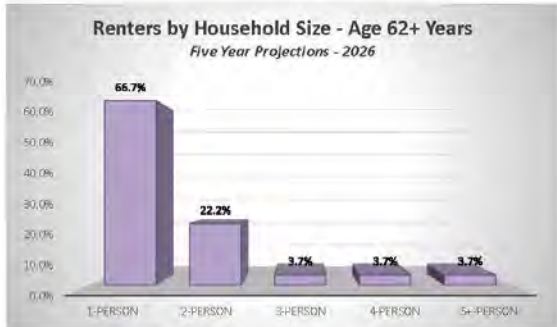
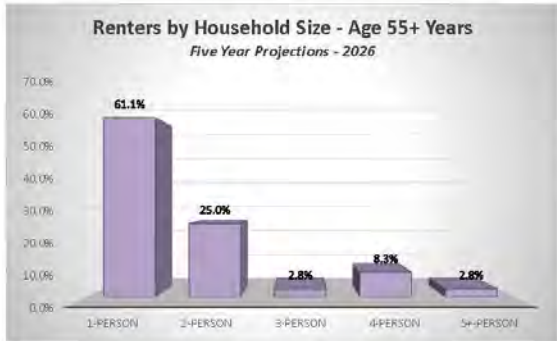
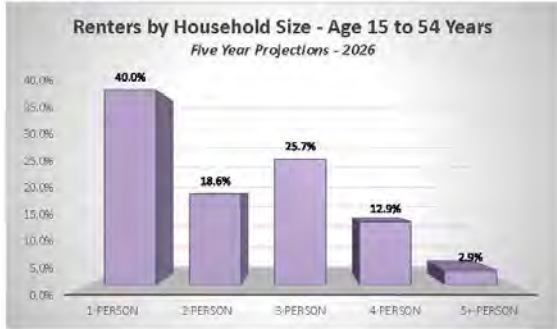
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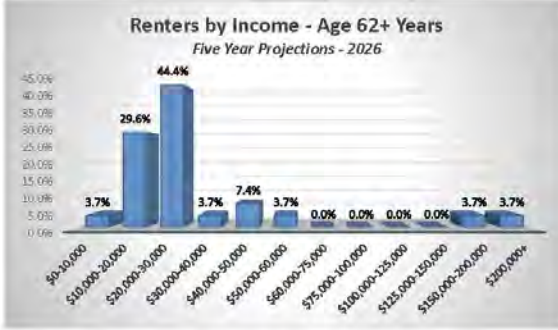
Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	14.3%	0.0%	0.0%	0.0%	0.0%	14.3%
\$10,000-20,000	0.0%	0.0%	15.7%	0.0%	0.0%	15.7%
\$20,000-30,000	11.4%	0.0%	8.6%	7.1%	1.4%	28.6%
\$30,000-40,000	14.3%	0.0%	0.0%	0.0%	0.0%	14.3%
\$40,000-50,000	0.0%	0.0%	0.0%	5.7%	0.0%	5.7%
\$50,000-60,000	0.0%	1.4%	0.0%	0.0%	0.0%	1.4%
\$60,000-75,000	0.0%	17.1%	1.4%	0.0%	0.0%	18.6%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	1.4%	1.4%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	40.0%	18.6%	25.7%	12.9%	2.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11.1%	0.0%	0.0%	0.0%	0.0%	11.1%
\$10,000-20,000	5.6%	16.7%	0.0%	0.0%	0.0%	22.2%
\$20,000-30,000	33.3%	0.0%	0.0%	5.6%	0.0%	38.9%
\$30,000-40,000	2.8%	0.0%	0.0%	0.0%	0.0%	2.8%
\$40,000-50,000	2.8%	8.3%	0.0%	0.0%	2.8%	13.9%
\$50,000-60,000	0.0%	0.0%	2.8%	0.0%	0.0%	2.8%
\$60,000-75,000	2.8%	0.0%	0.0%	0.0%	0.0%	2.8%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	2.8%	0.0%	2.8%
\$200,000+	2.8%	0.0%	0.0%	0.0%	0.0%	2.8%
Total	61.1%	25.0%	2.8%	8.3%	2.8%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.7%	0.0%	0.0%	0.0%	0.0%	3.7%
\$10,000-20,000	7.4%	22.2%	0.0%	0.0%	0.0%	29.6%
\$20,000-30,000	44.4%	0.0%	0.0%	0.0%	0.0%	44.4%
\$30,000-40,000	3.7%	0.0%	0.0%	0.0%	0.0%	3.7%
\$40,000-50,000	3.7%	0.0%	0.0%	0.0%	3.7%	7.4%
\$50,000-60,000	0.0%	0.0%	3.7%	0.0%	0.0%	3.7%
\$60,000-75,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	3.7%	0.0%	3.7%
\$200,000+	3.7%	0.0%	0.0%	0.0%	0.0%	3.7%
Total	66.7%	22.2%	3.7%	3.7%	3.7%	100.0%

Percent Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	13.2%	0.0%	0.0%	0.0%	0.0%	13.2%
\$10,000-20,000	1.9%	5.7%	10.4%	0.0%	0.0%	17.9%
\$20,000-30,000	18.9%	0.0%	5.7%	6.6%	0.9%	32.1%
\$30,000-40,000	10.4%	0.0%	0.0%	0.0%	0.0%	10.4%
\$40,000-50,000	0.9%	2.8%	0.0%	3.8%	0.9%	8.5%
\$50,000-60,000	0.0%	0.9%	0.9%	0.0%	0.0%	1.9%
\$60,000-75,000	0.9%	11.3%	0.9%	0.0%	0.0%	13.2%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.9%	0.0%	0.9%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	47.2%	20.8%	17.9%	11.3%	2.8%	100.0%





HISTA 2.2 Summary Data

Town of Wakefield

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Renter Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	3	0	0	0	0	3	43%
\$10,000-20,000	-1	0	-2	0	0	-3	-21%
\$20,000-30,000	7	0	4	-1	12	-2	-9%
\$30,000-40,000	2	0	-1	0	0	1	11%
\$40,000-50,000	0	0	0	-3	0	-3	-43%
\$50,000-60,000	0	1	0	0	0	1	#DIV/0!
\$60,000-75,000	0	-4	1	0	0	-3	-19%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	0	0	0	0	1	1	#DIV/0!
\$125,000-150,000	0	0	0	0	0	0	#DIV/0!
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	0	0	0	-1	-1	-100%
Total Change	11	-3	2	-4	-12	-6	-8%
Percent Change	65%	-19%	13%	-31%	-86%	-8%	

Renter Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-2	0	0	0	0	-2	-32%
\$10,000-20,000	-2	1	0	0	0	-1	-11%
\$20,000-30,000	0	0	0	-1	0	-1	-7%
\$30,000-40,000	1	-1	0	0	0	0	0%
\$40,000-50,000	-1	3	0	0	1	-3	-150%
\$50,000-60,000	0	0	0	0	0	0	0%
\$60,000-75,000	1	0	0	-2	0	-1	-50%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	-1	0	0	0	0	-1	-100%
\$125,000-150,000	0	0	0	0	0	0	#DIV/0!
\$150,000-200,000	0	-1	0	1	0	0	0%
\$200,000+	1	0	0	0	0	1	#DIV/0!
Total Change	-3	2	0	-2	1	-2	-5%
Percent Change	-12%	29%	0%	-40%	#DIV/0!	-5%	

Renter Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	0	0	0	0	-1	-50%
\$10,000-20,000	-2	1	0	0	0	-1	-11%
\$20,000-30,000	0	0	0	0	0	0	0%
\$30,000-40,000	1	-1	0	0	0	0	0%
\$40,000-50,000	-1	0	0	0	1	0	0%
\$50,000-60,000	0	0	0	0	0	0	0%
\$60,000-75,000	0	0	0	0	0	0	#DIV/0!
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	-1	0	0	0	0	-1	-100%
\$125,000-150,000	0	0	0	0	0	0	#DIV/0!
\$150,000-200,000	0	0	0	1	0	1	#DIV/0!
\$200,000+	1	0	0	0	0	1	#DIV/0!
Total Change	-3	0	0	1	1	-1	-4%
Percent Change	-14%	0%	0%	#DIV/0!	#DIV/0!	-4%	

Renter Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	1	0	0	0	0	1	8%
\$10,000-20,000	-3	1	-2	0	0	-4	-17%
\$20,000-30,000	7	0	4	-2	-12	-3	-8%
\$30,000-40,000	3	-1	-1	0	0	1	10%
\$40,000-50,000	-1	2	0	-3	1	0	0%
\$50,000-60,000	0	1	0	0	0	1	100%
\$60,000-75,000	1	-4	1	-2	0	-4	-22%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	-1	0	0	0	1	0	0%
\$125,000-150,000	0	0	0	0	0	0	#DIV/0!
\$150,000-200,000	0	-1	0	1	0	0	0%
\$200,000+	1	0	0	0	-1	0	0%
Total	8	-1	2	-6	-11	-8	-7%
Percent Change	19%	-4%	12%	-33%	-79%	-7%	



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Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5	0	0	2	0	7
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	0	0	0	0	0	0
\$30,000-40,000	0	0	4	3	0	7
\$40,000-50,000	0	2	0	0	1	3
\$50,000-60,000	0	7	0	1	0	8
\$60,000-75,000	0	2	0	0	0	2
\$75,000-100,000	0	8	2	6	0	16
\$100,000-125,000	0	0	1	9	0	10
\$125,000-150,000	0	4	0	5	0	9
\$150,000-200,000	0	0	10	0	0	10
\$200,000+	0	0	0	0	0	0
Total	5	23	17	26	1	72

Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7	8	0	0	0	15
\$10,000-20,000	15	9	0	0	0	24
\$20,000-30,000	11	2	0	0	0	13
\$30,000-40,000	2	11	4	0	0	17
\$40,000-50,000	2	5	1	1	0	9
\$50,000-60,000	1	9	0	0	0	10
\$60,000-75,000	3	11	2	0	1	17
\$75,000-100,000	4	2	6	0	8	20
\$100,000-125,000	4	8	0	0	0	12
\$125,000-150,000	0	4	4	0	0	8
\$150,000-200,000	0	2	0	1	0	3
\$200,000+	1	2	0	0	0	3
Total	50	74	17	2	9	152

Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7	5	0	0	0	12
\$10,000-20,000	10	9	0	0	0	19
\$20,000-30,000	11	1	0	0	0	12
\$30,000-40,000	2	10	4	0	0	16
\$40,000-50,000	2	5	1	1	0	9
\$50,000-60,000	0	7	0	0	0	7
\$60,000-75,000	2	8	2	0	1	13
\$75,000-100,000	4	2	0	0	8	14
\$100,000-125,000	4	3	0	0	0	7
\$125,000-150,000	0	4	0	0	0	4
\$150,000-200,000	0	0	0	1	0	1
\$200,000+	0	2	0	0	0	2
Total	42	56	7	2	9	116

Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	12	8	0	2	0	22
\$10,000-20,000	15	9	0	0	0	24
\$20,000-30,000	11	2	0	0	0	13
\$30,000-40,000	2	11	8	3	0	24
\$40,000-50,000	2	7	1	1	1	12
\$50,000-60,000	1	16	0	1	0	18
\$60,000-75,000	3	13	2	0	1	19
\$75,000-100,000	4	10	8	6	8	36
\$100,000-125,000	4	8	1	9	0	22
\$125,000-150,000	0	8	4	5	0	17
\$150,000-200,000	0	2	10	1	0	13
\$200,000+	1	3	0	0	0	4
Total	55	97	34	28	10	224

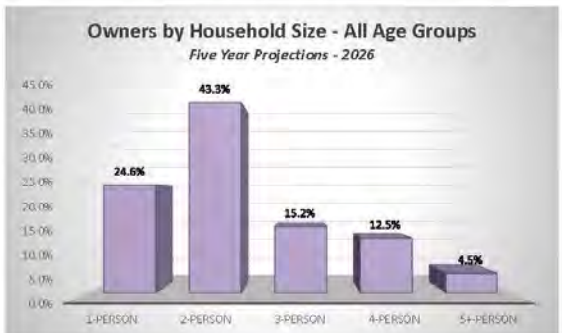
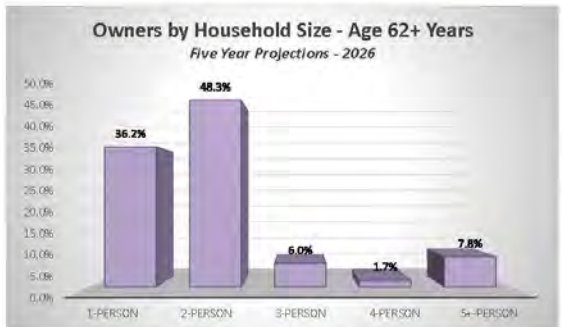
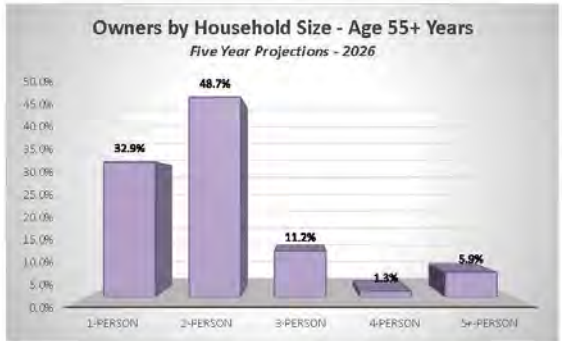
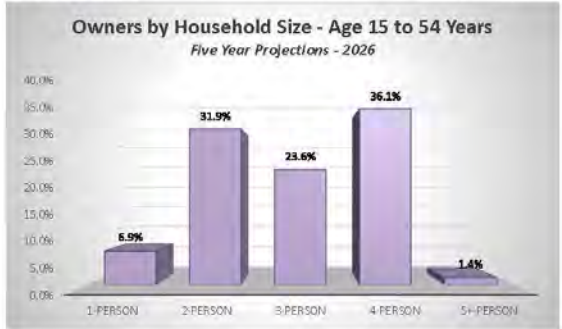
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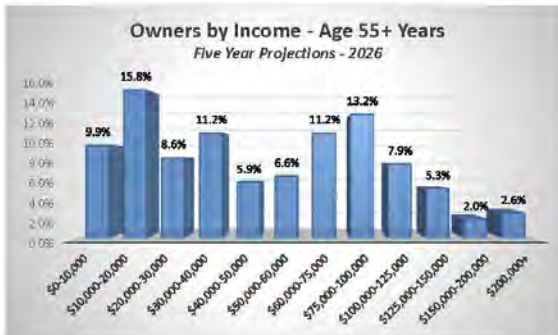
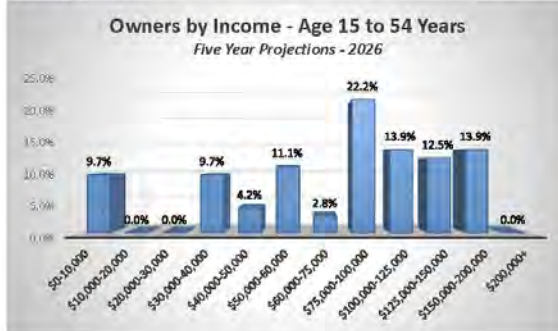
Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.9%	0.0%	0.0%	2.8%	0.0%	9.7%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$30,000-40,000	0.0%	0.0%	5.6%	4.2%	0.0%	9.7%
\$40,000-50,000	0.0%	2.8%	0.0%	0.0%	1.4%	4.2%
\$50,000-60,000	0.0%	9.7%	0.0%	1.4%	0.0%	11.1%
\$60,000-75,000	0.0%	2.8%	0.0%	0.0%	0.0%	2.8%
\$75,000-100,000	0.0%	11.1%	2.8%	8.3%	0.0%	22.2%
\$100,000-125,000	0.0%	0.0%	1.4%	12.5%	0.0%	13.9%
\$125,000-150,000	0.0%	5.6%	0.0%	6.9%	0.0%	12.5%
\$150,000-200,000	0.0%	0.0%	13.9%	0.0%	0.0%	13.9%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	6.9%	31.9%	23.6%	36.1%	1.4%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.6%	5.3%	0.0%	0.0%	0.0%	9.9%
\$10,000-20,000	9.9%	5.9%	0.0%	0.0%	0.0%	15.8%
\$20,000-30,000	7.2%	1.3%	0.0%	0.0%	0.0%	8.6%
\$30,000-40,000	1.3%	7.2%	2.6%	0.0%	0.0%	11.2%
\$40,000-50,000	1.3%	3.3%	0.7%	0.7%	0.0%	5.9%
\$50,000-60,000	0.7%	5.9%	0.0%	0.0%	0.0%	6.6%
\$60,000-75,000	2.0%	7.2%	1.3%	0.0%	0.7%	11.2%
\$75,000-100,000	2.6%	1.3%	3.9%	0.0%	5.3%	13.2%
\$100,000-125,000	2.6%	5.3%	0.0%	0.0%	0.0%	7.9%
\$125,000-150,000	0.0%	2.6%	2.6%	0.0%	0.0%	5.3%
\$150,000-200,000	0.0%	1.3%	0.0%	0.7%	0.0%	2.0%
\$200,000+	0.7%	2.0%	0.0%	0.0%	0.0%	2.6%
Total	32.9%	48.7%	11.2%	1.3%	5.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	4.3%	0.0%	0.0%	0.0%	10.3%
\$10,000-20,000	8.6%	7.8%	0.0%	0.0%	0.0%	16.4%
\$20,000-30,000	9.5%	0.9%	0.0%	0.0%	0.0%	10.3%
\$30,000-40,000	1.7%	8.6%	3.4%	0.0%	0.0%	13.8%
\$40,000-50,000	1.7%	4.3%	0.9%	0.9%	0.0%	7.8%
\$50,000-60,000	0.0%	6.0%	0.0%	0.0%	0.0%	6.0%
\$60,000-75,000	1.7%	6.9%	1.7%	0.0%	0.9%	11.2%
\$75,000-100,000	3.4%	1.7%	0.0%	0.0%	6.9%	12.1%
\$100,000-125,000	3.4%	2.6%	0.0%	0.0%	0.0%	6.0%
\$125,000-150,000	0.0%	3.4%	0.0%	0.0%	0.0%	3.4%
\$150,000-200,000	0.0%	0.0%	0.0%	0.9%	0.0%	0.9%
\$200,000+	0.0%	1.7%	0.0%	0.0%	0.0%	1.7%
Total	36.2%	48.3%	6.0%	1.7%	7.8%	100.0%

Percent Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.4%	3.0%	0.0%	0.9%	0.0%	9.3%
\$10,000-20,000	6.7%	4.0%	0.0%	0.0%	0.0%	10.7%
\$20,000-30,000	4.9%	0.9%	0.0%	0.0%	0.0%	5.8%
\$30,000-40,000	0.9%	4.9%	3.6%	1.3%	0.0%	10.7%
\$40,000-50,000	0.9%	3.1%	0.4%	0.4%	0.4%	5.4%
\$50,000-60,000	0.4%	7.1%	0.0%	0.4%	0.0%	8.0%
\$60,000-75,000	1.3%	5.8%	0.9%	0.0%	0.4%	8.5%
\$75,000-100,000	1.8%	4.5%	3.6%	2.7%	3.6%	16.1%
\$100,000-125,000	1.8%	3.6%	0.4%	4.0%	0.0%	9.8%
\$125,000-150,000	0.0%	3.6%	1.8%	2.2%	0.0%	7.6%
\$150,000-200,000	0.0%	0.9%	4.5%	0.4%	0.0%	5.8%
\$200,000+	0.4%	1.3%	0.0%	0.0%	0.0%	1.8%
Total	24.6%	45.5%	15.2%	12.5%	4.5%	100.0%





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Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	0	0	-1	0	-2	-22%
\$10,000-20,000	0	0	0	0	0	0	#DIV/0!
\$20,000-30,000	0	0	0	0	0	0	#DIV/0!
\$30,000-40,000	0	0	-1	-1	0	-2	-22%
\$40,000-50,000	0	2	0	0	1	3	#DIV/0!
\$50,000-60,000	0	-5	0	0	0	-5	-38%
\$60,000-75,000	0	0	0	0	0	0	0%
\$75,000-100,000	0	-1	0	1	0	0	0%
\$100,000-125,000	0	0	0	1	0	1	11%
\$125,000-150,000	0	0	0	-2	0	-2	-18%
\$150,000-200,000	0	0	3	0	-1	2	25%
\$200,000+	0	0	0	0	0	0	#DIV/0!
Total Change	-1	-4	2	-2	0	-5	-6%
Percent Change	-17%	-15%	13%	-7%	0%	-6%	

Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-2	1	0	0	0	-1	-6%
\$10,000-20,000	0	2	0	0	0	2	8%
\$20,000-30,000	-1	1	0	0	0	0	-13%
\$30,000-40,000	2	0	2	0	0	4	31%
\$40,000-50,000	-2	1	0	1	0	0	0%
\$50,000-60,000	0	-2	-1	0	0	-3	-23%
\$60,000-75,000	0	0	0	0	1	1	6%
\$75,000-100,000	1	-1	0	0	1	1	5%
\$100,000-125,000	1	1	0	0	0	2	20%
\$125,000-150,000	0	1	0	0	0	1	14%
\$150,000-200,000	0	2	0	1	-1	2	200%
\$200,000+	1	2	0	0	0	3	#DIV/0!
Total Change	0	3	1	2	1	7	5%
Percent Change	0%	4%	6%	#DIV/0!	13%	5%	

Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	-1	0	0	0	-2	-14%
\$10,000-20,000	1	-2	0	0	0	-1	-5%
\$20,000-30,000	-1	-1	0	0	0	-2	-14%
\$30,000-40,000	2	1	2	0	0	5	45%
\$40,000-50,000	1	1	0	1	0	3	50%
\$50,000-60,000	0	-1	0	0	0	-1	-13%
\$60,000-75,000	0	0	0	0	1	1	8%
\$75,000-100,000	1	-1	0	0	1	1	8%
\$100,000-125,000	1	0	0	0	0	1	17%
\$125,000-150,000	0	1	0	0	0	1	33%
\$150,000-200,000	0	0	0	1	0	1	#DIV/0!
\$200,000+	0	2	0	0	0	2	#DIV/0!
Total Change	4	-1	2	2	2	9	8%
Percent Change	11%	-2%	10%	#DIV/0!	29%	8%	

Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-3	1	0	-1	0	-3	-12%
\$10,000-20,000	0	-2	0	0	0	-2	-8%
\$20,000-30,000	-1	-1	0	0	0	-2	-13%
\$30,000-40,000	2	0	1	-1	0	2	9%
\$40,000-50,000	-2	3	0	1	1	3	32%
\$50,000-60,000	0	-7	-1	0	0	-8	-31%
\$60,000-75,000	0	0	0	0	1	1	6%
\$75,000-100,000	1	-2	0	1	1	1	3%
\$100,000-125,000	1	1	0	1	0	3	16%
\$125,000-150,000	0	1	0	-2	0	-1	-6%
\$150,000-200,000	0	2	3	1	-2	4	44%
\$200,000+	1	2	0	0	0	3	#DIV/0!
Total	-1	-1	3	0	1	2	1%
Percent Change	-2%	-1%	10%	0%	11%	1%	



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Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	15	0	0	2	0	17
\$10,000-20,000	0	0	11	0	0	11
\$20,000-30,000	8	0	6	5	1	20
\$30,000-40,000	10	0	4	3	0	17
\$40,000-50,000	0	2	0	4	1	7
\$50,000-60,000	0	8	0	1	0	9
\$60,000-75,000	0	14	1	0	0	15
\$75,000-100,000	0	8	2	6	0	16
\$100,000-125,000	0	0	1	9	1	11
\$125,000-150,000	0	4	0	5	0	9
\$150,000-200,000	0	0	10	0	0	10
\$200,000+	0	0	0	0	0	0
Total	33	36	35	35	3	142

Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11	8	0	0	0	19
\$10,000-20,000	17	15	0	0	0	32
\$20,000-30,000	23	2	0	2	0	27
\$30,000-40,000	3	11	4	0	0	18
\$40,000-50,000	3	8	1	1	1	14
\$50,000-60,000	1	9	1	0	0	11
\$60,000-75,000	4	11	2	0	1	18
\$75,000-100,000	4	2	6	0	8	20
\$100,000-125,000	4	8	0	0	0	12
\$125,000-150,000	0	4	4	0	0	8
\$150,000-200,000	0	2	0	2	0	4
\$200,000+	2	2	0	0	0	4
Total	72	83	18	5	10	188

Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8	5	0	0	0	13
\$10,000-20,000	12	15	0	0	0	27
\$20,000-30,000	23	1	0	0	0	24
\$30,000-40,000	3	10	4	0	0	17
\$40,000-50,000	3	5	1	1	1	11
\$50,000-60,000	0	7	1	0	0	8
\$60,000-75,000	2	8	2	0	1	13
\$75,000-100,000	4	2	0	0	8	14
\$100,000-125,000	4	3	0	0	0	7
\$125,000-150,000	0	4	0	0	0	4
\$150,000-200,000	0	0	0	2	0	2
\$200,000+	1	2	0	0	0	3
Total	60	62	8	3	10	143

Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	26	8	0	2	0	36
\$10,000-20,000	17	15	11	0	0	43
\$20,000-30,000	31	2	6	7	1	47
\$30,000-40,000	13	11	8	3	0	35
\$40,000-50,000	3	10	1	5	2	21
\$50,000-60,000	1	17	1	1	0	20
\$60,000-75,000	4	25	3	0	1	33
\$75,000-100,000	4	10	8	6	8	36
\$100,000-125,000	4	8	1	9	1	23
\$125,000-150,000	0	8	4	5	0	17
\$150,000-200,000	0	2	10	2	0	14
\$200,000+	2	3	0	0	0	5
Total	105	119	53	40	13	330

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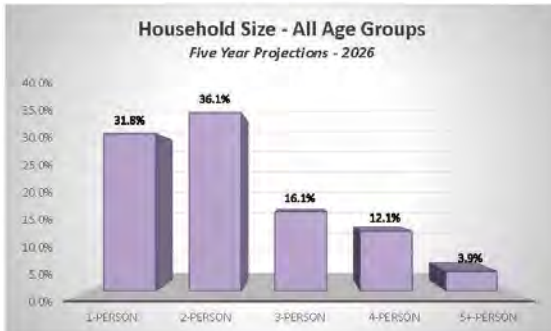
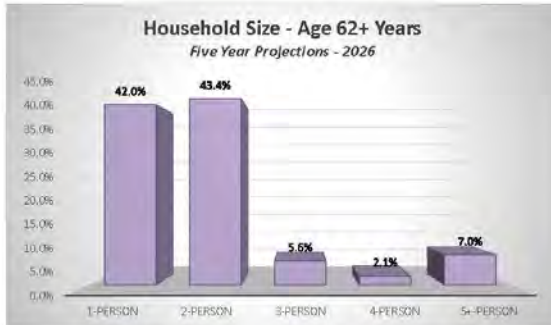
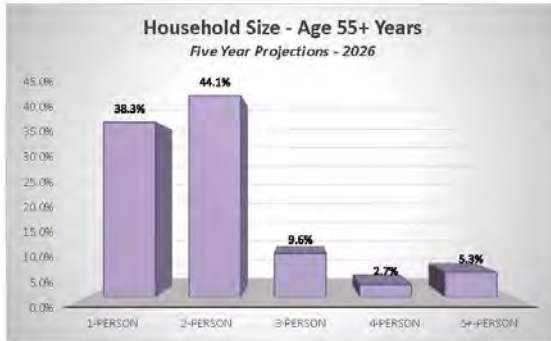
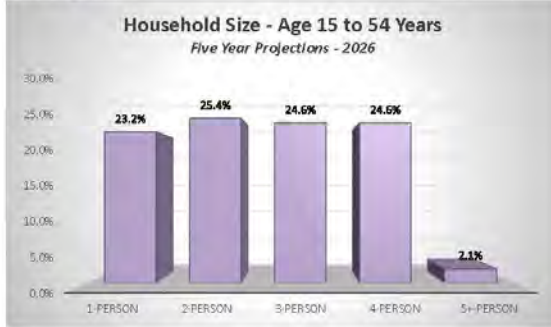
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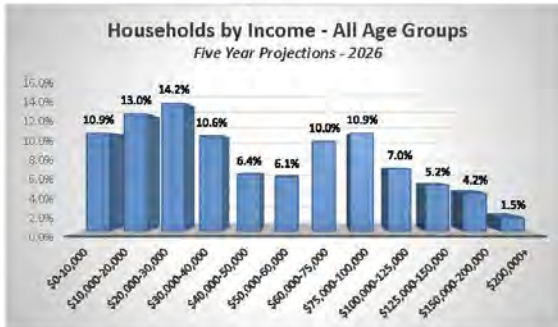
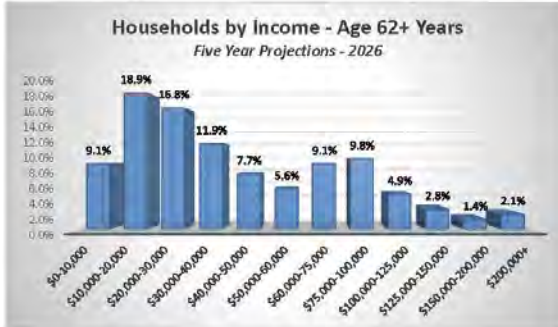
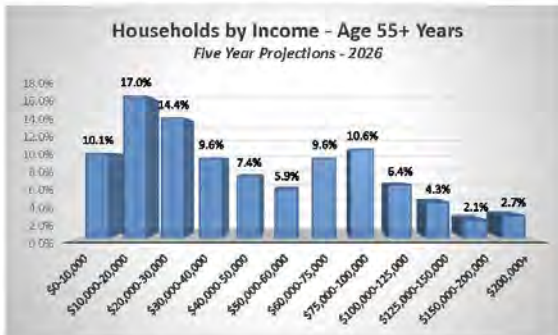
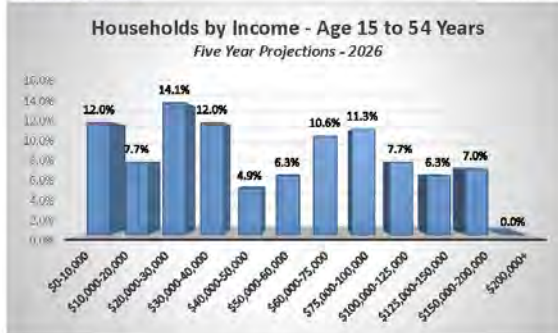
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10.6%	0.0%	0.0%	1.4%	0.0%	12.0%
\$10,000-20,000	0.0%	0.0%	7.7%	0.0%	0.0%	7.7%
\$20,000-30,000	5.6%	0.0%	4.2%	3.3%	0.7%	14.1%
\$30,000-40,000	7.0%	0.0%	2.8%	2.1%	0.0%	12.0%
\$40,000-50,000	0.0%	1.4%	0.0%	2.8%	0.7%	4.9%
\$50,000-60,000	0.0%	5.6%	0.0%	0.7%	0.0%	6.3%
\$60,000-75,000	0.0%	9.9%	0.7%	0.0%	0.0%	10.6%
\$75,000-100,000	0.0%	5.6%	1.4%	4.2%	0.0%	11.3%
\$100,000-125,000	0.0%	0.0%	0.7%	6.3%	0.7%	7.7%
\$125,000-150,000	0.0%	2.8%	0.0%	3.3%	0.0%	6.3%
\$150,000-200,000	0.0%	0.0%	7.0%	0.0%	0.0%	7.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	23.2%	25.4%	24.6%	24.6%	2.1%	100.0%

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.9%	4.3%	0.0%	0.0%	0.0%	10.1%
\$10,000-20,000	9.0%	8.0%	0.0%	0.0%	0.0%	17.0%
\$20,000-30,000	12.2%	1.1%	0.0%	1.1%	0.0%	14.4%
\$30,000-40,000	1.6%	5.9%	2.1%	0.0%	0.0%	9.6%
\$40,000-50,000	1.6%	4.3%	0.5%	0.5%	0.5%	7.4%
\$50,000-60,000	0.5%	4.8%	0.5%	0.0%	0.0%	5.9%
\$60,000-75,000	2.1%	5.9%	1.1%	0.0%	0.5%	9.6%
\$75,000-100,000	2.1%	1.1%	3.2%	0.0%	4.3%	10.6%
\$100,000-125,000	2.1%	4.3%	0.0%	0.0%	0.0%	6.4%
\$125,000-150,000	0.0%	2.1%	2.1%	0.0%	0.0%	4.3%
\$150,000-200,000	0.0%	1.1%	0.0%	1.1%	0.0%	2.1%
\$200,000+	1.1%	1.6%	0.0%	0.0%	0.0%	2.7%
Total	38.3%	44.1%	9.6%	2.7%	5.3%	100.0%

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.6%	3.5%	0.0%	0.0%	0.0%	9.1%
\$10,000-20,000	8.4%	10.5%	0.0%	0.0%	0.0%	18.9%
\$20,000-30,000	16.1%	0.7%	0.0%	0.0%	0.0%	16.8%
\$30,000-40,000	2.1%	7.0%	2.8%	0.0%	0.0%	11.9%
\$40,000-50,000	2.1%	3.5%	0.7%	0.7%	0.7%	7.7%
\$50,000-60,000	0.0%	4.9%	0.7%	0.0%	0.0%	5.6%
\$60,000-75,000	1.4%	5.6%	1.4%	0.0%	0.7%	9.1%
\$75,000-100,000	2.8%	1.4%	0.0%	0.0%	5.6%	9.8%
\$100,000-125,000	2.8%	2.1%	0.0%	0.0%	0.0%	4.9%
\$125,000-150,000	0.0%	2.8%	0.0%	0.0%	0.0%	2.8%
\$150,000-200,000	0.0%	0.0%	0.0%	1.4%	0.0%	1.4%
\$200,000+	0.7%	1.4%	0.0%	0.0%	0.0%	2.1%
Total	42.0%	43.4%	5.6%	2.1%	7.0%	100.0%

Percent Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.9%	2.4%	0.0%	0.0%	0.0%	10.9%
\$10,000-20,000	5.2%	4.5%	3.3%	0.0%	0.0%	13.0%
\$20,000-30,000	9.4%	0.6%	1.8%	2.1%	0.3%	14.2%
\$30,000-40,000	3.9%	3.2%	2.4%	0.9%	0.0%	10.6%
\$40,000-50,000	0.9%	3.0%	0.3%	1.5%	0.6%	6.4%
\$50,000-60,000	0.3%	5.2%	0.3%	0.3%	0.0%	6.1%
\$60,000-75,000	1.2%	7.6%	0.9%	0.0%	0.3%	10.0%
\$75,000-100,000	1.2%	3.0%	2.4%	1.8%	2.4%	10.9%
\$100,000-125,000	1.2%	2.4%	0.3%	2.7%	0.3%	7.0%
\$125,000-150,000	0.0%	2.4%	1.2%	1.5%	0.0%	5.2%
\$150,000-200,000	0.0%	0.6%	3.0%	0.6%	0.0%	4.2%
\$200,000+	0.6%	0.9%	0.0%	0.0%	0.0%	1.5%
Total	31.8%	36.1%	16.1%	12.1%	3.9%	100.0%





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Renter & Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	2	0	0	-1	0	1	6%
\$10,000-20,000	-1	0	-2	0	0	-3	-21%
\$20,000-30,000	7	0	4	-1	-12	-2	-9%
\$30,000-40,000	2	0	-2	-1	0	-1	-6%
\$40,000-50,000	0	2	0	-3	1	0	0%
\$50,000-60,000	0	-4	0	0	0	-4	-31%
\$60,000-75,000	0	-4	1	0	0	-3	-17%
\$75,000-100,000	0	-1	0	1	0	0	0%
\$100,000-125,000	0	0	0	1	1	2	22%
\$125,000-150,000	0	0	0	-2	0	-2	-18%
\$150,000-200,000	0	0	3	0	-1	2	25%
\$200,000+	2	0	0	0	-1	1	-100%
Total Change	10	-7	4	-6	-12	-11	-7%
Percent Change	43%	-16%	13%	-15%	-80%	-7%	

Renter & Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-4	1	0	0	0	-3	-11%
\$10,000-20,000	-2	-1	0	0	0	-3	-9%
\$20,000-30,000	-1	-1	0	-1	0	-3	-10%
\$30,000-40,000	3	-1	2	0	0	4	29%
\$40,000-50,000	-3	4	0	1	1	3	27%
\$50,000-60,000	0	-2	-1	0	0	-3	-21%
\$60,000-75,000	1	0	0	-2	1	0	0%
\$75,000-100,000	1	-1	0	0	1	1	5%
\$100,000-125,000	0	1	0	0	0	1	9%
\$125,000-150,000	0	1	0	0	0	1	14%
\$150,000-200,000	0	1	0	2	-1	2	100%
\$200,000+	2	3	0	0	0	5	#DIV/0%
Total Change	-3	5	1	0	2	5	3%
Percent Change	-4%	6%	6%	0%	25%	3%	

Renter & Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-2	-1	0	0	0	-3	-19%
\$10,000-20,000	-1	-1	0	0	0	-2	-7%
\$20,000-30,000	-1	-1	0	0	0	-2	-8%
\$30,000-40,000	3	0	2	0	0	5	42%
\$40,000-50,000	0	1	0	1	1	3	38%
\$50,000-60,000	0	-1	0	0	0	-1	-11%
\$60,000-75,000	0	0	0	0	1	1	8%
\$75,000-100,000	1	-1	0	0	1	1	8%
\$100,000-125,000	0	0	0	0	0	0	0%
\$125,000-150,000	0	1	0	0	0	1	33%
\$150,000-200,000	0	0	0	2	0	2	#DIV/0%
\$200,000+	1	2	0	0	0	3	#DIV/0%
Total Change	1	-1	2	3	3	8	6%
Percent Change	2%	-2%	33%	#DIV/0%	43%	6%	

Renter & Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-2	1	0	-1	0	-2	-5%
\$10,000-20,000	-3	-1	-2	0	0	-6	-12%
\$20,000-30,000	6	-1	4	-2	-12	-5	-10%
\$30,000-40,000	5	-1	0	-1	0	3	9%
\$40,000-50,000	-3	6	0	-2	2	3	17%
\$50,000-60,000	0	-6	-1	0	0	-7	-26%
\$60,000-75,000	1	-4	1	-2	1	-3	-8%
\$75,000-100,000	1	-2	0	1	1	1	3%
\$100,000-125,000	0	1	0	1	1	3	15%
\$125,000-150,000	0	1	0	-2	0	-1	-6%
\$150,000-200,000	0	1	3	2	-2	4	10%
\$200,000+	2	3	0	0	-1	4	100%
Total	7	-2	5	-6	-10	-6	-2%
Percent Change	7%	-2%	10%	-13%	-13%	-2%	



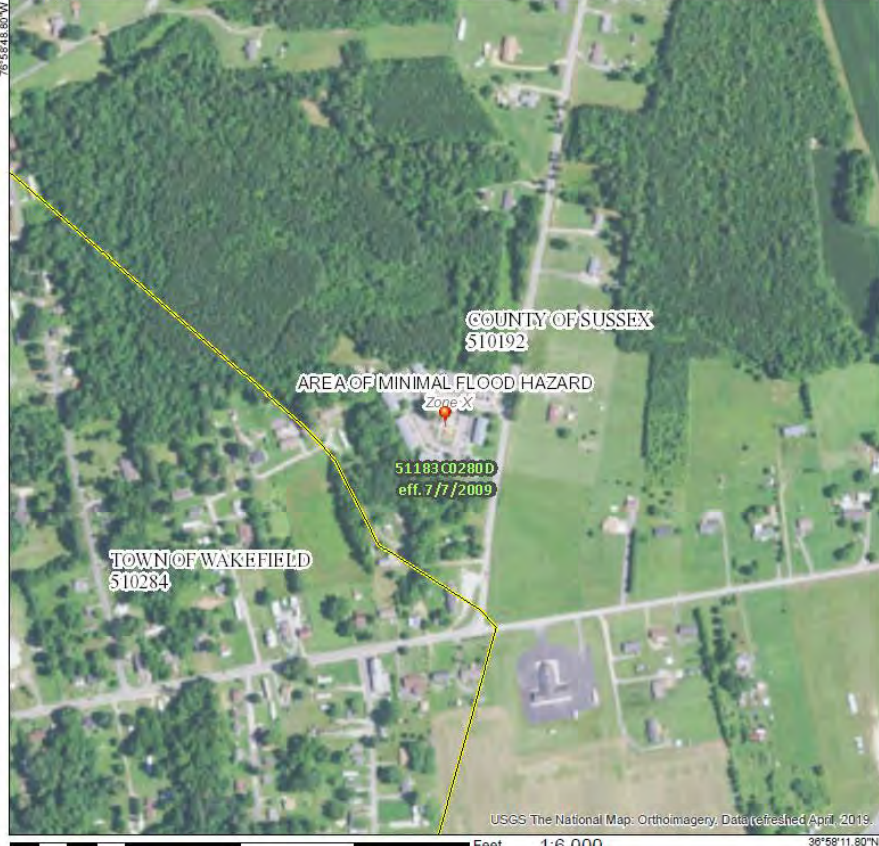
ADDENDUM F – FLOOD DATA

National Flood Hazard Layer FIRMette



36°58'40.54"N

76°58'48.80"W



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AE
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - no SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation: 20.0, 17.5
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/8/2020 at 12:59:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.