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**NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS**

*Promises Kept. Deadlines Met.*



# GILL GROUP

**Need and Demand Analysis For  
Mecklenburg Manor  
719 East Ferrell Street  
South Hill, Virginia 23970**

**Prepared For  
NFP Affordable Housing Corporation  
4405 East West Highway, Suite 309  
Bethesda, Maryland 20814**

**Effective Date  
December 17, 2020**

**Date of Report  
March 3, 2021**



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March 3, 2021

Mr. Rick Edson  
NFP Affordable Housing Corporation  
4405 East West Highway, Suite 309  
Bethesda, Maryland 20814

Dear Mr. Edson:

Following is a market study which was completed for NFP Affordable Housing Corporation, under the guidelines set forth by the Virginia Housing. The subject is located at 719 East Ferrell Street in South Hill, Virginia, and is an existing Section 8 and market-rate family development. The subject consists of seven two-story walk-up buildings containing 51 units and an accessory building containing a laundry facility, office and maintenance area. The buildings have brick and siding exterior and flat roofs. Unit amenities include a refrigerator, range/oven, vinyl and blinds. Project amenities include a playground, laundry facility, on-site management, on-site maintenance and asphalt parking areas with approximately 65 parking spaces.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analysts (Todd Douglas Poer and Samuel T. Gill) 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 Todd Douglas Poer while visiting the site on December 17, 2020. 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 and written consent to such identity of interest by Virginia Housing. 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.

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Samuel T. Gill  
Market Analyst

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Janice F. Gill, MAI  
Market Analyst



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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 South Hill.

In accordance with Virginia Housing, I hereby certify that the information provided in this Market Study was written according to Virginia Housing'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, before or after the fact, and that I will have no interest in the housing project.

---

Samuel T. Gill  
Market Analyst  
Tax ID Number: 43-1352932

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Janice F. Gill, MAI  
Market Analyst

March 3, 2021



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IDENTITY OF INTEREST

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I understand and agree that Virginia Housing 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.

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 and written consent to such identity of interest by Virginia Housing. 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.

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Samuel T. Gill  
Market Analyst

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Janice F. Gill, MAI  
Market Analyst

March 3, 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  
Gill Group

Janice F. Gill, MAI

March 3, 2021

## EXECUTIVE SUMMARY



## Executive Summary

It is the opinion of the analyst that a market exists for the proposed rehabilitation of an existing 51-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, Mecklenburg Manor, is an existing Section 8 and market-rate multifamily development that currently contains 50 revenue units and one non-revenue unit. As complete, all units will be revenue units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning between \$16,011 and \$40,380 annually without considering subsidies, and individuals earning below \$40,380 annually when considering subsidies.

Mecklenburg Manor is comprised of seven two-story walk-up buildings containing 51 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with brick and siding exterior and flat 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 (Section 8)	5	569	\$592	\$59
1/1 (Market)	3	569	\$449	N/A
2/1 (Section 8)	14	688	\$771	\$55
2/1 (Market)	13	688	\$488	N/A
2/1 (Non-Rev)	1	688	\$0	N/A
3/1 (Section 8)	5	826	\$961	\$63
3/1 (Market)	10	826	\$522	N/A
	<b>51</b>			

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 (Section 8)	1	569	40%	\$467	\$654	\$62	\$592
1/1 (Section 8)	4	569	50%	\$583	\$654	\$62	\$592
1/1 (LIHTC)	3	569	60%	\$700	\$527	\$62	\$465
2/1 (Section 8)	4	688	40%	\$561	\$829	\$58	\$771
2/1 (Section 8)	10	688	50%	\$701	\$829	\$58	\$771
2/1 (LIHTC)	14	688	60%	\$841	\$568	\$58	\$510
3/1 (Section 8)	1	826	40%	\$648	\$1,026	\$65	\$961
3/1 (Section 8)	4	826	50%	\$810	\$1,026	\$65	\$961
3/1 (LIHTC)	10	826	60%	\$972	\$610	\$65	\$545

## 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 market-rate apartment complexes is 4.0 percent. However, the contact for Chatham Terrace Apartments stated the property has been unable to lease units due to the current COVID-19 restrictions. Therefore, the property



has a higher than typical vacancy rate. Without considering this property, the overall market-rate apartment vacancy rate is 3.0 percent. In addition, the contact for Briarcliff Apartments was unable to disclose the current occupancy rate. Therefore, this property was not considered in the vacancy analysis. The vacancy rate for affordable housing units in the market area is 4.6 percent. However, the contact for River Wynd Apartments stated the property had a higher than typical vacancy rate due to mismanagement of the previous owners. Furthermore, as the new management takes over, the property is expected to achieve a stabilized occupancy rate. Therefore, without considering this property, the overall affordable vacancy rate is 3.7 percent.

The development does not have an adverse impact on the market area. There were six income-restricted developments confirmed in the market area. Planters Woods Apartments is the most similar to the subject since it has rents at 40, 50 and 60 percent AMI, and also contains subsidy for some of its units. River Wynd Apartments contains two- and three-bedroom units and has rents set at 50 percent AMI. Lakewood Apartments' one-bedroom units are set at 50 percent AMI; with more than half of the units receiving Rental Assistance. In addition, the majority of the comparables contain a waiting list. Therefore, the market area is not saturated.

**Market Feasibility**

**Capture Rate Analysis**

The following table contains the capture rates for the entire property as well as for the vacant units only at the property when considering the subject's subsidies.

CAPTURE RATE BY INCOME LIMITS - WITH SUBSIDY				
	All Section 8 Units @ 40% (\$0 - \$26,920)	All Section 8 Units @ 50% (\$0 - \$33,650)	All LIHTC Units @ 60% (\$18,069 - \$40,380)	Project Total (\$0 - \$40,380)
<b>Income Restrictions:</b>				
All Units at Subject	0.7%	11.8%	2.6%	4.8%
Vacant Units at Subject	0.0%	0.7%	0.1%	0.2%

The market shows a net demand of 1,054 units for all rehabilitated units at or below 60 percent of the area median income when considering subsidies. When considering all units vacant, the capture rate is 4.8 percent. However, the subject is an existing development that will contain a total 51 revenue units. The property is 96 percent occupied, with two vacant units. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. When only considering the subject's vacant units, the overall capture rate is 0.2 percent.

The following table contains the capture rates for the entire property without considering the subject's subsidies.

CAPTURE RATE BY INCOME LIMITS - WITHOUT SUBSIDY				
	All Units @ 40% (\$16,011 - \$26,920)	1BR Units @ 50% (\$19,989 - \$33,650)	All Units @ 60% (\$18,069 - \$40,380)	Project Total (\$16,011 - \$40,380)
<b>Income Restrictions:</b>				
All Units at Subject	2.3%	12.9%	10.6%	14.8%

The market shows a net demand of 344 units for all rehabilitation units at or below 60 percent of the area median income without considering the subject's subsidies. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. However, when considering the property without its subsidies, it is unlikely all residents would remain income-qualified. Therefore, the analysis was conducted as though entirely vacant. Without considering the property's subsidies and as though entirely vacant, the capture rate is 14.7 percent.

Mecklenburg Manor is an existing Section 8 and LIHTC family complex that contains 51 units. As complete, the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two





vacant. The rehabilitation will not permanently displace any current tenants. The property will retain its subsidies once rehabilitation is complete; therefore, it is likely tenants in these units will continue to reside at the property. Furthermore, since the current market-rate rents are well below market, the tenants in the market units should remain income qualified and could remain after renovations. Therefore, once rehabilitation is complete, the property will not need to absorb any additional units to maintain its stabilized occupancy.

However, when considering the subject without its subsidies, an absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. Without the subsidies, the property's current residents in these units are unlikely to remain income-qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. 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.

#### Evaluation of Rehabilitated Project

The subject is located at 719 East Ferrell Street. 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.
- The subject's location provides easy access to all needed services, recreation and public transit.
- The subject's proposed LIHTC rents at 60 percent of the area median income are below the determined market-rate rents. The subject's proposed Section 8 rents that are set at 40 and 50 percent of the area median income are above the determined achievable market-rate rents. However, once rehabilitation is complete, the property will retain its subsidies for the 24 Section 8 units. Tenants in these units will never be required to pay more than 30 percent of their income towards rent and utilities. Therefore, the subject's proposed rents will be competitive within the market area.
- Mecklenburg Manor is an existing Section 8 and market-rate family complex that contains 51 units. As complete, all units will be revenue units, and the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two vacant. The rehabilitation will not permanently displace any current tenants. The property will retain its subsidies once rehabilitation is complete; therefore, it is likely tenants in these units will continue to reside at the property. Furthermore, since the current market-rate rents are well below market, the tenants in the market



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units should remain income qualified and could remain after renovations. Therefore, once rehabilitation is complete, the property will not need to absorb any additional units to maintain its stabilized occupancy.

- 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 NFP Affordable Housing Corporation. The intended users of the report are NFP Affordable Housing Corporation and Virginia Housing. 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.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is December 17, 2020.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 51-unit apartment complex known as Mecklenburg Manor. It is located on East Ferrell Street, which is located east of U.S. Highway 1. Its physical address is 719 East Ferrell Street.
- 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 subject property has remained in similar condition as when originally inspected on January 28, 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**<sup>1</sup> 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.<sup>2</sup>

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 subject property has remained in similar condition as when originally inspected on January 28, 2020.*

A **hypothetical condition**<sup>3</sup> 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.<sup>4</sup>

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.*

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

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

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

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



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This market study was completed in accordance with the requirements set forth in Virginia Housing'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 January 28, 2020 by Todd Douglas Poer, Market Analyst, who conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Todd Douglas Poer inspected common areas, mechanical rooms, exterior grounds and the following units: Unit 707D, Unit 709C, Unit 711A, Unit 713B, 715A, 715D and 723B. 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. Samuel T. Gill also viewed the subject property. The subject and all comparables were contacted on December 17, 2020 to reconfirm rental rates and occupancy rates. Consequently, the effective date of this analysis is December 17, 2020.
- 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; Ribbon Demographics, 2021 Data; 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 December 17, 2020, Todd Douglas Poer inspected the exterior of each comparable property used in the analysis. When available, Todd Douglas Poer 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, Samuel T. Gill, 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.

PROPERTY DESCRIPTION



### Property Description

Project Name: Mecklenburg Manor  
Location: 719 East Ferrell Street  
South Hill, Virginia  
Project Type: Family  
Construction Type: Acquisition/Rehabilitation  
Developer: NFP Affordable Housing Corporation  
Area Median Family Income: \$58,000

The subject, Mecklenburg Manor, is a proposed Section 8 and market-rate multifamily development that currently contains 50 revenue units and one non-revenue unit. As complete, all units will be revenue 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 and 60 percent of the area median income. The subject property will attract residents with incomes between \$18,069 and \$40,380 annually for the LIHTC units, and below \$33,650 annually for the Section 8 units. The developer is not electing to use the income-average minimum set-aside option.

### Project Design

Mecklenburg Manor is comprised of seven two-story walk-up buildings containing 51 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with brick and siding exterior and flat roofs. The property is not a scattered site development.

### Unit Features

Each unit contains the following amenities: refrigerator, range/oven, vinyl and blinds.

### Common Amenities and Services

The property will provide the following project amenities: playground, laundry facility, on-site management and on-site maintenance.

### Parking

The complex contains open asphalt parking areas with approximately 65 parking spaces. This parking ratio is slightly higher than one space per unit. However, South Hill has a 60 WalkScore and the subject's occupancy rate has remained stable. Therefore, this does not appear to have a negative impact on the subject property.





**Utilities**

The following table describes the project's utility combination.

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

**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 (Section 8)	5	569	\$592	\$59
1/1 (Market)	3	569	\$449	N/A
2/1 (Section 8)	14	688	\$771	\$55
2/1 (Market)	13	688	\$488	N/A
2/1 (Non-Rev)	1	688	\$0	N/A
3/1 (Section 8)	5	826	\$961	\$63
3/1 (Market)	10	826	\$522	N/A
	<b>51</b>			

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 (Section 8)	1	569	40%	\$467	\$654	\$62	\$592
1/1 (Section 8)	4	569	50%	\$583	\$654	\$62	\$592
1/1 (LIHTC)	3	569	60%	\$700	\$527	\$62	\$465
2/1 (Section 8)	4	688	40%	\$561	\$829	\$58	\$771
2/1 (Section 8)	10	688	50%	\$701	\$829	\$58	\$771
2/1 (LIHTC)	14	688	60%	\$841	\$568	\$58	\$510
3/1 (Section 8)	1	826	40%	\$648	\$1,026	\$65	\$961
3/1 (Section 8)	4	826	50%	\$810	\$1,026	\$65	\$961
3/1 (LIHTC)	10	826	60%	\$972	\$610	\$65	\$545

The subject's proposed rents at 60 percent of the area median income are significantly lower the maximum allowable LIHTC rents. The subject's proposed rents at 40 and 50 percent of the area median income are above the maximum allowable LIHTC rents; however, these units will continue to contain



subsidies once rehabilitation is complete. Therefore, tenants in these units will never be required to pay more than 30 percent of their income towards rent and utilities.

The subject property will attract residents with incomes between \$18,069 and \$40,380 annually for the LIHTC units, and below \$33,650 annually for the Section 8 units.

LIHTC INCOME LIMITS			
Person in Households	40%	50%	60%
1	\$17,440	\$21,800	\$26,160
2	\$19,920	\$24,900	\$29,880
3	\$22,440	\$28,050	\$33,660
4	\$24,920	\$31,150	\$37,380
5	\$26,920	\$33,650	\$40,380
6	\$28,920	\$36,150	\$43,380

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. The rehabilitation is anticipated to begin in January 2022 and end in September 2022.

#### Location/Site Characteristics

The property site contains approximately 226,076 square feet, or 5.19 acres, and is currently zoned R2-16, General Residential District. The subject is a legal, conforming use. The subject is located on one single site. It is not a scattered site development. The subject is located in Census Tract #9302.00.

The neighborhood is comprised primarily of vacant land. Single-family residences and Planters Woods Apartments are located north of the site. Vacant land is located south and west of the site. Vacant land and commercial properties are located east of the subject. The neighborhood is 50 percent built up. Approximately 25 percent of the land use is made up of single-family residences. Another 25 percent is multifamily dwellings. The remaining 50 percent is vacant land. The area is mostly rural. The subject is located along East Ferrell Street. Therefore, the subject has average visibility and easy access.

## SITE EVALUATION



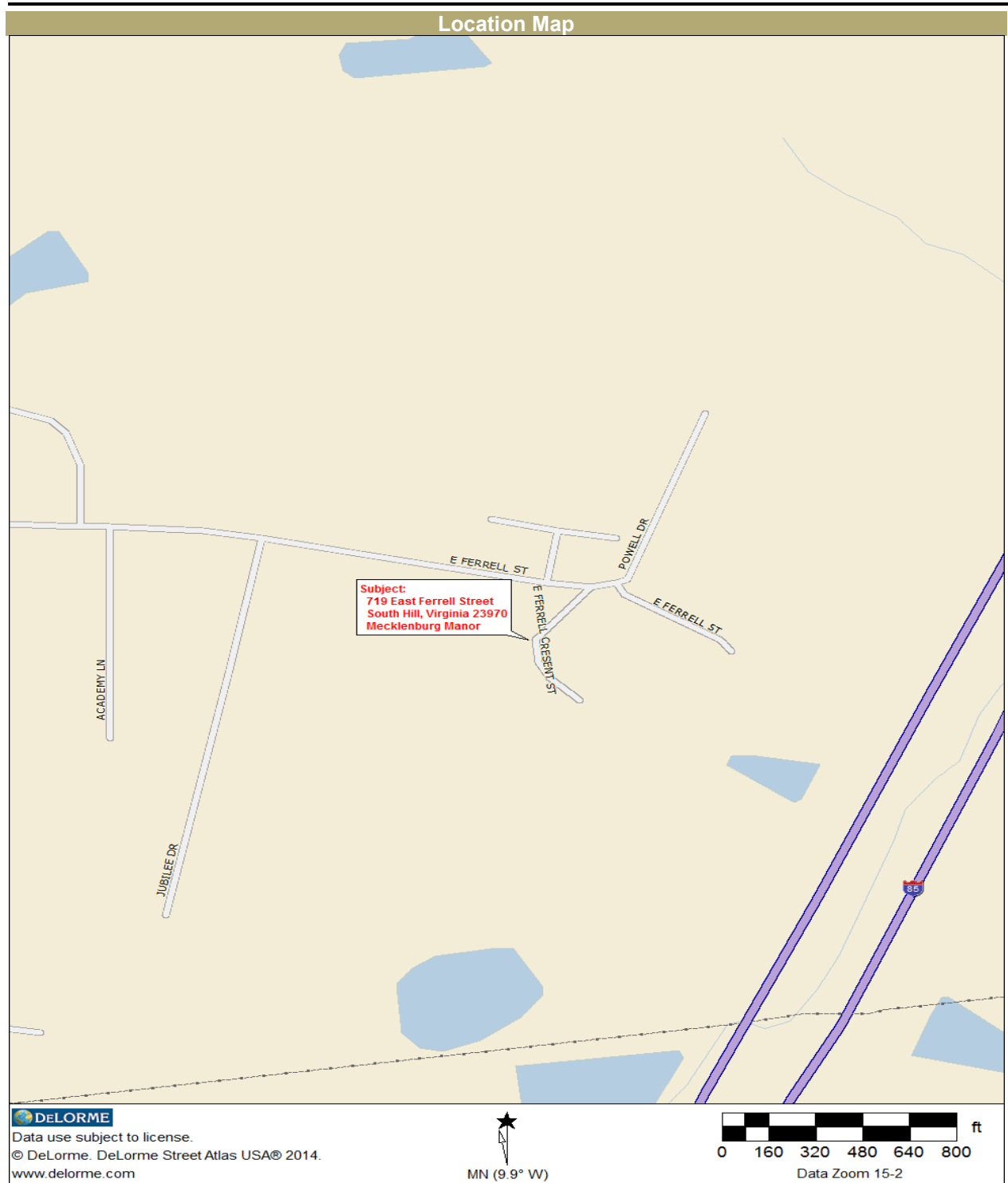
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### Project Location

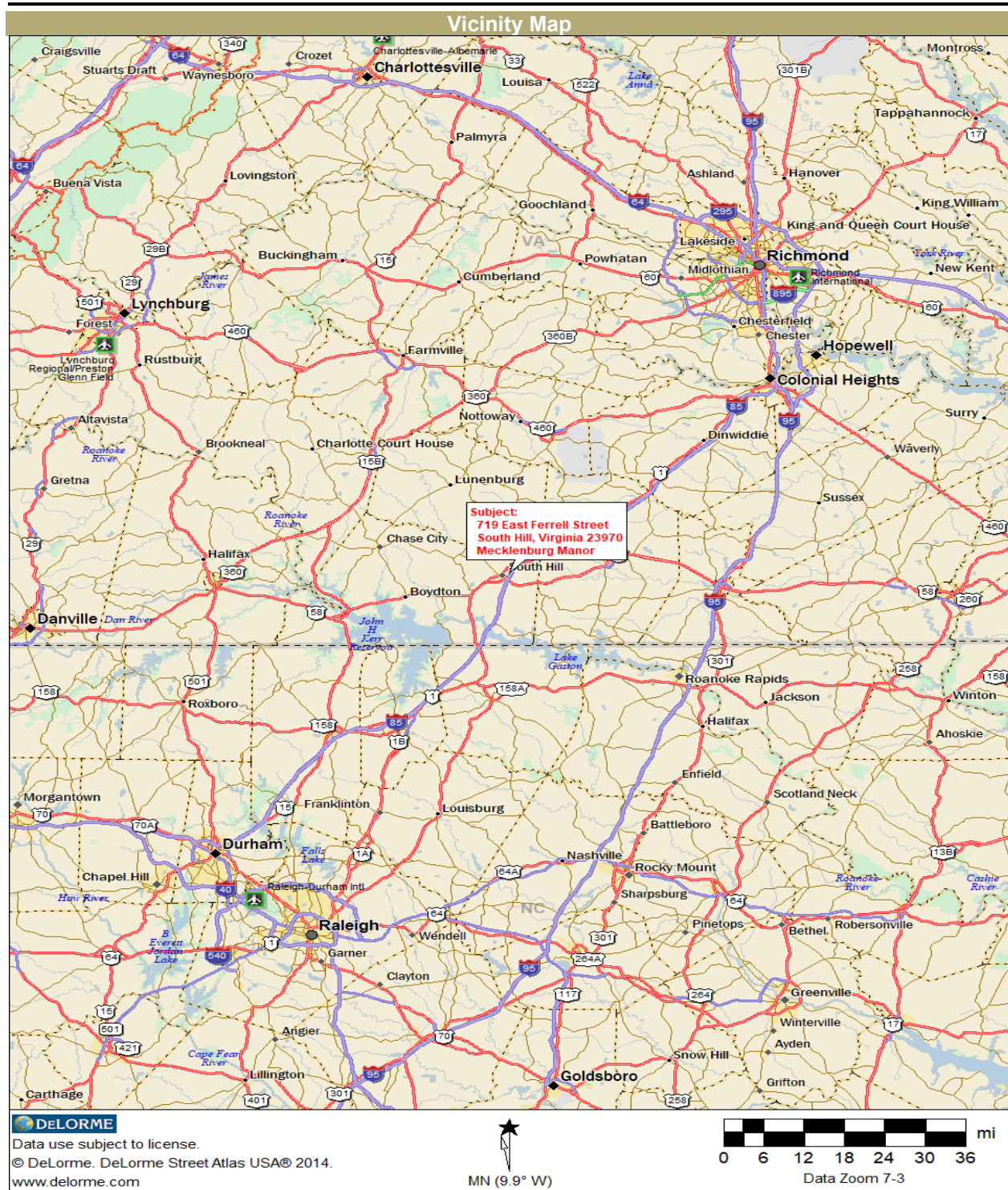
The existing development contains 51 family units in South Hill, Virginia. South Hill is located in the southern portion of the State of Virginia. Nearby cities include the following: Henderson, North Carolina; Roanoke Rapids; North Carolina; Petersburg, Virginia; Colonial Heights, Virginia; Wake Forest, North Carolina and Rocky Mount, North Carolina.

The primary market area consists of Mecklenburg County. The market area has the following boundaries: North – Lunenburg County; East – Brunswick County; South – State of North Carolina; and to the West – Charlotte and Halifax Counties. This is the area from which the subject would normally draw its applicants.

South Hill is served by Interstate 85; U.S. Highways 1, 58 and State Highway 47. The subject is located in the northeastern portion of the town. The subject is located along East Ferrell Street.



Mecklenburg Manor  
719 East Ferrell Street  
South Hill, Virginia 23970







## Community and Site Information

### Site Characteristics

The site is in a primarily residential neighborhood in the northeastern portion of South Hill. The subject is located along East Ferrell Street.

The property is easily accessed via East Ferrell Street which connects to U.S. Highway 1, a major thoroughfare throughout the town.

The property site contains approximately 226,076 square feet, or 5.19 acres, and is currently zoned R2-16, General Residential District. The subject is a legal, conforming use. The subject is located on one single site. It is not a scattered site development. The subject is located in Census Tract #9302.00.

### Surrounding Land Uses

The neighborhood is comprised primarily of vacant land. Single-family residences and Planters Woods Apartments are located north of the site. Vacant land is located south and west of the site. Vacant land and commercial properties are located east of the subject. The neighborhood is 50 percent built up. Approximately 25 percent of the land use is made up of single-family residences. Another 25 percent is multifamily dwellings. The remaining 50 percent is vacant land. The area is mostly rural.





Subject Photos



View of Sign



View of Entrance





View of Exterior



View of Exterior



View of Exterior



View of Exterior





View of Accessory Building



View of Leasing Office



View of Laundry Facility



View of Laundry Facility





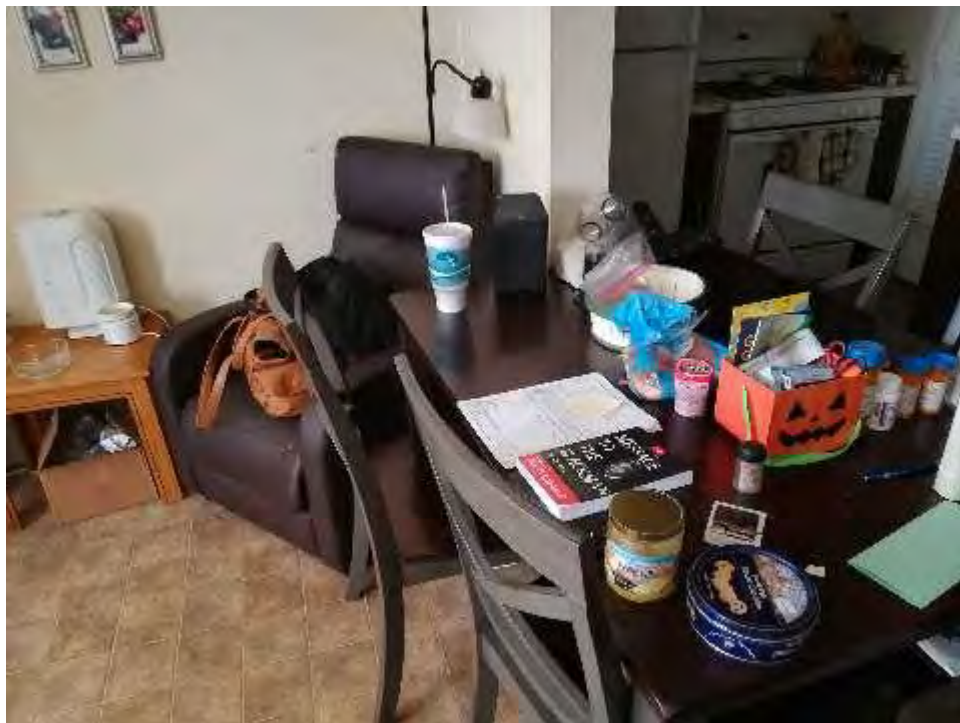
View of Playground



View of Mail Center



View of Typical Living Area



View of Typical Dining Area





View of Typical Kitchen



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath





View of Parking Lot



View of Parking Lot



## Nearby Employment Opportunities

Most market area tenants have blue collar occupations. According to the U.S. Census Bureau, approximately 81 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 South Hill and Mecklenburg County include but are not limited to the following: Centennial Park, Parker Park, South Hill YMCA, South Hill Country Club, Woodfield Club, Tobacco Heritage Trail, Buggs Island Lake, Lake Gaston, Whittle's Mill, Tobacco Farm Life Museum of Virginia, Model Railroad Museum and Wildlife Exhibit, Virginia S. Evans Doll Museum, South Hill Cinema and Colonial Center for Performing Arts.

### Government/Public Safety

The Town of South Hill operates under a Council-Mayor form of government; one mayor and an eight-member Town Council. The Town is served by the South Hill Police Department. In addition, the town is served by the South Hill Volunteer Fire Department which has 40 volunteers.

### Utilities

The Town of South Hill provides water and sewer services to the residents of the town. Electricity is provided by Dominion Energy. Natural gas is provided by Columbia Gas. Basic telephone services are provided by Comcast and CenturyLink.

### Health Services

Hospitals in the area include VCU Health Community Memorial Hospital, Halifax Regional Hospital, Southside Community Hospital, Behavioral Health Services of Community Memorial Health Center, Granville Medical Center, Community Memorial Pavilion and Community Memorial Hospital-South Hill. Clinics in the area include South Hill Family Medicine, CMH Women's Health Clinic, VCU Health South Hill Commonwealth Neuro Specialist, VCU Health South Hill Internal Medicine and Critical Care, American Life Line Medical, VCU Health CMH Cancer and Specialty Care and VCU Health CMH Hundley Center.

### Transportation

Major highways in Mecklenburg County include Interstates 77, 85, 277 and 485; U.S. Highways 21, 29, 29, 74 and 521 and State Highways 16, 24, 27, 49, 51, 73, 115, 160 and 218. Interstate and intrastate bus services are provided by Greyhound, with a bus stop in South Hill. Amtrak provides commuter rail services to the area via a station in Richmond, Virginia. The nearest major airport is Richmond International Airport in Richmond, Virginia, 85 miles north of South Hill. Raleigh-Durham International Airport in North Carolina is located 80 miles south of South Hill. Mecklenburg Transportation System provides public transportation throughout Mecklenburg County.

## Crime

According to AreaVibes, approximately 185 per 100,000 residents are victims of a violent crime annually, and approximately 3,114 per 100,000 residents are victims of a property crime each year. There has been a total of 143 crimes in the town within the past year, eight of which are violent crimes and 135 of which are property crimes. The crime rate for South Hill is 78.2 percent higher than for the state, and 32.5 percent higher than for the nation. The total number of crimes in the town increased eight percent within the past year, according to AreaVibes. There is a 1 in 542 chance of being the victim of a violent crime and a 1 in 33 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.



<b>Community Services Legend</b>		
<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
6	Benchmark Community Bank	0.70
7	Touchstone Bank	0.70
18	Citizens Bank & Trust Co	0.95
32	First Citizens Bank	1.06
33	BB&T	1.08
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
15	Food Lion	0.92
16	Family Dollar	0.93
21	Dollar General	0.97
39	Tienda Mexicana La Nortenita	1.15
49	Makers Market	1.29
50	Walmart Supercenter	1.41
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
10	The Medicine Shoppe® Pharmacy	0.87
26	CVS Pharmacy	1.00
51	Walmart Pharmacy	1.41
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
12	Subway	0.88
13	Brian's Steak House	0.91
19	New China Restaurant	0.95
22	Kangaroo Express	0.97
25	Burger King	0.99
<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
17	Cato Fashions	0.93
23	Pebbles	0.97
35	Roses Discount Store	1.10
40	Aloha Y'all Creations	1.15
45	Flossy by T	1.21





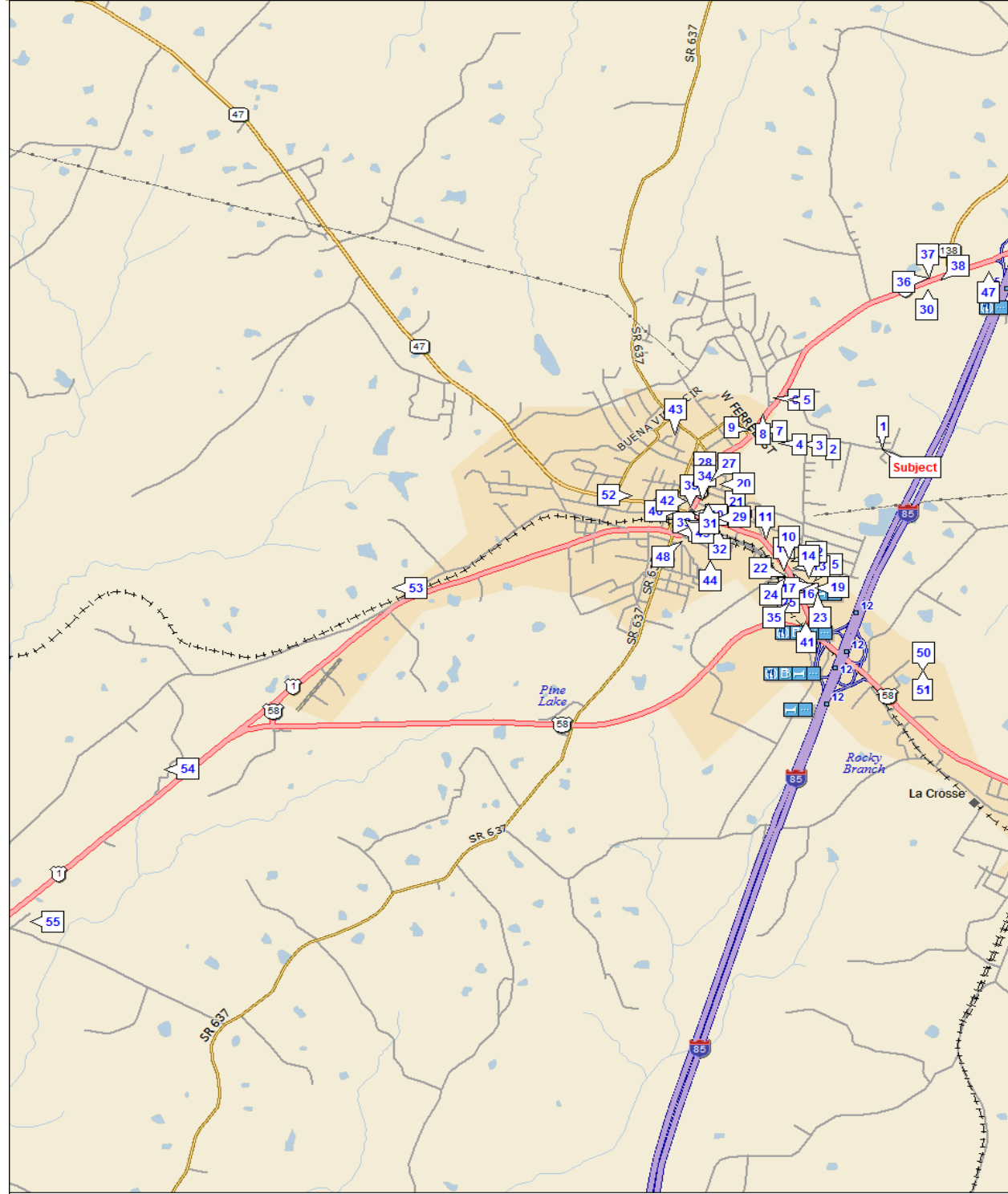
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
9	Avenue Salon	0.76
11	Pro Styles	0.87
14	Beautytown	0.91
28	Tres Belle Salon	1.03
29	Picasso's Salon	1.04
<b>BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	Mecklenburg Transportation System	0.00
<b>HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	VCU Health Community Memorial Hospital Thomas W. Leggett Center	0.39
36	CMH Women's Health Services	1.11
37	VCU Health Community Memorial Hospital	1.11
43	CMH Health Services	1.18
52	South Hill Family Medicine	1.45
<b>LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
48	R T Arnold Public Library	1.28
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
44	Centennial Park	1.20
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	United States Postal Service	0.47
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
8	Petrol Ez-Stop	0.71
24	Kangaroo Express	0.97
38	Valero	1.11
41	Sav-U-Time	1.17
47	Love's Travel Stop	1.27



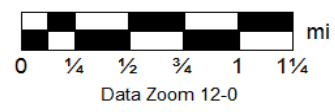
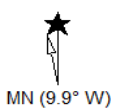
<b>CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	Church of God	0.59
5	South Hill Presbyterian Church	0.62
27	First Baptist Church	1.00
30	Good Shepherd Catholic Church	1.04
34	South Hill Methodist Church	1.08
<b>POLICE, CITY HALL AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
46	South Hill Police Department	1.22
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
42	South Hill Fire Department	1.17
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
20	First Christian School	0.95
31	All Saints Preschool	1.05
53	South Hill Elementary	2.93
54	Park View High School	4.57
55	Park View Middle School	5.70



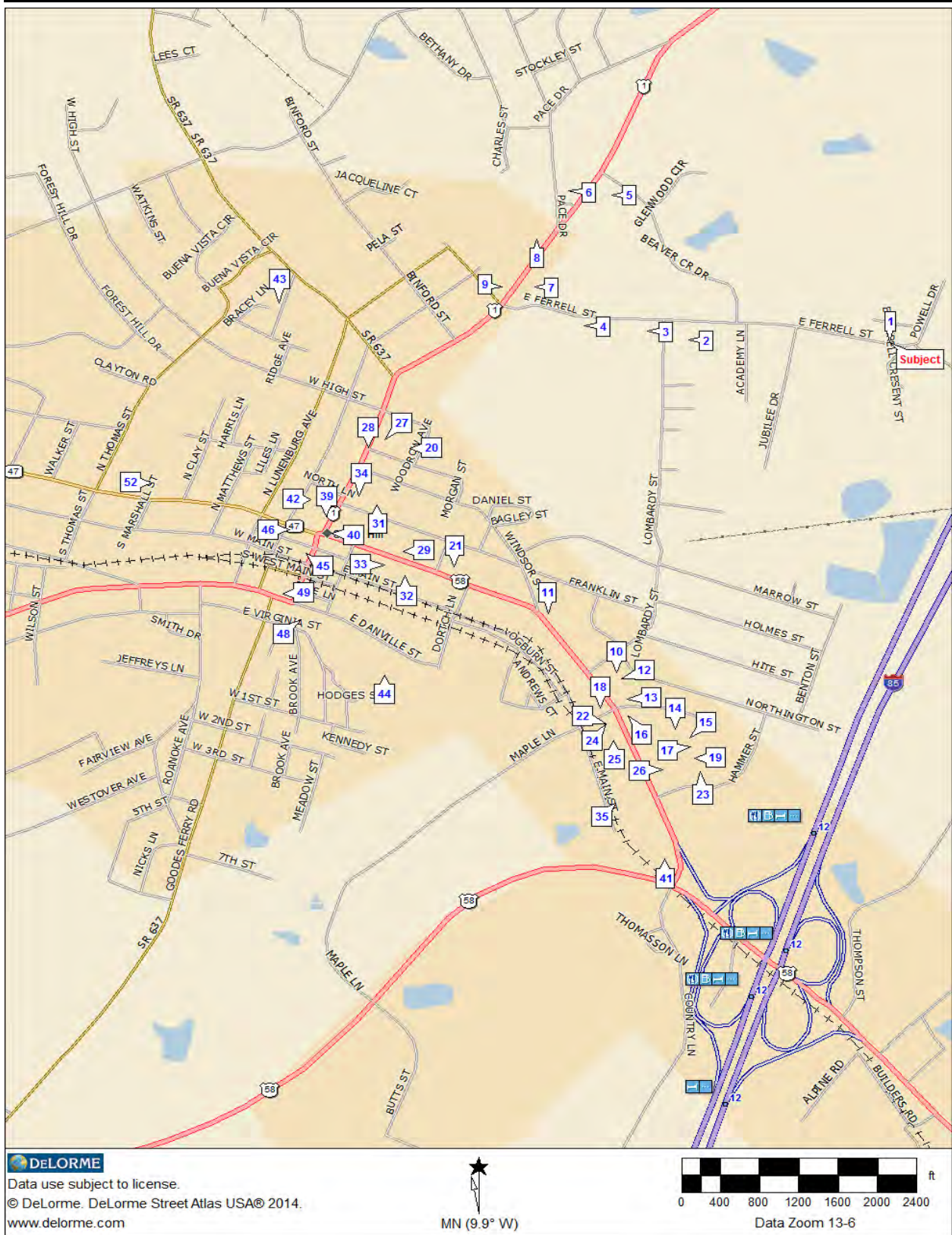
Community Services Map

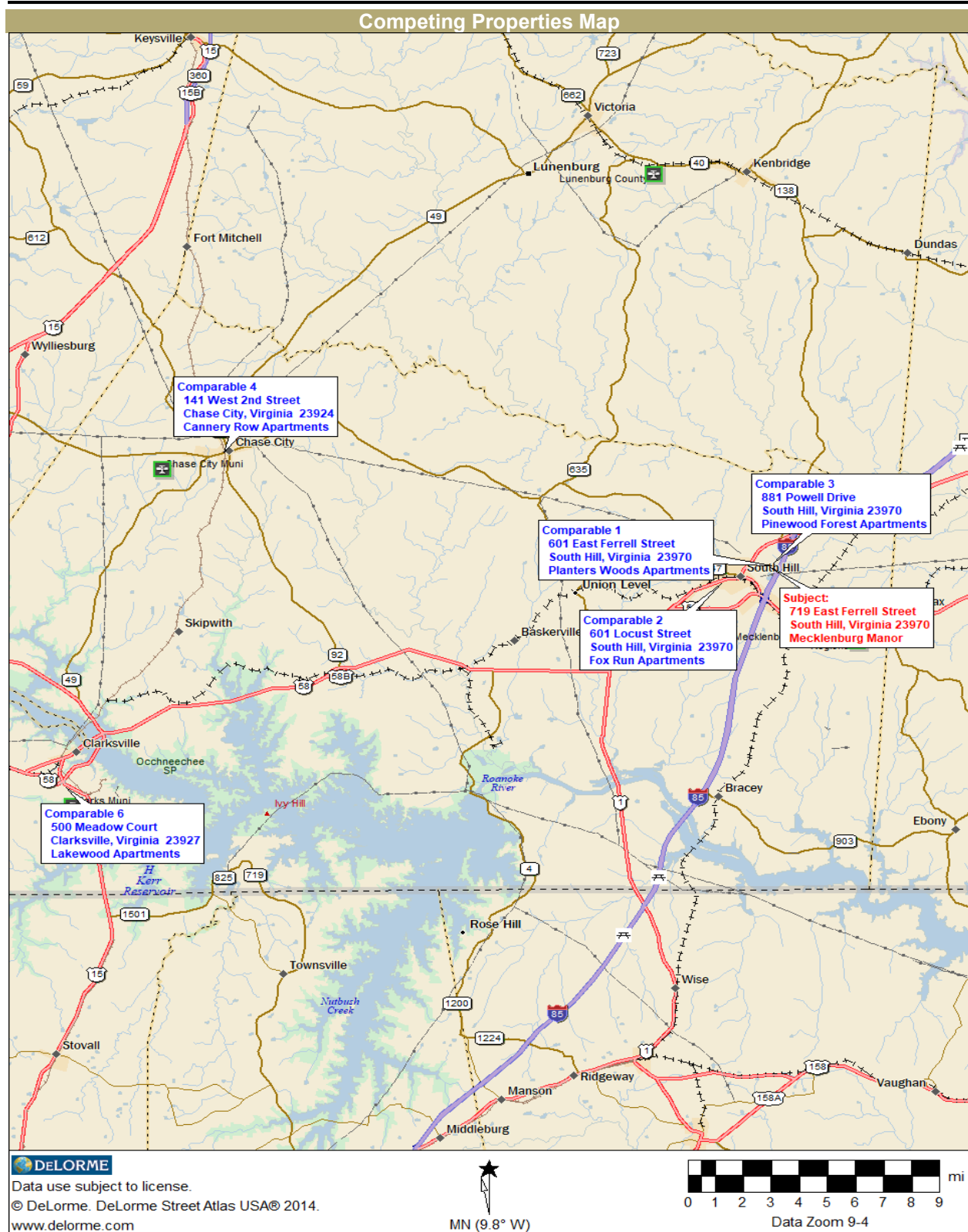


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\*River Wynd Apartments is the only comparable that will not directly compete with the subject's units due to percent AMI.





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### 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

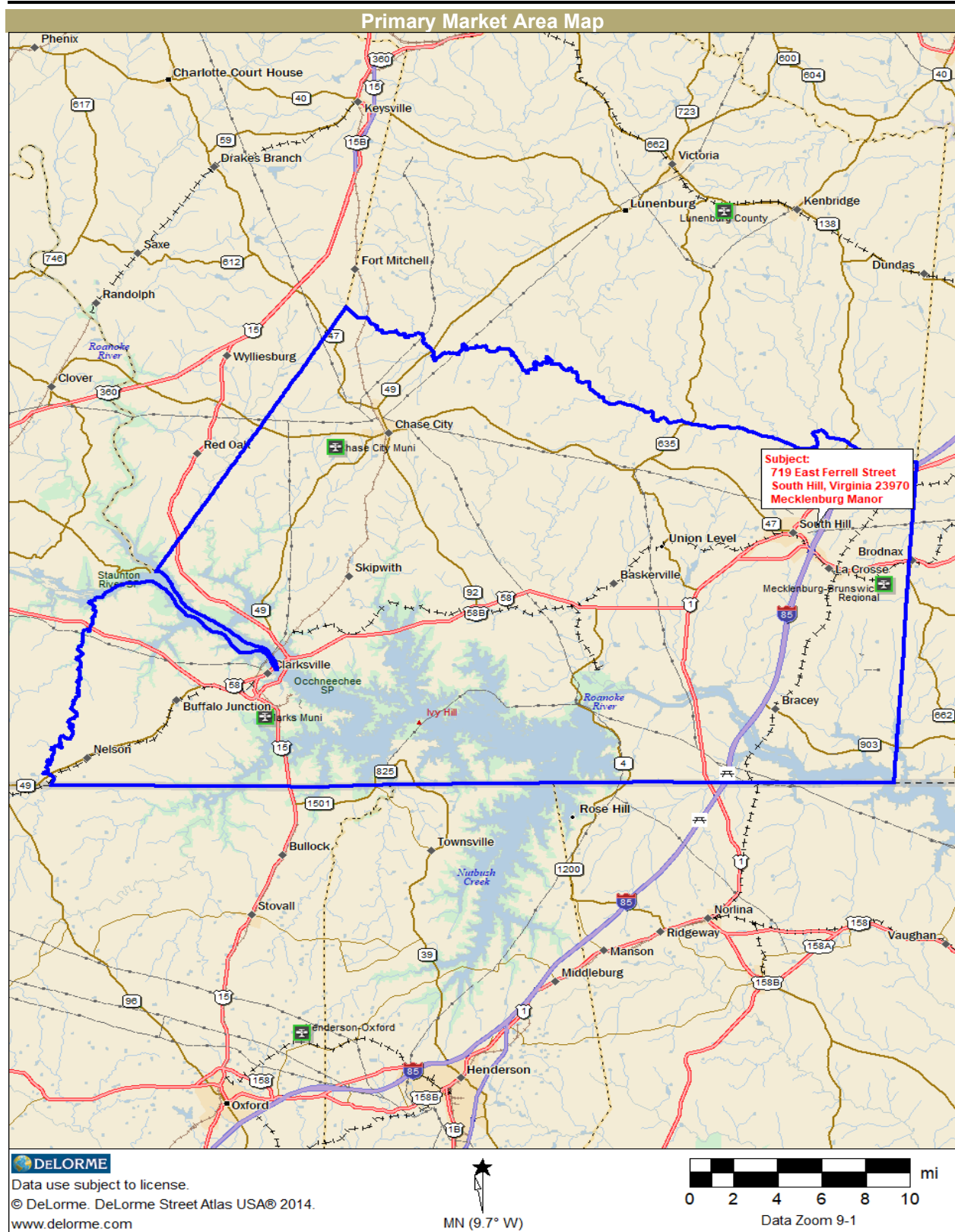
Following is a list of considerations used when determining the market area:

- **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 Mecklenburg County. The primary market area consists of Mecklenburg County. The market area has the following boundaries: North – Lunenburg County; East – Brunswick County; South – State of North Carolina; and West – Charlotte and Halifax Counties. This is the area from which the subject would normally draw its applicants.



## MARKET AREA EMPLOYMENT TRENDS



Employment and Economy

The economy of Mecklenburg County is based on retail trade; transportation, communication and utilities; 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 11.3 percent in 2010 and was at its lowest in 2019 with 4.0 percent. The rate for Mecklenburg County in November 2020 was 5.0 percent. The number employed has decreased 0.1 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR MECKLENBURG COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	13,193	12,376	93.8%	817	6.2%
2006	13,121	12,424	94.7%	697	5.3%
2007	13,192	12,525	94.9%	667	5.1%
2008	13,466	12,585	93.5%	881	6.5%
2009	14,067	12,533	89.1%	1,534	10.9%
2010	14,158	12,552	88.7%	1,606	11.3%
2011	14,059	12,599	89.6%	1,460	10.4%
2012	13,540	12,263	90.6%	1,277	9.4%
2013	12,780	11,588	90.7%	1,192	9.3%
2014	12,619	11,643	92.3%	976	7.7%
2015	12,512	11,746	93.9%	766	6.1%
2016	12,445	11,738	94.3%	707	5.7%
2017	12,731	12,110	95.1%	621	4.9%
2018	12,636	12,121	95.9%	515	4.1%
2019	12,613	12,105	96.0%	508	4.0%
2020**	12,321	11,700	95.0%	621	5.0%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through November 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 November 2020 was 4.6 percent. The number employed has increased 0.7 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**	4,267,895	4,072,742	95.4%	195,153	4.6%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through November 2020

Source: U.S. Bureau of Labor Statistics



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

CHANGE IN TOTAL EMPLOYMENT FOR MECKLENBURG COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	176	35	1.4%	0.3%
2010-2015	(806)	(161)	-6.4%	-1.3%

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 Mecklenburg County decreased an average of 0.5 percent per year between 2005 and 2015.

YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	12,552	19	11.3%
2011	12,599	47	10.4%
2012	12,263	(336)	9.4%
2013	11,588	(675)	9.3%
2014	11,643	55	7.7%
2015	11,746	103	6.1%
2016	11,738	(8)	5.7%
2017	12,110	372	4.9%
2018	12,121	11	4.1%
2019	12,105	(16)	4.0%

Source: U.S. Bureau of Labor Statistics

The previous tables show the changes in employment and percent unemployed since 2010. The unemployment rate for Mecklenburg County has fluctuated from 4.0 percent to 11.3 percent. The fluctuations for South Hill 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	Product/Industry	# of Employees
Community Memorial Health Center	Health Care	600-999
Jones Apparel Group	Distribution Center	300-599
American Building Co.	Steel Buildings	100-299
International Veneer Co, Inc	Hardwood Veneer	100-299
Lawson Mardon Wheaton Inc.	Glass Vials	100-299
Virginia Homes Manufacturing	Modular Home	100-299
Virginia Quilting, Inc.	Home Furnishings	100-299
EDS - Clarksville Data Center	Data Storage	100-299
The DRS Group	Document Conversion	100-299
Brodnax Mills, Inc.	Yarn Spinning Mill	50-99
Mecklenburg Electric Cooperative	Electrical Services	50-99
Parker Oil Company, Inc.	Wholesale - Oil	50-99

Source: VEDP





Place of Work Employment

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	MECKLENBURG COUNTY		SOUTH HILL	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	224	1.8%	37	1.9%
Construction	914	7.5%	112	5.8%
Manufacturing	1,131	9.2%	149	7.7%
Wholesale Trade	485	4.0%	86	4.4%
Retail Trade	1,554	12.7%	366	18.9%
Transportation, Communication & Utilities	1,297	10.6%	139	7.2%
Information	211	1.7%	8	0.4%
Finance, Insurance & Real Estate	426	3.5%	36	1.9%
Professional & Related Services	443	3.6%	70	3.6%
Educational, Health & Social Services	2,851	23.3%	457	23.5%
Entertainment & Recreation Services	1,191	9.7%	241	12.4%
Other	618	5.0%	134	6.9%
Public Administration	911	7.4%	106	5.5%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of Mecklenburg County and South Hill 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.

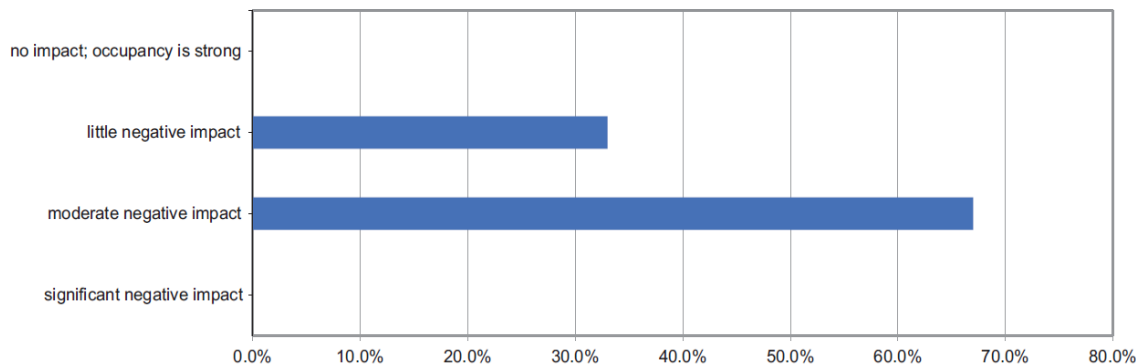
Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel, work and shop away from their homes. These measures have had a significant 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 Mecklenburg 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 January 11, 2021, the State of Virginia has had 403,386 confirmed cases of COVID-19 around the state, 1,457 of which were in Mecklenburg County. Therefore, Mecklenburg County contains approximately 0.3 percent of all positive cases. In addition, of the total 1,457 confirmed cases in Mecklenburg County, approximately 2.7 percent, or 40 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.) issued for Mecklenburg County since January 2018.

According to the Mecklenburg County Economic Development Department, there have been several small new businesses open throughout the county in the last two years. In addition, in 2019, the Microsoft Data center located in Boydton announced it will be expanding once again. This will be the sixth expansion for the company since 2010. The company currently employs 300 residents in the county, and expect to hire another 50 to 60 employees with the upcoming expansion.

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 Mecklenburg County was \$42,529 in 2019. Wages have been increasing 1.6 percent per year. Wages in the construction; manufacturing; transportation and warehousing; retail trade; leisure and hospitality; education and health services; information; and other services sectors are within the proposed income limits for the subject's units.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2018	2019	ANNUAL
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	\$41,748	\$42,620	2.1%
Construction	\$35,920	\$37,513	4.4%
Manufacturing	\$38,123	\$38,268	0.4%
Transportation and Warehousing	\$34,010	\$34,929	2.7%
Utilities	\$107,737	\$107,896	N/A*
Wholesale Trade	\$64,281	\$64,467	N/A*
Retail Trade	\$23,450	\$24,317	3.7%
Leisure and Hospitality	\$13,934	\$14,084	1.1%
Education and Health Services	\$39,124	\$40,648	3.9%
Professional and Business Services	\$45,463	\$47,736	5.0%
Financial Activities	\$43,923	\$43,687	-0.5%
Information	\$38,581	\$36,521	-5.3%
Other Services	\$20,753	\$21,515	3.7%
Public Administration (Local Government)	\$38,830	\$41,203	6.1%

Source: U.S. Bureau of Labor Statistics

\*Data was not available.

**Employment Outside the County**

For residents employed in the primary market area in 2021, the travel time to work from the site is less than 30 minutes. For the majority of those employed in other parts of the county, the travel time would be within 45 minutes. According to the chart below, 34.0 percent have a travel time of less than 15 minutes; 31.4 percent have a travel time of 15 to 29 minutes; and 34.6 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	3,912	34.0%
15-29	3,616	31.4%
30-44	2,242	19.5%
45-59	780	6.8%
60+	962	8.4%
Total Commuters	11,512	

Source: Nielsen Claritas, Ribbon Demographics

**Summary of Employment Trends in Market Area**

Households who have between one and five persons and annual incomes between \$16,011 and \$40,380 are potential tenants for the units without considering subsidies. When considering the subject's Section 8 subsidies, households with one to five persons and annual income below \$40,380 are potential tenants for the rehabilitated units. Major employers shown on Page 52 are included in the manufacturing and health and social 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 32,380. By 2010, population in this primary market area had increased by 1.1 percent to 32,727. In 2021, the population in this market area decreased by 6.8 percent to 30,514. It is projected that between 2021 and 2026, population in the market area will decrease 1.4 percent to 30,083.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>MECKLENBURG COUNTY</b>	2000	32,380				
Estimated Projected	2010	32,727	347	1.1%	35	0.1%
	2021	30,514	(2,213)	-6.8%	(221)	-0.7%
	2026	30,083	(431)	-1.4%	(86)	-0.3%
<b>SOUTH HILL</b>	2000	4,403				
Estimated Projected	2010	4,650	247	5.6%	25	0.6%
	2021	4,596	(54)	-1.2%	(5)	-0.1%
	2026	4,524	(72)	-1.6%	(14)	-0.3%

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

CHANGE IN POPULATION BY AGE GROUPS						
MECKLENBURG COUNTY						
AGE	2010	2021	CHANGE	2021	2026	CHANGE
0-4	1,578	1,497	-5.1%	1,497	1,479	-1.2%
5-9	1,731	1,510	-12.8%	1,510	1,470	-2.6%
10-14	1,882	1,618	-14.0%	1,618	1,486	-8.2%
15-17	1,185	1,044	-11.9%	1,044	996	-4.6%
18-20	1,051	947	-9.9%	947	954	0.7%
21-24	1,323	1,277	-3.5%	1,277	1,385	8.5%
25-34	3,407	3,015	-11.5%	3,015	3,078	2.1%
35-44	3,824	2,906	-24.0%	2,906	2,822	-2.9%
45-54	5,033	3,533	-29.8%	3,533	2,970	-15.9%
55-64	4,929	4,971	0.9%	4,971	4,647	-6.5%
65-74	3,817	4,860	27.3%	4,860	5,401	11.1%
75-84	2,192	2,469	12.6%	2,469	2,483	0.6%
85+	775	867	11.9%	867	912	5.2%
Total Population	32,727	30,514	-6.8%	30,514	30,083	-1.4%
Elderly % Population	35.8%	43.2%	15.4%	43.2%	44.7%	1.5%
SOUTH HILL						
AGE	2010	2021	CHANGE	2021	2026	CHANGE
0-4	291	290	-0.3%	290	280	-3.4%
5-9	325	288	-11.4%	288	281	-2.4%
10-14	320	308	-3.8%	308	282	-8.4%
15-17	187	197	5.3%	197	180	-8.6%
18-20	151	169	11.9%	169	175	3.6%
21-24	175	207	18.3%	207	244	17.9%
25-34	542	441	-18.6%	441	469	6.3%
35-44	538	504	-6.3%	504	455	-9.7%
45-54	590	556	-5.8%	556	505	-9.2%
55-64	569	578	1.6%	578	569	-1.6%
65-74	454	534	17.6%	534	565	5.8%
75-84	353	362	2.5%	362	361	-0.3%
85+	155	162	4.5%	162	158	-2.5%
Total Population	4,650	4,596	-1.2%	4,596	4,524	-1.6%
Elderly % Population	32.9%	35.6%	11.7%	35.6%	36.5%	0.9%

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



### 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 Mecklenburg County in 2021 was 28.1 percent and expected to decrease slightly to 28.0 percent in 2026. For the Town of South Hill, the percentage for 2021 was 43.9 percent and expected increase slightly to 44.0 percent in 2026.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLD	OWNER		RENTER	
			NO.	%	NO.	%
<b>MECKLENBURG COUNTY</b>	2000	12,901	9,587	74.3%	3,314	25.7%
	2010	13,495	9,660	71.6%	3,835	28.4%
Estimated	2021	13,169	9,468	71.9%	3,701	28.1%
Projected	2026	13,062	9,404	72.0%	3,658	28.0%
<b>SOUTH HILL</b>	2000	1,803	1,050	58.2%	753	41.8%
	2010	1,988	1,043	52.5%	945	47.5%
Estimated	2021	1,963	1,101	56.1%	862	43.9%
Projected	2026	1,932	1,081	56.0%	851	44.0%

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

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
<b>MECKLENBURG COUNTY</b>	25-34	537	760	1,297
	35-44	1,132	674	1,806
	45-54	1,903	790	2,693
	55-64	2,301	595	2,896
	65-74	2,059	387	2,446
	75+	1,646	358	2,004
<b>SOUTH HILL</b>	25-34	61	215	276
	35-44	159	162	321
	45-54	158	184	342
	55-64	224	137	361
	65-74	187	91	278
	75+	250	82	332

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 in the second table below.

HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	MECKLENBURG COUNTY	SOUTH HILL
1 person	2,615	307
2 persons	4,062	423
3 persons	1,415	190
4 persons	861	118
5 persons	351	38
6 or more persons	164	25
RENTER-OCCUPIED		
1 person	1,517	350
2 persons	943	199
3 persons	550	135
4 persons	386	102
5 persons	211	51
6 or more persons	94	25

Source: Nielsen Claritas; Ribbon Demographics

According to the U.S. Census Bureau, in 2021 there were 2.33 persons per household in Mecklenburg County and 2.35 in South Hill. The subject's units are most suitable for households with one and five persons, who account for 97.5 percent of the primary market area family renter households.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	1,517	41.0%
2 persons	943	25.5%
3 persons	550	14.9%
4 persons	386	10.4%
5 persons	211	5.7%
6 or more persons	94	2.5%
<b>TOTAL</b>	<b>3,701</b>	<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics





The following table shows significant characteristics of the market area housing stock in 2010. In 2010 there were 9,385 single-family housing units, 617 multifamily housing units and 2,592 mobile homes in the market area. Of the 2,592 mobile homes in the market area, 580 were rental mobile homes. The data in the following table also shows that there were 114 rental units lacking complete plumbing and 79 rental units that are overcrowded. There were 335 units built prior to 1939. According to the U.S. Census Bureau, there were 283 rental units built since 2000.

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>		
	<b>MECKLENBURG COUNTY</b>	<b>SOUTH HILL</b>
<b>TOTAL HOUSING UNITS</b>	18,591	2,227
<b>OCCUPANCY AND TENURE</b>		
Occupied Housing Units	13,495	1,988
Owner-Occupied	9,660	1,043
Percent Owner-Occupied	71.6%	52.5%
Renter-Occupied	3,835	945
<b>VACANT HOUSING UNITS</b>		
For seasonal, recreational, etc.	3338	33
Persons per owner-occupied unit	2.27	2.22
Persons per renter-occupied unit	2.35	2.34
<b>TENURE BY YEAR STRUCTURE BUILT</b>		
<b>RENTER-OCCUPIED</b>		
2005 or later	48	0
2000-2004	235	136
1990-1999	465	127
1980-1989	718	175
1970-1979	469	124
1960-1969	358	58
1950-1959	269	36
1940-1949	234	60
1939 or earlier	335	14
<b>PERSONS PER ROOM: RENTER</b>		
0.50 or less	2,073	384
0.51-1.00	979	297
1.01-1.50	65	49
1.51-2.00	0	0
2.01 or more	14	0
<b>PLUMBING FACILITIES -</b>		
<b>PERSON/ROOM: RENTER-OCCUPIED</b>		
Lacking Complete Plumbing Facilities:		
1.00 or less	114	0
1.01-1.50	0	0
1.51 or more	0	0

Source: U.S. Census Bureau



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
	NUMBER	PERCENT	NUMBER	PERCENT
<b>MECKLENBURG COUNTY</b>				
1, Detached	7,224	76.3%	1,956	62.5%
1, Attached	184	1.9%	21	0.7%
2	15	0.2%	60	1.9%
3 to 4	21	0.2%	109	3.5%
5 to 9	3	0.0%	283	9.0%
10 to 19	4	0.0%	86	2.7%
20 to 49	0	0.0%	30	1.0%
50 or more	0	0.0%	6	0.2%
Mobile Home, Trailer, Other	2,012	21.3%	580	18.5%
<b>TOTAL</b>	<b>9,463</b>	<b>100.0%</b>	<b>3,131</b>	<b>100.0%</b>
<b>SOUTH HILL</b>				
1, Detached	741	83.7%	352	48.2%
1, Attached	61	6.9%	5	0.7%
2	12	1.4%	19	2.6%
3 to 4	21	2.4%	69	9.5%
5 to 9	0	0.0%	176	24.1%
10 to 19	0	0.0%	48	6.6%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	50	5.6%	61	8.4%
<b>TOTAL</b>	<b>885</b>	<b>100.0%</b>	<b>730</b>	<b>100.0%</b>

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 65 shows household incomes for the market area for all households. However, we are primarily concerned with incomes of renters within the target income of below \$33,650 annually for the units receiving subsidies. There is a total of 2,036 renters, or 55.0 percent, within the target income range. For the units without subsidy, we are primarily concerned with incomes of renters between \$18,069 and \$40,380 of income eligible households. There is a total of 1,140 renters, or 30.8 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. 50% AMI) for each bedroom type is divided by 35 percent as required for family units. The resulting number is then multiplied by 12 to derive an annual income ( $\$527 / 35\% = \$1,505.71 \times 12 = \$18,069$ ). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. However, tenants in the units containing subsidies will never be required to pay more than 30 percent of their income towards rent and utilities. Consequently, for the units receiving subsidies, 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. 50% 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  $\times$  1.5 = 3 people/unit; therefore, the 50% 3-person maximum income would be used).

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH SUBSIDY					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$527	\$0	\$40,380	62.9%	2,328
All Section 8 Unit Types (40%)	\$654	\$0	\$26,920	46.2%	1,710
All Section 8 Unit Types (50%)	\$654	\$0	\$33,650	55.0%	2,036
All LIHTC Unit Types (60%)	\$527	\$18,069	\$40,380	30.8%	1,140
1 BR (All)	\$527	\$0	\$29,880	57.4%	1,413
1 BR (Section 8 @ 40%)	\$654	\$0	\$19,920	44.0%	1,082
1 BR (Section 8 @ 50%)	\$654	\$0	\$24,900	6.6%	162
1 BR (60%)	\$527	\$18,069	\$29,880	18.6%	458
2 BR (All)	\$568	\$0	\$33,660	47.9%	715
2 BR (Section 8 @ 40%)	\$829	\$0	\$22,440	37.4%	45
2 BR (Section 8 @ 50%)	\$829	\$0	\$28,050	3.0%	621
2 BR (60%)	\$568	\$19,474	\$33,660	13.8%	202
3 BR (All)	\$610	\$0	\$40,380	50.4%	625
3 BR (Section 8 @ 40%)	\$1,026	\$0	\$26,920	31.8%	395
3 BR (Section 8 @ 50%)	\$1,026	\$0	\$33,650	8.5%	105
3 BR (60%)	\$610	\$20,914	\$40,380	28.3%	352



INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT SUBSIDY					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$467	\$16,011	\$40,380	35.3%	1,305
All Unit Types (40%)	\$467	\$16,011	\$26,920	18.6%	687
All Unit Types (50%)	\$583	\$19,989	\$33,650	18.8%	695
All Unit Types (60%)	\$527	\$18,069	\$40,380	30.8%	1,140
1 BR (All)	\$467	\$16,011	\$29,880	24.3%	598
1 BR (40%)	\$467	\$16,011	\$19,920	38.3%	942
1 BR (50%)	\$583	\$19,989	\$24,900	6.6%	162
1 BR (60%)	\$527	\$18,069	\$29,880	18.6%	458
2 BR (All)	\$561	\$19,234	\$33,660	14.4%	211
2 BR (40%)	\$561	\$19,234	\$22,440	3.8%	55
2 BR (50%)	\$701	\$24,034	\$28,050	3.0%	45
2 BR (60%)	\$568	\$19,474	\$33,660	13.8%	202
3 BR (All)	\$610	\$20,914	\$40,380	28.3%	352
3 BR (40%)	\$645	\$22,114	\$26,920	7.8%	97
3 BR (50%)	\$810	\$27,771	\$33,650	8.5%	105
3 BR (60%)	\$610	\$20,914	\$40,380	28.3%	352





<b>Renter Households</b>						
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	361	45	121	5	10	<b>542</b>
\$10,000-20,000	396	285	81	21	17	<b>800</b>
\$20,000-30,000	246	84	27	141	34	<b>532</b>
\$30,000-40,000	175	105	92	37	35	<b>444</b>
\$40,000-50,000	77	78	33	59	14	<b>261</b>
\$50,000-60,000	86	39	24	4	55	<b>208</b>
\$60,000-75,000	27	101	49	3	29	<b>209</b>
\$75,000-100,000	29	120	35	65	65	<b>314</b>
\$100,000-125,000	40	17	36	4	3	<b>100</b>
\$125,000-150,000	33	27	29	26	30	<b>145</b>
\$150,000-200,000	24	22	3	5	5	<b>59</b>
\$200,000+	<u>23</u>	<u>20</u>	<u>20</u>	<u>16</u>	<u>8</u>	<b><u>87</u></b>
<b>Total</b>	<b>1,517</b>	<b>943</b>	<b>550</b>	<b>386</b>	<b>305</b>	<b>3,701</b>

<b>Owner Households</b>						
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	345	115	23	12	13	<b>508</b>
\$10,000-20,000	540	212	87	24	77	<b>940</b>
\$20,000-30,000	403	302	111	30	8	<b>854</b>
\$30,000-40,000	232	589	103	35	74	<b>1,033</b>
\$40,000-50,000	328	395	89	24	64	<b>900</b>
\$50,000-60,000	105	402	135	162	60	<b>864</b>
\$60,000-75,000	111	622	215	26	43	<b>1,017</b>
\$75,000-100,000	247	608	215	157	14	<b>1,241</b>
\$100,000-125,000	87	285	249	188	103	<b>912</b>
\$125,000-150,000	63	213	120	53	22	<b>471</b>
\$150,000-200,000	104	170	18	68	26	<b>386</b>
\$200,000+	<u>50</u>	<u>149</u>	<u>50</u>	<u>82</u>	<u>11</u>	<b><u>342</u></b>
<b>Total</b>	<b>2,615</b>	<b>4,062</b>	<b>1,415</b>	<b>861</b>	<b>515</b>	<b>9,468</b>



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE		
INCOME	MECKLENBURG COUNTY	SOUTH HILL
<b>Less than \$10,000</b>		
Less than 20%	4	0
20-24%	21	12
25-29%	24	11
30-34%	20	11
35%+	374	120
Not Computed	242	14
<b>\$10,000 - \$19,999</b>		
Less than 20%	0	0
20-24%	16	0
25-29%	14	0
30-34%	36	0
35%+	444	115
Not Computed	140	10
<b>\$20,000 - \$34,999</b>		
Less than 20%	67	23
20-24%	231	121
25-29%	116	13
30-34%	63	22
35%+	124	7
Not Computed	193	0
<b>\$35,000 - \$49,999</b>		
Less than 20%	231	48
20-24%	141	63
25-29%	56	25
30-34%	45	11
35%+	0	0
Not Computed	103	0
<b>\$50,000 - \$74,999</b>		
Less than 20%	204	49
20-24%	6	0
25-29%	23	0
30-34%	0	0
35%+	0	0
Not Computed	40	0
<b>\$75,000 or more</b>		
Less than 20%	124	55
20-24%	0	0
25-29%	0	0
30-34%	0	0
35%+	0	0
Not Computed	29	0
<b>TOTAL</b>	<b>3,131</b>	<b>730</b>

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+
<b>MECKLENBURG COUNTY</b>									
Less than \$15,000	367	762	1,173	501	530	879	451	403	812
\$15,000 - \$24,999	398	780	780	306	473	816	284	384	825
\$25,000 - \$34,999	471	601	516	336	521	591	302	391	577
\$35,000 - \$49,999	657	905	629	282	647	932	276	554	990
\$50,000 - \$74,999	530	1,102	482	628	769	901	609	673	962
\$75,000 - \$99,999	266	490	219	317	646	592	314	568	652
\$100,000 - \$149,999	243	518	149	257	494	261	291	486	330
\$150,000 - \$199,999	57	45	16	207	516	338	278	574	492
\$200,000+	0	81	82	78	239	112	109	297	178
<b>TOTAL</b>	<b>12,319</b>			<b>13,169</b>			<b>13,062</b>		
<b>SOUTH HILL</b>									
Less than \$15,000	131	34	143	107	64	121	98	48	103
\$15,000 - \$24,999	31	79	97	104	94	188	90	72	175
\$25,000 - \$34,999	139	64	25	53	95	63	49	92	76
\$35,000 - \$49,999	131	111	42	28	116	119	27	90	111
\$50,000 - \$74,999	49	140	65	160	65	77	163	69	88
\$75,000 - \$99,999	55	43	12	62	79	37	63	80	45
\$100,000 - \$149,999	55	35	39	34	75	11	36	79	14
\$150,000 - \$199,999	14	11	0	43	52	38	50	61	52
\$200,000+	0	0	14	6	39	33	6	50	45
<b>TOTAL</b>	<b>1,559</b>			<b>1,963</b>			<b>1,932</b>		

Source: U.S. Census Bureau and Nielsen 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 2.0 percent of the renter housing demand; one-bedroom units should account for 45.3 percent; two-bedroom units should account for 26.5 percent; three-bedroom units should account for 21.9 percent, and units with four or more bedrooms should account for 4.2 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	76	1,441	0	0	0	1,517
2 Persons	0	236	707	0	0	943
3 Persons	0	0	275	275	0	550
4 Persons	0	0	0	347	39	386
5 Persons	0	0	0	190	21	211
6 or More Persons	0	0	0	0	94	94
<b>TOTAL</b>	<b>76</b>	<b>1,677</b>	<b>982</b>	<b>812</b>	<b>154</b>	<b>3,701</b>
<b>PERCENT</b>	<b>2.0%</b>	<b>45.3%</b>	<b>26.5%</b>	<b>21.9%</b>	<b>4.2%</b>	<b>100.0%</b>

### 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 tables use the tax credit income limits to determine the upper range of eligibility for each LIHTC and Section 8 unit when considering subsidies and without considering subsidies.

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH SUBSIDY					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$527	\$0	\$40,380	62.9%	2,328
All Section 8 Unit Types (40%)	\$654	\$0	\$26,920	46.2%	1,710
All Section 8 Unit Types (50%)	\$654	\$0	\$33,650	55.0%	2,036
All LIHTC Unit Types (60%)	\$527	\$18,069	\$40,380	30.8%	1,140
1 BR (All)	\$527	\$0	\$29,880	57.4%	1,413
1 BR (Section 8 @ 40%)	\$654	\$0	\$19,920	44.0%	1,082
1 BR (Section 8 @ 50%)	\$654	\$0	\$24,900	6.6%	162
1 BR (60%)	\$527	\$18,069	\$29,880	18.6%	458
2 BR (All)	\$568	\$0	\$33,660	47.9%	715
2 BR (Section 8 @ 40%)	\$829	\$0	\$22,440	37.4%	45
2 BR (Section 8 @ 50%)	\$829	\$0	\$28,050	3.0%	621
2 BR (60%)	\$568	\$19,474	\$33,660	13.8%	202
3 BR (All)	\$610	\$0	\$40,380	50.4%	625
3 BR (Section 8 @ 40%)	\$1,026	\$0	\$26,920	31.8%	395
3 BR (Section 8 @ 50%)	\$1,026	\$0	\$33,650	8.5%	105
3 BR (60%)	\$610	\$20,914	\$40,380	28.3%	352

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT SUBSIDY					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$467	\$16,011	\$40,380	35.3%	1,305
All Unit Types (40%)	\$467	\$16,011	\$26,920	18.6%	687
All Unit Types (50%)	\$583	\$19,989	\$33,650	18.8%	695
All Unit Types (60%)	\$527	\$18,069	\$40,380	30.8%	1,140
1 BR (All)	\$467	\$16,011	\$29,880	24.3%	598
1 BR (40%)	\$467	\$16,011	\$19,920	38.3%	942
1 BR (50%)	\$583	\$19,989	\$24,900	6.6%	162
1 BR (60%)	\$527	\$18,069	\$29,880	18.6%	458
2 BR (All)	\$561	\$19,234	\$33,660	14.4%	211
2 BR (40%)	\$561	\$19,234	\$22,440	3.8%	55
2 BR (50%)	\$701	\$24,034	\$28,050	3.0%	45
2 BR (60%)	\$568	\$19,474	\$33,660	13.8%	202
3 BR (All)	\$610	\$20,914	\$40,380	28.3%	352
3 BR (40%)	\$645	\$22,114	\$26,920	7.8%	97
3 BR (50%)	\$810	\$27,771	\$33,650	8.5%	105
3 BR (60%)	\$610	\$20,914	\$40,380	28.3%	352





**Penetration Rate**

There are no planned or under construction developments that will directly compete with the subject. There were 10 vacant Section 8 or LIHTC units in the market area that will compete with the subject. The subject is an existing Section 8 and market-rate multifamily development that currently contains 50 revenue units and one non-revenue unit. The complex is currently 96 percent occupied, with two vacant units. As complete, all units will be revenue units. As complete, the property will retain its Section 8 subsidies, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. Therefore, the total affordable inventory would be 12 units. The chart below indicates a penetration rate of 0.5 percent for the market area, when considering the subject's subsidies.

<b>REQUIRED PENETRATION RATE - WITH SUBSIDY</b>	
Income Eligible Renter Households	2,328
Existing Vacant LIHTC/Sec.8 Units	10
LIHTC Units Planned	0
Vacant Units in Subject	2
Total Inventory	12
Penetration Rate	0.5%

The subject is an existing Section 8 and market-rate multifamily development that currently contains 50 revenue units and one non-revenue unit. As complete, all units will be revenue units. As complete, the property will retain its Section 8 subsidies, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two vacant. However, when considering the property without its subsidies, it is unlikely all residents would remain income-qualified. Therefore, the analysis was conducted as though entirely vacant. Therefore, the inventory is 60. The chart below indicates a penetration rate of 4.6 percent for the market area, without considering the subject's subsidies.

<b>REQUIRED PENETRATION RATE - WITHOUT SUBSIDY</b>	
Income Eligible Renter Households	1,305
Existing Vacant LIHTC Units	9
LIHTC Units Planned	0
Units in Subject	51
Total Inventory	60
Penetration Rate	4.6%



**Demand Analysis – Considering Subsidies**

The following table contains the summary demand estimates for the proposed rehabilitated units when considering the subject's subsidies.

<b>REQUIRED NET DEMAND - WITH SUBSIDY</b>				
	<b>All Section 8 Units @ 40% (\$0 - \$26,920)</b>	<b>All Section 8 Units @ 50% (\$0 - \$33,650)</b>	<b>All LIHTC Units @ 60% (\$18,069 - \$40,380)</b>	<b>Project Total (\$0 - \$40,380)</b>
<b>Income Restrictions:</b>				
<b>Demand from New Household Growth</b>				
<b>New Rental Households</b>	0	0	0	0
<b>PLUS</b>				
<b>Existing Households - Rent Overburdened</b>	837	108	901	901
<b>PLUS</b>				
<b>Existing Households - Substandard Housing</b>	85	35	116	116
<b>PLUS</b>				
<b>Existing Qualifying Tenants Likely to Remain After Renovation</b>	6	16	25	47
<b>EQUALS</b>				
<b>Total Demand</b>	<b>922</b>	<b>159</b>	<b>1,042</b>	<b>1,064</b>
<b>MINUS</b>				
<b>Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)</b>	0	0	0	0
<b>EQUALS</b>				
<b>NET DEMAND</b>	<b>922</b>	<b>159</b>	<b>1,042</b>	<b>1,064</b>
<b>ABSORPTION PERIOD</b>				
	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

\*See Page 72 for absorption period explanation.



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### Demand Analysis Summary – With Subsidy

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**New Rental Households:** The demand from new household growth is calculated by taking the new rental households projected between 2021 and 2026 divided by five years as the subject is an existing property. Since the market area's households have been slightly decreasing, this resulted in no new household growth. The demand from new household growth is 0 for all units.

**Existing Households – Rent Overburdened:** The total number of rent overburdened households is 901 for units at or below 60 percent. 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 116. 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 Section 8 and market-rate property. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be a tax credit property at 40, 50 and 60 percent of the area median income. Since the current market-rate rents are well below market, the tenants should remain income qualified and could remain after renovations. As the subject currently contains two vacant units, a total of 49 units were added as shown on the demand chart on the previous page.

**Supply:** There are 12 affordable vacant units in the comparable properties in the primary market area. However, there are no planned or recently completed comparable properties in the primary market area. Therefore, a total supply of 12 units were determined.

**Total Net Demand:** The market shows a net demand of 1,054 units for all rehabilitated units at or below 60 percent of the area median income when considering subsidies. When considering all units vacant, the capture rate is 4.8 percent. However, the subject is an existing development that will contain a total 51 revenue units. The property is 96 percent occupied, with two vacant units. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. When only considering the subject's vacant units, the overall capture rate is 0.2 percent.

**Absorption Period:** Mecklenburg Manor is an existing Section 8 and LIHTC family complex that contains 51 units. As complete, the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two vacant. The rehabilitation will not permanently displace any current tenants. The property will retain its subsidies once rehabilitation is complete; therefore, it is likely tenants in these units will continue to reside at the property. Furthermore, since the current market-rate rents are well below market, the tenants in the market units should remain income qualified and could remain after renovations. Therefore, once rehabilitation is complete, the property will not need to absorb any additional units to maintain its stabilized occupancy.



**Demand Analysis – Without Considering Subsidies**

The following table contains the summary demand estimates for the proposed rehabilitated units without considering subsidies.

<b>REQUIRED NET DEMAND - WITHOUT SUBSIDY</b>				
	<b>All Units @ 40%</b>	<b>1BR Units @ 50%</b>	<b>All Units @ 60%</b>	<b>Project Total</b>
<b>Income Restrictions:</b>	<b>(\$16,011 - \$26,920)</b>	<b>(\$19,989 - \$33,650)</b>	<b>(\$18,069 - \$40,380)</b>	<b>(\$16,011 - \$40,380)</b>
<b>Demand from New Household Growth</b>				
<b>New Rental Households</b>	0	0	0	0
<b>PLUS</b>				
<b>Existing Households - Rent Overburdened</b>	224	108	200	288
<b>PLUS</b>				
<b>Existing Households - Substandard Housing</b>	34	35	57	65
<b>PLUS</b>				
<b>Existing Qualifying Tenants Likely to Remain After Renovation</b>	0	0	0	0
<b>EQUALS</b>				
<b>Total Demand</b>	<b>258</b>	<b>143</b>	<b>257</b>	<b>353</b>
<b>MINUS</b>				
<b>Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)</b>	2	4	3	9
<b>EQUALS</b>				
<b>NET DEMAND</b>	<b>256</b>	<b>139</b>	<b>254</b>	<b>344</b>
<b>ABSORPTION PERIOD</b>				
	<b>1 Month</b>	<b>2-3 Months</b>	<b>3-4 Months</b>	<b>5-6 Months</b>

\*See Page 74 for absorption period explanation.



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### Demand Analysis Summary – Without Subsidy

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**New Rental Households:** The demand from new household growth is calculated by taking the new rental households projected between 2021 and 2026 divided by five years as the subject is an existing property. Since the market area's households have been slightly decreasing, this resulted in no new household growth. The demand from new household growth is 0 for all units.

**Existing Households – Rent Overburdened:** The total number of rent overburdened households is 288 for units at or below 60 percent. The appropriate household size percentage was applied this number to derive the existing households.

**Existing Households – Substandard Housing:** The total number of substandard households in the market area was 65. 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 Section 8 and market-rate property. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. However, when considering the property without its subsidies, it is unlikely all residents would remain income-qualified. Therefore, the analysis was conducted as though entirely vacant. Therefore, it was assumed no existing tenants would be likely to remain after renovation.

**Supply:** There are nine LIHTC vacant units in the comparable properties in the primary market area. However, there are no planned or recently completed comparable properties in the primary market area. Therefore, a total supply of nine units were determined.

**Total Net Demand:** The market shows a net demand of 344 units for all rehabilitation units at or below 60 percent of the area median income without considering the subject's subsidies. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. However, when considering the property without its subsidies, it is unlikely all residents would remain income-qualified. Therefore, the analysis was conducted as though entirely vacant. Without considering the property's subsidies and as though entirely vacant, the capture rate is 14.7 percent.

**Absorption Period:** Mecklenburg Manor is an existing Section 8 and LIHTC family complex that contains 51 units. As complete, the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two vacant. Without the subsidies, the property's current residents in these units are unlikely to remain income-qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. 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 table contains the capture rates for the entire property as well as for the vacant units only at the property when considering the subject's subsidies.

CAPTURE RATE BY INCOME LIMITS - WITH SUBSIDY				
	All Section 8 Units @ 40% (\$0 - \$26,920)	All Section 8 Units @ 50% (\$0 - \$33,650)	All LIHTC Units @ 60% (\$18,069 - \$40,380)	Project Total (\$0 - \$40,380)
<b>Income Restrictions:</b>				
All Units at Subject	0.7%	11.8%	2.6%	4.8%
Vacant Units at Subject	0.0%	0.7%	0.1%	0.2%

The below table indicates the project-wide capture and absorption rates for the proposed rehabilitated units when considering subsidies.

CAPTURE RATE BY INCOME LIMITS - WITH SUBSIDY	
<b>Income Restrictions:</b>	<b>Project Total (\$0 - \$40,380)</b>
Project Wide Capture Rate - LIHTC Units	0.2%
project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	0.2%
Project Wide Absorption Rate	N/A

The following table contains the capture rates for the entire property without considering the subject's subsidies.

CAPTURE RATE BY INCOME LIMITS - WITHOUT SUBSIDY				
	All Units @ 40% (\$16,011 - \$26,920)	1BR Units @ 50% (\$19,989 - \$33,650)	All Units @ 60% (\$18,069 - \$40,380)	Project Total (\$16,011 - \$40,380)
<b>Income Restrictions:</b>				
All Units at Subject	2.3%	12.9%	10.6%	14.8%

The below table indicates the project-wide capture and absorption rates for the proposed rehabilitated units without considering subsidies.

CAPTURE RATE BY INCOME LIMITS - WITHOUT SUBSIDY	
<b>Income Restrictions:</b>	<b>Project Total (\$16,011 - \$40,380)</b>
Project Wide Capture Rate - LIHTC Units	14.8%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	14.8%
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 November 2020, permit-issuing jurisdictions in Mecklenburg County estimated 1,668 single-family and multifamily dwelling permits. Multifamily units were estimated at 0.5 percent of the planned construction activity.

<b>BUILDING PERMITS ISSUED</b>			
<b>YEAR</b>	<b>SINGLE-FAMILY</b>	<b>MULTIFAMILY</b>	<b>TOTAL</b>
2005	195	0	195
2006	197	0	197
2007	182	0	182
2008	146	0	146
2009	80	0	80
2010	100	0	100
2011	90	2	92
2012	69	0	69
2013	78	0	78
2014	60	0	60
2015	86	0	86
2016	67	0	67
2017	73	4	77
2018	66	2	68
2019	88	0	88
2020*	83	0	83
<b>TOTAL</b>	<b>1,660</b>	<b>8</b>	<b>1,668</b>

*\*Preliminary Numbers through November 2020*  
 Source: SOCDs

**Projects under Construction**

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

**Planned Projects**

According to Mecklenburg County and the Virginia Housing, 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 63.1 percent of the rental units, while multifamily units comprise 18.3 percent of the rental units.

RENTER HOUSING UNITS BY UNIT TYPE		
TYPE	NUMBER	PERCENT
Single-Family	1,977	63.1%
Multifamily	574	18.3%
Mobile Homes & Other	580	18.5%
<b>TOTAL</b>	<b>3,131</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Age of Rental Units

Rental housing construction in the market area increased in the 1980s 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	48	1.5%
2000-2004	235	7.5%
1990-1999	465	14.9%
1980-1989	718	22.9%
1970-1979	469	15.0%
1960-1969	358	11.4%
1950-1959	269	8.6%
1940-1949	234	7.5%
1939 or earlier	335	10.7%
<b>TOTAL</b>	<b>3,131</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Unit Size

The average size of the units in the surveyed developments is 620 square feet for one-bedroom units, 921 square feet for two-bedroom units, and 1,141 for the three-bedroom units. The subject's unit sizes are smaller than the average unit size; however, the property only has four units vacant, with a historical occupancy rate ranging from 93 to 97 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 (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	475	800	620	569	-8.3%
2 BR	580	1,415	921	688	-25.3%
3 BR	900	1,415	1,141	826	-27.6%

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 following table shows the vacancy rates for the affordable housing verified in the market area. The vacancy rate for affordable housing units in the market area is 4.6 percent. However, the contact for River Wynd Apartments stated the property had a higher than typical vacancy rate due to mismanagement of the previous owners. Furthermore, as the new management takes over, the property is expected to achieve a stabilized occupancy rate. Therefore, without considering this property, the overall affordable vacancy rate is 3.7 percent.

<b>AFFORDABLE HOUSING VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Mecklenburg Manor	51	2	4.0%
Planters Woods Apartments	46	1	2.0%
Fox Run Apartments	56	3	5.0%
Pinewood Forest Apartments	48	4	8.0%
Cannery Row Apartments	9	0	0.0%
River Wynd Apartments	40	4	11.0%
Lakewood Apartments	52	0	0.0%
<b>Totals</b>	<b>302</b>	<b>14</b>	<b>4.6%</b>

The following table shows the vacancy rates for each property verified in the area. The current vacancy rate in surveyed market-rate apartment complexes is 4.0 percent. However, the contact for Chatham Terrace Apartments stated the property has been unable to lease units due to the current COVID-19 restrictions. Therefore, the property has a higher than typical vacancy rate. Without considering this property, the overall market-rate apartment vacancy rate is 3.0 percent. In addition, the contact for Briarcliff Apartments was unable to disclose the current occupancy rate. Therefore, this property was not considered in the vacancy analysis.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Castle Heights Apartments	16	0	0.0%
Medallion Manor Apartments	14	0	0.0%
Poplar Forest Apartments	138	6	4.0%
Blackstone Lofts	25	1	4.0%
The Greens at Sunchase	83	2	2.0%
Willow Oak Apartments	10	0	0.0%
200 Virginia Street	11	0	0.0%
Chatham Terrace Apartments	26	4	15.0%
Woodcleft Apartments	4	0	0.0%
<b>Totals</b>	<b>327</b>	<b>13</b>	<b>4.0%</b>

**Lease Terms and Concessions**

The typical lease is twelve months. At the time of the writing of this report, no property was offering rent concessions that effect the rental rates.



### Turnover Rates

The comparables indicated a range of 12.0 percent to 33.0 percent, with an average of 19.7 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 19.7 percent.

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Castle Heights Apartments	12.0%
Poplar Forest Apartments	19.8%
Planters Woods Apartments	33.0%
Fox Run Apartments	16.0%
Pinewood Forest Apartments	30.0%
River Wynd Apartments	15.0%
Lakewood Apartments	12.0%
<b>Average Annual Turnover</b>	<b>19.7%</b>

### 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, the majority of the facilities in the market area have stabilized occupancy rates, and the affordable housing development maintain waiting list from which the subject can draw residents. 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. River Wynd Apartments is the only comparable that will not directly compete with the subject's units due to percent AMI. Additional information for all restricted properties can be found on Page 80.

Mecklenburg Manor	Type	Existing/ Planned	Population Served	Number of Units of Each Type	Unit Size/Rent/ Number Vacant	Amenities
Planters Woods Apartments 601 East Ferrell Street South Hill, Virginia 434-447-2386	RD/ LIHTC	Existing	Family	1/1 - 10 2/1 - 36	552 SF - \$647 - 0 738 SF - \$704 - 1	Refrigerator, Range/Oven, Dishwasher, Vinyl, Blinds, Coat Closet, Patio, Meeting Room, Playground, Computer Room, Laundry Facility, On-Site Management
Fox Run Apartments 601 Locust Street South Hill, Virginia 434-447-4756	RD	Existing	Family	1/1 - 20 2/1 - 36	475 SF - \$435 - 1 580 SF - \$473 - 2	Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Playground, Laundry Facility, On-Site Management
Pinewood Forest Apts 881 Powell Drive South Hill, Virginia 434-447-6535	LIHTC	Existing	Family	2/1 - 16 3/2 - 32	829 SF - \$475-\$550 - 2 1,124 SF - \$520-\$600 - 2	Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Coat Closet, Balcony, Patio, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance
Cannery Row Apartments 141 West 2nd Street Chase City, Virginia 434-372-2965	RD/ LIHTC	Existing	Family	1/1 - 3 2/1 - 4 3/1 - 2	590 SF - \$601 - 0 700 SF - \$755 - 0 900 SF - \$835 - 0	Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Coat Closet, Laundry Facility, On-Site Management, Intercom/Electronic Entry
River Wynd Apartments 600 River Wynd Drive Clarksville, Virginia 434-374-9320	LIHTC	Existing	Family	2/2 - 24 3/2 - 16	1,058 SF - \$524 - 3 1,290 SF - \$630 - 1	Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans (Select), Coat Closet, Balcony, Patio, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance
Lakewood Apartments 500 Meadow Court Clarksville, Virginia 434-374-5000	RD/ LIHTC	Existing	Family	1/1 - 20 2/1 - 32	600 SF - \$452 - 0 768 SF - \$543 - 0	Refrigerator, Range/Oven, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Meeting Room, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance



**Comparable Profile Pages**

**COMPARABLE APARTMENT RENTAL NO. 1**



Property Type: RD/LIHTC/ Walk-Up  
 Property Name: Planters Woods Apartments  
 Address: 601 East Ferrell Street  
 South Hill, VA 23970  
 Verification: Edith, 434-447-2386  
 December 17, 2020, By Telephone  
 Distance From Subject: 0.06 Miles

**Year Opening/Significant Renovation Amenities**

1986/2017  
 Refrigerator, Range/Oven, Dishwasher, Vinyl, Blinds, Coat Closet, Patio, Meeting Room, Playground, Computer Room, Laundry Facility, On-Site Management

**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	10	0	552	\$647	\$94	\$741
2/1.5	36	1	738	\$704	\$105	\$809

**Occupancy** 98%  
**Total Units** 46  
**No. of Buildings** 7  
**Construction Type** Brick/Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 2-3 Applicants  
**Turnover Rate** 33%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 40, 50 and 60 percent of the area median income. Of the 46 total units, 18 units receive Rental Assistance. The annual turnover rate is approximately 33 percent. The property offers a utility allowance of \$94 per month for one-bedroom units, and \$105 per month for two-bedroom units. The complex maintains a waiting list with 20 applicants for one-bedroom units, and 13 for the two-bedroom units.



**COMPARABLE APARTMENT RENTAL NO. 2**



Property Type: RD//Walk-Up  
 Property Name: Fox Run Apartments  
 Address: 601 Locust Street  
 South Hill, VA 23970  
 Verification: Mary, 434-447-4756  
 January 28, 2020, By Telephone  
 Distance From Subject: 2.37 Miles

**Year Opening/Significant Renovation Amenities**

1980  
 Refrigerator, Range/Oven. Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Playground, Laundry Facility, On-Site Management

**Utilities (Type/Responsibility)**

Heat - Gas - Tenant  
 Air Conditioning - Electric - Tenant  
 Cooking - Electric - Tenant  
 Hot Water - Gas - 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	20	1	475	\$435	\$86	\$521
2/1	36	2	580	\$473	\$101	\$574

**Occupancy** 95%  
**Total Units** 56  
**No. of Buildings** 7  
**Construction Type** Siding  
**HVAC** Central Gas/Central Elec  
**Stories** 2  
**Waiting List** 12 Applicants  
**Turnover Rate** 16%  
**Absorption Rate** N/A

**Remarks**

Several attempts were made to contact the property; however, none were successful. As a result, the data confirmed on January 28, 2020 was utilized for the purpose of the analysis. The property maintains a waiting list of 12 applicants. The annual turnover rate is approximately 16 percent. All of the revenue units contain Rental Assistance. The utility allowance for the units are as follows: one bedroom - \$86; two bedroom - \$101.



**COMPARABLE APARTMENT RENTAL NO. 3**



Property Type: LIHTC/Walk-Up  
 Property Name: Pinewood Forest Apartments  
 Address: 881 Powell Drive  
 South Hill, VA 23970  
 Verification: Scott, 434-447-6535  
 January 28, 2020, By Telephone  
 Distance From Subject: 0.19 Miles

**Year Opening/Significant Renovation Amenities**

1996  
 Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Coat Closet, Balcony, Patio, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Utilities (Type/Responsibility)**

Heat - Electric - Tenant  
 Air Conditioning - Electric - Tenant  
 Cooking - Electric - Tenant  
 Hot Water - Gas - 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	16	2	829	\$475-\$550	Unknown	Unknown
3/2	32	2	1,124	\$520-\$600	Unknown	Unknown

**Occupancy** 92%  
**Total Units** 48  
**No. of Buildings** 6  
**Construction Type** Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 4-5 Applicants  
**Turnover Rate** 30%  
**Absorption Rate** N/A

**Remarks**

Several attempts were made to contact the property; however, none were successful. As a result, the data confirmed on January 28, 2020 was utilized for the purpose of the analysis. Two of the units are pre-leased, and the property has four or five applicants on the waiting list. The rents are set at 50 and 60 percent of the area median income. The contact would not disclose the utility allowance. The annual turnover rate is approximately 30 percent.



**COMPARABLE APARTMENT RENTAL NO. 4**



Property Type: RD/LIHTC/Walk-Up  
 Property Name: Cannery Row Apartments  
 Address: 141 West 2nd Street  
 Chase City, VA 23924  
 Verification: Krystal Dodd, 434-372-2965  
 January 28, 2020, By Telephone  
 Distance From Subject: 23.22 Miles

**Year Opening/Significant Renovation Amenities**

1915/1992  
 Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Coat Closet, Laundry Facility, On-Site Management, Intercom/Electronic Entry

**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	3	0	590	\$601	\$91	\$692
2/1	4	0	700	\$755	\$121	\$876
3/1	2	0	900	\$835	\$131	\$966

**Occupancy** 100%  
**Total Units** 224  
**No. of Buildings** 9  
**Construction Type**  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** N/A  
**Turnover Rate** Unknown  
**Absorption Rate** N/A

**Remarks**

Several attempts were made to contact the property; however, none were successful. As a result, the data confirmed on January 28, 2020 was utilized for the purpose of the analysis. The property does not currently maintain an active waiting list. The property's LIHTC units target families at 60 percent of the area median income, and all of the units receive Rental Assistance. The annual turnover rate was not disclosed. The utility allowance for the units are as follows: one bedroom - \$91; two bedroom - \$121; and three bedroom - \$131.





**COMPARABLE APARTMENT RENTAL NO. 5**



Property Type: LIHTC/Walk-Up  
 Property Name: River Wynd Apartments  
 Address: 600 River Wynd Drive  
 Clarksville, VA 23927  
 Verification: Kim, 434-374-9320  
 Date: January 28, 2020, By Telephone  
 Distance From Subject: 30.31 Miles

**Year Opening/Significant Renovation Amenities**

2002  
 Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans (Select), Coat Closet, Balcony, Patio, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**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>
2/2	24	3	1,058	\$524	\$106	\$630
3/2	16	1	1,290	\$630	\$96	\$726

**Occupancy** 89%  
**Total Units** 40  
**No. of Buildings** 6  
**Construction Type**  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** Unknown  
**Turnover Rate** 15%  
**Absorption Rate** N/A

**Remarks**

Several attempts were made to contact the property; however, none were successful. As a result, the data confirmed on January 28, 2020 was utilized for the purpose of the analysis. The property does maintain an active waiting list; however, the contact could not verify the number of applicants. The rents are set at 50 percent of the area median income. The annual turnover rate is approximately 15 percent. The utility allowance for the units are as follows: two bedroom - \$106 and three bedroom - \$96.



**COMPARABLE APARTMENT RENTAL NO. 6**



Property Type: RD/LIHTC/Walk-Up  
 Property Name: Lakewood Apartments  
 Address: 500 Meadow Court  
 Clarksville, VA 23927  
 Verification: Sheila, 434-374-5000  
 December 17, 2020, By Telephone  
 Distance From Subject: 30.66 Miles

**Year Opening/Significant Renovation Amenities**

1999/2018  
 Refrigerator, Range/Oven, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Meeting Room, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Utilities (Type/Responsibility)**

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

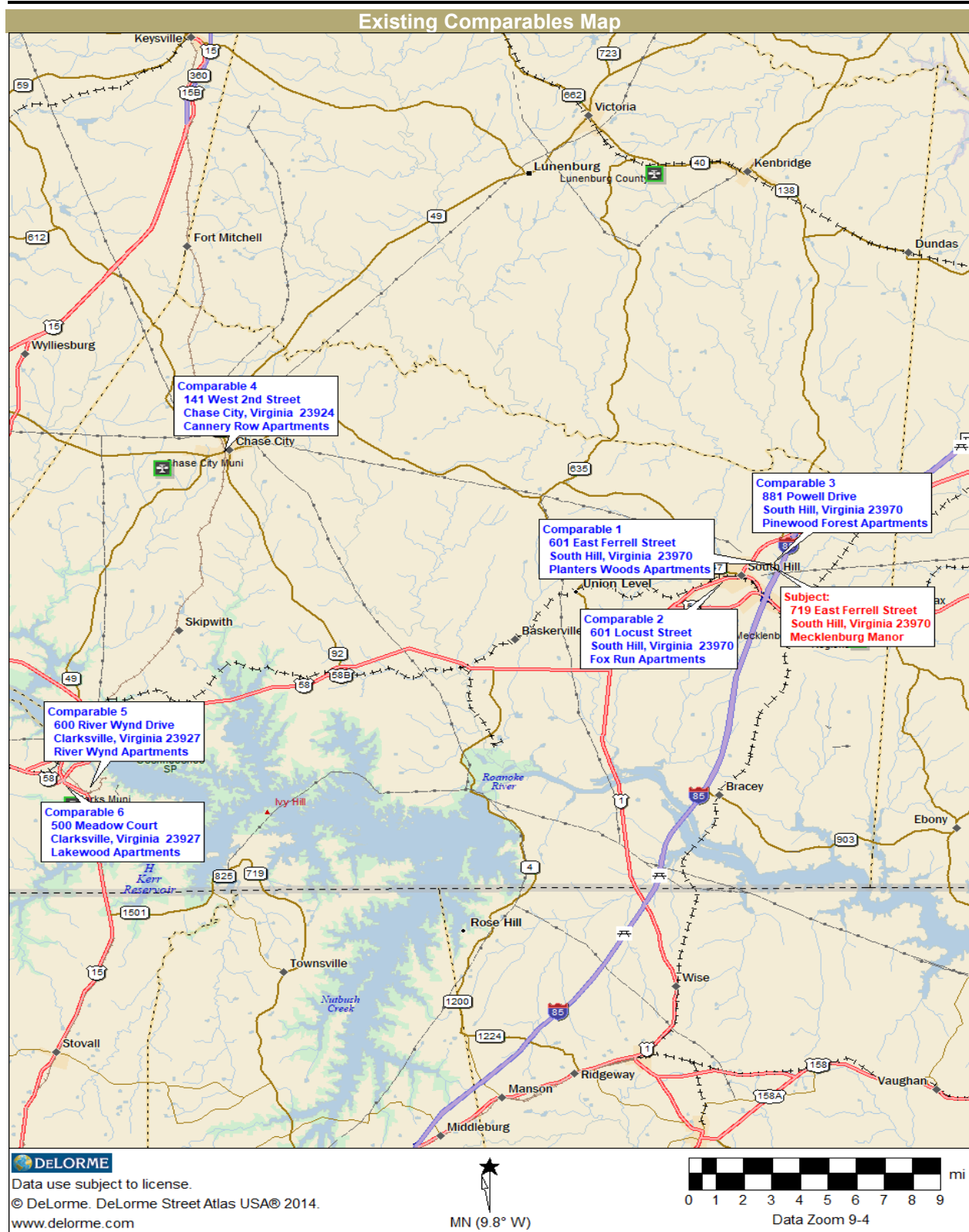
**Unit Mix**

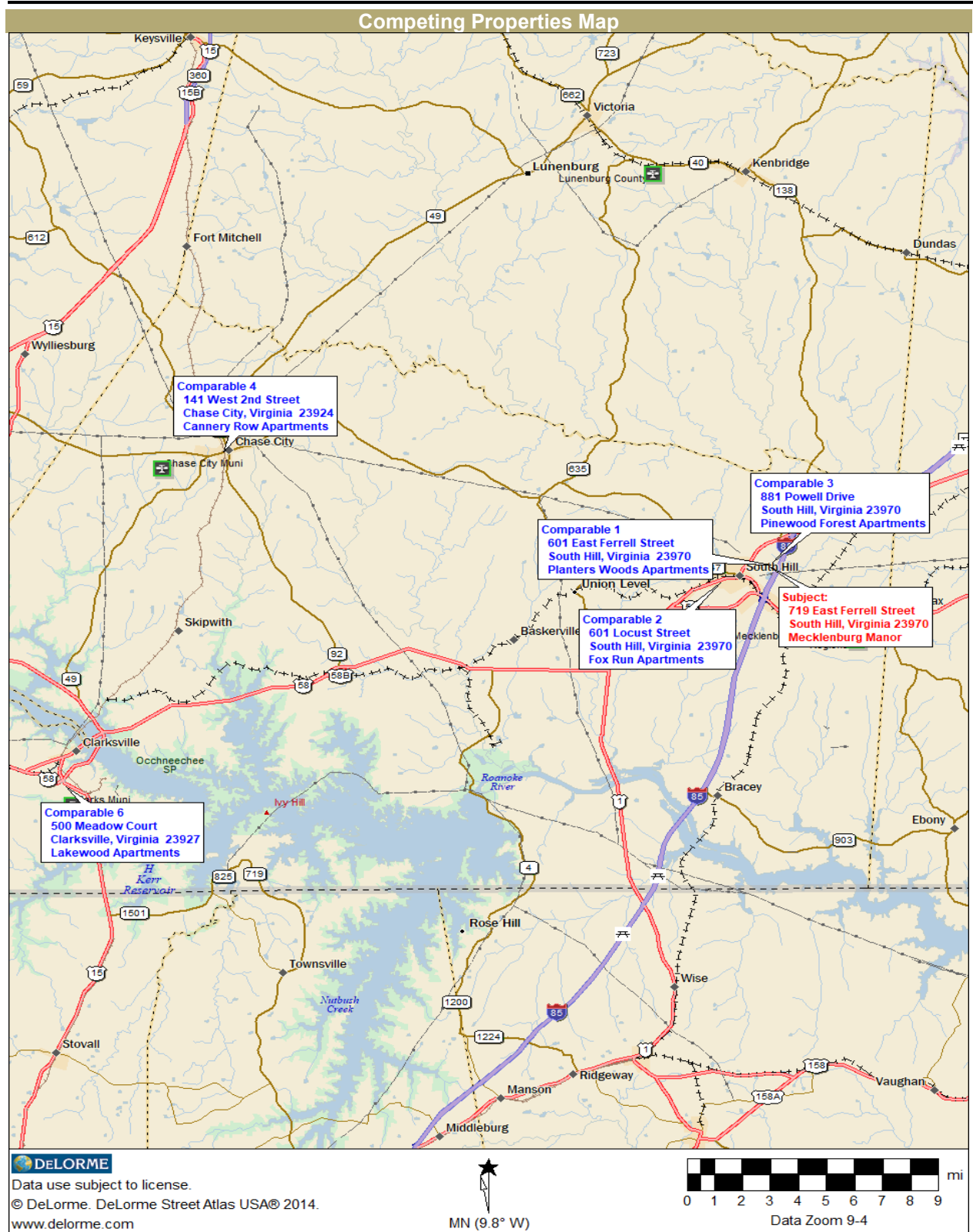
<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	20	0	600	\$452	\$61	\$513
2/1	32	0	768	\$543	\$71	\$614

**Occupancy** 100%  
**Total Units** 52  
**No. of Buildings** 4  
**Construction Type**  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 3 Applicants  
**Turnover Rate** 12%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 50 and 60 percent of the area median income, and 35 units contain Rental Assistance. The property maintains a waiting list of 33 applicants. The annual turnover rate is 29 percent. The utility allowance for the units are as follows: One-Bedroom - \$61 per month; and Two-Bedroom - \$71 per month.





\*River Wynd Apartments is the only comparable that will not directly compete with the subject's units due to percent AMI.



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### 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:

Briarcliff Apartments - South Hill, VA - Unconfirmed  
Chase Run Apartments - Chase City, VA - Unconfirmed  
Lakewood Apartments (23 Units) - South Hill, VA - Elderly  
Chase Place Apartments - Chase City, VA - Elderly  
Cross Creek Apartments - South Hill, VA - Elderly  
Maple Manor Apartments - Chase City, VA - Elderly

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

Pinebrook Apartments - South Hill, VA  
Castle Heights Apartments - South Hill, VA  
Medallion Manor Apartments - Farmville, VA  
Poplar Forest Apartments - Farmville, VA  
Churchill Apartments - Farmville, VA  
The Greens at Sunchase - Farmville, VA





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### 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-S8 and Explanations – As Complete

#### **One-Bedroom Units (569 SF) – As Complete**

Mecklenburg Manor  
719 East Ferrell Street  
South Hill, Virginia 23970



OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid		Unit Type	One-Bedroom		Subject's FHA #:		N/A		
Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5				
Mecklenburg Manor 719 East Ferrell Street South Hill Mecklenburg	Briarcliff Apartments 101-123 Brookside Lane South Hill Mecklenburg	Castle Heights Apartments 397-427 Raleigh Avenue South Hill Mecklenburg	Medallion Manor Apartments 306 East 2nd Street Farmville Prince Edward	Poplar Forest Apartments 900 Poplar Forest Road Farmville Prince Edward	Blackstone Lofts 325 2nd Street Blackstone Nottoway				
<b>A. Rents Charged</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>\$ Adj</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
1 \$ Last Rent / Restricted?	\$690	\$800	\$525	\$810	\$800				
2 Date Last Leased (mo/yr)	Dec-20	Dec-20	Dec-20	Dec-20	Dec-20				
3 Rent Concessions	N	N	N	N	N				
4 Occupancy for Unit Type	Unknown	100%	100%	96%	96%				
5 Effective Rent & Rent/ sq ft	\$690 \$0.73	\$800 \$0.78	\$525 \$0.88	\$810 \$1.02	\$800 \$1.39				
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>									
<b>B. Design, Location, Condition</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>\$ Adj</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
6 Structure / Stories	WU/2	WU/2	WU/2	WU/2	G/1, WU/3			WU/2	
7 Yr. Built/Yr. Renovated	1974/2022	2004	2001	1965/2006	2000			1930/2011	
8 Condition /Street Appeal	G	G (\$100)	G (\$100)	A \$55	G (\$100)			A \$55	
9 Neighborhood	A	A	A	A	A			A	
10 Same Market? Miles to Subj	Y/2.6	Y/2.2	N/52.7	N/49.5	N/52.8				
<b>C. Unit Equipment/ Amenities</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>\$ Adj</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
11 # Bedrooms	1	2 (\$50)	2 (\$50)	1	1			1	
12 # Baths	1	2 (\$20)	2 (\$20)	1	1			1	
13 Unit Interior Sq. Ft.	569	950 (\$85)	1,025 (\$100)	600 (\$5)	795 (\$50)			575	
14 Balcony/ Patio	N	N	Y (\$5)	N	Y (\$5)			N	
15 AC: Central/ Wall	C	C	C	C	C			C	
16 Range/ Refrigerator	RF	RF	RF	RF	RF			RF	
17 Microwave/ Dishwasher	N	MD (\$15)	D (\$10)	N	D (\$10)			MD (\$15)	
18 Washer/Dryer	L	HU (\$5)	HU (\$5)	L	WD (\$25)			WD (\$25)	
19 Floor Coverings	V	C	C	WC	C			W	
20 Window Coverings	B	B	B	B	B			B	
21 Cable/ Satellite/Internet	N	N	N	N	I (\$10)			N	
22 Special Features	N	N	F (\$10)	N	N			CT, SS, EB (\$25)	
23									
<b>D. Site Equipment/ Amenities</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>\$ Adj</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
24 Parking (\$ Fee)	L/0	L/0	L/0	L/0	L/0			L/0	
25 Extra Storage	N	N	N	N	Y/0 (\$5)			N	
26 Security	N	N	N	N	N			Y (\$15)	
27 Clubhouse/ Meeting Rooms	N	N	N	N	C (\$5)			N	
28 Pool/ Recreation Areas	R	N \$5	N \$5	N \$5	PER (\$30)			N \$5	
29 Business Ctr / Nhd/Netwk	N	N	N	N	N			N	
30 Service Coordination	N	N	N	N	N			N	
31 Non-shelter Services	N	N	N	N	N			N	
32 Neighborhood Networks	N	N	N	N	N			N	
<b>E. Utilities</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>Data</b>	<b>\$ Adj</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
33 Heat (in rent?/ type)	Y/G	N/E \$26	N/E \$26	N/E \$26	N/E \$26			N/E \$26	
34 Cooling (in rent?/ type)	N/E	N/E	N/E	N/E	N/E			N/E	
35 Cooking (in rent?/ type)	Y/G	N/E \$4	N/E \$4	N/E \$4	N/E \$4			N/E \$4	
36 Hot Water (in rent?/ type)	Y/G	N/E \$13	N/E \$13	N/E \$13	N/E \$13			N/E \$13	
37 Other Electric	N	N	N	N	N			N	
38 Cold Water/ Sewer	Y	N \$39	N \$39	Y	N \$39			Y	
39 Trash/Recycling	Y	N \$12	N \$12	Y	Y			Y	
<b>F. Adjustments Recap</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>
40 # Adjustments B to D	1	6	1	8	2	1	0	9	2
41 Sum Adjustments B to D	\$5	(\$275)	\$5	(\$300)	\$60	(\$5)	\$0	(\$240)	\$60
42 Sum Utility Adjustments	\$94	\$0	\$94	\$0	\$43	\$0	\$82	\$0	\$43
	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>
43 Net/ Gross Adjmts B to E	(\$176)	\$374	(\$201)	\$399	\$98	\$108	(\$158)	\$322	\$23
<b>G. Adjusted &amp; Market Rents</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>	<b>Adj. Rent</b>
44 Adjusted Rent (5+ 43)	\$514	\$599	\$623	\$652	\$823				
45 Adj Rent/Last rent		74%	75%	119%	80%			103%	
46 Estimated Market Rent	\$655	\$1.15	Estimated Market Rent/ Sq. Ft						

Samuel J. Self

12/17/2020

Appraiser's Signature

Date

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared:

Manually

Using HUD's Excel Form

form HUD-92273-S8 (04/2002)



**Mecklenburg Manor**  
**Primary Unit Type – One-Bedroom Units (569 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.”

A rent comparability grid was prepared for the primary unit type with 569 square feet. Comparable apartments used include the following: Briarcliff Apartments (Comparable 1), Castle Heights Apartments (Comparable 2), Medallion Manor Apartments (Comparable 3), Poplar Forest Apartments (Comparable 4) and Blackstone Lofts (Comparable 5).

**\$ Last Rent/Restricted** – All of the units are currently rented at the rates shown on the grid. Rents range from \$525 to \$810 per month. No unit used in this analysis has any rent restrictions.

**Date Last Leased** – The grid shows the effective date of the leases most recently signed. Effective dates are all December 2020. No adjustments were necessary.

**Rent Concessions** – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

**Occupancy for Unit Type** – The subject’s current occupancy rate is 96 percent. The comparables’ occupancy rates range from 96 to 100 percent. No adjustments were needed.

**Structure/Stories** – The subject is located in two-story walk-up buildings. Comparable 4 is located in one-story garden-style buildings or three-story walk-up buildings. All of the remaining comparables are located in two-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

**Year Built/Year Renovated** – The subject was built in 1974. Comparable 1 was constructed in 2004, and Comparable 2 was built in 2001. Comparable 3 was built in 1965 and renovated in 2006. Comparable 4 was constructed in 2000. Comparable 5 was built in 1930 and renovated in 2011. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

**Condition/Street Appeal** – The subject has brick and siding construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2 and 4 will be superior to the subject, and Comparables 3 and 5 will be inferior to the subject. Properties in Virginia were researched to see if renovations warranted an increase in rent. The following table shows properties with their unrenovated rents and the increased post renovated rents:

Property	Location	Year Built	Unrenovated Rent	Renovated Rent	Difference in Rent
Summit at Bon Air	North Chesterfield, VA	1974/2017	\$986	\$1,028	\$42
Addison at Swift Creek	Midlothian, VA	1999/2015	\$1,157	\$1,249	\$92
Imperial Tobacco Lofts	Lynchburg, VA	1900/2015	\$1,058	\$1,088	\$30
			<b>\$1,067</b>	<b>\$1,122</b>	<b>\$55</b>

The average unrenovated rent was \$1,067, and the average renovated rent was \$1,122; a difference of \$55. After considering all factors, the \$55 difference was added to their respective “as is” condition/street appeal adjustments. Therefore, Comparables 1, 2 and 4 were adjusted downward \$100, and Comparables 3 and 5 were adjusted upward \$55.



**Neighborhood** – 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, eleven 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 and median income levels. Based on the analysis, all comparables are located in the subject’s neighborhood or in neighborhoods that are similar to the subject’s neighborhood. No adjustments were needed.

**Same Market/Miles to Subject** – Comparables 1 and 2 are located within the primary market area. However, due to the lack of conventional apartments within the primary market area, it was necessary to go outside the market area for the remaining comparables. Where possible, adjustments for neighborhood are separated from market area, and adjustments are applied on each line item. However, it is often difficult to distinguish between these two line items as quality and appearance of a neighborhood and market area often factor in the same items. In this market area, it was difficult to distinguish rent differences between neighborhood and market area. In order to avoid double-dipping, I elected to adjust in the neighborhood line item my collective thoughts on neighborhood and market issues rather than adjusting in the two separate lines. Separating the two would require making assumptions about one or the other and would not change my rent adjustment for these factors. In order to avoid making arbitrary assumptions, the differences in neighborhood and market area were adjusted on the neighborhood line item. Therefore, no additional adjustments were given.

**# of Bedrooms** – The subject has one-bedroom units. Due to the lack of conventional one-bedroom units in the area, one two-bedroom apartment was used to compare to the subject’s one-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted \$50 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 - \$3 to \$69, with an average of \$40 per month for the one-bedroom vs. two-bedroom analysis. The two-bedroom vs. three-bedroom analysis indicated a range of \$30 to \$149, with an average of \$70 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 \$50 adjustment was determined for bedroom.

	Medallion Manor	Woodcleft Apts	Chatham Terrace
<b>1 BR Rent</b>	\$525	\$425	\$535
<b>1 BR Size</b>	600	650	680
<b>2 BR Rent</b>	\$625	\$500	\$595
<b>2 BR Size</b>	750	750	980
<b>Size Adj Factor</b>	\$0.21	\$0.21	\$0.21
<b>Size Difference</b>	150	100	300
<b>Indicated Size Adj.</b>	\$32	\$21	\$63
<b>Adjusted 2 BR Rent</b>	\$594	\$479	\$532
<b>Indicated BR Adj.</b>	<b>\$69</b>	<b>\$54</b>	<b>-\$3</b>



	Briarcliff Apts	Medallion Manor	Poplar Forest	The Greens at Sunchase
<b>2 BR Rent</b>	\$690	\$625	\$1,050	\$1,260
<b>2 BR Size</b>	950	750	890	1,415
<b>3 BR Rent</b>	\$850	\$725	\$1,110	\$1,290
<b>3 BR Size</b>	1,000	900	1,000	1,415
<b>Size Adj Factor</b>	\$0.23	\$0.23	\$0.23	\$0.23
<b>Size Difference</b>	50	150	110	0
<b>Indicated Size Adj.</b>	\$12	\$35	\$25	\$0
<b>Adjusted 3 BR Rent</b>	\$839	\$691	\$1,085	\$1,290
<b>Indicated BR Adj.</b>	<b>\$149</b>	<b>\$66</b>	<b>\$35</b>	<b>\$30</b>

**# of Baths** – The subject contains one bath in the one-bedroom units. All of the comparables except Comparables 1 and 2 are similar to the subject. Comparables 1 and 2 each contain two baths. 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 per full bath per month adjustment was selected.

**Unit Interior Square Footage** – 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 units is \$0.22. 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.

**Balcony/Patio** – The subject does not contain either amenity. Comparables 1, 3 and 5 are similar to the subject. Comparables 2 and 4 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.



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**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.

**Microwave/Dishwasher** – The subject does not contain microwaves or dishwashers. Comparable 3 is similar to the subject. Comparables 1, 2, 4 and 5 contain dishwashers in the units, and Comparables 1 and 5 each contain a microwave 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. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust \$10 per month for dishwashers. The comparables with both features were adjusted a total \$15 per month (\$10 for dishwashers + \$5 for microwaves = \$15).

**Washer/Dryer** – The subject and Comparable 3 each contain a laundry facility. Comparables 1 and 2 each contain washer/dryer hook-ups in the units, and Comparables 4 and 5 each contain a washer and dryer in the units. Although there is little market data available concerning units with washer/dryer hook-ups in the units versus those without, the added amenity is an enhancement to the unit. Therefore, Comparables 1 and 2 were adjusted downward \$5 per month. Units with a washer and dryer 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).

**Floor Coverings** – The subject contains vinyl floor coverings. Comparables 1, 2 and 4 have carpet floor coverings, Comparable 3 has wood composite flooring, and Comparable 5 has wood floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

**Window Coverings** – The subject and all comparables contain window coverings. No adjustment was needed.

**Cable/Satellite/Internet** – The subject does not provide more than access to cable, satellite or internet services. Comparables 1, 2, 3 and 5 are similar. Comparable 4 provides common area Wi-Fi. 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 Comparable 4.

**Special Features** – The subject does not contain special features. Comparables 1, 3 and 4 are similar to the subject. Comparable 2 contains fireplaces in the units, and Comparable 5 contains ceramic tile, stainless steel appliances and exposed brick. Fireplaces are enhancements to the units, and tenants would expect to pay a premium fee if this amenity was included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered





appropriate. Therefore, a \$10 adjustment was selected for Comparable 2. The market did not indicate a rent differential based on ceramic tile or exposed brick. Therefore, no adjustment was made for Comparable 5's ceramic tile or exposed brick. However, special features such as stainless steel appliances will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up charge from the rent that would be charged if unit did not contain these features. 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 \$30.80 per month for refrigerators with premium finishes. After considering all factors, a \$25 adjustment was applied for stainless steel appliances.

**Parking** – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

**Extra Storage** – The subject does not contain extra storage. All of the comparables except Comparable 4 are similar to the subject. Comparable 4 contains this feature for no additional fee. 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, extra storage was given a nominal \$5 adjustment per month.

**Security** – The subject does not contain security features. None of the comparables except Comparable 5 contain security features. Comparable 5 contains intercom/electronic entry and video surveillance. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered \$5 superior to video surveillance and security patrol. After considering all factors, Comparable 5 was adjusted downward \$15 (\$10 for intercom/electronic entry + \$5 for video surveillance = \$15).

**Clubhouse/Meeting Rooms/Dining Rooms** – The subject does not contain any of these features. None of the comparables except Comparable 4 contain these features. Comparable 4 contains a clubhouse. 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.

**Pool/Exercise Room/Recreation Areas** – The subject contains a playground. None of the comparables except Comparable 4 contain any of these features. Comparable 4 contains a swimming pool, exercise room, picnic area, playground, basketball court and fishing pond. 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. Comparables 1, 2, 3 and 5 were adjusted upward \$5 per month for the subject's playground. Comparable 4 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$ for picnic area + \$5 for playground + \$5 for basketball court + \$5 for fishing pond - \$5 for subject's playground = \$30).

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



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**Service Coordination** – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

**Non-Shelter Services** – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

**Neighborhood Network** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Heat** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$26 for electric 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.

**Cooling** – The subject does not have this utility provided. All of the comparables are similar to the subject. No adjustment was needed.

**Cooking** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$4 for electric 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.

**Hot Water** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$13 for electric 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.

**Other Electric** – The subject does not have this utility provided. All of the comparables are similar to the subject. No adjustment was needed.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparables 3 and 5 are similar. Comparables 1, 2 and 4 do not provide these utilities. Therefore, the comparables without these utilities provided were adjusted upward \$39 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.

**Trash/Recycling** – The subject provides this utility. All of the comparables except Comparables 1 and 2 are similar. Comparables 1 and 2 do not provide this utility. Therefore, the comparables without this utility provided were adjusted upward \$12 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.

**Conclusion of Market Rent**

The adjusted rents range from \$514 to \$823 per month. Market rent was selected giving consideration to Comparables 1 and 2 since they are located in South Hill; however, they are both superior to the subject in condition/street appeal. Comparables 3 and 5 are relatively similar to the subject in condition/street appeal and amenities. Comparable 4 was given the least consideration since it is superior in condition/street appeal and amenities. The appraiser concluded the market rent for the units as follows:

- **569 SF One-Bedroom Units** - **\$655, or \$1.15 per square foot**



**Two-Bedroom Units (688 SF) – As Complete**

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid		Unit Type	Two-Bedroom				Subject's FHA #:	N/A				
Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 6							
Mecklenburg Manor 719 East Ferrell Street South Hill Mecklenburg	Briarcliff Apartments 101-123 Brookside Lane South Hill Mecklenburg	Castle Heights Apartments 397-427 Raleigh Avenue South Hill Mecklenburg	Medallion Manor Apartments 306 East 2nd Street Farmville Prince Edward	Poplar Forest Apartments 900 Poplar Forest Road Farmville Prince Edward	The Greens at Sunchase 501 Sunchase Boulevard Farmville Prince Edward							
<b>A. Rents Charged</b>	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj		
1 \$ Last Rent / Restricted?	\$690		\$800		\$625		\$1,050		\$1,255			
2 Date Last Leased (mo/yr)	Dec-20		Dec-20		Dec-20		Dec-20		Dec-20			
3 Rent Concessions	N		N		N		N		N			
4 Occupancy for Unit Type	Unknown		100%		100%		96%		98%			
5 Effective Rent & Rent/ sq. ft	\$690	\$0.73	\$800	\$0.78	\$625	\$0.83	\$1,050	\$1.18	\$1,255	\$1.05		
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>												
<b>B. Design, Location, Condition</b>	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj		
6 Structure / Stories	WU/2		WU/2		WU/2		G1, WU/3		WU/4			
7 Yr. Built/Yr. Renovated	1974/2022		2004		2001		1965/2006		2000			
8 Condition /Street Appeal	G	(\$100)	G	(\$100)	A	\$55	G	(\$100)	G	(\$100)		
9 Neighborhood	A		A		A		A		A			
10 Same Market? Miles to Subj	Y/2.6		Y/2.2		N/52.7		N/49.5		N/52.8			
<b>C. Unit Equipment/ Amenities</b>	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj		
11 # Bedrooms	2		2		2		2		2			
12 # Baths	1	(\$20)	2	(\$20)	1		2	(\$20)	2	(\$20)		
13 Unit Interior Sq. Ft.	688	(\$55)	950	(\$70)	1,025	(\$70)	750	(\$15)	890	(\$40)	1,192	(\$105)
14 Balcony/ Patio	N		N		Y	(\$5)	N		Y	(\$5)	N	
15 AC: Central/ Wall	C		C		C		C		C		C	
16 Range/ Refrigerator	RF		RF		RF		RF		RF		RF	
17 Microwave/ Dishwasher	N	(\$15)	MD	(\$10)	N		D	(\$10)	MD	(\$15)	N	
18 Washer/Dryer	L	(\$5)	HU	(\$5)	HU		L	(\$25)	WD	(\$25)	WD	(\$25)
19 Floor Coverings	V		C		C		WC		C		WC	
20 Window Coverings	B		B		B		B		B		B	
21 Cable/ Satellite/Internet	N		N		N		N	(\$10)	N		N	
22 Special Features	N		N		F	(\$10)	N		N		CT, GC, SS, CM	(\$60)
23												
<b>D. Site Equipment/ Amenities</b>	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj		
24 Parking ( \$ Fee)	L/0		L/0		L/0		L/0		L/0		L/0	
25 Extra Storage	N		N		N		N	(\$5)	Y/0	(\$5)	Y/0	(\$5)
26 Security	N		N		N		N		N		N	
27 Clubhouse/ Meeting Rooms	N		N		N		N	(\$5)	C	(\$5)	C	(\$5)
28 Pool/ Recreation Areas	R	\$5	N	\$5	N	\$5	PER	(\$30)	PER	(\$25)	PER	(\$25)
29 Business Ctr / Nhd Netwk	N		N		N		N		N		BC	(\$5)
30 Service Coordination	N		N		N		N		N		N	
31 Non-shelter Services	N		N		N		N		N		N	
32 Neighborhood Networks	N		N		N		N		N		N	
<b>E. Utilities</b>	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj		
33 Heat (in rent?/ type)	Y/G	N/E \$34	N/E	N/E \$34	N/E	N/E \$34	N/E	N/E \$34	N/E	N/E \$34	N/E	N/E \$34
34 Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E		N/E	
35 Cooking (in rent?/ type)	Y/G	N/E \$5	N/E	N/E \$5	N/E	N/E \$5	N/E	N/E \$5	N/E	N/E \$5	N/E	N/E \$5
36 Hot Water (in rent?/ type)	Y/G	N/E \$16	N/E	N/E \$16	N/E	N/E \$16	N/E	N/E \$16	N/E	N/E \$16	N/E	N/E \$16
37 Other Electric	N		N		N		N		N		N	
38 Cold Water/ Sewer	Y	N \$46	N	N \$46	Y	N \$46	N	N \$46	N	N \$46	N	N \$46
39 Trash/ Recycling	Y	N \$12	N	N \$12	Y	N \$12	Y	N \$12	Y	N \$12	Y	N \$12
<b>F. Adjustments Recap</b>	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D	1	5	1	7	2	1	0	10	0	10	0	10
41 Sum Adjustments B to D	\$5	(\$195)	\$5	(\$220)	\$60	(\$15)	\$0	(\$250)	\$0	(\$365)	\$0	(\$365)
42 Sum Utility Adjustments	\$113	\$0	\$113	\$0	\$55	\$0	\$101	\$0	\$101	\$0	\$101	\$0
43 Net/ Gross Adjmts B to E	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
	(\$77)	\$313	(\$102)	\$338	\$100	\$130	(\$149)	\$351	(\$264)	\$466		
<b>G. Adjusted &amp; Market Rents</b>	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)	\$613		\$698		\$725		\$901		\$991			
45 Adj Rent/Last rent		89%		87%		116%		86%		79%		
46 Estimated Market Rent	\$770	\$1.12	Estimated Market Rent/ Sq Ft									

*Samuel J. Hill*  
Date: 12/17/2020  
Appraiser's Signature

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared:  Manually  Using HUD's Excel form form HUD-92273-S8 (04/2002)



**Mecklenburg Manor**  
**Primary Unit Type – Two-Bedroom Units (688 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.”

A rent comparability grid was prepared for the primary unit type with 688 square feet. Comparable apartments used include the following: Briarcliff Apartments (Comparable 1), Castle Heights Apartments (Comparable 2), Medallion Manor Apartments (Comparable 3), Poplar Forest Apartments (Comparable 4) and The Greens at Sunchase (Comparable 6).

**\$ Last Rent/Restricted** – All of the units are currently rented at the rates shown on the grid. Rents range from \$625 to \$1,255 per month. No unit used in this analysis has any rent restrictions.

**Date Last Leased** – The grid shows the effective date of the leases most recently signed. Effective dates are all December 2020. No adjustments were necessary.

**Rent Concessions** – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

**Occupancy for Unit Type** – The subject’s current occupancy rate is 96 percent. The comparables’ occupancy rates range from 96 to 100 percent. No adjustments were needed.

**Structure/Stories** – The subject is located in two-story walk-up buildings. Comparable 4 is located in one-story garden-style buildings or three-story walk-up buildings. Comparable 6 contains four-story walk-up buildings. All of the remaining comparables are located in two-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

**Year Built/Year Renovated** – The subject was built in 1974. Comparable 1 was constructed in 2004, and Comparable 2 was built in 2001. Comparable 3 was built in 1965 and renovated in 2006. Comparable 4 was constructed in 2000, and Comparable 6 was built in 2003. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

**Condition/Street Appeal** – The subject has brick and siding construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2 and 4 will be superior to the subject, and Comparables 3 and 5 will be inferior to the subject. Properties in Virginia were researched to see if renovations warranted an increase in rent. The following table shows properties with their unrenovated rents and the increased post renovated rents:

Property	Location	Year Built	Unrenovated Rent	Renovated Rent	Difference in Rent
Summit at Bon Air	North Chesterfield, VA	1974/2017	\$986	\$1,028	\$42
Addison at Swift Creek	Midlothian, VA	1999/2015	\$1,157	\$1,249	\$92
Imperial Tobacco Lofts	Lynchburg, VA	1900/2015	\$1,058	\$1,088	\$30
			<b>\$1,067</b>	<b>\$1,122</b>	<b>\$55</b>

The average unrenovated rent was \$1,067, and the average renovated rent was \$1,122; a difference of \$55. After considering all factors, the \$55 difference was added to their respective “as is” condition/street appeal adjustments. Therefore, Comparables 1, 2 and 4 were adjusted downward \$100, and Comparables 3 and 5 were adjusted upward \$55.



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**Neighborhood** – 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, eleven 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 and median income levels. Based on the analysis, all comparables are located in the subject’s neighborhood or in neighborhoods that are similar to the subject’s neighborhood. No adjustments were needed.

**Same Market/Miles to Subject** – Comparables 1 and 2 are located within the primary market area. However, due to the lack of conventional apartments within the primary market area, it was necessary to go outside the market area for the remaining comparables. Where possible, adjustments for neighborhood are separated from market area, and adjustments are applied on each line item. However, it is often difficult to distinguish between these two line items as quality and appearance of a neighborhood and market area often factor in the same items. In this market area, it was difficult to distinguish rent differences between neighborhood and market area. In order to avoid double-dipping, I elected to adjust in the neighborhood line item my collective thoughts on neighborhood and market issues rather than adjusting in the two separate lines. Separating the two would require making assumptions about one or the other and would not change my rent adjustment for these factors. In order to avoid making arbitrary assumptions, the differences in neighborhood and market area were adjusted on the neighborhood line item. Therefore, no additional adjustments were given.

**# of Bedrooms** – The subject contains two-bedroom units. All comparables are similar. No adjustments were needed.

**# of Baths** – The subject contains one bath in the two-bedroom units. Comparable 1 is similar to the subject. Comparables 1, 2, 4 and 5 each contain two baths. 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 per full bath per month adjustment was selected.

**Unit Interior Square Footage** – 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 units is \$0.21. 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.

**Balcony/Patio** – The subject does not contain either amenity. Comparables 1, 3 and 6 are similar to the subject. Comparables 2 and 4 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.

**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.

**Microwave/Dishwasher** – The subject does not contain microwaves or dishwashers. Comparable 3 is similar to the subject. Comparables 1, 2, 4 and 6 contain dishwashers in the units, and Comparables 1 and 6 each contain a microwave 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. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust \$10 per month for dishwashers. The comparables with both features were adjusted a total \$15 per month (\$10 for dishwashers + \$5 for microwaves = \$15).

**Washer/Dryer** – The subject and Comparable 3 each contain a laundry facility. Comparables 1 and 2 each contain washer/dryer hook-ups in the units, and Comparables 4 and 6 each contain a washer and dryer in the units. Although there is little market data available concerning units with washer/dryer hook-ups in the units versus those without, the added amenity is an enhancement to the unit. Therefore, Comparables 1 and 2 were adjusted downward \$5 per month. Units with a washer and dryer 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).

**Floor Coverings** – The subject contains vinyl floor coverings. Comparables 1, 2 and 4 have carpet floor coverings, Comparable 3 has wood composite flooring, and Comparable 5 has wood floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

**Window Coverings** – The subject and all comparables contain window coverings. No adjustment was needed.

**Cable/Satellite/Internet** – The subject does not provide more than access to cable, satellite or internet services. Comparables 1, 2, 3 and 6 are similar. Comparable 4 provides common area Wi-Fi-. 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 Comparable 4.

**Special Features** – The subject does not contain special features. Comparables 1, 3 and 4 are similar to the subject. Comparable 2 contains fireplaces in the units, and Comparable 6 contains ceramic tile, granite countertops, stainless steel appliances and crown molding. Fireplaces and crown molding are enhancements to the units, and tenants would expect to pay a premium fee if these amenities were included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for Comparable 2 and 6. The market did not indicate a rent differential based on ceramic tile. Therefore, no adjustment was made for Comparable 6's ceramic tile. However, special features such as stainless steel appliances and granite countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up charge from the rent that would be charged if unit did not contain these features. 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 \$30.80 per month for refrigerators with premium finishes. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Therefore, the comparable with both features was adjusted a total of \$50 per month.

**Parking** – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

**Extra Storage** – The subject does not contain extra storage. All of the comparables except Comparables 4 and 6 are similar to the subject. Comparables 4 and 6 contain this feature for no additional fee. 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, extra storage was given a nominal \$5 adjustment per month.

**Security** – The subject does not contain security features. None of the comparables contain security features. No adjustments were needed.

**Clubhouse/Meeting Rooms/Dining Rooms** – The subject does not contain any of these features. None of the comparables except Comparables 4 and 6 contain these features. Comparables 4 and 6 each contain a clubhouse. 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.

**Pool/Exercise Room/Recreation Areas** – The subject contains a playground. None of the comparables except Comparables 4 and 6 contain any of these features. Comparable 4 contains a swimming pool, exercise room, picnic area, playground, basketball court and fishing pond. Comparable 6 contains a swimming pool, spa/hot tub, exercise room, yoga studio and theater. 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. Comparables 1, 2, 3 and 5 were adjusted upward \$5 per month for the subject's playground. Comparable 4 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for basketball court + \$5 for fishing pond - \$5 for subject's playground = \$30). Comparable 6 was adjusted downward \$25 per month (\$10 for



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swimming pool + \$5 for spa/hot tub + \$5 for exercise room + \$ for yoga studio + \$5 for theater - \$5 for subject's playground = \$25).

**Business Center** – The subject does not have a business center. All of the comparables except Comparable 6 are similar to the subject. Comparable 6 contains a business center. 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. Comparable 6 was adjusted \$5 per month.

**Service Coordination** – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

**Non-Shelter Services** – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

**Neighborhood Network** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Heat** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$34 for electric 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.

**Cooling** – The subject does not have this utility provided. All of the comparables are similar to the subject. No adjustment was needed.

**Cooking** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$5 for electric 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.

**Hot Water** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$16 for electric 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.

**Other Electric** – The subject does not have this utility provided. All of the comparables are similar to the subject. No adjustment was needed.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparable 3 is similar. Comparables 1, 2, 4 and 6 do not provide these utilities. Therefore, the comparables without these utilities provided were adjusted upward \$46 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.

**Trash/Recycling** – The subject provides this utility. All of the comparables except Comparables 1 and 2 are similar. Comparables 1 and 2 do not provide this utility. Therefore, the comparables without this utility provided were adjusted upward \$12 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.



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**Conclusion of Market Rent**

The adjusted rents range from \$613 to \$991 per month. Market rent was selected giving consideration to Comparables 1 and 2 since they are located in South Hill; however, they are both superior to the subject in condition/street appeal. Comparable 3 is relatively similar to the subject in condition/street appeal and amenities. Comparables 4 and 6 were given the least consideration since they are superior in condition/street appeal and amenities. The appraiser concluded the market rent for the units as follows:

- **688 SF Two-Bedroom Units - \$770, or \$1.12 per square foot**



Three-Bedroom Units (826 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid		Unit Type →	Three-Bedroom				Subject's FHA #:	N/A			
Subject		Comparable 1	Comparable 2		Comparable 3		Comparable 4		Comparable 6		
Mecklenburg Manor 719 East Ferrell Street South Hill Mecklenburg		Briard Cliff Apartments 101-123 Brookside Lane South Hill Mecklenburg	Castle Heights Apartments 397-427 Raleigh Avenue South Hill Mecklenburg		Medallion Manor Apartments 306 East 2nd Street Farmville Prince Edward		Poplar Forest Apartments 900 Poplar Forest Road Farmville Prince Edward		The Greens at Sunchase 501 Sunchase Boulevard Farmville Prince Edward		
Data on Subject		Data	Data		Data		Data		Data		
A. Rents Charged		Data	Data		Data		Data		Data		
1	\$ Last Rent / Restricted?	\$850	\$800	\$725	\$1,110	\$1,272					
2	Date Last Leased (mo/yr)	Dec-20	Dec-20	Dec-20	Dec-20	Dec-20					
3	Rent Concessions	N	N	N	N	N					
4	Occupancy for Unit Type	Unknown	100%	100%	96%	98%					
5	Effective Rent & Rent/ sq. ft	\$850 \$0.85	\$800 \$0.78	\$725 \$0.81	\$1,110 \$1.11	\$1,272 \$0.92					
In Parts B thru E, adjust only for differences the subject's market values.											
B. Design, Location, Condition		Data	Data		Data		Data		Data		
6	Structure / Stories	WU/2	WU/2	WU/2	WU/2	G1, WU/3	WU/4				
7	Yr. Built/Yr. Renovated	1974/2022	2004	2001	1965/2006	2003					
8	Condition /Street Appeal	G	G (\$100)	G (\$100)	A \$55	G (\$100)	G (\$100)				
9	Neighborhood	A	A	A	A	A					
10	Same Market? Miles to Subj	Y/2.6	Y/2.2	N/52.7	N/49.5	N/51.8					
C. Unit Equipment/ Amenities		Data	Data		Data		Data		Data		
11	# Bedrooms	3	2	3	3	3					
12	# Baths	1	2 (\$20)	2 (\$20)	1	2 (\$20)					
13	Unit Interior Sq. Ft.	826	1,000 (\$35)	1,025 (\$40)	900 (\$15)	1,000 (\$35)	1,386 (\$120)				
14	Balcony/ Patio	N	N	Y (\$5)	N	Y (\$5)					
15	AC: Central/ Wall	C	C	C	C	C					
16	Range/ Refrigerator	RF	RF	RF	RF	RF					
17	Microwave/ Dishwasher	N	MD (\$15)	D (\$10)	N	D (\$10)					
18	Washer/Dryer	L	HU (\$5)	HU (\$5)	L	WD (\$25)					
19	Floor Coverings	V	C	C	WC	C					
20	Window Coverings	B	B	B	B	B					
21	Cable/ Satellite/Internet	N	N	N	N	I (\$10)					
22	Special Features	N	N	F (\$10)	N	N	CT, GC, SS, CM (\$60)				
D. Site Equipment/ Amenities		Data	Data		Data		Data		Data		
24	Parking ( \$ Fee)	L/0	L/0	L/0	L/0	L/0					
25	Extra Storage	N	N	N	N	Y/0 (\$5)	Y/0 (\$5)				
26	Security	N	N	N	N	N					
27	Clubhouse/ Meeting Rooms	N	N	N	N	C (\$5)	C (\$5)				
28	Pool/ Recreation Areas	R	N \$5	N \$5	N \$5	PER (\$30)	PER (\$25)				
29	Business Ctr / Nhd Netwk	N	N	N	N	N	BC (\$5)				
30	Service Coordination	N	N	N	N	N					
31	Non-shelter Services	N	N	N	N	N					
32	Neighborhood Networks	N	N	N	N	N					
E. Utilities		Data	Data		Data		Data		Data		
33	Heat (in rent?/ type)	Y/G	N/E \$42	N/E \$42	N/E \$42	N/E \$42	N/E \$42				
34	Cooling (in rent?/ type)	N/E	N/E	N/E	N/E	N/E					
35	Cooking (in rent?/ type)	Y/G	N/E \$7	N/E \$7	N/E \$7	N/E \$7	N/E \$7				
36	Hot Water (in rent?/ type)	Y/G	N/E \$20	N/E \$20	N/E \$20	N/E \$20	N/E \$20				
37	Other Electric	N	N	N	N	N					
38	Cold Water/ Sewer	Y	N \$54	N \$54	Y	N \$54	N \$54				
39	Trash/Recycling	Y	N \$12	N \$12	Y	Y	Y				
F. Adjustments Recap		Pos	Neg		Pos		Neg		Pos		
40	# Adjustments B to D	1	5	2	7	2	1	0	10	10	
41	Sum Adjustments B to D	\$5	(\$175)	\$55	(\$190)	\$60	(\$15)	\$0	(\$245)	(\$380)	
42	Sum Utility Adjustments	\$135	\$0	\$135	\$0	\$69	\$0	\$123	\$0	\$123	
43	Net/ Gross Adjmts B to E	(\$35)	Gross \$315	Net \$0	Gross \$380	Net \$114	Gross \$144	Net (\$122)	Gross \$368	Net (\$257)	
G. Adjusted & Market Rents		Adj. Rent	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		
44	Adjusted Rent (5+ 43)	\$815	\$800	\$839	\$988	\$1,015					
45	Adj Rent/Last rent		96%	100%	116%	89%	80%				
46	Estimated Market Rent	\$855	\$1,040	Estimated Market Rent/ Sq Ft							

*Samuel S. Self*  
Date 12/17/2020  
Appraiser's Signature Date

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared:  Manually  Using HUD's Excel form form HUD-92273-S8 (04/2002)



**Mecklenburg Manor**  
**Primary Unit Type – Three-Bedroom Units (826 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.”

A rent comparability grid was prepared for the primary unit type with 826 square feet. Comparable apartments used include the following: Briarcliff Apartments (Comparable 1), Castle Heights Apartments (Comparable 2), Medallion Manor Apartments (Comparable 3), Poplar Forest Apartments (Comparable 4) and The Greens at Sunchase (Comparable 6).

**\$ Last Rent/Restricted** – All of the units are currently rented at the rates shown on the grid. Rents range from \$725 to \$1,272 per month. No unit used in this analysis has any rent restrictions.

**Date Last Leased** – The grid shows the effective date of the leases most recently signed. Effective dates are all December 2020. No adjustments were necessary.

**Rent Concessions** – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

**Occupancy for Unit Type** – The subject’s current occupancy rate is 96 percent. The comparables’ occupancy rates range from 96 to 100 percent. No adjustments were needed.

**Structure/Stories** – The subject is located in two-story walk-up buildings. Comparable 4 is located in one-story garden-style buildings or three-story walk-up buildings. Comparable 6 contains four-story walk-up buildings. All of the remaining comparables are located in two-story walk-up buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

**Year Built/Year Renovated** – The subject was built in 1974. Comparable 1 was constructed in 2004, and Comparable 2 was built in 2001. Comparable 3 was built in 1965 and renovated in 2006. Comparable 4 was constructed in 2000, and Comparable 6 was built in 2003. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

**Condition/Street Appeal** – The subject has brick and siding construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition. As complete, Comparables 1, 2 and 4 will be superior to the subject, and Comparables 3 and 5 will be inferior to the subject. Properties in Virginia were researched to see if renovations warranted an increase in rent. The following table shows properties with their unrenovated rents and the increased post renovated rents:

Property	Location	Year Built	Unrenovated Rent	Renovated Rent	Difference in Rent
Summit at Bon Air	North Chesterfield, VA	1974/2017	\$986	\$1,028	\$42
Addison at Swift Creek	Midlothian, VA	1999/2015	\$1,157	\$1,249	\$92
Imperial Tobacco Lofts	Lynchburg, VA	1900/2015	\$1,058	\$1,088	\$30
			<b>\$1,067</b>	<b>\$1,122</b>	<b>\$55</b>

The average unrenovated rent was \$1,067, and the average renovated rent was \$1,122; a difference of \$55. After considering all factors, the \$55 difference was added to their respective “as is” condition/street appeal adjustments. Therefore, Comparables 1, 2 and 4 were adjusted downward \$100, and Comparables 3 and 5 were adjusted upward \$55.



**Neighborhood** – 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, eleven 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 and median income levels. Based on the analysis, all comparables are located in the subject’s neighborhood or in neighborhoods that are similar to the subject’s neighborhood. No adjustments were needed.

**Same Market/Miles to Subject** – Comparables 1 and 2 are located within the primary market area. However, due to the lack of conventional apartments within the primary market area, it was necessary to go outside the market area for the remaining comparables. Where possible, adjustments for neighborhood are separated from market area, and adjustments are applied on each line item. However, it is often difficult to distinguish between these two line items as quality and appearance of a neighborhood and market area often factor in the same items. In this market area, it was difficult to distinguish rent differences between neighborhood and market area. In order to avoid double-dipping, I elected to adjust in the neighborhood line item my collective thoughts on neighborhood and market issues rather than adjusting in the two separate lines. Separating the two would require making assumptions about one or the other and would not change my rent adjustment for these factors. In order to avoid making arbitrary assumptions, the differences in neighborhood and market area were adjusted on the neighborhood line item. Therefore, no additional adjustments were given.

**# of Bedrooms** – The subject has three-bedroom units. Due to the lack of conventional three-bedroom units in the area, 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 \$50 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 -\$3 to \$69, with an average of \$40 per month for the one-bedroom vs. two-bedroom analysis. The two-bedroom vs. three-bedroom analysis indicated a range of \$30 to \$149, with an average of \$70 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 \$50 adjustment was determined for bedroom.

	Medallion Manor	Woodcleft Apts	Chatham Terrace
<b>1 BR Rent</b>	\$525	\$425	\$535
<b>1 BR Size</b>	600	650	680
<b>2 BR Rent</b>	\$625	\$500	\$595
<b>2 BR Size</b>	750	750	980
<b>Size Adj Factor</b>	\$0.21	\$0.21	\$0.21
<b>Size Difference</b>	150	100	300
<b>Indicated Size Adj.</b>	\$32	\$21	\$63
<b>Adjusted 2 BR Rent</b>	\$594	\$479	\$532
<b>Indicated BR Adj.</b>	<b>\$69</b>	<b>\$54</b>	<b>-\$3</b>





	Briarcliff Apts	Medallion Manor	Poplar Forest	The Greens at Sunchase
<b>2 BR Rent</b>	\$690	\$625	\$1,050	\$1,260
<b>2 BR Size</b>	950	750	890	1,415
<b>3 BR Rent</b>	\$850	\$725	\$1,110	\$1,290
<b>3 BR Size</b>	1,000	900	1,000	1,415
<b>Size Adj Factor</b>	\$0.23	\$0.23	\$0.23	\$0.23
<b>Size Difference</b>	50	150	110	0
<b>Indicated Size Adj.</b>	\$12	\$35	\$25	\$0
<b>Adjusted 3 BR Rent</b>	\$839	\$691	\$1,085	\$1,290
<b>Indicated BR Adj.</b>	<b>\$149</b>	<b>\$66</b>	<b>\$35</b>	<b>\$30</b>

**# of Baths** – The subject contains one bath in the two-bedroom units. Comparable 1 is similar to the subject. Comparables 1, 2, 4 and 5 each contain two baths. 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 per full bath per month adjustment was selected.

**Unit Interior Square Footage** – 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 units is \$0.21. 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.

**Balcony/Patio** – The subject does not contain either amenity. Comparables 1, 3 and 6 are similar to the subject. Comparables 2 and 4 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.

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



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

**Microwave/Dishwasher** – The subject does not contain microwaves or dishwashers. Comparable 3 is similar to the subject. Comparables 1, 2, 4 and 6 contain dishwashers in the units, and Comparables 1 and 6 each contain a microwave 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. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust \$10 per month for dishwashers. The comparables with both features were adjusted a total \$15 per month (\$10 for dishwashers + \$5 for microwaves = \$15).

**Washer/Dryer** – The subject and Comparable 3 each contain a laundry facility. Comparables 1 and 2 each contain washer/dryer hook-ups in the units, and Comparables 4 and 6 each contain a washer and dryer in the units. Although there is little market data available concerning units with washer/dryer hook-ups in the units versus those without, the added amenity is an enhancement to the unit. Therefore, Comparables 1 and 2 were adjusted downward \$5 per month. Units with a washer and dryer 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).

**Floor Coverings** – The subject contains vinyl floor coverings. Comparables 1, 2 and 4 have carpet floor coverings, Comparable 3 has wood composite flooring, and Comparable 5 has wood floor coverings. The market did not indicate a rent differential based on floor coverings. Therefore, no adjustments were needed.

**Window Coverings** – The subject and all comparables contain window coverings. No adjustment was needed.

**Cable/Satellite/Internet** – The subject does not provide more than access to cable, satellite or internet services. Comparables 1, 2, 3 and 6 are similar. Comparable 4 provides common area Wi-Fi. 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 Comparable 4.

**Special Features** – The subject does not contain special features. Comparables 1, 3 and 4 are similar to the subject. Comparable 2 contains fireplaces in the units, and Comparable 6 contains ceramic tile, granite countertops, stainless steel appliances and crown molding. Fireplaces and crown molding are enhancements to the units, and tenants would expect to pay a premium fee if these amenities were included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for Comparable 2 and 6. The market did not indicate a rent differential based on ceramic tile. Therefore, no adjustment was made for Comparable 6's ceramic tile. However, special features such as stainless steel appliances and granite countertops will typically command a higher rent in the market. Tenants are



typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up charge from the rent that would be charged if unit did not contain these features. 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 \$30.80 per month for refrigerators with premium finishes. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Therefore, the comparable with both features was adjusted a total of \$50 per month.

**Parking** – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

**Extra Storage** – The subject does not contain extra storage. All of the comparables except Comparables 4 and 6 are similar to the subject. Comparables 4 and 6 contain this feature for no additional fee. 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, extra storage was given a nominal \$5 adjustment per month.

**Security** – The subject does not contain security features. None of the comparables contain security features. No adjustments were needed.

**Clubhouse/Meeting Rooms/Dining Rooms** – The subject does not contain any of these features. None of the comparables except Comparables 4 and 6 contain these features. Comparables 4 and 6 each contain a clubhouse. 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.

**Pool/Exercise Room/Recreation Areas** – The subject contains a playground. None of the comparables except Comparables 4 and 6 contain any of these features. Comparable 4 contains a swimming pool, exercise room, picnic area, playground, basketball court and fishing pond. Comparable 6 contains a swimming pool, spa/hot tub, exercise room, yoga studio and theater. 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. Comparables 1, 2, 3 and 5 were adjusted upward \$5 per month for the subject's playground. Comparable 4 was adjusted downward \$30 per month (\$10 for swimming pool + \$5 for exercise room + \$5 for picnic area + \$5 for playground + \$5 for basketball court + \$5 for fishing pond - \$5 for subject's playground = \$30). Comparable 6 was adjusted downward \$25 per month (\$10 for swimming pool + \$5 for spa/hot tub + \$5 for exercise room + \$ for yoga studio + \$5 for theater - \$5 for subject's playground = \$25).

**Business Center** – The subject does not have a business center. All of the comparables except Comparable 6 are similar to the subject. Comparable 6 contains a business center. 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. Comparable 6 was adjusted \$5 per month.

**Service Coordination** – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

**Non-Shelter Services** – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.



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**Neighborhood Network** – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

**Heat** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$42 for electric 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.

**Cooling** – The subject does not have this utility provided. All of the comparables are similar to the subject. No adjustment was needed.

**Cooking** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$7 for electric 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.

**Hot Water** – The subject has this utility provided. None of the comparables have this utility provided. Therefore, all comparables were adjusted upward \$20 for electric 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.

**Other Electric** – The subject does not have this utility provided. All of the comparables are similar to the subject. No adjustment was needed.

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparable 3 is similar. Comparables 1, 2, 4 and 6 do not provide these utilities. Therefore, the comparables without these utilities provided were adjusted upward \$54 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.

**Trash/Recycling** – The subject provides this utility. All of the comparables except Comparables 1 and 2 are similar. Comparables 1 and 2 do not provide this utility. Therefore, the comparables without this utility provided were adjusted upward \$12 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.

### **Conclusion of Market Rent**

The adjusted rents range from \$800 to \$1,015 per month. Market rent was selected giving consideration to Comparables 1 and 2 since they are located in South Hill; however, they are both superior to the subject in condition/street appeal. Comparable 3 is relatively similar to the subject in condition/street appeal and amenities. Comparables 4 and 6 were given the least consideration since they are superior in condition/street appeal and amenities. The appraiser concluded the market rent for the units as follows:

- **826 SF Three-Bedroom Units - \$855, or \$1.04 per square foot**



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 (Section 8)	1	569	40%	\$467	\$654	\$62	\$592
1/1 (Section 8)	4	569	50%	\$583	\$654	\$62	\$592
1/1 (LIHTC)	3	569	60%	\$700	\$527	\$62	\$465
2/1 (Section 8)	4	688	40%	\$561	\$829	\$58	\$771
2/1 (Section 8)	10	688	50%	\$701	\$829	\$58	\$771
2/1 (LIHTC)	14	688	60%	\$841	\$568	\$58	\$510
3/1 (Section 8)	1	826	40%	\$648	\$1,026	\$65	\$961
3/1 (Section 8)	4	826	50%	\$810	\$1,026	\$65	\$961
3/1 (LIHTC)	10	826	60%	\$972	\$610	\$65	\$545

The subject's proposed LIHTC rents at 60 percent of the area median income are below the determined market-rate rents. The subject's proposed Section 8 rents that are set at 40 and 50 percent of the area median income are above the determined achievable market-rate rents. However, once rehabilitation is complete, the property will retain its subsidies for the 24 Section 8 units. Tenants in these units will never be required to pay more than 30 percent of their income towards rent and utilities. Therefore, the subject's proposed rents will be competitive within the market area.

### Evaluation of the Development

#### Project Design

Mecklenburg Manor is comprised of seven two-story walk-up buildings containing 51 units and an accessory building containing a laundry facility, office and maintenance area. The buildings have brick and siding exterior and flat roofs.

#### Project Amenities

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

#### Parking

The complex contains open asphalt parking areas with approximately 65 parking spaces. This parking ratio is slightly higher than one space per unit. However, South Hill has a 60 WalkScore and the subject's occupancy rate has remained stable. Therefore, this does not appear to have a negative impact on the subject property.

#### Unit Mix

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

#### Utilities

The subject contains central gas heating and central electric cooling. Cooking and hot water are gas. Gas, water, sewer and trash collection services are provided by the landlord. All remaining utilities are paid by the tenant. This arrangement is superior to the comparables in the market area.



### Unit Amenities

Each unit contains the following amenities: refrigerator, range/oven, vinyl and blinds. 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.
- Mecklenburg Manor is an existing Section 8 and market-rate family complex that contains 51 units. As complete, all units will be revenue units, and the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. As a result of the subsidies, tenants in these units will never be required to pay more than 30 percent of their income towards rent and utilities. The subject's proposed LIHTC and Section 8 rents will provide a good value to prospective tenants.

#### Weaknesses

- There are no apparent weaknesses.



## LOCAL PERSPECTIVE AND INTERVIEWS



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## Local Interviews

### **South Hill Planning & Zoning Department**

David Hash, Code Compliance Official for the Town of South Hill, indicated the subject is zoned R2-16, General Residential District. The subject is a legal, conforming use. Mr. Hash indicated that there are 16 multifamily permits allowed per year. The telephone number for the South Hill Planning and Zoning Department is 434-447-5041.

### **Economic Development**

According to Brently Morris, with the Mecklenburg County Business Development, majority of employees live throughout the county and there is a need for additional housing as companies are expanding and relocating to the area. He stated most employees rent their homes. In addition, he stated that the department is currently in negotiations with several new companies now. Furthermore, he stated that residents of the area would be in favor of the rehabilitation of the subject and there is a large need for additional affordable housing. He stated the unit types needed the most are two- and three-bedroom units; however, any type is needed. He stated that the area most desired is near downtown or toward the center of town. The phone number for the Mecklenburg County Business Development Department is 434-447-3191.

## RECOMMENDATIONS AND CONCLUSIONS



**Recommendations and Conclusions**

**Project Description**

The subject, Mecklenburg Manor, is an existing Section 8 and market-rate multifamily development that currently contains 50 revenue units and one non-revenue unit. As complete, all units will be revenue units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning between \$16,011 and \$40,380 annually without considering subsidies, and individuals earning below \$40,380 annually when considering subsidies.

Mecklenburg Manor is comprised of seven two-story walk-up buildings containing 51 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with brick and siding exterior and flat 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 (Section 8)	5	569	\$592	\$59
1/1 (Market)	3	569	\$449	N/A
2/1 (Section 8)	14	688	\$771	\$55
2/1 (Market)	13	688	\$488	N/A
2/1 (Non-Rev)	1	688	\$0	N/A
3/1 (Section 8)	5	826	\$961	\$63
3/1 (Market)	10	826	\$522	N/A
	<b>51</b>			

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 (Section 8)	1	569	40%	\$467	\$654	\$62	\$592
1/1 (Section 8)	4	569	50%	\$583	\$654	\$62	\$592
1/1 (LIHTC)	3	569	60%	\$700	\$527	\$62	\$465
2/1 (Section 8)	4	688	40%	\$561	\$829	\$58	\$771
2/1 (Section 8)	10	688	50%	\$701	\$829	\$58	\$771
2/1 (LIHTC)	14	688	60%	\$841	\$568	\$58	\$510
3/1 (Section 8)	1	826	40%	\$648	\$1,026	\$65	\$961
3/1 (Section 8)	4	826	50%	\$810	\$1,026	\$65	\$961
3/1 (LIHTC)	10	826	60%	\$972	\$610	\$65	\$545

**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 market-rate apartment complexes is 4.0 percent. However, the contact for Chatham Terrace Apartments stated the property has been unable to lease units due to the current COVID-19 restrictions. Therefore, the property has a higher than typical vacancy rate. Without considering this property, the overall market-rate apartment vacancy rate is 3.0 percent. In addition, the contact for Briarcliff Apartments was unable to disclose the current occupancy rate. Therefore, this property was not considered in the vacancy analysis.



The vacancy rate for affordable housing units in the market area is 4.6 percent. However, the contact for River Wynd Apartments stated the property had a higher than typical vacancy rate due to mismanagement of the previous owners. Furthermore, as the new management takes over, the property is expected to achieve a stabilized occupancy rate. Therefore, without considering this property, the overall affordable vacancy rate is 3.7 percent.

The development does not have an adverse impact on the market area. There were six income-restricted developments confirmed in the market area. Planters Woods Apartments is the most similar to the subject since it has rents at 40, 50 and 60 percent AMI, and also contains subsidy for some of its units. River Wynd Apartments contains two- and three-bedroom units and has rents set at 50 percent AMI. Lakewood Apartments' one-bedroom units are set at 50 percent AMI; with more than half of the units receiving Rental Assistance. In addition, the majority of the comparables contain a waiting list. Therefore, the market area is not saturated.

### Market Feasibility

The following table contains the capture rates for the entire property as well as for the vacant units only at the property when considering the subject's subsidies.

CAPTURE RATE BY INCOME LIMITS - WITH SUBSIDY				
Income Restrictions:	All Section 8 Units @ 40% (\$0 - \$26,920)	All Section 8 Units @ 50% (\$0 - \$33,650)	All LIHTC Units @ 60% (\$18,069 - \$40,380)	Project Total (\$0 - \$40,380)
All Units at Subject	0.7%	11.8%	2.6%	4.8%
Vacant Units at Subject	0.0%	0.7%	0.1%	0.2%

The market shows a net demand of 1,054 units for all rehabilitated units at or below 60 percent of the area median income when considering subsidies. When considering all units vacant, the capture rate is 4.8 percent. However, the subject is an existing development that will contain a total 51 revenue units. The property is 96 percent occupied, with two vacant units. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. When only considering the subject's vacant units, the overall capture rate is 0.2 percent.

The following table contains the capture rates for the entire property without considering the subject's subsidies.

CAPTURE RATE BY INCOME LIMITS - WITHOUT SUBSIDY				
Income Restrictions:	All Units @ 40% (\$16,011 - \$26,920)	1BR Units @ 50% (\$19,989 - \$33,650)	All Units @ 60% (\$18,069 - \$40,380)	Project Total (\$16,011 - \$40,380)
All Units at Subject	2.3%	12.9%	10.6%	14.8%

The market shows a net demand of 344 units for all rehabilitation units at or below 60 percent of the area median income without considering the subject's subsidies. As complete, the property will remain a Section 8 property with subsidies for 24 units as well be 100 percent tax credit property at 40, 50 and 60 percent of the area median income. However, when considering the property without its subsidies, it is unlikely all residents would remain income-qualified. Therefore, the analysis was conducted as though entirely vacant. Without considering the property's subsidies and as though entirely vacant, the capture rate is 14.7 percent.

Mecklenburg Manor is an existing Section 8 and LIHTC family complex that contains 51 units. As complete, the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two vacant. The rehabilitation will not permanently displace any current tenants. The property will retain its subsidies once rehabilitation is complete; therefore, it is likely tenants in these units will continue to reside at the property. Furthermore, since the current market-rate rents are well below market, the tenants in the



market units should remain income qualified and could remain after renovations. Therefore, once rehabilitation is complete, the property will not need to absorb any additional units to maintain its stabilized occupancy.

However, when considering the subject without its subsidies, an absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. Without the subsidies, the property's current residents in these units are unlikely to remain income-qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. 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.

### Evaluation of Rehabilitated Project

The subject is located at 719 East Ferrell Street. 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.
- The subject's location provides easy access to all needed services, recreation and public transit.
- The subject's proposed LIHTC rents at 60 percent of the area median income are below the determined market-rate rents. The subject's proposed Section 8 rents that are set at 40 and 50 percent of the area median income are above the determined achievable market-rate rents. However, once rehabilitation is complete, the property will retain its subsidies for the 24 Section 8 units. Tenants in these units will never be required to pay more than 30 percent of their income towards rent and utilities. Therefore, the subject's proposed rents will be competitive within the market area.
- Mecklenburg Manor is an existing Section 8 and market-rate family complex that contains 51 units. As complete, all units will be revenue units, and the property will retain its subsidies for 24 units, as well as be 100 percent LIHTC at 40, 50 and 60 percent of the area median income. The development is currently 96 percent occupied, with two vacant. The rehabilitation will not permanently displace any current tenants. The property will retain its subsidies once rehabilitation is complete; therefore, it is likely tenants in these units will continue to reside at the property. Furthermore, since the current market-rate rents are well below market, the tenants in the market units should remain income qualified and could remain after renovations. Therefore, once rehabilitation is complete, the property will not need to absorb any additional units to maintain its stabilized occupancy.





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- 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**



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### 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. Samuel T. Gill 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.



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**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: GA11880  
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-RAQ-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, CreditWest, 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, Sigmet Partners and Wachovia Securities.

**DEVELOPMENT/OWNER SHIP/  
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*

**2<sup>nd</sup> 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.*





<b>Valuing Real Estate in a Changing Market</b>	
<i>National Association of Independent Fee Appraisers</i>	
<b>Principles of Residential Real Estate Appraising</b>	
<i>National Association of Independent Fee Appraisers</i>	
<b>Real Estate Appraisal Methods</b>	
<i>Southeast Missouri State University</i>	
<b>Lead Inspector Training</b>	
<i>The University of Kansas</i>	
<b>Lead Inspector Refresher</b>	
<i>Safety Support Services, Incorporated</i>	
<b>Home Inspections: Common Defects in Homes</b>	
<i>National Association of Independent Fee Appraisers</i>	
<b>Heating and Air Conditioning Review</b>	
<i>National Association of Independent Fee Appraisers</i>	
<b>Professional Standards of Practice</b>	
<i>National Association of Independent Fee Appraisers</i>	
<b>Developing &amp; Growing an Appraisal Practice – Virtual Classroom</b>	
<i>McKissock, Inc.</i>	
<b>The Appraiser as Expert Witness</b>	
<i>McKissock, Inc.</i>	
<b>Current Issues in Appraising</b>	
<i>McKissock, Inc.</i>	
<b>2011 ValExpo: Keynote-Valuation Visionaries</b>	
<i>Van Education Center/Real Estate</i>	
<b>Residential Report Writing</b>	
<i>McKissock, Inc.</i>	
<b>The Dirty Dozen</b>	
<i>McKissock, Inc.</i>	
<b>Risky Business: Ways to Minimize Your Liability</b>	
<i>McKissock, Inc.</i>	
<b>Introduction to Legal Descriptions</b>	
<i>McKissock, Inc.</i>	
<b>Introduction to the Uniform Appraisal Dataset</b>	
<i>McKissock, Inc.</i>	
<b>Mold Pollution and the Appraiser</b>	
<i>McKissock, Inc.</i>	
<b>Appraising Apartments: The Basics</b>	
<i>McKissock, Inc.</i>	
<b>Foundations in Sustainability: Greening the Real Estate and Appraisal Industries</b>	
<i>McKissock, Inc.</i>	
<b>Mortgage Fraud</b>	
<i>McKissock, Inc.</i>	
<b>The Nuts and Bolts of Green Building for Appraisers</b>	
<i>McKissock, Inc.</i>	
<b>The Cost Approach</b>	
<i>McKissock, Inc.</i>	



**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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<b>OVERVIEW</b>	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.
<b>ACCREDITATIONS</b>	<b>MAI Designated Member of the Appraisal Institute</b>  <b>State Certified General Real Estate Appraiser</b>  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.
<b>EDUCATION</b>	<b>Bachelor of Science Degree</b> <i>Southeast Missouri State University</i> <b>Associate of Arts Degree</b> <i>Three Rivers Community College</i> <b>Professional Standards of Practice</b> <i>National Association of Independent Fee Appraisers</i> <b>Introductions to Income Properties</b> <i>National Association of Independent Fee Appraisers</i> <b>Concepts, Terminology &amp; Techniques</b> <i>National Association of Independent Fee Appraisers</i> <b>Financial Analysis of Income Properties</b> <i>National Association of Independent Fee Appraisers</i> <b>1.4B Report Writing-Non Residential Real Estate Appraising</b> <i>National Association of Independent Fee Appraisers</i> <b>Principles of Residential Real Estate Appraising</b> <i>National Association of Independent Fee Appraisers</i> <b>1.4A Report Writing-Residential Real Estate Appraising</b> <i>National Association of Independent Fee Appraisers</i> <b>Economics I</b> <i>Three Rivers Community College</i> <b>1.4A Report Writing Non-Residential Real Estate Appraising</b> <i>National Association of Independent Fee Appraisers</i> <b>Advanced Highest &amp; Best Use and Market Analysis</b> <i>Appraisal Institute</i> <b>Advanced Sales Comparison &amp; Cost Approaches</b> <i>Appraisal Institute</i> <b>Advanced Income Capitalization</b> <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.



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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. 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.

*Samuel J. Hill*

March 3, 2021

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Market Analyst

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Date

**ADDENDUM A – DATA SOURCES**



2000 U.S. Census

2010 U.S. Census

American Community Survey

Nielsen Claritas (A nationally recognized demographics forecaster)

Ribbon Demographics, 2021 Data (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; Ribbon Demographics, 2021 Data; 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 50<sup>th</sup> 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)
<b>Executive Summary</b>		
1	Executive Summary	10
<b>Scope of Work</b>		
2	Scope of Work	15
<b>Project Description</b>		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	20
4	Utilities (and utility sources) included in rent	19
5	Target market/population description	19
6	Project description including unit features and community amenities	19
7	Date of construction/preliminary completion	19
8	If rehabilitation, scope of work, existing rents, and existing vacancies	20
<b>Location</b>		
9	Concise description of the site and adjacent parcels	26
10	Site photos/maps	24; 27
11	Map of community services	41
12	Site evaluation/neighborhood including visibility, accessibility and crime	37
<b>Market Area</b>		
13	PMA description	46
14	PMA Map	48
<b>Employment and Economy</b>		
15	At-Place employment trends	50
16	Employment by sector	52
17	Unemployment rates	50
18	Area major employers/employment centers and proximity to site	51
19	Recent or planned employment expansions/reductions	52
<b>Demographic Characteristics</b>		
20	Population and household estimates and projections	55
21	Area building permits	73
22	Population and household characteristics including income, tenure, and size	55
23	For senior or special needs projects, provide data specific to target market	N/A
<b>Competitive Environment</b>		
24	Comparable property profiles and photos	78
25	Map of comparable properties	85
26	Existing rental housing evaluation including vacancy and rents	75
27	Comparison of subject property to comparable properties	108

### 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)
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	108
29	Rental communities under construction, approved, or proposed	73
30	For senior or special needs populations, provide data specific to target market	N/A
<b>Affordability, Demand, and Penetration Rate Analysis</b>		
31	Estimate of demand	68
32	Affordability analysis with capture rate	71
33	Penetration rate analysis with capture rate	67
<b>Analysis/Conclusions</b>		
34	Absorption rate and estimated stabilized occupancy for subject	70
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	88
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	111
<b>Other Requirements</b>		
42	Certifications	7
43	Statement of qualifications	117
44	Sources of data not otherwise identified	Addendum A

ADDENDUM D – SUBJECT DATA





**Part G – Information on Mortgagor Entity**

Name of Entity \_\_\_\_\_

Type of Entity \_\_\_\_\_

- Individual     General Partnership     Joint Tenancy/Tenants in Common     Other (specify) \_\_\_\_\_  
 Corporation     Limited Partnership     Trust

**List all Principals Comprising Mortgagor Entity:** provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:  
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.  
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.  
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

Name and Title \_\_\_\_\_

**Part H – Owner Certification**

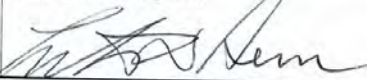
To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title \_\_\_\_\_

Lester Severe - General Partner

Authorized Official's Signature



10/7/2020  
Date (mm/dd/yyyy)

**Part I – HUD/Lender Approval**

Addendum Number \_\_\_\_\_

HAP Contract Number \_\_\_\_\_

Exhibit Number \_\_\_\_\_

Loan Servicer Signature \_\_\_\_\_

Date (mm/dd/yyyy) \_\_\_\_\_

Branch Chief/Lender Official Signature

Date (mm/dd/yyyy) \_\_\_\_\_

Director, Housing Management Division Signature

Date (mm/dd/yyyy) \_\_\_\_\_

Public reporting burden for this collection of information is estimated to average 20 minutes 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 agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

### Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

**General.** For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

**Part A.** If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

**Column 1.** Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

**Column 2.** Show the number of units for each unit type. Include non-revenue producing units.

**Column 3.** For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

**Column 4.** For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

**Columns 5 and 6.** Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

**Columns 7 and 8.** Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

**Parts B, C, D and E.** Complete these Parts according to the instructions on the Rent Schedule.

**Part F.** Do not complete this Part. The HUD Field Office/lender will complete this Part.

**Parts G and H.** Complete these Parts according to the instructions on the Rent Schedule.

**Part I.** Do not complete this Part. The HUD Field Office/lender will complete this part.



As of 12/29/2020

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market +Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	balance
701A	1B	N/A	0	Occupied	COOK, IDA	11/04/2006	11/01/2019	10/31/2020	580.00	RESIDENT RENT		404.00	0.00	404.00	25.00	4.00
										SUBSIDY SUBRENT		176.00	0.00	176.00	0.00	0.00
701B	1B	N/A	0	Occupied	JR, SANDY	05/08/2019	05/01/2020	04/30/2021	580.00	RESIDENT RENT		163.00	0.00	163.00	222.00	(5.80)
										SUBSIDY SUBRENT		417.00	0.00	417.00	0.00	0.00
701C	1B	N/A	0	Occupied	JACKETT, JOSEPH	12/19/2018	12/01/2019	11/30/2020	580.00	RESIDENT RENT		286.00	0.00	286.00	192.00	(12.00)
										SUBSIDY SUBRENT		294.00	0.00	294.00	0.00	0.00
701D	1B	N/A	0	Occupied	THOMAS, DANITA	09/21/2020	09/21/2020	08/31/2021	580.00	RESIDENT RENT		128.00	0.00	128.00	188.00	0.00
										SUBSIDY SUBRENT		454.00	0.00	454.00	0.00	0.00
703A	3B 236	N/A	0	Occupied	Branch, Beverly	10/09/2020	10/09/2020	10/31/2021	522.00	RESIDENT RENT		522.00	0.00	522.00	0.00	0.00
703B	2B	N/A	0	Occupied	Hawkins, Jessica	10/03/2020	10/03/2020	10/31/2021	755.00	RESIDENT RENT		488.00	0.00	488.00	488.00	507.00
703C	3B 236	N/A	0	Occupied	Hargrove, D'Angelo	02/04/2014	06/01/2018	07/31/2017	522.00	RESIDENT RENT		522.00	0.00	522.00	485.00	19.00
703D	2B 236	N/A	0	Occupied	Williams, Stephanie Mana	08/01/2019	08/01/2019	07/31/2020	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	26.00
705A	3B 236	N/A	0	Occupied	Roberts, Aisha Yolanda	04/06/2017	06/01/2019	05/31/2020	522.00	RESIDENT RENT		522.00	0.00	522.00	492.00	224.00
705B	3B 236	N/A	0	Occupied	Rudd, Valerie	12/07/2018	12/07/2018	12/31/2019	522.00	RESIDENT RENT		522.00	0.00	522.00	522.00	0.00
705C	3B 236	N/A	0	Occupied	Boawell, Brittany Janay	08/15/2016	08/15/2018	09/30/2017	522.00	RESIDENT RENT		522.00	0.00	522.00	482.00	(25.00)
707A	2B 236	N/A	0	Occupied	Blux, Latrice Shontae	05/09/2018	05/09/2018	05/31/2019	488.00	RESIDENT RENT		488.00	0.00	488.00	0.00	2,776.00
707B	2B	N/A	0	Occupied	WILLIAMS, ALLEAN	04/09/2019	04/01/2020	03/31/2021	755.00	RESIDENT RENT		163.00	0.00	163.00	209.00	158.00
										SUBSIDY SUBRENT		592.00	0.00	592.00	0.00	0.00
707C	2B	N/A	0	Occupied	HASKINS, TAVONDA	03/15/2012	03/01/2020	02/28/2021	755.00	RESIDENT UT/LI/REMB		0.00	(33.00)	(33.00)	50.00	(99.00)
										SUBSIDY SUBRENT		755.00	0.00	788.00	0.00	0.00
										SUBSIDY UTAC		0.00	33.00			
707D	2B 236	N/A	0	Occupied	Hans, Prescilla	02/11/2020	02/13/2020	02/28/2021	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	0.00
709A	3B	N/A	0	Occupied	JOHNSON, BEN	12/07/2017	12/01/2019	11/30/2020	941.00	RESIDENT RENT		382.00	0.00	382.00	200.00	(359.00)
										SUBSIDY SUBRENT		559.00	0.00	559.00	0.00	0.00
709B	2B 236	N/A	0	Occupied	Ogburn, Shirley	02/28/2020	02/28/2020	02/28/2021	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	(488.00)
709C	3B 236	N/A	0	Occupied	Thomas, Takiera	05/29/2020	05/29/2020	05/31/2021	522.00	RESIDENT RENT		522.00	0.00	522.00	522.00	1,069.00
709D	2B	N/A	0	Occupied	HARRISON, SIERRA	11/07/2014	11/01/2019	10/31/2020	755.00	RESIDENT RENT		239.00	0.00	239.00	56.00	200.25
										SUBSIDY SUBRENT		518.00	0.00	518.00	0.00	0.00

\* indicates amounts not included in total totals

As of 12/29/2020

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market +Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	balance
711A	3B 236	N/A	0	Occupied	Gator, Terri	01/10/2020	01/10/2020	01/31/2021	522.00	RESIDENT RENT		522.00	0.00	522.00	128.00	(30.00)
711B	2B 236	N/A	0	Occupied	Edlow, Dorothy	02/03/2012	05/01/2016	04/30/2019	488.00	RESIDENT RENT		488.00	0.00	488.00	431.00	(28.02)
711C	3B	N/A	0	Occupied	TISDALE, LISA	11/24/2020	11/24/2020	11/30/2021	341.00	RESIDENT RENT		209.00	0.00	209.00	50.00	(25.00)
										SUBSIDY SUBRENT		732.00	0.00	732.00	0.00	-238.00
711D	2B	N/A	0	Vacant	VACANT				755.00			0.00	0.00			
713A	2B 236	N/A	0	Occupied	Rogers, Larry	12/17/2020	12/17/2020	12/31/2021	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	11.00
713B	2F	N/A	0	Vacant	VACANT				755.00			0.00	0.00			
713C	2B 236	N/A	0	Occupied	Drake, Calvin	11/01/2019	11/01/2019	10/31/2020	488.00	RESIDENT RENT		488.00	0.00	488.00	244.00	2,776.00
713D	2B	N/A	0	Occupied	HINES, SHAWDA	02/04/2014	09/01/2020	08/31/2021	755.00	RESIDENT RENT		292.00	0.00	292.00	225.00	1,339.00
										SUBSIDY SUBRENT		463.00	0.00	463.00	0.00	0.00
715A	1B 236	N/A	0	Occupied	Ragsdale, Theodore	03/14/2012	02/01/2019	01/31/2020	430.00	RESIDENT RENT		430.00	0.00	430.00	133.00	0.00
715B	1B 236	N/A	0	Occupied	Moore, Michael	04/02/2018	04/01/2019	03/31/2020	449.00	RESIDENT RENT		449.00	0.00	449.00	488.00	268.00
715C	1B	N/A	0	Occupied	FIELDS, CATHERINE	02/24/2015	03/01/2020	02/29/2021	590.00	RESIDENT RENT		151.00	0.00	151.00	397.00	760.00
										SUBSIDY SUBRENT		429.00	0.00	429.00	0.00	-219.00
715D	1B 236	N/A	0	Occupied	Alexander, Jason Edwin	05/28/2020	05/28/2020	05/31/2021	449.00	RESIDENT RENT		449.00	0.00	449.00	449.00	0.00
717A	3B	N/A	0	Occupied	Carper, Anithia	11/20/2020	11/20/2020	11/30/2021	341.00	RESIDENT RENT		148.00	0.00	148.00	211.00	(20.00)
										SUBSIDY SUBRENT		795.00	0.00	795.00	0.00	1,087.00
717B	2B	N/A	0	Occupied	HELMS, REVA	02/19/1999	09/01/2020	08/31/2021	755.00	RESIDENT RENT		293.00	0.00	293.00	288.00	-392.00
										SUBSIDY SUBRENT		462.00	0.00	462.00	0.00	0.00
717C	3B 236	N/A	0	Occupied	Brunson, Wilbert	11/02/2020	11/02/2020	11/30/2021	522.00	RESIDENT RENT		522.00	0.00	522.00	522.00	(526.00)
717D	2B 236	N/A	0	Occupied	Jenkins, Tyler Rossan	12/26/2019	12/26/2019	12/31/2020	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	0.00
721A	2B 236	N/A	0	Occupied	Rogers, Gloria	05/10/2019	05/10/2019	05/31/2020	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	2,220.00
721B	2B	N/A	0	Occupied	MANTEZ, ESTHER	07/08/2015	11/01/2018	10/31/2020	755.00	RESIDENT RENT		173.00	0.00	173.00	431.00	189.00
										SUBSIDY SUBRENT		582.00	0.00	582.00	0.00	0.00
721C	2B	N/A	0	Occupied	GRANT, ASHLEY	01/31/2014	01/01/2020	12/31/2020	755.00	RESIDENT UTILREMB		0.00	(33.00)	(33.00)	100.00	(99.00)
										SUBSIDY SUBRENT		755.00	0.00	788.00	0.00	(1,285.00)
										SUBSIDY UTAC		0.00	33.00			
721D	2B 236	N/A	0	Occupied	Whisonant, Ida	07/19/1984	01/01/2015	12/31/2015	488.00	RESIDENT RENT		488.00	0.00	488.00	261.00	0.00
723A	3B 236	N/A	0	Occupied	Wyche-Stewart, Myesha	07/10/2018	07/10/2018	07/31/2019	522.00	RESIDENT RENT		522.00	0.00	522.00	522.00	7.00

\* indicates amounts not included in detail totals

As of 12/29/2020

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market +Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep On Hand	balance
723B	2B	N/A	0	Occupied	LILES, MARY	03/20/2015	03/01/2020	02/28/2021	755.00	RESIDENT UT/LREMB		0.00	(33.00)	(33.00)	25.00	254.00
										SUBSIDY SUBRENT		755.00	0.00	788.00	0.00	0.00
										SUBSIDY UTAC		0.00	33.00			
723C	3B 235	N/A	0	Occupied	Brodnar, Anitra	11/05/2020	11/05/2020	11/30/2021	522.00	RESIDENT RENT		522.00	0.00	522.00	522.00	515.00
723D	2B	N/A	0	Occupied	CAMPELL, ANJEE	05/09/2020	05/09/2020	04/30/2021	755.00	RESIDENT UT/LREMB		0.00	(33.00)	(33.00)	25.00	(89.00)
										SUBSIDY SUBRENT		755.00	0.00	788.00	0.00	0.00
										SUBSIDY UTAC		0.00	33.00			
725A	2B 238	N/A	0	Occupied	Allen, Michelle	04/02/2020	04/02/2020	04/30/2021	488.00	RESIDENT RENT		488.00	0.00	488.00	488.00	1,333.00
725B	2B 235	N/A	0	Occupied	Edlow, Rebecca Ann	11/30/2016	11/30/2016	11/30/2017	488.00	RESIDENT RENT		488.00	0.00	488.00	431.00	1,421.00
725C	2B	N/A	0	Occupied	HARRIS, TAYOKEYA	03/29/2016	07/01/2020	06/30/2021	755.00	RESIDENT RENT		23.00	0.00	23.00	105.00	886.00
										SUBSIDY SUBRENT		732.00	0.00	732.00	0.00	0.00
725D	2B	N/A	0	Occupied	WALKER, TIFFANY	04/30/2015	04/01/2020	03/31/2021	755.00	RESIDENT UT/LREMB		0.00	(33.00)	(33.00)	25.00	(44.00)
										SUBSIDY SUBRENT		755.00	0.00	788.00	0.00	1,265.00
										SUBSIDY UTAC		0.00	33.00			
727A	3B	N/A	0	Occupied	COLVIN, TIFFANY	09/01/2013	11/01/2018	10/31/2020	941.00	RESIDENT RENT		158.00	0.00	158.00	482.00	175.00
										SUBSIDY SUBRENT		783.00	0.00	783.00	0.00	23.00
727B	2B	N/A	0	Occupied	FALCOLN, GLORIA	07/18/2008	08/01/2020	07/31/2021	755.00	RESIDENT RENT		157.00	0.00	157.00	446.00	6.00
										SUBSIDY SUBRENT		588.00	0.00	588.00	0.00	0.00
727C	3B	N/A	0	Occupied	BROWN-WATKIN S, ANDREA	12/30/2019	12/30/2019	11/30/2020	941.00	RESIDENT UT/LREMB		0.00	(40.00)	(40.00)	250.00	(120.00)
										SUBSIDY SUBRENT		941.00	0.00	981.00	0.00	0.00
										SUBSIDY UTAC		0.00	40.00			
727D	2B	N/A	0	Occupied	ROSS, STEPHAN E	02/12/2018	02/01/2020	01/31/2021	755.00	RESIDENT UT/LREMB		0.00	(33.00)	(33.00)	25.00	(89.00)
										SUBSIDY SUBRENT		755.00	0.00	788.00	0.00	5.00
										SUBSIDY UTAC		0.00	33.00			
<b>totals:</b>									<b>32,089.00</b>			<b>30,312.00</b>	<b>0.00</b>	<b>30,312.00</b>	<b>16,286.00</b>	

\* indicates amounts not included in detail totals

**RENT ROLL DETAIL**

As of 12/29/2020

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.;

Amt / SQFT: Market = 0 SQFT; Leased = 0 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl. Amt / SQFT	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1B	5	0	580.00		580.00	0.00	5	100.00	0
1B 236	3	0	442.67		442.67	0.00	3	100.00	0
2B	15	0	755.00		735.93	0.00	14	93.33	1
2B 236	12	0	488.00		488.00	0.00	12	100.00	0
2F	1	0	755.00		0.00	0.00		0.00	1
3B	5	0	941.00		941.00	0.00	5	100.00	0
3B 236	10	0	522.00		522.00	0.00	10	100.00	0
<b>totals / averages:</b>	<b>51</b>	<b>0</b>	<b>629.20</b>		<b>618.61</b>	<b>0.00</b>	<b>49</b>	<b>96.08</b>	<b>2</b>

**occupancy and rents summary for current date**

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	30,578.00	48	30,312.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased	1,510.00	2	1,510.00
<b>totals:</b>	<b>32,088.00</b>	<b>51</b>	<b>31,822.00</b>

**summary billing by sub journal for current date**

sub journal	amount
RESIDENT	16,019.00
SUBSIDY	14,293.00
<b>total:</b>	<b>30,312.00</b>

**summary billing by transaction code for current date**

code	amount
RENT	16,257.00
SUBRENT	14,055.00

**RENT ROLL DETAIL**

As of 12/29/2020

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.;  
summary billing by transaction code for current date

<u>code</u>	<u>amount</u>
UTAC	238.00
UTILREIMB	(238.00)
<b>total:</b>	<b>30,312.00</b>

OUTLINE SPECIFICATIONS –

## **Mecklenburg Manor**

719 East Ferrell Street  
South Hill, Virginia 23970



March 12, 2020  
Commission No. 20-1010

Architect:



CJMW Architecture • 1030 Main Street • Lynchburg, VA • 434-847-6564



**SECTION 01 1001**  
**GENERAL REQUIREMENTS**

**PART 1 - GENERAL**

**1.01 GENERAL CONSTRUCTION NOTES**

- A. All work shall comply with current Virginia Construction Code (VCC 2015). In addition, the Project shall comply with the following standards:
  - 1. Applicable VHDA Minimum Design and Construction Requirements, 2020 edition.
  - 2. Applicable requirements of VHDA Guidelines For The Development of Universally Designed Units, Essential Elements and selected Optional Elements, 2020 edition.
  - 3. Where conflicts occur between the standards and technical information in these specifications, the most stringent applicable requirement of the standards shall govern.
- B. Before work begins, Contractor shall make a thorough survey of the facility and notify Owner/Architect in writing of any conflicts and/or discrepancies between existing conditions and proposed work. Some areas may contain hazardous materials. A hazardous materials survey is available from the Owner upon request. Contractor shall notify Owner of additional hazardous materials locations.
- C. Contractor shall provide field office, phone, fax, email, and utilities. One as-built set of drawings shall be maintained in good condition in this office.
- D. Contractor shall coordinate all work between subcontractors, material suppliers, local agencies and adjacent tenants/property Owners.
- E. Owner shall provide all testing of concrete, structural items, masonry, and soil compaction, in accord with third party special inspections required by AHJ (Authority Having Jurisdiction).
- F. Perform all exterior cleaning/repair/wet work during daylight hours and with favorable weather conditions forecasted. Do not attempt repairs or application of primer, paint, putty, or epoxy when relative humidity exceeds 80 percent, or when air temperature is below 40 degrees F, or when freezing is expected.
- G. Contractor shall follow sound fire prevention practices during new work. Building shall be a smoke-free work zone. 24-hour fire watch shall be provided following any torch/open-flame/high heat procedures.
- H. Contractor shall clearly define and maintain traffic flow to all areas of the site and surroundings. Provide traffic cones, signs and flagmen as needed to comply with all local regulations.
- I. Contract closeout: Turn over to Owner all as-built documents clearly showing record of all changes to construction documents. Provide Owner with O & M manuals and instruction for all building systems. Provide guarantees, bonds and certificate of occupancy.
- J. Cleaning: Remove trash and debris weekly. Comply with all codes, ordinances and anti-pollution laws. Perform final cleaning satisfactory to Owner

**END OF SECTION**

**SECTION 03 3000**  
**CAST-IN-PLACE CONCRETE**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Concrete formwork.
- B. Floors and slabs on grade.
- C. Concrete reinforcement.

**PART 2 PRODUCTS**

**2.01 FORMWORK**

- A. Formwork Design and Construction: Comply with guidelines of ACI 347R to provide formwork that will produce concrete complying with tolerances of ACI 117.
- B. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.

**2.02 REINFORCEMENT MATERIALS**

- A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).
- B. Steel Welded Wire Reinforcement (WWR): Galvanized, plain type, ASTM A1064/A1064M.

**2.03 CONCRETE MATERIALS**

- A. Cement: ASTM C150/C150M, Type I - Normal Portland type.
  - 1. Acquire cement for entire project from same source.
- B. Fine and Coarse Aggregates: ASTM C33/C33M.
  - 1. Acquire aggregates for entire project from same source.
- C. Lightweight Aggregate: ASTM C330/C330M.
- D. Fly Ash: ASTM C618, Class C or F.
- E. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete.
- F. Structural Fiber Reinforcement: ASTM C1116/C1116M.
  - 1. Fiber Type: Alkali-resistant synthetic.

**2.04 ADMIXTURES**

- A. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.
- B. Air Entrainment Admixture: ASTM C260/C260M.
- C. Water Reducing and Accelerating Admixture: ASTM C494/C494M Type E.
- D. Water Reducing and Retarding Admixture: ASTM C494/C494M Type D.

**2.05 ACCESSORY MATERIALS**

- A. Underslab Vapor Retarder: Sheet material complying with ASTM E1745, Class A; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs. The use of single ply polyethylene is prohibited.
  - 1. Installation: Comply with ASTM E1643.
  - 2. Accessory Products: Vapor retarder manufacturer's recommended tape, adhesive, mastic, prefabricated boots, etc., for sealing seams and penetrations.
- B. Non-Shrink Epoxy Grout: Moisture-insensitive, two-part, consisting of epoxy resin, non-metallic aggregate, and activator.

**2.06 CURING MATERIALS**

- A. Curing Compound, Naturally Dissipating: Clear, water-based, liquid membrane-forming compound, complying with ASTM C309.

- B. Curing and Sealing Compound, Low Gloss: Liquid, membrane-forming, clear, non-yellowing acrylic, complying with ASTM C1315 Type 1 Class A.

**2.07 CONCRETE MIX DESIGN**

- A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
  - 1. Replace as much Portland cement as possible with fly ash, ground granulated blast furnace slag, silica fume, or rice hull ash as is consistent with ACI recommendations.
- B. Proportioning Structural Lightweight Concrete: Comply with ACI 211.2 recommendations.
  - 1. Replace as much Portland cement as possible with fly ash, ground granulated blast furnace slag, silica fume, or rice hull ash as is consistent with ACI recommendations.
- C. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended or required by manufacturer.
- D. Fiber Reinforcement: Add to mix at rate of 1.5 pounds per cubic yard, or as recommended by manufacturer for specific project conditions.
- E. Normal Weight Concrete:
  - 1. Compressive Strength, when tested in accordance with ASTM C39/C39M at 28 days: 3,000 pounds per square inch.
- F. Structural Lightweight Concrete:
  - 1. Compressive Strength, when tested in accordance with ASTM C39/C39M at 28 days: 3,000 pounds per square inch.

**END OF SECTION**

**SECTION 03 5400**  
**CAST UNDERLAYMENT**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Liquid-applied self-leveling floor underlayment.
  - 1. Renovations and rehabilitations: Use gypsum-based type at existing elevated floor systems where settlement has occurred.
  - 2. Use cementitious type at existing exterior stairs where repairs are needed.

**PART 2 PRODUCTS**

**2.01 MATERIALS**

- A. Cast Underlayments, General:
  - 1. Comply with applicable code for combustibility or flame spread requirements.
  - 2. Provide certificate of compliance from authority having jurisdiction indicating approval of underlayment materials in the required fire rated assembly.
- B. Gypsum-Based Underlayment: Gypsum based mix, that when mixed with water in accordance with manufacturer's directions will produce self-leveling underlayment with the following properties:
  - 1. Compressive Strength: Minimum 2500 pounds per square inch, tested per ASTM C472.
  - 2. Final Set Time: 1 to 2 hours, maximum.
  - 3. Thickness: 3/4 inch to maximum 3-1/2 inch.
  - 4. Surface Burning Characteristics: Flame spread/Smoke developed index of 0/0 in accordance with ASTM E84.
- C. Cementitious Underlayment: Blended cement mix, that when mixed with water in accordance with manufacturer's directions will produce self-leveling underlayment with the following properties:
  - 1. Compressive Strength: Minimum 4000 pounds per square inch after 28 days, tested per ASTM C109/C109M.
  - 2. Flexural Strength: Minimum 1000 psi after 28 days, tested per ASTM C348.
  - 3. Density: 125 pounds per cubic foot, nominal.
  - 4. Final Set Time: 1-1/2 to 2 hours, maximum.
  - 5. Thickness: Capable of thicknesses from feather edge to maximum 3-1/2 inch.
  - 6. Surface Burning Characteristics: Flame spread/Smoke developed index of 0/0 in accordance with ASTM E84.
- D. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to underlayment mix materials.
- E. Primer: Manufacturer's recommended type.
- F. Joint and Crack Filler: Latex based filler, as recommended by manufacturer.

**END OF SECTION**

**SECTION 04 0100  
MAINTENANCE OF MASONRY**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Water cleaning of existing surfaces.
- B. Replacement of broken or spalled units.
- C. Repointing mortar joints.
- D. Repair of damaged masonry.

**PART 2 PRODUCTS**

**2.01 CLEANING MATERIALS**

- A. Cleaning Agent: Detergent type.

**2.02 MORTAR MATERIALS**

**PART 3 EXECUTION**

**3.01 EXAMINATION**

- A. Verify that surfaces to be cleaned are ready for work of this section.

**3.02 REBUILDING**

- A. Cut out damaged and deteriorated masonry with care in a manner to prevent damage to any adjacent remaining materials.
  - 1. Provide replacement brick to match existing.

**3.03 REPOINTING**

- A. Perform repointing prior to cleaning masonry surfaces.
- B. Cut out loose or disintegrated mortar in joints to minimum 1/2 inch depth or until sound mortar is reached.
- C. When cutting is complete, remove dust and loose material by brushing.
- D. Premoisten joint and apply mortar. Pack tightly in maximum 1/4 inch layers. Form a smooth, compact concave joint to match existing.
- E. Moist cure for 72 hours.

**3.04 CLEANING EXISTING MASONRY**

- A. Cleaning Detergent: Brush clean masonry surfaces at all locations with cleaning agent in accordance with the manufacturer's instructions. Saturate masonry with clean water and flush loose mortar and dirt.
  - 1. Use low-pressure water with soft-bristle brush for cleaning.

**END OF SECTION**

**SECTION 04 2000**  
**UNIT MASONRY**

**PART 2 PRODUCTS**

**1.01 BRICK UNITS**

- A. Facing Brick: ASTM C216, Type FBS-Smooth, Grade SW.
  - 1. Nominal size: As indicated on drawings.
  - 2. Special shapes: Molded units as required by conditions indicated, unless standard units can be sawn to produce equivalent effect.

**1.02 MORTAR AND GROUT MATERIALS**

- A. Masonry Cement: ASTM C91/C91M, Type N.

**1.03 REINFORCEMENT AND ANCHORAGE**

- A. Reinforcing Steel: ASTM A615/A615M, Grade 40 (40,000 psi), deformed billet bars; galvanized.
- B. Single Wythe Joint Reinforcement: ASTM A951/A951M.
  - 1. Type: Truss or ladder.
- C. Two-Piece Wall Ties: Formed steel wire, 0.1875 inch thick, adjustable, eye and pintle type, hot dip galvanized to ASTM A 153/A 153M, Class B, sized to provide not less than 5/8 inch of mortar coverage from masonry face and to allow vertical adjustment of up to 1-1/4 in.
- D. Masonry Veneer Anchors: 2-piece anchors that permit differential movement between masonry veneer and structural backup, hot dip galvanized to ASTM A 153/A 153M, Class B.
  - 1. Anchor plates: Not less than 0.075 inch thick, designed for fastening to structural backup through sheathing by two fasteners; provide design with legs that penetrate sheathing and insulation to provide positive anchorage.
  - 2. Wire ties: Manufacturer's standard shape, 0.1875 inch thick.
  - 3. Vertical adjustment: Not less than 3-1/2 inches.

**1.04 FLASHINGS**

- A. Combination Non-Asphaltic Flashing Materials - Copper:
  - 1. Copper/Polymer Film or Fabric Flashing: 3 oz/sq ft copper sheet laminated between two sheets of polymer or fiberglass fiber-reinforced film.

**1.05 ACCESSORIES**

- A. Cavity Mortar Control: Semi-rigid polyethylene or polyester mesh panels, sized to thickness of wall cavity, and designed to prevent mortar droppings from clogging weeps and cavity vents and allow proper cavity drainage.
  - 1. Mortar Diverter: Semi-rigid mesh designed for installation at flashing locations
- B. Weeps:
  - 1. Type: Polyester mesh.
- C. Cavity Vents:
  - 1. Type: Extruded propylene with honeycomb design.

**1.06 MORTAR AND GROUT MIXING**

- A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification.
- B. Colored Mortar: Proportion selected pigments and other ingredients to match Architect's sample, without exceeding manufacturer's recommended pigment-to-cement ratio.
- C. Grout: ASTM C476; consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches.



**PART 3 EXECUTION**

**2.01 COURSING**

- A. Establish lines, levels, and coursing indicated. Protect from displacement.
- B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
- C. Brick Units:
  - 1. Bond: As indicated for different locations.
  - 2. Coursing: Three units and three mortar joints to equal 8 inches.

**2.02 WEEPS/CAVITY VENTS**

- A. Install weeps in veneer and cavity walls at 24 inches on center horizontally on top of through-wall flashing above shelf angles and lintels and at bottom of walls.
- B. Install cavity vents in veneer and cavity walls at 32 inches on center horizontally below shelf angles and lintels and near top of walls.

**2.03 CAVITY MORTAR CONTROL**

- A. Do not permit mortar to drop or accumulate into cavity air space or to plug weep/cavity vents.
- B. Install cavity mortar diverter at base of cavity and at other flashing locations as recommended by manufacturer to prevent mortar droppings from blocking weep/cavity vents.

**2.04 REINFORCEMENT AND ANCHORAGE - GENERAL, SINGLE WYTHE MASONRY, AND CAVITY WALL MASONRY**

- A. Unless otherwise indicated on drawings or specified under specific wall type, install horizontal joint reinforcement 16 inches on center.
- B. Place masonry joint reinforcement in first and second horizontal joints above and below openings. Extend minimum 16 inches each side of opening.
- C. Place continuous joint reinforcement in first and second joint below top of walls.

**2.05 REINFORCEMENT AND ANCHORAGE - MASONRY VENEER**

- A. Stud Back-Up: Secure veneer anchors to stud framed back-up and embed into masonry veneer at maximum 16 inches on center vertically and 24 inches on center horizontally. Place additional anchors at perimeter of openings and ends of panels, so maximum spacing of anchors is 8 inches on center.

**2.06 MASONRY FLASHINGS**

- A. Whether or not specifically indicated, install masonry flashing to divert water to exterior at all locations where downward flow of water will be interrupted.
  - 1. Extend flashings full width at such interruptions and at least 6 inches, minimum, into adjacent masonry or turn up flashing ends at least 1 inch, minimum, to form watertight pan at non-masonry construction.
- B. Extend metal flashings to within 1/2 inch of exterior face of masonry and adhere to top of stainless steel angled drip with hemmed edge.

**END OF SECTION**

**SECTION 05 5100**  
**METAL STAIRS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Stairs with concrete treads; existing to be repaired as required
- B. Handrails and guards; existing to be repaired as required

**PART 2 PRODUCTS**

**2.01 METAL STAIRS WITH CONCRETE TREADS**

- A. Jointing and Finish Quality Level: Commercial, as defined above
- B. Risers: Closed
- C. Treads: Metal pan with field-installed concrete fill.
  - 1. Concrete Depth: 1-1/2 inches, minimum.
  - 2. Tread Pan Material: Steel sheet
  - 3. Tread Pan Thickness: As required by design; 14 gage, 0.075 inch minimum.
  - 4. Concrete Reinforcement: None
  - 5. Concrete Finish: For resilient floor covering.
- D. Risers: Same material and thickness as tread pans.
  - 1. Nosing Depth: Not more than 1-1/2 inch overhang.
  - 2. Nosing Return: Flush with top of concrete fill, not more than 1/2 inch wide.
- E. Stringers: Rolled steel channels.
  - 1. Stringer Depth: 10 inches.
  - 2. End Closure: Sheet steel of same thickness as risers welded across ends.
- F. Railings: Decorative, existing.
  - 1. Repair existing as required, or replace with matching.
  - 2. Paint with product that complies with VHDA warranty requirements.

**2.02 HANDRAILS AND GUARDS**

**PART 3 EXECUTION**

**3.01 EXAMINATION**

- A. Verify that field conditions are acceptable and are ready to receive work.

**3.02 REPAIR OF EXISTING STAIR SYSTEMS**

- A. Survey existing stair systems for deficiencies, including rusting, spalling, and faulty connections or anchorage.
- B. Repair or replace all deficient materials with in-kind materials.
- C. Finish and paint for like-new condition; comply with VHDA warranty requirements for paint.

**END OF SECTION**

**SECTION 05 5213**  
**PIPE AND TUBE RAILINGS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Free-standing railings at steps and ramps.

**PART 2 PRODUCTS**

**2.01 RAILINGS - GENERAL REQUIREMENTS**

- A. Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of applicable local code.
- B. Distributed Loads: Design railing assembly, wall rails, and attachments to resist distributed force of 50 pounds per linear foot applied to the top of the assembly and in any direction, without damage or permanent set. Test in accordance with ASTM E935.
- C. Concentrated Loads: Design railing assembly, wall rails, and attachments to resist a concentrated force of 200 pounds applied at any point on the top of the assembly and in any direction, without damage or permanent set. Test in accordance with ASTM E935.
- D. Allow for expansion and contraction of members and building movement without damage to connections or members.
- E. Dimensions:
  - 1. Top Rails and Wall Rails: 1-1/2 inches diameter, round.
  - 2. Intermediate and Bottom Rails: 1-1/2 inches diameter, round.
  - 3. Posts: 1-1/2 inches diameter, round.
  - 4. Handrails: 1-1/4 inches diameter, round.
- F. Provide anchors and other components as required to attach to structure, made of same materials as railing components unless otherwise indicated; where exposed fasteners are unavoidable provide flush countersunk fasteners.

**2.02 STEEL RAILING SYSTEM**

- A. Steel Pipe: ASTM A53/A53M, Grade B Schedule 80, black finish.
- B. Welding Fittings: Factory- or shop-welded from matching pipe or tube; seams continuously welded; joints and seams ground smooth.
- C. Galvanizing: In accordance with requirements of ASTM A123/A123M.
- D. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.
- E. Field Painting: Paint shall meet VHDA warranty requirements.

**END OF SECTION**

**SECTION 06 1000**  
**ROUGH CARPENTRY**

**PART 2 PRODUCTS**

**1.01 GENERAL REQUIREMENTS**

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
  - 1. If no species is specified, provide any species graded by the agency specified; if no grading agency is specified, provide lumber graded by any grading agency meeting the specified requirements.
  - 2. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee ([www.alsc.org](http://www.alsc.org)) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

**1.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS**

- A. Sizes: Nominal sizes as indicated on drawings, S4S.
- B. Moisture Content: S-dry or MC19.

**1.03 EXPOSED DIMENSION LUMBER**

- A. Sizes: Nominal sizes as indicated on drawings
- B. Surfacing: S4S.
- C. Moisture Content: S-dry or MC19.

**1.04 STRUCTURAL COMPOSITE LUMBER**

- A. Structural Composite Lumber: Factory fabricated beams, headers, and columns, of sizes and types indicated on drawings; structural capacity as published by manufacturer.
  - 1. Beams: Use laminated veneer lumber, laminated strand lumber, or parallel strand lumber with manufacturer's published E (modulus of elasticity): 1,800,000 psi, minimum.
  - 2. Headers Not Longer Than 48 inches: Use laminated veneer lumber, laminated strand lumber, or parallel strand lumber.

**1.05 CONSTRUCTION PANELS**

- A. Subfloor/Underlayment Combination: Any PS 2 type, rated Single Floor.
  - 1. Bond Classification: Exterior.
  - 2. Span Rating: 48
  - 3. Performance Category: 1-1/8 PERF CAT
- B. Underlayment: APA Underlayment; plywood, Exposure 2, 1/2 inch thick. Fully sanded faces at resilient flooring.
- C. Roof Sheathing: Any PS 2 type, rated Structural I Sheathing.
  - 1. Bond Classification: Exterior.
  - 2. Span Rating: 60.
  - 3. Performance Category: 3/4 PERF CAT.
- D. Wall Sheathing: Oriented strand board structural wood panel with factory laminated rigid plastic insulation board, and water-resistive and air barrier layer.
  - 1. Sheathing Panel: PS 2, Exposure 1.
  - 2. Insulation Board: Polyisocyanurate (ISO) insulation board; comply with ASTM C1289, Type II, Class 2 - Faced with coated polymer-bonded glass fiber mat facers on both major surfaces of the core foam.
  - 3. Integral Water-Resistive and Air Barrier: Sheet material qualifying as a Grade D water resistive barrier; complying with ICC-ES AC310.
  - 4. Water Vapor Permeance of Water Resistive and Air Barrier: 12 to 16 perms, minimum, when tested in accordance with ASTM E96/E96M Procedure B.

5. Maximum Allowable Air Leakage of Assembly, complying with ASTM E2357: 0.04 cubic foot per minute per square foot at a pressure differential of 1.57 pounds per square foot.
6. Provide fastening guide on top panel surface with separate markings indicating fastener spacing for 16 inches and 24 inches on center, respectively.
7. Edge Profile: Square.
8. Seam Tape: Manufacturer's standard pressure-sensitive, self-adhering, cold-applied, seam tape.
9. Warranty: Manufacturer's standard 30 year limited system warranty of:
  - a. Performance: Panel and tape resistance to water penetration; tape adhesion.
  - b. Material: Free from manufacturing defects and panel delamination.
10. Manufacturers:
  - a. Huber Engineered Woods, LLC; ZIP System R-Sheathing;  
[www.huberwood.com/#sie](http://www.huberwood.com/#sie).

**END OF SECTION**

**SECTION 06 2000**  
**FINISH CARPENTRY**

**PART 2 PRODUCTS**

**1.01 FINISH CARPENTRY ITEMS**

- A. Interior Woodwork Items:
  - 1. Moldings, Bases, Casings, and Miscellaneous Trim: Clear white pine; prepare for paint finish.

**1.02 FABRICATION**

- A. Shop assemble work for delivery to site, permitting passage through building openings.
- B. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.

**END OF SECTION**



**SECTION 07 2100**  
**THERMAL INSULATION**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Board insulation at cavity wall construction, perimeter foundation wall, underside of floor slabs, and over roof sheathing, where applicable.
- B. Batt insulation in exterior wall, ceiling, and roof construction, where applicable.
- C. Batt insulation for filling perimeter window and door shim spaces and crevices in exterior wall and roof, where applicable.

**PART 2 PRODUCTS**

**2.01 APPLICATIONS**

- A. Insulation Under Concrete Slabs: Extruded polystyrene (XPS) board.
- B. Insulation at Perimeter of Foundation: Extruded polystyrene (XPS) board.
- C. Insulation Inside Masonry Cavity Walls: Extruded polystyrene (XPS) board.
- D. Insulation in Wood Framed Walls: Batt insulation with no vapor retarder.
- E. Insulation in Wood Framed Ceiling Structure: Batt insulation with no vapor retarder.

**2.02 FOAM BOARD INSULATION MATERIALS**

- A. Extruded Polystyrene (XPS) Board Insulation: Complies with ASTM C578 with either natural skin or cut cell surfaces.
  - 1. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
  - 2. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
  - 3. Type and Thermal Resistance, R-value: Type IV, 5.0 (0.88) per 1 inch thickness at 75 degrees F mean temperature.

**2.03 BATT INSULATION MATERIALS**

- A. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
  - 1. Flame Spread Index: 75 or less, when tested in accordance with ASTM E84.
  - 2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
  - 3. Combustibility: Non-combustible, when tested in accordance with ASTM E136.
  - 4. Facing: Unfaced.

**END OF SECTION**

**SECTION 07 4646**  
**FIBER-CEMENT SIDING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Fiber-cement siding.

**PART 2 PRODUCTS**

**2.01 FIBER-CEMENT SIDING**

- A. Panel Siding: Horizontally oriented panels made of cement and cellulose fiber formed under high pressure with integral surface texture, complying to ASTM C1186, Type A, Grade II; with machined edges, for nail attachment.
  - 1. Length (Height): 120 inches, nominal; cut to length as indicated.
  - 2. Width: 48 inches; cut to widths as indicated.
  - 3. Thickness: 5/16 inch, nominal.
  - 4. Finish: Factory applied topcoat or stain, as selected by Architect.
  - 5. Warranty: 50 year limited; transferable.
  - 6. Manufacturers:
    - a. Allura, a division of Plycem USA, Inc: [www.allurausa.com/#sle](http://www.allurausa.com/#sle).
    - b. James Hardie Building Products, Inc: [www.jameshardie.com/#sle](http://www.jameshardie.com/#sle).
    - c. Nichiha USA, Inc: [www.nichiha.com/#sle](http://www.nichiha.com/#sle).

**2.02 ACCESSORIES**

- A. Furring Strips: Galvanized metal channels, for rainscreen application.
- B. Trim: Same material and texture as siding.
- C. Fiber-Cement Siding Metal Trim: Extruded aluminum alloy 6063-T5 temper.
  - 1. Dimension and Layout: As indicated on drawings.
  - 2. Finish: Powder coating.
- D. Fasteners: Galvanized or corrosion resistant; length as required to penetrate minimum 1-1/4 inch.

**END OF SECTION**

**SECTION 07 5400**  
**THERMOPLASTIC MEMBRANE ROOFING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Adhered system with thermoplastic roofing membrane.
- B. Insulation, flat and tapered.
- C. Flashings.

**PART 2 PRODUCTS**

**2.01 ROOFING**

- A. Thermoplastic Membrane Roofing: One ply membrane, fully adhered, over vapor retarder and insulation.
- B. Acceptable Insulation Types:
  - 1. Minimum 2 layers of perlite or polyisocyanurate board.
- C. Acceptable Insulation Types - Tapered Application:
  - 1. Tapered polyisocyanurate board.

**2.02 MEMBRANE ROOFING AND ASSOCIATED MATERIALS**

- A. Membrane Roofing Materials:
  - 1. TPO: Thermoplastic polyolefin (TPO) complying with ASTM D6878/D6878M, sheet contains reinforcing fabrics or scrim.
    - a. Thickness: 60 mil, 0.060 inch, minimum.
  - 2. Sheet Width: Factory fabricated into largest sheets possible.
  - 3. Color: White.
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Flexible Flashing Material: Same material as membrane.

**END OF SECTION**

**SECTION 07 6200**  
**SHEET METAL FLASHING AND TRIM**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Fabricated sheet metal items, including flashings, counterflashings, gutters, and downspouts.
- B. Sealants for joints within sheet metal fabrications.

**PART 2 PRODUCTS**

**2.01 SHEET MATERIALS**

- A. Pre-Finished Aluminum: ASTM B209 (ASTM B209M); 20 gage, (0.032 inch) thick; plain finish shop pre-coated with modified silicone coating.
  - 1. Modified Silicone Polyester Coating: Pigmented Organic Coating System, AAMA 2603; baked enamel finish system.

**2.02 FABRICATION**

- A. Form sections true to shape, accurate in size, square, and free from distortion or defects.
- B. Form pieces in longest possible lengths.
- C. Hem exposed edges on underside 1/2 inch; miter and seam corners.
- D. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.
- E. Fabricate corners from one piece with minimum 18 inch long legs; seam for rigidity, seal with sealant.
- F. Fabricate flashings to allow toe to extend 2 inches over roofing gravel. Return and brake edges.

**2.03 GUTTER AND DOWNSPOUT FABRICATION**

- A. Gutters: SMACNA (ASMM), Rectangular profile.
- B. Downspouts: Rectangular profile.
- C. Gutters and Downspouts: Size for rainfall intensity determined by a storm occurrence of 1 in 10 years in accordance with SMACNA (ASMM).
- D. Seal metal joints.

**2.04 ACCESSORIES**

- A. Fasteners: Same material and finish as flashing metal.
- B. Primer: Zinc chromate type.
- C. Concealed Sealants: Non-curing butyl sealant.
- D. Exposed Sealants: ASTM C920; elastomeric sealant, with minimum movement capability as recommended by manufacturer for substrates to be sealed; color to match adjacent material.
- E. Plastic Cement: ASTM D4586/D4586M, Type I.

**END OF SECTION**

**SECTION 08 1416**  
**FLUSH WOOD DOORS**

**PART 2 PRODUCTS**

**1.01 DOORS**

- A. Doors: Refer to drawings for locations and additional requirements.
- B. Interior Doors: 1-3/8 inches thick unless otherwise indicated, flush construction. Profile as indicated.

**1.02 DOOR FACINGS**

- A. Hardboard Facing for Opaque Finish: ANSI A135.4, Class 1 - Tempered, S2S (smooth two sides) hardboard, 1/8 inch thick.

**1.03 DOOR CONSTRUCTION**

- A. Fabricate doors in accordance with door quality standard specified.
- B. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- C. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
  - 1. Exception: Doors to be field finished.
- D. Provide edge clearances in accordance with the quality standard specified.

**END OF SECTION**

**SECTION 08 1613  
FIBERGLASS DOORS**

**PART 2 PRODUCTS**

**1.01 DOOR AND FRAME ASSEMBLIES**

- A. Door and Frame Assemblies: Factory-fabricated, prepared and machined for hardware.
  - 1. Physical Endurance: Swinging door cycle test to ANSI/SDI A250.4, Level A (1,000,000 cycles) minimum; tested with hardware and fasteners intended for use on project.
  - 2. Screw-Holding Capacity: Tested to 890 pounds, minimum.
  - 3. Surface Burning Characteristics: Flame spread index (FSI) of 0 to 25, Class A, and smoke developed index (SDI) of 450 or less, when tested in accordance with ASTM E84.
  - 4. Flammability: Self-extinguishing when tested in accordance with ASTM D635
  - 5. Clearance Between Door and Frame: 1/8 inch, maximum.
  - 6. Clearance Between Bottom of Door and Finished Floor: 3/4 inch, maximum; not less than 1/4 inch clearance to threshold.

**1.02 COMPONENTS**

- A. Doors: Fiberglass construction with reinforced core.
  - 1. Thickness: 1-3/4 inch, nominal
  - 2. Core Material: Manufacturer's standard core material for application indicated
  - 3. Construction:
    - a. Fiberglass face sheets, 1/8 inch thick, laminated to core; factory primed for field painting to match framing.
  - 4. Face Sheet Texture: Smooth.
  - 5. Door Panel: As indicated on drawings.
  - 6. Subframe and Reinforcements: Manufacturer's standard materials.
  - 7. Waterproof Integrity: Provide factory fabricated edges, cut-outs, and hardware preparations of fiberglass reinforced plastic (FRP), provide cut-outs with joints sealed independently of glazing, louver inserts, or trim.
  - 8. Hardware Preparations: Factory reinforce, machine, and prepare for door hardware including field installed items; provide solid blocking for each item; field cutting, drilling or tapping is not permitted; obtain manufacturer's hardware templates for preparation as necessary.
- B. Door Frames: Provide type in compliance with performance requirements specified for doors.
  - 1. Type: Knock-down type for field assembly.

**1.03 PERFORMANCE REQUIREMENTS**

- A. Provide door assemblies that have been designed and fabricated in compliance with specified performance requirements.
- B. Thermal Transmittance, Exterior Doors: AAMA 1503, U-value of 0.21, maximum, measured on exterior door in size required for this project.

**END OF SECTION**



**SECTION 08 5313**  
**VINYL WINDOWS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Vinyl-framed, factory-glazed windows.
- B. Operating hardware.

**PART 2 PRODUCTS**

**2.01 DESCRIPTION**

- A. Vinyl Windows: Factory fabricated frame and sash members of extruded, hollow, ultra-violet-resistant, polyvinyl chloride (PVC) with integral color; with factory-installed glazing, hardware, related flashings, anchorage and attachment devices.
  - 1. Configuration: As indicated on drawings.
    - a. Product Type: FW - Fixed window and HS - Horizontal sliding window in accordance with AAMA/WDMA/CSA 101/I.S.2/A440
  - 2. Size to fit openings with minimum clearance around perimeter of assembly providing necessary space for perimeter seals.
  - 3. Operable Units: Double weatherstripped
  - 4. Framing Members: Fusion welded corners and joints, with internal reinforcement where required for structural rigidity; concealed fasteners.
  - 5. System Internal Drainage: Drain to exterior side by means of weep drainage network any water entering joints, condensation within glazing channel, or other migrating moisture within system.
  - 6. Glazing Stops, Trim, Flashings, and Accessory Pieces: Formed of rigid PVC, fitting tightly into frame assembly.
  - 7. Mounting Flange: Integral to frame assembly, providing weather stop at entire perimeter of frame.

**2.02 PERFORMANCE REQUIREMENTS**

- A. Design Pressure: In accordance with applicable codes.
- B. Overall Thermal Transmittance (U-value): 0.32, maximum, including glazing, measured on window sizes required for this project.
  - 1. Solar Heat Gain Coefficient: 0.27 maximum.
- C. Products shall comply with referenced VHDA, EarthCraft and EnergyStar requirements, as applicable. Products shall also meet referenced accessibility standards where required.

**2.03 COMPONENTS**

- A. Glazing: Insulated double pane, annealed glass, clear, low-E coated, argon filled, with glass thicknesses as recommended by manufacturer for specified wind conditions.
  - 1. Provide tempered glazing where required by AHJ.
- B. Frame Depth: Manufacturer's standard.
- C. Operable Sash Weatherstripping: Wool pile; permanently resilient, profiled to maintain weather seal in accordance with AAMA 701/702.

**2.04 HARDWARE**

- A. Horizontal Sliding Sash: Rigid PVC interfacing tracks with dual brass wheel and stainless steel axle assembly housing, provide two sets for each operating sash and opening stops in head and sill track as required.
  - 1. As applicable per project design.
- B. Sash lock: Lever handle and keeper with cam lock, provide at least one for each operating sash.

**END OF SECTION**



**SECTION 09 2116**  
**GYPSUM BOARD ASSEMBLIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Gypsum wallboard.

**PART 2 PRODUCTS**

**2.01 GYPSUM BOARD ASSEMBLIES**

- A. Provide completed assemblies complying with ASTM C840 and GA-216.

**2.02 BOARD MATERIALS**

- A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M, sizes to minimize joints in place; ends square cut.
  - 1. Application: Use for vertical surfaces, unless otherwise indicated.
  - 2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273
    - a. Mold resistant board is required at all locations.
  - 3. Thickness:
    - a. Vertical Surfaces: 5/8 inch.
- B. Backing Board For Wet Areas: One of the following products:
  - 1. Application: Surfaces concealed behind tub and shower surrounds.
  - 2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
  - 3. Glass Mat Faced Board: Coated glass mat water-resistant gypsum backing panel as defined in ASTM C1178/C1178M.
- C. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
  - 1. Application: Ceilings, unless otherwise indicated.
  - 2. Thickness: 1/2 inch.
  - 3. Edges: Tapered.
  - 4. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.

**END OF SECTION**

**SECTION 09 3000**  
**TILING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Tile for floor applications.
- B. Tile for wall applications.
- C. Cementitious backer board as tile substrate.
- D. Coated glass mat backer board as tile substrate.

**PART 2 PRODUCTS**

**2.01 TILE**

- A. Porcelain Tile: ANSI A137.1, standard grade.
  - 1. Surface Finish: Non-slip, for floor application.
  - 2. Trim Units: Matching bullnose, double bullnose, cove base, and cove shapes in sizes coordinated with field tile.

**2.02 SETTING MATERIALS**

- A. Improved Latex-Portland Cement Mortar Bond Coat: ANSI A118.15.
  - 1. Applications: Use this type of bond coat where indicated and where no other type of bond coat is indicated.

**2.03 GROUTS**

- A. High Performance Polymer Modified Grout: ANSI A118.7 polymer modified cement grout.
  - 1. Applications: Use this type of grout where indicated and where no other type of grout is indicated.
  - 2. Use sanded grout for joints 1/8 inch wide and larger; use unsanded grout for joints less than 1/8 inch wide.

**2.04 ACCESSORY MATERIALS**

- A. Waterproofing Membrane at Floors: Specifically designed for bonding to cementitious substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.
- B. Backer Board: Cementitious type complying with ANSI A118.9; high density, glass fiber reinforced, 1/2 inch thick; 2 inch wide coated glass fiber tape for joints and corners.
- C. Backer Board: Coated glass mat type complying with ASTM C1178/C1178M; inorganic fiberglass mat on both surfaces and integral acrylic coating vapor retarder.
- D. Mesh Tape: 2 inch wide self-adhesive fiberglass mesh tape.

**PART 3 EXECUTION**

**3.01 INSTALLATION - GENERAL**

- A. Install tile and thresholds and grout in accordance with applicable requirements of ANSI A108.1a through ANSI A108.19, manufacturer's instructions, and TCNA (HB) recommendations.
- B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.
- C. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.
- D. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.
- E. Form internal angles square and external angles bullnosed.
- F. Sound tile after setting. Replace hollow sounding units.
- G. Keep control and expansion joints free of mortar, grout, and adhesive.

- H. Prior to grouting, allow installation to completely cure; minimum of 48 hours.
- I. Grout tile joints unless otherwise indicated. Use standard grout unless otherwise indicated.
- J. At changes in plane and tile-to-tile control joints, use tile sealant instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.

**3.02 INSTALLATION - FLOORS - THIN-SET METHODS**

- A. Over interior concrete substrates, install in accordance with TCNA (HB) Method F113, dry-set or latex-Portland cement bond coat, with standard grout, unless otherwise indicated.
- B. Over wood substrate with backer board underlayment, install in accordance with TCNA (HB) Method F144, for cementitious backer boards, with standard grout.

**3.03 INSTALLATION - WALL TILE**

- A. Over cementitious backer units on studs, install in accordance with TCNA (HB) Method W244, using membrane at toilet rooms.
- B. Over gypsum wallboard on wood or metal studs install in accordance with TCNA (HB) Method W243, thin-set with dry-set or latex-Portland cement bond coat, unless otherwise indicated.

**END OF SECTION**

**SECTION 09 6500  
RESILIENT FLOORING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Resilient sheet flooring.
- B. Resilient tile flooring.

**PART 2 PRODUCTS**

**2.01 SHEET FLOORING**

- A. Vinyl Sheet Flooring: Color and pattern throughout wear layer thickness, with backing.
  - 1. Minimum Requirements: Comply with ASTM F1303, Type II, with Class A fibrous backing.
  - 2. Wear Layer Thickness: 0.050 inch minimum.
  - 3. Total Thickness: 0.080 inch minimum.
  - 4. Seams: Heat welded.
- B. Welding Rod: Solid bead in material compatible with flooring, produced by flooring manufacturer for heat welding seams, and in color matching field color.

**2.02 TILE FLOORING**

- A. Vinyl Composition Tile: Homogeneous, with color extending throughout thickness.
  - 1. Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.
  - 2. Size: 12 by 12 inch.
  - 3. Thickness: 0.125 inch.

**END OF SECTION**

**SECTION 09 6519  
RESILIENT TILE FLOORING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Resilient tile flooring ("LVT / LVP - luxury vinyl tile or plank")

**PART 2 PRODUCTS**

**2.01 RESILIENT TILE FLOORING**

- A. Luxury Vinyl Plank and Tile:
  - 1. Physical Properties:
    - a. Construction: Phthalate-free solid plank and tile made from 100 percent virgin vinyl.
    - b. Wear Layer Thickness: 28 mil.
    - c. Total Thickness (Gauge): 0.126 inch.

**END OF SECTION**



**SECTION 09 9113**  
**EXTERIOR PAINTING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
- D. Do Not Paint or Finish the Following Items:
  - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
  - 2. Items indicated to receive other finishes.
  - 3. Items indicated to remain unfinished.
  - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
  - 5. Floors, unless specifically indicated.
  - 6. Glass.
  - 7. Concealed pipes, ducts, and conduits.

**PART 2 PRODUCTS**

**2.01 PAINTS AND FINISHES - GENERAL**

- A. Paints and Finishes: Ready mixed, unless required to be a field-catalyzed paint.
  - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
  - 2. Supply each paint material in quantity required to complete entire project's work from a single production run.
  - 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.
- B. Volatile Organic Compound (VOC) Content:
  - 1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
    - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
  - 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site, or other method acceptable to authorities having jurisdiction.
- C. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

**2.02 PAINT SYSTEMS - EXTERIOR**

- A. Paint WE-OP-3A - Wood and Fiberglass, Opaque, Alkyd, 3 Coat:
  - 1. One coat of alkyd primer sealer.
  - 2. Semi-gloss: Two coats of alkyd enamel.
- B. Paint ME-OP-2A - Ferrous Metals, Primed, Alkyd, 2 Coat:
  - 1. Touch-up with rust-inhibitive primer recommended by top coat manufacturer.
  - 2. Gloss: Two coats of alkyd enamel.
- C. Paint MgE-OP-3A - Galvanized Metals, Alkyd, 3 Coat:
  - 1. One coat galvanize primer.
  - 2. Gloss: Two coats of alkyd enamel.

**END OF SECTION**



**SECTION 09 9123**  
**INTERIOR PAINTING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
  - 1. Both sides and edges of plywood backboards for electrical and telecom equipment before installing equipment.
  - 2. Mechanical and Electrical:
    - a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
- B. Do Not Paint or Finish the Following Items:
  - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
  - 2. Items indicated to receive other finishes.
  - 3. Items indicated to remain unfinished.
  - 4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
  - 5. Floors, unless specifically indicated.
  - 6. Glass.
  - 7. Concealed pipes, ducts, and conduits.

**PART 2 PRODUCTS**

**2.01 PAINTS AND FINISHES - GENERAL**

- A. Paints and Finishes: Ready mixed, unless intended to be a field-catalyzed paint.
  - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
  - 2. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
  - 3. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
  - 4. Supply each paint material in quantity required to complete entire project's work from a single production run.
  - 5. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.
- B. Volatile Organic Compound (VOC) Content:
  - 1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
    - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
    - b. Architectural coatings VOC limits of State in which the project is located, and applicable VHDA and EarthCraft requirements.
  - 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

**2.02 PAINT SYSTEMS - INTERIOR**

- A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, concrete masonry units, brick, wood, plaster, uncoated steel, shop primed steel, galvanized steel, and aluminum.

1. Two top coats and one coat primer.
  2. Top Coat(s): Institutional Low Odor/VOC Interior Latex; MPI #143, 144, 145, 146, 147, or 148.
  3. Top Coat Sheen:
    - a. Eggshell: MPI gloss level 3; use this sheen at all locations.
  4. Primer: As recommended by top coat manufacturer for specific substrate.
- B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals, wood, and fiberglass:
1. Two top coats and one coat primer.
  2. Top Coat(s): High Performance Architectural Interior Latex; MPI #139, 140, or 141.
  3. Top Coat Sheen:
    - a. Semi-Gloss: MPI gloss level 5; use this sheen at all locations.
  4. Primer: As recommended by top coat manufacturer for specific substrate.

**END OF SECTION**

**SECTION 10 2800**  
**TOILET, BATH, AND LAUNDRY ACCESSORIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Commercial toilet accessories.
- B. Residential toilet, shower, and bath accessories.
- C. Under-lavatory pipe supply covers.

**PART 2 PRODUCTS**

**2.01 MATERIALS**

- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

**2.02 COMMERCIAL TOILET ACCESSORIES**

- A. Grab Bars: Stainless steel, smooth surface.
  - 1. Standard Duty Grab Bars:
    - a. Push/Pull Point Load: 250 pound-force, minimum.
    - b. Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, exposed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
    - c. Length and Configuration: As indicated on drawings.

**2.03 RESIDENTIAL TOILET, SHOWER, AND BATH ACCESSORIES**

- A. Toilet Paper Holder: Surface mounted, single roll, concealed attachment.
- B. Towel Bar: Square tubular bar; rectangular mounting posts, concealed attachment.
- C. Shower Curtain Rod: Straight tube, 1 inch diameter, with mounting flanges for concealed attachment.
- D. Robe Hook: Single-prong, concealed attachment.
- E. Mirror, Residential Bathrooms: Clear, tempered safety glass, ASTM C1048, with copper and silver coatings, and protective overcoating.

**2.04 UNDER-LAVATORY PIPE AND SUPPLY COVERS**

- A. Under-Lavatory Pipe and Supply Covers
  - 1. Insulate exposed drainage piping, including hot, cold, and tempered water supplies under lavatories or sinks to comply with ADA Standards.
  - 2. Exterior Surfaces: Smooth non-absorbent, non-abrasive surfaces.
  - 3. Construction: 1/8 inch flexible PVC.

**END OF SECTION**

**SECTION 10 5500  
POSTAL SPECIALTIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Central mail delivery boxes.

**PART 2 PRODUCTS**

**2.01 CENTRAL MAIL DELIVERY BOXES**

- A. Central Mail Delivery Boxes: Provide products approved for United States Postal Service (USPS) delivery.
  - 1. Materials: Aluminum with stainless steel hardware.
  - 2. Finish: Powder coat in color selected by Architect from manufacturer's standard colors.
  - 3. Configurations: See drawings for overall dimensions and layouts.
- B. Cluster Box Units (CBU): Pedestal-mounted, mail receptacle with weather-resistant cabinet for outdoor installation; front-loading, double-column design.
  - 1. Provide mail receptacles complying with accessibility requirements.

**2.02 COMPONENTS**

- A. Locking - Front Loading Master Door: Three-point latching mechanism with USPS master lock furnished and installed by postmaster.
- B. Locking - Customer Compartment Doors: USPS approved cam lock, 3 keys each lock.
- C. Locking - Parcel Compartment Doors: Double-lock arrangement with USPS approved cam lock for customer access, and USPS master lock furnished and installed by postmaster.
- D. Pedestals: Standard aluminum pedestal with rubber mounting pad designed to meet USPS and height requirements of ADA Standards.
- E. Identification - Customer and Parcel Compartments: Sequential numerical or alphabetic characters, top to bottom, left to right; factory-installed.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. Install postal specialties in accordance with approved shop drawings, manufacturer's instructions, and USPS requirements.
- B. Adjust and lubricate door hardware to operate properly.
- C. Install mailbox identification items.

**END OF SECTION**

**SECTION 10 5723**  
**CLOSET AND UTILITY SHELVING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Wall mounted wire closet shelving.
- B. Accessories.

**PART 2 PRODUCTS**

**2.01 SHELVING APPLICATIONS**

- A. Shelf Depth: 12 inches, unless otherwise indicated.

**2.02 MATERIALS**

- A. Wire Shelving: Factory-assembled coated wire mesh shelf assemblies for wall-mounting, with all components and connections required to produce a rigid structure that is free of buckling and warping.
  - 1. Construction: Cold-drawn steel wire with average tensile strength of 100,000 psi resistance welded into uniform mesh units, square, rigid, flat, and free of dents or other distortions, with wires trimmed smooth.
  - 2. Coating: PVC or epoxy, applied after fabrication, covering all surfaces.
  - 3. PVC Coating: 9 to 11 mils thick.
  - 4. Epoxy Coating: Non-toxic epoxy-polyester powder coating baked-on finish, 3 to 5 mils thick.
  - 5. Standard Mesh Shelves: Cross deck wires spaced at 1 inch.
- B. Mounting Hardware: Provide manufacturer's standard mounting hardware; include support braces, wall brackets, back clips, end clips, poles, and other accessories as required for complete and secure installation; factory finished to match shelving.
- C. Fasteners: As recommended by manufacturer for mounting substrates.

**END OF SECTION**



**SECTION 11 3013  
RESIDENTIAL APPLIANCES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Kitchen appliances.

**1.02 RELATED REQUIREMENTS**

- A. Section 26 0583 - Wiring Connections: Electrical connections for appliances.

**PART 2 PRODUCTS**

**2.01 KITCHEN APPLIANCES**

- A. Provide Equipment Eligible for Energy Star Rating: Energy Star Rated.
- B. Provide accessible appliances in Section 504 / UFAS / Universal Design residences.
  - 1. Refrigerator shall have door-mounted and internal controls within reach range.
  - 2. Dishwasher shall be sized to fit beneath 34" high countertop.
  - 3. Range shall have front controls.
  - 4. Range hood fan and light shall have accessible controls, mounted on wall within reach range.
- C. Refrigerator: Free-standing, side-by-side, and frost-free.
  - 1. Capacity: Total minimum storage as required by VHDA.
- D. Range: Electric, free-standing, with standard burners and removable drip pans.
  - 1. Size: 30 inches wide.
  - 2. Oven: Self-cleaning with electronic ignition.
  - 3. Elements: Four (4).
  - 4. Controls: Solid state electronic.
- E. Cooking Exhaust: Range hood.
  - 1. Size: 30 inches wide.
- F. Dishwasher: Undercounter.
  - 1. Controls: Solid state electronic.
  - 2. Wash Levels: Three (3)

**END OF SECTION**

**SECTION 12 3530**  
**RESIDENTIAL CASEWORK**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Kitchen cabinets.
- B. Kitchen countertops.
- C. Vanity cabinets.
- D. Vanity countertops.

**PART 2 PRODUCTS**

**2.01 CABINETS**

- A. Kitchen cabinets and bathroom vanities are to comply with Virginia Housing Development Authority's Minimum Cabinet Requirements:
  - 1. Cabinets and/or vanities that are not being replaced are to be approved by VHDA.
  - 2. All cabinets are to be factory/manufacturer assembled.
  - 3. All exposed portions of cabinetry must have factory applied finish.
  - 4. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 12 inches between wall and cabinets. Wall cabinets are to abut the ceiling/soffits or provide minimum of 12 inches between cabinet and ceiling/soffits.
  - 5. Kitchen wall cabinets are to be screwed to blocking with a minimum of four washer head cabinet screws; two in each upper and lower nailing strip for each wall cabinet.
  - 6. Plastic laminate countertops are to be post formed or have back splashes that are factory attached to the countertop and sealed.
  - 7. A side splash is to be installed where countertops abut walls.
  - 8. Install a cleanable surface, such as plastic laminate, metal, or ceramic tile to the side wall next to the cooking range when it is located directly adjacent to a wall.
  - 9. Remove and replace all drywall that has mold. Repair or replace all damaged drywall.
  - 10. Holes in cabinet backs for plumbing are to be drilled and completely covered by escutcheon plates.
- B. Cabinet Construction:
  - 1. Face frames shall be solid wood with min dims 3/4" by 1 1/2".
  - 2. End panels, tops, and bottoms shall be plywood, min 1/2".
  - 3. Backs shall be plywood, dadoed or rabbeted into end panels.
  - 4. Shelves shall be solid wood or plywood, min 5/8". Edge banding is required on plywood.
  - 5. Cabinet doors shall be solid wood or plywood, min 5/8", end panels min 1/2". Panels in "Frame and Panel" doors shall be minimum 1/4 inch.
  - 6. Drawer fronts shall be solid wood or plywood min 5/8".
  - 7. Drawer boxes shall be solid wood or plywood min 1/2". Sides shall be dadoed, rabbeted, or dovetailed to receive the front and back members of the drawer box. Provide double suspension system on steel side tracks.
  - 8. Drawer bottoms shall be plywood, min 1/4", dadoed and glued into drawer box.
  - 9. Kitchen sink base cabinet shall have 1/2" min plywood.
  - 10. General Layout: Provide 1 drawer base next to dishwasher. Avoid cabinets narrower than 15".
  - 11. Universal Design requires use of full drawer extensions and pull-out shelves in base cabinets. Note: drawer extensions and pull-out shelves must meet the requirements as listed above.
- C. Kitchen Countertop: Post formed plastic laminate over particle board, coved to back splash.
- D. Vanity Countertop: Post formed plastic laminate over particle board, coved to back splash.

**2.02 FABRICATION**

- A. Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.
- B. Fabricate corners and joints without gaps.
- C. Fabricate each unit to be rigid and not dependent on adjacent units for rigidity.

**END OF SECTION**

**SECTION 22 0001**  
**PLUMBING**

**PART 1 - GENERAL**

**1.01 GENERAL CONSTRUCTION NOTES**

- A. Furnish and install all systems of waste and vent piping, hot water piping and cold water piping, including all fittings, valves, etc. as required. Furnish all fixtures and equipment as shown on drawings.
- B. All plumbing piping shall be concealed within the building structure. Sanitary located below floor. Vents, hot & cold water located above ceiling unless otherwise noted.
- C. Sanitary sewer lines shall be schedule 40 PVC.
- D. All drainage connections shall be made at 45° angles. Minimum slope on interior drain lines shall be 1/4" per foot for piping 2-1/2" diameter and less, 1/8" per foot for piping 3" to 6" diameter, and 1/16" per foot for piping 8" diameter and larger. Minimum size of sanitary sewer lines below slab shall be 2" diameter.
- E. Cleanouts shall be placed in readily accessible and inconspicuous locations. Coordinate exact locations with GC.
- F. Provide shut-off valves at each fixture.
- G. Hot and cold water lines up to 1" diameter shall be type PEX (cross-linked polyethylene) plastic tubing with crimpset polymer or crimpset metallic fittings. Water lines 1" and larger shall be CPVC (chlorinated poly-vinyl chloride) plastic with solvent weld joints. All water service pipe or tubing shall have a minimum working pressure rating of 160 psi at 73.4° f. All water distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180° f. The entire water system shall be disinfected prior to placing into service.
- H. Provide blocking or use rigid piping for all tub valve/spigots.
- I. No water piping joints allowed below slab.
- J. Provide non-freeze wall hydrants with vacuum breakers at all locations indicated on building plumbing plans.
- K. The plumbing contractor shall coordinate closely with the mechanical and electrical contractors to avoid interference with other trades.
- L. The plumbing contractor shall provide all openings required or the plumbing work and shall install fire rated sleeves wherever penetrations of rated walls or floors are made. The patching shall be by the plumbing contractor. The plumbing contractor shall review all utility site plans and architectural site plans for work by others.
- M. All vents penetrating the roof shall be flashed per the plumbing code. The plumbing contractor shall cut all openings and install flashing (provided by plumbing contractor) compatible with building roof system. No vent shall be taken off the invert of the pipe.
- N. Location of utilities (waste and water lines, manholes, etc.) that are to be connected to are assumed. It shall be the responsibility of the plumbing contractor to verify these locations and make the final connections as required.
- O. If water pressure is above 80 psi, install PRV (pressure reducing valve) station, one per main utility connection in yard vault or inside mechanical room. If PRV is required, provide access panel to PRV and related accessories.
- P. All water heaters shall have a hub drain installed in mechanical closet. When water heater is mounted above dropped ceiling of bathroom, hub drain shall be installed in this same space. Make indirect tie to hub drain with outlet from drain pan under water heater. Make indirect tie with piping from temperature/pressure relief valve to hub drain or to emergency drain pan.

- Q. All indirect waste piping shall discharge through an air gap into a waste receptor. The air gap shall measure no less than twice the diameter of the indirect waste pipe. Route to exterior or to other approved point of disposal.
- R. All kitchen sinks and bathroom lavatories shall have lever faucet controls.
- S. Each bathroom shall have only low-flow faucets (2.2 gpm max) and showerheads (2.5 gpm max). Verify max rating with VHDA.
- T. Provide water heater tank insulating jacket equal to greater than R5, installed according to manufacturer's recommendations.
- U. Provide heat traps on all water heaters.
- V. Provide minimum 1/2" thick foam on first 2 feet of cold and hot water pipe closest to the water heater, extending through the heat traps.
- W. Tubs and showers shall have built-in blocking from the manufacturer/supplier.
- X. Plumbing contractor shall verify with camera and best practices the integrity, location(s), and size(s) of existing sanitary sewer line(s) and connection(s). Re-use existing sanitary sewer lines where ever possible and practical. Coordinate routing, connections and acceptance with engineer and GC. Engineer will provide clarification(s) to confirm any changes that significantly differ from original design documents.
- Y. All tub/shower control knobs must be single lever handled and offset toward the front of the tub/shower to allow for shorter reaching distances.

**END OF SECTION**

**SECTION 23 0001**  
**MECHANICAL**

**PART 1 - GENERAL**

**1.01 GENERAL CONSTRUCTION NOTES**

- A. Provide HVAC equipment with R-410A refrigerant in all dwelling units.
- B. All ductwork is exposed unless noted otherwise (UNO). Any rigid ductwork routed through concealed spaces (such as dropped ceilings, soffits, or chases) may use equivalent sizes of flexible duct. Conceal refrigerant and condensate lines.
- C. Materials and equipment shall be new and as specified or equivalent. All systems shall be complete and operational. All work shall comply with all state and local codes. It is the responsibility of the Mechanical Contractor (MC) to pay all fees and obtain all permits and inspections as required.
- D. The mechanical contractor shall verify all clearances before installing any equipment or fabricating any ducts.
- E. Verify and provide all equipment connections in accordance with manufacturer's certified drawings.
- F. All piping and ductwork locations shall be coordinated with the work under other divisions of the specification to avoid interference. Equivalent sizes may be substituted where required by field conditions (rectangular ducts can be substituted for round ones, etc.). Wherever obstructions require a change in duct shape, maintain equivalent areas. All sizes noted on the drawings are inside free area dimensions.
- G. Locate air supply diffusers near windows in living rooms, dens, and bedrooms, typically. Provide diffusers for kitchens and full baths. Provide standard size filters.
- H. Install and make all necessary connections required for the complete supply, recirculation, and exhaust systems indicated on the approved shop drawings, including all ductwork grille collars, intake housings, connections, fasteners, hangers, supports and other items required.
- I. Mechanical contractor shall route ductwork to not interfere with other trades. Adjustments to duct routing may be necessary to avoid structural members in ceiling spaces. Coordinate exact location of all ceiling diffusers, grilles and exhaust fans with lighting layout and Electrical Contractor.
- J. Coordinate all electrical equipment with Electrical Contractor. The MC shall provide all control wiring. The electrical contractor shall provide all power wiring, including fused disconnects at each piece of HVAC equipment. Electrical work shall conform to the National Electric Code. All electrical equipment shall be U.L. listed and approved.
- K. Mechanical contractor shall provide two complete sets of maintenance, operating instructions, and diagrams bound in heavy duty covers.
- L. Mechanical contractor shall cover and protect all supply vents and return air grilles during construction. Install filters for all temporary use of HVAC equipment during construction. Install new filters at punch out.
- M. Mechanical contractor shall balance HVAC system to air quantities indicated on drawings. Provide supply branch ducts with volume control dampers as needed for proper balancing of system.
- N. Elbows in duct systems shall be full radius (centerline radius = 1.5 times duct width) where space permits. Where limited clearance occurs, provide short radius elbow with full-length splitter vanes per SMACNA standards.
- O. Seal joints in concealed ductwork with mastic type duct sealant to provide airtight air handling systems.
- P. Seal air duct penetrations in unheated spaces.

- Q. All flexible ducts shall be Metal Flex Class I Type 500 air duct and shall be U.L. listed and have 1 inch thick fiberglass insulation encased in a vapor barrier of seamless, non-combustible, co-polymer plastic. R6 minimum insulation required. If ductwork is located outside of conditioned space, R8 insulation required.
- R. All flexible ducts shall be connected to trunk or branch ducts with a minimum of three sheet metal screws at each connection and be taped to provide an air tight seal. Maximum length of flex duct shall be 25 feet. Use only in concealed locations.
- S. Flex-to-flex duct connections shall have a metal collar connecting them and be sealed with mastic.
- T. Provide factory fabricated extractors at all branch duct take-offs from the main trunk/plenum.
- U. Any ductwork penetration through a rated assembly shall be constructed to conform to required fire rating of that assembly. Provide fire dampers at all locations where a duct penetrates a fire rated assembly. Fire dampers must comply with UL 555 and smoke dampers must comply with UL 555s.
- V. All ducts or vents extending through exterior walls shall be flashed and counter-flashed in a waterproof manner.
- W. All roof penetrations shall be made neatly and flashed by individual trades. Sub-contractors shall provide their own flashing materials. Install walk pads for access to all roof condenser units. Provide interior roof access from a common area.
- X. All concealed supply ducts and outside air return inside building and outside of conditioned space, shall be insulated externally with 1 inch thick fiberglass of density 1.5 pounds per cubic foot and be complete with vapor barrier jacket. All duct insulation, tape coverings, and flexible connectors shall have a flame spread rating of 25 or less and a smoke developed rating of 50 or less in accordance with ASTM E84.
- Y. All exposed duct work shall be galvanized sheet metal constructed in accordance with SMACNA standards. Exposed supply ductwork within the conditioned space shall be uninsulated. All piping shall be supported on 10 feet centers, minimum. All joints in exposed duct shall be sealed.
- Z. Liquid and suction refrigerant lines shall be installed according to manufacturer's listing, insulated and protected from damage for entire length. Protect Armiflex insulation exposed to sunlight with Armiflex UV blocking finish. All refrigerant lines penetrating brick must be in a PVC sleeve and caulked.
- AA. Furnish programmable thermostats with adaptable recovery - carrier, Johnson Controls or equivalent.
- AB. Make indirect tie (by means of an air gap) to hub drain with condensate and secondary from each air handler. Provide emergency drain pan under each air handler and make indirect tie from pan drain to hub drain. Provide a float switch for air handler drain pan and interlock with air handler unit shut down. Mechanical contractor shall route waste to acceptable place of disposal. Coordinate exact location of hub drain and routing of waste piping with GC.
- AC. Interlock bath exhaust fans to operate with light fixtures serving bathrooms. Install rigid metal ductwork for all bath exhaust fans.
- AD. Exhaust fan discharge shall be located 10 inches minimum from any outside air intake.
- AE. Dryer discharge shall be 25 inch maximum length including reductions for turns. Dryer exhaust duct shall be constructed of 0.0157 inch minimum galvanized steel or other noncombustible material of equivalent strength and corrosion resistance.



- AF. Fresh air requirements for common spaces shall be accommodated via an air intake fed directly into return air flow using smooth galvanized duct (size as indicated on the building plans) and manual volume damper (set to deliver appropriate air flow) at connection to return air plenum. If connection to return air duct is made down-stream of filter, provide additional filter. Terminate on exterior of building with aluminum or hard plastic hood with screen and gravity damper. Coordinate exact routing of pipe and location of exterior penetration with GC.

**END OF SECTION**

**SECTION 26 0001**  
**ELECTRICAL**

**PART 1 - GENERAL**

**1.01 DEFINITIONS**

- A. Furnish means to supply and deliver to project site, ready for installation.
- B. Install means to place in position and make connections for service or use.
- C. Provide means to furnish and install complete and ready for intended use.
- D. Wiring means the inclusion of all raceways, fittings, conductors, connectors, junction and outlet boxes, splices, connections, tape and all other items necessary and/or required in connection with such work.
- E. Conduit means the inclusion of all hangers, sleeves, supports, fittings, etc.

**1.02 GENERAL CONSTRUCTION NOTES**

- A. The buildings will have the required services delivered by the local electric utility: 208y/120v, 3-phase service for house panel when an elevator is included. The apartment or tenant panels may be served by 208y/120v, 3-phase service to the meter center(s), providing 208/120v single phase service for the networked meter serving each apartment. The apartments or tenant spaces may also be served by 240/120v single phase service to the meter center(s).
- B. All work shall comply with laws applying to electrical installations in effect, and with the most recent edition of the National Electrical Code, ADA, applicable sections of other NFPA, OSHA, life safety codes and recommendations, and the interim amendments in effect at the time of the proposal.
- C. The work includes providing materials, devices, wiring, fixtures, etc. necessary for a complete functioning electrical system. All materials furnished by the contractor shall be new and unused and free from defects. Install, connect and adjust all equipment per manufacturer's instructions. Any item not specifically shown on the drawings or called for in the specifications, but that is normally required to conform to the intent, are to be considered a part of the contract. All materials used shall be new and shall conform to the standards established by the Underwriters Laboratories incorporated.
- D. Hook-up charges, permits, local fees and all other expenses related to a complete and functioning electrical system shall be included in the contractor's bid. The contractor shall cooperate fully with utility service providers with respect to their services.
- E. Coordinate with the work of other sections. Equipment furnished by others and with the constraints of the existing conditions of the project site.
- F. Coordinate with the local electric utility company, cable TV provider and telephone service company as to the requirements for service connections and provide all labor, materials and testing necessary.
- G. Electrical design has been based on the installation of 75°C conductors connected to terminal lugs and equipment, U.L. listed for a minimum 75°C. Conductors terminated on equipment or devices with a lower rating (60°C) or no rating shown, shall have conductor size increased to conform to NEC table 310-16.
- H. All equipment shall be equal to or exceed the minimum requirements of NEMA, IEEE and U.L.
- I. Disconnect switches shall be heavy-duty, quick-make, quick-break type, NEMA 1 enclosure for indoor locations (NEMA 3r for outdoor locations). Switches shall be as manufactured by Square-D, General Electric, or Siemens (I.T.E.). Provide fuses as manufactured by Bussman, Gould-Shawmut, or Little-Fuse. All conductor terminals to be U.L. listed for a minimum of 75°C.
- J. Panel boards shall be as manufactured by Square-D or equivalent meeting U.L. Standards 50 and 67. With U.L. label panels used as service entrance equipment to be U.L. listed as "seer" rated equipment.

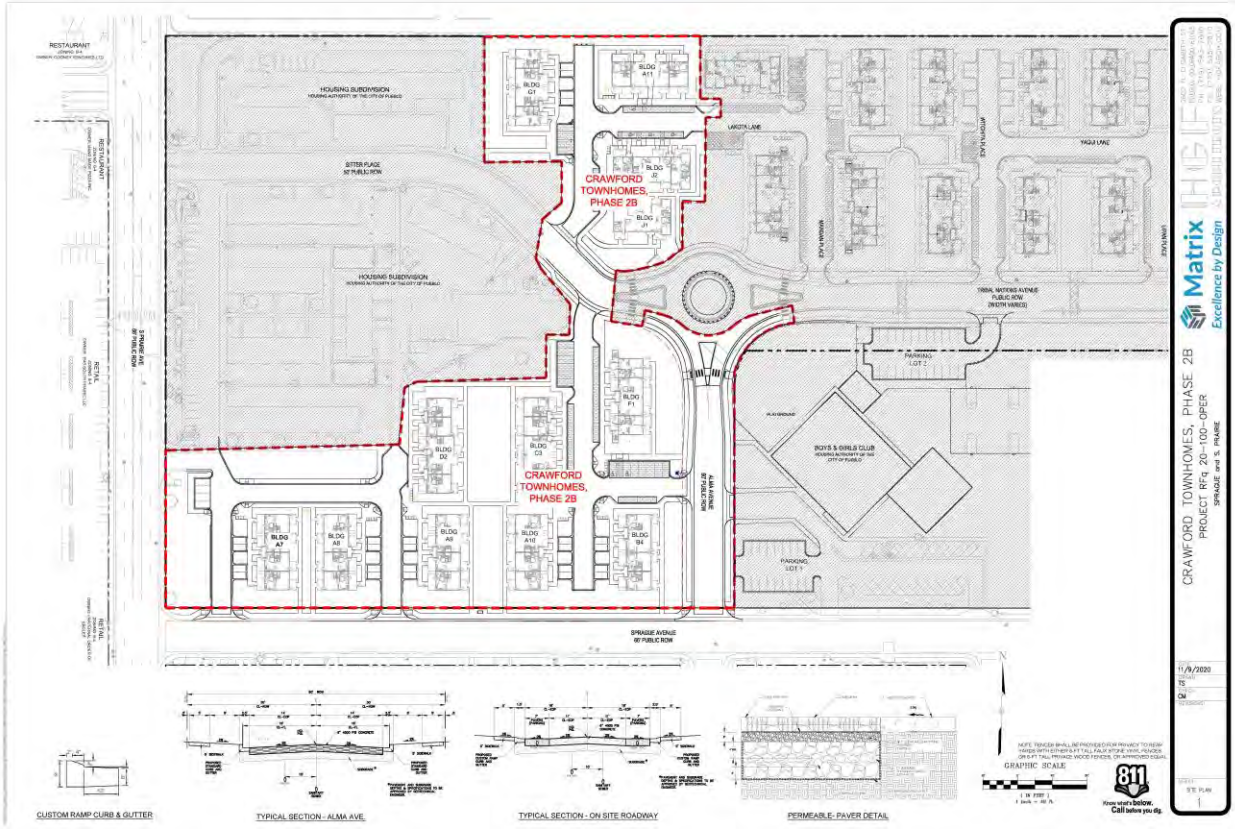
- K. Breakers: Thermal magnetic type, quick-make, quick-break, plug-in type of single unit construction. Two pole breakers shall be single unit common trip type. Breakers used as switches for 120v lighting circuits shall be approved for that use and marked "SWD".
- L. Grounding system: Furnish and install "grounding" in accordance with NEC article 250. Permanently and effectively ground all metallic conduit, supports, cabinets, panelboards and system neutral conductors. Maintain continuity of equipment ground throughout the system. Ground clamps shall be approved type, specifically designed for grounding where grounding conductor is enclosed in conduit. Ground clamp shall be of a type which grounds both conductor and conduit. All circuits in flexible metal or plastic conduit shall include a ground wire sized in accordance with National Electrical Code.
  - 1. For new and existing conductors.
- M. Conductors: Insulated soft annealed 98% pure copper with color coding. B and S gage, #10 and smaller to be solid, #8 and larger to be stranded, minimum #12 unless otherwise indicated. Conductors must be installed in accordance with N.E.C. and cannot be supported from ceiling support wires. THHN may not be used underground, at service entrance, outside, or in wet locations. All insulation to be rated for 600 v and types as follows:
  - 1. #10 and smaller: THWN or THHN
  - 2. #8 to #4/0: THWN or THHN
  - 3. Service entrance: use-RHW
  - 4. Over #4/0 ordinary service: THHN or XHHN
  - 5. Over #4/0 wet or hot service: XHHN
  - 6. Wire thru fluorescent fixtures or within 3' of HTG equip. THHN
- N. Unless otherwise noted on the plans, all wall-mounted outlets shall be mounted 18 inches above finished floor to outlet bottom. All cover plates for electrical and telephone outlets shall be ivory, unless otherwise noted on the drawings.
- O. Devices shall be "Commercial Specification Grade" or equal. All devices and cover plates shall be ivory color unless otherwise directed. Standard duplex receptacles for 15A & 20A circuits shall be grounding type, 15A, NEMA standard 5-15R Sidewired, Leviton or equivalent. Light switches shall be 15 amp, 120 volt Leviton or equivalent. Where switches are grouped, provide gang plates.
- P. Light fixtures & lamps are to be furnished by EC as noted on the light fixture schedule. Fixture installation shall be by the electrical contractor according to local code authority. The electrical contractor shall review materials at the time of delivery and immediately report any damage or missing pieces.
- Q. Emergency lighting shall have a minimum of 90-minute battery back-up, or as required by local code authority.
- R. Layout branch circuit wiring and arrangement of home runs for maximum economy and efficiency. Increase wire size if voltage drop exceeds 3% or 100 feet of length.
- S. Use NM cable and conceal wiring system in new construction walls and floors and above ceilings where possible.
- T. Touchup or refinish damaged surfaces of fixtures and equipment, exposed to view.
- U. For equipment furnished by Owner or other contractors, electrical contractor to verify exact load, type of connection and mounting height for each box or equipment item to be installed. All hardwired connections to equipment to be made with flexible liquid-tite metal conduit with green ground conductor installed inside raceway. Ground conductor shall be bonded at both ends.
- V. Minimum wire size - 15 amp branch circuit shall be AWG listed size per distance shown below. Distance shall be measured from the panelboard circuit breaker to the furthest outlet along the circuit path.
  - 1. #14 less than 75 feet
  - 2. #12 between 75-125 feet
  - 3. #10 between 125-200 feet

4. #8 over 200 feet
- W. Minimum wire size - 20 amp branch circuit shall be AWG listed size per distance shown below. Distance shall be measured from the panelboard circuit breaker to the furthest outlet along the circuit path.
1. #12 less than 100 feet
  2. #10 between 100-150 feet
  3. #8 between 150 - 250 feet
  4. #6 over 250 feet
  5. Exterior lighting conductors shall be minimum #8 AWG
- X. Aluminum conductors are not permitted, except at service entrance. Conductor connection must be per manufacturer's requirements.
- Y. Wire connectors shall be equivalent to 3m connectors.
- Z. All wiring to be color-coded in accordance with NEC as follows, unless specifically indicated otherwise:
1. 120/240 volt system
  2. Neutral - white
  3. Ground - green
  4. Phase a or I1 - black
  5. Phase b or I2 - red
- AA. Testing: Electrical contractor shall provide all testing materials, equipment, labor, connections, etc. required to perform tests. Test all fixtures, circuits, equipment, and devices for proper operation and freedom from shorts, grounds and open circuits before official inspections. Perform all tests required by local authorities and/or specifications by others.
- AB. Fire alarm system to be complete design-build sub contract to the electrical contractor, with shop drawings, and device layout to be submitted to the local fire marshal. System compliance and fire marshal approval is the responsibility of the fire alarm subcontractor. Electrical contractor to coordinate electrical requirements of fire alarm system prior to rough-in.
- AC. All branch circuits that supply 125-volt, single phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.
- AD. Smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual dwelling unit.
- AE. Membrane penetration of fire-resistance rated walls by outlet boxes shall be made per current Building Code. Listed outlet boxes of any material shall be permitted provided such boxes have been tested for use in rated assemblies and installed per the instructions in the listing. Such boxes on opposite sides of the wall or partition shall be separated by one of the following methods: 1) by a horizontal distance of not less than 24 inches; 2) by solid fire blocking in accordance with IBC by protecting both boxes with listed putty pads; or 4) by other listed materials and methods.
- AF. Garbage disposals shall be provided by the GC and installed at each kitchen sink. Provide junction box and coordinate installation with plumbing contractor.
- AG. Pull lines installed in empty telephone conduit and raceways conduits shall be 3/4 inches minimum and terminated above ceiling with insulated bushings.
- AH. Damage to structure beyond cutting and patching for work indicated will be repaired to existing condition at contractor's expense.
- AI. Provide fluorescent or LED light fixtures in all public common areas.
- AJ. Provide kitchens with a minimum of 1 light fixture 48 inches long with (2) 32 watt fluorescent bulbs or fixtures that provide a minimum of 30 footcandles distributed across all countertops.

- AK. Pre-wire cable tv and internet outlets for all bedrooms, living room and dens. Provide a minimum of 1 telephone outlet in the kitchen or living area and 1 telephone outlet in the master bedroom. Conceal all wiring within the walls
- AL. Common area exterior lighting shall be LED, fluorescent, metal halide, high or low pressure sodium or mercury vapor, with the exception of tenant controlled exterior lighting. Illuminate exterior common areas with a minimum of 1 footcandle. Illuminate building numbers and apartment numbers.

**END OF SECTION**

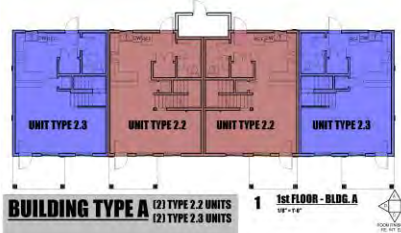
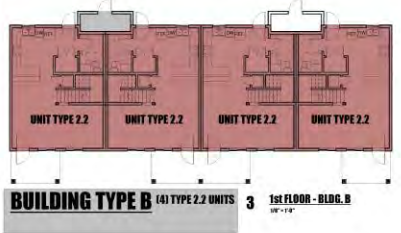
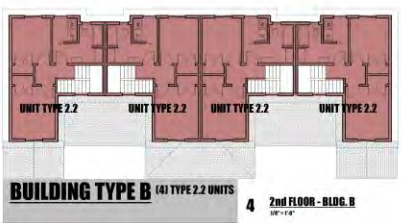
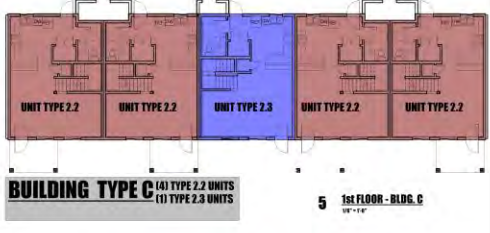
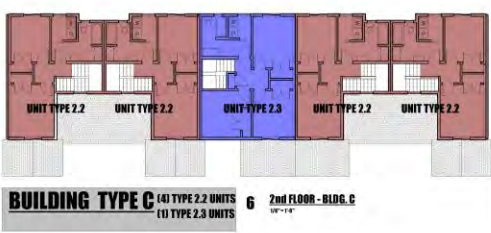




Matrix  
 Excellence by Design  
 CRAWFORD TOWNHOMES, PHASE 2B  
 PROJECT RFR 20-100-OPER  
 SPRING AND S. HANCOCK  
 11/9/2020  
 811  
 FROM MAT'S BOOKING, CALL 811 BEFORE YOU DIG








**UNIT DATA:**

<span style="color: pink;">■</span> UNIT TYPE 1.1 1 STORY, 1 BEDROOM UNIT TOTAL: 630 SQ. FT.
<span style="color: orange;">■</span> UNIT TYPE 1.03 1 BEDROOM UNIT (STACKED) TOTAL: 747 SQ. FT.
<span style="color: lightblue;">■</span> UNIT TYPE 1.2 1 STORY, 2 BEDROOM UNIT TOTAL: 827 SQ. FT.
<span style="color: lightgreen;">■</span> UNIT TYPE 1.4 1 STORY, 4 BEDROOM UNIT TOTAL: 1,292 SQ. FT.
<span style="color: red;">■</span> UNIT TYPE 2.2 2 STORY, 2 BEDROOM UNIT 1ST FLOOR: 678 SQ. FT. 2ND FLOOR: 455 SQ. FT. TOTAL: 1,133 SQ. FT.
<span style="color: blue;">■</span> UNIT TYPE 2.3 2 STORY, 2 BEDROOM UNIT 1ST FLOOR: 633 SQ. FT. 2ND FLOOR: 590 SQ. FT. TOTAL: 1,223 SQ. FT.
<span style="color: cyan;">■</span> UNIT TYPE 2.4 2 STORY, 4 BEDROOM UNIT 1ST FLOOR: 710 SQ. FT. 2ND FLOOR: 614 SQ. FT. TOTAL: 1,324 SQ. FT.



CH2M HILL  
 HILL  
 UPLAND TOWNHOMES PHASE 2B  
 PID DEVELOPMENT PLAN  
 PROJECT RFR 20-100-OPER  
 11/9/2020  
 P1.1

**UNIT DATA:**

	UNIT TYPE 1.1 1 STORY, 1 BEDROOM UNIT	TOTAL: 636 SQ. FT.
	UNIT TYPE 1.1S 1 STORY, 1 BEDROOM UNIT (STACKED)	TOTAL: 742 SQ. FT.
	UNIT TYPE 1.2 1 STORY, 2 BEDROOM UNIT	TOTAL: 877 SQ. FT.
	UNIT TYPE 1.4 1 STORY, 4 BEDROOM UNIT	TOTAL: 1,292 SQ. FT.
	UNIT TYPE 2.2 2 STORY, 2 BEDROOM UNIT	1ST. FLOOR: 628 SQ. FT. 2ND. FLOOR: 455 SQ. FT. TOTAL: 1,083 SQ. FT.
	UNIT TYPE 2.3 2 STORY, 3 BEDROOM UNIT	1ST. FLOOR: 633 SQ. FT. 2ND. FLOOR: 590 SQ. FT. TOTAL: 1,223 SQ. FT.
	UNIT TYPE 2.4 2 STORY, 4 BEDROOM UNIT	1ST. FLOOR: 718 SQ. FT. 2ND. FLOOR: 674 SQ. FT. TOTAL: 1,392 SQ. FT.



**BUILDING TYPE F** (2) TYPE 1.1 UNITS  
(2) TYPE 1.1S UNITS  
(2) TYPE 2.2 UNITS  
3 2nd FLOOR - BLDG. F  
10'-11"



**BUILDING TYPE D** (4) TYPE 2.2 UNITS  
(1) TYPE 2.4 UNIT  
2 2nd FLOOR - BLDG. D  
10'-11"











**BUILDING TYPE F** (2) TYPE 1.1 UNITS  
(2) TYPE 1.1S UNITS  
(2) TYPE 2.2 UNITS  
4 1st FLOOR - BLDG. F  
10'-11"



**BUILDING TYPE D** (4) TYPE 2.2 UNITS  
(1) TYPE 2.4 UNIT  
1 1st FLOOR - BLDG. D  
10'-11"

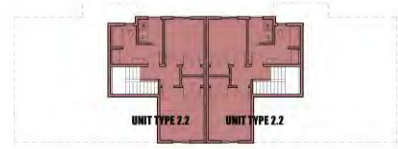
**CH2M HILL**  
 AECOM  
 UPLAND TOWNHOMES PHASE 2B  
 PID DEVELOPMENT PLAN  
 PLAN 11.2

**UNIT DATA:**

	UNIT TYPE 1.1 1 STORY, 1 BEDROOM UNIT	TOTAL: 636 SQ. FT.
	UNIT TYPE 1.1S 1 STORY, 1 BEDROOM UNIT (STACKED)	TOTAL: 742 SQ. FT.
	UNIT TYPE 1.2 1 STORY, 2 BEDROOM UNIT	TOTAL: 877 SQ. FT.
	UNIT TYPE 1.3 1 STORY, 3 BEDROOM UNIT	TOTAL: 1,143 SQ. FT.
	UNIT TYPE 1.4 1 STORY, 4 BEDROOM UNIT	TOTAL: 1,292 SQ. FT.
	UNIT TYPE 2.2 2 STORY, 2 BEDROOM UNIT	1ST. FLOOR: 628 SQ. FT. 2ND. FLOOR: 455 SQ. FT. TOTAL: 1,083 SQ. FT.
	UNIT TYPE 2.3 2 STORY, 3 BEDROOM UNIT	1ST. FLOOR: 633 SQ. FT. 2ND. FLOOR: 590 SQ. FT. TOTAL: 1,223 SQ. FT.
	UNIT TYPE 2.4 2 STORY, 4 BEDROOM UNIT	1ST. FLOOR: 718 SQ. FT. 2ND. FLOOR: 674 SQ. FT. TOTAL: 1,392 SQ. FT.



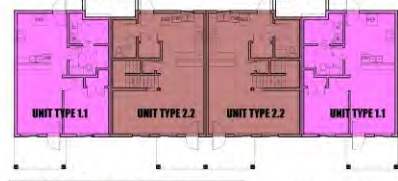
**BUILDING TYPE J.1** (1) UNIT TYPE 1.1  
(1) UNIT TYPE 1.3  
4 1st FLOOR - BLDG. J.1  
10'-11"



**BUILDING TYPE C** (2) TYPE 1.1 UNITS  
(2) TYPE 2.2 UNITS  
2 2nd FLOOR - BLDG. C  
10'-11"



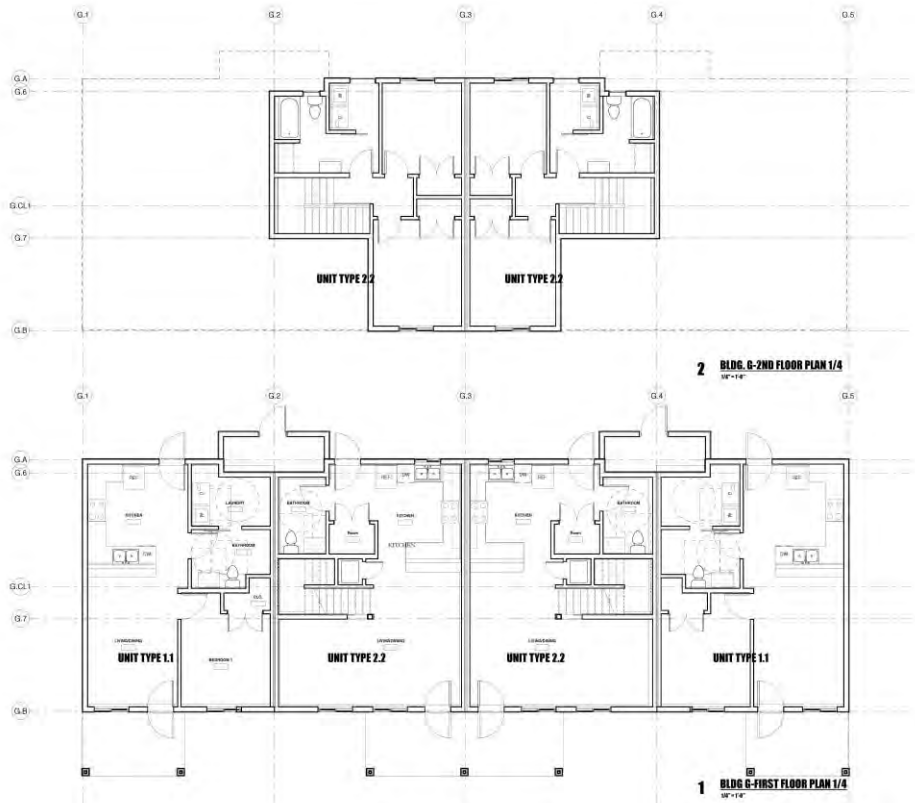
**BUILDING TYPE J.2** (1) UNIT TYPE 1.1  
(1) UNIT TYPE 1.2  
(1) UNIT TYPE 1.4  
3 1st FLOOR - BLDG. J.2  
10'-11"



**BUILDING TYPE C** (2) TYPE 1.1 UNITS  
(2) TYPE 2.2 UNITS  
1 1st FLOOR - BLDG. C  
10'-11"

**CH2M HILL**  
 AECOM  
 UPLAND TOWNHOMES PHASE 2B  
 PID DEVELOPMENT PLAN  
 PLAN 11.3





**HCH**  
ARCHITECTS, INC.

UPLAND TOWNHOMES PHASE 2B PUD DEVELOPMENT PLAN  
PROJECT No.:  
PHASE 2B

PL1.4



**HCH**  
ARCHITECTS, INC.

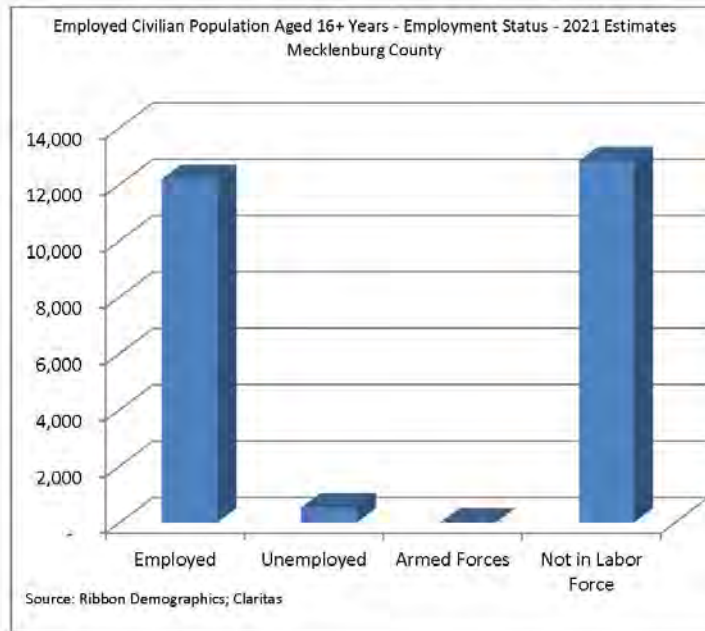
CRAWFORD TOWNHOMES, PHASE 2B  
PHASE 2B

PL1.5

**ADDENDUM E – DEMOGRAPHICS DATA**

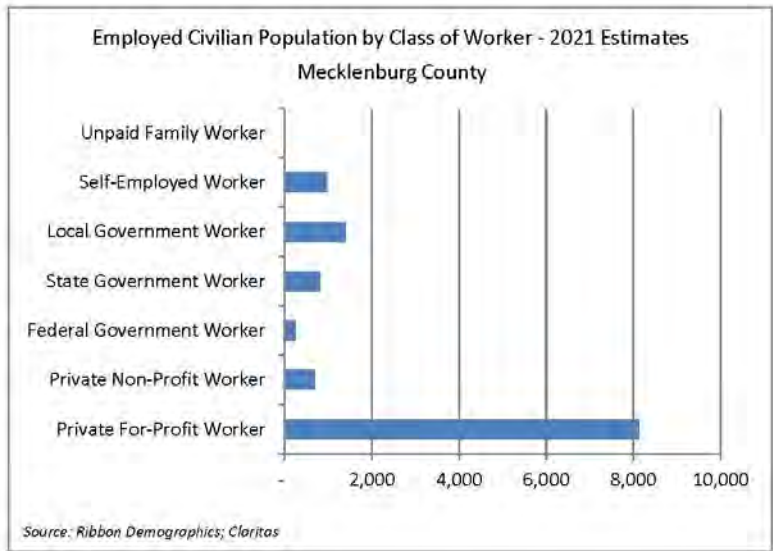
Employed Civilian Population Aged 16+ Years	
Employment Status	
<i>Current Year Estimates - 2021</i>	
Mecklenburg County	
Status	Number
Employed	12,184
Unemployed	534
Armed Forces	-
Not in Labor Force	12,831
Unemployed	4.20%

*Source: Ribbon Demographics; Claritas*



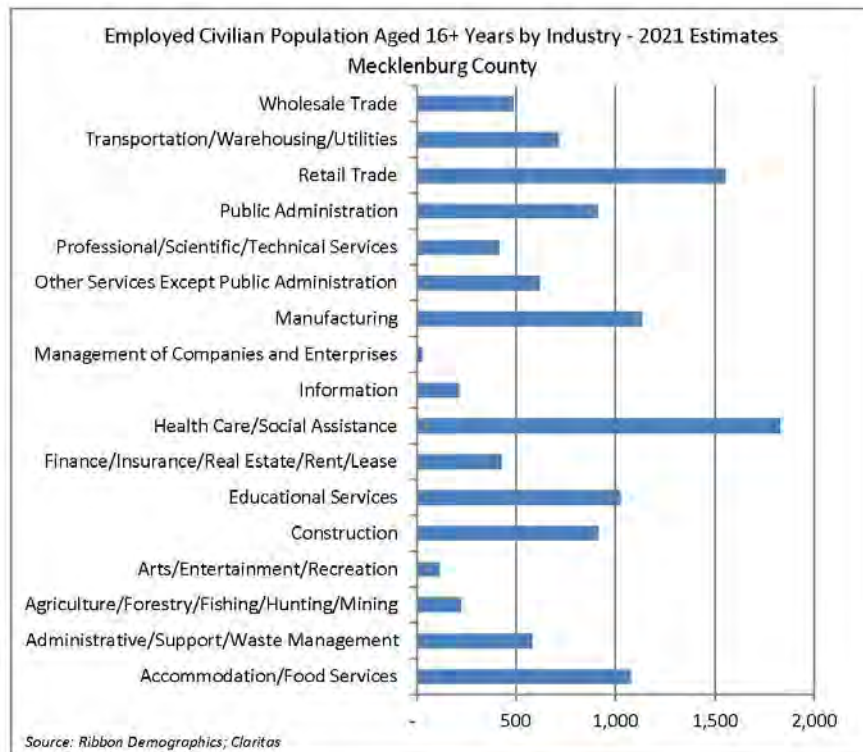
Employed Civilian Population by Class of Worker		
Current Year Estimates - 2021		
Mecklenburg County		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	8,136	66.4%
Private Non-Profit Worker	693	5.7%
Federal Government Worker	244	2.0%
State Government Worker	811	6.6%
Local Government Worker	1,388	11.3%
Self-Employed Worker	981	8.0%
Unpaid Family Worker	3	0.0%
<b>Total:</b>	<b>12,256</b>	<b>100.0%</b>

*Source: Ribbon Demographics; Claritas*



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2021		
Mecklenburg County		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,078	8.8%
Administrative/Support/Waste Management	583	4.8%
Agriculture/Forestry/Fishing/Hunting/Mining	224	1.8%
Arts/Entertainment/Recreation	113	0.9%
Construction	914	7.5%
Educational Services	1,025	8.4%
Finance/Insurance/Real Estate/Rent/Lease	426	3.5%
Health Care/Social Assistance	1,826	14.9%
Information	211	1.7%
Management of Companies and Enterprises	27	0.2%
Manufacturing	1,131	9.2%
Other Services Except Public Administration	618	5.0%
Professional/Scientific/Technical Services	416	3.4%
Public Administration	911	7.4%
Retail Trade	1,554	12.7%
Transportation/Warehousing/Utilities	714	5.8%
Wholesale Trade	485	4.0%
<b>Total:</b>	<b>12,256</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

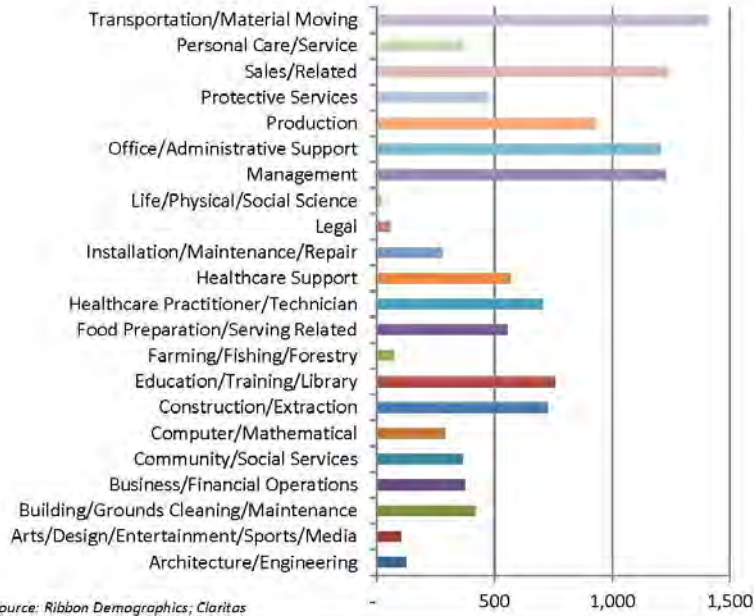


Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2021		
Mecklenburg County		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	126	1.0%
Arts/Design/Entertainment/Sports/Media	102	0.8%
Building/Grounds Cleaning/Maintenance	417	3.4%
Business/Financial Operations	374	3.1%
Community/Social Services	364	3.0%
Computer/Mathematical	291	2.4%
Construction/Extraction	727	5.9%
Education/Training/Library	758	6.2%
Farming/Fishing/Forestry	73	0.6%
Food Preparation/Serving Related	556	4.5%
Healthcare Practitioner/Technician	705	5.8%
Healthcare Support	567	4.6%
Installation/Maintenance/Repair	277	2.3%
Legal	55	0.4%
Life/Physical/Social Science	22	0.2%
Management	1,227	10.0%
Office/Administrative Support	1,207	9.8%
Production	931	7.6%
Protective Services	464	3.8%
Sales/Related	1,238	10.1%
Personal Care/Service	367	3.0%
Transportation/Material Moving	1,408	11.5%
<b>Total:</b>	<b>12,256</b>	<b>100.0%</b>
White Collar	6,469	52.8%
Blue Collar	3,343	27.3%
Service and Farming	2,444	19.9%
<b>Total:</b>	<b>12,256</b>	<b>100.0%</b>

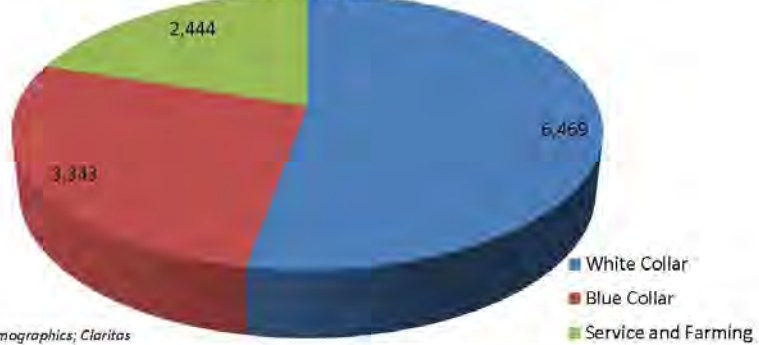
Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates  
Mecklenburg County

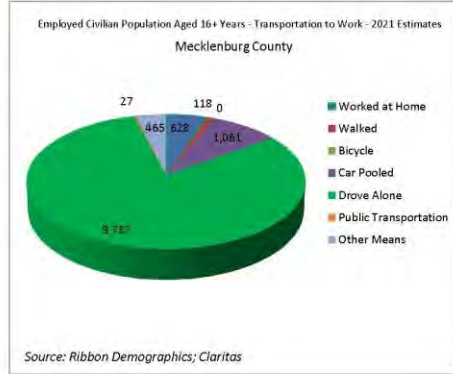


Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates  
Mecklenburg County



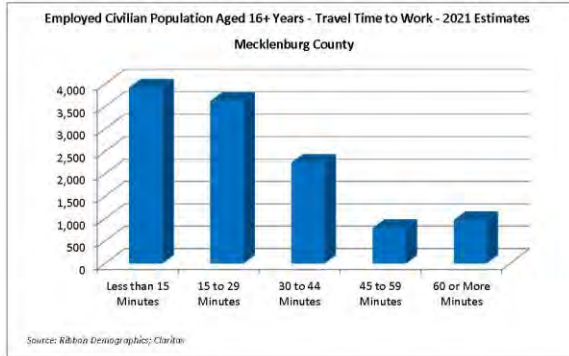
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2021 Mecklenburg County		
Transportation Mode	Number	Percent
Worked at Home	628	5.2%
Walked	118	1.0%
Bicycle	0	0.0%
Car Pooled	1,061	8.8%
Drove Alone	9,787	81.0%
Public Transportation	27	0.2%
Other Means	465	3.8%
<b>Total:</b>	<b>12,086</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



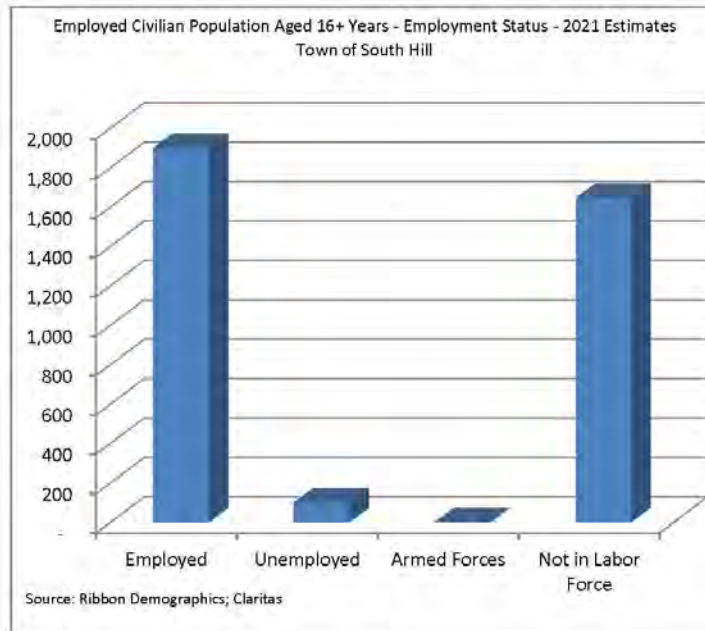
Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2021 Mecklenburg County		
Travel Time	Number	Percent
Less than 15 Minutes	3,912	34.0%
15 to 29 Minutes	3,616	31.4%
30 to 44 Minutes	2,242	19.5%
45 to 59 Minutes	780	6.8%
60 or More Minutes	962	8.4%
<b>Total:</b>	<b>11,512</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



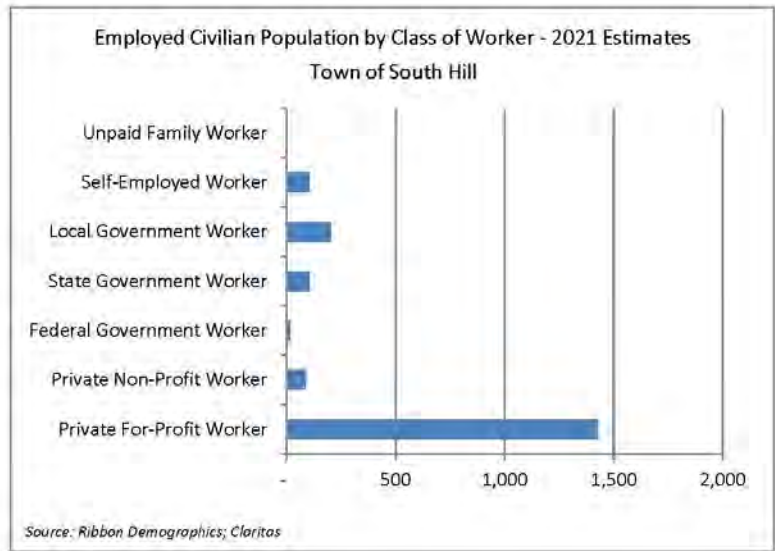
<b>Employed Civilian Population Aged 16+ Years</b>	
<b>Employment Status</b>	
<b>Current Year Estimates - 2021</b>	
<b>Town of South Hill</b>	
Status	Number
Employed	1,899
Unemployed	100
Armed Forces	-
Not in Labor Force	1,646
Unemployed	5.00%

Source: Ribbon Demographics; Claritas



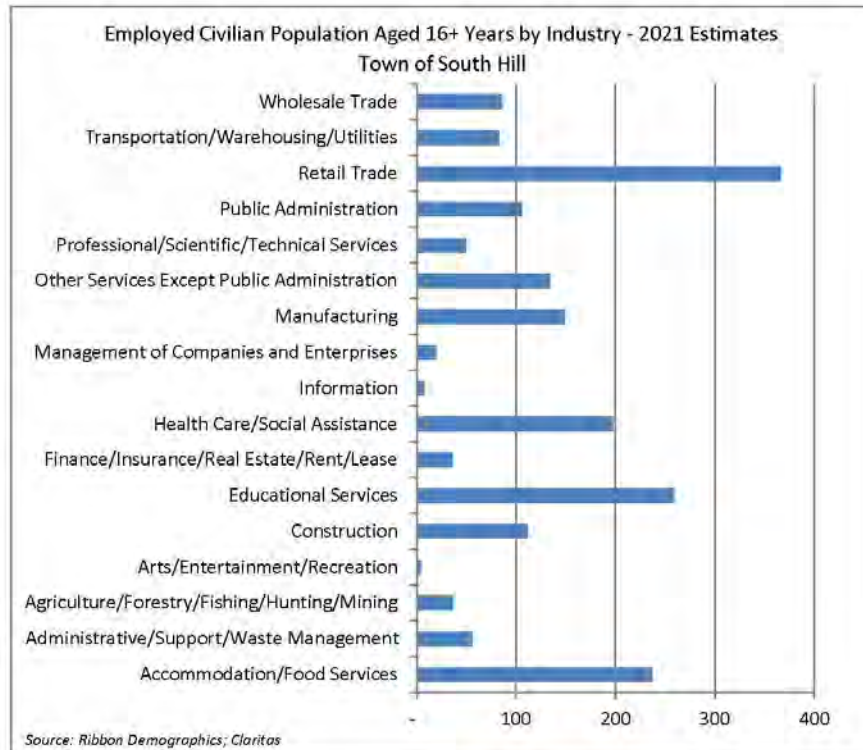
Employed Civilian Population by Class of Worker		
Current Year Estimates - 2021		
Town of South Hill		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	1,430	73.7%
Private Non-Profit Worker	88	4.5%
Federal Government Worker	17	0.9%
State Government Worker	103	5.3%
Local Government Worker	201	10.4%
Self-Employed Worker	102	5.3%
Unpaid Family Worker	-	0.0%
<b>Total:</b>	<b>1,941</b>	<b>100.0%</b>

*Source: Ribbon Demographics; Claritas*



Employed Civilian Population Aged 16+ Years by Industry		
<i>Current Year Estimates - 2021</i>		
Town of South Hill		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	237	12.2%
Administrative/Support/Waste Management	56	2.9%
Agriculture/Forestry/Fishing/Hunting/Mining	37	1.9%
Arts/Entertainment/Recreation	4	0.2%
Construction	112	5.8%
Educational Services	259	13.3%
Finance/Insurance/Real Estate/Rent/Lease	36	1.9%
Health Care/Social Assistance	198	10.2%
Information	8	0.4%
Management of Companies and Enterprises	20	1.0%
Manufacturing	149	7.7%
Other Services Except Public Administration	134	6.9%
Professional/Scientific/Technical Services	50	2.6%
Public Administration	106	5.5%
Retail Trade	366	18.9%
Transportation/Warehousing/Utilities	83	4.3%
Wholesale Trade	86	4.4%
<b>Total:</b>	<b>1,941</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas





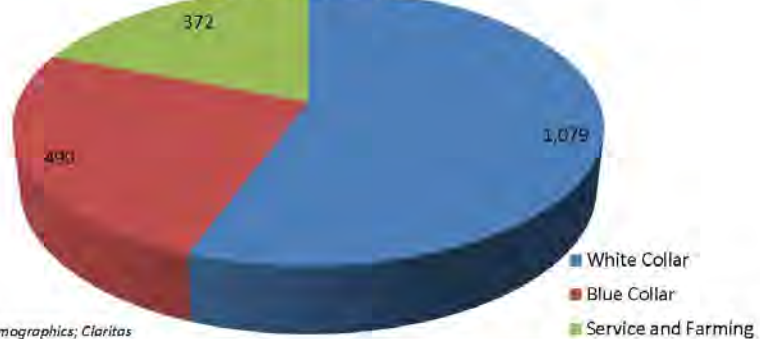
Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2021		
Town of South Hill		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	50	2.6%
Arts/Design/Entertainment/Sports/Media	18	0.9%
Building/Grounds Cleaning/Maintenance	42	2.2%
Business/Financial Operations	55	2.8%
Community/Social Services	28	1.4%
Computer/Mathematical	43	2.2%
Construction/Extraction	103	5.3%
Education/Training/Library	200	10.3%
Farming/Fishing/Forestry	5	0.3%
Food Preparation/Serving Related	104	5.4%
Healthcare Practitioner/Technician	72	3.7%
Healthcare Support	46	2.4%
Installation/Maintenance/Repair	15	0.8%
Legal	29	1.5%
Life/Physical/Social Science	1	0.1%
Management	119	6.1%
Office/Administrative Support	177	9.1%
Production	93	4.8%
Protective Services	77	4.0%
Sales/Related	287	14.8%
Personal Care/Service	98	5.0%
Transportation/Material Moving	279	14.4%
<b>Total:</b>	<b>1,941</b>	<b>100.0%</b>
White Collar	1,079	55.6%
Blue Collar	490	25.2%
Service and Farming	372	19.2%
<b>Total:</b>	<b>1,941</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

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

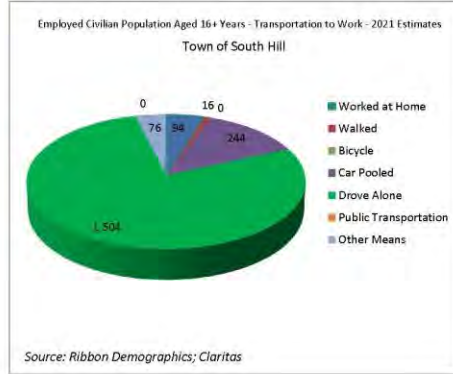


Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates  
Town of South Hill



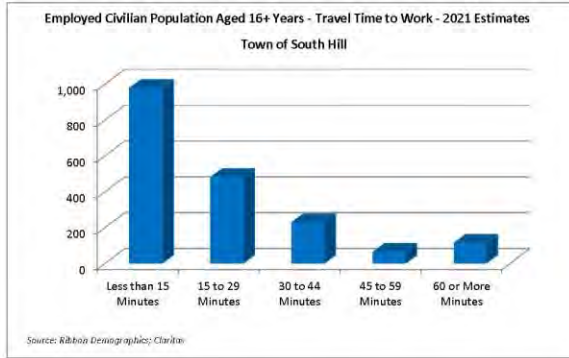
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2021 Town of South Hill		
Transportation Mode	Number	Percent
Worked at Home	94	4.9%
Walked	16	0.8%
Bicycle	0	0.0%
Car Pooled	244	12.6%
Drove Alone	1,504	77.8%
Public Transportation	0	0.0%
Other Means	76	3.9%
<b>Total:</b>	<b>1,934</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years		
Travel Time to Work		
Current Year Estimates - 2021		
Town of South Hill		
Travel Time	Number	Percent
Less than 15 Minutes	977	52.5%
15 to 29 Minutes	480	25.8%
30 to 44 Minutes	228	12.3%
45 to 59 Minutes	62	3.3%
60 or More Minutes	114	6.1%
<b>Total:</b>	<b>1,861</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



HOUSEHOLD DATA

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Claritas

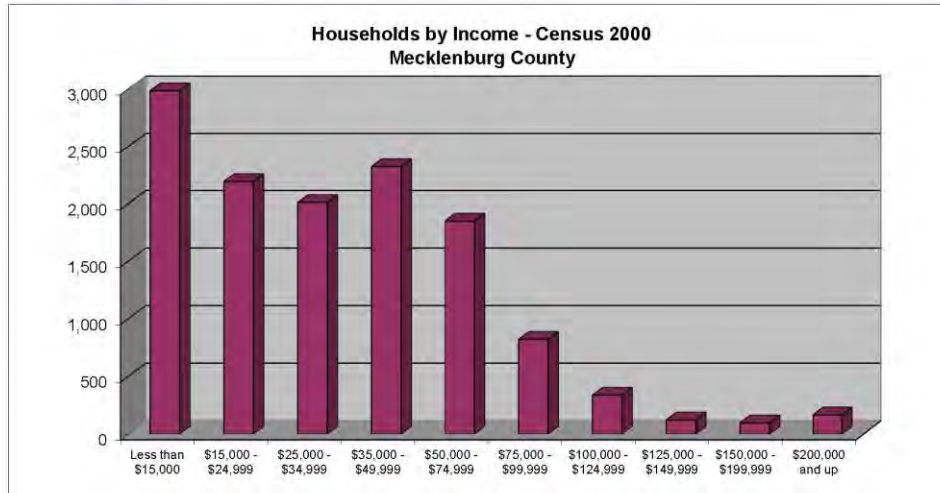
Households by Income and Age										
Mecklenburg County										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	82	219	405	352	429	674	593	233	2,987	23.1%
\$15,000 - \$24,999	63	292	385	372	387	380	246	68	2,193	17.0%
\$25,000 - \$34,999	71	350	393	378	323	319	144	33	2,011	15.6%
\$35,000 - \$49,999	47	371	518	407	460	339	153	29	2,324	18.0%
\$50,000 - \$74,999	33	209	412	501	295	265	111	23	1,849	14.3%
\$75,000 - \$99,999	0	35	211	259	179	91	39	8	822	6.4%
\$100,000 - \$124,999	0	34	40	141	69	34	17	3	338	2.6%
\$125,000 - \$149,999	0	7	21	26	44	15	8	1	122	0.9%
\$150,000 - \$199,999	0	14	10	39	16	18	0	0	97	0.8%
\$200,000 and up	0	0	11	58	45	28	22	3	167	1.3%
<b>Total</b>	<b>296</b>	<b>1,531</b>	<b>2,406</b>	<b>2,533</b>	<b>2,247</b>	<b>2,163</b>	<b>1,333</b>	<b>401</b>	<b>12,910</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.3%</b>	<b>11.9%</b>	<b>18.6%</b>	<b>19.6%</b>	<b>17.4%</b>	<b>16.8%</b>	<b>10.3%</b>	<b>3.1%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Claritas

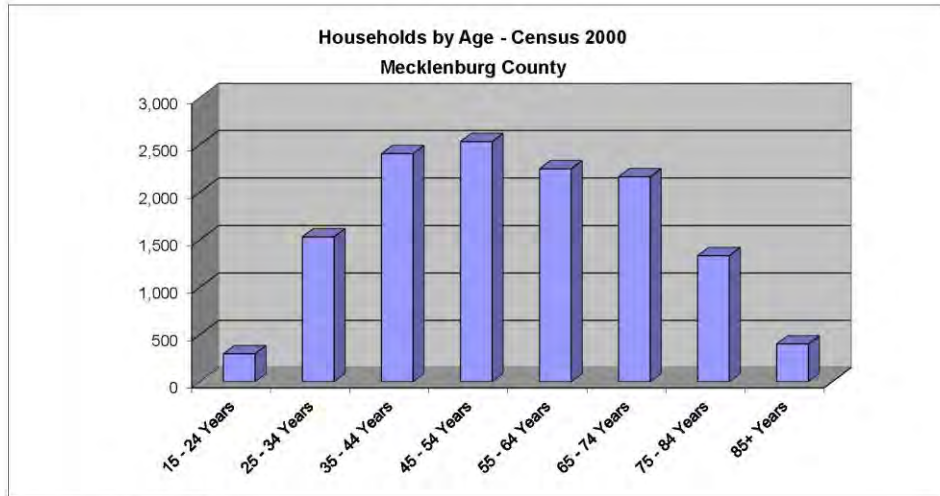


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Claritas



Source: Claritas; Ribbon Demographics



HOUSEHOLD DATA

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Claritas

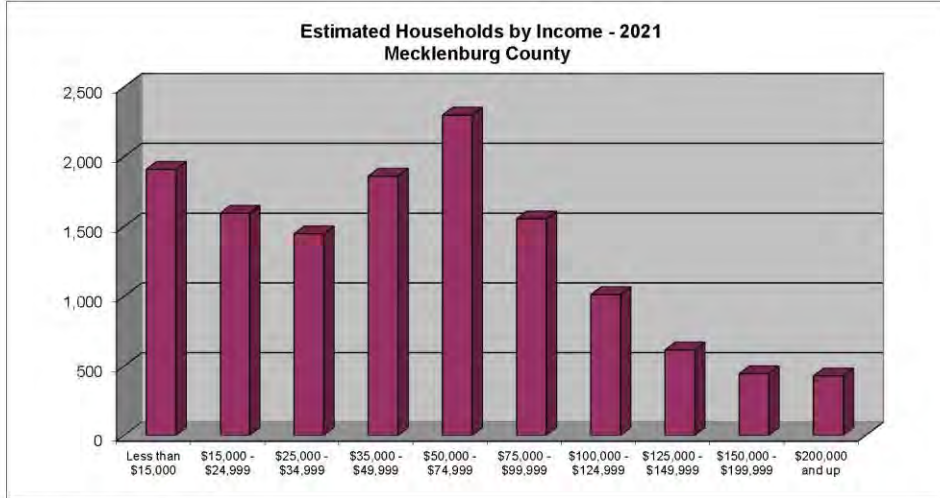
Households by Income and Age										
Mecklenburg County										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	151	169	181	161	369	434	309	136	1,910	14.5%
\$15,000 - \$24,999	28	127	151	154	319	376	302	138	1,595	12.1%
\$25,000 - \$34,999	99	124	113	201	320	295	220	76	1,448	11.0%
\$35,000 - \$49,999	28	122	132	248	399	530	311	91	1,861	14.1%
\$50,000 - \$74,999	25	301	302	315	454	562	269	70	2,298	17.5%
\$75,000 - \$99,999	2	141	174	270	376	408	144	40	1,555	11.8%
\$100,000 - \$124,999	0	99	158	226	268	186	64	11	1,012	7.7%
\$125,000 - \$149,999	2	11	17	195	253	94	34	10	616	4.7%
\$150,000 - \$199,999	2	62	113	30	38	155	41	4	445	3.4%
\$200,000 and up	0	24	54	106	133	86	21	5	429	3.3%
<b>Total</b>	<b>337</b>	<b>1,180</b>	<b>1,395</b>	<b>1,906</b>	<b>2,929</b>	<b>3,126</b>	<b>1,715</b>	<b>581</b>	<b>13,169</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.6%</b>	<b>9.0%</b>	<b>10.6%</b>	<b>14.5%</b>	<b>22.2%</b>	<b>23.7%</b>	<b>13.0%</b>	<b>4.4%</b>		<b>100.0%</b>

Source: Claritas; Ribbon Demographics

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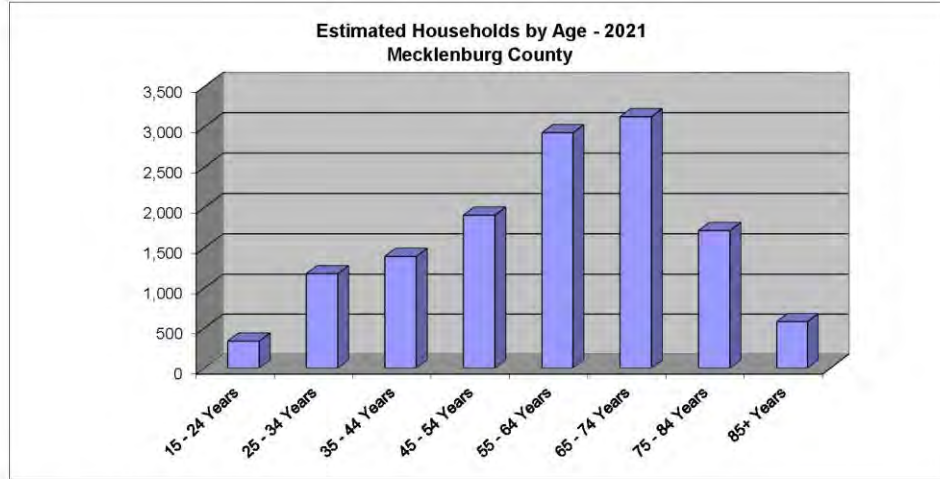


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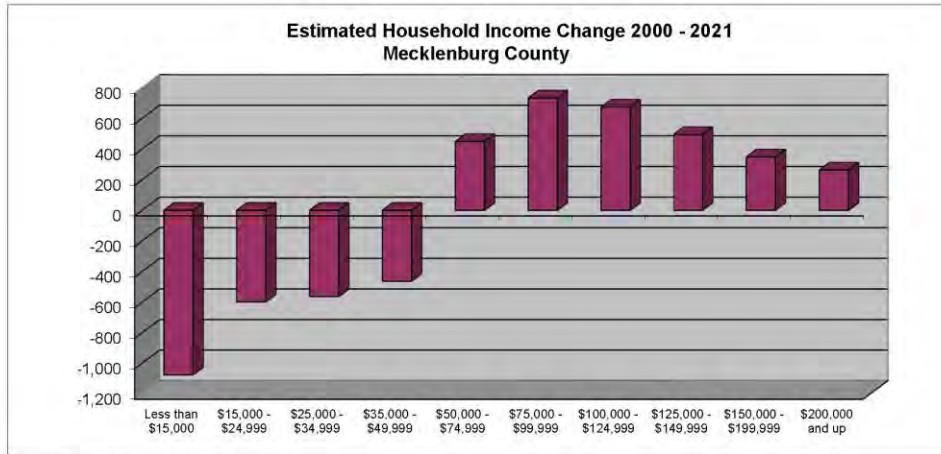
Households by Income and Age										
Mecklenburg County										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	69	-50	-224	-191	-60	-240	-284	-97	-1,077	-36.1%
\$15,000 - \$24,999	-35	-165	-234	-218	-68	-4	56	70	-598	-27.3%
\$25,000 - \$34,999	28	-226	-280	-177	-3	-24	76	43	-563	-28.0%
\$35,000 - \$49,999	-19	-249	-386	-159	-61	191	158	62	-463	-19.9%
\$50,000 - \$74,999	-8	92	-110	-186	159	297	158	47	449	24.3%
\$75,000 - \$99,999	2	106	-37	11	197	317	105	32	733	89.2%
\$100,000 - \$124,999	0	65	118	85	199	152	47	8	674	199.4%
\$125,000 - \$149,999	2	4	-4	169	209	79	26	9	494	404.9%
\$150,000 - \$199,999	2	48	103	-9	22	137	41	4	348	358.8%
\$200,000 and up	0	24	43	48	88	58	-1	2	262	156.9%
<b>Total</b>	<b>41</b>	<b>-351</b>	<b>-1,011</b>	<b>-627</b>	<b>682</b>	<b>963</b>	<b>382</b>	<b>180</b>	<b>259</b>	<b>2.0%</b>
<b>Percent Change</b>	<b>13.9%</b>	<b>-22.9%</b>	<b>-42.0%</b>	<b>-24.8%</b>	<b>30.4%</b>	<b>44.5%</b>	<b>28.7%</b>	<b>44.9%</b>	<b>2.0%</b>	

Source: Claritas; Ribbon Demographics

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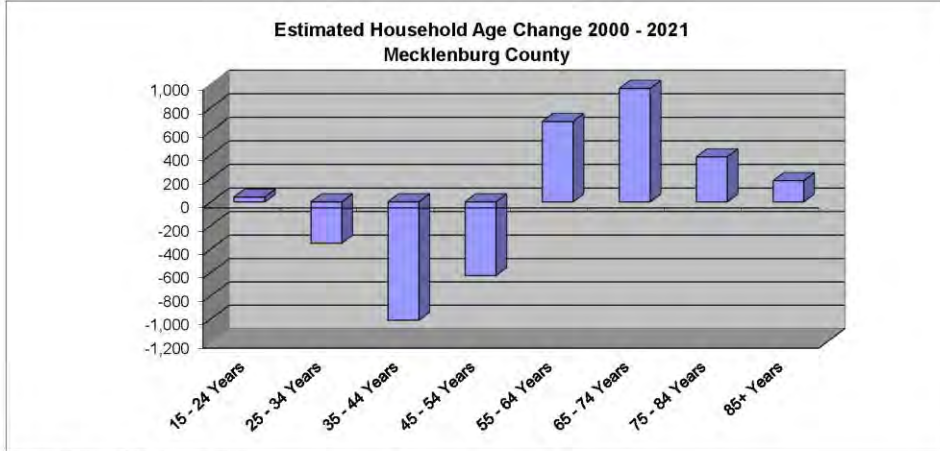


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Households by Income and Age										
Mecklenburg County										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	152	153	146	109	294	413	272	127	1,666	12.8%
\$15,000 - \$24,999	31	122	131	116	268	388	290	147	1,493	11.4%
\$25,000 - \$34,999	94	115	93	141	250	295	205	77	1,270	9.7%
\$35,000 - \$49,999	33	117	126	192	362	574	319	97	1,820	13.9%
\$50,000 - \$74,999	27	302	280	255	418	610	276	76	2,244	17.2%
\$75,000 - \$99,999	4	145	165	220	348	457	151	44	1,534	11.7%
\$100,000 - \$124,999	1	117	173	207	279	241	76	13	1,107	8.5%
\$125,000 - \$149,999	5	17	22	199	293	131	50	15	732	5.6%
\$150,000 - \$199,999	4	85	145	33	49	230	57	9	612	4.7%
\$200,000 and up	0	35	74	126	171	137	32	2	584	4.5%
<b>Total</b>	<b>351</b>	<b>1,208</b>	<b>1,355</b>	<b>1,598</b>	<b>2,732</b>	<b>3,476</b>	<b>1,728</b>	<b>614</b>	<b>13,062</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.7%</b>	<b>9.2%</b>	<b>10.4%</b>	<b>12.2%</b>	<b>20.9%</b>	<b>26.6%</b>	<b>13.2%</b>	<b>4.7%</b>		

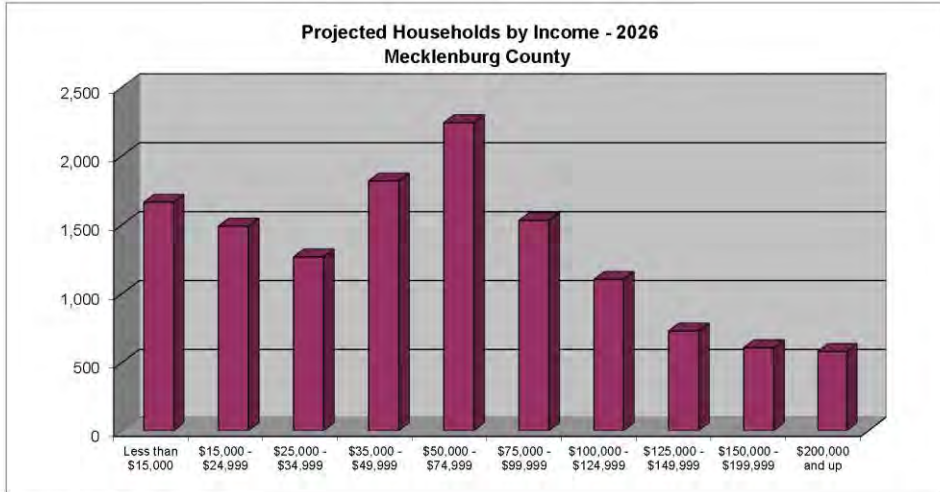
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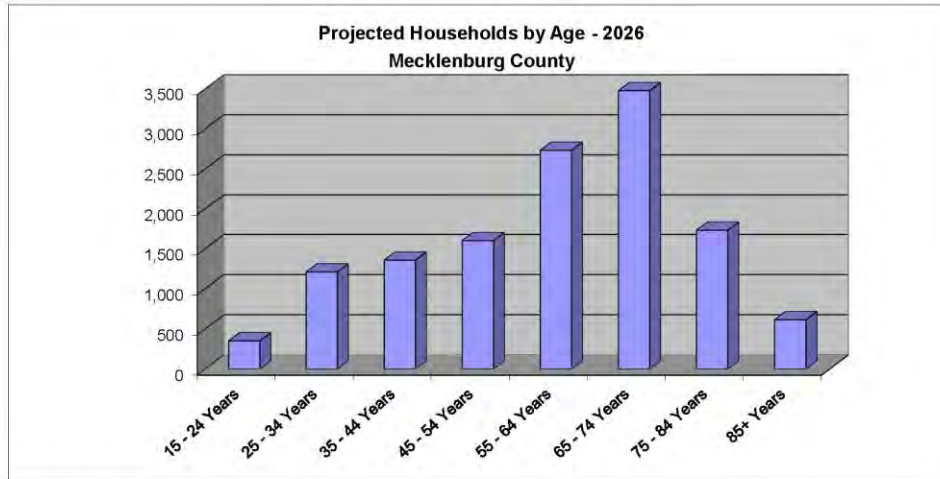


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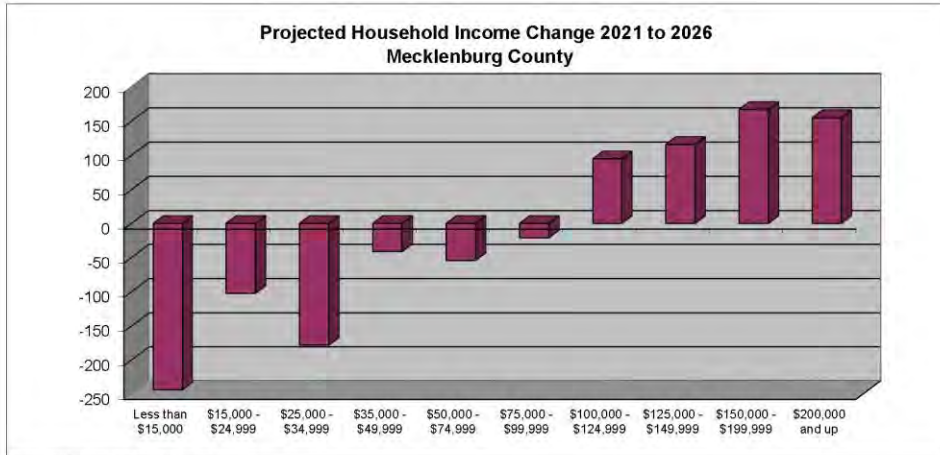
Households by Income and Age										
Mecklenburg County										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	1	-16	-35	-52	-75	-21	-37	-9	-244	-12.8%
\$15,000 - \$24,999	3	-5	-20	-38	-51	12	-12	9	-102	-6.4%
\$25,000 - \$34,999	-5	-9	-20	-60	-70	0	-15	1	-178	-12.3%
\$35,000 - \$49,999	5	-5	-6	-56	-37	44	8	6	-41	-2.2%
\$50,000 - \$74,999	2	1	-22	-60	-36	48	7	6	-54	-2.3%
\$75,000 - \$99,999	2	4	-9	-50	-28	49	7	4	-21	-1.4%
\$100,000 - \$124,999	1	18	15	-19	11	55	12	2	95	9.4%
\$125,000 - \$149,999	3	6	5	4	40	37	16	5	116	18.8%
\$150,000 - \$199,999	2	23	32	3	11	75	16	5	167	37.5%
\$200,000 and up	0	11	20	20	38	51	11	4	155	36.1%
<b>Total</b>	<b>14</b>	<b>28</b>	<b>-40</b>	<b>-308</b>	<b>-197</b>	<b>350</b>	<b>13</b>	<b>33</b>	<b>-107</b>	<b>-0.8%</b>
<b>Percent Change</b>	<b>4.2%</b>	<b>2.4%</b>	<b>-2.9%</b>	<b>-16.2%</b>	<b>-6.7%</b>	<b>11.2%</b>	<b>0.8%</b>	<b>5.7%</b>	<b>-0.8%</b>	

Source: Claritas; Ribbon Demographics

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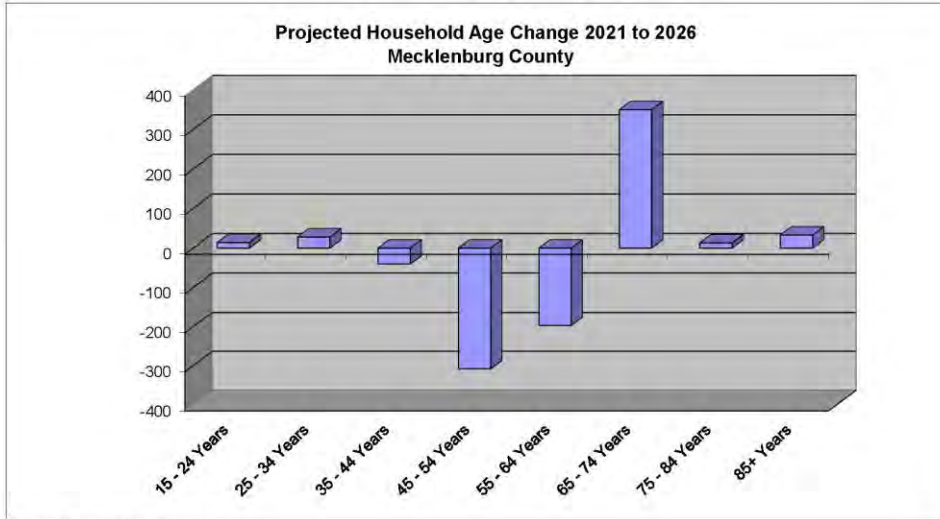


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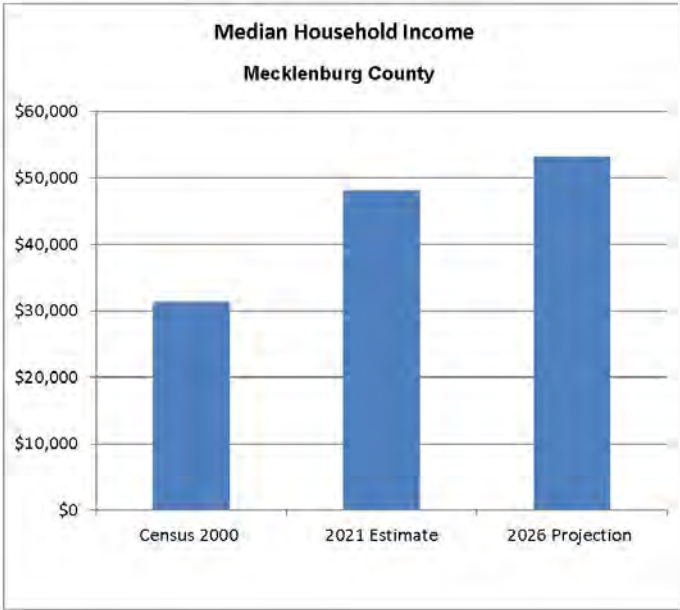
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Median Household Income Mecklenburg County		
Census 2000	2021 Estimate	2026 Projection
\$31,340	\$48,150	\$53,142



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Median Household Income by Area Mecklenburg County			
Geography ID	Census 2000	2021 Estimate	2026 Projection
51117	\$31,340	\$48,150	\$53,142



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

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

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

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

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

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

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



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

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

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

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

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

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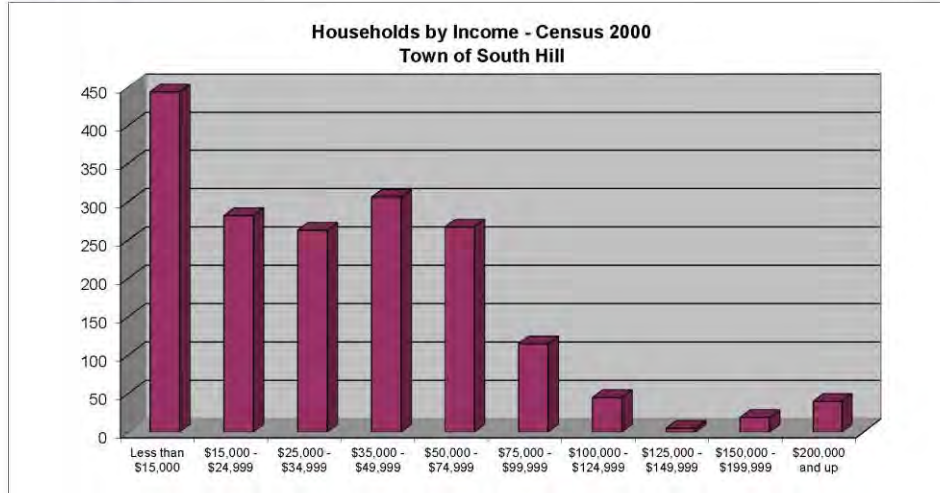
Households by Income and Age										
Town of South Hill										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	5	56	93	47	47	103	69	24	444	24.9%
\$15,000 - \$24,999	13	4	38	38	66	62	48	13	282	15.8%
\$25,000 - \$34,999	13	37	79	61	31	26	14	2	263	14.7%
\$35,000 - \$49,999	0	74	57	28	65	45	31	6	306	17.1%
\$50,000 - \$74,999	6	21	62	102	33	35	8	0	267	14.9%
\$75,000 - \$99,999	0	0	28	31	34	15	6	1	115	6.4%
\$100,000 - \$124,999	0	8	6	19	3	9	0	0	45	2.5%
\$125,000 - \$149,999	0	0	0	0	5	0	0	0	5	0.3%
\$150,000 - \$199,999	0	0	5	14	0	0	0	0	19	1.1%
\$200,000 and up	0	0	7	8	14	0	2	2	40	2.2%
<b>Total</b>	<b>37</b>	<b>200</b>	<b>375</b>	<b>348</b>	<b>298</b>	<b>295</b>	<b>185</b>	<b>48</b>	<b>1,786</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.1%</b>	<b>11.2%</b>	<b>21.0%</b>	<b>19.5%</b>	<b>16.7%</b>	<b>16.5%</b>	<b>10.4%</b>	<b>2.7%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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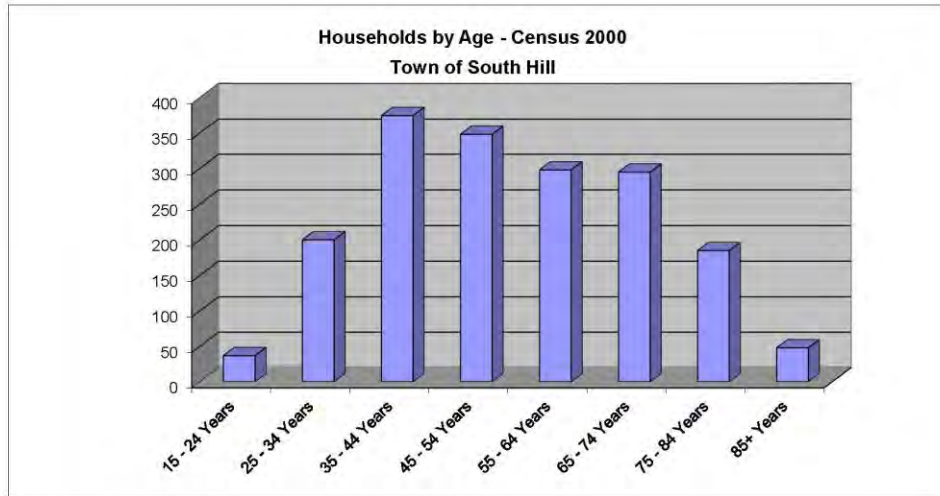
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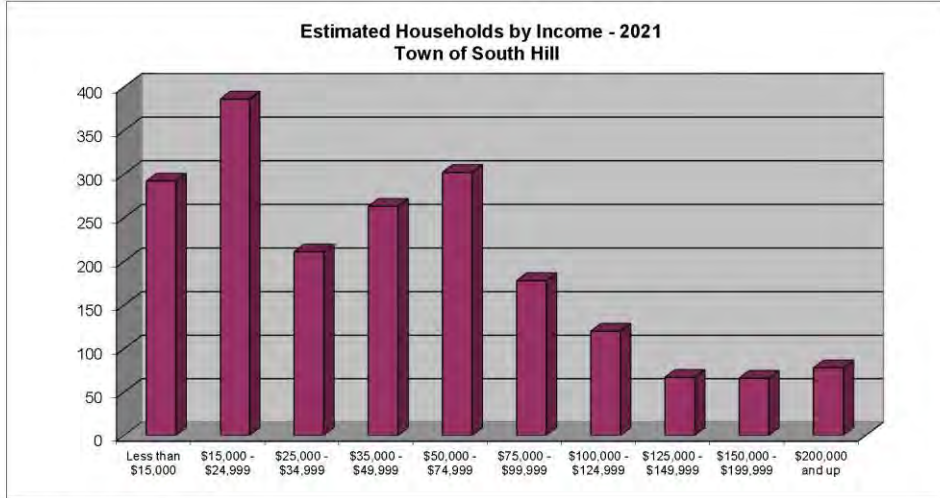
Households by Income and Age										
Town of South Hill										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	45	26	36	23	41	53	46	22	292	14.9%
\$15,000 - \$24,999	0	44	60	35	59	75	71	42	386	19.7%
\$25,000 - \$34,999	33	11	9	46	49	27	25	11	211	10.7%
\$35,000 - \$49,999	1	13	14	51	65	60	43	16	263	13.4%
\$50,000 - \$74,999	4	74	82	34	31	43	24	10	302	15.4%
\$75,000 - \$99,999	0	25	37	41	38	22	10	5	178	9.1%
\$100,000 - \$124,999	0	10	24	41	34	8	3	0	120	6.1%
\$125,000 - \$149,999	0	0	0	27	24	9	4	3	67	3.4%
\$150,000 - \$199,999	1	12	30	1	0	17	5	0	66	3.4%
\$200,000 and up	0	1	5	20	19	25	8	0	78	4.0%
<b>Total</b>	<b>84</b>	<b>216</b>	<b>297</b>	<b>319</b>	<b>360</b>	<b>339</b>	<b>239</b>	<b>109</b>	<b>1,963</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.3%</b>	<b>11.0%</b>	<b>15.1%</b>	<b>16.3%</b>	<b>18.3%</b>	<b>17.3%</b>	<b>12.2%</b>	<b>5.6%</b>	<b>100.0%</b>	

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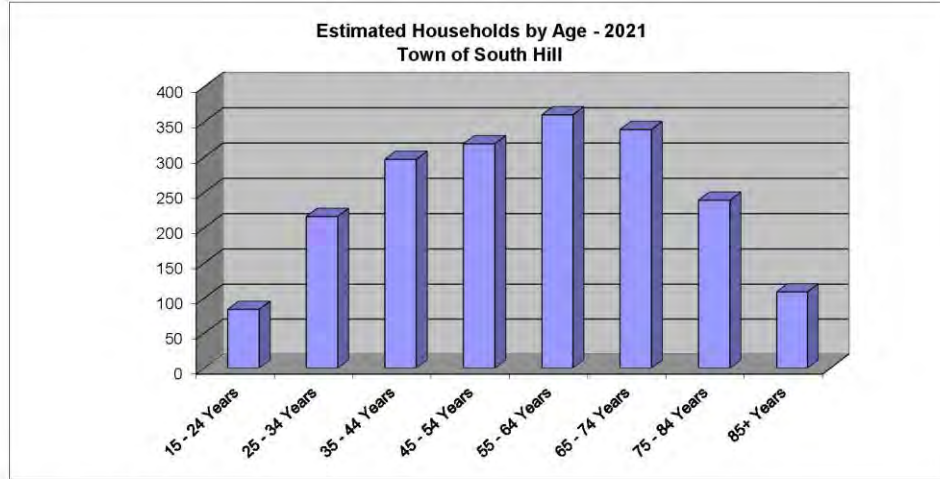


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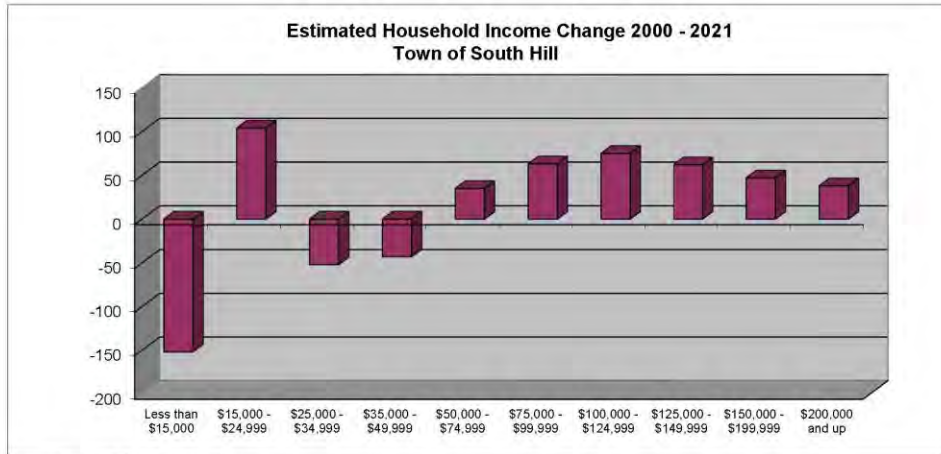
Households by Income and Age										
Town of South Hill										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	40	-30	-57	-24	-6	-50	-23	-2	-152	-34.2%
\$15,000 - \$24,999	-13	40	22	-3	-7	13	23	29	104	36.9%
\$25,000 - \$34,999	20	-26	-70	-15	18	1	11	9	-52	-19.8%
\$35,000 - \$49,999	1	-61	-43	23	0	15	12	10	-43	-14.1%
\$50,000 - \$74,999	-2	53	20	-68	-2	8	16	10	35	13.1%
\$75,000 - \$99,999	0	25	9	10	4	7	4	4	63	54.8%
\$100,000 - \$124,999	0	2	18	22	31	-1	3	0	75	166.7%
\$125,000 - \$149,999	0	0	0	27	19	9	4	3	62	1240.0%
\$150,000 - \$199,999	1	12	25	-13	0	17	5	0	47	247.4%
\$200,000 and up	0	1	-2	12	5	25	-1	-2	38	95.0%
<b>Total</b>	<b>47</b>	<b>16</b>	<b>-78</b>	<b>-29</b>	<b>62</b>	<b>44</b>	<b>54</b>	<b>61</b>	<b>177</b>	<b>9.9%</b>
<b>Percent Change</b>	<b>127.0%</b>	<b>8.0%</b>	<b>-20.8%</b>	<b>-8.3%</b>	<b>20.8%</b>	<b>14.9%</b>	<b>29.2%</b>	<b>127.1%</b>	<b>9.9%</b>	

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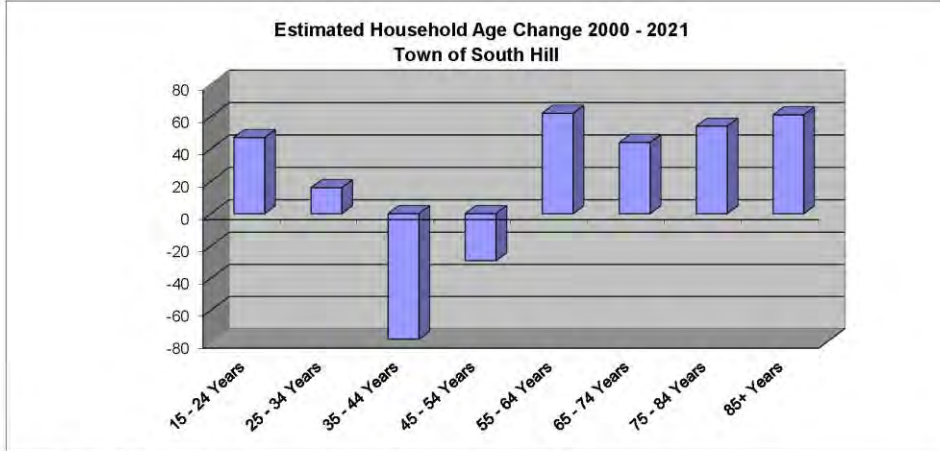


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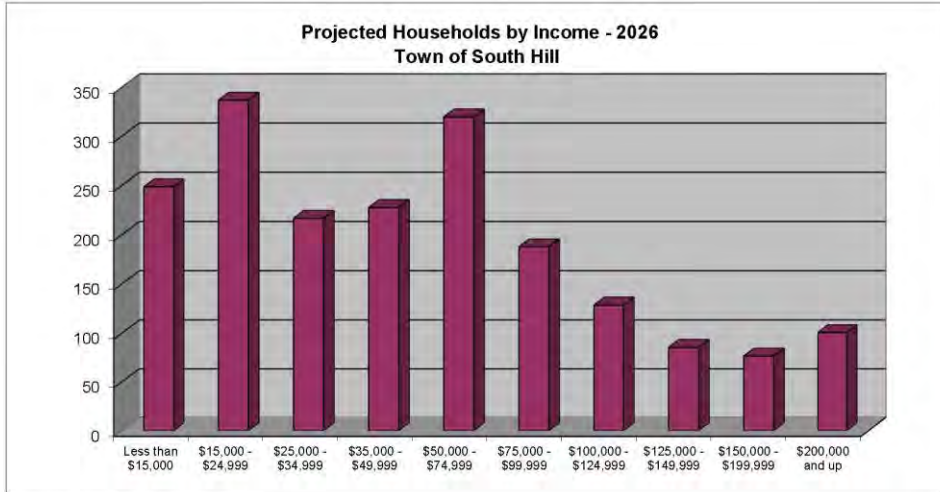
Households by Income and Age										
Town of South Hill										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	48	22	28	15	33	46	39	18	249	12.9%
\$15,000 - \$24,999	1	42	47	25	47	70	67	38	337	17.4%
\$25,000 - \$34,999	32	11	6	40	52	32	29	15	217	11.2%
\$35,000 - \$49,999	0	12	15	39	51	57	38	16	228	11.8%
\$50,000 - \$74,999	5	82	76	33	36	49	28	11	320	16.6%
\$75,000 - \$99,999	0	30	33	40	40	28	11	6	188	9.7%
\$100,000 - \$124,999	0	11	25	40	39	10	4	0	129	6.7%
\$125,000 - \$149,999	0	2	0	31	30	13	7	3	86	4.5%
\$150,000 - \$199,999	2	14	32	0	0	20	7	2	77	4.0%
\$200,000 and up	0	1	5	26	24	35	10	0	101	5.2%
<b>Total</b>	<b>88</b>	<b>227</b>	<b>267</b>	<b>289</b>	<b>352</b>	<b>360</b>	<b>240</b>	<b>109</b>	<b>1,932</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.6%</b>	<b>11.7%</b>	<b>13.8%</b>	<b>15.0%</b>	<b>18.2%</b>	<b>18.6%</b>	<b>12.4%</b>	<b>5.6%</b>	<b>100.0%</b>	

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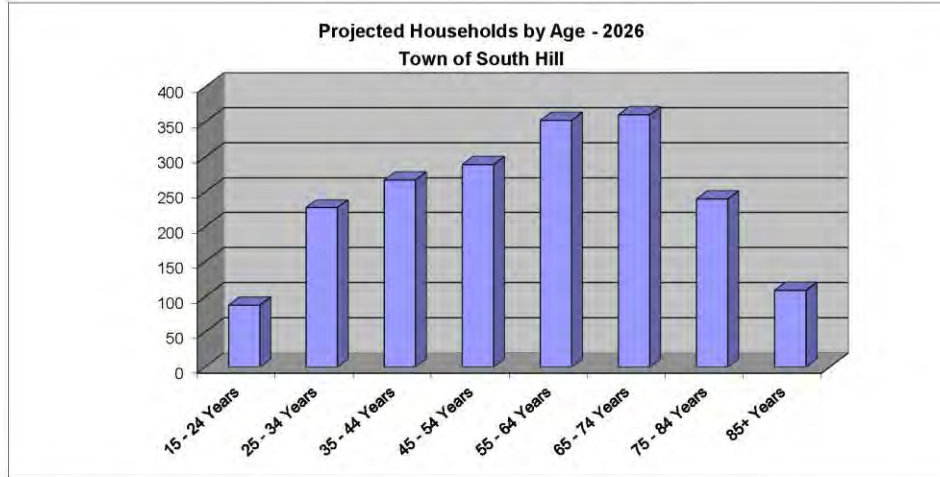


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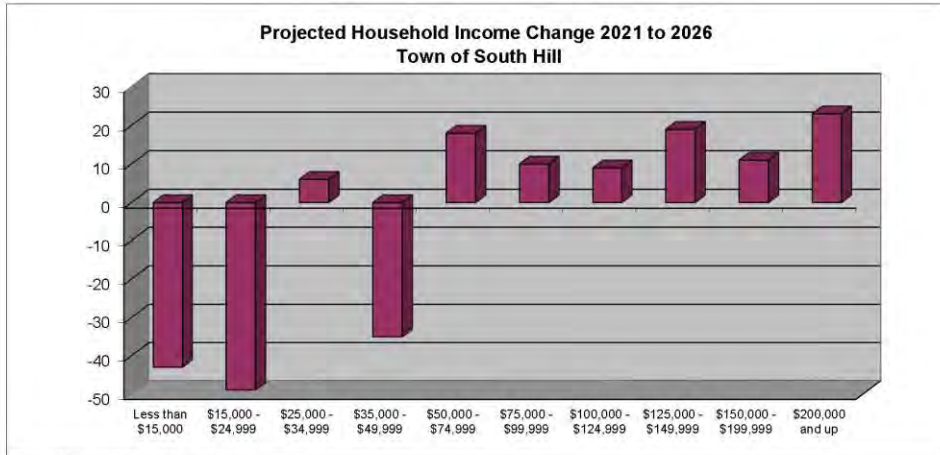
Households by Income and Age										
Town of South Hill										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	3	-4	-8	-8	-8	-7	-7	-4	-43	-14.7%
\$15,000 - \$24,999	1	-2	-13	-10	-12	-5	-4	-4	-49	-12.7%
\$25,000 - \$34,999	-1	0	-3	-6	3	5	4	4	6	2.8%
\$35,000 - \$49,999	-1	-1	1	-12	-14	-3	-5	0	-35	-13.3%
\$50,000 - \$74,999	1	8	-6	-1	5	6	4	1	18	6.0%
\$75,000 - \$99,999	0	5	-4	-1	2	6	1	1	10	5.6%
\$100,000 - \$124,999	0	1	1	-1	5	2	1	0	9	7.5%
\$125,000 - \$149,999	0	2	0	4	6	4	3	0	19	28.4%
\$150,000 - \$199,999	1	2	2	-1	0	3	2	2	11	16.7%
\$200,000 and up	0	0	0	6	5	10	2	0	23	29.5%
<b>Total</b>	<b>4</b>	<b>11</b>	<b>-30</b>	<b>-30</b>	<b>-8</b>	<b>21</b>	<b>1</b>	<b>0</b>	<b>-31</b>	<b>-1.6%</b>
<b>Percent Change</b>	<b>4.8%</b>	<b>5.1%</b>	<b>-10.1%</b>	<b>-9.4%</b>	<b>-2.2%</b>	<b>6.2%</b>	<b>0.4%</b>	<b>0.0%</b>	<b>-1.6%</b>	

Source: Claritas; Ribbon Demographics

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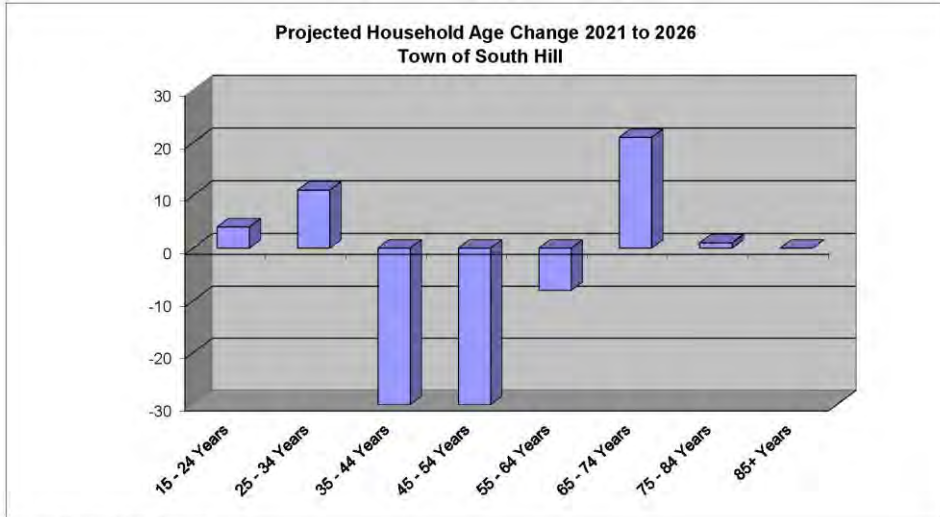


Source: Claritas, Ribbon Demographics

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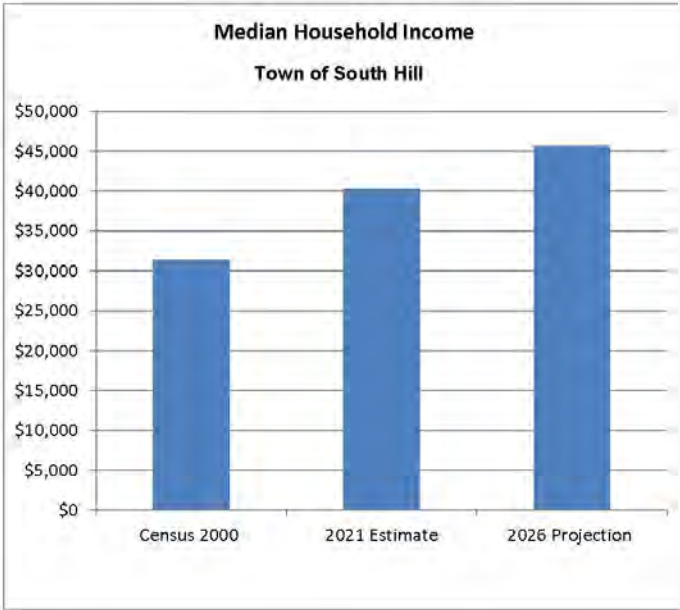
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Median Household Income Town of South Hill		
Census 2000	2021 Estimate	2026 Projection
\$31,350	\$40,276	\$45,724





## HOUSEHOLD DATA

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Median Household Income by Area			
Town of South Hill			
Geography ID	Census 2000	2021 Estimate	2026 Projection
5173904	\$31,350	\$40,276	\$45,724

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

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

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

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

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

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



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

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

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

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

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

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

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Population by Age & Sex Mecklenburg 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	821	757	<b>1,578</b>	0 to 4 Years	762	735	<b>1,497</b>	0 to 4 Years	755	724	<b>1,479</b>
5 to 9 Years	881	850	<b>1,731</b>	5 to 9 Years	760	750	<b>1,510</b>	5 to 9 Years	748	722	<b>1,470</b>
10 to 14 Years	932	950	<b>1,882</b>	10 to 14 Years	818	800	<b>1,618</b>	10 to 14 Years	748	738	<b>1,486</b>
15 to 17 Years	599	586	<b>1,185</b>	15 to 17 Years	533	511	<b>1,044</b>	15 to 17 Years	502	494	<b>996</b>
18 to 20 Years	585	466	<b>1,051</b>	18 to 20 Years	489	458	<b>947</b>	18 to 20 Years	504	450	<b>954</b>
21 to 24 Years	736	587	<b>1,323</b>	21 to 24 Years	651	626	<b>1,277</b>	21 to 24 Years	739	646	<b>1,385</b>
25 to 34 Years	1,904	1,503	<b>3,407</b>	25 to 34 Years	1,505	1,510	<b>3,015</b>	25 to 34 Years	1,562	1,516	<b>3,078</b>
35 to 44 Years	1,984	1,840	<b>3,824</b>	35 to 44 Years	1,411	1,495	<b>2,906</b>	35 to 44 Years	1,382	1,440	<b>2,822</b>
45 to 54 Years	2,529	2,504	<b>5,033</b>	45 to 54 Years	1,652	1,881	<b>3,533</b>	45 to 54 Years	1,359	1,611	<b>2,970</b>
55 to 64 Years	2,366	2,563	<b>4,929</b>	55 to 64 Years	2,349	2,622	<b>4,971</b>	55 to 64 Years	2,155	2,492	<b>4,647</b>
65 to 74 Years	1,781	2,036	<b>3,817</b>	65 to 74 Years	2,291	2,569	<b>4,860</b>	65 to 74 Years	2,547	2,854	<b>5,401</b>
75 to 84 Years	873	1,319	<b>2,192</b>	75 to 84 Years	1,088	1,381	<b>2,469</b>	75 to 84 Years	1,105	1,378	<b>2,483</b>
85 Years and Up	234	541	<b>775</b>	85 Years and Up	313	554	<b>867</b>	85 Years and Up	332	580	<b>912</b>
<b>Total</b>	<b>16,225</b>	<b>16,502</b>	<b>32,727</b>	<b>Total</b>	<b>14,622</b>	<b>15,892</b>	<b>30,514</b>	<b>Total</b>	<b>14,438</b>	<b>15,645</b>	<b>30,083</b>
62+ Years	n/a	n/a	8,230	62+ Years	n/a	n/a	9,740	62+ Years	n/a	n/a	10,425
<b>Median Age:</b>			<b>45.8</b>	<b>Median Age:</b>			<b>49.1</b>	<b>Median Age:</b>			<b>49.6</b>

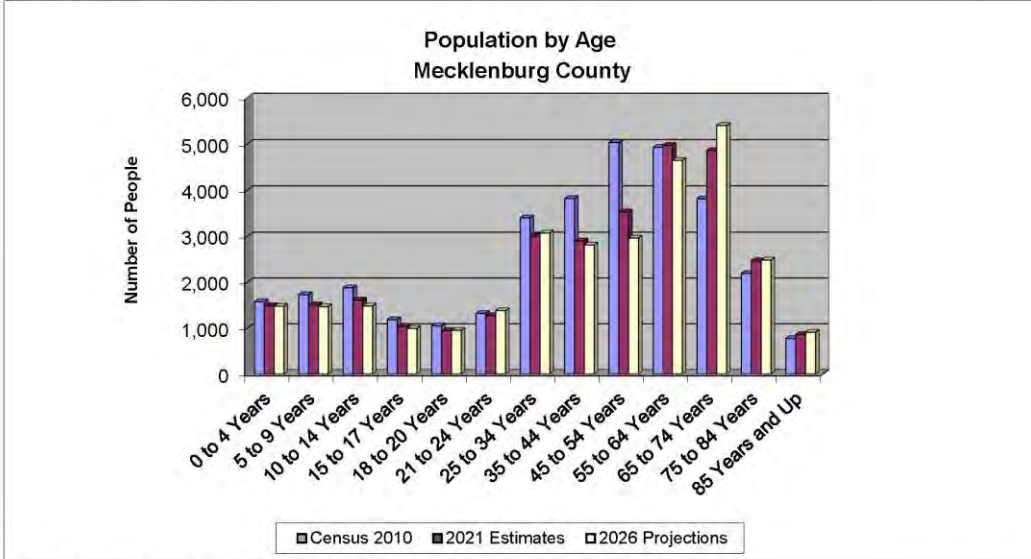
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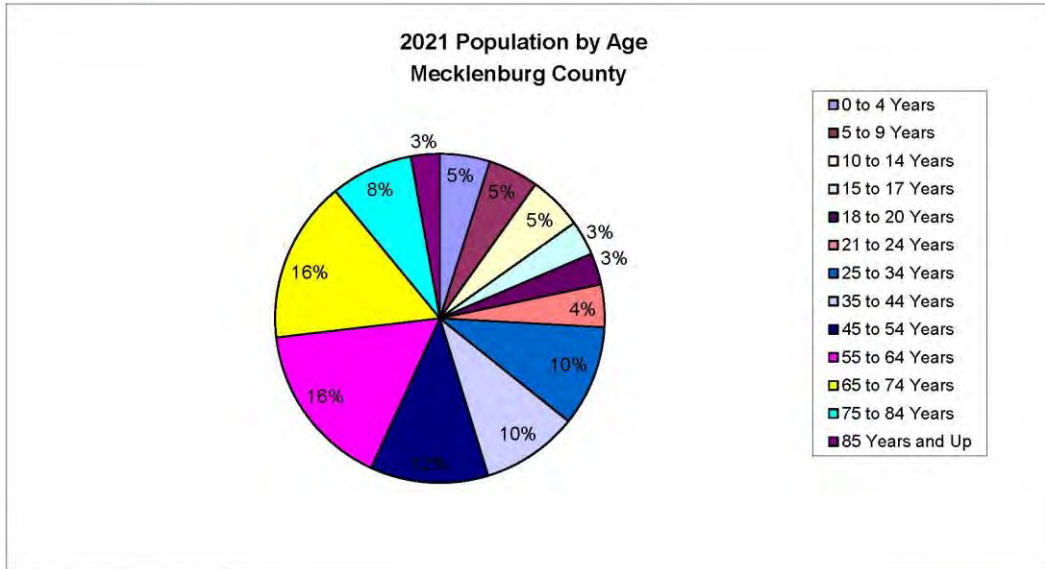
Percent Population by Age & Sex Mecklenburg County												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2.5%	2.3%	<b>4.8%</b>	0 to 4 Years	2.5%	2.4%	<b>4.9%</b>	0 to 4 Years	2.5%	2.4%	<b>4.9%</b>	
5 to 9 Years	2.7%	2.6%	<b>5.3%</b>	5 to 9 Years	2.5%	2.5%	<b>4.9%</b>	5 to 9 Years	2.5%	2.4%	<b>4.9%</b>	
10 to 14 Years	2.8%	2.9%	<b>5.8%</b>	10 to 14 Years	2.7%	2.6%	<b>5.3%</b>	10 to 14 Years	2.5%	2.5%	<b>4.9%</b>	
15 to 17 Years	1.8%	1.8%	<b>3.6%</b>	15 to 17 Years	1.7%	1.7%	<b>3.4%</b>	15 to 17 Years	1.7%	1.6%	<b>3.3%</b>	
18 to 20 Years	1.8%	1.4%	<b>3.2%</b>	18 to 20 Years	1.6%	1.5%	<b>3.1%</b>	18 to 20 Years	1.7%	1.5%	<b>3.2%</b>	
21 to 24 Years	2.2%	1.8%	<b>4.0%</b>	21 to 24 Years	2.1%	2.1%	<b>4.2%</b>	21 to 24 Years	2.5%	2.1%	<b>4.6%</b>	
25 to 34 Years	5.8%	4.6%	<b>10.4%</b>	25 to 34 Years	4.9%	4.9%	<b>9.9%</b>	25 to 34 Years	5.2%	5.0%	<b>10.2%</b>	
35 to 44 Years	6.1%	5.6%	<b>11.7%</b>	35 to 44 Years	4.6%	4.9%	<b>9.5%</b>	35 to 44 Years	4.6%	4.8%	<b>9.4%</b>	
45 to 54 Years	7.7%	7.7%	<b>15.4%</b>	45 to 54 Years	5.4%	6.2%	<b>11.6%</b>	45 to 54 Years	4.5%	5.4%	<b>9.9%</b>	
55 to 64 Years	7.2%	7.8%	<b>15.1%</b>	55 to 64 Years	7.7%	8.6%	<b>16.3%</b>	55 to 64 Years	7.2%	8.3%	<b>15.4%</b>	
65 to 74 Years	5.4%	6.2%	<b>11.7%</b>	65 to 74 Years	7.5%	8.4%	<b>15.9%</b>	65 to 74 Years	8.5%	9.5%	<b>18.0%</b>	
75 to 84 Years	2.7%	4.0%	<b>6.7%</b>	75 to 84 Years	3.6%	4.5%	<b>8.1%</b>	75 to 84 Years	3.7%	4.6%	<b>8.3%</b>	
85 Years and Up	0.7%	1.7%	<b>2.4%</b>	85 Years and Up	1.0%	1.8%	<b>2.8%</b>	85 Years and Up	1.1%	1.9%	<b>3.0%</b>	
<b>Total</b>	<b>49.6%</b>	<b>50.4%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.9%</b>	<b>52.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.0%</b>	<b>52.0%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	25.1%	62+ Years	n/a	n/a	31.9%	62+ Years	n/a	n/a	34.7%	

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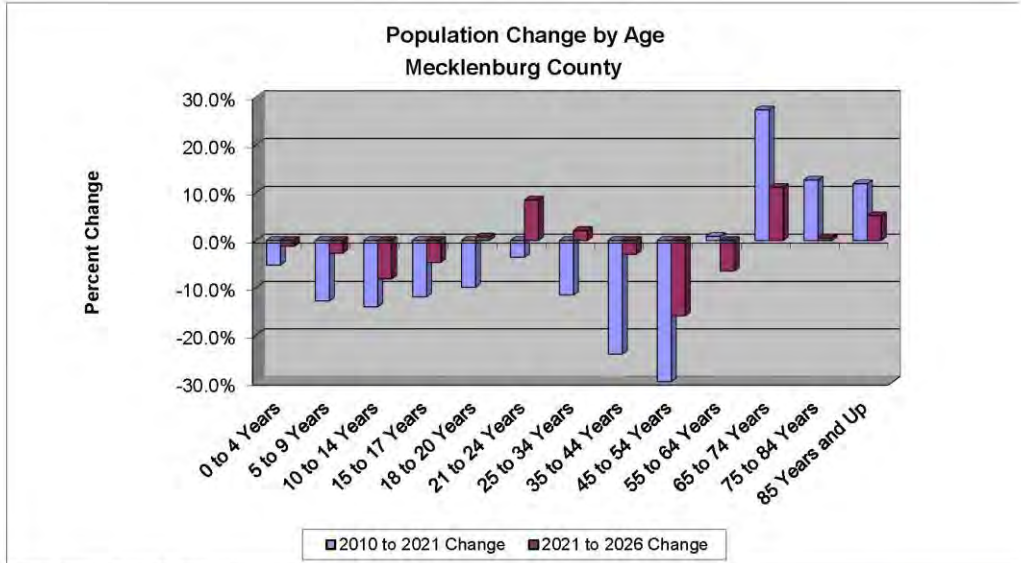
Changes in Population by Age & Sex Mecklenburg County									
Estimated Change - 2010 to 2021					Projected Change - 2021 to 2026				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-59	-22	-81	-5.1%	0 to 4 Years	-7	-11	-18	-1.2%
5 to 9 Years	-121	-100	-221	-12.8%	5 to 9 Years	-12	-28	-40	-2.6%
10 to 14 Years	-114	-150	-264	-14.0%	10 to 14 Years	-70	-62	-132	-8.2%
15 to 17 Years	-66	-75	-141	-11.9%	15 to 17 Years	-31	-17	-48	-4.6%
18 to 20 Years	-96	-8	-104	-9.9%	18 to 20 Years	15	-8	7	0.7%
21 to 24 Years	-85	39	-46	-3.5%	21 to 24 Years	88	20	108	8.5%
25 to 34 Years	-399	7	-392	-11.5%	25 to 34 Years	57	6	63	2.1%
35 to 44 Years	-573	-345	-918	-24.0%	35 to 44 Years	-29	-55	-84	-2.9%
45 to 54 Years	-877	-623	-1,500	-29.8%	45 to 54 Years	-293	-270	-563	-15.9%
55 to 64 Years	-17	59	42	0.9%	55 to 64 Years	-194	-130	-324	-6.5%
65 to 74 Years	510	533	1,043	27.3%	65 to 74 Years	256	285	541	11.1%
75 to 84 Years	215	62	277	12.6%	75 to 84 Years	17	-3	14	0.6%
85 Years and Up	72	13	85	11.9%	85 Years and Up	19	26	45	5.2%
<b>Total</b>	<b>-1,603</b>	<b>-610</b>	<b>-2,213</b>	<b>-6.8%</b>	<b>Total</b>	<b>-184</b>	<b>-247</b>	<b>-431</b>	<b>-1.4%</b>
62+ Years	n/a	n/a	1,510	18.3%	62+ Years	n/a	n/a	685	7.0%

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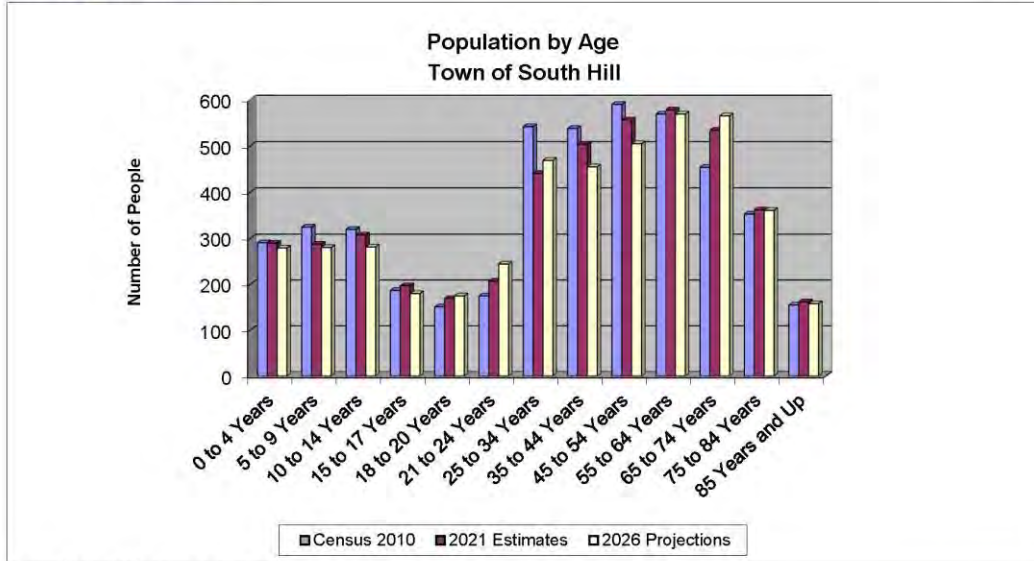
Population by Age & Sex												
Town of South Hill												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	153	138	<b>291</b>	0 to 4 Years	148	142	<b>290</b>	0 to 4 Years	143	137	<b>280</b>	
5 to 9 Years	162	163	<b>325</b>	5 to 9 Years	145	143	<b>288</b>	5 to 9 Years	143	138	<b>281</b>	
10 to 14 Years	167	153	<b>320</b>	10 to 14 Years	158	150	<b>308</b>	10 to 14 Years	141	141	<b>282</b>	
15 to 17 Years	90	97	<b>187</b>	15 to 17 Years	98	99	<b>197</b>	15 to 17 Years	91	89	<b>180</b>	
18 to 20 Years	75	76	<b>151</b>	18 to 20 Years	85	84	<b>169</b>	18 to 20 Years	90	85	<b>175</b>	
21 to 24 Years	78	97	<b>175</b>	21 to 24 Years	101	106	<b>207</b>	21 to 24 Years	121	123	<b>244</b>	
25 to 34 Years	243	299	<b>542</b>	25 to 34 Years	189	252	<b>441</b>	25 to 34 Years	218	251	<b>469</b>	
35 to 44 Years	243	295	<b>538</b>	35 to 44 Years	207	297	<b>504</b>	35 to 44 Years	191	264	<b>455</b>	
45 to 54 Years	264	326	<b>590</b>	45 to 54 Years	245	311	<b>556</b>	45 to 54 Years	213	292	<b>505</b>	
55 to 64 Years	254	315	<b>569</b>	55 to 64 Years	250	328	<b>578</b>	55 to 64 Years	245	324	<b>569</b>	
65 to 74 Years	180	274	<b>454</b>	65 to 74 Years	225	309	<b>534</b>	65 to 74 Years	230	335	<b>565</b>	
75 to 84 Years	131	222	<b>353</b>	75 to 84 Years	139	223	<b>362</b>	75 to 84 Years	138	223	<b>361</b>	
85 Years and Up	36	119	<b>155</b>	85 Years and Up	52	110	<b>162</b>	85 Years and Up	49	109	<b>158</b>	
<b>Total</b>	<b>2,076</b>	<b>2,574</b>	<b>4,650</b>	<b>Total</b>	<b>2,042</b>	<b>2,554</b>	<b>4,596</b>	<b>Total</b>	<b>2,013</b>	<b>2,511</b>	<b>4,524</b>	
62+ Years	n/a	n/a	1,134	62+ Years	n/a	n/a	1,221	62+ Years	n/a	n/a	1,257	
		<b>Median Age:</b>	<b>41.2</b>			<b>Median Age:</b>	<b>42.9</b>			<b>Median Age:</b>	<b>42.7</b>	

Source: Claritas; Ribbon Demographics

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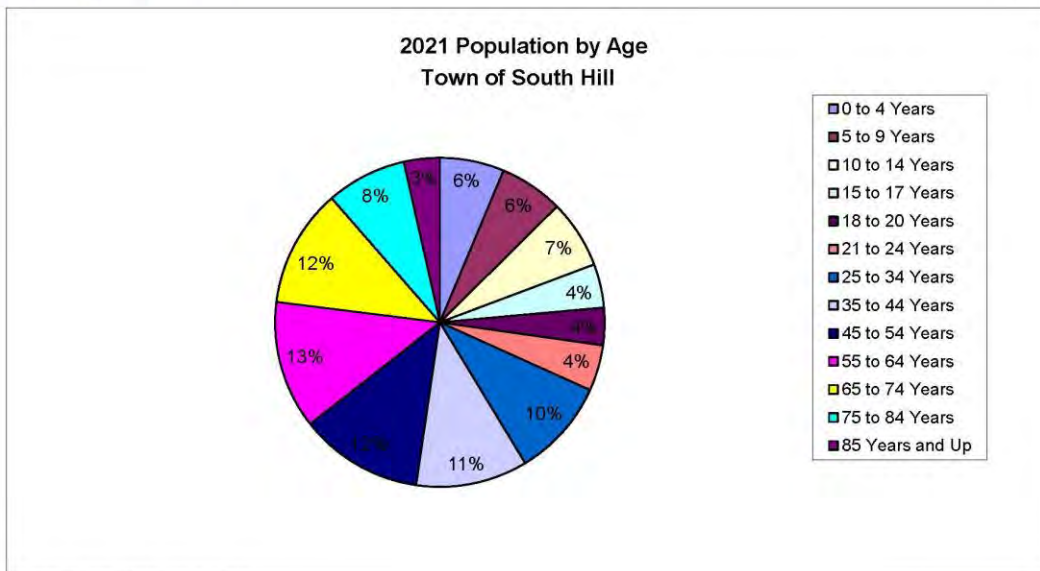
Percent Population by Age & Sex Town of South Hill												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.3%	3.0%	<b>6.3%</b>	0 to 4 Years	3.2%	3.1%	<b>6.3%</b>	0 to 4 Years	3.2%	3.0%	<b>6.2%</b>	
5 to 9 Years	3.5%	3.5%	<b>7.0%</b>	5 to 9 Years	3.2%	3.1%	<b>6.3%</b>	5 to 9 Years	3.2%	3.1%	<b>6.2%</b>	
10 to 14 Years	3.6%	3.3%	<b>6.9%</b>	10 to 14 Years	3.4%	3.3%	<b>6.7%</b>	10 to 14 Years	3.1%	3.1%	<b>6.2%</b>	
15 to 17 Years	1.9%	2.1%	<b>4.0%</b>	15 to 17 Years	2.1%	2.2%	<b>4.3%</b>	15 to 17 Years	2.0%	2.0%	<b>4.0%</b>	
18 to 20 Years	1.6%	1.6%	<b>3.2%</b>	18 to 20 Years	1.8%	1.8%	<b>3.7%</b>	18 to 20 Years	2.0%	1.9%	<b>3.9%</b>	
21 to 24 Years	1.7%	2.1%	<b>3.8%</b>	21 to 24 Years	2.2%	2.3%	<b>4.5%</b>	21 to 24 Years	2.7%	2.7%	<b>5.4%</b>	
25 to 34 Years	5.2%	6.4%	<b>11.7%</b>	25 to 34 Years	4.1%	5.5%	<b>9.6%</b>	25 to 34 Years	4.8%	5.5%	<b>10.4%</b>	
35 to 44 Years	5.2%	6.3%	<b>11.6%</b>	35 to 44 Years	4.5%	6.5%	<b>11.0%</b>	35 to 44 Years	4.2%	5.8%	<b>10.1%</b>	
45 to 54 Years	5.7%	7.0%	<b>12.7%</b>	45 to 54 Years	5.3%	6.8%	<b>12.1%</b>	45 to 54 Years	4.7%	6.5%	<b>11.2%</b>	
55 to 64 Years	5.5%	6.8%	<b>12.2%</b>	55 to 64 Years	5.4%	7.1%	<b>12.6%</b>	55 to 64 Years	5.4%	7.2%	<b>12.6%</b>	
65 to 74 Years	3.9%	5.9%	<b>9.8%</b>	65 to 74 Years	4.9%	6.7%	<b>11.6%</b>	65 to 74 Years	5.1%	7.4%	<b>12.5%</b>	
75 to 84 Years	2.8%	4.8%	<b>7.6%</b>	75 to 84 Years	3.0%	4.9%	<b>7.9%</b>	75 to 84 Years	3.1%	4.9%	<b>8.0%</b>	
85 Years and Up	0.8%	2.6%	<b>3.3%</b>	85 Years and Up	1.1%	2.4%	<b>3.5%</b>	85 Years and Up	1.1%	2.4%	<b>3.5%</b>	
<b>Total</b>	<b>44.6%</b>	<b>55.4%</b>	<b>100.0%</b>	<b>Total</b>	<b>44.4%</b>	<b>55.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>44.5%</b>	<b>55.5%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	24.4%	62+ Years	n/a	n/a	26.6%	62+ Years	n/a	n/a	27.8%	

Source: Claritas; Ribbon Demographics

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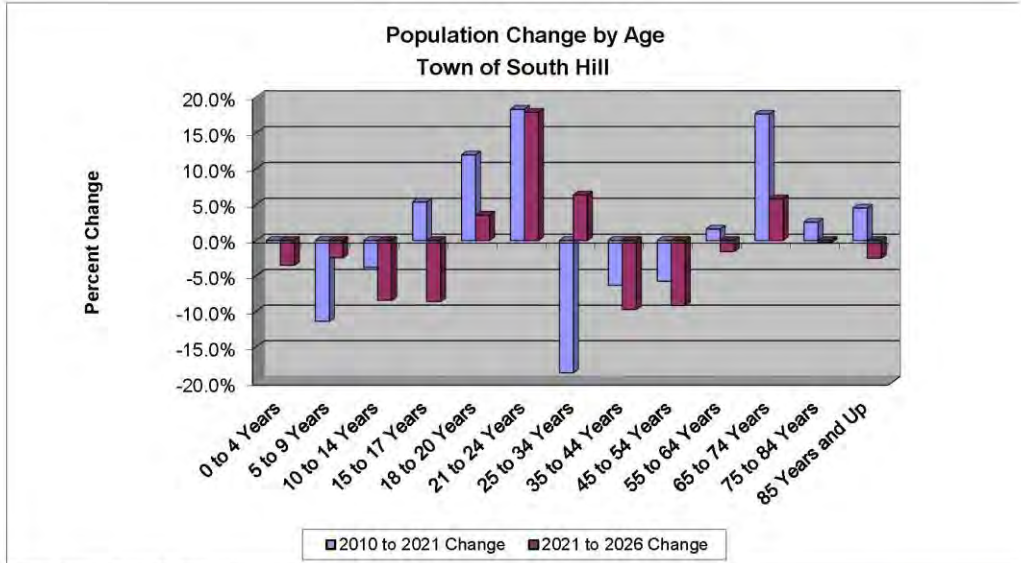
<b>Changes in Population by Age &amp; Sex</b>									
Town of South Hill									
<i>Estimated Change - 2010 to 2021</i>					<i>Projected Change - 2021 to 2026</i>				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-5	4	<b>-1</b>	<b>-0.3%</b>	0 to 4 Years	-5	-5	<b>-10</b>	<b>-3.4%</b>
5 to 9 Years	-17	-20	<b>-37</b>	<b>-11.4%</b>	5 to 9 Years	-2	-5	<b>-7</b>	<b>-2.4%</b>
10 to 14 Years	-9	-3	<b>-12</b>	<b>-3.8%</b>	10 to 14 Years	-17	-9	<b>-26</b>	<b>-8.4%</b>
15 to 17 Years	8	2	<b>10</b>	<b>5.3%</b>	15 to 17 Years	-7	-10	<b>-17</b>	<b>-8.6%</b>
18 to 20 Years	10	8	<b>18</b>	<b>11.9%</b>	18 to 20 Years	5	1	<b>6</b>	<b>3.6%</b>
21 to 24 Years	23	9	<b>32</b>	<b>18.3%</b>	21 to 24 Years	20	17	<b>37</b>	<b>17.9%</b>
25 to 34 Years	-54	-47	<b>-101</b>	<b>-18.6%</b>	25 to 34 Years	29	-1	<b>28</b>	<b>6.3%</b>
35 to 44 Years	-36	2	<b>-34</b>	<b>-6.3%</b>	35 to 44 Years	-16	-33	<b>-49</b>	<b>-9.7%</b>
45 to 54 Years	-19	-15	<b>-34</b>	<b>-5.8%</b>	45 to 54 Years	-32	-19	<b>-51</b>	<b>-9.2%</b>
55 to 64 Years	-4	13	<b>9</b>	<b>1.6%</b>	55 to 64 Years	-5	-4	<b>-9</b>	<b>-1.6%</b>
65 to 74 Years	45	35	<b>80</b>	<b>17.6%</b>	65 to 74 Years	5	26	<b>31</b>	<b>5.8%</b>
75 to 84 Years	8	1	<b>9</b>	<b>2.5%</b>	75 to 84 Years	-1	0	<b>-1</b>	<b>-0.3%</b>
85 Years and Up	16	-9	<b>7</b>	<b>4.5%</b>	85 Years and Up	-3	-1	<b>-4</b>	<b>-2.5%</b>
<b>Total</b>	<b>-34</b>	<b>-20</b>	<b>-54</b>	<b>-1.2%</b>	<b>Total</b>	<b>-29</b>	<b>-43</b>	<b>-72</b>	<b>-1.6%</b>
62+ Years	n/a	n/a	87	7.7%	62+ Years	n/a	n/a	36	2.9%

Source: Claritas, Ribbon Demographics

POPULATION DATA

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Claritas



Source: Claritas, Ribbon Demographics

**HISTA 2.2 Summary Data      Town of South Hill**  
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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	19	1	30	0	0	50
\$10,000-20,000	80	80	0	0	0	160
\$20,000-30,000	41	0	0	54	0	95
\$30,000-40,000	0	0	43	1	0	44
\$40,000-50,000	0	44	42	13	13	112
\$50,000-60,000	0	0	1	1	0	2
\$60,000-75,000	0	6	0	7	0	13
\$75,000-100,000	1	0	1	13	22	37
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	1	1	2	0	0	4
\$150,000-200,000	0	0	1	0	1	2
\$200,000+	0	0	1	0	1	2
<b>Total</b>	<b>142</b>	<b>132</b>	<b>121</b>	<b>89</b>	<b>37</b>	<b>521</b>

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	31	0	1	1	0	33
\$10,000-20,000	93	27	2	0	1	123
\$20,000-30,000	18	1	1	1	13	34
\$30,000-40,000	15	16	1	1	13	46
\$40,000-50,000	6	1	0	0	0	7
\$50,000-60,000	12	16	1	0	0	29
\$60,000-75,000	4	11	2	1	0	18
\$75,000-100,000	1	0	2	1	1	5
\$100,000-125,000	2	0	2	1	0	5
\$125,000-150,000	1	0	3	1	3	8
\$150,000-200,000	0	1	1	2	0	4
\$200,000+	1	1	1	0	1	4
<b>Total</b>	<b>184</b>	<b>74</b>	<b>19</b>	<b>9</b>	<b>32</b>	<b>318</b>

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	1	1	0	15
\$10,000-20,000	93	1	1	0	1	96
\$20,000-30,000	18	1	1	1	0	21
\$30,000-40,000	10	0	1	1	13	25
\$40,000-50,000	6	1	0	0	0	7
\$50,000-60,000	12	0	1	0	0	13
\$60,000-75,000	4	10	2	1	0	17
\$75,000-100,000	0	0	2	1	1	4
\$100,000-125,000	2	0	1	0	0	3
\$125,000-150,000	1	0	3	1	0	5
\$150,000-200,000	0	0	1	1	0	2
\$200,000+	1	0	1	0	0	2
<b>Total</b>	<b>160</b>	<b>13</b>	<b>17</b>	<b>7</b>	<b>15</b>	<b>212</b>

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	50	1	31	1	0	83
\$10,000-20,000	173	107	2	0	1	283
\$20,000-30,000	59	1	1	55	13	129
\$30,000-40,000	15	16	44	2	13	90
\$40,000-50,000	6	45	42	13	13	119
\$50,000-60,000	12	16	2	1	0	31
\$60,000-75,000	4	17	2	8	0	31
\$75,000-100,000	2	0	3	14	23	42
\$100,000-125,000	2	0	2	1	0	5
\$125,000-150,000	2	1	5	1	3	12
\$150,000-200,000	0	1	2	2	1	6
\$200,000+	1	1	4	0	2	8
<b>Total</b>	<b>326</b>	<b>206</b>	<b>140</b>	<b>98</b>	<b>69</b>	<b>839</b>





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HISTA 2.2 Summary Data

Town of South Hill

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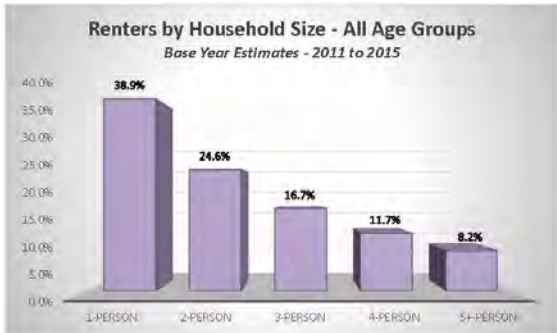
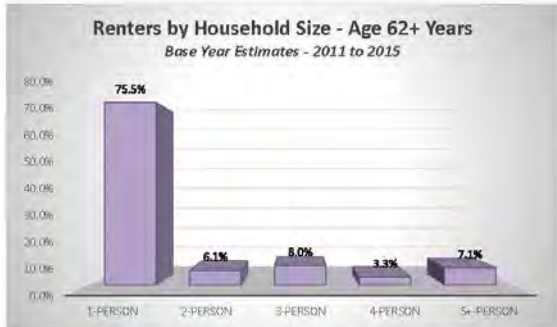
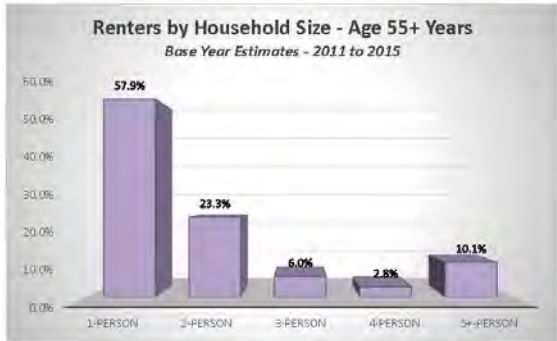
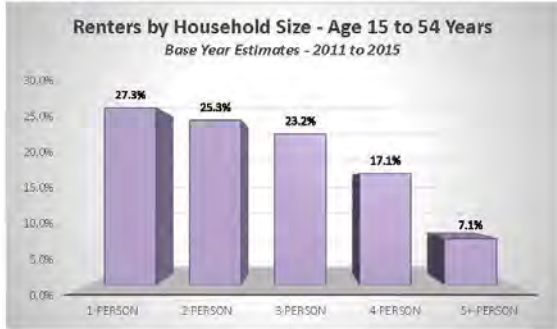
Revised 06/20/20

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	3.6%	0.2%	5.8%	0.0%	0.0%	9.6%
\$10,000-20,000	15.4%	15.4%	0.0%	0.0%	0.0%	30.7%
\$20,000-30,000	7.9%	0.0%	0.0%	10.4%	0.0%	18.2%
\$30,000-40,000	0.0%	0.0%	8.3%	0.2%	0.0%	8.4%
\$40,000-50,000	0.0%	8.4%	8.1%	2.5%	2.5%	21.5%
\$50,000-60,000	0.0%	0.0%	0.2%	0.2%	0.0%	0.4%
\$60,000-75,000	0.0%	1.2%	0.0%	1.3%	0.0%	2.5%
\$75,000-100,000	0.2%	0.0%	0.2%	2.5%	4.2%	7.1%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.2%	0.2%	0.4%	0.0%	0.0%	0.8%
\$150,000-200,000	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%
\$200,000+	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%
<b>Total</b>	<b>27.3%</b>	<b>25.3%</b>	<b>23.2%</b>	<b>17.1%</b>	<b>7.1%</b>	<b>100.0%</b>

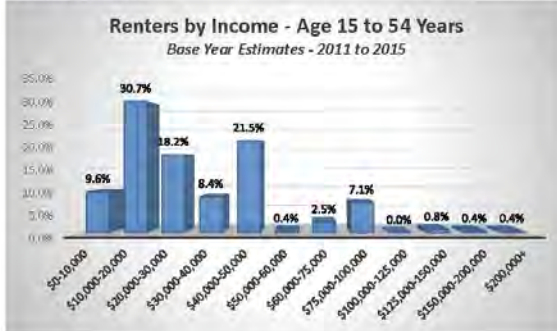
Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.7%	0.0%	0.3%	0.3%	0.0%	10.4%
\$10,000-20,000	29.2%	8.5%	0.6%	0.0%	0.3%	38.7%
\$20,000-30,000	5.7%	0.3%	0.3%	0.3%	4.1%	10.7%
\$30,000-40,000	4.7%	5.0%	0.3%	0.3%	4.1%	14.5%
\$40,000-50,000	1.9%	0.3%	0.0%	0.0%	0.0%	2.2%
\$50,000-60,000	3.8%	5.0%	0.3%	0.0%	0.0%	9.1%
\$60,000-75,000	1.3%	3.5%	0.6%	0.3%	0.0%	5.7%
\$75,000-100,000	0.3%	0.0%	0.6%	0.3%	0.3%	1.6%
\$100,000-125,000	0.6%	0.0%	0.6%	0.3%	0.0%	1.6%
\$125,000-150,000	0.3%	0.0%	0.9%	0.3%	0.9%	2.5%
\$150,000-200,000	0.0%	0.3%	0.3%	0.6%	0.0%	1.3%
\$200,000+	0.3%	0.3%	0.9%	0.0%	0.3%	1.9%
<b>Total</b>	<b>57.9%</b>	<b>23.3%</b>	<b>6.0%</b>	<b>2.8%</b>	<b>10.1%</b>	<b>100.0%</b>

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	6.1%	0.0%	0.5%	0.5%	0.0%	7.1%
\$10,000-20,000	43.0%	0.5%	0.5%	0.0%	0.5%	45.3%
\$20,000-30,000	8.5%	0.5%	0.5%	0.5%	0.0%	9.9%
\$30,000-40,000	4.7%	0.0%	0.5%	0.5%	6.1%	11.8%
\$40,000-50,000	2.8%	0.5%	0.0%	0.0%	0.0%	3.3%
\$50,000-60,000	5.7%	0.0%	0.5%	0.0%	0.0%	6.1%
\$60,000-75,000	1.9%	4.7%	0.9%	0.5%	0.0%	8.0%
\$75,000-100,000	0.0%	0.0%	0.9%	0.5%	0.5%	1.9%
\$100,000-125,000	0.9%	0.0%	0.5%	0.0%	0.0%	1.4%
\$125,000-150,000	0.5%	0.0%	1.4%	0.5%	0.0%	2.4%
\$150,000-200,000	0.0%	0.0%	0.5%	0.5%	0.0%	0.9%
\$200,000+	0.5%	0.0%	1.4%	0.0%	0.0%	1.9%
<b>Total</b>	<b>75.5%</b>	<b>6.1%</b>	<b>8.0%</b>	<b>3.3%</b>	<b>7.1%</b>	<b>100.0%</b>

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	6.0%	0.1%	3.7%	0.1%	0.0%	9.9%
\$10,000-20,000	20.6%	12.8%	0.2%	0.0%	0.1%	33.7%
\$20,000-30,000	7.0%	0.1%	0.1%	6.6%	1.5%	15.4%
\$30,000-40,000	1.8%	1.9%	5.2%	0.2%	1.5%	10.7%
\$40,000-50,000	0.7%	5.4%	5.0%	1.5%	1.5%	14.2%
\$50,000-60,000	1.4%	1.9%	0.2%	0.1%	0.0%	3.7%
\$60,000-75,000	0.5%	2.0%	0.2%	1.0%	0.0%	3.7%
\$75,000-100,000	0.2%	0.0%	0.4%	1.7%	2.7%	5.0%
\$100,000-125,000	0.2%	0.0%	0.2%	0.1%	0.0%	0.6%
\$125,000-150,000	0.2%	0.1%	0.6%	0.1%	0.4%	1.4%
\$150,000-200,000	0.0%	0.1%	0.2%	0.2%	0.1%	0.7%
\$200,000+	0.1%	0.1%	0.5%	0.0%	0.2%	1.0%
<b>Total</b>	<b>38.9%</b>	<b>24.6%</b>	<b>16.7%</b>	<b>11.7%</b>	<b>8.2%</b>	<b>100.0%</b>







HISTA 2.2 Summary Data Town of South Hill

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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	1	0	0	1	0	2
\$10,000-20,000	0	0	3	0	41	44
\$20,000-30,000	0	9	2	0	0	11
\$30,000-40,000	0	61	4	0	0	65
\$40,000-50,000	1	6	3	0	0	10
\$50,000-60,000	21	0	3	41	1	66
\$60,000-75,000	0	0	67	10	1	78
\$75,000-100,000	7	8	3	46	0	64
\$100,000-125,000	0	4	52	2	4	62
\$125,000-150,000	0	0	1	0	1	2
\$150,000-200,000	12	0	2	1	0	15
\$200,000+	1	0	2	8	0	11
<b>Total</b>	<b>43</b>	<b>88</b>	<b>142</b>	<b>109</b>	<b>48</b>	<b>430</b>

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	6	5	1	1	62
\$10,000-20,000	61	19	5	0	0	85
\$20,000-30,000	80	48	5	0	2	135
\$30,000-40,000	5	37	5	1	1	49
\$40,000-50,000	30	59	5	4	2	100
\$50,000-60,000	4	20	5	1	12	42
\$60,000-75,000	5	49	4	1	0	59
\$75,000-100,000	31	42	4	1	0	78
\$100,000-125,000	2	35	4	0	1	42
\$125,000-150,000	2	12	2	7	0	23
\$150,000-200,000	1	7	1	0	1	10
\$200,000+	0	14	1	0	0	15
<b>Total</b>	<b>270</b>	<b>348</b>	<b>48</b>	<b>16</b>	<b>20</b>	<b>702</b>

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	49	6	4	0	1	60
\$10,000-20,000	44	19	4	0	0	67
\$20,000-30,000	59	44	4	0	1	108
\$30,000-40,000	2	37	4	1	1	45
\$40,000-50,000	29	28	4	3	1	65
\$50,000-60,000	4	14	4	1	12	35
\$60,000-75,000	5	29	3	1	0	38
\$75,000-100,000	0	41	3	1	0	45
\$100,000-125,000	2	10	3	0	1	16
\$125,000-150,000	2	12	1	7	0	22
\$150,000-200,000	1	7	1	0	1	10
\$200,000+	0	12	2	0	0	15
<b>Total</b>	<b>197</b>	<b>260</b>	<b>37</b>	<b>14</b>	<b>18</b>	<b>526</b>

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	50	6	5	2	1	64
\$10,000-20,000	61	19	8	0	41	129
\$20,000-30,000	80	57	7	0	2	146
\$30,000-40,000	5	98	9	1	1	114
\$40,000-50,000	31	65	8	4	2	110
\$50,000-60,000	25	20	8	42	13	108
\$60,000-75,000	5	49	71	11	1	137
\$75,000-100,000	38	50	7	47	0	142
\$100,000-125,000	2	39	56	2	5	104
\$125,000-150,000	2	12	3	7	1	25
\$150,000-200,000	13	7	3	1	1	25
\$200,000+	1	14	5	8	0	28
<b>Total</b>	<b>315</b>	<b>436</b>	<b>190</b>	<b>125</b>	<b>68</b>	<b>1,132</b>

HISTA 2.2 Summary Data Town of South Hill

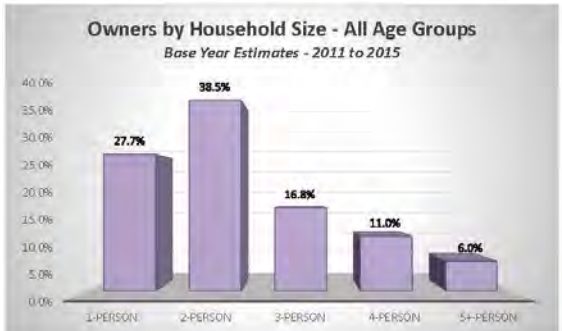
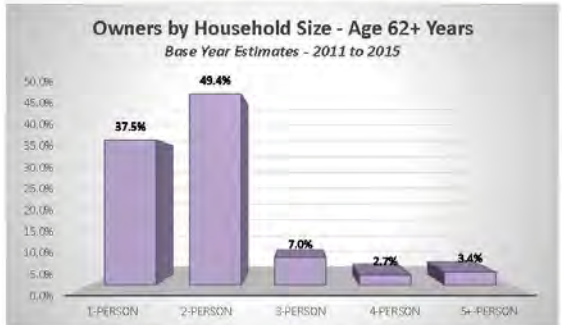
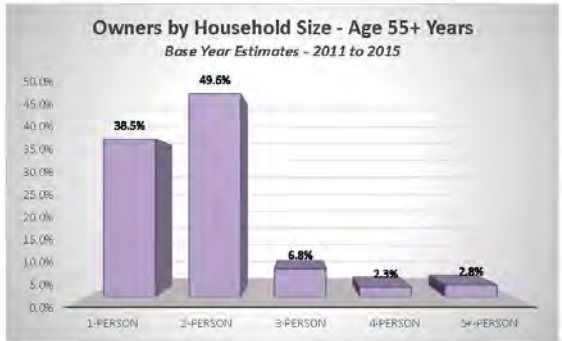
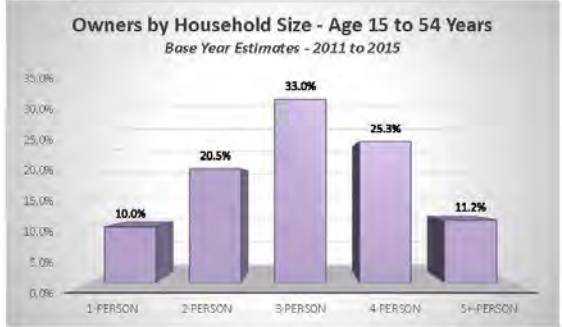
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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.2%	0.0%	0.0%	0.2%	0.0%	0.5%
\$10,000-20,000	0.0%	0.0%	0.7%	0.0%	9.5%	10.2%
\$20,000-30,000	0.0%	2.1%	0.5%	0.0%	0.0%	2.6%
\$30,000-40,000	0.0%	14.2%	0.9%	0.0%	0.0%	15.1%
\$40,000-50,000	0.2%	1.4%	0.7%	0.0%	0.0%	2.3%
\$50,000-60,000	4.9%	0.0%	0.7%	9.5%	0.2%	15.3%
\$60,000-75,000	0.0%	0.0%	15.6%	2.3%	0.2%	18.1%
\$75,000-100,000	1.6%	1.9%	0.7%	10.7%	0.0%	14.9%
\$100,000-125,000	0.0%	0.9%	12.1%	0.5%	0.9%	14.4%
\$125,000-150,000	0.0%	0.0%	0.2%	0.0%	0.2%	0.5%
\$150,000-200,000	2.8%	0.0%	0.5%	0.2%	0.0%	3.5%
\$200,000+	0.2%	0.0%	0.5%	1.0%	0.0%	2.6%
<b>Total</b>	<b>10.0%</b>	<b>20.5%</b>	<b>33.0%</b>	<b>25.3%</b>	<b>11.2%</b>	<b>100.0%</b>

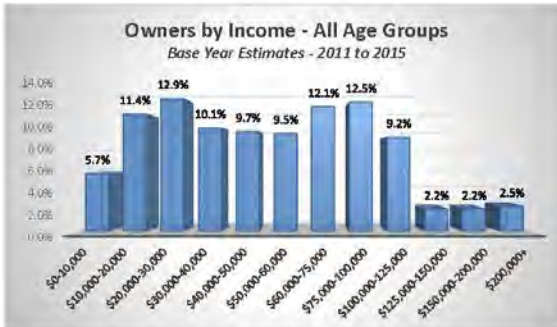
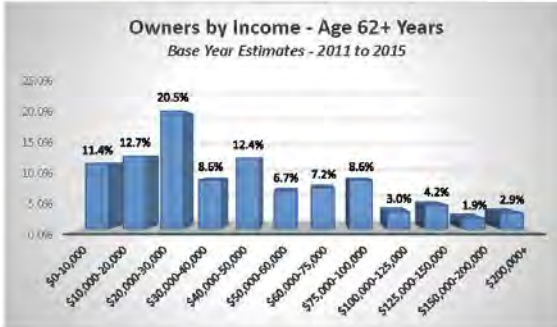
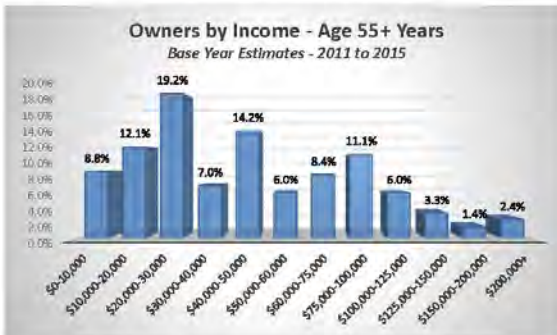
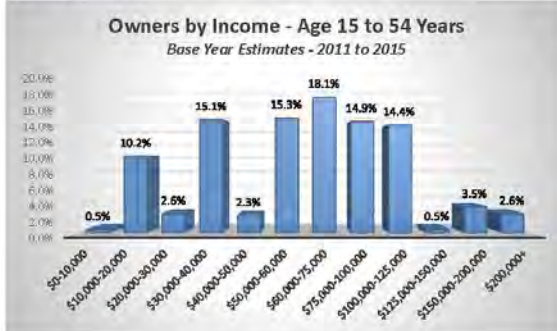
Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.0%	0.9%	0.7%	0.1%	0.1%	8.8%
\$10,000-20,000	8.7%	2.7%	0.7%	0.0%	0.0%	12.1%
\$20,000-30,000	11.4%	6.8%	0.7%	0.0%	0.3%	19.2%
\$30,000-40,000	0.7%	5.3%	0.7%	0.1%	0.1%	7.0%
\$40,000-50,000	4.3%	8.4%	0.7%	0.0%	0.3%	14.2%
\$50,000-60,000	0.6%	2.8%	0.7%	0.1%	1.7%	6.0%
\$60,000-75,000	0.7%	7.0%	0.6%	0.1%	0.0%	8.4%
\$75,000-100,000	4.4%	6.0%	0.6%	0.1%	0.0%	11.1%
\$100,000-125,000	0.3%	5.0%	0.6%	0.0%	0.1%	6.0%
\$125,000-150,000	0.3%	1.7%	0.3%	1.0%	0.0%	3.3%
\$150,000-200,000	0.1%	1.0%	0.1%	0.0%	0.1%	1.4%
\$200,000+	0.0%	2.0%	0.4%	0.0%	0.0%	2.4%
<b>Total</b>	<b>38.5%</b>	<b>49.6%</b>	<b>6.8%</b>	<b>2.3%</b>	<b>2.8%</b>	<b>100.0%</b>

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	9.3%	1.1%	0.8%	0.0%	0.2%	11.4%
\$10,000-20,000	8.4%	3.6%	0.8%	0.0%	0.0%	12.7%
\$20,000-30,000	11.2%	8.4%	0.8%	0.0%	0.2%	20.5%
\$30,000-40,000	0.4%	7.0%	0.8%	0.2%	0.2%	8.6%
\$40,000-50,000	5.5%	5.3%	0.8%	0.6%	0.2%	12.4%
\$50,000-60,000	0.8%	2.7%	0.8%	0.2%	2.3%	6.7%
\$60,000-75,000	1.0%	5.5%	0.6%	0.2%	0.0%	7.2%
\$75,000-100,000	0.0%	7.8%	0.6%	0.2%	0.0%	8.6%
\$100,000-125,000	0.4%	1.9%	0.6%	0.0%	0.2%	3.0%
\$125,000-150,000	0.4%	2.3%	0.2%	1.3%	0.0%	4.2%
\$150,000-200,000	0.2%	1.3%	0.2%	0.0%	0.2%	1.9%
\$200,000+	0.0%	2.5%	0.4%	0.0%	0.0%	2.9%
<b>Total</b>	<b>37.5%</b>	<b>49.4%</b>	<b>7.0%</b>	<b>2.7%</b>	<b>3.4%</b>	<b>100.0%</b>

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	4.4%	0.5%	0.4%	0.2%	0.1%	5.7%
\$10,000-20,000	5.4%	1.7%	0.7%	0.0%	3.6%	11.4%
\$20,000-30,000	7.1%	5.0%	0.6%	0.0%	0.2%	12.9%
\$30,000-40,000	0.4%	8.7%	0.8%	0.1%	0.1%	10.1%
\$40,000-50,000	2.7%	5.7%	0.7%	0.4%	0.2%	9.7%
\$50,000-60,000	2.2%	1.8%	0.7%	3.7%	1.1%	9.5%
\$60,000-75,000	0.4%	4.3%	6.3%	1.0%	0.1%	12.1%
\$75,000-100,000	3.4%	4.4%	0.6%	4.2%	0.0%	12.5%
\$100,000-125,000	0.2%	3.4%	4.9%	0.2%	0.4%	9.2%
\$125,000-150,000	0.2%	1.1%	0.3%	0.6%	0.1%	2.2%
\$150,000-200,000	1.1%	0.6%	0.7%	0.1%	0.1%	2.7%
\$200,000+	0.1%	1.2%	0.4%	0.7%	0.0%	2.5%
<b>Total</b>	<b>27.7%</b>	<b>38.5%</b>	<b>16.8%</b>	<b>11.0%</b>	<b>6.0%</b>	<b>100.0%</b>







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<b>Renter &amp; Owner Households</b>						
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	20	1	30	1	0	52
\$10,000-20,000	80	80	3	0	41	204
\$20,000-30,000	41	9	2	54	0	106
\$30,000-40,000	0	61	47	1	0	109
\$40,000-50,000	1	50	45	13	13	122
\$50,000-60,000	21	0	4	42	1	68
\$60,000-75,000	0	6	67	17	1	91
\$75,000-100,000	8	8	4	59	22	101
\$100,000-125,000	0	4	52	2	4	62
\$125,000-150,000	1	1	3	0	1	6
\$150,000-200,000	12	0	3	1	1	17
\$200,000+	1	0	3	8	1	13
<b>Total</b>	<b>185</b>	<b>220</b>	<b>263</b>	<b>198</b>	<b>85</b>	<b>951</b>

<b>Renter &amp; Owner Households</b>						
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	80	6	6	2	1	95
\$10,000-20,000	154	46	7	0	1	208
\$20,000-30,000	98	49	6	1	15	169
\$30,000-40,000	20	53	6	2	14	95
\$40,000-50,000	36	60	5	4	2	107
\$50,000-60,000	16	36	6	1	12	71
\$60,000-75,000	9	60	6	2	0	77
\$75,000-100,000	32	42	6	2	1	83
\$100,000-125,000	4	35	6	1	1	47
\$125,000-150,000	3	12	5	8	3	31
\$150,000-200,000	1	8	2	2	1	14
\$200,000+	1	15	6	0	1	23
<b>Total</b>	<b>454</b>	<b>422</b>	<b>67</b>	<b>25</b>	<b>82</b>	<b>1,026</b>

<b>Renter &amp; Owner Households</b>						
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	62	6	5	1	1	75
\$10,000-20,000	137	20	5	0	1	163
\$20,000-30,000	77	45	5	1	1	129
\$30,000-40,000	12	37	5	2	14	70
\$40,000-50,000	35	29	4	3	1	72
\$50,000-60,000	16	14	5	1	12	48
\$60,000-75,000	9	39	5	2	0	55
\$75,000-100,000	0	41	5	2	1	49
\$100,000-125,000	4	10	4	0	1	19
\$125,000-150,000	3	12	4	8	0	27
\$150,000-200,000	1	7	2	1	1	12
\$200,000+	1	12	5	0	0	18
<b>Total</b>	<b>357</b>	<b>273</b>	<b>54</b>	<b>21</b>	<b>33</b>	<b>738</b>

<b>Renter &amp; Owner Households</b>						
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	100	7	36	3	1	147
\$10,000-20,000	234	126	10	0	42	412
\$20,000-30,000	139	58	8	55	15	275
\$30,000-40,000	20	114	53	7	14	204
\$40,000-50,000	37	110	50	17	15	229
\$50,000-60,000	37	36	10	43	13	139
\$60,000-75,000	9	66	73	19	1	168
\$75,000-100,000	40	50	10	61	23	184
\$100,000-125,000	4	39	58	3	5	109
\$125,000-150,000	4	13	8	8	4	37
\$150,000-200,000	13	8	5	3	2	31
\$200,000+	2	15	9	8	2	36
<b>Total</b>	<b>639</b>	<b>642</b>	<b>330</b>	<b>223</b>	<b>137</b>	<b>1,971</b>

HISTA 2.2 Summary Data Town of South Hill

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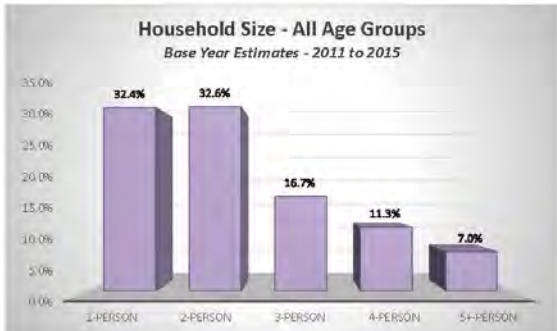
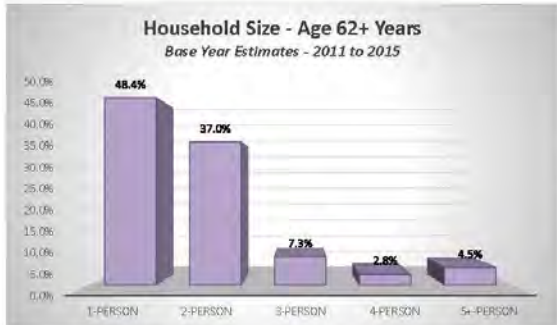
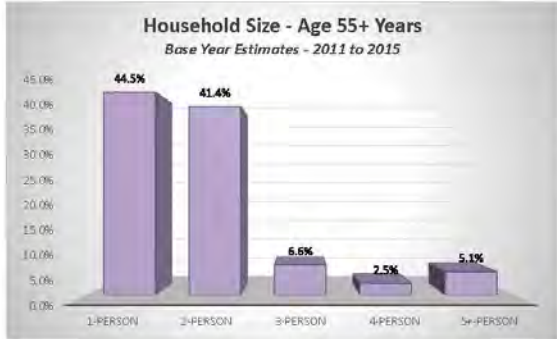
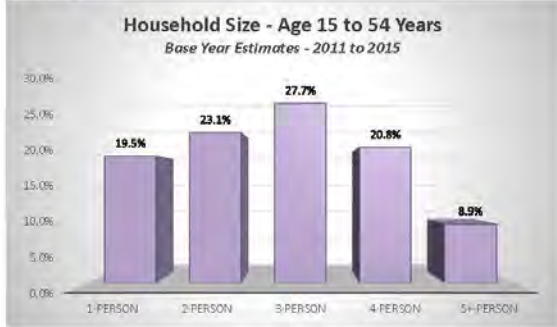
Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.1%	0.1%	3.2%	0.1%	0.0%	5.5%
\$10,000-20,000	8.4%	8.4%	0.3%	0.0%	4.3%	21.5%
\$20,000-30,000	4.3%	0.9%	0.2%	5.7%	0.0%	11.1%
\$30,000-40,000	0.0%	6.4%	4.9%	0.1%	0.0%	11.5%
\$40,000-50,000	0.1%	5.3%	4.7%	1.4%	1.4%	12.8%
\$50,000-60,000	2.2%	0.0%	0.4%	4.4%	0.1%	7.2%
\$60,000-75,000	0.0%	0.6%	7.0%	1.8%	0.1%	9.6%
\$75,000-100,000	0.8%	0.8%	0.4%	6.2%	2.3%	10.6%
\$100,000-125,000	0.0%	0.4%	5.5%	0.2%	0.4%	6.5%
\$125,000-150,000	0.1%	0.1%	0.3%	0.0%	0.1%	0.6%
\$150,000-200,000	1.3%	0.0%	0.3%	0.1%	0.1%	1.8%
\$200,000+	0.1%	0.0%	0.3%	0.8%	0.1%	1.4%
<b>Total</b>	<b>19.5%</b>	<b>23.1%</b>	<b>27.7%</b>	<b>20.8%</b>	<b>8.9%</b>	<b>100.0%</b>

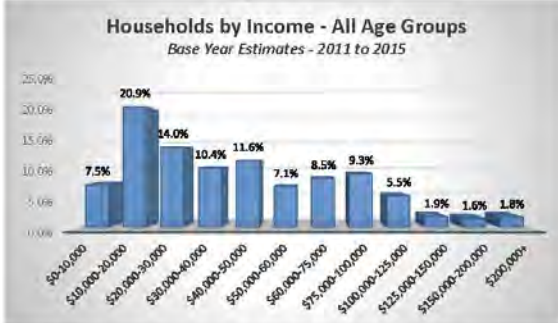
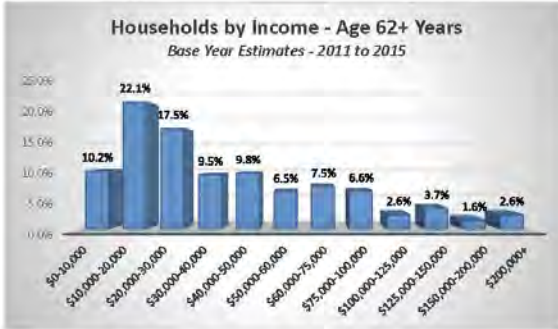
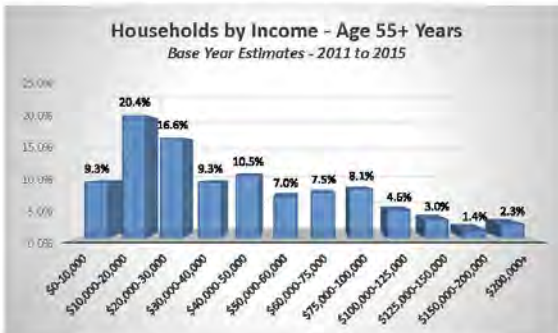
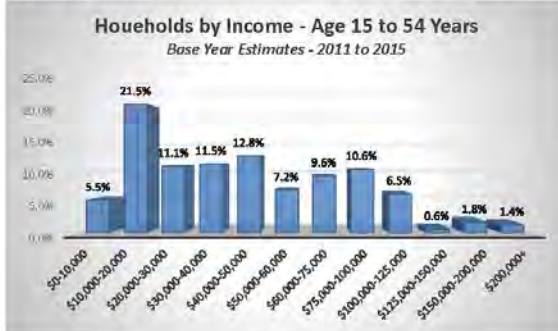
Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.8%	0.6%	0.6%	0.2%	0.1%	9.3%
\$10,000-20,000	15.1%	4.5%	0.7%	0.0%	0.1%	20.4%
\$20,000-30,000	9.6%	4.8%	0.6%	0.1%	1.5%	16.6%
\$30,000-40,000	2.0%	5.2%	0.6%	0.2%	1.4%	9.3%
\$40,000-50,000	3.5%	5.9%	0.5%	0.4%	0.2%	10.5%
\$50,000-60,000	1.6%	3.5%	0.6%	0.1%	1.2%	7.0%
\$60,000-75,000	0.9%	5.9%	0.6%	0.2%	0.0%	7.5%
\$75,000-100,000	3.1%	4.1%	0.6%	0.2%	0.1%	8.1%
\$100,000-125,000	0.4%	3.4%	0.6%	0.1%	0.1%	4.6%
\$125,000-150,000	0.3%	1.2%	0.5%	0.8%	0.3%	3.0%
\$150,000-200,000	0.1%	0.8%	0.2%	0.2%	0.1%	1.4%
\$200,000+	0.1%	1.5%	0.6%	0.0%	0.1%	2.4%
<b>Total</b>	<b>44.5%</b>	<b>41.4%</b>	<b>6.6%</b>	<b>2.5%</b>	<b>5.1%</b>	<b>100.0%</b>

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	8.4%	0.8%	0.7%	0.1%	0.1%	10.2%
\$10,000-20,000	18.6%	2.7%	0.7%	0.0%	0.1%	22.1%
\$20,000-30,000	10.4%	6.1%	0.7%	0.1%	0.1%	17.5%
\$30,000-40,000	1.6%	5.0%	0.7%	0.3%	1.9%	9.5%
\$40,000-50,000	4.7%	3.9%	0.5%	0.4%	0.1%	9.8%
\$50,000-60,000	2.2%	1.9%	0.7%	0.1%	1.6%	6.5%
\$60,000-75,000	1.2%	5.3%	0.7%	0.3%	0.0%	7.5%
\$75,000-100,000	0.0%	5.6%	0.7%	0.3%	0.1%	6.6%
\$100,000-125,000	0.5%	1.4%	0.5%	0.0%	0.1%	2.6%
\$125,000-150,000	0.4%	1.6%	0.5%	1.1%	0.0%	3.7%
\$150,000-200,000	0.1%	0.9%	0.3%	0.1%	0.1%	1.6%
\$200,000+	0.1%	1.8%	0.7%	0.0%	0.0%	2.6%
<b>Total</b>	<b>48.4%</b>	<b>37.0%</b>	<b>7.3%</b>	<b>2.8%</b>	<b>4.5%</b>	<b>100.0%</b>

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	5.1%	0.4%	1.8%	0.2%	0.1%	7.5%
\$10,000-20,000	11.9%	6.4%	0.5%	0.0%	2.1%	20.9%
\$20,000-30,000	7.1%	2.9%	0.4%	2.8%	0.8%	14.0%
\$30,000-40,000	1.0%	5.8%	2.7%	0.2%	0.7%	10.4%
\$40,000-50,000	1.9%	5.6%	2.5%	0.9%	0.8%	11.6%
\$50,000-60,000	1.9%	1.8%	0.5%	2.2%	0.7%	7.1%
\$60,000-75,000	0.5%	3.3%	3.7%	1.0%	0.1%	8.5%
\$75,000-100,000	2.0%	2.5%	0.5%	3.1%	1.2%	9.3%
\$100,000-125,000	0.2%	2.0%	2.9%	0.2%	0.3%	5.5%
\$125,000-150,000	0.2%	0.7%	0.4%	0.4%	0.2%	1.9%
\$150,000-200,000	0.7%	0.4%	0.3%	0.2%	0.1%	1.6%
\$200,000+	0.1%	0.8%	0.5%	0.4%	0.1%	1.8%
<b>Total</b>	<b>32.4%</b>	<b>32.6%</b>	<b>16.7%</b>	<b>11.3%</b>	<b>7.0%</b>	<b>100.0%</b>









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HISTA 2.2 Summary Data

Town of South Hill

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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	25	0	49	0	0	74
\$10,000-20,000	36	78	0	0	4	118
\$20,000-30,000	17	2	0	38	0	57
\$30,000-40,000	0	2	69	0	0	71
\$40,000-50,000	0	22	15	8	0	45
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	1	0	1	0	2
\$75,000-100,000	0	0	0	54	22	76
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	1	1	1	1	0	4
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>79</b>	<b>106</b>	<b>134</b>	<b>102</b>	<b>26</b>	<b>447</b>

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	23	0	0	0	0	23
\$10,000-20,000	128	32	0	0	0	160
\$20,000-30,000	47	0	0	0	21	68
\$30,000-40,000	22	20	0	0	9	51
\$40,000-50,000	15	0	0	0	0	15
\$50,000-60,000	8	9	0	0	0	17
\$60,000-75,000	11	23	0	0	0	34
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	6	0	1	0	1	8
\$125,000-150,000	7	0	0	0	18	25
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	2	2	0	0	1	12
<b>Total</b>	<b>271</b>	<b>93</b>	<b>1</b>	<b>0</b>	<b>50</b>	<b>415</b>

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	12	0	0	0	0	12
\$10,000-20,000	127	0	0	0	0	127
\$20,000-30,000	46	0	0	0	0	46
\$30,000-40,000	18	1	0	0	9	28
\$40,000-50,000	15	0	0	0	0	15
\$50,000-60,000	8	0	0	0	0	8
\$60,000-75,000	11	23	0	0	0	34
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	6	0	1	0	1	8
\$125,000-150,000	7	0	0	0	0	7
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>252</b>	<b>24</b>	<b>1</b>	<b>0</b>	<b>10</b>	<b>287</b>

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	48	0	49	0	0	97
\$10,000-20,000	164	110	0	0	4	278
\$20,000-30,000	64	2	0	38	21	125
\$30,000-40,000	22	22	69	0	9	122
\$40,000-50,000	15	22	15	8	0	60
\$50,000-60,000	8	9	0	0	0	17
\$60,000-75,000	11	24	0	1	0	36
\$75,000-100,000	0	0	0	54	22	76
\$100,000-125,000	6	0	1	0	1	8
\$125,000-150,000	8	1	1	1	18	29
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	2	2	0	0	1	12
<b>Total</b>	<b>350</b>	<b>199</b>	<b>135</b>	<b>102</b>	<b>76</b>	<b>862</b>



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HISTA 2.2 Summary Data

Town of South Hill

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Community Counts

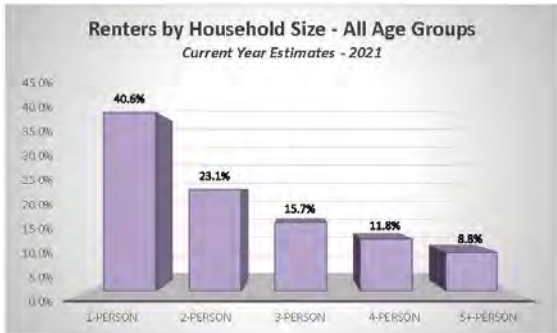
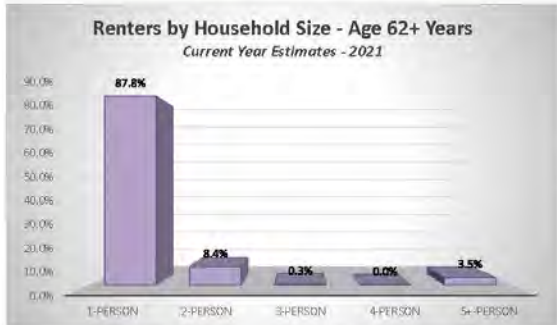
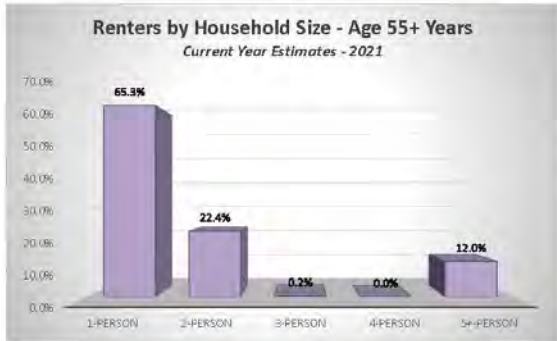
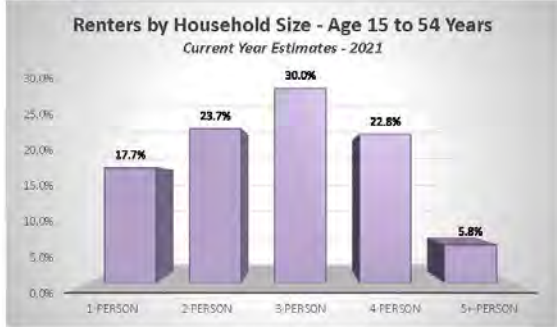
Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.6%	0.0%	11.0%	0.0%	0.0%	16.6%
\$10,000-20,000	8.1%	17.4%	0.0%	0.0%	0.9%	26.4%
\$20,000-30,000	3.8%	0.4%	0.0%	8.5%	0.0%	12.8%
\$30,000-40,000	0.0%	0.4%	15.4%	0.0%	0.0%	15.9%
\$40,000-50,000	0.0%	4.9%	3.4%	1.8%	0.0%	10.1%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000-75,000	0.0%	0.2%	0.0%	0.2%	0.0%	0.4%
\$75,000-100,000	0.0%	0.0%	0.0%	12.1%	4.9%	17.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.2%	0.2%	0.2%	0.2%	0.0%	0.9%
\$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%
<b>Total</b>	<b>17.7%</b>	<b>23.7%</b>	<b>30.0%</b>	<b>22.8%</b>	<b>5.8%</b>	<b>100.0%</b>

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	5.5%	0.0%	0.0%	0.0%	0.0%	5.5%
\$10,000-20,000	30.8%	7.7%	0.0%	0.0%	0.0%	38.6%
\$20,000-30,000	11.3%	0.0%	0.0%	0.0%	5.1%	16.4%
\$30,000-40,000	5.3%	4.8%	0.0%	0.0%	2.2%	12.3%
\$40,000-50,000	3.6%	0.0%	0.0%	0.0%	0.0%	3.6%
\$50,000-60,000	1.9%	2.2%	0.0%	0.0%	0.0%	4.1%
\$60,000-75,000	2.7%	5.5%	0.0%	0.0%	0.0%	8.2%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	1.4%	0.0%	0.2%	0.0%	0.2%	1.9%
\$125,000-150,000	1.7%	0.0%	0.0%	0.0%	4.3%	6.0%
\$150,000-200,000	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
\$200,000+	0.5%	2.2%	0.0%	0.0%	0.2%	2.9%
<b>Total</b>	<b>65.3%</b>	<b>22.4%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>12.0%</b>	<b>100.0%</b>

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	4.2%	0.0%	0.0%	0.0%	0.0%	4.2%
\$10,000-20,000	44.3%	0.0%	0.0%	0.0%	0.0%	44.3%
\$20,000-30,000	16.0%	0.0%	0.0%	0.0%	0.0%	16.0%
\$30,000-40,000	6.3%	0.3%	0.0%	0.0%	3.1%	9.8%
\$40,000-50,000	5.2%	0.0%	0.0%	0.0%	0.0%	5.2%
\$50,000-60,000	2.8%	0.0%	0.0%	0.0%	0.0%	2.8%
\$60,000-75,000	3.8%	8.0%	0.0%	0.0%	0.0%	11.8%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	2.1%	0.0%	0.3%	0.0%	0.3%	2.8%
\$125,000-150,000	2.4%	0.0%	0.0%	0.0%	0.0%	2.4%
\$150,000-200,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>87.8%</b>	<b>8.4%</b>	<b>0.3%</b>	<b>0.0%</b>	<b>3.5%</b>	<b>100.0%</b>

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	5.6%	0.0%	5.7%	0.0%	0.0%	11.3%
\$10,000-20,000	19.0%	12.8%	0.0%	0.0%	0.5%	32.3%
\$20,000-30,000	7.4%	0.2%	0.0%	4.4%	2.4%	14.5%
\$30,000-40,000	2.6%	2.6%	8.0%	0.0%	1.0%	14.2%
\$40,000-50,000	1.7%	2.6%	1.7%	0.9%	0.0%	7.0%
\$50,000-60,000	0.9%	1.0%	0.0%	0.0%	0.0%	2.0%
\$60,000-75,000	1.3%	2.8%	0.0%	0.1%	0.0%	4.2%
\$75,000-100,000	0.0%	0.0%	0.0%	6.3%	2.6%	8.8%
\$100,000-125,000	0.7%	0.0%	0.1%	0.0%	0.1%	0.9%
\$125,000-150,000	0.9%	0.1%	0.1%	0.1%	2.1%	3.4%
\$150,000-200,000	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
\$200,000+	0.2%	1.0%	0.0%	0.0%	0.1%	1.4%
<b>Total</b>	<b>40.6%</b>	<b>23.1%</b>	<b>15.7%</b>	<b>11.8%</b>	<b>8.8%</b>	<b>100.0%</b>







HISTA 2.2 Summary Data

Town of South Hill

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Prepared by Clark Inc.

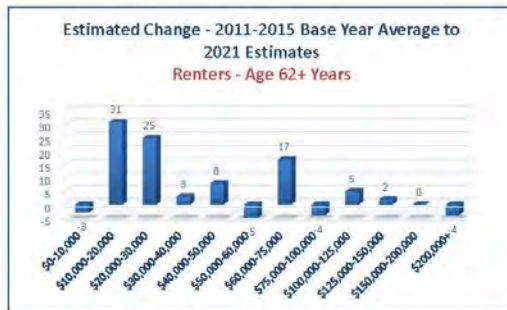
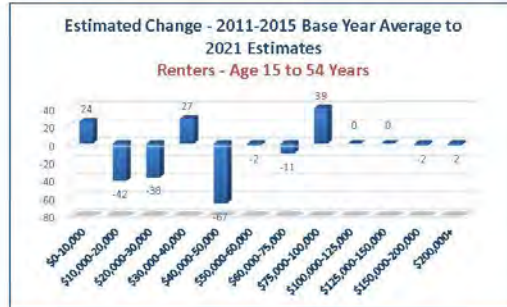
Renter Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	6	-1	19	0	0	24	48%
\$10,000-20,000	-44	2	0	0	4	-42	-26%
\$20,000-30,000	-24	2	0	-16	0	-38	-10%
\$30,000-40,000	0	2	26	-1	0	27	61%
\$40,000-50,000	0	-22	-27	-5	-13	-67	-60%
\$50,000-60,000	0	0	-1	-7	0	-2	-100%
\$60,000-75,000	0	5	0	-6	0	-11	-85%
\$75,000-100,000	-1	0	-1	41	0	39	105%
\$100,000-125,000	0	0	0	0	0	0	ND1%0
\$125,000-150,000	0	0	1	1	0	0	0%
\$150,000-200,000	0	0	11	0	-1	-2	-100%
\$200,000+	0	0	11	0	-1	-2	-100%
<b>Total Change</b>	<b>-63</b>	<b>-26</b>	<b>13</b>	<b>13</b>	<b>-11</b>	<b>-74</b>	<b>-14%</b>
<b>Percent Change</b>	<b>-44%</b>	<b>-20%</b>	<b>11%</b>	<b>15%</b>	<b>-30%</b>	<b>-14%</b>	

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	-9	0	-1	-1	0	-10	-30%
\$10,000-20,000	35	5	12	0	11	63	39%
\$20,000-30,000	29	-1	1	0	8	34	100%
\$30,000-40,000	7	4	11	-1	-4	5	11%
\$40,000-50,000	9	1	0	0	0	8	114%
\$50,000-60,000	-4	-7	-1	0	0	-12	-41%
\$60,000-75,000	7	12	-2	-1	0	16	89%
\$75,000-100,000	-1	0	-2	-1	-1	-5	-100%
\$100,000-125,000	4	0	-1	1	1	3	60%
\$125,000-150,000	6	0	3	-1	15	17	213%
\$150,000-200,000	2	-1	1	-2	0	-2	-50%
\$200,000+	1	8	-1	0	0	6	100%
<b>Total Change</b>	<b>87</b>	<b>19</b>	<b>-18</b>	<b>-9</b>	<b>18</b>	<b>97</b>	<b>31%</b>
<b>Percent Change</b>	<b>47%</b>	<b>26%</b>	<b>-95%</b>	<b>-100%</b>	<b>56%</b>	<b>31%</b>	

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	0	-1	-1	0	-3	-20%
\$10,000-20,000	24	-1	-1	0	-1	21	32%
\$20,000-30,000	28	1	-1	-1	0	25	119%
\$30,000-40,000	8	1	-1	-1	-4	3	12%
\$40,000-50,000	9	-1	0	0	0	8	114%
\$50,000-60,000	-4	0	-1	0	0	-5	-38%
\$60,000-75,000	7	13	-2	-1	0	17	100%
\$75,000-100,000	0	0	-2	-1	-1	-4	-100%
\$100,000-125,000	4	0	0	0	1	5	167%
\$125,000-150,000	6	0	-3	-1	0	2	40%
\$150,000-200,000	2	0	-1	-1	0	0	0%
\$200,000+	-1	0	1	0	0	0	-100%
<b>Total Change</b>	<b>92</b>	<b>11</b>	<b>-16</b>	<b>-7</b>	<b>-5</b>	<b>75</b>	<b>35%</b>
<b>Percent Change</b>	<b>58%</b>	<b>85%</b>	<b>-91%</b>	<b>-100%</b>	<b>-33%</b>	<b>35%</b>	

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	-2	-1	19	-1	0	14	17%
\$10,000-20,000	-9	3	-2	0	3	-5	-2%
\$20,000-30,000	5	1	-1	-17	8	-4	-3%
\$30,000-40,000	7	6	25	-2	-4	32	36%
\$40,000-50,000	9	-23	-27	0	-13	-59	-50%
\$50,000-60,000	-4	-7	-2	-1	0	-14	-15%
\$60,000-75,000	7	7	-2	-7	0	5	16%
\$75,000-100,000	-2	0	-3	40	-1	34	81%
\$100,000-125,000	4	0	1	-1	1	3	60%
\$125,000-150,000	6	0	4	0	15	17	112%
\$150,000-200,000	2	-1	-2	-2	-1	-4	-67%
\$200,000+	1	0	1	0	-1	1	50%
<b>Total</b>	<b>24</b>	<b>-7</b>	<b>-5</b>	<b>4</b>	<b>7</b>	<b>23</b>	<b>3%</b>
<b>Percent Change</b>	<b>7%</b>	<b>-3%</b>	<b>-1%</b>	<b>4%</b>	<b>10%</b>	<b>3%</b>	





HISTA 2.2 Summary Data Town of South Hill

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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	0	0	0	0	0	0
\$10,000-20,000	0	0	0	0	54	54
\$20,000-30,000	0	0	0	0	0	0
\$30,000-40,000	0	28	0	0	0	28
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	33	0	0	65	0	98
\$60,000-75,000	0	0	94	0	0	94
\$75,000-100,000	3	9	0	15	0	27
\$100,000-125,000	0	0	73	2	0	75
\$125,000-150,000	0	0	23	0	0	23
\$150,000-200,000	44	0	0	0	0	44
\$200,000+	0	0	0	26	0	26
<b>Total</b>	<b>80</b>	<b>37</b>	<b>190</b>	<b>108</b>	<b>54</b>	<b>469</b>

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	53	3	0	0	0	56
\$10,000-20,000	9	10	0	0	0	19
\$20,000-30,000	82	67	0	0	0	149
\$30,000-40,000	1	40	0	1	0	42
\$40,000-50,000	47	74	0	1	0	122
\$50,000-60,000	2	9	0	1	9	21
\$60,000-75,000	4	32	0	0	0	36
\$75,000-100,000	26	44	0	5	0	75
\$100,000-125,000	1	36	0	0	0	37
\$125,000-150,000	0	13	0	2	0	15
\$150,000-200,000	1	19	0	0	0	20
\$200,000+	1	39	0	0	0	40
<b>Total</b>	<b>227</b>	<b>386</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>632</b>

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	53	3	0	0	0	56
\$10,000-20,000	8	10	0	0	0	18
\$20,000-30,000	68	61	0	0	0	129
\$30,000-40,000	1	40	0	1	0	42
\$40,000-50,000	46	42	0	1	0	89
\$50,000-60,000	2	8	0	1	9	20
\$60,000-75,000	4	21	0	0	0	25
\$75,000-100,000	0	43	0	5	0	48
\$100,000-125,000	1	11	0	0	0	12
\$125,000-150,000	0	13	0	2	0	15
\$150,000-200,000	1	19	0	0	0	20
\$200,000+	0	39	0	0	0	39
<b>Total</b>	<b>184</b>	<b>309</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>512</b>

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	53	3	0	0	0	56
\$10,000-20,000	9	10	0	0	54	73
\$20,000-30,000	82	67	0	0	0	149
\$30,000-40,000	1	68	0	1	0	70
\$40,000-50,000	47	74	0	1	0	122
\$50,000-60,000	35	9	0	66	9	119
\$60,000-75,000	4	32	94	0	0	130
\$75,000-100,000	29	53	0	20	0	102
\$100,000-125,000	1	36	73	2	0	112
\$125,000-150,000	0	13	23	2	0	38
\$150,000-200,000	45	19	0	0	0	64
\$200,000+	1	39	0	26	0	66
<b>Total</b>	<b>307</b>	<b>423</b>	<b>190</b>	<b>118</b>	<b>63</b>	<b>1,101</b>

HISTA 2.2 Summary Data

Town of South Hill

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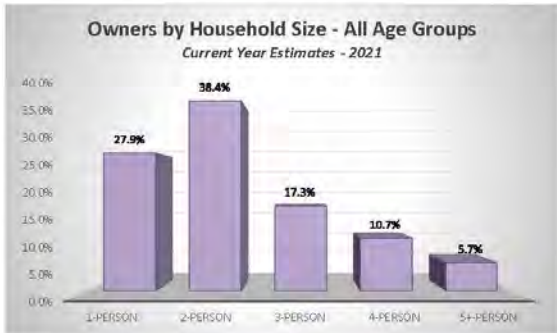
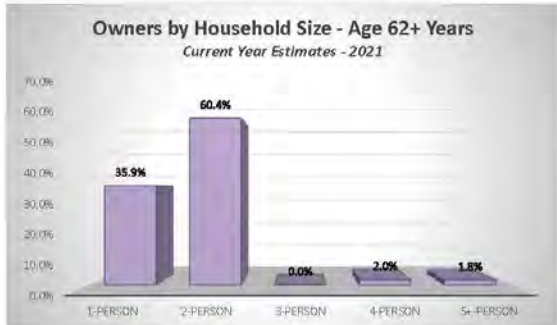
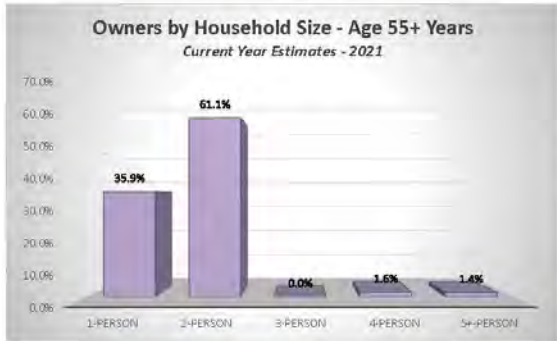
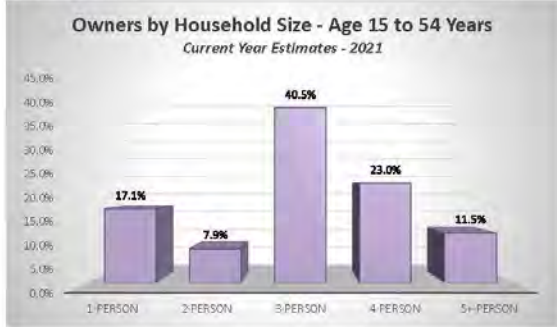
Powered by: ribbon

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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	11.5%	11.5%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$30,000-40,000	0.0%	6.0%	0.0%	0.0%	0.0%	6.0%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	7.0%	0.0%	0.0%	13.9%	0.0%	20.9%
\$60,000-75,000	0.0%	0.0%	20.0%	0.0%	0.0%	20.0%
\$75,000-100,000	0.0%	1.9%	0.0%	3.2%	0.0%	5.3%
\$100,000-125,000	0.0%	0.0%	15.0%	0.4%	0.0%	16.0%
\$125,000-150,000	0.0%	0.0%	4.9%	0.0%	0.0%	4.9%
\$150,000-200,000	9.4%	0.0%	0.0%	0.0%	0.0%	9.4%
\$200,000+	0.0%	0.0%	0.0%	5.5%	0.0%	5.5%
<b>Total</b>	<b>17.1%</b>	<b>7.9%</b>	<b>40.5%</b>	<b>23.0%</b>	<b>11.5%</b>	<b>100.0%</b>

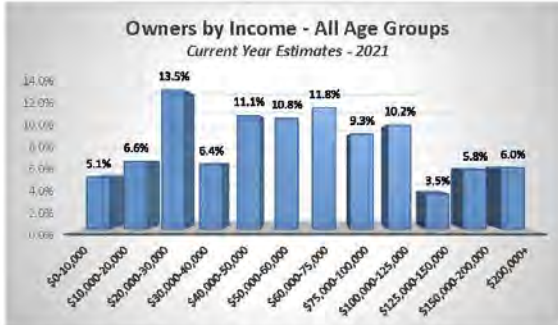
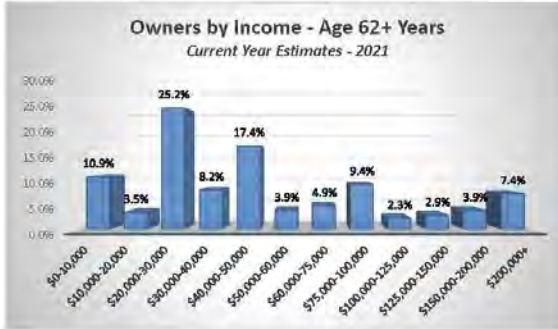
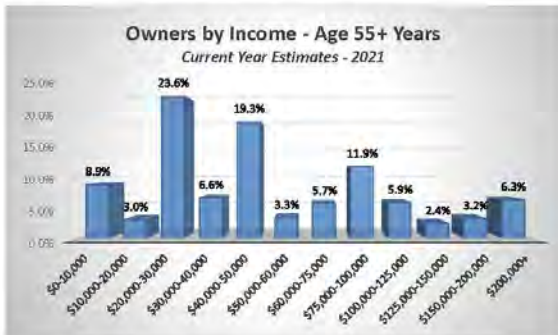
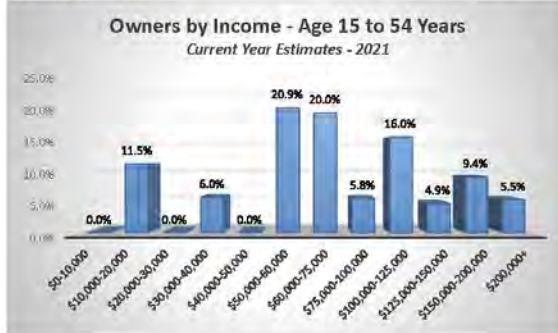
Percent Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.4%	0.5%	0.0%	0.0%	0.0%	8.9%
\$10,000-20,000	1.4%	1.6%	0.0%	0.0%	0.0%	3.0%
\$20,000-30,000	13.0%	10.6%	0.0%	0.0%	0.0%	23.6%
\$30,000-40,000	0.2%	6.3%	0.0%	0.2%	0.0%	6.6%
\$40,000-50,000	7.4%	11.7%	0.0%	0.2%	0.0%	19.3%
\$50,000-60,000	0.3%	1.4%	0.0%	0.2%	1.4%	3.3%
\$60,000-75,000	0.6%	5.1%	0.0%	0.0%	0.0%	5.7%
\$75,000-100,000	4.1%	7.0%	0.0%	0.8%	0.0%	11.9%
\$100,000-125,000	0.2%	5.7%	0.0%	0.0%	0.0%	5.9%
\$125,000-150,000	0.0%	2.1%	0.0%	0.3%	0.0%	2.4%
\$150,000-200,000	0.2%	3.0%	0.0%	0.0%	0.0%	3.2%
\$200,000+	0.2%	6.2%	0.0%	0.0%	0.0%	6.4%
<b>Total</b>	<b>35.9%</b>	<b>61.1%</b>	<b>0.0%</b>	<b>1.6%</b>	<b>1.4%</b>	<b>100.0%</b>

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	10.4%	0.6%	0.0%	0.0%	0.0%	10.9%
\$10,000-20,000	1.6%	2.0%	0.0%	0.0%	0.0%	3.5%
\$20,000-30,000	13.3%	11.9%	0.0%	0.0%	0.0%	25.2%
\$30,000-40,000	0.2%	7.8%	0.0%	0.2%	0.0%	8.2%
\$40,000-50,000	9.0%	8.2%	0.0%	0.2%	0.0%	17.4%
\$50,000-60,000	0.4%	1.6%	0.0%	0.2%	1.8%	3.9%
\$60,000-75,000	0.8%	4.1%	0.0%	0.0%	0.0%	4.9%
\$75,000-100,000	0.0%	8.4%	0.0%	1.0%	0.0%	9.4%
\$100,000-125,000	0.2%	2.1%	0.0%	0.0%	0.0%	2.3%
\$125,000-150,000	0.0%	2.5%	0.0%	0.4%	0.0%	2.9%
\$150,000-200,000	0.2%	3.7%	0.0%	0.0%	0.0%	3.9%
\$200,000+	0.0%	7.4%	0.0%	0.0%	0.0%	7.4%
<b>Total</b>	<b>35.9%</b>	<b>60.4%</b>	<b>0.0%</b>	<b>2.0%</b>	<b>1.8%</b>	<b>100.0%</b>

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	4.8%	0.2%	0.0%	0.0%	0.0%	5.1%
\$10,000-20,000	0.8%	0.9%	0.0%	0.0%	4.9%	6.6%
\$20,000-30,000	7.4%	6.1%	0.0%	0.0%	0.0%	13.5%
\$30,000-40,000	0.1%	6.2%	0.0%	0.1%	0.0%	6.4%
\$40,000-50,000	4.3%	6.7%	0.0%	0.1%	0.0%	11.1%
\$50,000-60,000	3.2%	0.8%	0.0%	6.0%	0.8%	10.8%
\$60,000-75,000	0.4%	2.9%	3.5%	0.0%	0.0%	11.8%
\$75,000-100,000	2.6%	4.8%	0.0%	1.8%	0.0%	9.3%
\$100,000-125,000	0.1%	3.2%	6.6%	0.2%	0.0%	10.2%
\$125,000-150,000	0.0%	1.2%	2.1%	0.2%	0.0%	3.5%
\$150,000-200,000	4.1%	1.7%	0.0%	0.0%	0.0%	5.8%
\$200,000+	0.1%	3.5%	0.0%	2.4%	0.0%	6.0%
<b>Total</b>	<b>27.9%</b>	<b>38.4%</b>	<b>17.3%</b>	<b>10.7%</b>	<b>5.7%</b>	<b>100.0%</b>







HISTA 2.2 Summary Data

Town of South Hill

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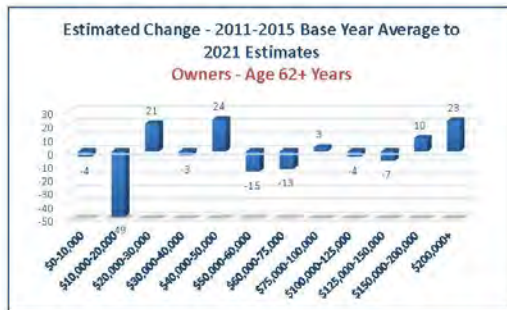
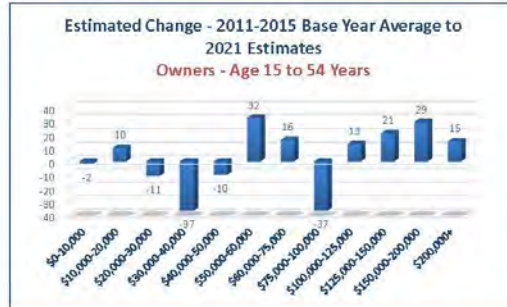
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Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-1	0	0	-1	0	-2	-100%
\$10,000-20,000	0	0	-3	0	13	10	23%
\$20,000-30,000	0	-9	-2	0	0	-11	-100%
\$30,000-40,000	0	-33	-4	0	0	-37	-57%
\$40,000-50,000	-1	-6	-3	0	0	-10	-100%
\$50,000-60,000	12	0	-3	24	-1	32	48%
\$60,000-75,000	0	0	27	-10	-1	16	21%
\$75,000-100,000	-4	1	-3	-31	0	-37	-58%
\$100,000-125,000	0	-4	21	0	-4	13	21%
\$125,000-150,000	0	0	22	0	-1	21	1050%
\$150,000-200,000	32	0	12	-1	0	29	193%
\$200,000+	-1	0	-2	13	0	10	156%
<b>Total Change</b>	<b>37</b>	<b>-51</b>	<b>48</b>	<b>-1</b>	<b>6</b>	<b>39</b>	<b>9%</b>
<b>Percent Change</b>	<b>86%</b>	<b>-58%</b>	<b>34%</b>	<b>-1%</b>	<b>13%</b>	<b>9%</b>	

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	4	-3	-5	-1	-1	-6	-10%
\$10,000-20,000	-52	-9	-5	0	0	-66	-78%
\$20,000-30,000	2	19	-5	0	-2	14	10%
\$30,000-40,000	-4	3	-5	0	-1	-7	-14%
\$40,000-50,000	17	15	-5	-3	-2	22	22%
\$50,000-60,000	-2	-11	-5	0	-3	-21	-50%
\$60,000-75,000	-1	-17	-4	-1	0	-23	-29%
\$75,000-100,000	-5	2	-4	4	0	-3	-4%
\$100,000-125,000	-1	1	-4	0	-1	-5	-12%
\$125,000-150,000	-2	1	-2	-5	0	-8	-35%
\$150,000-200,000	0	12	-1	0	-1	10	100%
\$200,000+	1	22	-1	0	0	22	135%
<b>Total Change</b>	<b>-43</b>	<b>38</b>	<b>-48</b>	<b>-6</b>	<b>-11</b>	<b>-70</b>	<b>-10%</b>
<b>Percent Change</b>	<b>-16%</b>	<b>11%</b>	<b>-100%</b>	<b>-38%</b>	<b>-55%</b>	<b>-10%</b>	

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	4	-3	-4	0	-1	-4	-7%
\$10,000-20,000	-36	-9	-4	0	0	-49	-72%
\$20,000-30,000	9	17	-4	0	-1	21	19%
\$30,000-40,000	-1	3	-4	0	-1	-3	-7%
\$40,000-50,000	17	14	-4	-2	-1	24	37%
\$50,000-60,000	-2	-6	-4	0	-3	-15	-43%
\$60,000-75,000	-1	-8	-3	-1	0	-13	-34%
\$75,000-100,000	0	2	-3	4	0	3	7%
\$100,000-125,000	-1	1	-3	0	-1	-4	-25%
\$125,000-150,000	-2	1	-1	-5	0	-7	-32%
\$150,000-200,000	0	12	-1	0	-1	10	100%
\$200,000+	0	22	-2	0	0	20	153%
<b>Total Change</b>	<b>-13</b>	<b>49</b>	<b>-37</b>	<b>-4</b>	<b>-9</b>	<b>-14</b>	<b>-3%</b>
<b>Percent Change</b>	<b>-7%</b>	<b>19%</b>	<b>-100%</b>	<b>-29%</b>	<b>-50%</b>	<b>-5%</b>	

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	3	-3	-5	-2	-1	-8	-13%
\$10,000-20,000	-52	9	8	0	13	-26	-43%
\$20,000-30,000	2	10	-7	0	-2	3	2%
\$30,000-40,000	-4	-30	-9	0	-1	-44	-39%
\$40,000-50,000	16	9	-9	-3	-2	12	11%
\$50,000-60,000	10	-11	-9	24	-4	11	10%
\$60,000-75,000	-1	-17	23	-11	-1	-7	-5%
\$75,000-100,000	-9	3	-7	-27	0	-40	-28%
\$100,000-125,000	-1	-3	17	0	-5	8	8%
\$125,000-150,000	-2	1	20	-5	-1	13	52%
\$150,000-200,000	32	12	-3	-1	-1	39	156%
\$200,000+	0	22	-2	10	0	30	136%
<b>Total</b>	<b>-6</b>	<b>-13</b>	<b>0</b>	<b>-7</b>	<b>-5</b>	<b>-31</b>	<b>-3%</b>
<b>Percent Change</b>	<b>-2%</b>	<b>-3%</b>	<b>0%</b>	<b>-6%</b>	<b>-7%</b>	<b>-2%</b>	





HISTA 2.2 Summary Data Town of South Hill

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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	25	0	49	0	0	74
\$10,000-20,000	36	78	0	0	58	172
\$20,000-30,000	17	2	0	38	0	57
\$30,000-40,000	0	30	69	0	0	99
\$40,000-50,000	0	22	15	8	0	45
\$50,000-60,000	33	0	0	65	0	98
\$60,000-75,000	0	1	94	1	0	96
\$75,000-100,000	3	9	0	69	22	103
\$100,000-125,000	0	0	73	2	0	75
\$125,000-150,000	1	1	24	1	0	27
\$150,000-200,000	44	0	0	0	0	44
\$200,000+	0	0	0	26	0	26
<b>Total</b>	<b>159</b>	<b>143</b>	<b>324</b>	<b>210</b>	<b>80</b>	<b>916</b>

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	76	3	0	0	0	79
\$10,000-20,000	137	42	0	0	0	179
\$20,000-30,000	129	67	0	0	21	217
\$30,000-40,000	23	60	0	1	9	93
\$40,000-50,000	62	74	0	1	0	137
\$50,000-60,000	10	18	0	1	9	38
\$60,000-75,000	15	55	0	0	0	70
\$75,000-100,000	26	44	0	5	0	75
\$100,000-125,000	7	36	1	0	1	45
\$125,000-150,000	7	13	0	2	18	40
\$150,000-200,000	3	19	0	0	0	22
\$200,000+	2	48	0	0	1	52
<b>Total</b>	<b>498</b>	<b>479</b>	<b>1</b>	<b>10</b>	<b>59</b>	<b>1,047</b>

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	65	3	0	0	0	68
\$10,000-20,000	135	10	0	0	0	145
\$20,000-30,000	114	61	0	0	0	175
\$30,000-40,000	19	41	0	1	9	70
\$40,000-50,000	61	42	0	1	0	104
\$50,000-60,000	10	8	0	1	9	28
\$60,000-75,000	15	44	0	0	0	59
\$75,000-100,000	0	43	0	5	0	48
\$100,000-125,000	7	11	1	0	1	20
\$125,000-150,000	7	13	0	2	0	22
\$150,000-200,000	3	19	0	0	0	22
\$200,000+	0	38	0	0	0	38
<b>Total</b>	<b>436</b>	<b>333</b>	<b>1</b>	<b>10</b>	<b>19</b>	<b>799</b>

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	101	3	49	0	0	153
\$10,000-20,000	173	120	0	0	58	351
\$20,000-30,000	146	69	0	38	21	274
\$30,000-40,000	23	90	69	1	9	192
\$40,000-50,000	62	96	15	9	0	182
\$50,000-60,000	43	18	0	66	9	136
\$60,000-75,000	15	56	94	1	0	166
\$75,000-100,000	29	53	0	74	22	178
\$100,000-125,000	7	36	74	2	1	120
\$125,000-150,000	8	14	24	3	18	67
\$150,000-200,000	47	19	0	0	0	66
\$200,000+	2	48	0	26	1	78
<b>Total</b>	<b>657</b>	<b>622</b>	<b>325</b>	<b>220</b>	<b>139</b>	<b>1,963</b>

**HISTA 2.2 Summary Data      Town of South Hill**

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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	2.7%	0.0%	5.3%	0.0%	0.0%	8.1%
\$10,000-20,000	3.9%	8.5%	0.0%	0.0%	6.3%	18.8%
\$20,000-30,000	1.9%	0.2%	0.0%	4.1%	0.0%	6.2%
\$30,000-40,000	0.0%	3.3%	7.5%	0.0%	0.0%	10.8%
\$40,000-50,000	0.0%	2.4%	1.6%	0.9%	0.0%	4.9%
\$50,000-60,000	3.6%	0.0%	0.0%	7.1%	0.0%	10.7%
\$60,000-75,000	0.0%	0.1%	10.3%	0.1%	0.0%	10.5%
\$75,000-100,000	0.3%	1.0%	0.0%	7.5%	2.4%	11.2%
\$100,000-125,000	0.0%	0.0%	8.0%	0.2%	0.0%	8.2%
\$125,000-150,000	0.1%	0.1%	2.6%	0.1%	0.0%	2.9%
\$150,000-200,000	4.8%	0.0%	0.0%	0.0%	0.0%	4.8%
\$200,000+	0.0%	0.0%	0.0%	2.8%	0.0%	2.8%
<b>Total</b>	<b>17.4%</b>	<b>15.6%</b>	<b>35.4%</b>	<b>22.9%</b>	<b>8.7%</b>	<b>100.0%</b>

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	7.3%	0.3%	0.0%	0.0%	0.0%	7.5%
\$10,000-20,000	13.1%	4.0%	0.0%	0.0%	0.0%	17.1%
\$20,000-30,000	12.3%	6.4%	0.0%	0.0%	2.0%	20.7%
\$30,000-40,000	2.2%	5.7%	0.0%	0.1%	0.9%	8.9%
\$40,000-50,000	5.9%	7.1%	0.0%	0.1%	0.0%	13.1%
\$50,000-60,000	1.0%	1.7%	0.0%	0.1%	0.9%	3.6%
\$60,000-75,000	1.4%	5.3%	0.0%	0.0%	0.0%	6.7%
\$75,000-100,000	2.5%	4.2%	0.0%	0.5%	0.0%	7.2%
\$100,000-125,000	0.7%	3.4%	0.1%	0.0%	0.1%	4.3%
\$125,000-150,000	0.7%	1.2%	0.0%	0.2%	1.7%	3.8%
\$150,000-200,000	0.3%	1.8%	0.0%	0.0%	0.0%	2.1%
\$200,000+	0.3%	4.6%	0.0%	0.0%	0.1%	5.0%
<b>Total</b>	<b>47.6%</b>	<b>45.7%</b>	<b>0.1%</b>	<b>1.0%</b>	<b>5.6%</b>	<b>100.0%</b>

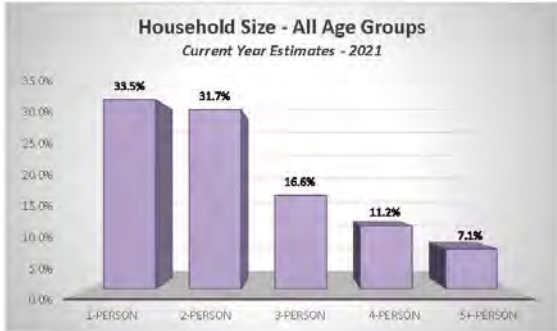
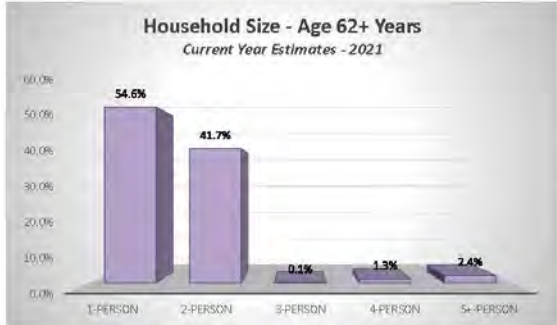
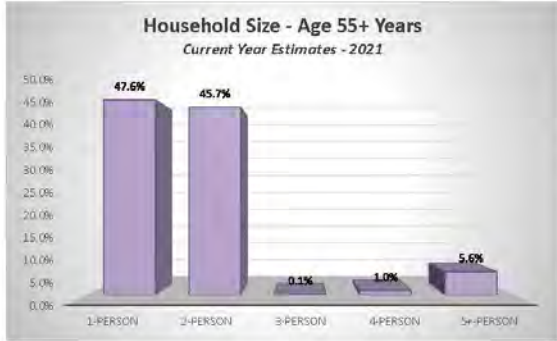
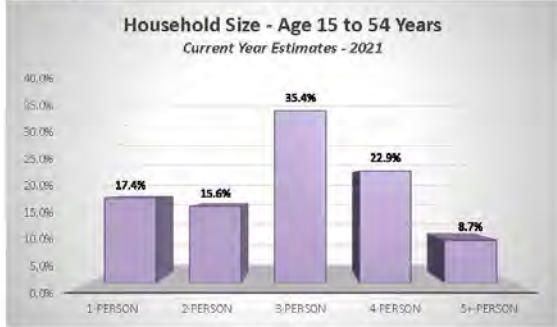
Percent Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.1%	0.4%	0.0%	0.0%	0.0%	8.5%
\$10,000-20,000	16.9%	1.3%	0.0%	0.0%	0.0%	18.1%
\$20,000-30,000	14.3%	7.6%	0.0%	0.0%	0.0%	21.9%
\$30,000-40,000	2.4%	5.1%	0.0%	0.1%	1.1%	8.5%
\$40,000-50,000	7.6%	5.3%	0.0%	0.1%	0.0%	13.0%
\$50,000-60,000	1.3%	1.0%	0.0%	0.1%	1.1%	3.5%
\$60,000-75,000	1.9%	5.5%	0.0%	0.0%	0.0%	7.4%
\$75,000-100,000	0.0%	5.4%	0.0%	0.6%	0.0%	6.0%
\$100,000-125,000	0.9%	1.4%	0.1%	0.0%	0.1%	2.5%
\$125,000-150,000	0.9%	1.6%	0.0%	0.3%	0.0%	2.8%
\$150,000-200,000	0.4%	2.4%	0.0%	0.0%	0.0%	2.8%
\$200,000+	0.0%	4.8%	0.0%	0.0%	0.0%	4.8%
<b>Total</b>	<b>54.6%</b>	<b>41.7%</b>	<b>0.1%</b>	<b>1.3%</b>	<b>2.4%</b>	<b>100.0%</b>

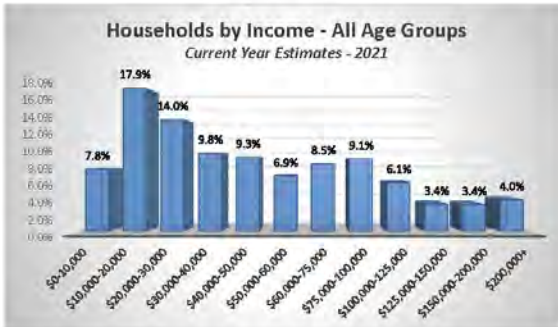
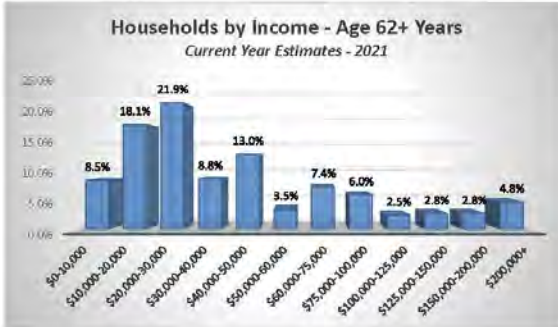
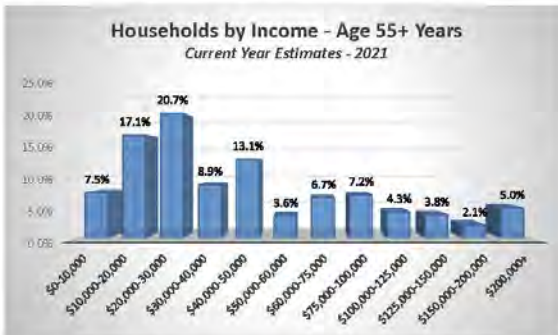
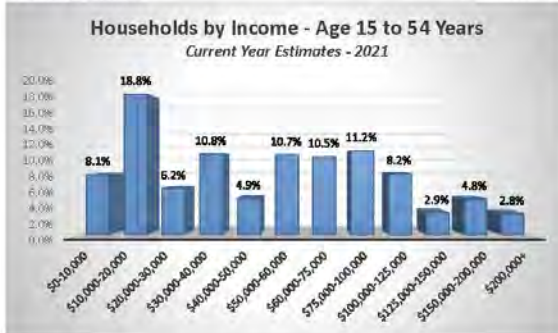
Percent Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.1%	0.2%	2.5%	0.0%	0.0%	7.8%
\$10,000-20,000	8.8%	6.1%	0.0%	0.0%	3.0%	17.9%
\$20,000-30,000	7.4%	3.5%	0.0%	1.9%	1.1%	14.0%
\$30,000-40,000	1.2%	4.6%	3.5%	0.1%	0.5%	9.8%
\$40,000-50,000	3.2%	4.9%	0.8%	0.5%	0.0%	9.3%
\$50,000-60,000	2.2%	0.9%	0.0%	3.4%	0.5%	6.9%
\$60,000-75,000	0.8%	2.9%	4.8%	0.1%	0.0%	8.5%
\$75,000-100,000	1.5%	2.7%	0.0%	3.8%	1.1%	9.1%
\$100,000-125,000	0.4%	1.8%	3.8%	0.1%	0.1%	6.1%
\$125,000-150,000	0.4%	0.7%	1.2%	0.2%	0.9%	3.4%
\$150,000-200,000	2.4%	1.0%	0.0%	0.0%	0.0%	3.4%
\$200,000+	0.2%	2.4%	0.0%	1.3%	0.1%	4.0%
<b>Total</b>	<b>33.5%</b>	<b>31.7%</b>	<b>16.6%</b>	<b>11.2%</b>	<b>7.1%</b>	<b>100.0%</b>

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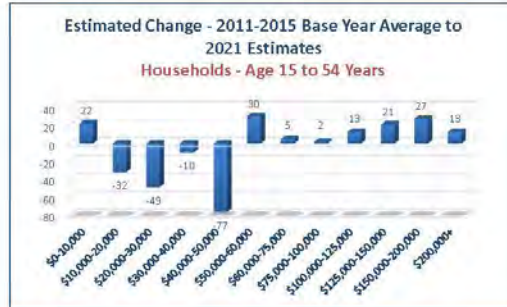
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Renter & Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	5	-1	19	-1	0	22	42%
\$10,000-20,000	-44	-2	-3	0	17	-32	-16%
\$20,000-30,000	-24	-7	-2	-16	0	-49	-16%
\$30,000-40,000	0	-31	22	-1	0	-10	-9%
\$40,000-50,000	-1	-28	-30	-3	-13	-77	-63%
\$50,000-60,000	12	0	-4	23	-1	30	44%
\$60,000-75,000	0	5	27	-16	-1	5	5%
\$75,000-100,000	-5	1	-4	10	0	2	2%
\$100,000-125,000	0	-4	21	0	-4	13	21%
\$125,000-150,000	0	0	21	1	-1	21	350%
\$150,000-200,000	32	0	13	-1	-1	27	159%
\$200,000+	-1	0	-2	13	-1	13	100%
<b>Total Change</b>	<b>-26</b>	<b>-77</b>	<b>61</b>	<b>12</b>	<b>-5</b>	<b>-35</b>	<b>-4%</b>
<b>Percent Change</b>	<b>-14%</b>	<b>-35%</b>	<b>23%</b>	<b>6%</b>	<b>-6%</b>	<b>-4%</b>	

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	-4	-3	-6	-2	-1	-16	-17%
\$10,000-20,000	-17	-4	7	0	-1	-29	-14%
\$20,000-30,000	31	19	-6	-1	6	48	28%
\$30,000-40,000	3	7	-6	-1	-5	-2	-2%
\$40,000-50,000	26	14	-5	-3	-2	30	28%
\$50,000-60,000	-6	-18	-6	0	-3	-33	-46%
\$60,000-75,000	6	-5	-6	-2	0	-7	-9%
\$75,000-100,000	-6	2	-6	3	-1	-8	-10%
\$100,000-125,000	3	1	-5	-1	0	-2	-4%
\$125,000-150,000	4	1	-5	-6	15	9	29%
\$150,000-200,000	2	11	12	-2	-1	8	57%
\$200,000+	2	33	6	0	0	29	126%
<b>Total Change</b>	<b>44</b>	<b>57</b>	<b>-66</b>	<b>-15</b>	<b>7</b>	<b>27</b>	<b>3%</b>
<b>Percent Change</b>	<b>10%</b>	<b>14%</b>	<b>-99%</b>	<b>-60%</b>	<b>13%</b>	<b>3%</b>	

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	3	-5	-5	-1	-1	-7	-9%
\$10,000-20,000	-2	-10	-5	0	-1	-18	-11%
\$20,000-30,000	37	16	-5	-1	-1	46	36%
\$30,000-40,000	7	4	-9	-1	-5	0	0%
\$40,000-50,000	26	13	-4	-2	-3	32	44%
\$50,000-60,000	-6	-6	-5	0	-3	-20	-42%
\$60,000-75,000	6	5	-5	-2	0	4	7%
\$75,000-100,000	0	2	-9	3	-1	-1	-2%
\$100,000-125,000	3	1	-3	0	0	1	5%
\$125,000-150,000	4	1	-4	-6	0	-5	-19%
\$150,000-200,000	2	12	-2	-1	-1	10	83%
\$200,000+	-1	22	-2	0	0	19	100%
<b>Total Change</b>	<b>79</b>	<b>60</b>	<b>-53</b>	<b>-11</b>	<b>-14</b>	<b>61</b>	<b>8%</b>
<b>Percent Change</b>	<b>22%</b>	<b>22%</b>	<b>-98%</b>	<b>-52%</b>	<b>-42%</b>	<b>8%</b>	

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	1	-4	13	-3	-1	6	4%
\$10,000-20,000	-61	-6	-10	0	16	-61	-15%
\$20,000-30,000	7	11	-8	-17	6	-1	0%
\$30,000-40,000	3	-24	16	-2	-5	-12	-6%
\$40,000-50,000	25	-14	-35	8	-15	-47	-21%
\$50,000-60,000	6	-18	-10	23	-4	-3	-2%
\$60,000-75,000	6	-10	21	-18	-1	-2	-1%
\$75,000-100,000	-11	3	-10	13	-1	-6	-3%
\$100,000-125,000	3	-3	16	0	-4	11	10%
\$125,000-150,000	4	1	16	-5	14	30	81%
\$150,000-200,000	34	11	-5	-3	-2	35	113%
\$200,000+	1	22	-2	10	-1	29	117%
<b>Total</b>	<b>18</b>	<b>-20</b>	<b>-5</b>	<b>-3</b>	<b>2</b>	<b>-8</b>	<b>0%</b>
<b>Percent Change</b>	<b>3%</b>	<b>-3%</b>	<b>-2%</b>	<b>-1%</b>	<b>1%</b>	<b>0%</b>	





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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	21	0	49	0	0	70
\$10,000-20,000	23	69	0	0	2	94
\$20,000-30,000	20	1	0	33	0	54
\$30,000-40,000	0	1	73	0	0	74
\$40,000-50,000	0	19	8	2	0	29
\$50,000-60,000	0	0	0	0	0	0
\$60,000-75,000	0	1	0	0	0	1
\$75,000-100,000	0	0	0	64	22	86
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	1	2	1	3	0	7
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>65</b>	<b>93</b>	<b>131</b>	<b>102</b>	<b>24</b>	<b>415</b>

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	20	0	0	0	0	20
\$10,000-20,000	107	24	0	0	0	131
\$20,000-30,000	63	0	0	0	21	84
\$30,000-40,000	30	26	0	0	6	56
\$40,000-50,000	14	0	0	0	0	14
\$50,000-60,000	12	13	0	0	0	25
\$60,000-75,000	13	28	0	0	0	41
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	10	0	1	0	1	12
\$125,000-150,000	9	0	0	0	22	31
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	1	16	0	0	1	18
<b>Total</b>	<b>283</b>	<b>101</b>	<b>1</b>	<b>0</b>	<b>51</b>	<b>436</b>

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	11	0	0	0	0	11
\$10,000-20,000	106	0	0	0	0	106
\$20,000-30,000	62	0	0	0	0	62
\$30,000-40,000	28	1	0	0	6	35
\$40,000-50,000	14	0	0	0	0	14
\$50,000-60,000	12	0	0	0	0	12
\$60,000-75,000	13	28	0	0	0	41
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	10	0	1	0	1	12
\$125,000-150,000	9	0	0	0	0	9
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>269</b>	<b>29</b>	<b>1</b>	<b>0</b>	<b>7</b>	<b>306</b>

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	41	0	49	0	0	90
\$10,000-20,000	130	93	0	0	2	225
\$20,000-30,000	83	1	0	33	21	138
\$30,000-40,000	30	21	73	0	6	130
\$40,000-50,000	14	19	8	2	0	43
\$50,000-60,000	12	13	0	0	0	25
\$60,000-75,000	13	29	0	0	0	42
\$75,000-100,000	0	0	0	64	22	86
\$100,000-125,000	10	0	1	0	1	12
\$125,000-150,000	10	2	1	3	22	38
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	1	16	0	0	1	18
<b>Total</b>	<b>348</b>	<b>194</b>	<b>132</b>	<b>102</b>	<b>75</b>	<b>851</b>



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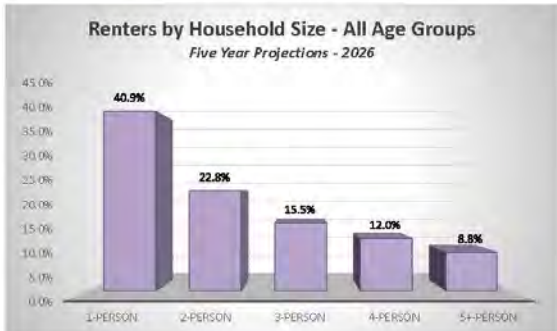
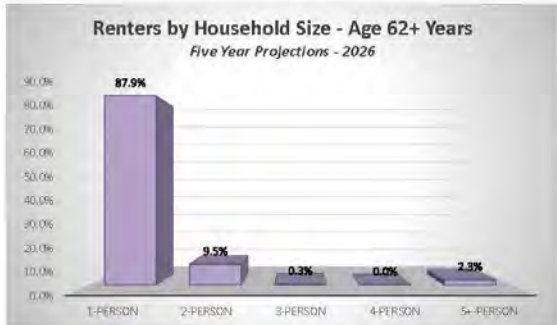
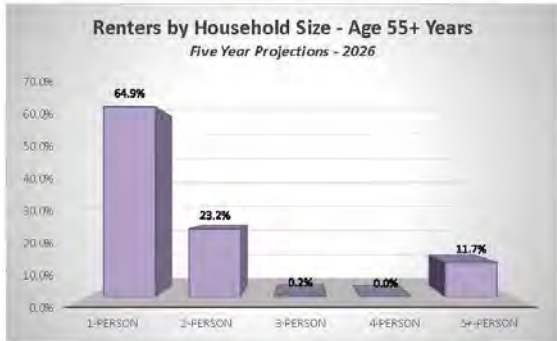
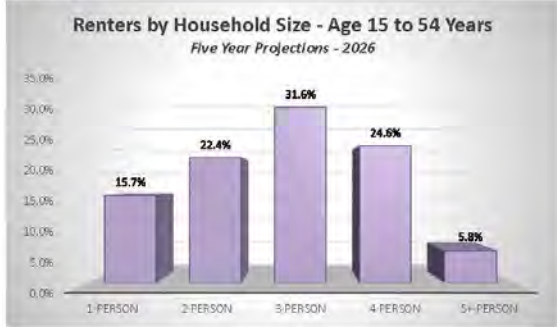
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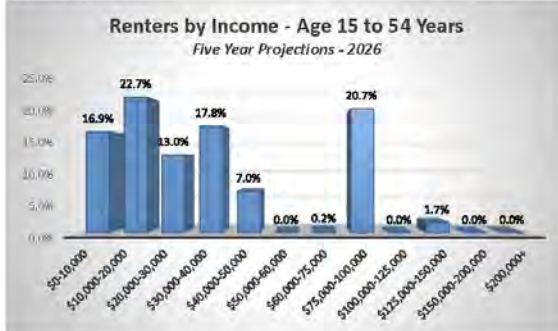
Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.1%	0.0%	11.8%	0.0%	0.0%	16.9%
\$10,000-20,000	5.5%	16.6%	0.0%	0.0%	0.5%	22.7%
\$20,000-30,000	4.8%	0.2%	0.0%	8.0%	0.0%	13.0%
\$30,000-40,000	0.0%	0.2%	17.6%	0.0%	0.0%	17.8%
\$40,000-50,000	0.0%	4.6%	1.9%	0.5%	0.0%	7.0%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000-75,000	0.0%	0.2%	0.0%	0.0%	0.0%	0.2%
\$75,000-100,000	0.0%	0.0%	0.0%	15.4%	5.3%	20.7%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.2%	0.5%	0.2%	0.7%	0.0%	1.7%
\$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%
<b>Total</b>	<b>15.7%</b>	<b>22.4%</b>	<b>31.6%</b>	<b>24.6%</b>	<b>5.8%</b>	<b>100.0%</b>

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	4.6%	0.0%	0.0%	0.0%	0.0%	4.6%
\$10,000-20,000	24.5%	5.5%	0.0%	0.0%	0.0%	30.0%
\$20,000-30,000	14.4%	0.0%	0.0%	0.0%	4.8%	19.3%
\$30,000-40,000	6.9%	4.6%	0.0%	0.0%	1.4%	12.8%
\$40,000-50,000	3.2%	0.0%	0.0%	0.0%	0.0%	3.2%
\$50,000-60,000	2.8%	3.0%	0.0%	0.0%	0.0%	5.7%
\$60,000-75,000	3.0%	6.4%	0.0%	0.0%	0.0%	9.4%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	2.3%	0.0%	0.2%	0.0%	0.2%	2.8%
\$125,000-150,000	2.1%	0.0%	0.0%	0.0%	5.0%	7.1%
\$150,000-200,000	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%
\$200,000+	0.2%	3.7%	0.0%	0.0%	0.2%	4.1%
<b>Total</b>	<b>64.9%</b>	<b>23.2%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>11.7%</b>	<b>100.0%</b>

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	3.6%	0.0%	0.0%	0.0%	0.0%	3.6%
\$10,000-20,000	34.6%	0.0%	0.0%	0.0%	0.0%	34.6%
\$20,000-30,000	20.3%	0.0%	0.0%	0.0%	0.0%	20.3%
\$30,000-40,000	9.2%	0.3%	0.0%	0.0%	2.0%	11.4%
\$40,000-50,000	4.6%	0.0%	0.0%	0.0%	0.0%	4.6%
\$50,000-60,000	3.9%	0.0%	0.0%	0.0%	0.0%	3.9%
\$60,000-75,000	4.2%	9.2%	0.0%	0.0%	0.0%	13.4%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	3.3%	0.0%	0.3%	0.0%	0.3%	3.9%
\$125,000-150,000	2.9%	0.0%	0.0%	0.0%	0.0%	2.9%
\$150,000-200,000	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>87.9%</b>	<b>9.5%</b>	<b>0.3%</b>	<b>0.0%</b>	<b>2.3%</b>	<b>100.0%</b>

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	4.8%	0.0%	5.8%	0.0%	0.0%	10.6%
\$10,000-20,000	15.3%	10.9%	0.0%	0.0%	0.2%	26.4%
\$20,000-30,000	9.8%	0.1%	0.0%	3.9%	2.5%	16.2%
\$30,000-40,000	3.5%	2.5%	8.6%	0.0%	0.7%	15.3%
\$40,000-50,000	1.6%	2.2%	0.9%	0.2%	0.0%	5.1%
\$50,000-60,000	1.4%	1.5%	0.0%	0.0%	0.0%	2.9%
\$60,000-75,000	1.5%	3.4%	0.0%	0.0%	0.0%	4.9%
\$75,000-100,000	0.0%	0.0%	0.0%	7.5%	2.6%	10.1%
\$100,000-125,000	1.2%	0.0%	0.1%	0.0%	0.1%	1.4%
\$125,000-150,000	1.2%	0.2%	0.1%	0.4%	2.6%	4.5%
\$150,000-200,000	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
\$200,000+	0.1%	1.9%	0.0%	0.0%	0.1%	2.1%
<b>Total</b>	<b>40.9%</b>	<b>22.8%</b>	<b>15.5%</b>	<b>12.0%</b>	<b>8.8%</b>	<b>100.0%</b>





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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	-4	0	0	0	0	-4	-5%
\$10,000-20,000	-13	-9	0	0	-2	-24	-20%
\$20,000-30,000	3	-1	0	-5	0	-3	-5%
\$30,000-40,000	0	-1	4	0	0	3	4%
\$40,000-50,000	0	-3	-7	-6	0	-16	-16%
\$50,000-60,000	0	0	0	0	0	0	#DIV/0!
\$60,000-75,000	0	0	0	-1	0	-1	-50%
\$75,000-100,000	0	0	0	10	0	10	13%
\$100,000-125,000	0	0	0	0	0	0	#DIV/0!
\$125,000-150,000	0	1	0	2	0	3	75%
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	0	0	0	0	0	#DIV/0!
<b>Total Change</b>	<b>-14</b>	<b>-13</b>	<b>-3</b>	<b>0</b>	<b>-2</b>	<b>-32</b>	<b>-7%</b>
<b>Percent Change</b>	<b>-18%</b>	<b>-12%</b>	<b>-2%</b>	<b>0%</b>	<b>-5%</b>	<b>-7%</b>	

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	-3	0	0	0	0	-3	-12%
\$10,000-20,000	-21	16	0	0	0	-29	-18%
\$20,000-30,000	16	0	0	0	0	16	24%
\$30,000-40,000	8	0	0	0	-3	5	10%
\$40,000-50,000	-1	0	0	0	0	-1	-7%
\$50,000-60,000	4	4	0	0	0	8	47%
\$60,000-75,000	2	5	0	0	0	7	21%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	4	0	0	0	0	4	50%
\$125,000-150,000	2	0	0	0	4	6	24%
\$150,000-200,000	2	0	0	0	0	2	100%
\$200,000+	-1	2	0	0	0	1	50%
<b>Total Change</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>21</b>	<b>5%</b>
<b>Percent Change</b>	<b>4%</b>	<b>9%</b>	<b>0%</b>	<b>#DIV/0!</b>	<b>2%</b>	<b>5%</b>	

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	-8%
\$10,000-20,000	-21	0	0	0	0	-21	-17%
\$20,000-30,000	16	0	0	0	0	16	35%
\$30,000-40,000	10	0	0	0	-3	7	25%
\$40,000-50,000	-1	0	0	0	0	-1	-7%
\$50,000-60,000	4	0	0	0	0	4	50%
\$60,000-75,000	2	5	0	0	0	7	21%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	4	0	0	0	0	4	50%
\$125,000-150,000	2	0	0	0	0	2	29%
\$150,000-200,000	2	0	0	0	0	2	100%
\$200,000+	0	0	0	0	0	0	#DIV/0!
<b>Total Change</b>	<b>17</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>-3</b>	<b>19</b>	<b>7%</b>
<b>Percent Change</b>	<b>7%</b>	<b>21%</b>	<b>0%</b>	<b>#DIV/0!</b>	<b>-30%</b>	<b>7%</b>	

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	-7	0	0	0	0	-7	-7%
\$10,000-20,000	-34	-17	0	0	-2	-53	-19%
\$20,000-30,000	19	-1	0	-5	0	13	10%
\$30,000-40,000	8	-1	4	0	-3	8	7%
\$40,000-50,000	-1	-3	-7	-6	0	-17	-28%
\$50,000-60,000	4	4	0	0	0	8	47%
\$60,000-75,000	2	5	0	-1	0	6	17%
\$75,000-100,000	0	0	0	10	0	10	13%
\$100,000-125,000	4	0	0	0	0	4	50%
\$125,000-150,000	2	1	0	2	4	9	31%
\$150,000-200,000	2	0	0	0	0	2	100%
\$200,000+	-1	2	0	0	0	1	50%
<b>Total</b>	<b>-2</b>	<b>-5</b>	<b>-3</b>	<b>0</b>	<b>-1</b>	<b>-11</b>	<b>-1%</b>
<b>Percent Change</b>	<b>-1%</b>	<b>-3%</b>	<b>-2%</b>	<b>0%</b>	<b>-1%</b>	<b>-1%</b>	





HISTA 2.2 Summary Data

Town of South Hill

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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	0	0	0	0	0	0
\$10,000-20,000	1	0	0	0	44	45
\$20,000-30,000	0	1	0	0	0	1
\$30,000-40,000	0	16	0	0	0	16
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	43	0	0	63	0	106
\$60,000-75,000	0	0	89	0	0	89
\$75,000-100,000	3	6	0	8	0	17
\$100,000-125,000	0	0	74	2	0	76
\$125,000-150,000	0	0	24	0	2	26
\$150,000-200,000	48	0	0	0	0	48
\$200,000+	0	0	0	32	0	32
<b>Total</b>	<b>95</b>	<b>23</b>	<b>187</b>	<b>105</b>	<b>46</b>	<b>456</b>

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	45	2	0	0	0	47
\$10,000-20,000	4	5	0	0	0	9
\$20,000-30,000	83	73	1	0	0	157
\$30,000-40,000	0	38	0	0	0	38
\$40,000-50,000	38	54	0	0	0	92
\$50,000-60,000	3	12	0	0	14	29
\$60,000-75,000	2	27	0	0	0	29
\$75,000-100,000	28	51	0	6	0	85
\$100,000-125,000	1	40	0	0	0	41
\$125,000-150,000	1	19	0	2	0	22
\$150,000-200,000	2	23	0	0	0	25
\$200,000+	0	51	0	0	0	51
<b>Total</b>	<b>207</b>	<b>395</b>	<b>1</b>	<b>8</b>	<b>14</b>	<b>625</b>

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	45	2	0	0	0	47
\$10,000-20,000	4	5	0	0	0	9
\$20,000-30,000	69	65	1	0	0	135
\$30,000-40,000	0	38	0	0	0	38
\$40,000-50,000	37	31	0	0	0	68
\$50,000-60,000	3	11	0	0	14	28
\$60,000-75,000	2	16	0	0	0	18
\$75,000-100,000	0	50	0	6	0	56
\$100,000-125,000	1	11	0	0	0	12
\$125,000-150,000	1	19	0	2	0	22
\$150,000-200,000	2	23	0	0	0	25
\$200,000+	0	51	0	0	0	51
<b>Total</b>	<b>164</b>	<b>322</b>	<b>1</b>	<b>8</b>	<b>14</b>	<b>509</b>

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	45	2	0	0	0	47
\$10,000-20,000	5	5	0	0	44	54
\$20,000-30,000	83	74	1	0	0	158
\$30,000-40,000	0	54	0	0	0	54
\$40,000-50,000	38	54	0	0	0	92
\$50,000-60,000	46	12	0	63	14	135
\$60,000-75,000	2	27	89	0	0	118
\$75,000-100,000	31	57	0	14	0	102
\$100,000-125,000	1	40	74	2	0	117
\$125,000-150,000	1	19	24	2	2	48
\$150,000-200,000	50	23	0	0	0	73
\$200,000+	0	51	0	32	0	83
<b>Total</b>	<b>302</b>	<b>418</b>	<b>188</b>	<b>115</b>	<b>60</b>	<b>1,081</b>



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HISTA 22 Summary Data

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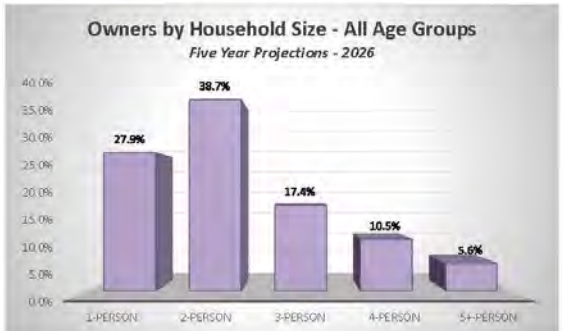
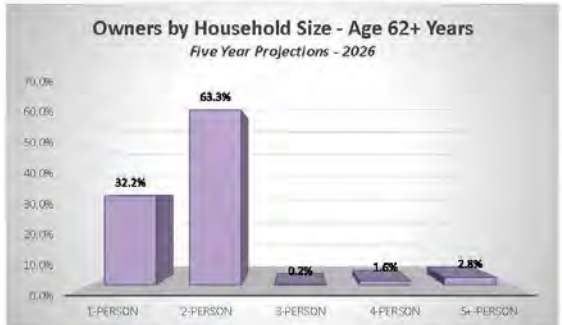
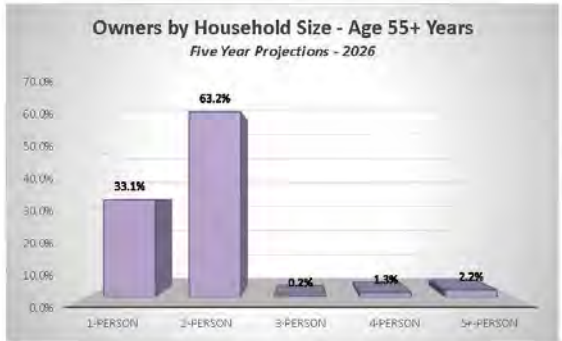
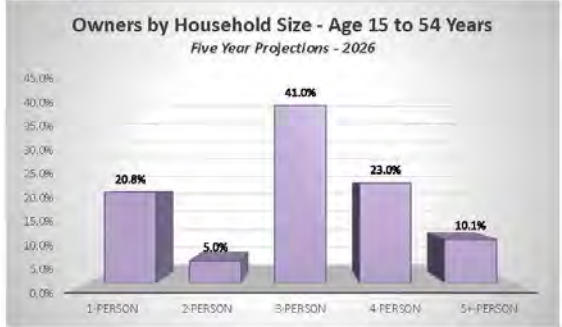
Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	0.2%	0.0%	0.0%	0.0%	9.6%	9.9%
\$20,000-30,000	0.0%	0.2%	0.0%	0.0%	0.0%	0.2%
\$30,000-40,000	0.0%	3.5%	0.0%	0.0%	0.0%	3.5%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	9.4%	0.0%	0.0%	13.8%	0.0%	23.2%
\$60,000-75,000	0.0%	0.0%	19.5%	0.0%	0.0%	19.5%
\$75,000-100,000	0.7%	1.3%	0.0%	1.8%	0.0%	3.7%
\$100,000-125,000	0.0%	0.0%	16.2%	0.4%	0.0%	16.7%
\$125,000-150,000	0.0%	0.0%	5.3%	0.0%	0.4%	5.7%
\$150,000-200,000	10.5%	0.0%	0.0%	0.0%	0.0%	10.5%
\$200,000+	0.0%	0.0%	0.0%	7.0%	0.0%	7.0%
<b>Total</b>	<b>20.8%</b>	<b>5.0%</b>	<b>41.0%</b>	<b>23.0%</b>	<b>10.1%</b>	<b>100.0%</b>

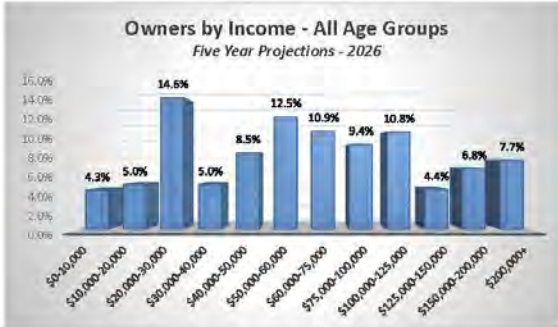
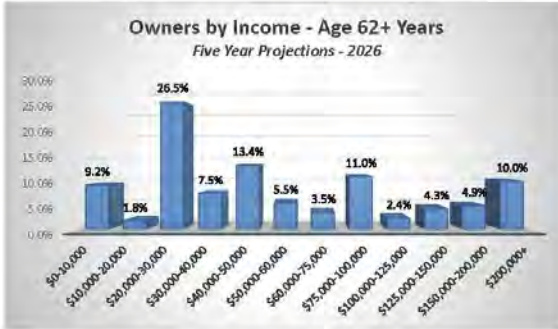
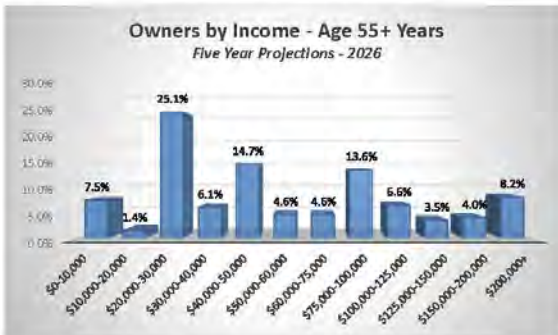
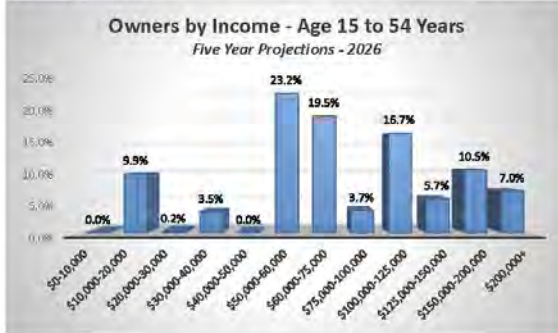
Percent Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.2%	0.3%	0.0%	0.0%	0.0%	7.5%
\$10,000-20,000	0.6%	0.8%	0.0%	0.0%	0.0%	1.4%
\$20,000-30,000	13.3%	11.7%	0.2%	0.0%	0.0%	25.1%
\$30,000-40,000	0.0%	6.1%	0.0%	0.0%	0.0%	6.1%
\$40,000-50,000	6.1%	8.6%	0.0%	0.0%	0.0%	14.7%
\$50,000-60,000	0.5%	1.9%	0.0%	0.0%	2.2%	4.6%
\$60,000-75,000	0.3%	4.3%	0.0%	0.0%	0.0%	4.6%
\$75,000-100,000	4.5%	8.2%	0.0%	1.0%	0.0%	13.6%
\$100,000-125,000	0.2%	6.4%	0.0%	0.0%	0.0%	6.6%
\$125,000-150,000	0.2%	3.0%	0.0%	0.3%	0.0%	3.5%
\$150,000-200,000	0.3%	3.7%	0.0%	0.0%	0.0%	4.0%
\$200,000+	0.0%	8.2%	0.0%	0.0%	0.0%	8.2%
<b>Total</b>	<b>33.1%</b>	<b>63.2%</b>	<b>0.2%</b>	<b>1.3%</b>	<b>2.2%</b>	<b>100.0%</b>

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	8.8%	0.4%	0.0%	0.0%	0.0%	9.2%
\$10,000-20,000	0.8%	1.0%	0.0%	0.0%	0.0%	1.8%
\$20,000-30,000	13.6%	12.8%	0.2%	0.0%	0.0%	26.5%
\$30,000-40,000	0.0%	7.5%	0.0%	0.0%	0.0%	7.5%
\$40,000-50,000	7.3%	6.1%	0.0%	0.0%	0.0%	13.4%
\$50,000-60,000	0.6%	2.2%	0.0%	0.0%	2.8%	5.5%
\$60,000-75,000	0.4%	3.1%	0.0%	0.0%	0.0%	3.5%
\$75,000-100,000	0.0%	9.8%	0.0%	1.2%	0.0%	11.0%
\$100,000-125,000	0.2%	2.2%	0.0%	0.0%	0.0%	2.4%
\$125,000-150,000	0.2%	3.7%	0.0%	0.4%	0.0%	4.3%
\$150,000-200,000	0.4%	4.5%	0.0%	0.0%	0.0%	4.9%
\$200,000+	0.0%	10.0%	0.0%	0.0%	0.0%	10.0%
<b>Total</b>	<b>32.2%</b>	<b>63.3%</b>	<b>0.2%</b>	<b>1.6%</b>	<b>2.8%</b>	<b>100.0%</b>

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	4.2%	0.2%	0.0%	0.0%	0.0%	4.3%
\$10,000-20,000	0.5%	0.5%	0.0%	0.0%	4.1%	5.0%
\$20,000-30,000	7.7%	6.8%	0.1%	0.0%	0.0%	14.6%
\$30,000-40,000	0.0%	5.0%	0.0%	0.0%	0.0%	5.0%
\$40,000-50,000	3.5%	5.0%	0.0%	0.0%	0.0%	8.5%
\$50,000-60,000	4.3%	1.1%	0.0%	5.8%	1.3%	12.5%
\$60,000-75,000	0.2%	2.5%	8.2%	0.0%	0.0%	10.9%
\$75,000-100,000	2.9%	5.3%	0.0%	1.3%	0.0%	9.4%
\$100,000-125,000	0.1%	3.7%	6.8%	0.2%	0.0%	10.8%
\$125,000-150,000	0.1%	1.8%	2.2%	0.2%	0.2%	4.4%
\$150,000-200,000	4.6%	2.1%	0.0%	0.0%	0.0%	6.8%
\$200,000+	0.0%	4.7%	0.0%	3.0%	0.0%	7.7%
<b>Total</b>	<b>27.9%</b>	<b>38.7%</b>	<b>17.4%</b>	<b>10.5%</b>	<b>5.6%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data**

**Town of South Hill**

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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	0	0	0	0	0	0	#DIV/0!
\$10,000-20,000	1	0	0	0	-10	-9	-17%
\$20,000-30,000	0	1	0	0	0	1	#DIV/0!
\$30,000-40,000	0	-12	0	0	0	-12	-43%
\$40,000-50,000	0	0	0	0	0	0	#DIV/0!
\$50,000-60,000	10	0	0	-2	0	8	8%
\$60,000-75,000	0	0	-5	0	0	-5	-9%
\$75,000-100,000	0	-3	0	-7	0	-10	-27%
\$100,000-125,000	0	0	1	0	0	1	1%
\$125,000-150,000	0	0	1	0	2	3	13%
\$150,000-200,000	4	0	0	0	0	4	9%
\$200,000+	0	0	0	0	0	0	24%
<b>Total Change</b>	<b>15</b>	<b>-14</b>	<b>-3</b>	<b>-3</b>	<b>-8</b>	<b>-13</b>	<b>-3%</b>
<b>Percent Change</b>	<b>19%</b>	<b>-38%</b>	<b>-2%</b>	<b>-3%</b>	<b>-15%</b>	<b>-3%</b>	

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	-8	-1	0	0	0	-9	-16%
\$10,000-20,000	-5	-5	0	0	0	-10	-53%
\$20,000-30,000	1	6	1	0	0	8	5%
\$30,000-40,000	-1	-2	0	-1	0	-4	-10%
\$40,000-50,000	-9	-20	0	-1	0	-30	-25%
\$50,000-60,000	1	3	0	-1	5	8	38%
\$60,000-75,000	-2	-5	0	0	0	-7	-19%
\$75,000-100,000	2	7	0	1	0	10	12%
\$100,000-125,000	0	4	0	0	0	4	11%
\$125,000-150,000	-1	6	0	0	0	7	47%
\$150,000-200,000	1	4	0	0	0	5	25%
\$200,000+	-1	12	0	0	0	11	28%
<b>Total Change</b>	<b>-20</b>	<b>9</b>	<b>1</b>	<b>-2</b>	<b>5</b>	<b>-7</b>	<b>-1%</b>
<b>Percent Change</b>	<b>-9%</b>	<b>2%</b>	<b>#DIV/0!</b>	<b>-20%</b>	<b>56%</b>	<b>-1%</b>	

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	-8	-1	0	0	0	-9	-16%
\$10,000-20,000	-4	-5	0	0	0	-9	-50%
\$20,000-30,000	1	4	1	0	0	6	5%
\$30,000-40,000	-1	-2	0	-1	0	-4	-10%
\$40,000-50,000	-9	-11	0	-1	0	-21	-24%
\$50,000-60,000	1	3	0	-1	5	8	40%
\$60,000-75,000	-2	-5	0	0	0	-7	-28%
\$75,000-100,000	0	7	0	1	0	8	17%
\$100,000-125,000	0	0	0	0	0	0	0%
\$125,000-150,000	1	6	0	0	0	7	47%
\$150,000-200,000	1	4	0	0	0	5	25%
\$200,000+	0	13	0	0	0	13	34%
<b>Total Change</b>	<b>-20</b>	<b>13</b>	<b>1</b>	<b>-2</b>	<b>5</b>	<b>-3</b>	<b>-1%</b>
<b>Percent Change</b>	<b>-11%</b>	<b>4%</b>	<b>#DIV/0!</b>	<b>-20%</b>	<b>56%</b>	<b>-1%</b>	

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	-8	-1	0	0	0	-9	-16%
\$10,000-20,000	-4	-5	0	0	-10	-19	-26%
\$20,000-30,000	1	7	1	0	0	9	6%
\$30,000-40,000	-1	-14	0	-1	0	-16	-23%
\$40,000-50,000	-9	-20	0	-1	0	-30	-25%
\$50,000-60,000	11	3	0	-3	5	16	13%
\$60,000-75,000	-2	-5	-5	0	0	-12	-9%
\$75,000-100,000	2	4	0	-6	0	0	0%
\$100,000-125,000	0	4	1	0	0	5	4%
\$125,000-150,000	1	6	1	0	2	10	26%
\$150,000-200,000	5	4	0	0	0	9	14%
\$200,000+	-1	12	0	0	0	11	26%
<b>Total</b>	<b>-5</b>	<b>-5</b>	<b>-2</b>	<b>-5</b>	<b>-3</b>	<b>-20</b>	<b>-2%</b>
<b>Percent Change</b>	<b>-2%</b>	<b>-1%</b>	<b>-1%</b>	<b>-7%</b>	<b>-5%</b>	<b>-2%</b>	





**HISTA 2.2 Summary Data      Town of South Hill**

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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	21	0	49	0	0	70
\$10,000-20,000	24	69	0	0	46	139
\$20,000-30,000	20	2	0	33	0	55
\$30,000-40,000	0	17	73	0	0	90
\$40,000-50,000	0	19	8	1	0	29
\$50,000-60,000	43	0	0	63	0	106
\$60,000-75,000	0	1	89	0	0	90
\$75,000-100,000	3	6	0	72	22	103
\$100,000-125,000	0	0	74	2	0	76
\$125,000-150,000	1	2	25	3	2	33
\$150,000-200,000	48	0	0	0	0	48
\$200,000+	0	0	0	32	0	32
<b>Total</b>	<b>160</b>	<b>116</b>	<b>318</b>	<b>207</b>	<b>70</b>	<b>871</b>

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	65	2	0	0	0	67
\$10,000-20,000	111	29	0	0	0	140
\$20,000-30,000	146	73	1	0	21	241
\$30,000-40,000	30	58	0	0	6	94
\$40,000-50,000	52	54	0	0	0	106
\$50,000-60,000	15	25	0	0	14	54
\$60,000-75,000	15	55	0	0	0	70
\$75,000-100,000	28	51	0	6	0	85
\$100,000-125,000	11	40	1	0	1	53
\$125,000-150,000	10	19	0	2	22	53
\$150,000-200,000	6	23	0	0	0	29
\$200,000+	1	67	0	0	1	69
<b>Total</b>	<b>490</b>	<b>496</b>	<b>2</b>	<b>8</b>	<b>65</b>	<b>1,061</b>

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	56	2	0	0	0	58
\$10,000-20,000	110	5	0	0	0	115
\$20,000-30,000	131	65	1	0	0	197
\$30,000-40,000	28	39	0	0	6	73
\$40,000-50,000	51	31	0	0	0	82
\$50,000-60,000	15	11	0	0	14	40
\$60,000-75,000	15	44	0	0	0	59
\$75,000-100,000	0	50	0	6	0	56
\$100,000-125,000	11	11	1	0	1	24
\$125,000-150,000	10	19	0	2	0	31
\$150,000-200,000	6	23	0	0	0	29
\$200,000+	0	51	0	0	0	51
<b>Total</b>	<b>433</b>	<b>351</b>	<b>2</b>	<b>8</b>	<b>21</b>	<b>815</b>

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	86	2	49	0	0	137
\$10,000-20,000	135	98	0	0	46	279
\$20,000-30,000	166	75	1	33	21	296
\$30,000-40,000	30	75	73	0	6	184
\$40,000-50,000	52	73	8	1	0	135
\$50,000-60,000	58	25	0	63	14	160
\$60,000-75,000	15	56	89	0	0	160
\$75,000-100,000	31	57	0	78	22	188
\$100,000-125,000	11	40	75	2	1	129
\$125,000-150,000	11	21	25	5	24	86
\$150,000-200,000	54	23	0	0	0	77
\$200,000+	1	67	0	32	1	101
<b>Total</b>	<b>650</b>	<b>612</b>	<b>320</b>	<b>215</b>	<b>135</b>	<b>1,932</b>

HISTA 2.2 Summary Data Town of South Hill

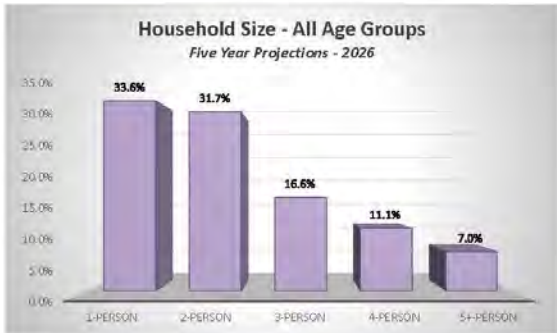
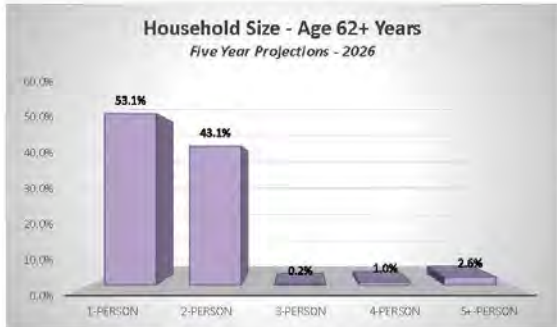
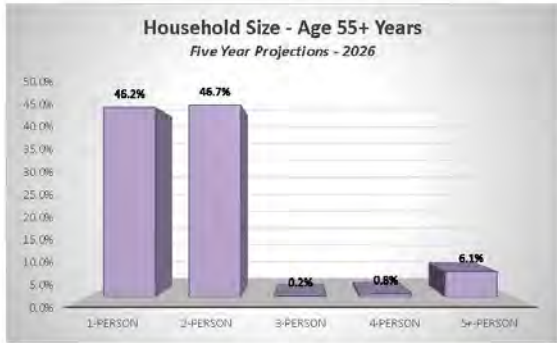
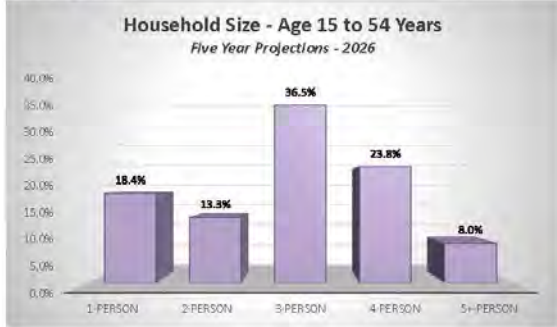
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Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.4%	0.0%	5.6%	0.0%	0.0%	8.0%
\$10,000-20,000	2.8%	7.9%	0.0%	0.0%	5.3%	16.0%
\$20,000-30,000	2.3%	0.2%	0.0%	3.8%	0.0%	6.3%
\$30,000-40,000	0.0%	2.0%	8.4%	0.0%	0.0%	10.3%
\$40,000-50,000	0.0%	2.2%	0.9%	0.2%	0.0%	3.3%
\$50,000-60,000	4.9%	0.0%	0.0%	7.2%	0.0%	12.2%
\$60,000-75,000	0.0%	0.1%	10.2%	0.0%	0.0%	10.3%
\$75,000-100,000	0.3%	0.7%	0.0%	8.3%	2.5%	11.8%
\$100,000-125,000	0.0%	0.0%	8.5%	0.2%	0.0%	8.7%
\$125,000-150,000	0.1%	0.2%	2.9%	0.3%	0.2%	3.8%
\$150,000-200,000	5.5%	0.0%	0.0%	0.0%	0.0%	5.5%
\$200,000+	0.0%	0.0%	0.0%	3.7%	0.0%	3.7%
<b>Total</b>	<b>18.4%</b>	<b>13.3%</b>	<b>36.5%</b>	<b>23.8%</b>	<b>8.0%</b>	<b>100.0%</b>

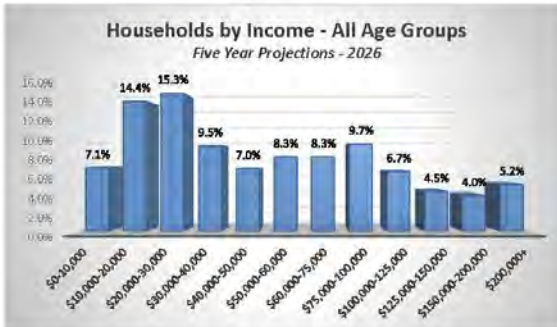
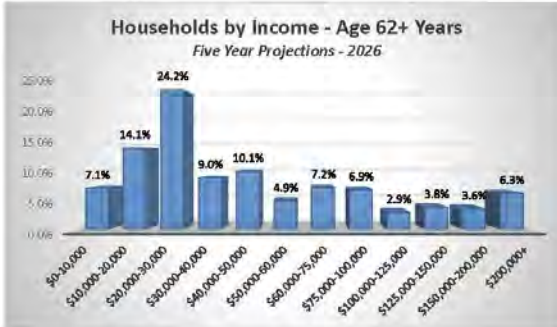
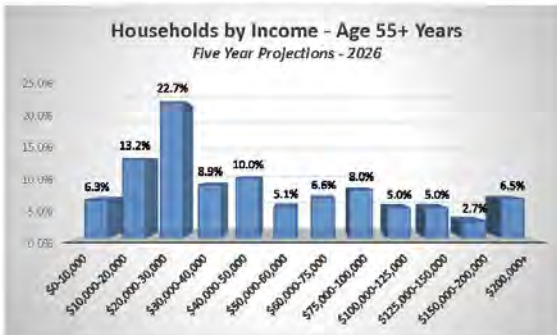
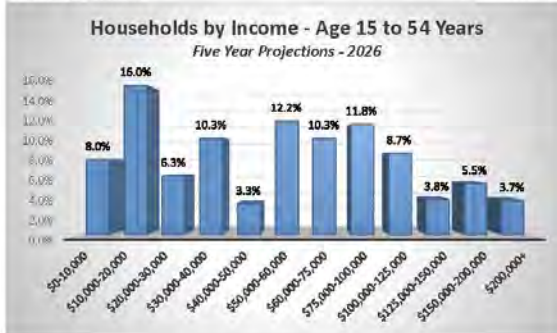
Percent Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.1%	0.2%	0.0%	0.0%	0.0%	6.3%
\$10,000-20,000	10.5%	2.7%	0.0%	0.0%	0.0%	13.2%
\$20,000-30,000	13.8%	6.9%	0.1%	0.0%	2.0%	22.7%
\$30,000-40,000	2.8%	5.5%	0.0%	0.0%	0.6%	8.9%
\$40,000-50,000	4.9%	5.1%	0.0%	0.0%	0.0%	10.0%
\$50,000-60,000	1.4%	2.4%	0.0%	0.0%	1.3%	5.1%
\$60,000-75,000	1.4%	5.2%	0.0%	0.0%	0.0%	6.6%
\$75,000-100,000	2.6%	4.8%	0.0%	0.6%	0.0%	8.0%
\$100,000-125,000	1.0%	3.8%	0.1%	0.0%	0.1%	5.0%
\$125,000-150,000	0.9%	1.8%	0.0%	0.2%	2.1%	5.0%
\$150,000-200,000	0.6%	2.2%	0.0%	0.0%	0.0%	2.7%
\$200,000+	0.1%	6.3%	0.0%	0.0%	0.1%	6.5%
<b>Total</b>	<b>46.2%</b>	<b>46.7%</b>	<b>0.2%</b>	<b>0.8%</b>	<b>6.1%</b>	<b>100.0%</b>

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	6.9%	0.2%	0.0%	0.0%	0.0%	7.1%
\$10,000-20,000	13.5%	0.6%	0.0%	0.0%	0.0%	14.1%
\$20,000-30,000	16.1%	8.0%	0.1%	0.0%	0.0%	24.2%
\$30,000-40,000	3.4%	4.8%	0.0%	0.0%	0.7%	9.0%
\$40,000-50,000	6.3%	3.8%	0.0%	0.0%	0.0%	10.1%
\$50,000-60,000	1.8%	1.3%	0.0%	0.0%	1.7%	4.9%
\$60,000-75,000	1.8%	5.4%	0.0%	0.0%	0.0%	7.2%
\$75,000-100,000	0.0%	6.1%	0.0%	0.7%	0.0%	6.9%
\$100,000-125,000	1.3%	1.3%	0.1%	0.0%	0.1%	2.9%
\$125,000-150,000	1.2%	2.3%	0.0%	0.2%	0.0%	3.8%
\$150,000-200,000	0.7%	2.8%	0.0%	0.0%	0.0%	3.6%
\$200,000+	0.0%	6.4%	0.0%	0.0%	0.0%	6.3%
<b>Total</b>	<b>53.1%</b>	<b>43.1%</b>	<b>0.2%</b>	<b>1.0%</b>	<b>2.6%</b>	<b>100.0%</b>

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	4.5%	0.1%	2.5%	0.0%	0.0%	7.1%
\$10,000-20,000	7.0%	5.1%	0.0%	0.0%	2.4%	14.4%
\$20,000-30,000	8.6%	3.9%	0.1%	1.7%	1.1%	15.3%
\$30,000-40,000	1.6%	3.9%	3.8%	0.0%	0.3%	9.5%
\$40,000-50,000	2.7%	3.8%	0.4%	0.1%	0.0%	7.0%
\$50,000-60,000	3.0%	1.3%	0.0%	3.3%	0.7%	8.3%
\$60,000-75,000	0.8%	2.9%	4.6%	0.0%	0.0%	8.3%
\$75,000-100,000	1.6%	3.0%	0.0%	4.0%	1.1%	9.7%
\$100,000-125,000	0.6%	2.1%	3.9%	0.1%	0.1%	6.7%
\$125,000-150,000	0.6%	1.1%	1.3%	0.3%	1.2%	4.5%
\$150,000-200,000	2.8%	1.2%	0.0%	0.0%	0.0%	4.0%
\$200,000+	0.1%	3.5%	0.0%	1.7%	0.1%	5.2%
<b>Total</b>	<b>33.6%</b>	<b>31.7%</b>	<b>16.6%</b>	<b>11.1%</b>	<b>7.0%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data**

**Town of South Hill**

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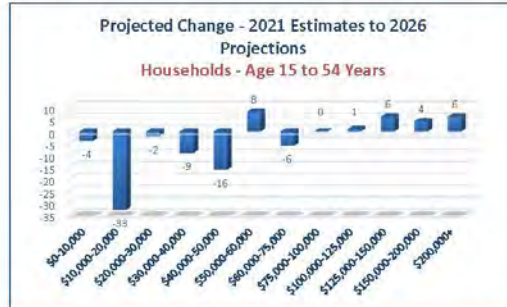
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Renter & Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-4	0	0	0	0	-4	-5%
\$10,000-20,000	-12	-9	0	0	-12	-33	-19%
\$20,000-30,000	3	0	0	-5	0	-2	-4%
\$30,000-40,000	0	-13	4	0	0	-9	-9%
\$40,000-50,000	0	-3	-7	-6	0	-16	-16%
\$50,000-60,000	10	0	0	-2	0	8	8%
\$60,000-75,000	0	0	-5	-1	0	-6	-6%
\$75,000-100,000	0	-3	0	2	0	0	0%
\$100,000-125,000	0	0	1	0	0	1	1%
\$125,000-150,000	0	1	1	2	2	6	22%
\$150,000-200,000	4	0	0	0	0	4	9%
\$200,000+	0	0	0	0	0	0	0%
<b>Total Change</b>	<b>1</b>	<b>-27</b>	<b>6</b>	<b>-3</b>	<b>-10</b>	<b>-45</b>	<b>-5%</b>
<b>Percent Change</b>	<b>1%</b>	<b>-19%</b>	<b>-2%</b>	<b>-1%</b>	<b>-13%</b>	<b>-5%</b>	

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	-11	-1	0	0	0	-12	-15%
\$10,000-20,000	-26	-13	0	0	0	-39	-22%
\$20,000-30,000	17	6	1	0	0	24	11%
\$30,000-40,000	7	-2	0	-1	-3	1	1%
\$40,000-50,000	-10	-20	0	-1	0	-31	-23%
\$50,000-60,000	5	7	0	-1	5	16	12%
\$60,000-75,000	0	0	0	0	0	0	0%
\$75,000-100,000	2	7	0	1	0	10	12%
\$100,000-125,000	4	4	0	0	0	8	18%
\$125,000-150,000	3	6	0	0	4	13	13%
\$150,000-200,000	3	4	0	0	0	7	12%
\$200,000+	-2	19	0	0	0	17	13%
<b>Total Change</b>	<b>-8</b>	<b>17</b>	<b>1</b>	<b>-2</b>	<b>6</b>	<b>14</b>	<b>1%</b>
<b>Percent Change</b>	<b>-2%</b>	<b>4%</b>	<b>100%</b>	<b>-20%</b>	<b>10%</b>	<b>1%</b>	

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	-9	-1	0	0	0	-10	-15%
\$10,000-20,000	-25	-5	0	0	0	-30	-21%
\$20,000-30,000	17	4	1	0	0	22	13%
\$30,000-40,000	9	-2	0	-1	-3	3	4%
\$40,000-50,000	-10	-11	0	-1	0	-22	-21%
\$50,000-60,000	5	3	0	-1	5	12	12%
\$60,000-75,000	0	0	0	0	0	0	0%
\$75,000-100,000	0	7	0	1	0	8	17%
\$100,000-125,000	4	0	0	0	0	4	20%
\$125,000-150,000	3	6	0	0	0	9	11%
\$150,000-200,000	3	4	0	0	0	7	12%
\$200,000+	0	13	0	0	0	13	14%
<b>Total Change</b>	<b>-3</b>	<b>18</b>	<b>1</b>	<b>-2</b>	<b>2</b>	<b>16</b>	<b>2%</b>
<b>Percent Change</b>	<b>-1%</b>	<b>5%</b>	<b>100%</b>	<b>-20%</b>	<b>11%</b>	<b>2%</b>	

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	-15	-1	0	0	0	-16	-10%
\$10,000-20,000	-38	-22	0	0	-12	-72	-21%
\$20,000-30,000	20	6	1	-5	0	22	8%
\$30,000-40,000	7	-15	4	-1	-3	-8	-4%
\$40,000-50,000	-10	-23	-7	-7	0	-47	-26%
\$50,000-60,000	15	7	0	-3	5	24	18%
\$60,000-75,000	0	0	-5	-1	0	-6	-4%
\$75,000-100,000	2	4	0	4	0	10	6%
\$100,000-125,000	4	4	1	0	0	9	8%
\$125,000-150,000	3	7	1	2	6	19	28%
\$150,000-200,000	7	4	0	0	0	11	17%
\$200,000+	-2	12	0	0	0	10	29%
<b>Total</b>	<b>-7</b>	<b>-10</b>	<b>-5</b>	<b>-5</b>	<b>-4</b>	<b>-31</b>	<b>-2%</b>
<b>Percent Change</b>	<b>-1%</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>	



**HISTA 2.2 Summary Data      Mecklenburg County**
  
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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	161	41	103	5	11	321
\$10,000-20,000	153	199	77	29	15	473
\$20,000-30,000	159	23	59	165	8	414
\$30,000-40,000	90	45	60	31	23	249
\$40,000-50,000	14	95	70	88	28	295
\$50,000-60,000	28	28	17	1	68	142
\$60,000-75,000	0	23	45	10	18	96
\$75,000-100,000	1	23	26	17	67	134
\$100,000-125,000	4	7	8	0	0	19
\$125,000-150,000	2	28	34	3	3	70
\$150,000-200,000	6	9	1	0	2	18
\$200,000+	4	2	2	2	4	15
<b>Total</b>	<b>622</b>	<b>523</b>	<b>502</b>	<b>352</b>	<b>247</b>	<b>2,246</b>

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	201	14	1	2	3	221
\$10,000-20,000	251	97	5	0	8	361
\$20,000-30,000	132	81	7	13	17	250
\$30,000-40,000	38	35	2	2	16	93
\$40,000-50,000	31	34	0	0	7	72
\$50,000-60,000	32	31	1	2	0	66
\$60,000-75,000	10	42	14	2	0	68
\$75,000-100,000	19	43	2	1	1	66
\$100,000-125,000	13	9	12	3	0	37
\$125,000-150,000	6	2	4	1	6	19
\$150,000-200,000	3	5	1	2	0	11
\$200,000+	2	1	11	1	1	17
<b>Total</b>	<b>739</b>	<b>394</b>	<b>60</b>	<b>29</b>	<b>59</b>	<b>1,281</b>

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	133	11	1	2	1	148
\$10,000-20,000	203	31	4	0	8	246
\$20,000-30,000	120	73	7	5	1	206
\$30,000-40,000	32	8	2	2	13	59
\$40,000-50,000	23	28	0	0	1	52
\$50,000-60,000	24	3	1	2	0	30
\$60,000-75,000	10	39	6	1	0	56
\$75,000-100,000	8	34	2	1	1	46
\$100,000-125,000	13	7	11	1	0	32
\$125,000-150,000	5	2	4	1	1	13
\$150,000-200,000	1	2	1	1	0	5
\$200,000+	2	0	2	1	0	12
<b>Total</b>	<b>574</b>	<b>238</b>	<b>48</b>	<b>17</b>	<b>28</b>	<b>905</b>

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	362	55	104	7	14	542
\$10,000-20,000	404	296	82	29	23	834
\$20,000-30,000	291	104	66	178	25	664
\$30,000-40,000	128	80	62	33	39	342
\$40,000-50,000	45	129	70	88	35	367
\$50,000-60,000	60	59	18	3	68	208
\$60,000-75,000	10	65	59	12	18	164
\$75,000-100,000	20	66	28	18	68	200
\$100,000-125,000	17	16	20	3	0	56
\$125,000-150,000	8	30	38	4	9	89
\$150,000-200,000	9	14	2	2	2	29
\$200,000+	2	3	13	4	5	32
<b>Total</b>	<b>1,361</b>	<b>917</b>	<b>562</b>	<b>381</b>	<b>306</b>	<b>3,527</b>



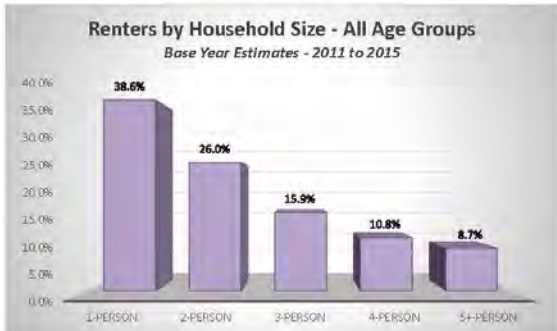
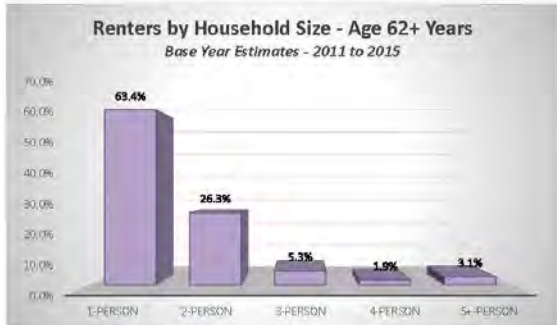
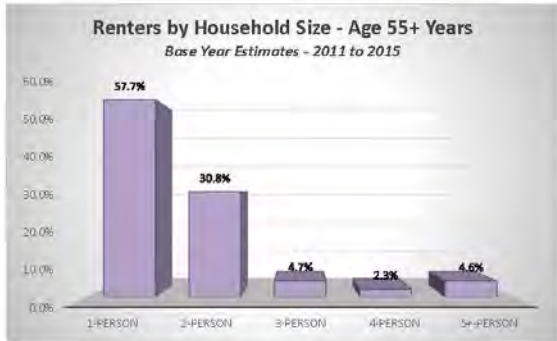
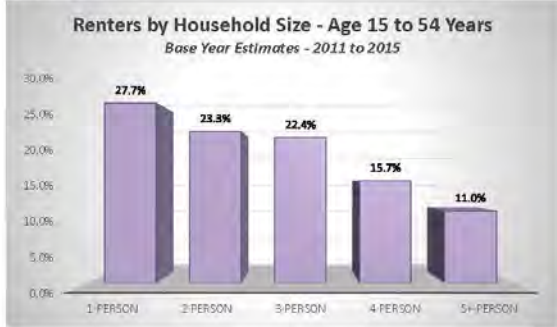
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<b>Percent Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.2%	1.8%	4.6%	0.2%	0.5%	14.3%
\$10,000-20,000	6.8%	8.9%	3.4%	1.3%	0.7%	21.1%
\$20,000-30,000	7.1%	1.0%	2.6%	7.3%	0.4%	18.4%
\$30,000-40,000	4.0%	2.0%	2.7%	1.4%	1.0%	11.1%
\$40,000-50,000	0.6%	4.2%	3.1%	3.9%	1.2%	13.1%
\$50,000-60,000	1.2%	1.2%	0.8%	0.0%	3.0%	6.3%
\$60,000-75,000	0.0%	1.0%	2.0%	0.4%	0.8%	4.3%
\$75,000-100,000	0.0%	1.0%	1.2%	0.8%	3.0%	6.0%
\$100,000-125,000	0.2%	0.3%	0.4%	0.0%	0.0%	0.8%
\$125,000-150,000	0.1%	1.2%	1.5%	0.1%	0.1%	3.1%
\$150,000-200,000	0.3%	0.4%	0.0%	0.0%	0.1%	0.8%
\$200,000+	0.2%	0.1%	0.1%	0.1%	0.2%	0.7%
<b>Total</b>	<b>27.7%</b>	<b>23.3%</b>	<b>22.4%</b>	<b>15.7%</b>	<b>11.0%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	15.7%	1.1%	0.1%	0.2%	0.2%	17.3%
\$10,000-20,000	19.6%	7.6%	0.4%	0.0%	0.6%	28.2%
\$20,000-30,000	10.3%	6.3%	0.5%	1.0%	1.3%	19.5%
\$30,000-40,000	3.0%	2.7%	0.2%	0.2%	1.2%	7.3%
\$40,000-50,000	2.4%	2.7%	0.0%	0.0%	0.5%	5.6%
\$50,000-60,000	2.5%	2.4%	0.1%	0.2%	0.0%	5.2%
\$60,000-75,000	0.8%	3.3%	1.1%	0.2%	0.0%	5.3%
\$75,000-100,000	1.5%	3.4%	0.2%	0.1%	0.1%	5.3%
\$100,000-125,000	1.0%	0.7%	0.9%	0.2%	0.0%	2.9%
\$125,000-150,000	0.5%	0.2%	0.3%	0.1%	0.5%	1.5%
\$150,000-200,000	0.2%	0.4%	0.1%	0.2%	0.0%	0.9%
\$200,000+	0.2%	0.1%	0.2%	0.1%	0.1%	1.3%
<b>Total</b>	<b>57.7%</b>	<b>30.8%</b>	<b>4.7%</b>	<b>2.3%</b>	<b>4.6%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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	14.7%	1.2%	0.1%	0.2%	0.1%	16.4%
\$10,000-20,000	22.4%	3.4%	0.4%	0.0%	0.9%	27.2%
\$20,000-30,000	13.3%	8.1%	0.8%	0.6%	0.1%	22.8%
\$30,000-40,000	3.5%	0.9%	0.2%	0.2%	1.7%	6.5%
\$40,000-50,000	2.5%	3.1%	0.0%	0.0%	0.1%	5.7%
\$50,000-60,000	2.7%	0.3%	0.1%	0.2%	0.0%	3.3%
\$60,000-75,000	1.1%	4.3%	0.7%	0.1%	0.0%	6.2%
\$75,000-100,000	0.9%	3.8%	0.2%	0.1%	0.1%	5.1%
\$100,000-125,000	1.4%	0.8%	1.2%	0.1%	0.0%	3.5%
\$125,000-150,000	0.6%	0.2%	0.4%	0.1%	0.1%	1.4%
\$150,000-200,000	0.1%	0.2%	0.1%	0.1%	0.0%	0.6%
\$200,000+	0.2%	0.0%	1.0%	0.1%	0.0%	1.3%
<b>Total</b>	<b>63.4%</b>	<b>26.3%</b>	<b>5.3%</b>	<b>1.9%</b>	<b>3.1%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
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%	1.6%	2.9%	0.2%	0.4%	15.4%
\$10,000-20,000	11.5%	8.4%	2.3%	0.8%	0.7%	23.6%
\$20,000-30,000	8.3%	2.9%	1.9%	5.0%	0.7%	18.8%
\$30,000-40,000	3.6%	2.3%	1.8%	0.9%	1.1%	9.7%
\$40,000-50,000	1.3%	3.7%	2.0%	2.5%	1.0%	10.4%
\$50,000-60,000	1.7%	1.7%	0.5%	0.1%	1.9%	5.9%
\$60,000-75,000	0.3%	1.8%	1.7%	0.3%	0.5%	4.6%
\$75,000-100,000	0.6%	1.9%	0.8%	0.5%	1.9%	5.7%
\$100,000-125,000	0.5%	0.5%	0.6%	0.1%	0.0%	1.6%
\$125,000-150,000	0.2%	0.9%	1.1%	0.1%	0.3%	2.5%
\$150,000-200,000	0.3%	0.4%	0.1%	0.1%	0.1%	0.8%
\$200,000+	0.2%	0.1%	0.4%	0.1%	0.1%	0.9%
<b>Total</b>	<b>38.6%</b>	<b>26.0%</b>	<b>15.9%</b>	<b>10.8%</b>	<b>8.7%</b>	<b>100.0%</b>



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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	17	64	5	3	5	94
\$10,000-20,000	58	62	65	21	54	260
\$20,000-30,000	64	38	83	66	29	280
\$30,000-40,000	32	211	69	17	64	387
\$40,000-50,000	56	43	103	52	72	326
\$50,000-60,000	40	114	66	120	47	387
\$60,000-75,000	42	157	161	41	53	454
\$75,000-100,000	23	171	105	161	15	475
\$100,000-125,000	1	33	112	114	74	334
\$125,000-150,000	9	11	30	6	2	58
\$150,000-200,000	18	25	11	16	8	78
\$200,000+	4	7	14	24	2	61
<b>Total</b>	<b>364</b>	<b>936</b>	<b>818</b>	<b>651</b>	<b>425</b>	<b>3,194</b>

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	363	110	30	8	4	515
\$10,000-20,000	668	284	73	28	3	1,056
\$20,000-30,000	432	420	66	26	6	950
\$30,000-40,000	144	456	42	20	17	679
\$40,000-50,000	185	290	36	28	37	576
\$50,000-60,000	50	268	57	31	21	427
\$60,000-75,000	54	434	19	12	3	522
\$75,000-100,000	111	268	66	26	2	473
\$100,000-125,000	34	168	64	5	5	276
\$125,000-150,000	9	71	35	31	2	148
\$150,000-200,000	5	43	3	6	5	62
\$200,000+	7	49	11	8	2	77
<b>Total</b>	<b>2,062</b>	<b>2,861</b>	<b>502</b>	<b>229</b>	<b>107</b>	<b>5,761</b>

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	315	56	29	4	3	407
\$10,000-20,000	598	248	39	15	3	903
\$20,000-30,000	342	309	56	7	4	718
\$30,000-40,000	115	307	40	14	16	492
\$40,000-50,000	105	198	34	10	31	378
\$50,000-60,000	44	208	36	4	21	313
\$60,000-75,000	41	306	10	6	3	366
\$75,000-100,000	63	182	31	6	2	284
\$100,000-125,000	21	65	41	4	5	136
\$125,000-150,000	9	39	25	11	1	85
\$150,000-200,000	2	31	2	1	5	41
\$200,000+	4	32	4	0	2	42
<b>Total</b>	<b>1,659</b>	<b>1,982</b>	<b>347</b>	<b>82</b>	<b>96</b>	<b>4,166</b>

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	380	174	35	11	9	609
\$10,000-20,000	726	346	138	49	57	1,316
\$20,000-30,000	496	458	149	92	35	1,230
\$30,000-40,000	176	667	105	37	81	1,066
\$40,000-50,000	241	333	139	80	109	902
\$50,000-60,000	90	382	123	151	68	814
\$60,000-75,000	96	591	180	53	56	976
\$75,000-100,000	134	439	171	187	17	948
\$100,000-125,000	35	201	176	119	79	610
\$125,000-150,000	18	82	65	37	4	206
\$150,000-200,000	23	68	14	22	13	140
\$200,000+	11	56	25	42	4	138
<b>Total</b>	<b>2,426</b>	<b>3,797</b>	<b>1,320</b>	<b>880</b>	<b>532</b>	<b>8,955</b>

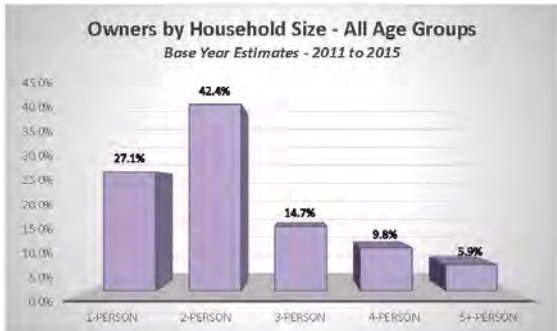
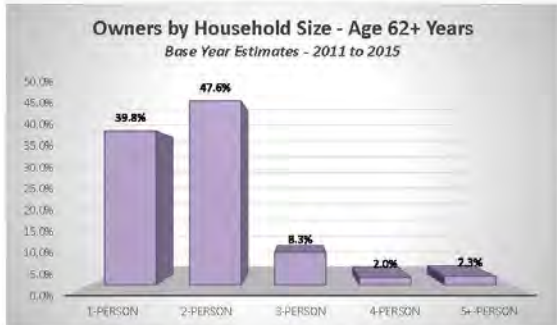
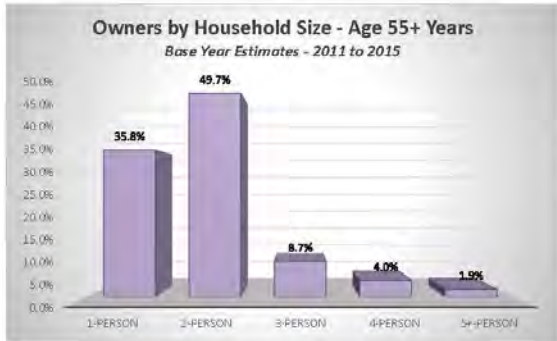
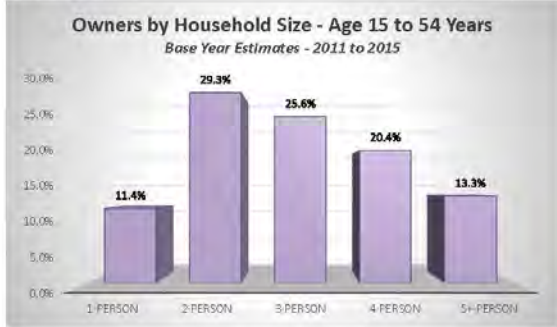
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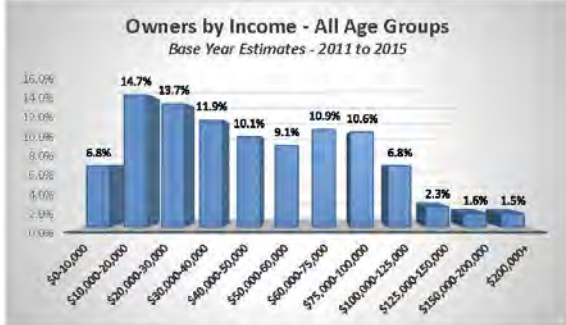
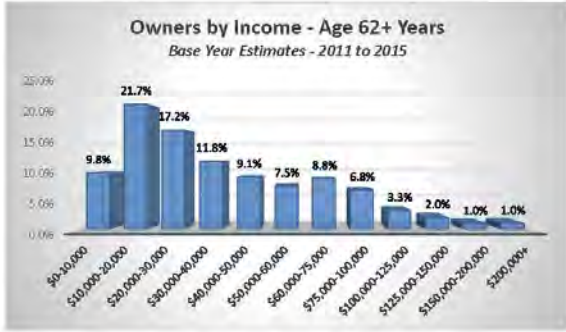
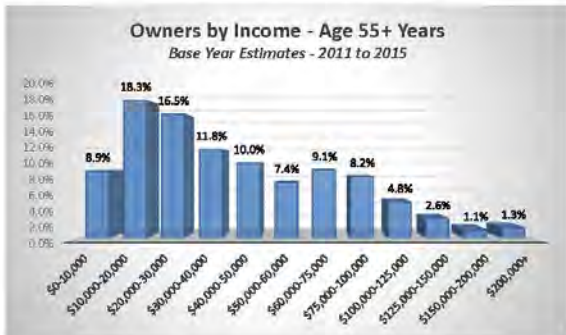
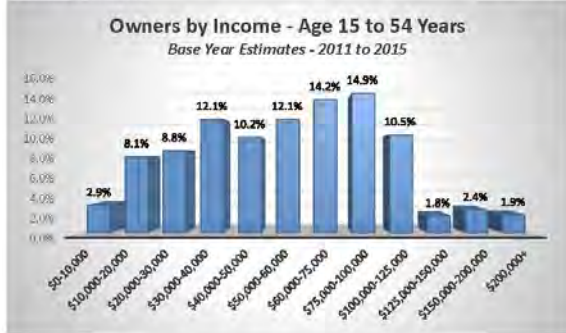
<b>Percent Owner Households</b>						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.5%	2.0%	0.2%	0.1%	0.2%	2.9%
\$10,000-20,000	1.8%	1.9%	2.0%	0.7%	1.7%	8.1%
\$20,000-30,000	2.0%	1.2%	2.6%	2.1%	0.9%	8.8%
\$30,000-40,000	1.0%	6.6%	2.0%	0.5%	2.0%	12.1%
\$40,000-50,000	1.8%	1.3%	3.2%	1.6%	2.3%	10.2%
\$50,000-60,000	1.3%	3.6%	2.1%	3.8%	1.5%	12.3%
\$60,000-75,000	1.3%	4.9%	5.0%	1.3%	1.7%	14.2%
\$75,000-100,000	0.7%	5.4%	3.3%	5.0%	0.5%	14.9%
\$100,000-125,000	0.0%	1.0%	3.5%	3.6%	2.3%	10.5%
\$125,000-150,000	0.3%	0.3%	0.9%	0.2%	0.1%	1.8%
\$150,000-200,000	0.6%	0.8%	0.3%	0.5%	0.3%	2.4%
\$200,000+	0.1%	0.2%	0.4%	1.1%	0.1%	1.9%
<b>Total</b>	<b>11.4%</b>	<b>29.3%</b>	<b>25.6%</b>	<b>20.4%</b>	<b>13.3%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
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%	1.9%	0.5%	0.1%	0.1%	8.9%
\$10,000-20,000	11.6%	4.9%	1.3%	0.5%	0.1%	18.3%
\$20,000-30,000	7.5%	7.3%	1.1%	0.5%	0.1%	16.5%
\$30,000-40,000	2.5%	7.9%	0.7%	0.3%	0.3%	11.8%
\$40,000-50,000	3.2%	5.0%	0.6%	0.5%	0.6%	10.0%
\$50,000-60,000	0.9%	4.7%	1.0%	0.5%	0.4%	7.4%
\$60,000-75,000	0.9%	7.5%	0.3%	0.2%	0.1%	9.1%
\$75,000-100,000	1.9%	4.7%	1.1%	0.5%	0.0%	8.2%
\$100,000-125,000	0.6%	2.9%	1.1%	0.1%	0.1%	4.8%
\$125,000-150,000	0.2%	1.2%	0.6%	0.5%	0.0%	2.6%
\$150,000-200,000	0.1%	0.7%	0.1%	0.1%	0.1%	1.1%
\$200,000+	0.1%	0.9%	0.2%	0.1%	0.0%	1.3%
<b>Total</b>	<b>35.8%</b>	<b>49.7%</b>	<b>8.7%</b>	<b>4.0%</b>	<b>1.9%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
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	7.6%	1.3%	0.7%	0.1%	0.1%	9.8%
\$10,000-20,000	14.4%	6.0%	0.9%	0.4%	0.1%	21.7%
\$20,000-30,000	8.2%	7.4%	1.3%	0.2%	0.1%	17.2%
\$30,000-40,000	2.8%	7.4%	1.0%	0.3%	0.4%	11.8%
\$40,000-50,000	2.5%	4.8%	0.8%	0.2%	0.7%	9.1%
\$50,000-60,000	1.1%	5.0%	0.9%	0.1%	0.5%	7.5%
\$60,000-75,000	1.0%	7.3%	0.2%	0.1%	0.1%	8.8%
\$75,000-100,000	1.5%	4.4%	0.7%	0.1%	0.0%	6.5%
\$100,000-125,000	0.5%	1.6%	1.0%	0.1%	0.1%	3.3%
\$125,000-150,000	0.2%	0.9%	0.6%	0.3%	0.0%	2.0%
\$150,000-200,000	0.0%	0.7%	0.0%	0.0%	0.1%	1.0%
\$200,000+	0.1%	0.8%	0.1%	0.0%	0.0%	1.0%
<b>Total</b>	<b>39.8%</b>	<b>47.6%</b>	<b>8.3%</b>	<b>2.0%</b>	<b>2.3%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
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	4.2%	1.9%	0.4%	0.1%	0.1%	6.8%
\$10,000-20,000	8.1%	3.9%	1.5%	0.5%	0.6%	14.7%
\$20,000-30,000	5.5%	5.1%	1.7%	1.0%	0.4%	13.7%
\$30,000-40,000	2.0%	7.4%	1.2%	0.4%	0.9%	11.9%
\$40,000-50,000	2.7%	3.7%	1.6%	0.9%	1.2%	10.1%
\$50,000-60,000	1.0%	4.3%	1.4%	1.7%	0.8%	9.1%
\$60,000-75,000	1.1%	6.6%	2.0%	0.6%	0.6%	10.9%
\$75,000-100,000	1.5%	4.9%	1.9%	2.1%	0.2%	10.6%
\$100,000-125,000	0.4%	2.2%	2.0%	1.3%	0.9%	6.8%
\$125,000-150,000	0.2%	0.9%	0.7%	0.4%	0.0%	2.3%
\$150,000-200,000	0.3%	0.8%	0.2%	0.2%	0.1%	1.6%
\$200,000+	0.1%	0.6%	0.3%	0.5%	0.0%	1.5%
<b>Total</b>	<b>27.1%</b>	<b>42.4%</b>	<b>14.7%</b>	<b>9.8%</b>	<b>5.9%</b>	<b>100.0%</b>







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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	178	105	108	8	16	415
\$10,000-20,000	211	261	142	50	69	733
\$20,000-30,000	223	61	142	231	37	694
\$30,000-40,000	122	256	123	48	87	636
\$40,000-50,000	70	138	173	140	100	621
\$50,000-60,000	68	142	83	121	115	529
\$60,000-75,000	42	180	206	51	71	550
\$75,000-100,000	24	194	131	178	82	609
\$100,000-125,000	5	40	120	114	74	353
\$125,000-150,000	11	39	64	9	5	128
\$150,000-200,000	24	34	12	16	10	96
\$200,000+	8	2	16	27	6	76
<b>Total</b>	<b>986</b>	<b>1,459</b>	<b>1,320</b>	<b>1,003</b>	<b>672</b>	<b>5,440</b>

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	564	124	31	10	7	736
\$10,000-20,000	919	381	78	28	11	1,417
\$20,000-30,000	564	501	73	39	23	1,200
\$30,000-40,000	182	491	44	22	33	772
\$40,000-50,000	216	324	36	28	44	648
\$50,000-60,000	82	299	58	33	21	493
\$60,000-75,000	64	476	33	14	3	590
\$75,000-100,000	130	311	68	27	3	539
\$100,000-125,000	47	177	76	8	5	313
\$125,000-150,000	15	73	39	32	8	167
\$150,000-200,000	8	48	4	8	5	73
\$200,000+	10	50	22	9	3	94
<b>Total</b>	<b>2,801</b>	<b>3,255</b>	<b>562</b>	<b>258</b>	<b>166</b>	<b>7,042</b>

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	448	67	30	6	4	555
\$10,000-20,000	801	279	43	15	11	1,149
\$20,000-30,000	462	382	63	12	5	924
\$30,000-40,000	147	315	42	16	31	551
\$40,000-50,000	128	226	34	10	32	430
\$50,000-60,000	68	211	37	6	21	343
\$60,000-75,000	51	345	16	7	3	422
\$75,000-100,000	71	216	33	7	3	330
\$100,000-125,000	34	72	52	5	5	168
\$125,000-150,000	14	41	29	12	2	98
\$150,000-200,000	3	33	3	2	5	46
\$200,000+	6	32	13	1	2	55
<b>Total</b>	<b>2,233</b>	<b>2,220</b>	<b>395</b>	<b>99</b>	<b>124</b>	<b>5,071</b>

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	742	229	139	18	23	1,151
\$10,000-20,000	1,130	642	220	78	80	2,150
\$20,000-30,000	787	562	215	270	60	1,894
\$30,000-40,000	304	747	167	70	120	1,408
\$40,000-50,000	286	462	209	168	144	1,269
\$50,000-60,000	150	441	141	154	136	1,022
\$60,000-75,000	106	656	239	65	74	1,140
\$75,000-100,000	154	505	199	205	85	1,148
\$100,000-125,000	52	217	196	122	79	666
\$125,000-150,000	26	112	103	41	13	295
\$150,000-200,000	32	82	16	24	15	169
\$200,000+	18	59	38	46	9	170
<b>Total</b>	<b>3,787</b>	<b>4,714</b>	<b>1,882</b>	<b>1,261</b>	<b>838</b>	<b>12,482</b>

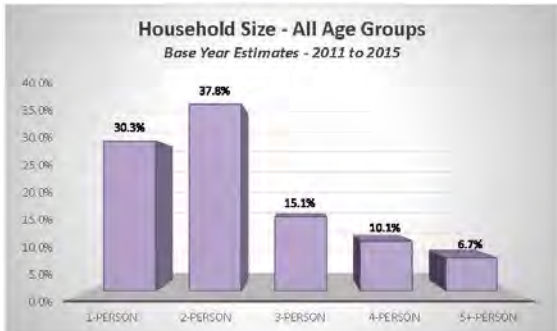
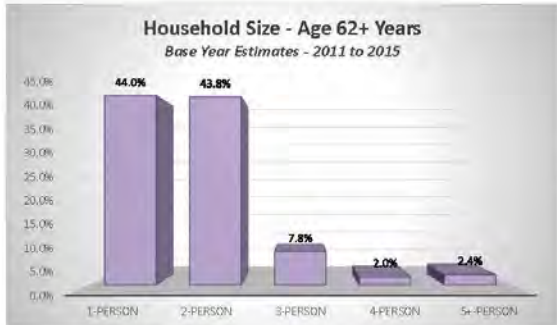
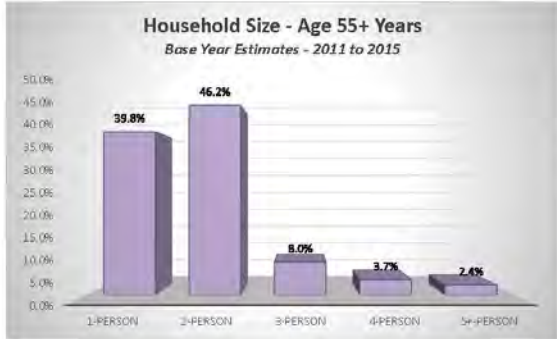
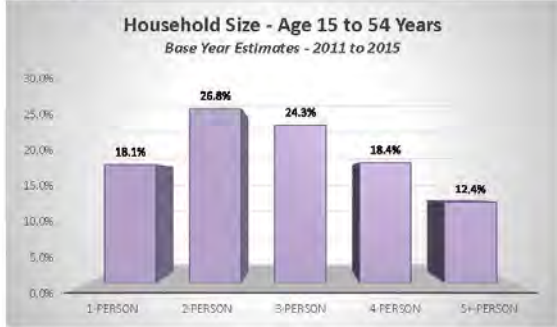
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Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.3%	1.9%	2.0%	0.1%	0.3%	7.6%
\$10,000-20,000	3.9%	4.8%	2.6%	0.9%	1.3%	13.5%
\$20,000-30,000	4.1%	1.1%	2.6%	4.2%	0.7%	12.8%
\$30,000-40,000	2.2%	4.7%	2.3%	0.9%	1.6%	11.7%
\$40,000-50,000	1.3%	2.5%	3.2%	2.6%	1.8%	11.4%
\$50,000-60,000	1.3%	2.6%	1.5%	2.2%	2.1%	9.7%
\$60,000-75,000	0.8%	3.3%	3.8%	0.9%	1.3%	10.1%
\$75,000-100,000	0.4%	3.6%	2.4%	3.3%	1.5%	11.2%
\$100,000-125,000	0.1%	0.7%	2.2%	2.1%	1.4%	6.5%
\$125,000-150,000	0.2%	0.7%	1.2%	0.2%	0.1%	2.4%
\$150,000-200,000	0.4%	0.6%	0.2%	0.3%	0.2%	1.8%
\$200,000+	0.1%	0.2%	0.3%	0.7%	0.1%	1.4%
<b>Total</b>	<b>18.1%</b>	<b>26.8%</b>	<b>24.3%</b>	<b>18.4%</b>	<b>12.4%</b>	<b>100.0%</b>

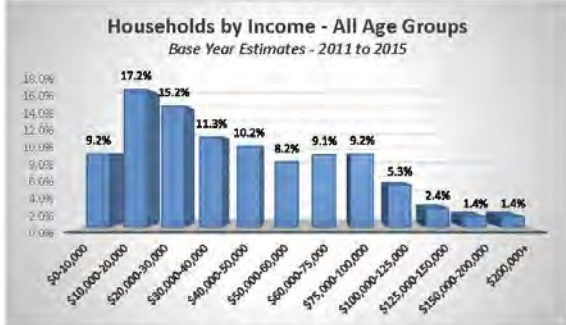
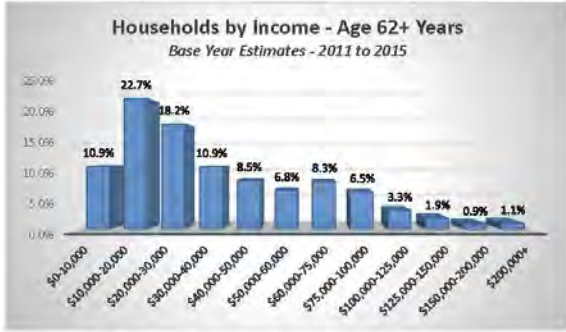
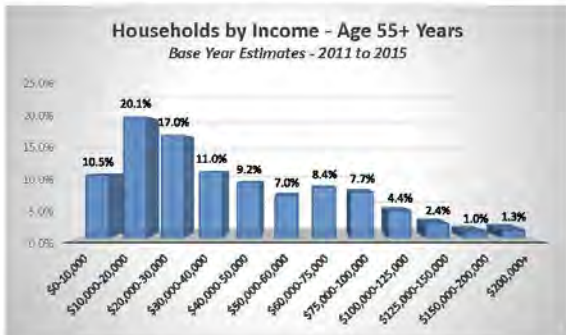
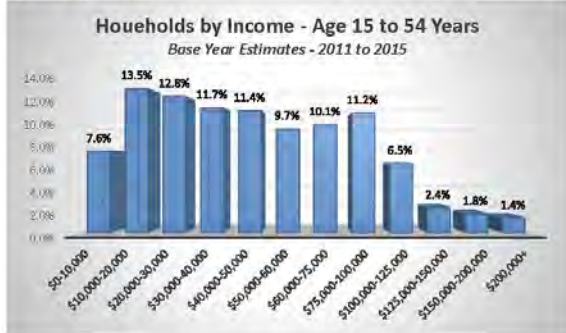
Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.0%	1.8%	0.4%	0.1%	0.1%	10.5%
\$10,000-20,000	13.1%	5.4%	1.1%	0.4%	0.2%	20.1%
\$20,000-30,000	8.0%	7.1%	1.0%	0.6%	0.3%	17.0%
\$30,000-40,000	2.6%	7.0%	0.6%	0.3%	0.5%	11.0%
\$40,000-50,000	3.1%	4.6%	0.5%	0.4%	0.6%	9.2%
\$50,000-60,000	1.2%	4.2%	0.8%	0.5%	0.3%	7.0%
\$60,000-75,000	0.9%	6.8%	0.5%	0.2%	0.0%	8.4%
\$75,000-100,000	1.8%	4.4%	1.0%	0.4%	0.0%	7.7%
\$100,000-125,000	0.7%	2.5%	1.1%	0.1%	0.1%	4.4%
\$125,000-150,000	0.2%	1.0%	0.6%	0.5%	0.1%	2.4%
\$150,000-200,000	0.1%	0.7%	0.1%	0.1%	0.1%	1.0%
\$200,000+	0.1%	0.7%	0.3%	0.1%	0.0%	1.3%
<b>Total</b>	<b>39.8%</b>	<b>46.2%</b>	<b>8.0%</b>	<b>3.7%</b>	<b>2.4%</b>	<b>100.0%</b>

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	8.8%	1.3%	0.6%	0.1%	0.1%	10.9%
\$10,000-20,000	15.8%	5.5%	0.8%	0.3%	0.2%	22.7%
\$20,000-30,000	9.1%	7.5%	1.2%	0.2%	0.1%	18.2%
\$30,000-40,000	2.9%	6.2%	0.8%	0.3%	0.6%	10.9%
\$40,000-50,000	2.5%	4.5%	0.7%	0.2%	0.6%	8.5%
\$50,000-60,000	1.3%	4.2%	0.7%	0.1%	0.4%	6.8%
\$60,000-75,000	1.0%	6.8%	0.3%	0.1%	0.1%	8.3%
\$75,000-100,000	1.4%	4.3%	0.7%	0.1%	0.1%	6.5%
\$100,000-125,000	0.7%	1.4%	1.0%	0.1%	0.1%	3.3%
\$125,000-150,000	0.3%	0.8%	0.6%	0.2%	0.0%	1.9%
\$150,000-200,000	0.1%	0.7%	0.1%	0.0%	0.1%	0.9%
\$200,000+	0.1%	0.7%	0.3%	0.0%	0.0%	1.1%
<b>Total</b>	<b>44.0%</b>	<b>43.8%</b>	<b>7.8%</b>	<b>2.0%</b>	<b>2.4%</b>	<b>100.0%</b>

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	5.9%	1.8%	1.1%	0.1%	0.2%	9.2%
\$10,000-20,000	9.1%	5.1%	1.8%	0.6%	0.6%	17.2%
\$20,000-30,000	6.3%	4.5%	1.7%	2.2%	0.5%	15.2%
\$30,000-40,000	2.4%	6.0%	1.3%	0.6%	1.0%	11.3%
\$40,000-50,000	2.3%	3.7%	1.7%	1.3%	1.3%	10.2%
\$50,000-60,000	1.2%	3.5%	1.1%	1.2%	1.1%	8.2%
\$60,000-75,000	0.8%	5.3%	1.9%	0.5%	0.6%	9.1%
\$75,000-100,000	1.2%	4.0%	1.6%	1.6%	0.7%	9.2%
\$100,000-125,000	0.4%	1.7%	1.6%	1.0%	0.6%	5.3%
\$125,000-150,000	0.2%	0.9%	0.8%	0.3%	0.1%	2.4%
\$150,000-200,000	0.3%	0.7%	0.1%	0.2%	0.1%	1.4%
\$200,000+	0.1%	0.5%	0.3%	0.4%	0.1%	1.4%
<b>Total</b>	<b>30.3%</b>	<b>37.8%</b>	<b>15.1%</b>	<b>10.1%</b>	<b>6.7%</b>	<b>100.0%</b>









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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	192	37	120	2	7	358
\$10,000-20,000	89	173	76	18	10	366
\$20,000-30,000	87	17	21	126	8	259
\$30,000-40,000	126	40	86	35	23	310
\$40,000-50,000	10	40	33	59	10	152
\$50,000-60,000	54	15	15	2	55	141
\$60,000-75,000	2	12	38	2	26	80
\$75,000-100,000	0	31	34	62	65	192
\$100,000-125,000	6	6	9	3	1	25
\$125,000-150,000	12	18	28	25	7	90
\$150,000-200,000	6	13	3	5	3	30
\$200,000+	7	6	6	14	6	39
<b>Total</b>	<b>591</b>	<b>408</b>	<b>469</b>	<b>353</b>	<b>221</b>	<b>2,042</b>

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	169	8	1	3	3	184
\$10,000-20,000	307	112	5	3	7	434
\$20,000-30,000	159	67	6	13	26	273
\$30,000-40,000	49	65	6	2	12	134
\$40,000-50,000	67	38	0	0	4	109
\$50,000-60,000	32	24	9	2	0	67
\$60,000-75,000	25	89	11	1	3	129
\$75,000-100,000	29	89	1	3	0	122
\$100,000-125,000	34	11	27	1	2	75
\$125,000-150,000	21	9	1	1	23	55
\$150,000-200,000	18	9	0	0	2	29
\$200,000+	16	14	14	2	2	48
<b>Total</b>	<b>926</b>	<b>535</b>	<b>81</b>	<b>33</b>	<b>84</b>	<b>1,659</b>

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	117	6	1	2	1	127
\$10,000-20,000	257	25	5	3	7	297
\$20,000-30,000	148	61	5	6	1	221
\$30,000-40,000	44	24	6	2	11	87
\$40,000-50,000	59	33	0	0	1	93
\$50,000-60,000	26	8	9	0	0	43
\$60,000-75,000	24	87	4	1	2	118
\$75,000-100,000	17	74	1	1	0	93
\$100,000-125,000	34	9	27	1	2	73
\$125,000-150,000	19	7	0	0	0	26
\$150,000-200,000	15	6	0	0	1	22
\$200,000+	9	2	14	1	1	27
<b>Total</b>	<b>769</b>	<b>342</b>	<b>72</b>	<b>17</b>	<b>27</b>	<b>1,227</b>

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	361	45	121	5	10	542
\$10,000-20,000	396	285	81	21	17	800
\$20,000-30,000	246	84	27	141	34	532
\$30,000-40,000	175	105	92	37	25	444
\$40,000-50,000	77	78	33	59	14	261
\$50,000-60,000	86	39	24	4	55	208
\$60,000-75,000	27	101	49	3	29	209
\$75,000-100,000	29	120	35	65	65	314
\$100,000-125,000	40	17	36	4	3	100
\$125,000-150,000	33	27	29	26	30	145
\$150,000-200,000	24	22	3	5	5	59
\$200,000+	23	20	20	16	8	87
<b>Total</b>	<b>1,517</b>	<b>943</b>	<b>550</b>	<b>386</b>	<b>305</b>	<b>3,701</b>



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HISTA 2.2 Summary Data

Mecklenburg County

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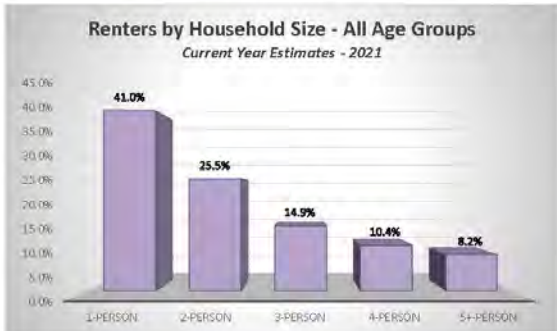
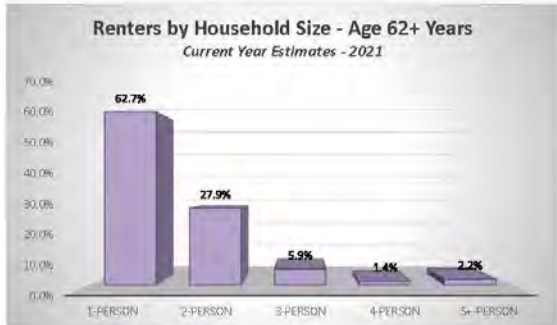
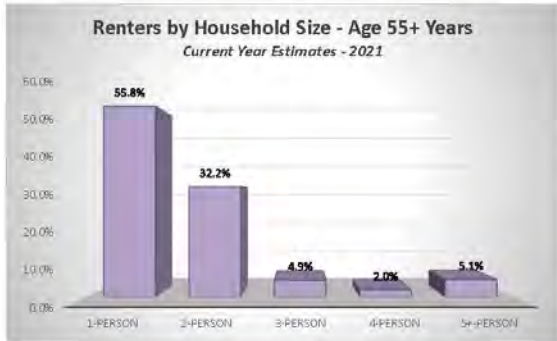
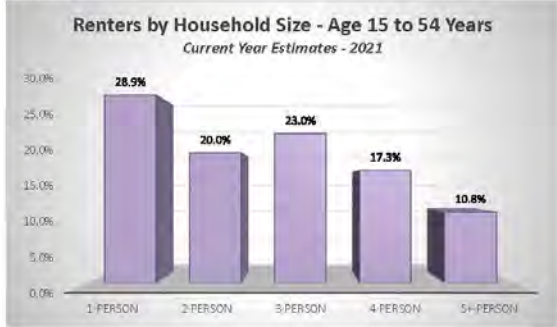
Demography Counts

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	9.4%	1.8%	5.9%	0.1%	0.3%	17.5%
\$10,000-20,000	4.4%	8.5%	3.7%	0.9%	0.5%	17.9%
\$20,000-30,000	4.3%	0.8%	1.0%	6.2%	0.4%	12.7%
\$30,000-40,000	6.2%	2.0%	4.2%	1.7%	1.1%	15.2%
\$40,000-50,000	0.5%	2.0%	1.6%	2.9%	0.5%	7.4%
\$50,000-60,000	2.6%	0.7%	0.7%	0.1%	2.7%	6.9%
\$60,000-75,000	0.1%	0.6%	1.9%	0.1%	1.3%	3.9%
\$75,000-100,000	0.0%	1.5%	1.7%	3.0%	3.2%	9.4%
\$100,000-125,000	0.3%	0.3%	0.4%	0.1%	0.0%	1.2%
\$125,000-150,000	0.6%	0.9%	1.4%	1.2%	0.3%	4.4%
\$150,000-200,000	0.3%	0.6%	0.1%	0.2%	0.1%	1.5%
\$200,000+	0.3%	0.3%	0.3%	0.7%	0.3%	1.9%
<b>Total</b>	<b>28.9%</b>	<b>20.0%</b>	<b>23.0%</b>	<b>17.3%</b>	<b>10.8%</b>	<b>100.0%</b>

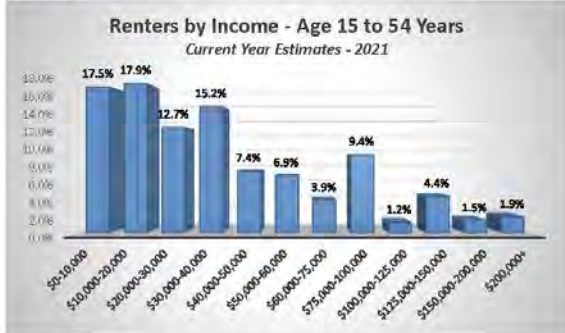
Percent Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10.2%	0.5%	0.1%	0.2%	0.2%	11.1%
\$10,000-20,000	18.5%	6.8%	0.3%	0.2%	0.4%	26.2%
\$20,000-30,000	9.6%	4.0%	0.4%	0.9%	1.6%	16.5%
\$30,000-40,000	3.0%	3.9%	0.4%	6.1%	0.7%	8.1%
\$40,000-50,000	4.0%	2.3%	0.0%	0.0%	0.2%	6.4%
\$50,000-60,000	1.9%	1.4%	0.5%	0.1%	0.0%	4.0%
\$60,000-75,000	1.5%	5.4%	0.7%	0.1%	0.2%	7.8%
\$75,000-100,000	1.7%	5.4%	0.1%	0.2%	0.0%	7.4%
\$100,000-125,000	2.0%	0.7%	1.6%	0.1%	0.1%	4.5%
\$125,000-150,000	1.3%	0.5%	0.1%	0.1%	1.4%	3.3%
\$150,000-200,000	1.1%	0.5%	0.0%	0.0%	0.1%	1.7%
\$200,000+	1.0%	0.8%	0.8%	0.1%	0.1%	2.8%
<b>Total</b>	<b>55.8%</b>	<b>32.2%</b>	<b>4.9%</b>	<b>2.0%</b>	<b>5.1%</b>	<b>100.0%</b>

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	9.5%	0.5%	0.1%	0.2%	0.1%	10.4%
\$10,000-20,000	20.9%	2.0%	0.4%	0.2%	0.6%	24.2%
\$20,000-30,000	12.1%	5.0%	0.4%	0.5%	0.1%	18.0%
\$30,000-40,000	3.6%	2.0%	0.5%	0.2%	0.9%	7.1%
\$40,000-50,000	4.8%	2.7%	0.0%	0.0%	0.1%	7.6%
\$50,000-60,000	2.1%	0.7%	0.7%	0.0%	0.0%	3.5%
\$60,000-75,000	2.0%	7.1%	0.3%	0.1%	0.2%	9.6%
\$75,000-100,000	1.4%	6.0%	0.1%	0.1%	0.0%	7.6%
\$100,000-125,000	2.8%	0.7%	2.2%	0.1%	0.2%	5.9%
\$125,000-150,000	1.5%	0.6%	0.0%	0.0%	0.0%	2.1%
\$150,000-200,000	1.2%	0.5%	0.0%	0.0%	0.1%	1.8%
\$200,000+	0.7%	0.2%	1.1%	0.1%	0.1%	2.2%
<b>Total</b>	<b>62.7%</b>	<b>27.9%</b>	<b>5.9%</b>	<b>1.4%</b>	<b>2.2%</b>	<b>100.0%</b>

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	9.8%	1.2%	3.3%	0.1%	0.3%	14.6%
\$10,000-20,000	10.7%	7.7%	2.2%	0.6%	0.5%	21.6%
\$20,000-30,000	6.6%	2.3%	0.7%	3.8%	0.9%	14.4%
\$30,000-40,000	4.7%	2.8%	2.5%	1.0%	0.9%	12.0%
\$40,000-50,000	2.1%	2.1%	0.9%	1.6%	0.4%	7.1%
\$50,000-60,000	2.2%	1.1%	0.6%	0.1%	1.5%	5.6%
\$60,000-75,000	0.7%	2.7%	1.3%	0.1%	0.8%	5.6%
\$75,000-100,000	0.8%	3.2%	0.9%	1.8%	1.8%	8.5%
\$100,000-125,000	1.1%	0.5%	1.0%	0.1%	0.1%	2.7%
\$125,000-150,000	0.9%	0.7%	0.8%	0.7%	0.8%	3.9%
\$150,000-200,000	0.6%	0.6%	0.1%	0.1%	0.1%	1.6%
\$200,000+	0.6%	0.5%	0.5%	0.4%	0.2%	2.4%
<b>Total</b>	<b>41.0%</b>	<b>25.5%</b>	<b>14.9%</b>	<b>10.4%</b>	<b>8.2%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data      Mecklenburg County**

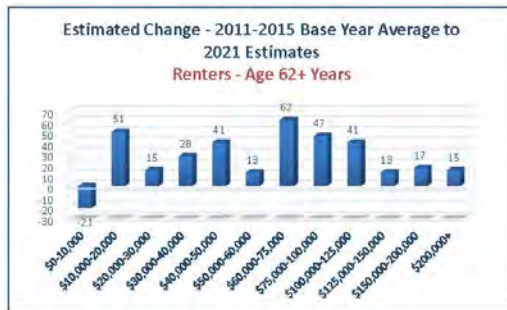
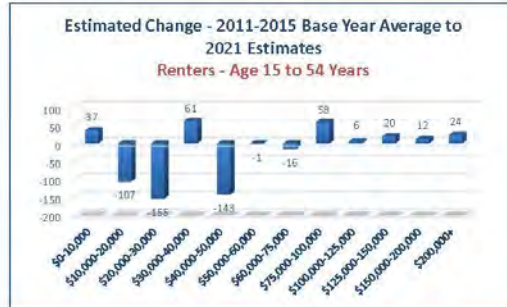
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<b>Renter Households</b>							
<b>Age 15 to 54 Years</b>							
<i>Estimated Change - 2011-2015 Base Year Average to 2021 Estimates</i>							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Change	Percent Change
\$0-10,000	31	-4	17	-3	-4	37	12%
\$10,000-20,000	-64	-26	11	-11	-5	-107	-23%
\$20,000-30,000	72	-6	38	39	0	155	-37%
\$30,000-40,000	36	-5	26	4	0	61	24%
\$40,000-50,000	-4	-55	-37	-29	-18	-143	-48%
\$50,000-60,000	26	-13	-2	1	-13	-1	-1%
\$60,000-75,000	2	-11	-7	8	8	-16	-17%
\$75,000-100,000	-1	8	8	45	-2	58	43%
\$100,000-125,000	2	-3	1	3	1	6	32%
\$125,000-150,000	10	-10	-6	22	4	20	29%
\$150,000-200,000	0	4	2	5	1	12	67%
\$200,000+	3	5	5	11	2	24	160%
Total Change	-31	-115	-33	1	-26	-204	-9%
Percent Change	-5%	-22%	-7%	0%	-11%	-9%	

<b>Renter Households</b>							
<b>Aged 55+ Years</b>							
<i>Estimated Change - 2011-2015 Base Year Average to 2021 Estimates</i>							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Change	Percent Change
\$0-10,000	-32	-6	0	1	0	-37	-17%
\$10,000-20,000	56	15	0	1	1	73	20%
\$20,000-30,000	27	-14	-1	2	8	23	9%
\$30,000-40,000	11	30	4	0	-4	41	44%
\$40,000-50,000	36	4	0	0	-3	37	51%
\$50,000-60,000	0	-7	8	0	0	1	2%
\$60,000-75,000	15	-47	-3	-1	3	61	90%
\$75,000-100,000	10	-46	-1	2	-1	56	85%
\$100,000-125,000	21	2	15	-2	2	38	162%
\$125,000-150,000	15	7	-3	0	17	36	189%
\$150,000-200,000	15	4	-1	2	2	18	164%
\$200,000+	13	13	3	1	1	31	182%
Total Change	187	141	21	4	25	378	30%
Percent Change	28%	36%	35%	14%	42%	30%	

<b>Renter Households</b>							
<b>Aged 62+ Years</b>							
<i>Estimated Change - 2011-2015 Base Year Average to 2021 Estimates</i>							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Change	Percent Change
\$0-10,000	-16	-5	0	0	0	-21	-14%
\$10,000-20,000	54	-6	1	2	-1	51	21%
\$20,000-30,000	28	-12	-2	1	0	15	7%
\$30,000-40,000	12	16	4	0	-4	28	47%
\$40,000-50,000	36	5	0	0	0	41	79%
\$50,000-60,000	2	5	8	-2	0	13	43%
\$60,000-75,000	14	-48	-2	0	2	62	113%
\$75,000-100,000	9	-40	-1	0	-1	47	162%
\$100,000-125,000	21	2	16	0	2	41	128%
\$125,000-150,000	14	5	-4	-1	-1	13	100%
\$150,000-200,000	14	4	-1	-1	1	17	340%
\$200,000+	7	2	2	2	1	15	125%
Total Change	195	104	24	0	-1	322	36%
Percent Change	31%	41%	30%	0%	-4%	36%	

<b>Renter Households</b>							
<b>All Age Groups</b>							
<i>Estimated Change - 2011-2015 Base Year Average to 2021 Estimates</i>							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Total	
\$0-10,000	-1	-10	17	-2	-4	0	0%
\$10,000-20,000	-8	-11	-1	-8	-6	-34	-4%
\$20,000-30,000	-45	-20	-39	-37	9	-132	-20%
\$30,000-40,000	47	25	30	4	-4	102	30%
\$40,000-50,000	32	-51	-37	29	-21	106	-29%
\$50,000-60,000	26	-20	6	1	-13	0	0%
\$60,000-75,000	17	36	-10	-9	11	45	27%
\$75,000-100,000	9	54	7	47	-3	114	57%
\$100,000-125,000	23	1	16	1	3	44	79%
\$125,000-150,000	25	8	-9	22	21	56	63%
\$150,000-200,000	15	8	1	3	3	30	163%
\$200,000+	16	17	2	12	2	50	172%
Total	156	26	-12	5	-1	174	5%
Percent Change	11%	2%	-2%	1%	0%	5%	







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Mecklenburg 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	18	31	7	4	9	69
\$10,000-20,000	24	21	34	7	73	159
\$20,000-30,000	25	16	43	20	5	109
\$30,000-40,000	30	108	76	15	62	291
\$40,000-50,000	25	15	42	10	24	116
\$50,000-60,000	47	67	72	134	42	362
\$60,000-75,000	28	95	183	18	36	360
\$75,000-100,000	20	148	105	114	8	395
\$100,000-125,000	1	31	130	180	96	458
\$125,000-150,000	22	30	57	14	12	135
\$150,000-200,000	59	45	8	58	7	177
\$200,000+	22	24	34	57	8	145
<b>Total</b>	<b>321</b>	<b>631</b>	<b>811</b>	<b>631</b>	<b>382</b>	<b>2,776</b>

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	327	84	16	8	4	439
\$10,000-20,000	516	191	53	17	4	781
\$20,000-30,000	378	286	68	10	3	745
\$30,000-40,000	262	481	27	20	12	742
\$40,000-50,000	303	380	47	14	40	784
\$50,000-60,000	58	335	63	28	18	502
\$60,000-75,000	83	527	32	8	7	657
\$75,000-100,000	227	460	110	43	6	846
\$100,000-125,000	86	254	99	8	7	454
\$125,000-150,000	41	183	63	39	10	336
\$150,000-200,000	45	125	10	10	19	209
\$200,000+	28	125	16	25	2	197
<b>Total</b>	<b>2,294</b>	<b>3,431</b>	<b>604</b>	<b>230</b>	<b>133</b>	<b>6,692</b>

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	279	38	16	4	4	341
\$10,000-20,000	471	159	28	13	3	674
\$20,000-30,000	330	240	62	6	3	641
\$30,000-40,000	170	354	25	17	11	577
\$40,000-50,000	207	317	46	7	38	615
\$50,000-60,000	52	278	47	7	18	402
\$60,000-75,000	59	385	20	4	6	474
\$75,000-100,000	178	362	46	15	5	606
\$100,000-125,000	56	127	66	4	7	260
\$125,000-150,000	40	87	30	13	10	180
\$150,000-200,000	40	115	10	3	18	186
\$200,000+	12	87	8	3	2	112
<b>Total</b>	<b>1,901</b>	<b>2,549</b>	<b>404</b>	<b>96</b>	<b>125</b>	<b>5,075</b>

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	345	115	23	12	13	508
\$10,000-20,000	540	212	87	24	77	940
\$20,000-30,000	403	302	111	30	8	854
\$30,000-40,000	232	589	103	35	74	1,033
\$40,000-50,000	328	395	89	24	64	900
\$50,000-60,000	105	402	135	162	60	864
\$60,000-75,000	111	622	215	26	43	1,017
\$75,000-100,000	247	608	215	157	14	1,241
\$100,000-125,000	87	285	249	188	103	912
\$125,000-150,000	63	213	120	53	22	471
\$150,000-200,000	104	170	18	68	26	356
\$200,000+	50	149	50	82	11	342
<b>Total</b>	<b>2,615</b>	<b>4,062</b>	<b>1,415</b>	<b>861</b>	<b>515</b>	<b>9,468</b>

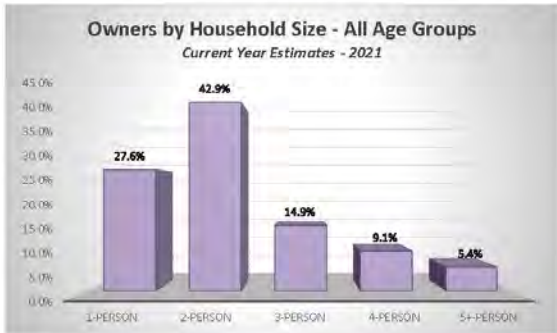
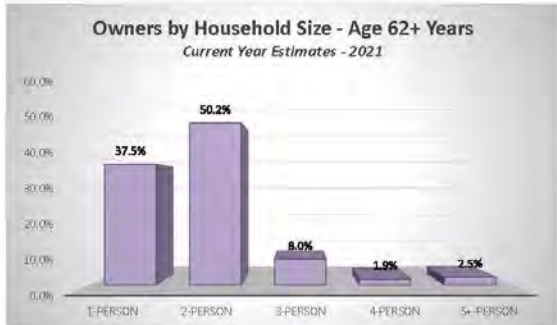
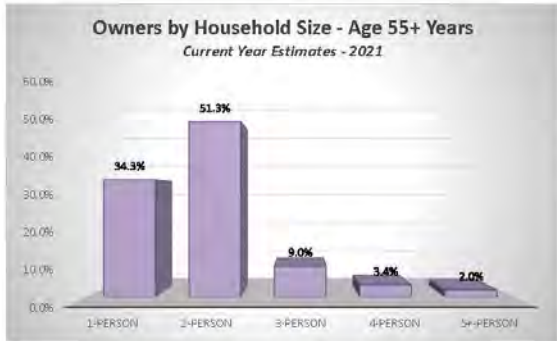
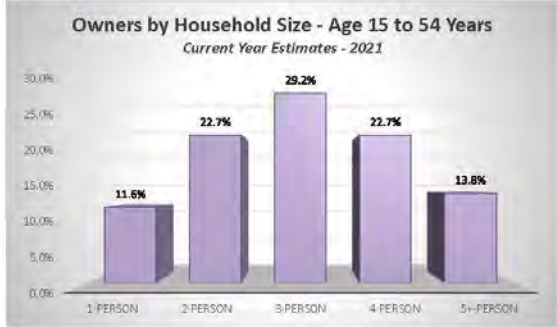
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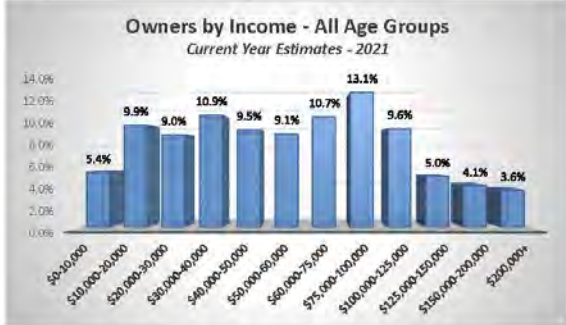
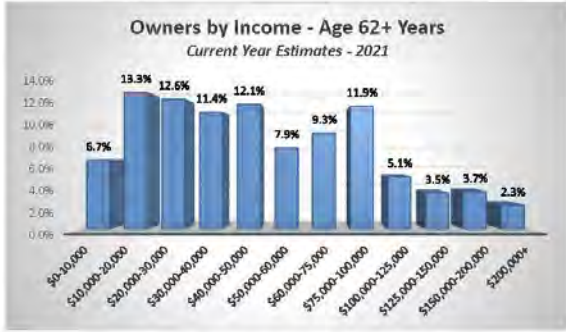
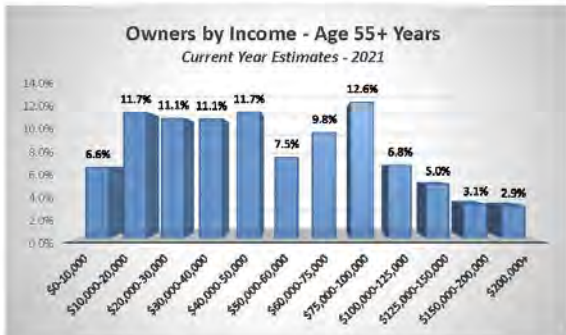
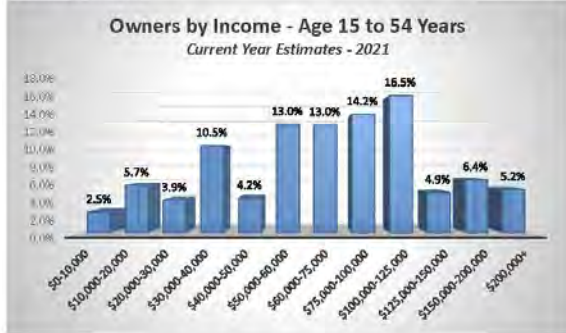
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.6%	1.1%	0.3%	0.1%	0.3%	2.5%
\$10,000-20,000	0.9%	0.8%	1.2%	0.3%	2.6%	5.7%
\$20,000-30,000	0.9%	0.6%	1.5%	0.7%	0.2%	3.9%
\$30,000-40,000	1.1%	3.9%	2.7%	0.5%	2.2%	10.5%
\$40,000-50,000	0.9%	0.5%	1.5%	0.4%	0.9%	4.2%
\$50,000-60,000	1.7%	2.4%	2.6%	4.8%	1.5%	13.0%
\$60,000-75,000	1.0%	3.4%	6.6%	0.6%	1.3%	13.0%
\$75,000-100,000	0.7%	5.3%	3.8%	4.1%	0.3%	14.2%
\$100,000-125,000	0.0%	1.1%	5.4%	6.5%	3.4%	16.5%
\$125,000-150,000	0.8%	1.1%	2.1%	0.5%	0.4%	4.9%
\$150,000-200,000	2.1%	1.6%	0.3%	2.1%	0.3%	6.4%
\$200,000+	0.8%	0.9%	1.2%	2.1%	0.3%	5.2%
<b>Total</b>	<b>11.6%</b>	<b>22.7%</b>	<b>29.2%</b>	<b>22.7%</b>	<b>13.8%</b>	<b>100.0%</b>

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	4.9%	1.3%	0.2%	0.1%	0.1%	6.6%
\$10,000-20,000	7.7%	2.9%	0.8%	0.3%	0.1%	11.7%
\$20,000-30,000	5.6%	4.3%	1.0%	0.1%	0.0%	11.1%
\$30,000-40,000	3.0%	7.2%	0.4%	0.3%	0.2%	11.1%
\$40,000-50,000	4.5%	5.7%	0.7%	0.2%	0.6%	11.7%
\$50,000-60,000	0.9%	5.0%	0.9%	0.4%	0.3%	7.5%
\$60,000-75,000	1.2%	7.9%	0.3%	0.1%	0.1%	9.5%
\$75,000-100,000	3.4%	6.9%	1.6%	0.6%	0.1%	12.6%
\$100,000-125,000	1.3%	3.8%	1.5%	0.1%	0.1%	6.8%
\$125,000-150,000	0.6%	2.7%	0.9%	0.6%	0.1%	5.0%
\$150,000-200,000	0.7%	1.9%	0.1%	0.1%	0.3%	3.1%
\$200,000+	0.4%	1.9%	0.2%	0.4%	0.0%	2.9%
<b>Total</b>	<b>34.3%</b>	<b>51.3%</b>	<b>9.0%</b>	<b>3.4%</b>	<b>2.0%</b>	<b>100.0%</b>

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	5.5%	0.7%	0.3%	0.1%	0.1%	6.7%
\$10,000-20,000	9.3%	3.1%	0.6%	0.3%	0.1%	13.3%
\$20,000-30,000	6.5%	4.7%	1.2%	0.1%	0.1%	12.6%
\$30,000-40,000	3.3%	7.0%	0.5%	0.3%	0.2%	11.4%
\$40,000-50,000	4.1%	6.2%	0.9%	0.1%	0.7%	12.1%
\$50,000-60,000	1.0%	5.5%	0.9%	0.1%	0.4%	7.9%
\$60,000-75,000	1.2%	7.6%	0.4%	0.1%	0.1%	9.3%
\$75,000-100,000	3.5%	7.1%	0.9%	0.3%	0.1%	11.9%
\$100,000-125,000	1.1%	2.5%	1.3%	0.1%	0.1%	5.1%
\$125,000-150,000	0.8%	1.7%	0.6%	0.3%	0.2%	3.5%
\$150,000-200,000	0.8%	2.3%	0.2%	0.1%	0.4%	3.7%
\$200,000+	0.4%	1.7%	0.2%	0.1%	0.0%	2.3%
<b>Total</b>	<b>37.5%</b>	<b>50.2%</b>	<b>8.0%</b>	<b>1.9%</b>	<b>2.5%</b>	<b>100.0%</b>

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	3.6%	1.2%	0.2%	0.1%	0.1%	5.4%
\$10,000-20,000	5.7%	2.2%	0.9%	0.3%	0.8%	9.9%
\$20,000-30,000	4.3%	3.2%	1.2%	0.3%	0.1%	9.0%
\$30,000-40,000	2.8%	6.2%	1.1%	0.4%	0.8%	10.9%
\$40,000-50,000	3.5%	4.2%	0.9%	0.3%	0.7%	9.5%
\$50,000-60,000	1.1%	4.2%	1.4%	1.7%	0.6%	9.1%
\$60,000-75,000	1.2%	6.6%	2.3%	0.3%	0.5%	10.7%
\$75,000-100,000	2.6%	6.4%	2.3%	1.7%	0.1%	13.1%
\$100,000-125,000	0.9%	3.0%	2.6%	2.0%	1.1%	9.6%
\$125,000-150,000	0.7%	2.2%	1.3%	0.6%	0.2%	5.0%
\$150,000-200,000	1.1%	1.8%	0.2%	0.7%	0.3%	4.1%
\$200,000+	0.5%	1.6%	0.5%	0.9%	0.1%	3.6%
<b>Total</b>	<b>27.6%</b>	<b>42.9%</b>	<b>14.9%</b>	<b>9.1%</b>	<b>5.4%</b>	<b>100.0%</b>







HISTA 2.2 Summary Data Mecklenburg County

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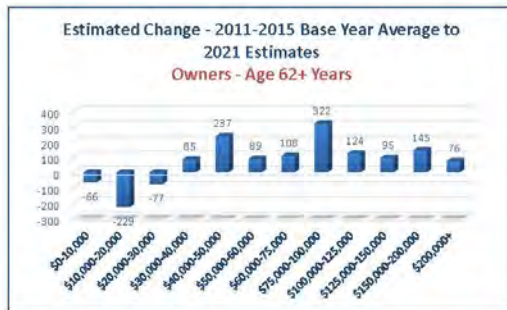
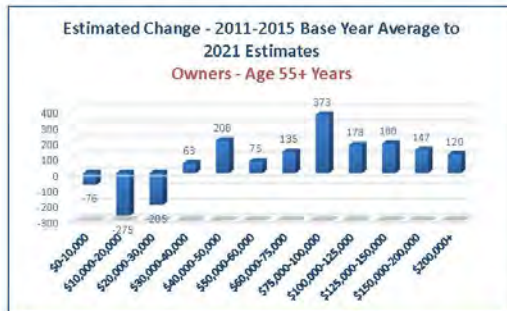
Prepared by: Clark

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	-33	2	1	4	-25	-27%
\$10,000-20,000	-34	-41	-31	-14	19	-101	-19%
\$20,000-30,000	39	-22	-40	-46	-24	-171	-61%
\$30,000-40,000	-2	-103	13	-2	-2	-96	-25%
\$40,000-50,000	-31	-28	-61	-42	-48	-210	-64%
\$50,000-60,000	7	-47	6	14	-5	-25	-6%
\$60,000-75,000	-14	-62	22	-23	-17	-94	-21%
\$75,000-100,000	-3	-23	0	-47	-7	-80	-17%
\$100,000-125,000	0	-2	39	66	22	124	37%
\$125,000-150,000	13	19	27	8	10	77	13%
\$150,000-200,000	41	20	3	42	-1	99	127%
\$200,000+	18	17	20	23	6	84	158%
<b>Total Change</b>	<b>-43</b>	<b>-305</b>	<b>-7</b>	<b>-20</b>	<b>-43</b>	<b>-418</b>	<b>-13%</b>
<b>Percent Change</b>	<b>-12%</b>	<b>-33%</b>	<b>-1%</b>	<b>-3%</b>	<b>-10%</b>	<b>-13%</b>	

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	-36	-26	-14	0	0	-76	-15%
\$10,000-20,000	-152	-93	-30	-11	1	-275	-26%
\$20,000-30,000	-54	-134	2	-16	-3	-205	-22%
\$30,000-40,000	38	25	-15	0	-5	63	9%
\$40,000-50,000	118	90	11	-14	3	208	36%
\$50,000-60,000	8	67	6	-3	-3	75	18%
\$60,000-75,000	29	93	13	-4	4	135	26%
\$75,000-100,000	116	192	44	17	4	373	79%
\$100,000-125,000	52	96	35	3	2	178	64%
\$125,000-150,000	32	112	28	8	8	188	127%
\$150,000-200,000	40	82	7	4	14	147	237%
\$200,000+	21	76	2	17	1	120	156%
<b>Total Change</b>	<b>232</b>	<b>570</b>	<b>102</b>	<b>1</b>	<b>26</b>	<b>931</b>	<b>16%</b>
<b>Percent Change</b>	<b>11%</b>	<b>20%</b>	<b>20%</b>	<b>0%</b>	<b>24%</b>	<b>16%</b>	

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	-36	-18	-13	0	1	-66	-16%
\$10,000-20,000	-127	-89	-11	-2	0	-229	-25%
\$20,000-30,000	-12	-69	6	-1	-1	-77	-11%
\$30,000-40,000	55	47	-15	3	-5	85	17%
\$40,000-50,000	102	119	12	-3	7	237	63%
\$50,000-60,000	8	70	11	3	-3	89	28%
\$60,000-75,000	18	79	10	-2	3	108	30%
\$75,000-100,000	115	180	15	9	3	322	113%
\$100,000-125,000	35	62	25	0	2	124	91%
\$125,000-150,000	31	48	5	2	9	95	112%
\$150,000-200,000	38	84	8	2	13	145	354%
\$200,000+	12	28	8	3	0	51	177%
<b>Total Change</b>	<b>242</b>	<b>567</b>	<b>57</b>	<b>14</b>	<b>29</b>	<b>909</b>	<b>22%</b>
<b>Percent Change</b>	<b>15%</b>	<b>29%</b>	<b>16%</b>	<b>17%</b>	<b>30%</b>	<b>22%</b>	

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	35	-59	-12	1	4	-101	-17%
\$10,000-20,000	-186	-134	-51	-23	20	-376	-29%
\$20,000-30,000	-93	-156	-38	-62	-27	-376	-31%
\$30,000-40,000	56	-78	-2	-2	-7	-33	-3%
\$40,000-50,000	87	62	-50	-56	-45	-2	0%
\$50,000-60,000	15	20	12	11	-8	50	6%
\$60,000-75,000	15	31	35	-27	-13	41	4%
\$75,000-100,000	113	169	44	-30	-3	295	31%
\$100,000-125,000	52	84	73	69	24	302	50%
\$125,000-150,000	45	131	55	16	18	265	129%
\$150,000-200,000	81	102	4	46	13	246	176%
\$200,000+	32	22	25	40	2	201	148%
<b>Total</b>	<b>189</b>	<b>265</b>	<b>95</b>	<b>-19</b>	<b>-17</b>	<b>513</b>	<b>6%</b>
<b>Percent Change</b>	<b>8%</b>	<b>7%</b>	<b>7%</b>	<b>-2%</b>	<b>-2%</b>	<b>6%</b>	





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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	210	68	127	6	16	427
\$10,000-20,000	113	194	110	25	83	525
\$20,000-30,000	112	33	64	146	13	368
\$30,000-40,000	156	148	162	50	85	601
\$40,000-50,000	35	55	75	69	34	268
\$50,000-60,000	101	82	87	136	97	503
\$60,000-75,000	30	107	221	20	62	440
\$75,000-100,000	20	179	139	176	73	587
\$100,000-125,000	7	37	159	183	97	483
\$125,000-150,000	34	48	85	39	19	225
\$150,000-200,000	65	58	11	63	10	207
\$200,000+	22	30	40	71	14	184
<b>Total</b>	<b>912</b>	<b>1,039</b>	<b>1,280</b>	<b>984</b>	<b>603</b>	<b>4,818</b>

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	496	92	17	11	7	623
\$10,000-20,000	823	303	58	20	11	1,215
\$20,000-30,000	537	353	74	23	29	1,018
\$30,000-40,000	251	546	33	22	24	876
\$40,000-50,000	370	418	47	14	44	893
\$50,000-60,000	90	359	72	30	18	569
\$60,000-75,000	108	616	43	9	10	786
\$75,000-100,000	256	549	111	46	6	968
\$100,000-125,000	120	265	126	9	9	529
\$125,000-150,000	62	192	64	40	33	391
\$150,000-200,000	63	134	10	10	21	238
\$200,000+	44	132	30	27	5	245
<b>Total</b>	<b>3,220</b>	<b>3,966</b>	<b>685</b>	<b>263</b>	<b>217</b>	<b>8,351</b>

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	396	44	17	6	5	468
\$10,000-20,000	728	184	33	16	10	971
\$20,000-30,000	478	301	67	12	4	862
\$30,000-40,000	214	378	31	19	22	664
\$40,000-50,000	266	350	46	7	39	708
\$50,000-60,000	78	286	56	7	18	445
\$60,000-75,000	83	472	24	5	8	592
\$75,000-100,000	195	436	47	16	5	699
\$100,000-125,000	90	136	93	5	9	333
\$125,000-150,000	59	94	30	13	10	206
\$150,000-200,000	55	121	10	3	19	208
\$200,000+	28	82	22	1	2	136
<b>Total</b>	<b>2,670</b>	<b>2,891</b>	<b>476</b>	<b>113</b>	<b>152</b>	<b>6,302</b>

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	706	160	144	17	23	1,050
\$10,000-20,000	936	497	168	45	94	1,740
\$20,000-30,000	649	386	138	171	42	1,386
\$30,000-40,000	407	694	195	72	109	1,477
\$40,000-50,000	405	473	122	83	78	1,161
\$50,000-60,000	191	441	159	166	115	1,072
\$60,000-75,000	138	723	264	29	72	1,226
\$75,000-100,000	276	728	250	222	79	1,555
\$100,000-125,000	127	302	285	192	106	1,012
\$125,000-150,000	96	240	149	79	52	616
\$150,000-200,000	128	192	21	73	31	445
\$200,000+	73	169	70	98	19	429
<b>Total</b>	<b>4,132</b>	<b>5,005</b>	<b>1,965</b>	<b>1,247</b>	<b>820</b>	<b>13,169</b>

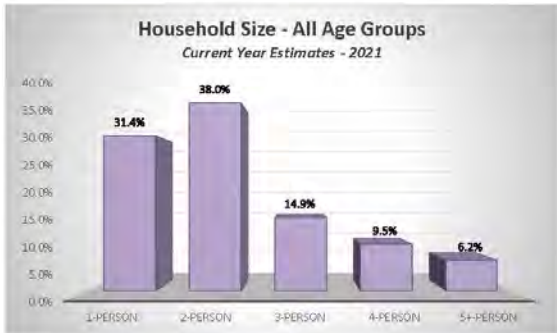
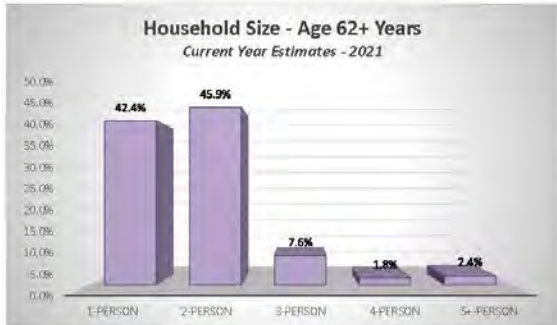
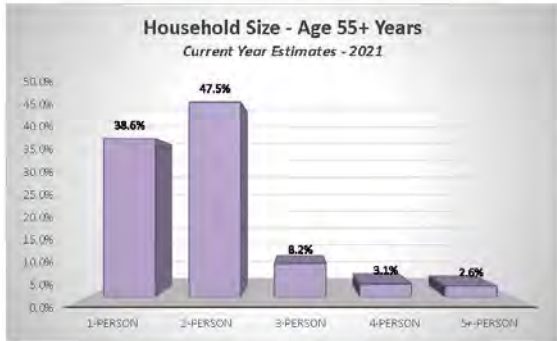
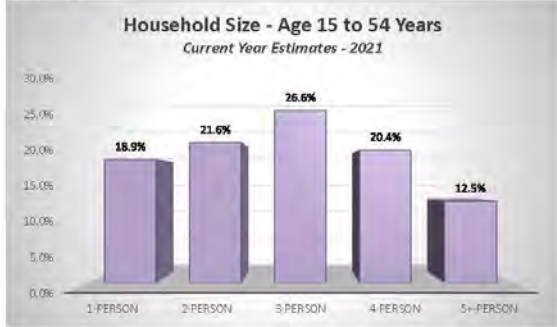
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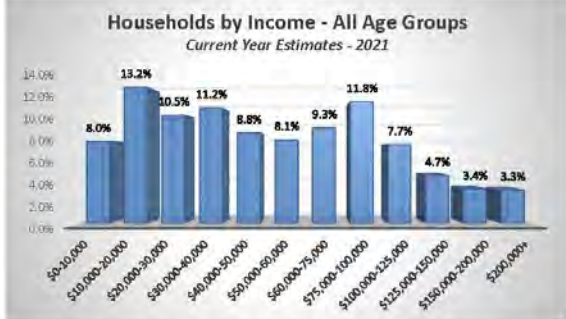
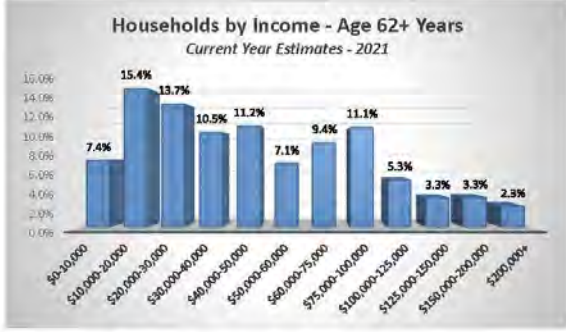
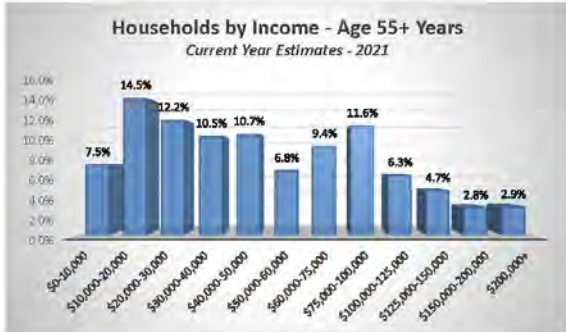
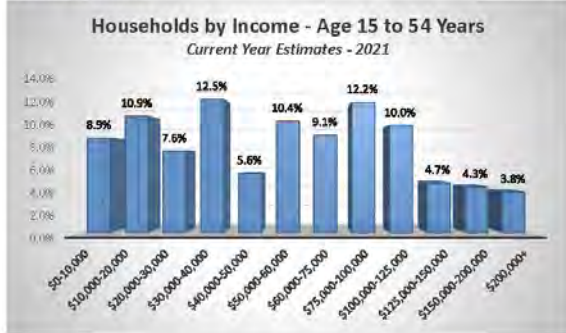
Percent Renter & Owner Households						
Age 18 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.4%	1.4%	2.6%	0.1%	0.3%	<b>8.9%</b>
\$10,000-20,000	2.3%	4.0%	2.3%	0.5%	1.7%	<b>10.9%</b>
\$20,000-30,000	2.3%	0.7%	1.3%	3.0%	0.3%	<b>7.6%</b>
\$30,000-40,000	3.2%	3.1%	3.4%	1.0%	1.8%	<b>12.5%</b>
\$40,000-50,000	0.7%	1.1%	1.6%	1.4%	0.7%	<b>5.6%</b>
\$50,000-60,000	2.1%	1.7%	1.8%	2.8%	2.0%	<b>10.4%</b>
\$60,000-75,000	0.6%	2.2%	4.6%	0.4%	1.3%	<b>9.1%</b>
\$75,000-100,000	0.4%	3.7%	2.9%	3.7%	1.5%	<b>12.2%</b>
\$100,000-125,000	0.1%	0.8%	3.3%	3.8%	2.0%	<b>10.0%</b>
\$125,000-150,000	0.7%	1.0%	1.8%	0.8%	0.4%	<b>4.7%</b>
\$150,000-200,000	1.3%	1.2%	0.2%	1.3%	0.2%	<b>4.3%</b>
\$200,000+	<u>0.6%</u>	<u>0.6%</u>	<u>0.8%</u>	<u>1.5%</u>	<u>0.3%</u>	<b>3.8%</b>
<b>Total</b>	<b>18.9%</b>	<b>21.6%</b>	<b>26.6%</b>	<b>20.4%</b>	<b>12.5%</b>	<b>100.0%</b>

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	5.9%	1.1%	0.2%	0.1%	0.1%	<b>7.5%</b>
\$10,000-20,000	9.9%	3.6%	0.7%	0.2%	0.1%	<b>14.5%</b>
\$20,000-30,000	6.4%	4.2%	0.9%	0.3%	0.3%	<b>12.2%</b>
\$30,000-40,000	3.0%	6.5%	0.4%	0.3%	0.3%	<b>10.5%</b>
\$40,000-50,000	4.4%	5.0%	0.6%	0.2%	0.5%	<b>10.7%</b>
\$50,000-60,000	1.1%	4.3%	0.9%	0.4%	0.2%	<b>6.8%</b>
\$60,000-75,000	1.3%	7.4%	0.5%	0.1%	0.1%	<b>9.4%</b>
\$75,000-100,000	3.1%	6.6%	1.3%	0.6%	0.1%	<b>11.6%</b>
\$100,000-125,000	1.4%	3.2%	1.5%	0.1%	0.1%	<b>6.3%</b>
\$125,000-150,000	0.7%	2.3%	0.8%	0.5%	0.4%	<b>4.7%</b>
\$150,000-200,000	0.8%	1.6%	0.1%	0.1%	0.3%	<b>2.8%</b>
\$200,000+	<u>0.5%</u>	<u>1.7%</u>	<u>0.4%</u>	<u>0.3%</u>	<u>0.1%</u>	<b>2.9%</b>
<b>Total</b>	<b>38.6%</b>	<b>47.5%</b>	<b>8.2%</b>	<b>3.1%</b>	<b>2.6%</b>	<b>100.0%</b>

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	6.3%	0.7%	0.3%	0.1%	0.1%	<b>7.4%</b>
\$10,000-20,000	11.6%	2.9%	0.5%	0.3%	0.2%	<b>15.4%</b>
\$20,000-30,000	7.6%	4.8%	1.1%	0.2%	0.1%	<b>13.7%</b>
\$30,000-40,000	3.4%	6.0%	0.5%	0.3%	0.3%	<b>10.8%</b>
\$40,000-50,000	4.2%	5.6%	0.7%	0.1%	0.6%	<b>11.2%</b>
\$50,000-60,000	1.2%	4.5%	0.9%	0.1%	0.3%	<b>7.1%</b>
\$60,000-75,000	1.3%	7.5%	0.4%	0.1%	0.1%	<b>9.4%</b>
\$75,000-100,000	3.1%	6.9%	0.7%	0.3%	0.1%	<b>11.1%</b>
\$100,000-125,000	1.4%	2.2%	1.5%	0.1%	0.1%	<b>5.3%</b>
\$125,000-150,000	0.9%	1.5%	0.5%	0.2%	0.2%	<b>3.3%</b>
\$150,000-200,000	0.9%	1.9%	0.2%	0.0%	0.3%	<b>3.3%</b>
\$200,000+	<u>0.4%</u>	<u>1.4%</u>	<u>0.3%</u>	<u>0.1%</u>	<u>0.0%</u>	<b>2.3%</b>
<b>Total</b>	<b>42.4%</b>	<b>45.9%</b>	<b>7.6%</b>	<b>1.8%</b>	<b>2.4%</b>	<b>100.0%</b>

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	5.4%	1.2%	1.1%	0.1%	0.2%	<b>8.0%</b>
\$10,000-20,000	7.1%	3.8%	1.3%	0.3%	0.7%	<b>13.2%</b>
\$20,000-30,000	4.9%	2.9%	1.0%	1.3%	0.3%	<b>10.5%</b>
\$30,000-40,000	3.1%	5.2%	1.5%	0.5%	0.8%	<b>11.2%</b>
\$40,000-50,000	3.1%	3.6%	0.9%	0.6%	0.6%	<b>8.8%</b>
\$50,000-60,000	1.5%	3.2%	1.2%	1.3%	0.9%	<b>8.1%</b>
\$60,000-75,000	1.0%	5.5%	2.0%	0.2%	0.5%	<b>9.3%</b>
\$75,000-100,000	2.1%	5.5%	1.9%	1.7%	0.6%	<b>11.8%</b>
\$100,000-125,000	1.0%	2.2%	2.2%	1.5%	0.8%	<b>7.7%</b>
\$125,000-150,000	0.7%	1.8%	1.1%	0.6%	0.4%	<b>4.7%</b>
\$150,000-200,000	1.0%	1.5%	0.2%	0.6%	0.2%	<b>3.4%</b>
\$200,000+	<u>0.6%</u>	<u>1.3%</u>	<u>0.5%</u>	<u>0.7%</u>	<u>0.1%</u>	<b>3.3%</b>
<b>Total</b>	<b>31.4%</b>	<b>38.6%</b>	<b>14.9%</b>	<b>9.5%</b>	<b>6.2%</b>	<b>100.0%</b>







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Prepared by: Ribbon

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	32	-37	19	-2	0	12	3%
\$10,000-20,000	-96	-67	-32	-25	14	-208	-28%
\$20,000-30,000	-111	-29	-78	-85	-24	-326	-47%
\$30,000-40,000	34	-106	39	2	-2	-35	-6%
\$40,000-50,000	-35	-83	-98	-71	-66	-353	-57%
\$50,000-60,000	33	-60	4	15	-18	-26	-5%
\$60,000-75,000	-12	-73	15	-31	19	-110	-20%
\$75,000-100,000	-4	-15	8	-2	-9	-22	-4%
\$100,000-125,000	2	-3	39	69	23	130	37%
\$125,000-150,000	23	9	31	30	14	97	26%
\$150,000-200,000	41	24	11	47	0	111	16%
\$200,000+	21	21	24	33	8	108	14%
<b>Total Change</b>	<b>-74</b>	<b>-420</b>	<b>-40</b>	<b>-19</b>	<b>-69</b>	<b>-622</b>	<b>-11%</b>
<b>Percent Change</b>	<b>-8%</b>	<b>-29%</b>	<b>-3%</b>	<b>-2%</b>	<b>-10%</b>	<b>-11%</b>	

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	-69	-32	-14	1	0	-113	-15%
\$10,000-20,000	-96	-78	-20	49	0	-202	-14%
\$20,000-30,000	-27	-149	1	-14	6	-182	-15%
\$30,000-40,000	69	55	-11	0	-9	104	13%
\$40,000-50,000	154	94	11	-14	0	245	38%
\$50,000-60,000	8	60	14	-3	-3	76	15%
\$60,000-75,000	44	140	10	-5	7	196	32%
\$75,000-100,000	126	238	43	19	3	429	89%
\$100,000-125,000	73	98	50	1	4	216	69%
\$125,000-150,000	47	119	25	8	25	224	134%
\$150,000-200,000	55	86	6	2	16	165	226%
\$200,000+	34	82	8	18	2	151	161%
<b>Total Change</b>	<b>419</b>	<b>711</b>	<b>123</b>	<b>5</b>	<b>51</b>	<b>1,309</b>	<b>19%</b>
<b>Percent Change</b>	<b>15%</b>	<b>22%</b>	<b>22%</b>	<b>2%</b>	<b>31%</b>	<b>19%</b>	

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	-52	-23	-13	0	1	-87	-16%
\$10,000-20,000	-73	-95	-10	1	-1	-178	-15%
\$20,000-30,000	16	-81	4	0	-1	-62	-7%
\$30,000-40,000	67	63	-11	7	-9	113	21%
\$40,000-50,000	138	124	12	-3	7	278	65%
\$50,000-60,000	10	75	19	1	-3	102	30%
\$60,000-75,000	32	127	8	-2	5	170	40%
\$75,000-100,000	124	220	14	9	2	369	112%
\$100,000-125,000	-56	64	41	0	4	165	98%
\$125,000-150,000	45	53	1	1	8	108	110%
\$150,000-200,000	52	88	7	1	14	162	352%
\$200,000+	22	26	2	2	1	51	165%
<b>Total Change</b>	<b>-437</b>	<b>671</b>	<b>81</b>	<b>14</b>	<b>28</b>	<b>1,231</b>	<b>24%</b>
<b>Percent Change</b>	<b>20%</b>	<b>30%</b>	<b>21%</b>	<b>14%</b>	<b>23%</b>	<b>24%</b>	

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	36	69	5	-1	0	-101	-9%
\$10,000-20,000	-194	-145	-52	33	14	-410	-19%
\$20,000-30,000	-138	-176	-77	-99	-18	-508	-27%
\$30,000-40,000	105	-53	28	2	-11	69	5%
\$40,000-50,000	119	11	-87	-85	66	108	-9%
\$50,000-60,000	41	0	19	12	-21	50	5%
\$60,000-75,000	32	67	25	-36	-2	86	8%
\$75,000-100,000	122	223	51	17	-6	407	35%
\$100,000-125,000	75	85	89	70	27	346	52%
\$125,000-150,000	70	128	46	38	39	321	109%
\$150,000-200,000	96	110	5	49	16	276	163%
\$200,000+	21	110	32	22	10	252	152%
<b>Total</b>	<b>345</b>	<b>291</b>	<b>83</b>	<b>-14</b>	<b>-18</b>	<b>687</b>	<b>6%</b>
<b>Percent Change</b>	<b>9%</b>	<b>6%</b>	<b>4%</b>	<b>-1%</b>	<b>-2%</b>	<b>6%</b>	





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<b>Renter Households</b>						
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	162	28	116	6	12	324
\$10,000-20,000	70	145	58	13	12	298
\$20,000-30,000	93	13	19	101	6	232
\$30,000-40,000	115	32	91	32	22	292
\$40,000-50,000	9	29	28	45	6	117
\$50,000-60,000	49	13	14	1	51	128
\$60,000-75,000	0	15	38	1	21	75
\$75,000-100,000	2	29	26	74	63	194
\$100,000-125,000	7	9	9	2	1	28
\$125,000-150,000	11	17	33	38	7	106
\$150,000-200,000	10	22	5	13	4	54
\$200,000+	10	11	2	13	10	53
<b>Total</b>	<b>538</b>	<b>363</b>	<b>446</b>	<b>339</b>	<b>215</b>	<b>1,901</b>

<b>Renter Households</b>						
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	170	9	0	3	4	186
\$10,000-20,000	274	91	7	0	7	379
\$20,000-30,000	180	60	2	11	27	280
\$30,000-40,000	61	59	2	2	11	135
\$40,000-50,000	72	53	0	1	4	130
\$50,000-60,000	47	30	6	2	1	86
\$60,000-75,000	31	94	9	2	1	137
\$75,000-100,000	27	92	2	1	1	123
\$100,000-125,000	49	12	33	1	2	97
\$125,000-150,000	37	10	0	2	26	75
\$150,000-200,000	30	13	2	4	0	49
\$200,000+	23	28	24	2	3	80
<b>Total</b>	<b>1,001</b>	<b>551</b>	<b>87</b>	<b>31</b>	<b>87</b>	<b>1,757</b>

<b>Renter Households</b>						
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	126	7	0	2	1	136
\$10,000-20,000	234	23	7	0	7	271
\$20,000-30,000	172	54	2	6	0	234
\$30,000-40,000	56	24	2	1	9	92
\$40,000-50,000	66	44	0	1	0	111
\$50,000-60,000	38	9	6	2	1	56
\$60,000-75,000	31	92	3	1	1	128
\$75,000-100,000	18	77	2	1	1	99
\$100,000-125,000	49	10	33	1	2	95
\$125,000-150,000	32	8	0	2	0	42
\$150,000-200,000	28	10	2	2	0	42
\$200,000+	18	7	23	0	2	50
<b>Total</b>	<b>868</b>	<b>365</b>	<b>80</b>	<b>19</b>	<b>24</b>	<b>1,356</b>

<b>Renter Households</b>						
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	332	37	116	9	16	510
\$10,000-20,000	344	236	65	13	19	677
\$20,000-30,000	273	73	21	112	33	512
\$30,000-40,000	176	91	93	34	33	427
\$40,000-50,000	81	82	28	46	10	247
\$50,000-60,000	96	43	20	3	52	214
\$60,000-75,000	31	109	47	3	22	212
\$75,000-100,000	29	121	28	75	64	317
\$100,000-125,000	56	21	42	3	7	125
\$125,000-150,000	48	27	33	40	33	181
\$150,000-200,000	40	35	7	17	4	103
\$200,000+	33	39	33	15	13	153
<b>Total</b>	<b>1,539</b>	<b>914</b>	<b>533</b>	<b>370</b>	<b>302</b>	<b>3,658</b>

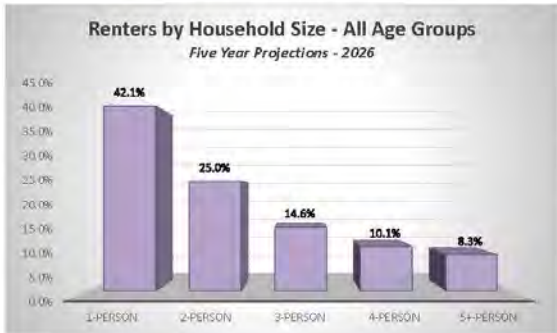
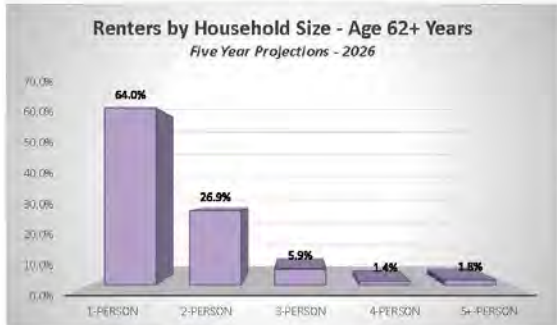
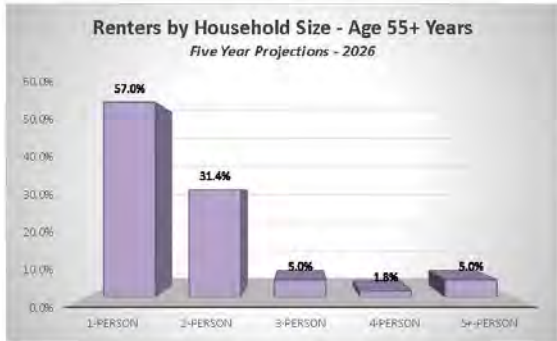
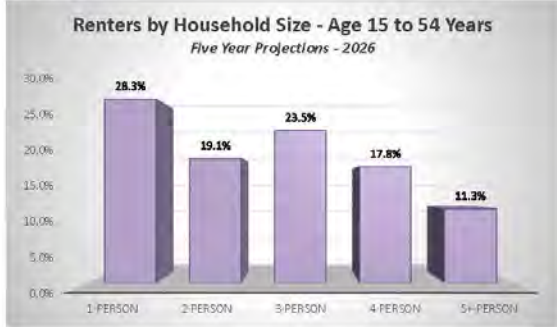
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Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.5%	1.5%	6.1%	0.3%	0.6%	17.0%
\$10,000-20,000	3.7%	7.6%	3.1%	0.7%	0.6%	15.7%
\$20,000-30,000	4.9%	0.7%	1.0%	5.3%	0.3%	12.2%
\$30,000-40,000	6.0%	1.7%	4.8%	1.7%	1.2%	15.4%
\$40,000-50,000	0.5%	1.5%	1.5%	2.4%	0.3%	6.2%
\$50,000-60,000	2.6%	0.7%	0.7%	0.1%	2.7%	6.7%
\$60,000-75,000	0.0%	0.8%	2.0%	0.1%	1.1%	3.9%
\$75,000-100,000	0.1%	1.5%	1.4%	3.9%	3.3%	10.2%
\$100,000-125,000	0.4%	0.5%	0.5%	0.1%	0.1%	1.5%
\$125,000-150,000	0.6%	0.9%	1.7%	2.0%	0.4%	5.6%
\$150,000-200,000	0.5%	1.2%	0.3%	0.7%	0.2%	2.8%
\$200,000+	0.5%	0.6%	0.5%	0.7%	0.5%	2.8%
<b>Total</b>	<b>28.3%</b>	<b>19.1%</b>	<b>25.5%</b>	<b>17.8%</b>	<b>11.3%</b>	<b>100.0%</b>

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	9.7%	0.5%	0.0%	0.2%	0.2%	10.6%
\$10,000-20,000	15.6%	5.2%	0.4%	0.0%	0.4%	21.6%
\$20,000-30,000	10.2%	3.4%	0.1%	0.6%	1.5%	15.9%
\$30,000-40,000	3.5%	3.4%	0.1%	0.1%	0.6%	7.7%
\$40,000-50,000	4.1%	3.0%	0.0%	0.1%	0.2%	7.4%
\$50,000-60,000	2.7%	1.7%	0.3%	0.1%	0.1%	4.9%
\$60,000-75,000	1.8%	5.4%	0.5%	0.1%	0.1%	7.8%
\$75,000-100,000	1.5%	5.2%	0.1%	0.1%	0.1%	7.0%
\$100,000-125,000	2.8%	0.7%	1.9%	0.1%	0.1%	5.5%
\$125,000-150,000	2.1%	0.6%	0.0%	0.1%	1.5%	4.3%
\$150,000-200,000	1.7%	0.7%	0.1%	0.2%	0.0%	2.8%
\$200,000+	1.3%	1.6%	1.4%	0.1%	0.2%	4.6%
<b>Total</b>	<b>57.0%</b>	<b>31.4%</b>	<b>5.0%</b>	<b>1.8%</b>	<b>5.0%</b>	<b>100.0%</b>

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	9.3%	0.5%	0.0%	0.1%	0.1%	10.0%
\$10,000-20,000	17.3%	1.7%	0.5%	0.0%	0.5%	20.0%
\$20,000-30,000	12.7%	4.0%	0.1%	0.4%	0.0%	17.3%
\$30,000-40,000	4.1%	1.8%	0.1%	0.1%	0.7%	6.5%
\$40,000-50,000	4.9%	3.2%	0.0%	0.1%	0.0%	8.2%
\$50,000-60,000	2.8%	0.7%	0.4%	0.1%	0.1%	4.1%
\$60,000-75,000	2.3%	6.8%	0.2%	0.1%	0.1%	9.4%
\$75,000-100,000	1.3%	5.7%	0.1%	0.1%	0.1%	7.3%
\$100,000-125,000	3.6%	0.7%	2.4%	0.1%	0.1%	7.0%
\$125,000-150,000	2.4%	0.6%	0.0%	0.1%	0.0%	3.1%
\$150,000-200,000	2.1%	0.7%	0.1%	0.1%	0.0%	3.1%
\$200,000+	1.3%	0.5%	1.7%	0.0%	0.1%	3.7%
<b>Total</b>	<b>64.0%</b>	<b>26.9%</b>	<b>5.9%</b>	<b>1.4%</b>	<b>1.8%</b>	<b>100.0%</b>

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	9.1%	1.0%	3.2%	0.2%	0.4%	13.9%
\$10,000-20,000	9.4%	6.5%	1.8%	0.4%	0.5%	18.5%
\$20,000-30,000	7.5%	2.0%	0.6%	3.1%	0.9%	14.0%
\$30,000-40,000	4.8%	2.5%	2.5%	0.9%	0.9%	11.7%
\$40,000-50,000	2.2%	2.2%	0.8%	1.3%	0.3%	6.8%
\$50,000-60,000	2.6%	1.2%	0.5%	0.1%	1.4%	5.9%
\$60,000-75,000	0.8%	3.0%	1.3%	0.1%	0.6%	5.8%
\$75,000-100,000	0.8%	3.3%	0.8%	2.1%	1.7%	8.7%
\$100,000-125,000	1.5%	0.6%	1.1%	0.1%	0.1%	3.4%
\$125,000-150,000	1.3%	0.7%	0.9%	1.1%	0.9%	4.9%
\$150,000-200,000	1.1%	1.0%	0.2%	0.5%	0.1%	2.8%
\$200,000+	0.9%	1.1%	0.9%	0.4%	0.4%	3.6%
<b>Total</b>	<b>42.1%</b>	<b>25.0%</b>	<b>14.6%</b>	<b>10.1%</b>	<b>8.3%</b>	<b>100.0%</b>







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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	-30	-9	-4	4	5	-34	-9%
\$10,000-20,000	19	-29	-18	-5	2	-68	-19%
\$20,000-30,000	6	-4	-2	-25	-2	-27	-10%
\$30,000-40,000	-11	-8	5	-3	-1	-18	-6%
\$40,000-50,000	-1	-11	-5	-14	-4	-35	-23%
\$50,000-60,000	-5	-2	-1	-1	-4	-13	-9%
\$60,000-75,000	-2	3	0	-1	-5	-5	-6%
\$75,000-100,000	2	-2	-9	12	-2	2	1%
\$100,000-125,000	1	3	0	-1	0	3	12%
\$125,000-150,000	-1	-1	-3	13	0	16	18%
\$150,000-200,000	4	9	2	8	1	24	80%
\$200,000+	3	2	2	-1	2	14	36%
<b>Total Change</b>	<b>-53</b>	<b>-45</b>	<b>-23</b>	<b>-14</b>	<b>-6</b>	<b>-141</b>	<b>-7%</b>
<b>Percent Change</b>	<b>-9%</b>	<b>-11%</b>	<b>-5%</b>	<b>-4%</b>	<b>-3%</b>	<b>-7%</b>	

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	1	1	-1	0	1	2	1%
\$10,000-20,000	-13	-21	2	3	0	-55	-12%
\$20,000-30,000	21	7	-4	-4	1	7	3%
\$30,000-40,000	12	-6	-4	0	-1	1	1%
\$40,000-50,000	5	13	0	1	0	21	19%
\$50,000-60,000	15	6	-1	0	1	19	28%
\$60,000-75,000	6	5	-2	1	-2	8	6%
\$75,000-100,000	-2	3	1	-2	1	1	1%
\$100,000-125,000	15	1	6	0	0	22	29%
\$125,000-150,000	16	1	-1	1	3	20	36%
\$150,000-200,000	12	4	2	4	-2	20	69%
\$200,000+	2	14	10	0	1	32	67%
<b>Total Change</b>	<b>75</b>	<b>16</b>	<b>6</b>	<b>-2</b>	<b>3</b>	<b>98</b>	<b>6%</b>
<b>Percent Change</b>	<b>8%</b>	<b>3%</b>	<b>7%</b>	<b>-6%</b>	<b>4%</b>	<b>6%</b>	

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	9	1	-1	0	0	9	7%
\$10,000-20,000	-23	-2	2	-3	0	-26	-9%
\$20,000-30,000	24	-7	-3	0	-1	13	6%
\$30,000-40,000	12	0	-4	-1	-2	5	6%
\$40,000-50,000	7	11	0	1	-1	18	19%
\$50,000-60,000	12	1	-3	2	1	13	30%
\$60,000-75,000	7	5	-1	0	-1	10	8%
\$75,000-100,000	1	3	1	0	1	6	6%
\$100,000-125,000	15	1	6	0	0	22	30%
\$125,000-150,000	13	1	0	2	0	16	62%
\$150,000-200,000	13	4	2	2	-1	20	91%
\$200,000+	2	2	2	-1	1	22	85%
<b>Total Change</b>	<b>99</b>	<b>25</b>	<b>8</b>	<b>2</b>	<b>-3</b>	<b>129</b>	<b>11%</b>
<b>Percent Change</b>	<b>13%</b>	<b>7%</b>	<b>11%</b>	<b>12%</b>	<b>-11%</b>	<b>11%</b>	

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	29	-8	-5	4	6	-32	-6%
\$10,000-20,000	-52	-49	-16	-8	2	-123	-15%
\$20,000-30,000	27	-11	-6	-29	-1	-20	-4%
\$30,000-40,000	1	-14	1	-3	-2	-17	-4%
\$40,000-50,000	4	4	-5	-13	-4	-14	-5%
\$50,000-60,000	10	4	-4	-1	-3	6	3%
\$60,000-75,000	4	8	-2	0	-7	3	1%
\$75,000-100,000	0	1	-7	10	-1	3	1%
\$100,000-125,000	16	4	6	-1	0	25	25%
\$125,000-150,000	15	0	4	14	3	36	25%
\$150,000-200,000	16	13	4	12	-1	44	75%
\$200,000+	10	12	12	-1	1	46	57%
<b>Total</b>	<b>22</b>	<b>-29</b>	<b>-17</b>	<b>-16</b>	<b>-3</b>	<b>-43</b>	<b>-1%</b>
<b>Percent Change</b>	<b>1%</b>	<b>-3%</b>	<b>-3%</b>	<b>-4%</b>	<b>-1%</b>	<b>-1%</b>	







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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	16	25	6	5	2	54
\$10,000-20,000	22	14	29	6	60	131
\$20,000-30,000	21	12	35	22	0	90
\$30,000-40,000	29	75	55	8	58	225
\$40,000-50,000	18	13	47	10	20	108
\$50,000-60,000	62	49	58	117	33	319
\$60,000-75,000	23	96	170	18	35	342
\$75,000-100,000	17	130	94	94	5	340
\$100,000-125,000	1	32	158	186	93	470
\$125,000-150,000	24	33	54	13	13	137
\$150,000-200,000	64	64	16	64	5	213
\$200,000+	32	28	49	67	6	182
<b>Total</b>	<b>329</b>	<b>571</b>	<b>771</b>	<b>610</b>	<b>330</b>	<b>2,611</b>

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	387	72	16	6	4	385
\$10,000-20,000	477	162	42	15	2	698
\$20,000-30,000	367	281	69	8	2	727
\$30,000-40,000	177	438	21	23	14	673
\$40,000-50,000	297	369	50	15	54	785
\$50,000-60,000	62	304	56	21	25	468
\$60,000-75,000	90	537	47	9	6	689
\$75,000-100,000	243	482	108	39	5	877
\$100,000-125,000	91	285	123	6	7	512
\$125,000-150,000	62	234	66	41	11	414
\$150,000-200,000	69	175	12	11	29	296
\$200,000+	44	163	18	28	4	269
<b>Total</b>	<b>2,266</b>	<b>3,504</b>	<b>628</b>	<b>232</b>	<b>163</b>	<b>6,793</b>

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	249	35	16	3	4	307
\$10,000-20,000	442	134	22	11	2	611
\$20,000-30,000	329	238	66	5	2	640
\$30,000-40,000	152	340	21	20	14	547
\$40,000-50,000	206	318	50	8	51	633
\$50,000-60,000	53	259	46	6	25	389
\$60,000-75,000	69	406	30	4	5	514
\$75,000-100,000	192	384	55	15	5	651
\$100,000-125,000	65	150	86	3	6	310
\$125,000-150,000	59	114	34	13	10	230
\$150,000-200,000	61	163	10	2	29	265
\$200,000+	32	123	6	6	3	171
<b>Total</b>	<b>1,909</b>	<b>2,665</b>	<b>442</b>	<b>96</b>	<b>156</b>	<b>5,268</b>

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	303	97	22	11	6	439
\$10,000-20,000	499	176	71	21	62	829
\$20,000-30,000	388	293	104	30	2	817
\$30,000-40,000	206	513	76	31	72	898
\$40,000-50,000	315	382	97	25	74	893
\$50,000-60,000	124	353	114	138	58	787
\$60,000-75,000	113	633	217	27	41	1,031
\$75,000-100,000	260	612	202	133	10	1,217
\$100,000-125,000	92	317	281	192	100	982
\$125,000-150,000	86	267	120	54	24	551
\$150,000-200,000	133	239	28	75	34	509
\$200,000+	76	193	67	105	10	451
<b>Total</b>	<b>2,595</b>	<b>4,075</b>	<b>1,399</b>	<b>842</b>	<b>493</b>	<b>9,404</b>



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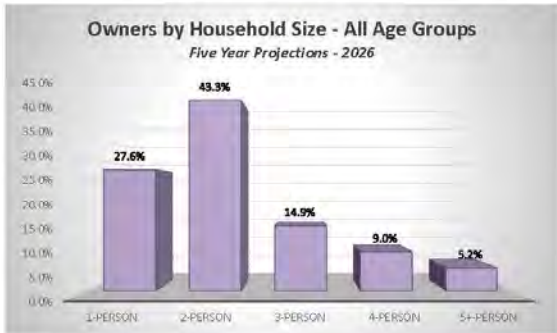
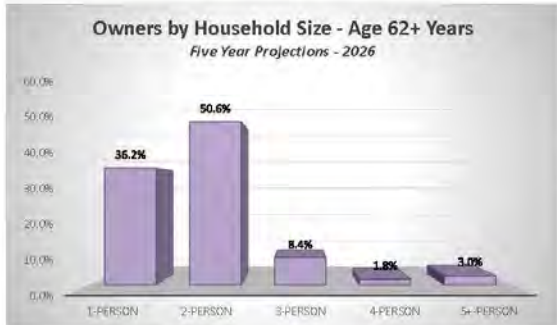
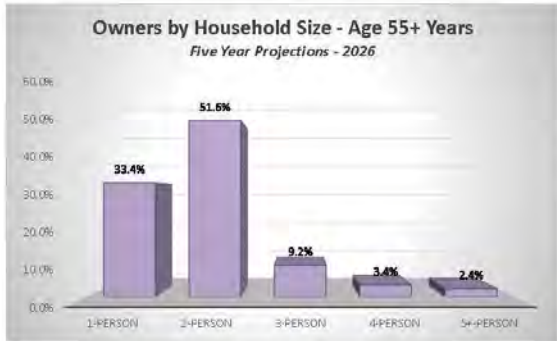
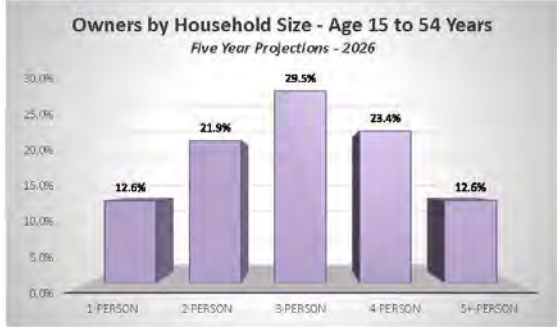
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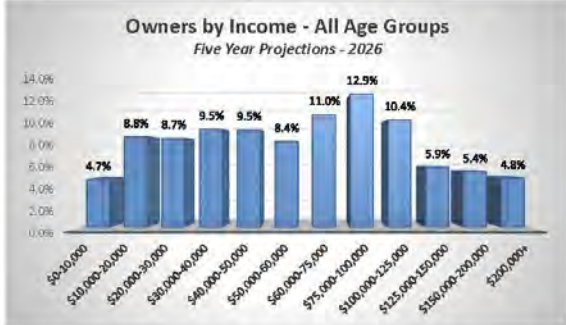
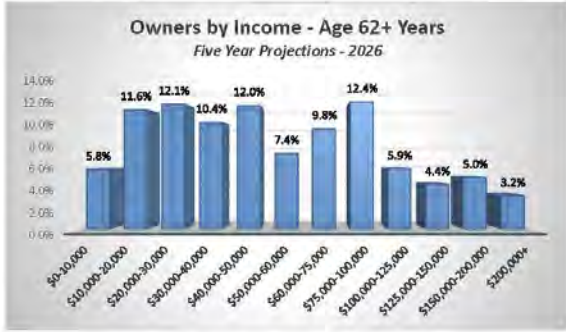
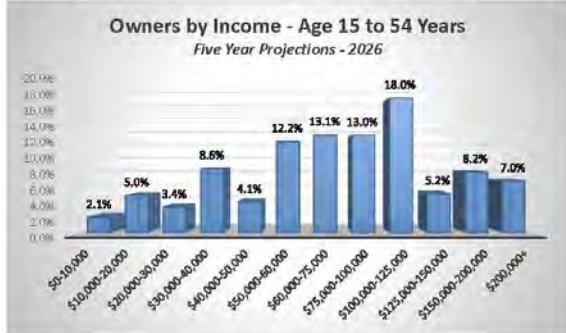
Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.6%	1.0%	0.2%	0.2%	0.1%	2.1%
\$10,000-20,000	0.8%	0.5%	1.1%	0.2%	2.3%	5.0%
\$20,000-30,000	0.8%	0.5%	1.3%	0.8%	0.0%	3.4%
\$30,000-40,000	1.1%	2.0%	2.1%	0.3%	2.2%	8.6%
\$40,000-50,000	0.7%	0.5%	1.8%	0.4%	0.8%	4.1%
\$50,000-60,000	2.4%	1.9%	2.2%	4.5%	1.3%	12.2%
\$60,000-75,000	0.9%	3.7%	6.5%	0.7%	1.3%	13.1%
\$75,000-100,000	0.7%	5.0%	3.6%	3.6%	0.2%	13.0%
\$100,000-125,000	0.0%	1.2%	6.1%	7.1%	3.6%	18.0%
\$125,000-150,000	0.9%	1.3%	2.1%	0.5%	0.5%	5.2%
\$150,000-200,000	2.3%	2.5%	0.6%	2.5%	0.2%	8.2%
\$200,000+	1.2%	1.1%	1.9%	2.6%	0.2%	7.0%
<b>Total</b>	<b>12.6%</b>	<b>21.9%</b>	<b>29.5%</b>	<b>23.4%</b>	<b>12.6%</b>	<b>100.0%</b>

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	4.2%	1.1%	0.2%	0.1%	0.1%	5.7%
\$10,000-20,000	7.0%	2.4%	0.6%	0.2%	0.0%	10.3%
\$20,000-30,000	5.4%	4.1%	1.0%	0.1%	0.0%	10.7%
\$30,000-40,000	2.6%	6.4%	0.3%	0.3%	0.2%	9.9%
\$40,000-50,000	4.4%	5.4%	0.7%	0.2%	0.8%	11.6%
\$50,000-60,000	0.9%	4.5%	0.8%	0.3%	0.4%	6.9%
\$60,000-75,000	1.3%	7.9%	0.7%	0.1%	0.1%	10.1%
\$75,000-100,000	3.6%	7.1%	1.6%	0.6%	0.1%	12.9%
\$100,000-125,000	1.3%	4.2%	1.8%	0.1%	0.1%	7.5%
\$125,000-150,000	0.9%	3.4%	1.0%	0.6%	0.2%	6.1%
\$150,000-200,000	1.0%	2.6%	0.2%	0.2%	0.4%	4.4%
\$200,000+	0.6%	2.4%	0.3%	0.6%	0.1%	4.0%
<b>Total</b>	<b>33.4%</b>	<b>51.6%</b>	<b>9.2%</b>	<b>3.4%</b>	<b>2.4%</b>	<b>100.0%</b>

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	4.7%	0.7%	0.3%	0.1%	0.1%	5.8%
\$10,000-20,000	8.4%	2.5%	0.4%	0.2%	0.0%	11.6%
\$20,000-30,000	6.2%	4.5%	1.3%	0.1%	0.0%	12.1%
\$30,000-40,000	2.9%	6.5%	0.4%	0.4%	0.3%	10.4%
\$40,000-50,000	3.9%	6.0%	0.9%	0.2%	1.0%	12.0%
\$50,000-60,000	1.0%	4.9%	0.9%	0.1%	0.5%	7.4%
\$60,000-75,000	1.3%	7.7%	0.6%	0.1%	0.1%	9.8%
\$75,000-100,000	3.6%	7.3%	1.0%	0.3%	0.1%	12.4%
\$100,000-125,000	1.2%	2.8%	1.6%	0.1%	0.1%	5.9%
\$125,000-150,000	1.1%	2.2%	0.6%	0.2%	0.2%	4.4%
\$150,000-200,000	1.2%	3.1%	0.2%	0.0%	0.6%	5.0%
\$200,000+	0.6%	2.4%	0.1%	0.1%	0.1%	3.2%
<b>Total</b>	<b>36.2%</b>	<b>50.6%</b>	<b>8.4%</b>	<b>1.5%</b>	<b>3.0%</b>	<b>100.0%</b>

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	3.2%	1.0%	0.2%	0.1%	0.1%	4.7%
\$10,000-20,000	5.3%	1.9%	0.8%	0.2%	0.7%	8.8%
\$20,000-30,000	4.1%	3.1%	1.1%	0.3%	0.0%	8.7%
\$30,000-40,000	2.2%	5.5%	0.8%	0.3%	0.8%	9.5%
\$40,000-50,000	3.3%	4.1%	1.0%	0.3%	0.8%	9.5%
\$50,000-60,000	1.3%	3.8%	1.2%	1.5%	0.6%	8.4%
\$60,000-75,000	1.2%	6.7%	2.3%	0.3%	0.4%	11.0%
\$75,000-100,000	2.8%	6.5%	2.1%	1.4%	0.1%	12.9%
\$100,000-125,000	1.0%	3.4%	3.0%	2.0%	1.1%	10.4%
\$125,000-150,000	0.9%	2.8%	1.3%	0.6%	0.3%	5.9%
\$150,000-200,000	1.4%	2.5%	0.3%	0.8%	0.4%	5.4%
\$200,000+	0.8%	2.1%	0.7%	1.1%	0.1%	4.8%
<b>Total</b>	<b>27.6%</b>	<b>45.3%</b>	<b>14.9%</b>	<b>9.0%</b>	<b>5.2%</b>	<b>100.0%</b>







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Mecklenburg County

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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	-2	-6	-1	1	-7	-15	-22%
\$10,000-20,000	-2	-7	-5	-1	-13	-28	-18%
\$20,000-30,000	-4	-4	-8	2	-5	-19	-17%
\$30,000-40,000	-1	-33	-21	-7	-4	-66	-23%
\$40,000-50,000	-7	-2	5	0	-4	-8	-7%
\$50,000-60,000	15	-18	-14	-17	-9	-43	-12%
\$60,000-75,000	-5	1	-13	0	+1	-18	-8%
\$75,000-100,000	-3	-18	-11	-20	-3	-55	-14%
\$100,000-125,000	0	1	8	6	-3	12	3%
\$125,000-150,000	2	3	-9	-1	1	2	1%
\$150,000-200,000	5	19	8	0	-2	36	26%
\$200,000+	10	4	12	10	-2	37	26%
<b>Total Change</b>	<b>8</b>	<b>-60</b>	<b>-40</b>	<b>-21</b>	<b>-52</b>	<b>-165</b>	<b>-6%</b>
<b>Percent Change</b>	<b>2%</b>	<b>-10%</b>	<b>-5%</b>	<b>-3%</b>	<b>-14%</b>	<b>-6%</b>	

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	-40	-12	0	-2	0	-54	-12%
\$10,000-20,000	-39	-29	11	-2	-2	-83	-11%
\$20,000-30,000	-11	-5	1	-2	-1	-18	-2%
\$30,000-40,000	-25	-43	-5	3	2	-69	-9%
\$40,000-50,000	-6	-11	3	1	14	1	0%
\$50,000-60,000	4	-31	-7	-7	7	-34	-7%
\$60,000-75,000	7	10	15	1	-1	32	5%
\$75,000-100,000	16	22	-2	-4	-1	31	4%
\$100,000-125,000	5	31	24	-2	0	68	12%
\$125,000-150,000	21	51	3	2	1	78	24%
\$150,000-200,000	34	50	2	1	10	97	42%
\$200,000+	16	40	2	13	1	72	37%
<b>Total Change</b>	<b>-28</b>	<b>73</b>	<b>24</b>	<b>2</b>	<b>30</b>	<b>101</b>	<b>2%</b>
<b>Percent Change</b>	<b>-1%</b>	<b>2%</b>	<b>4%</b>	<b>1%</b>	<b>23%</b>	<b>2%</b>	

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	-30	-8	0	-1	0	-39	-10%
\$10,000-20,000	-29	-25	-6	-2	-1	-63	-9%
\$20,000-30,000	-1	-2	4	-1	-1	-1	0%
\$30,000-40,000	-18	-14	-4	3	3	-30	-5%
\$40,000-50,000	-1	3	4	1	13	18	3%
\$50,000-60,000	1	-19	-1	-1	7	-13	-3%
\$60,000-75,000	10	21	10	0	-1	40	8%
\$75,000-100,000	14	22	9	0	0	45	7%
\$100,000-125,000	9	23	20	-1	-1	50	19%
\$125,000-150,000	19	27	4	0	0	50	28%
\$150,000-200,000	21	48	0	-1	11	79	42%
\$200,000+	12	37	2	3	1	55	44%
<b>Total Change</b>	<b>8</b>	<b>116</b>	<b>38</b>	<b>0</b>	<b>31</b>	<b>193</b>	<b>4%</b>
<b>Percent Change</b>	<b>0%</b>	<b>5%</b>	<b>9%</b>	<b>0%</b>	<b>25%</b>	<b>4%</b>	

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	-42	-19	-1	-1	-7	-69	-14%
\$10,000-20,000	-41	-36	-16	-3	-15	-111	-12%
\$20,000-30,000	-15	-9	-7	0	-6	-37	-4%
\$30,000-40,000	-26	-76	-27	-4	-2	-135	-18%
\$40,000-50,000	-13	-13	8	1	10	-7	-1%
\$50,000-60,000	19	-49	-21	-24	-2	-77	-9%
\$60,000-75,000	2	11	2	1	-2	14	1%
\$75,000-100,000	13	4	-13	-24	-4	-24	-2%
\$100,000-125,000	5	32	32	4	-3	70	8%
\$125,000-150,000	23	54	0	1	2	80	17%
\$150,000-200,000	29	69	10	7	8	123	32%
\$200,000+	26	44	17	23	-1	109	32%
<b>Total</b>	<b>-20</b>	<b>13</b>	<b>-16</b>	<b>-19</b>	<b>-22</b>	<b>-64</b>	<b>-1%</b>
<b>Percent Change</b>	<b>-1%</b>	<b>0%</b>	<b>-1%</b>	<b>-2%</b>	<b>-4%</b>	<b>-1%</b>	





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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	178	53	122	11	14	378
\$10,000-20,000	92	159	87	19	72	429
\$20,000-30,000	114	25	54	123	6	322
\$30,000-40,000	144	107	146	40	80	517
\$40,000-50,000	27	42	75	55	26	225
\$50,000-60,000	111	62	72	118	84	447
\$60,000-75,000	23	111	208	19	56	417
\$75,000-100,000	19	159	120	168	68	534
\$100,000-125,000	8	41	167	188	94	498
\$125,000-150,000	35	50	87	51	20	243
\$150,000-200,000	74	86	21	77	9	267
\$200,000+	42	39	58	80	16	235
<b>Total</b>	<b>867</b>	<b>934</b>	<b>1,217</b>	<b>949</b>	<b>545</b>	<b>4,512</b>

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	457	81	16	9	8	571
\$10,000-20,000	751	253	49	15	9	1,077
\$20,000-30,000	547	341	71	19	29	1,007
\$30,000-40,000	238	497	23	25	25	808
\$40,000-50,000	369	422	50	16	58	915
\$50,000-60,000	109	334	62	23	26	554
\$60,000-75,000	121	631	56	11	7	826
\$75,000-100,000	270	574	110	40	6	1,000
\$100,000-125,000	140	297	156	7	9	609
\$125,000-150,000	99	244	66	43	37	489
\$150,000-200,000	99	188	14	15	29	345
\$200,000+	67	193	42	40	7	349
<b>Total</b>	<b>3,267</b>	<b>4,055</b>	<b>715</b>	<b>263</b>	<b>250</b>	<b>8,550</b>

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	375	42	16	5	5	443
\$10,000-20,000	676	157	29	11	9	882
\$20,000-30,000	501	292	68	11	2	874
\$30,000-40,000	208	364	23	21	23	639
\$40,000-50,000	272	362	50	9	51	744
\$50,000-60,000	91	268	52	8	26	445
\$60,000-75,000	100	498	33	5	6	642
\$75,000-100,000	210	461	57	16	6	750
\$100,000-125,000	114	160	119	4	8	405
\$125,000-150,000	91	122	34	15	10	272
\$150,000-200,000	89	173	12	4	29	307
\$200,000+	50	121	29	6	5	221
<b>Total</b>	<b>2,777</b>	<b>3,030</b>	<b>522</b>	<b>115</b>	<b>180</b>	<b>6,624</b>

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	635	134	138	20	22	949
\$10,000-20,000	843	412	136	34	81	1,506
\$20,000-30,000	661	366	125	142	35	1,329
\$30,000-40,000	382	604	169	65	105	1,325
\$40,000-50,000	396	464	125	71	84	1,140
\$50,000-60,000	220	396	134	141	110	1,001
\$60,000-75,000	144	742	264	30	63	1,243
\$75,000-100,000	289	733	230	308	74	1,534
\$100,000-125,000	148	338	323	195	103	1,107
\$125,000-150,000	134	294	153	94	57	732
\$150,000-200,000	173	274	35	92	38	612
\$200,000+	109	232	100	120	23	584
<b>Total</b>	<b>4,134</b>	<b>4,989</b>	<b>1,932</b>	<b>1,212</b>	<b>795</b>	<b>13,062</b>

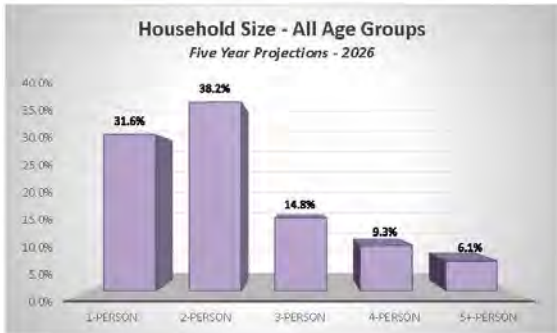
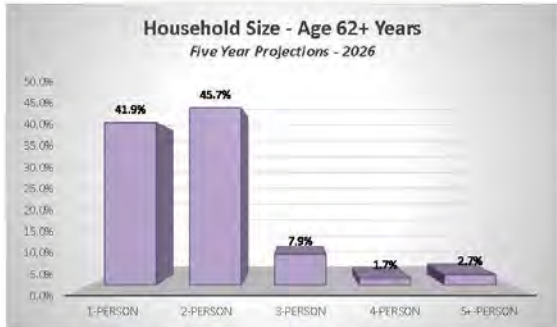
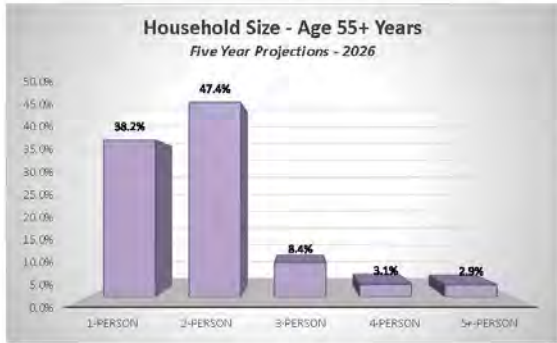
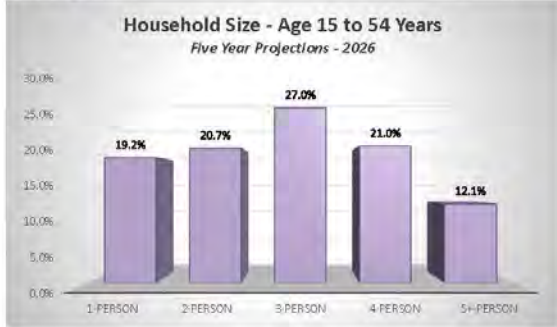
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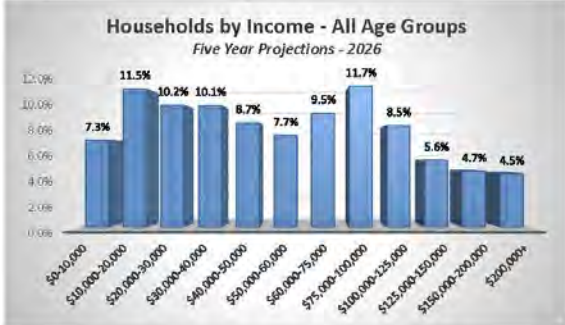
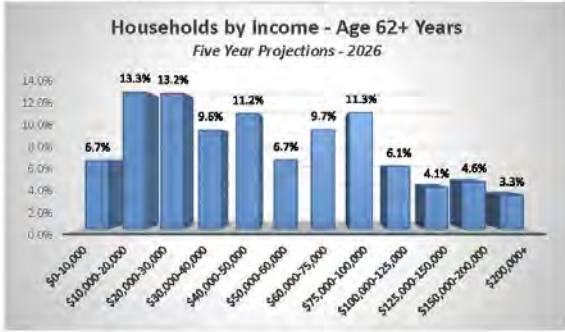
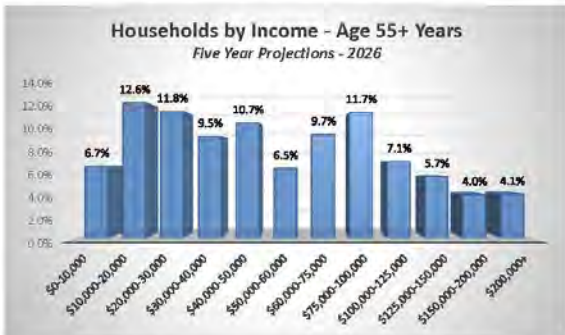
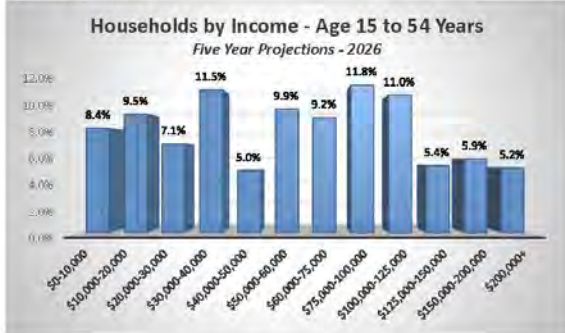
Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.9%	1.2%	2.7%	0.2%	0.3%	<b>8.4%</b>
\$10,000-20,000	2.0%	3.5%	1.9%	0.4%	1.6%	<b>9.5%</b>
\$20,000-30,000	2.5%	0.6%	1.2%	2.7%	0.1%	<b>7.1%</b>
\$30,000-40,000	3.2%	2.4%	3.2%	0.9%	1.8%	<b>11.5%</b>
\$40,000-50,000	0.6%	0.9%	1.7%	1.2%	0.6%	<b>5.0%</b>
\$50,000-60,000	2.5%	1.4%	1.6%	2.6%	1.9%	<b>9.9%</b>
\$60,000-75,000	0.5%	2.5%	4.6%	0.4%	1.2%	<b>9.2%</b>
\$75,000-100,000	0.4%	3.5%	2.7%	3.7%	1.5%	<b>11.8%</b>
\$100,000-125,000	0.2%	0.9%	3.7%	4.2%	2.1%	<b>11.0%</b>
\$125,000-150,000	0.8%	1.1%	1.9%	1.1%	0.4%	<b>5.4%</b>
\$150,000-200,000	1.6%	1.9%	0.5%	1.7%	0.2%	<b>5.9%</b>
\$200,000+	<u>0.9%</u>	<u>0.9%</u>	<u>1.3%</u>	<u>1.8%</u>	<u>0.4%</u>	<b>5.2%</b>
<b>Total</b>	<b>19.2%</b>	<b>20.7%</b>	<b>27.0%</b>	<b>21.0%</b>	<b>12.1%</b>	<b>100.0%</b>

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	5.3%	0.9%	0.2%	0.1%	0.1%	<b>6.7%</b>
\$10,000-20,000	8.8%	3.0%	0.6%	0.2%	0.1%	<b>12.6%</b>
\$20,000-30,000	6.4%	4.0%	0.8%	0.2%	0.3%	<b>11.8%</b>
\$30,000-40,000	2.8%	5.8%	0.3%	0.3%	0.3%	<b>9.5%</b>
\$40,000-50,000	4.3%	4.9%	0.6%	0.2%	0.7%	<b>10.7%</b>
\$50,000-60,000	1.3%	3.9%	0.7%	0.3%	0.3%	<b>6.5%</b>
\$60,000-75,000	1.1%	7.4%	0.7%	0.1%	0.1%	<b>9.7%</b>
\$75,000-100,000	3.2%	6.7%	1.3%	0.5%	0.1%	<b>11.7%</b>
\$100,000-125,000	1.6%	3.5%	1.8%	0.1%	0.1%	<b>7.1%</b>
\$125,000-150,000	1.2%	2.9%	0.8%	0.5%	0.4%	<b>5.7%</b>
\$150,000-200,000	1.2%	2.2%	0.2%	0.2%	0.3%	<b>4.0%</b>
\$200,000+	<u>0.8%</u>	<u>2.3%</u>	<u>0.5%</u>	<u>0.5%</u>	<u>0.1%</u>	<b>4.1%</b>
<b>Total</b>	<b>38.2%</b>	<b>47.4%</b>	<b>5.4%</b>	<b>3.1%</b>	<b>2.9%</b>	<b>100.0%</b>

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	5.7%	0.6%	0.2%	0.1%	0.1%	<b>6.7%</b>
\$10,000-20,000	10.2%	2.4%	0.4%	0.2%	0.1%	<b>13.3%</b>
\$20,000-30,000	7.6%	4.4%	1.0%	0.2%	0.0%	<b>13.2%</b>
\$30,000-40,000	3.1%	5.5%	0.3%	0.3%	0.3%	<b>9.6%</b>
\$40,000-50,000	4.1%	5.5%	0.8%	0.1%	0.8%	<b>11.2%</b>
\$50,000-60,000	1.4%	4.0%	0.8%	0.1%	0.4%	<b>6.7%</b>
\$60,000-75,000	1.5%	7.5%	0.5%	0.1%	0.1%	<b>9.7%</b>
\$75,000-100,000	3.2%	7.0%	0.9%	0.2%	0.1%	<b>11.3%</b>
\$100,000-125,000	1.7%	2.4%	1.8%	0.1%	0.1%	<b>6.1%</b>
\$125,000-150,000	1.4%	1.8%	0.5%	0.2%	0.2%	<b>4.1%</b>
\$150,000-200,000	1.3%	2.6%	0.2%	0.1%	0.4%	<b>4.6%</b>
\$200,000+	<u>0.8%</u>	<u>2.0%</u>	<u>0.4%</u>	<u>0.1%</u>	<u>0.1%</u>	<b>3.3%</b>
<b>Total</b>	<b>41.9%</b>	<b>45.7%</b>	<b>7.9%</b>	<b>1.7%</b>	<b>2.7%</b>	<b>100.0%</b>

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	4.9%	1.0%	1.1%	0.2%	0.2%	<b>7.3%</b>
\$10,000-20,000	6.5%	3.2%	1.0%	0.3%	0.6%	<b>11.5%</b>
\$20,000-30,000	5.1%	2.8%	1.0%	1.1%	0.3%	<b>10.2%</b>
\$30,000-40,000	2.9%	4.6%	1.3%	0.5%	0.8%	<b>10.1%</b>
\$40,000-50,000	3.0%	3.6%	1.0%	0.5%	0.6%	<b>8.7%</b>
\$50,000-60,000	1.7%	3.0%	1.0%	1.1%	0.8%	<b>7.7%</b>
\$60,000-75,000	1.1%	5.7%	2.0%	0.2%	0.5%	<b>9.5%</b>
\$75,000-100,000	2.2%	5.6%	1.8%	1.6%	0.6%	<b>11.7%</b>
\$100,000-125,000	1.1%	2.6%	2.5%	1.5%	0.8%	<b>8.5%</b>
\$125,000-150,000	1.0%	2.3%	1.2%	0.7%	0.4%	<b>5.6%</b>
\$150,000-200,000	1.3%	2.1%	0.3%	0.7%	0.3%	<b>4.7%</b>
\$200,000+	<u>0.8%</u>	<u>1.8%</u>	<u>0.8%</u>	<u>0.9%</u>	<u>0.2%</u>	<b>4.5%</b>
<b>Total</b>	<b>31.6%</b>	<b>38.2%</b>	<b>14.8%</b>	<b>9.3%</b>	<b>6.1%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data**

**Mecklenburg County**

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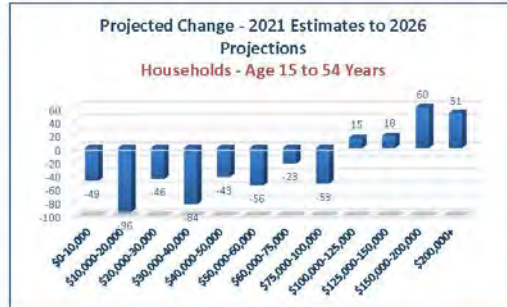
Powered by Claritas

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	-32	-15	-9	5	-2	-49	-11%
\$10,000-20,000	-21	-35	-23	-6	-11	-96	-18%
\$20,000-30,000	2	-8	-10	-23	-7	-46	-13%
\$30,000-40,000	-12	-41	-16	-10	-5	-84	-14%
\$40,000-50,000	-8	-18	0	-14	-8	-48	-16%
\$50,000-60,000	10	-30	-15	-18	-13	-66	-11%
\$60,000-75,000	-7	4	-13	-1	-6	-23	-9%
\$75,000-100,000	-1	-20	-19	-8	-5	-53	-9%
\$100,000-125,000	1	4	8	5	-3	15	3%
\$125,000-150,000	1	2	3	12	1	18	8%
\$150,000-200,000	9	28	10	14	-1	60	29%
\$200,000+	12	2	18	2	2	36	28%
<b>Total Change</b>	<b>-45</b>	<b>-105</b>	<b>-63</b>	<b>-35</b>	<b>-58</b>	<b>-306</b>	<b>-6%</b>
<b>Percent Change</b>	<b>-5%</b>	<b>-10%</b>	<b>-5%</b>	<b>-4%</b>	<b>-10%</b>	<b>-6%</b>	

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	-39	-11	-1	-2	1	-52	-8%
\$10,000-20,000	-72	-50	19	5	-2	-108	-11%
\$20,000-30,000	10	-12	13	-6	0	-11	-1%
\$30,000-40,000	-13	-49	-10	3	1	-68	-8%
\$40,000-50,000	-1	4	3	2	14	21	2%
\$50,000-60,000	19	-25	-10	-7	9	-15	-3%
\$60,000-75,000	13	15	13	2	-3	40	5%
\$75,000-100,000	14	25	-1	-6	0	32	3%
\$100,000-125,000	20	32	30	-2	0	80	15%
\$125,000-150,000	37	52	2	3	4	98	24%
\$150,000-200,000	36	54	4	5	8	107	45%
\$200,000+	22	54	12	13	2	104	42%
<b>Total Change</b>	<b>47</b>	<b>89</b>	<b>30</b>	<b>0</b>	<b>33</b>	<b>199</b>	<b>2%</b>
<b>Percent Change</b>	<b>1%</b>	<b>2%</b>	<b>4%</b>	<b>0%</b>	<b>15%</b>	<b>2%</b>	

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	-21	-2	-1	-1	0	-25	-5%
\$10,000-20,000	-52	-27	-4	-5	-1	-89	-9%
\$20,000-30,000	23	-9	3	-1	-2	12	1%
\$30,000-40,000	-6	-14	-8	2	1	-25	-4%
\$40,000-50,000	6	12	4	2	12	36	5%
\$50,000-60,000	13	-18	-4	1	8	0	0%
\$60,000-75,000	17	26	9	0	-2	50	8%
\$75,000-100,000	15	25	10	0	1	51	7%
\$100,000-125,000	24	24	26	-1	-1	72	22%
\$125,000-150,000	32	28	4	2	0	66	32%
\$150,000-200,000	34	52	2	1	10	99	48%
\$200,000+	22	42	2	2	2	72	51%
<b>Total Change</b>	<b>107</b>	<b>139</b>	<b>46</b>	<b>2</b>	<b>28</b>	<b>322</b>	<b>5%</b>
<b>Percent Change</b>	<b>4%</b>	<b>5%</b>	<b>10%</b>	<b>2%</b>	<b>18%</b>	<b>5%</b>	

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	-71	-26	-6	3	-1	-101	-10%
\$10,000-20,000	-93	-85	-32	-11	-13	-234	-13%
\$20,000-30,000	12	-20	-13	-29	-7	-57	-4%
\$30,000-40,000	-25	-90	-26	-7	-4	-152	-10%
\$40,000-50,000	-9	9	3	-12	6	-21	-2%
\$50,000-60,000	29	-45	-25	-25	-5	-71	-7%
\$60,000-75,000	6	19	0	1	-8	17	1%
\$75,000-100,000	13	5	-20	-14	-5	-21	-1%
\$100,000-125,000	21	36	38	3	-3	95	9%
\$125,000-150,000	38	54	4	15	5	116	19%
\$150,000-200,000	45	82	14	19	7	167	38%
\$200,000+	26	62	20	22	2	132	36%
<b>Total</b>	<b>2</b>	<b>-16</b>	<b>-33</b>	<b>-35</b>	<b>-25</b>	<b>-107</b>	<b>-1%</b>
<b>Percent Change</b>	<b>0%</b>	<b>0%</b>	<b>-2%</b>	<b>-2%</b>	<b>-2%</b>	<b>-1%</b>	





ADDENDUM F – FLOOD DATA

# National Flood Hazard Layer FIRMette



36°44'8.41"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AP
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	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
<b>OTHER AREAS</b>	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
<b>OTHER AREAS</b>	Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
<b>MAP PANELS</b>	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 1/20/2020 at 12:16:18 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 data, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map, Geobasemap, Data refreshed April, 2019

0 250 500 1,000 1,500 2,000 Feet 1:6,000 36°43'39.57"N