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**Need and Demand Analysis For
Oak Village and West Oaks, LP
(f/k/a Newport Housing Authority (Downtown and Hines Street))
Scattered Sites
Newport, Arkansas 72112**

Prepared For
Arkansas Development Finance Authority
1 Commerce Way, Suite 602
Little Rock, Arkansas 72202

Effective Date
September 13, 2022

Date of Report
November 11, 2022



November 11, 2022

Arkansas Development Finance Authority
1 Commerce Way, Suite 602
Little Rock, Arkansas 72202

Dear Ladies and Gentlemen:

Following is a market study which was completed for Oak Village and West Oaks, LP, according to the guidelines set forth by the Arkansas Development Finance Authority. The property is the proposed rehabilitation of an existing Public Housing development to be named Oak Village and West Oaks, LP. The development is located at three sites in the City of Newport, Arkansas. The subject is designated for families and seniors ages 62 years and older.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the United States Census Bureau; Claritas and Ribbon Demographics; and various other demographic resources. Community information and opinion were also utilized. This information was collected during a field survey conducted by the analysts while visiting the site. 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 the analyst and the applicant or its principals without prior written identification to Arkansas Development Finance Authority and written consent to such identity of interest by Arkansas Development Finance Authority. The recommendations and conclusions included in this study were based solely on the professional opinion and best efforts of the market analyst.

The market study was authorized by Lashun Bland, with Newport Housing Authority, 954 Hout Circle, Newport, Arkansas 72112. Lashun Bland's email address is as follows: lbland@lonokepha.com.

IN PROGRESS

Amy L. Earnheart
Market Analyst



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CERTIFICATION

This is to certify that a field visit was made by the market analyst, or one of her 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 Newport.

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

This is to affirm that I will receive no fees which are contingent upon approval of the project by the Arkansas Development Finance Authority, before or after the fact, and that I will have no interest in the housing project.

IN PROGRESS

Amy L. Earnheart
Market Analyst
Tax ID Number: 43-1352932
November 11, 2022



IDENTITY OF INTEREST

I understand and agree that Arkansas Development Finance Authority will consider an identity of interest to exist between the LIHTC 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 the Arkansas Development Finance Authority.

I certify that there is not now, nor will there be an identity of interest between the analyst and the applicant or its principals without prior written identification to Arkansas Development Finance Authority and written consent to such identity of interest by Arkansas Development Finance Authority.

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

IN PROGRESS

Amy L. Earnheart
Market Analyst

November 11, 2022



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 for this need and demand analysis assignment is the Arkansas Development Finance Authority, and the developer is Envolve Communities. The intended user of the report is Arkansas Development Finance Authority and Newport Housing Authority. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this Need and Demand Analysis is to apply for funding through the Low Income Housing Tax Credit Program.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is September 13, 2022.
- Subject of the assignment and its relevant characteristics: The subject is the proposed rehabilitation of an existing 148-unit Public Housing family and senior apartment complex to be known as Oak Village and West Oaks, LP. Oak Village and West Oaks, LP is located along Ashley Drive, Calhoun Circle, Calhoun Street, Garfield Street, Hines Street, Lacy Drive and Lester Street in the City of Newport.
- 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 need and demand analysis assignment: *This Comprehensive Market Analysis Full Narrative Report was written under the extraordinary assumption that the property will be constructed as proposed. This comprehensive market analysis full narrative report was written under the extraordinary assumption that there is no long-term economic impact on the market area due to COVID-19. The market rents in the Comprehensive Market Analysis Full Narrative Report 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, penetration rate, demand and capture 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 third-party estimates and projections included in this analysis were determined by Claritas and Ribbon Demographics. Claritas and Ribbon Demographics uses a customized four-way cross tabulation of data designed specifically by housing market analysts. The data is collectively known as HISTA. No contrary information was found in my analysis of the market area. Therefore, the third-party demographic estimates and projections are reasonable and supportable based on my experience.
- Unemployment statistics are based on the information available from the U.S. Department of Labor Bureau of Labor Statistics. The data shown in this report is based on the data available as of the effective date of the analysis. The Department of Labor will periodically revise the data by incorporating additional information that was not available at the time of the initial publication of the estimates. The initial data is revised twice, first within two months of initial publication in order to incorporate additional sample data from respondents in the survey and recalculate seasonal adjustment factors, and second on an annual basis to incorporate a benchmark revision that estimates nearly complete employment counts available from unemployment insurance tax records.



-
- The U.S. Census Bureau American Community Survey (ACS) uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long-form sample. Initially, five years of samples were required to produce these small-area data. Once the U.S. Census Bureau released its first five-year estimates, new small-area statistics were produced annually. The Census Bureau also produces three-year and one-year data products for larger geographic areas.
 - The American Housing Survey (AHS) is sponsored by the Department of Housing and Urban Development (HUD) and conducted by the U.S. Census Bureau. The survey provides up-to-date information about the quality and cost of housing in the United States and major metropolitan areas. It also includes questions about the physical condition of homes and neighborhoods, the cost of financing and maintaining homes and the characteristics of people who live in these homes. The survey is conducted every other year and covers all 50 states and the District of Columbia. The 2015 AHS underwent a major redesign. Prior to this survey, the same households were re-surveyed every two years. A new sample was redrawn in 2015 for the first time since 1985, and new households were asked to participate in the survey. Additionally, the questionnaire was redesigned with some variables added and others dropped or modified. Imputation methods were also streamlined, and the weighting methodology changed. Therefore, some estimates in 2015 are not comparable to previous years.
 - The building improvements meet all governing codes, unless otherwise noted in this report.



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

An assumption, directly related to a specific assignment, which, if found to be false, could alter the analyst's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

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

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

The following extraordinary assumptions are used in this need and demand analysis consultation assignment: *This need and demand analysis was written under the extraordinary assumption that the property will be rehabilitated as proposed. This need and demand analysis was written under the extraordinary assumption that there is no long-term economic impact on the market area due to COVID-19.*

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

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

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

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

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

¹ Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* Effective January 1, 2020, through December 31, 2022 (The Appraisal Foundation, 2020), pg. 4

² Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* Effective January 1, 2020, through December 31, 2022 (The Appraisal Foundation, 2020), pg. 14

³ Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* Effective January 1, 2020, through December 31, 2022 (The Appraisal Foundation, 2020), pg. 4

⁴ Uniform Standards of Professional Appraisal Practice, *2020-2021 Edition* Effective January 1, 2020, through December 31, 2022 (The Appraisal Foundation, 2020), pg. 14



This Need and Demand Analysis was completed in accordance with the requirements set forth in the Arkansas Development Finance Authority's 2022 Market Study Guidelines.

Amy L. Earnheart, a Market Analyst employed by Gill Group, Inc., oversaw and supervised all data collection and analysis. The following actions were taken to complete this Need and Demand Analysis.

- On September 13, 2022, Edwin E. Walker, a Market Analyst, conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. He inspected common areas, mechanical rooms, exterior grounds and a sampling of units.
- The purpose of this Need and Demand Analysis is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files. The intended use of this report is to aid in application for Low Income Housing Tax Credits through the Arkansas Development Finance Authority.
- During the week of September 12, 2022, to September 16, 2022, Edwin E. Walker inspected the exterior of each comparable property used in the analysis. When available, Edwin E. Walker inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available or were taken from floor plans (excluding balconies/patios and mechanical areas), if available.
- During the site inspections or in separate phone interviews, Edwin E. Walker talked with the managers 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. The property manager provided floor plans or other information describing the size of comparable units after it was explained that the interior size was needed.
- Amy L. Earnheart, the primary market analyst, completed the data and adjustments columns of the Rent Comparability Grids and determined the final estimate of rents. After completing the Rent Comparability Grids, Amy L. Earnheart derived an estimated market rent and an estimated achievable rent for each unit type. Amy L. Earnheart also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.

EXECUTIVE SUMMARY AND CONCLUSIONS



EXECUTIVE SUMMARY

Subject Property

Project Name: Oak Village and West Oaks, LP
Address: Scattered Sites, Newport, Jackson County, Arkansas 72112
Census Tract: 4802.00

Directions to Site

The subject consists of three properties – Downtown, Downtown Elderly and Hines Street. The Downtown and Downtown Elderly projects are located on one site in the southwestern portion of the city. The Hines Street project is located at two sites – one in the central portion of the city and one located adjacent to the Downtown and Downtown Elderly projects.

Directions to the Downtown site – From U.S. Highway 67, turn west on State Highway 17. Follow State Highway 17 to intersection of State Highway 17 and Walker Drive. Continue straight on Walker Drive to Park Place. Turn west on Park Place and continue on Rimmel Avenue. Turn south on Lafayette Drive and continue to Garfield Street. Subject is located at southwest corner of Lafayette Drive and Garfield Street.

Directions to the Hines Street site – From U.S. Highway 67, turn west on State Highway 17. Follow State Highway 17 to intersection of State Highway 17 and Walker Drive. Turn north on State Highway 17/South State Street. Turn west on Hines Street. The subject will be on the left side of the street.

The existing site consists of nearly level, irregular-shaped tracts of land that contain a total of 14.79 acres. According to the City of Newport, the sites are zoned R-3, Multi-Family Residential District. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur.

The subject neighborhood located in the southwestern portion of the city is comprised primarily of single-family residences, multifamily properties and two- to four-family properties and is 80 percent built up. Approximately 60 percent of the land use is made up of single-family residences. About 15 percent is comprised of multifamily properties. Another five percent of the land use is made up of two- to four-family properties. The remaining 20 percent is vacant land. The area is mostly suburban. Single-family residences are located north of the site. Vacant land is located south of the site. Single-family residences are located east of the subject. Single-family residences are located west of the subject.

The subject neighborhood located in the central portion of the city is comprised primarily of single-family residences, multifamily properties and two- to four-family properties and is approximately 90 percent built up. Approximately 75 percent of land use is made up of single-family residences. About 10 percent is comprised of multifamily properties. Another five percent of the land use is made up of two- to four-family properties. The remaining 10 percent is vacant land. The area is mostly suburban. Single-family residences surround the subject property site located in the central portion of the city.

Limiting Conditions and Assumptions

The estimates, conclusions and recommendations made in this report are based upon certain general and specific conditions and assumptions that could have an impact upon the marketability of the property.

- The information in this report has been furnished for the most part by other sources that are considered to be reliable, but we cannot assure the reliability of the information.
- The competitive rental units in the market are assumed to have adequate management unless otherwise noted.
- The proposed rental units in the market are presumed to embrace competent management principles.



- The estimates, conclusions and recommendations are made to the contracting parties only. No other party may rely on the content of this report. No other party may copy the contents of this report for any purpose without the express written permission of Gill Group.
- The estimates, conclusions and recommendations in the report do not in any way address the structural, engineering, mechanical or environmental issues relevant to the development.
- It is assumed that the development is in compliance with all zoning and use regulations.
- It is assumed that the development is in full compliance with all Federal, State and Local laws and environmental regulations unless acknowledged and stated in the report.
- All representations made about the development are based upon information provided by the developer and/or sponsor and are believed to be reliable, but the market analyst makes no warranty.

Project Description

The subject is an existing Public Housing development consisting of 73 one-story duplex buildings containing 148 units and three accessory buildings. All buildings have masonry construction, concrete slab foundations, brick exteriors and asphalt shingle roofs. The project was originally constructed in 1963 and 1965. The development contains a total of 18 one- and two-bedroom units designated for seniors ages 62 years and older; 128 efficiency, one-, two-, three- and four-bedroom units designated for families; and two maintenance units. All senior and family units contain subsidies.

The following table shows the unit mix for the total development. The total net rentable area is approximately 108,172 square feet.

Unit Type	# of Units	Square Feet	Total Square Footage
Efficiency (Hines)	6	375	2,250
1/1 (Hines)	24	570	13,680
1/1 (Downtown)	14	570	7,980
1/1 (Downtown Elderly)	17	570	9,690
2/1 (Downtown Elderly)	1	760	760
2/1 (Downtown)	30	760	22,800
3/1 (Downtown)	50	928	46,400
4/1 (Downtown)	4	1,153	4,612
Maintenance	2	N/A	N/A
	148		108,172

During the course of the renovation, the property will be converting the six efficiency units and two one-bedroom units at the Hines location to four two-bedroom units. The total net rentable area for the proposed project will be approximately 107,830 square feet. The following table shows the proposed unit mix for the total development.

Unit Type	# of Units	Average Square Feet
1/1	53	570
2/1	33	760
3/1	50	928
4/1	4	1,153
Totals	140	107,830



The table below indicates the subject's current rents.

Unit Type	# of Units	Square Feet	Current Rent	Utility Allowance
Efficiency (Hines)	6	375	\$448	\$70
1/1 (Hines)	24	570	\$443	\$75
1/1 (Downtown)	14	570	\$458	\$60
1/1 (Downtown Elderly)	17	570	\$458	\$60
2/1 (Downtown Elderly)	1	760	\$614	\$70
2/1 (Downtown)	25	760	\$614	\$70
2/1 (Downtown)	5	760	\$649	\$70
3/1 (Downtown)	50	928	\$814	\$80
4/1 (Downtown)	4	1,153	\$945	\$110
Maintenance	2	N/A	N/A	N/A
	148			

As rehabilitated, the property will remain a Public Housing development with subsidies for all units as well as be LIHTC at 30 and 60 percent of the area median income. The below table shows the proposed unit mix, rents and utility allowances for the development.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	570	30%	\$339	\$570	\$34	\$536
1/1	3	570	50%	\$565	\$570	\$34	\$536
1/1	34	570	60%	\$678	\$570	\$34	\$536
1/1	14	570	60%	\$678	\$586	\$50	\$536
2/1	2	760	30%	\$406	\$743	\$36	\$707
2/1	28	760	60%	\$813	\$735	\$28	\$707
2/1	3	760	60%	\$813	\$806	\$28	\$778
3/1	2	928	30%	\$469	\$910	\$31	\$879
3/1	48	928	60%	\$939	\$998	\$31	\$967
4/2	1	1,153	30%	\$524	\$1,021	\$34	\$987
4/2	3	1,153	60%	\$1,048	\$1,120	\$34	\$1,086

The seven units at 30 percent of the area median income are designated as NHTF units. The three units at 50 percent of the area median income are designated as HOME units. In addition, nine of the units at 60 percent of the area median income are designated as HOME units. Several of the proposed rents are higher than the maximum allowable LIHTC rents. However, the subject will retain its Section 8 subsidies for all units once rehabilitation is complete. Therefore, tenants will never be required to pay more than 30 percent of their income towards rent and utilities. Furthermore, tenants will never be required to pay more than the maximum allowable LIHTC rents.

Each unit contains a refrigerator, range/oven, carpet and vinyl flooring, blinds and coat closet. All units except the efficiency units contain washer/dryer hook-ups. Some of the units contain ceiling fans. In addition, the units at the Downtown Elderly and Hines Street sites contain patios. Project amenities include on-site maintenance and gazebos. In addition, the Downtown site contains a playground. Furthermore, the property offers open parking lots. Upon completion of the rehabilitation, the property will contain a new playground, new splash pad, new covered picnic pavilion, new basketball court new on-site parking and two built-in grills and park benches.

Senior households with one to two persons and annual incomes below \$14,460 are potential tenants for the one- and two-bedroom elderly units at 30 percent of the area median income. Senior households with one to two persons and annual incomes below \$28,920 are potential tenants for the one- and two-



bedroom elderly units at 60 percent of the area median income. Households with three to six persons and annual incomes below \$20,970 are potential tenants for the three- and four-bedroom family units at 30 percent of the area median income. Households with one to two persons and annual incomes below \$24,100 are potential tenants for the one-bedroom units at 50 percent of the area median income. Households with one to six persons and annual incomes below \$41,940 are potential tenants for the one-, two-, three- and four-bedroom units at 60 percent of the area median income.

Market Area

The City of Newport is located in Jackson County which is located in the northeast portion of Arkansas. Nearby cities include Batesville, Jonesboro, Newark, Tuckerman, Bald Knob and Searcy. Newport is located approximately 100 miles northeast of the capital city of Little Rock, Arkansas. Jackson County has the following boundaries: North – Lawrence County, East – Craighead, Poinsett and Cross Counties, South – White and Woodruff Counties and West – Independence County. According to Claritas and Ribbon Demographics, the City of Newport has a 2022 population of 7,260, and Jackson County has a 2022 population of 16,319.

The market area for the subject consists of Jackson and Independence Counties. The market area has the following boundaries: North – IZard, Sharp and Lawrence Counties; South – Woodruff and White Counties; East – Craighead, Poinsett and Cross Counties; and West – Cleburne and Stone Counties. According to Claritas and Ribbon Demographics, the market area has a 2022 population of 54,528.

Market Feasibility

The following table shows the capture rate at each income level.

Capture Rate By Income Limit		
Income Limit	1BR	3 BR
60%	0.69%	0.14%
All	0.65%	

The subject is an existing Public Housing development that is 97 percent occupied, with two vacant one-bedrooms and two vacant three-bedroom units. Once rehabilitation is complete, the subject will retain its rental subsidies for all units as well as be a LIHTC development. Therefore, it is anticipated that all current residents will remain income eligible for the rehabilitated units. The market exhibits a demand for the subject proposal, and the analyst recommends that the request for Low-Income Housing Tax Credits should be funded.

Market Related Strengths/Weaknesses

Strengths:

- The subject is located in close proximity to all major services. Therefore, the off-site services available to the subject were determined to be adequate.
- The site amenities are competitive with the competing properties in the primary market area. The subject’s existing use is compatible with the surrounding uses in the neighborhood. There are no unusual nuisances in the area. Overall, the subject’s site is similar to the competing properties.
- The subject’s unit mix is compatible with properties in the area. The unit and project amenities are competitive with the majority of the comparables. The subject will be superior to the comparables in terms of condition once rehabilitation is complete. Therefore, it is believed the subject will be competitive with the existing properties in the market area once the rehabilitation is complete.

Weakness:

- None



Comparable Developments

There was a total of 18 surveyed apartment complexes, including the subject, containing a total of 788 units. Of these 788 units, there were 15 vacant units, for an overall affordable housing vacancy rate of 1.9 percent.

All of the eight affordable housing developments surveyed will be directly competitive with the rehabilitated subject. Independence Village Senior Apartments is a Section 8 and Section 202 property set aside for seniors ages 62 years and older. The property is 100 percent occupied and maintains a waiting list. Kenmont Apartments is a Rural Development and Low Income Housing Tax Credit property designated for families. The property is 100 percent occupied and maintains a waiting list. Harmony Homes Apartments is a Section 8 and Low Income Housing Tax Credit property designated for families. The property is 91 percent occupied. Ashton Park Apartments is a Rural Development and Low Income Housing Tax Credit property set aside for seniors ages 55 years and older. The property is currently 96 percent occupied. It does maintain an active waiting list with 10 applicants. Village Creek Apartments is Rural Development and Low Income Housing Tax Credit designated for families. The property is 100 percent occupied and maintains an active waiting list with two applicants. Rose Manor Apartments is a Rural Development property designated for families. The property is 86 percent occupied. White Reiver Apartments is a Section 8 family property that is 100 percent occupied. The property maintains a two-year waiting list. Sun Valley Apartments is a Section 202 property set aside for seniors ages 62 years and older. The property is 100 percent occupied. The property maintains a waiting list approximately one to two months long. As the majority of the comparables maintain high occupancy rates and maintain waiting lists, it appears there is a need for additional affordable housing in the market area. The affordable rental rates are between \$490 and \$675 for one-bedroom units; between \$570 and \$740 for two-bedroom units; between \$700 and \$840 for three-bedroom units; and between \$918 and \$1,075 for four-bedroom units. The subject's proposed rents are within the affordable comparable range. Therefore, it was determined that once rehabilitation is complete, the subject will be competitive in the market area and will continue to be a viable development.



Oak Village and West Oaks, LP
 Scattered Sites
 Newport, Arkansas 72112

Comp #/ Distance From Subject	Project	Market Type	Total Units	Unit Breakdown	# Units	% of Total	Size (SF)	Units Vacant/ Vacancy Rate	Rent
Subject N/A	Oak Village and West Oaks, LP Scattered Sites Newport, Arkansas	PHAL/HTC	140	1/1	53	37.86%	570	2	\$536
				2/1	33	23.57%	760	0	\$536
				3/1	50	35.71%	928	2	\$536
				4/1	4	2.86%	1,153	0	\$707
	Total		140		100.00%		4-3%		
1 29.04 Miles	College View Apartments 99 Lawson Drive Batesville, Arkansas	Market	56	Efficiency	56	100.00%	460	0	\$500
				Total	56	100.00%		0-0%	
2 1.54 Miles	Village Drive Apartments 932 Village Drive Newport, Arkansas	Market	24	2/2	24	100.00%	934	0	\$850
				Total	24	100.00%		0-0%	
3 25.25 Miles	Batesville Landing 4323 Harrison Street Batesville, Arkansas	Market	104	1/1	16	15.38%	825	0	\$680
				2/2	72	69.23%	1,000	0	\$785
				3/2	16	15.38%	1,206	0	\$890
				Total	104	100.00%		0-0%	
4 28.19 Miles	Greenwich Village Apartments 2501 Case Street Batesville, Arkansas	Market	40	1/1	4	10.00%	630	0	\$575
				2/1	8	20.00%	756	0	\$675
				2/1	24	60.00%	790	0	\$650
				3/1	4	10.00%	995	0	\$775
	Total		40		100.00%		0-0%		
5 31.00 Miles	Huskey Apartments 550 Gregg Drive Batesville, Arkansas	Market	24	1/1	24	100.00%	760	0	\$425
				Total	24	100.00%		0-0%	
6 20.8 Miles	Eastwood Villas 465 South Street Sulphur Rock, Arkansas	Market	23	2/1	20	86.96%	820	0	\$650
				3/1	3	13.04%	900	0	\$800
				Total	23	100.00%		0-0%	
7 25.52 Miles	Quail Valley Estates 141 Thunderbird Drive Batesville, Arkansas	Market	29	1/1	Unknown	Unknown	750	0	\$600
				1/1	Unknown	Unknown	750	0	\$650
				2/1	Unknown	Unknown	1,000	0	\$700
				2/1	Unknown	Unknown	1,000	0	\$750
	Total		29		100.00%		0-0%		
8 26.34 Miles	3515 Harrison Street Batesville, Arkansas	Market	43	1/1	21	48.84%	500	0	\$900
				2/1	22	51.16%	850	0	\$1,050
				Total	43	100.00%		0-0%	
9 0.87 Miles	Lindley Lane Townhouses 327 Lindley Lane Newport, Arkansas	Market	4	2/1.5	4	100.00%	650	0	\$700
				Total	4	100.00%		0-0%	



Oak Village and West Oaks, LP
 Scattered Sites
 Newport, Arkansas 72112

10 15.44 Miles	Independence Village Senior Apartments 800 Long Street Newark, Arkansas	Section 8/ Section 202	20	Efficiency 1/1	5 15	25.00% 75.00%	501 650	0 0	\$600 \$650
11 1.60 Miles	Kenmont Apartments 1900 State Street Newport, Arkansas	RD/LIHTC	42	1/1	20	47.62%	600	0	\$610
				2/1	20	47.62%	750	0	\$650
				3/2	2	4.76%	820	0	\$700
12 0.90 Miles	Harmony House Apartments 1110 Pecan Street Newport, Arkansas	Sec. 8/LIHTC	70	Total	42	100.00%	550	0 - 0%	\$675
				1/1	10	14.29%	750	Unknown	\$740
				2/1	25	35.71%	850	Unknown	\$840
				3/1	25	35.71%	948	Unknown	\$1,075
				4/1	10	14.29%		Unknown	
13 0.88 Miles	Ashton Park Apartments 1717 McLarty Avenue Newport, Arkansas	RD/LIHTC	25	1/1	12	48.00%	450	Unknown	\$500
				2/1	13	52.00%	500	Unknown	\$570
				Total	25	100.00%		1 - 4%	
14 0.87 Miles	Village Creek Apartments 1707 McLarty Drive Newport, Arkansas	RD/LIHTC	32	1/1	32	100.00%	500	0	\$490
				Total	32	100.00%		0 - 0%	
				1/1	16	69.57%	550	Unknown	\$605
15 28.6 Miles	Rose Manor Apartments 1450 Gray Avenue Batesville, Arkansas	RD	23	2/1	7	30.43%	680	Unknown	\$705
				Total	23	100.00%		3 - 14%	
				1/1	16	25.00%	450	0	\$619
16 4.8 Miles	White River Apartments 2900 Marion Drive Newport, Arkansas	Section 8	64	2/1	16	25.00%	550	0	\$640
				3/1.5	16	25.00%	850	0	\$744
				4/1	16	25.00%	1,000	0	\$918
				Total	64	100.00%		0 - 0%	
17 29.7 Miles	Sun Valley Apartments 353 West Ross Street Batesville, Arkansas	Section 202	20	1/1	20	100.00%	650	0	\$510
				Total	20	100.00%		0 - 0%	

Source: Gill Group Field Survey



Conclusion

Attributes

Strengths:

- The subject's design is similar to the majority of the housing stock in the market area.
- Once rehabilitation is complete, the subject will be in superior condition when compared to the majority of the housing stock in the market area.
- The subject's unit and project amenities are competitive in the market area.
- The subject is within one mile of most major services.

Weaknesses

- None

Evaluation of the Rehabilitation Subject

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

- The subject's design is similar to existing projects.
- The subject's unit mix of one-, two-, three- and four-bedroom units is appropriate. The majority of the affordable housing stock maintains high occupancy rates and waiting lists. Therefore, the area does appear to need additional housing.
- The subject's unit and project amenities are competitive with the majority of the comparables in the market area.
- The subject's unit sizes are competitive in the market area.
- The city's senior population and households are expected to increase through 2026 according to Claritas and Ribbon Demographics. The subject will continue to meet a portion of the demand for affordable senior housing.
- The subject's capture rates are good.
- 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 rehabilitated subject will be suitable for the market area. Given the current low vacancy rates and existing waiting lists, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

DEVELOPMENT DESCRIPTION



Development Location

Location Analysis

The area of the site and the site dimensions are based on the legal description obtained at the Jackson County Assessor's Office.

Street Closest to Subject	Garfield Street and Hines Street
Total Land Area	14.79 acres, or 644,406+/- square feet
Shape/Dimensions	Irregular-Shaped
Zoning	According to the City of Newport, the sites are zoned R-3, Multi-Family Residential District. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur.
Land Use Pattern	<p>The subject neighborhood located in the southwestern portion of the city is comprised primarily of single-family residences, multifamily properties and two- to four-family properties and is 80 percent built up. Approximately 60 percent of the land use is made up of single-family residences. About 15 percent is comprised of multifamily properties. Another five percent of the land use is made up of two- to four-family properties. The remaining 20 percent is vacant land. The area is mostly suburban.</p> <p>The subject neighborhood located in the central portion of the city is comprised primarily of single-family residences, multifamily properties and two- to four-family properties and is approximately 90 percent built up. Approximately 75 percent of land use is made up of single-family residences. About 10 percent is comprised of multifamily properties. Another five percent of the land use is made up of two- to four-family properties. The remaining 10 percent is vacant land. The area is mostly suburban.</p>
Neighboring Property Use	<p>Southwestern Neighborhood – Single-family residences are located north of the site. Vacant land is located south of the site. Single-family residences are located east of the subject. Single-family residences are located west of the subject.</p> <p>Central Neighborhood – Single-family residences surround the subject property site located in the central portion of the city.</p>

Directions to Site

The subject consists of three properties – Downtown, Downtown Elderly and Hines Street. The Downtown and Downtown Elderly projects are located on one site in the southwestern portion of the city. The Hines Street project is located at two sites – one in the central portion of the city and one located adjacent to the Downtown and Downtown Elderly projects.

Directions to the Downtown site – From U.S. Highway 67, turn west on State Highway 17. Follow State Highway 17 to intersection of State Highway 17 and Walker Drive. Continue straight on Walker Drive to Park Place. Turn west on Park Place and continue on Remmel Avenue. Turn south on Lafayette Drive and continue to Garfield Street. Subject is located at southwest corner of Lafayette Drive and Garfield Street.



Directions to the Hines Street site – From U.S. Highway 67, turn west on State Highway 17. Follow State Highway 17 to intersection of State Highway 17 and Walker Drive. Turn north on State Highway 17/South State Street. Turn west on Hines Street. The subject will be on the left side of the street.

Conclusion

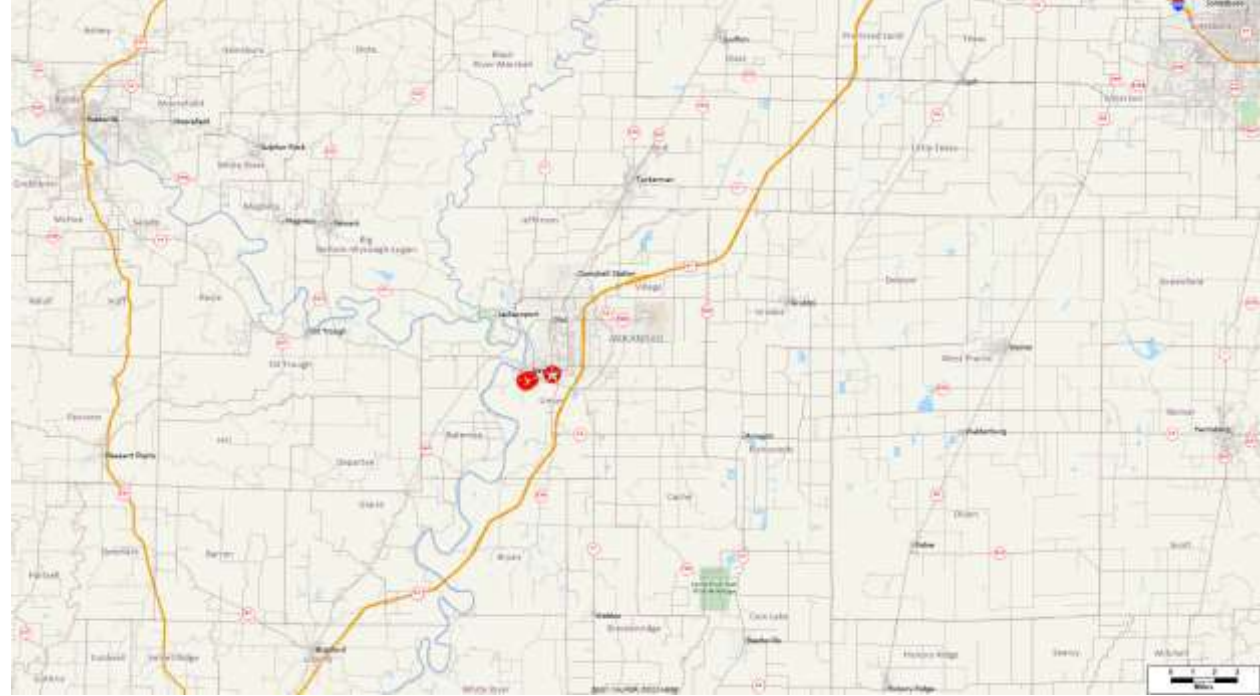
The site's amenities are competitive with the competing properties in the primary market area. The subject's existing use is compatible with the surrounding uses in the neighborhood. There are no unusual nuisances in the area. Overall, the subject's site is similar to the competing properties.



Location Map



Vicinity Map





Improvement Analysis

The subject is an existing Public Housing development consisting of 73 one-story duplex buildings containing 148 units and three accessory buildings. All buildings have masonry construction, concrete slab foundations, brick exteriors and asphalt shingle roofs. The project was originally constructed in 1963 and 1965. The development contains a total of 18 one- and two-bedroom units designated for seniors ages 62 years and older; 128 efficiency, one-, two-, three- and four-bedroom units designated for families; and two maintenance units. All senior and family units contain subsidies. The net rentable area for the property is approximately 108,172 square feet. The project is the proposed rehabilitation of an existing development. The anticipated start date for the rehabilitation is December 2023, and the anticipated completion date is March 2025. During the course of the renovation, the property will be converting the six efficiency units and two one-bedroom units at the Hines location to four two-bedroom units. The total net rentable area for the proposed project will be approximately 107,830 square feet. The property will contain 18 one- and two-bedroom units designated for seniors ages 62 years and older and 122 one-, two-, three- and four-bedroom units designated for families. Photographs of the subject are included in Appendix B.

Development Amenities

Project amenities include on-site maintenance and gazebos. In addition, the Downtown site contains a playground. Upon completion of the rehabilitation, the property will contain a new playground, new splash pad, new covered picnic pavilion, new basketball court new on-site parking and two built-in grills and park benches

Unit Amenities

Each unit contains a refrigerator, range/oven, carpet and vinyl flooring, blinds and coat closet. All units except the efficiency units contain washer/dryer hook-ups. Some of the units contain ceiling fans. In addition, the units at the Downtown Elderly and Hines Street sites contain patios.

Utilities

The below table indicated the utility schedule for the development.

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

Current and Proposed Unit Mix & Rents

The following table shows the current unit mix and rents at the subject.

Unit Type	# of Units	Square Feet	Total Square Footage
Efficiency (Hines)	6	375	2,250
1/1 (Hines)	24	570	13,680
1/1 (Downtown)	14	570	7,980
1/1 (Downtown Elderly)	17	570	9,690
2/1 (Downtown Elderly)	1	760	760
2/1 (Downtown)	30	760	22,800
3/1 (Downtown)	50	928	46,400
4/1 (Downtown)	4	1,153	4,612
Maintenance	2	N/A	N/A
	148		108,172



As rehabilitated, the property will remain a Public Housing development with subsidies for all units as well as be LIHTC at 30 and 60 percent of the area median income. The below table shows the proposed unit mix, rents and utility allowances for the development.

Unit Type	# of Units	Square Feet	Current Rent	Utility Allowance
Efficiency (Hines)	6	375	\$448	\$70
1/1 (Hines)	24	570	\$443	\$75
1/1 (Downtown)	14	570	\$458	\$60
1/1 (Downtown Elderly)	17	570	\$458	\$60
2/1 (Downtown Elderly)	1	760	\$614	\$70
2/1 (Downtown)	25	760	\$614	\$70
2/1 (Downtown)	5	760	\$649	\$70
3/1 (Downtown)	50	928	\$814	\$80
4/1 (Downtown)	4	1,153	\$945	\$110
Maintenance	2	N/A	N/A	N/A
	148			

The seven units at 30 percent of the area median income are designated as NHTF units. The three units at 50 percent of the area median income are designated as HOME units. In addition, nine of the units at 60 percent of the area median income are designated as HOME units. Several of the proposed rents are higher than the maximum allowable LIHTC rents. However, the subject will retain its Section 8 subsidies for all units once rehabilitation is complete. Therefore, tenants will never be required to pay more than 30 percent of their income towards rent and utilities. Furthermore, tenants will never be required to pay more than the maximum allowable LIHTC rents.

Occupancy

The subject is currently 97 percent occupied. The property has historically maintained a stabilized occupancy rate. Furthermore, the property maintains a waiting list.

Conclusion

The subject's unit mix will be compatible with properties in the area. The subject's design is similar to the other properties in the market area. Once rehabilitation is complete, the subject will be in superior condition when compared to the majority of the housing in the market area. In addition, the subject's unit and project amenities are competitive with the majority of the housing stock in the market area.

DELINEATION OF PRIMARY MARKET AREA



Market Area Definition

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

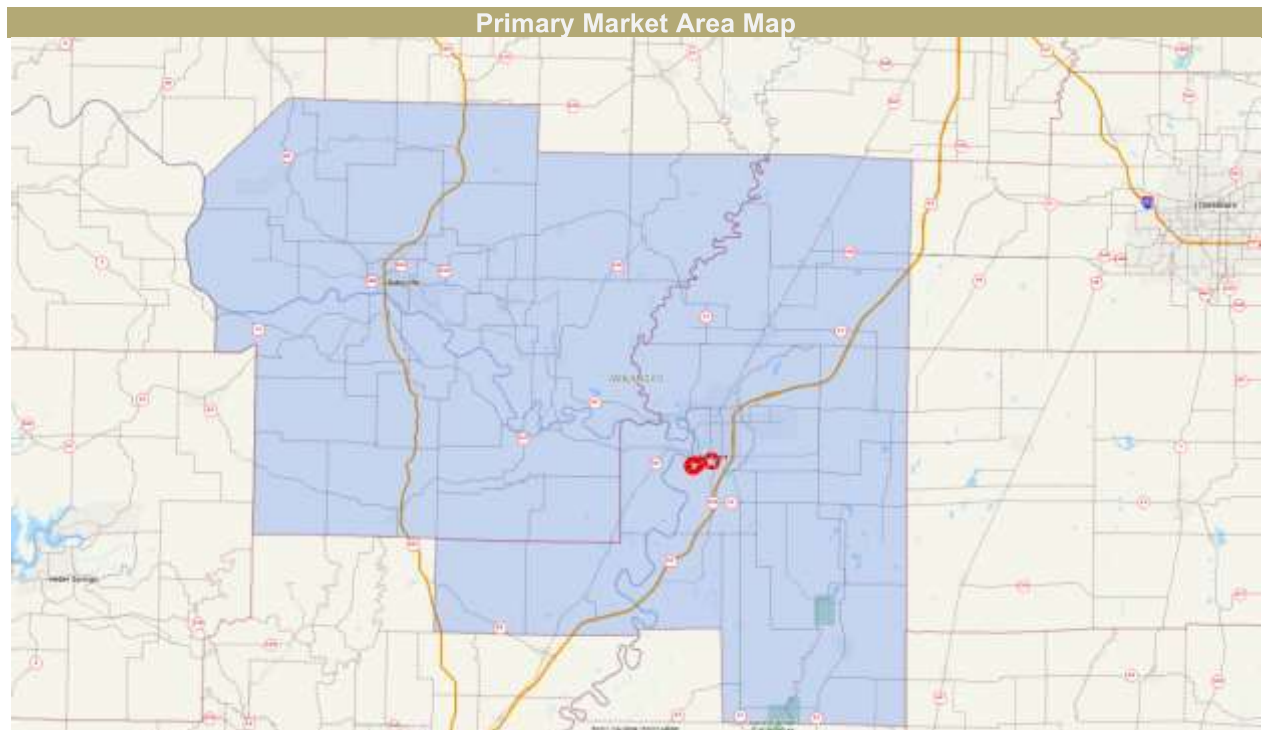
- **Population and Households Counts:** The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- **General Demographics:** The socio-economic composition 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 an existing 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 are 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 submarkets, with residents from one side of a submarket not moving to a nearby 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 cosponsor.



- 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.

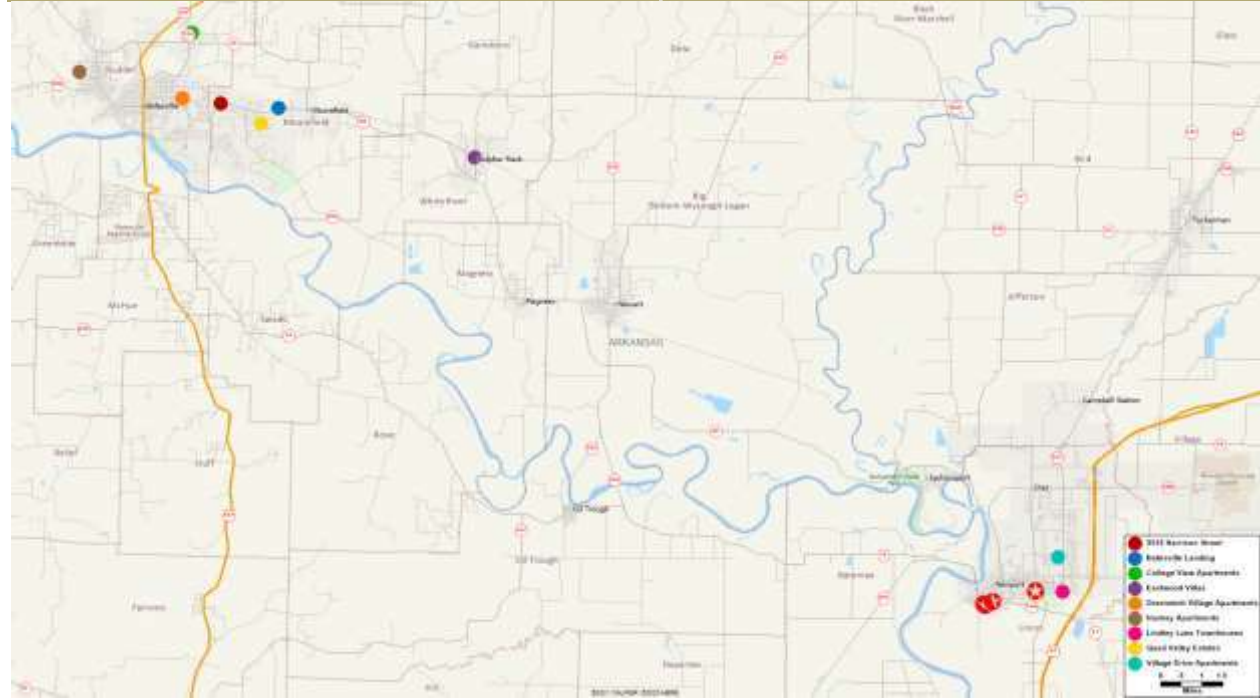
The determination of the market area is based on the boundaries between governmental units. In such a method, county, division or city boundaries become the boundaries of the market area. Apartment managers within the vicinity of the subject were interviewed to determine the area from which the majority of their tenant bases originate. The information obtained from the apartment managers was reconciled with the governmental boundaries in the city to determine an appropriate market area for the proposed subject.

The market area for the subject consists of Jackson and Independence Counties. The market area has the following boundaries: North – Izard, Sharp and Lawrence Counties; South – Woodruff and White Counties; East – Craighead, Poinsett and Cross Counties; and West – Cleburne and Stone Counties. According to Claritas and Ribbon Demographics, the market area has a 2022 population of 54,528.



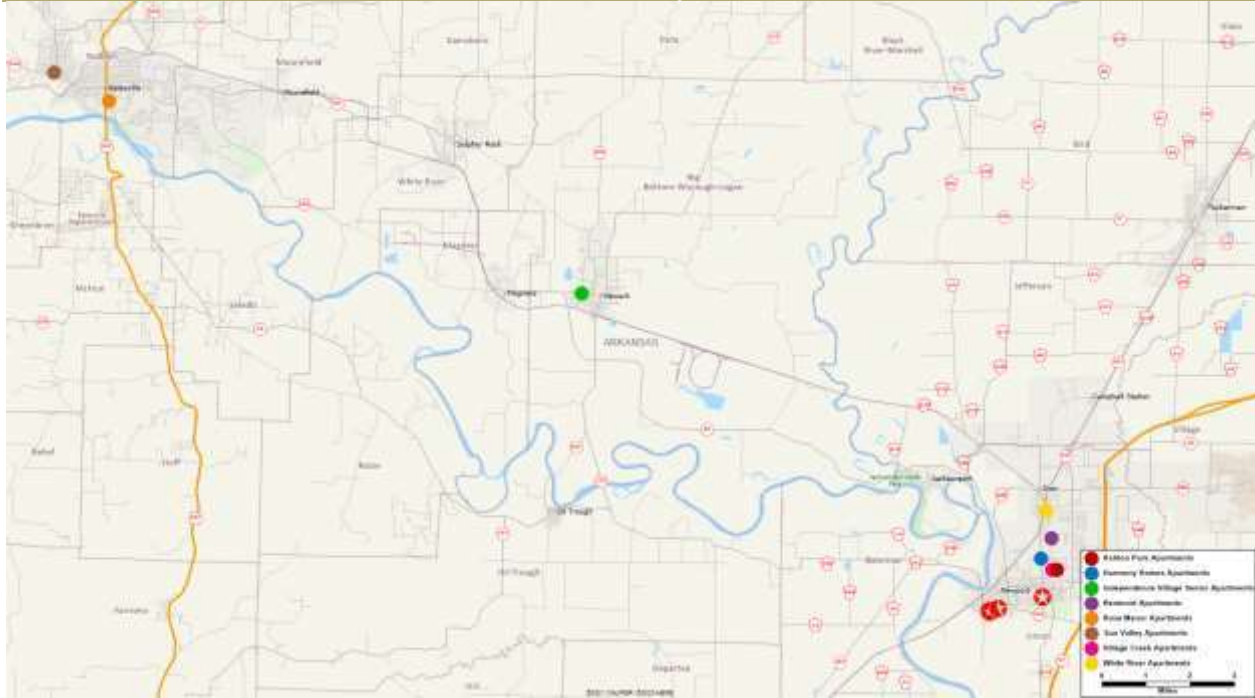


Market Comparables





Affordable Comparables





Public Services

Transportation

Major highways in the County of Jackson include U.S. Highway 67; State Highways 14, 17, 37, 87, 145, 157, 224, 226 and 367; and Airport Highway 980. Newport is home to Newport Municipal Airport. Little Rock International Airport is located approximately 100 miles from Newport. Memphis International Airport in Memphis, Tennessee is also located about 100 miles from Newport.

Public Safety

According to AreaVibes, approximately 1,253 per 100,000 residents are victims of a violent crime annually, and approximately 5,874 per 100,000 residents are victims of a property crime each year. There has been a total of 529 crimes in the city within the past year, 93 of which are violent crimes and 436 of which are property crimes. The crime rate for Newport is 204.0 percent higher than for the nation. The total number of crimes in the city has increased 16.0 percent within the past year, according to AreaVibes. There is a 1 in 80 chance of being the victim of a violent crime and a 1 in 18 chance of being the victim of a property crime. The life cycle is generally in the stability stage. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

Linkages

Schools

According to AreaVibes, the subject is served by the Newport School District. There are currently four public schools and no private schools in the City of Newport. Using the proficiency score average, the average test scores for the city is 25.0 percent. Approximately 61.3 percent of people in the city have completed high school.

Health Services

Unity Health-Harris Medical Center is a hospital located in Newport that serves the residents of the city and the surrounding area. Additional healthcare facilities in the area include, but are not limited to, White River Medical Center, Newport Weekend Clinic, Newport Medical Clinic, St. Bernard's Healthcare and Newport Primary Care Clinic.

Parks and Recreational Opportunities

Neighborhood parks in the City of Newport include the following: Lockwood Park, which offers playground equipment, fishing pier, picnic pavilions and walking trail; Normandy Acres Park, which offers playground equipment and practice ball field; Branch Park, which offers playground equipment, practice ball fields, outdoor basketball court and picnic pavilions; Airbase Park, which offers playground equipment, practice ball fields, basketball court and picnic pavilion; Crossroads Park, which offers playground equipment, basketball court and practice ball fields; and Hines Park, which offers playground equipment, basketball court and pavilion. In addition, the city offers a state-of-the-art ballpark complex and public swimming pool at the George Kell Park.

Social Services

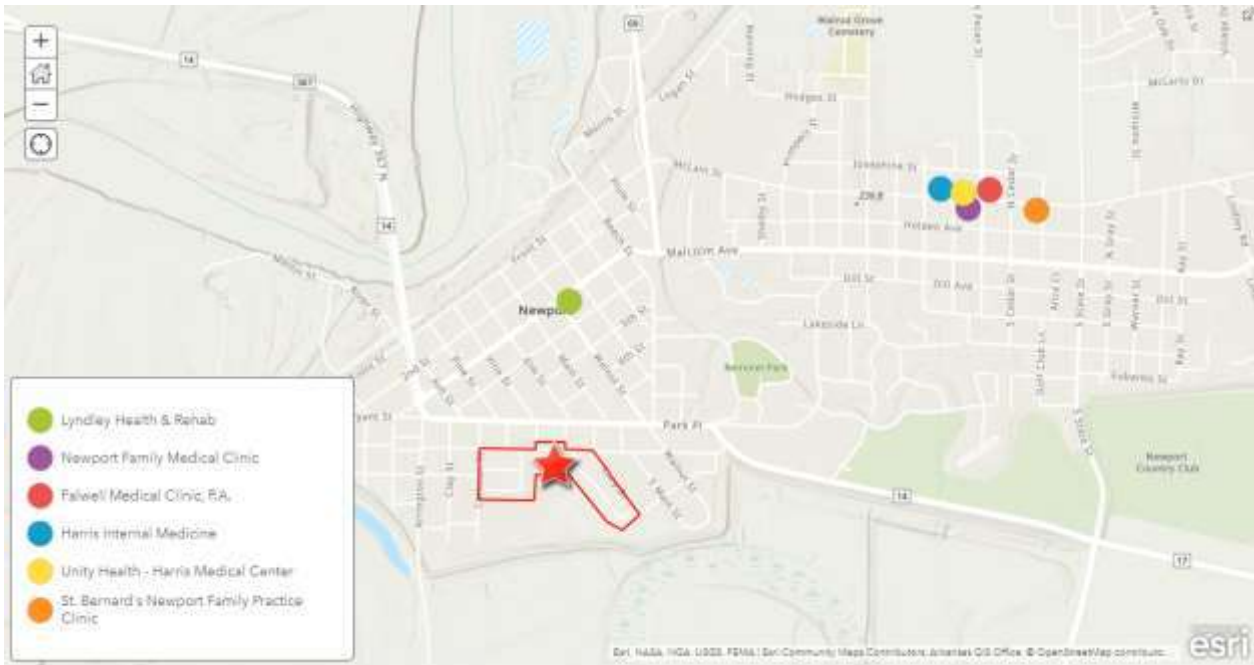
Social Services available in the city include the following: Domestic Peace Office, Jackson County CRDC Family Services, Amvets Post 60, Senior Care Program, Care Management, Inc., Newport Senior Life Center, The Waters and Legal Aid of Arkansas.

Maps and legends showing the subject sites and their proximity to major services are included on the following pages.



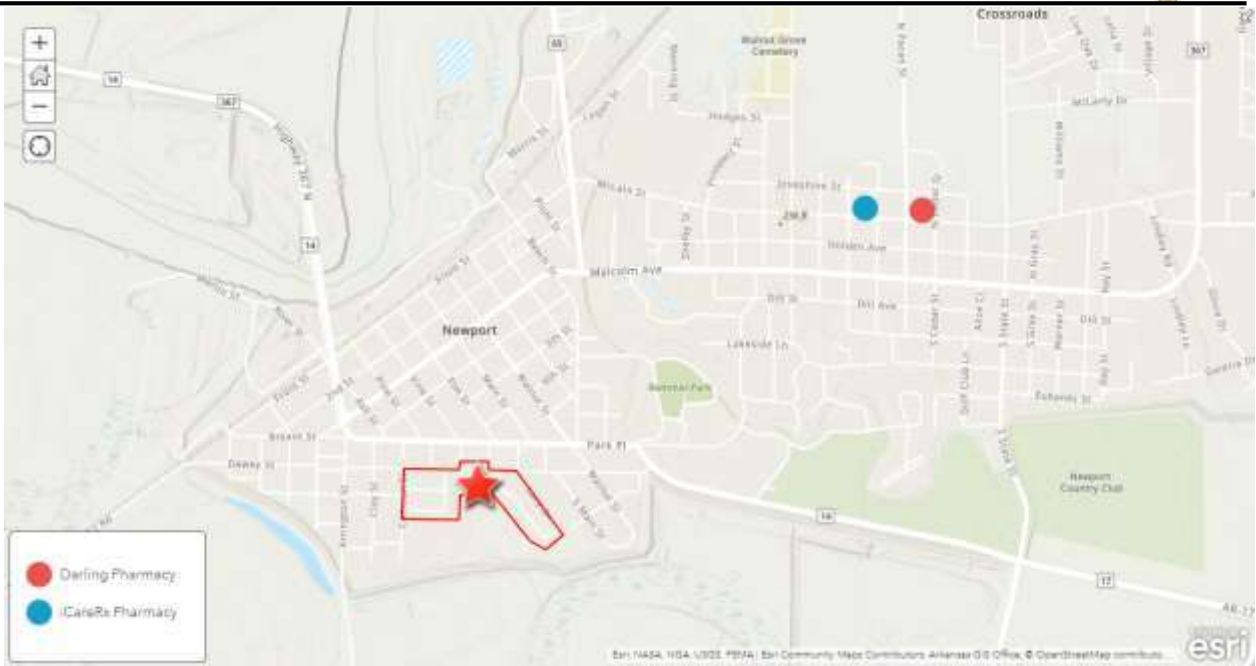
Community Services Maps and Legends

The subject is located on three sites identified as Downtown, Downtown Elderly and Hines Street. The addresses included in the Downtown site include 100-102, 101-103, 104-106, 105-107, 108-110, 109-111, 112-114, 113-115, 116-118, 117-119, 120-122, 121-123, 124-126, 125-127, 128-130, 129-131, 132-134, 133-135, 137-139, 141-143 and 145-147 Ashley Drive, 200-202, 204-206, 208-210, 212-214, 220-222, 223-225, 224-226, 227-229, 228-230, 231-233, 232-234, 235-237, 236-238, 239-241, and 243-245 Calhoun Circle, 801-805, 809-813, 900-904, 908-912 and 1008-1012 Garfield Street and 101-103, 105-107, 109-111, 113-115, 117-119, 121-123 and 125-127 Lacy Drive. The addresses included in the Downtown Elderly site include 802-804, 806-808, 810-812, 814-816, 818-820, 822-824, 826-828, 830-832 and 834-836 Garfield Street. These two sites are located in the same general location and were considered one location as represented on the following maps. The site is outlined in red on each map.

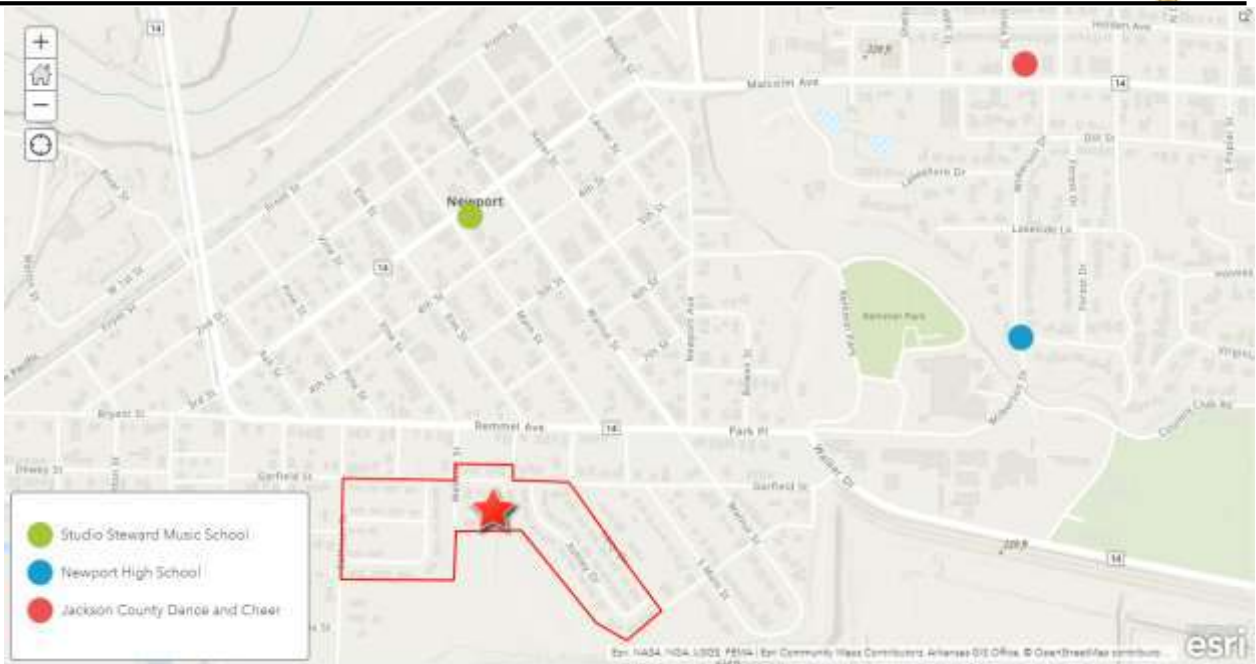


MEDICAL FACILITIES

Service	Distance From Site (in Miles)
Lyndley Health & Rehab	0.5
Newport Family Medical Clinic	1.7
Falwell Medical Clinic, P.A.	1.7
Harris Internal Medicine	1.7
Unity Health - Harris Medical Center	1.8
St. Bernard's Newport Family Practice Clinic	1.8



PHARMACIES		
	Service	Distance From Site (in Miles)
	iCareRx Pharmacy	1.7
	Darling Pharmacy	1.7



SCHOOLS	
Service	Distance From Site (in Miles)
Studio Steward Music School	0.5
Newport High School	0.6
Jackson County Dance and Cheer	1.2



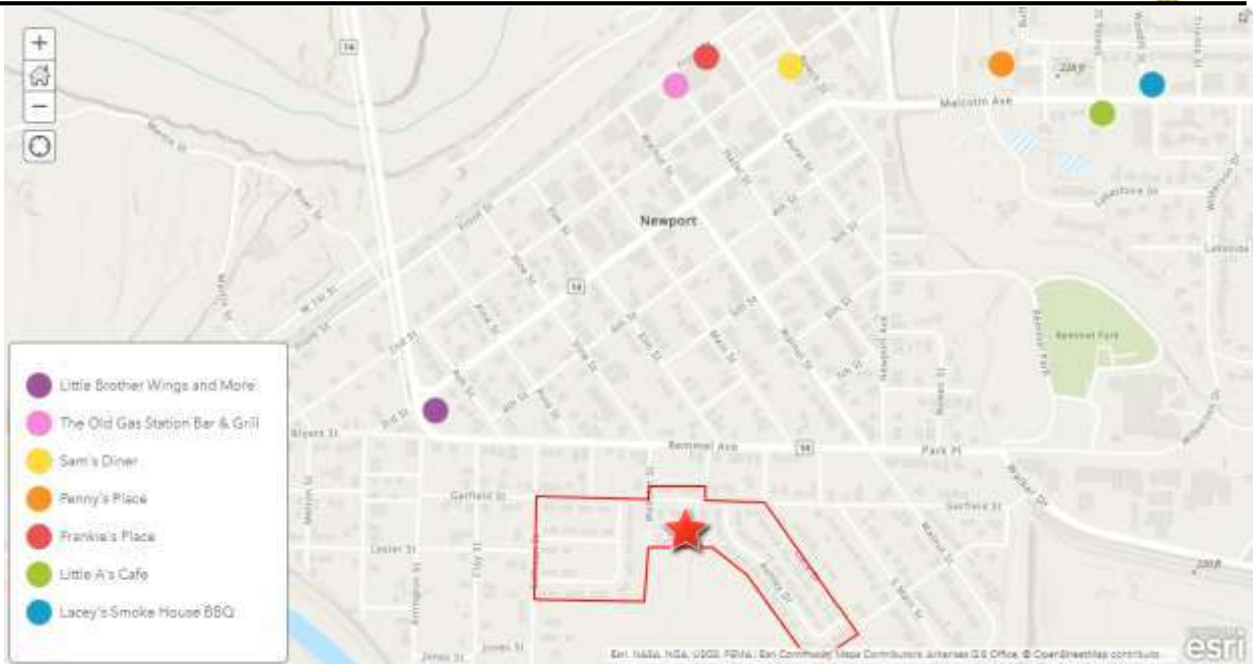
GROCERY STORES/SUPERMARKETS

Service	Distance From Site (in Miles)
Hot Spot Mart	0.4
Downtown Pie Co.	0.7



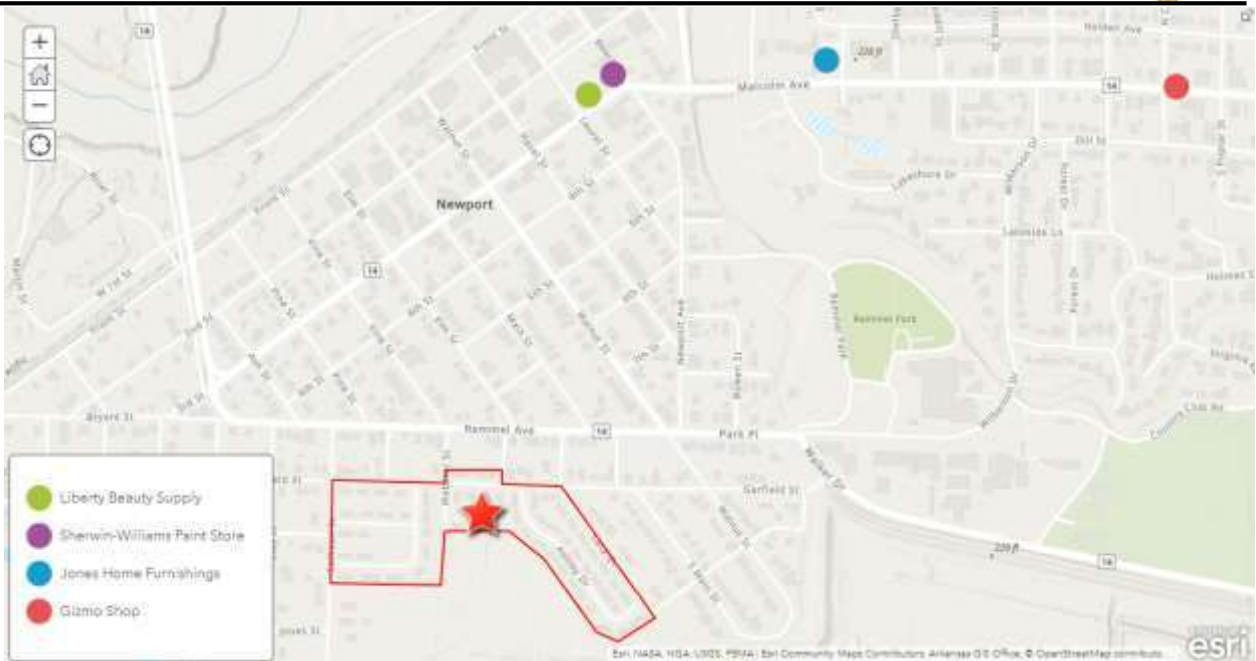
BANKS/LENDING INSTITUTIONS

Service	Distance From Site (in Miles)
LibertyX Bitcoin ATM	0.4
Merchants and Planters Bank	0.7



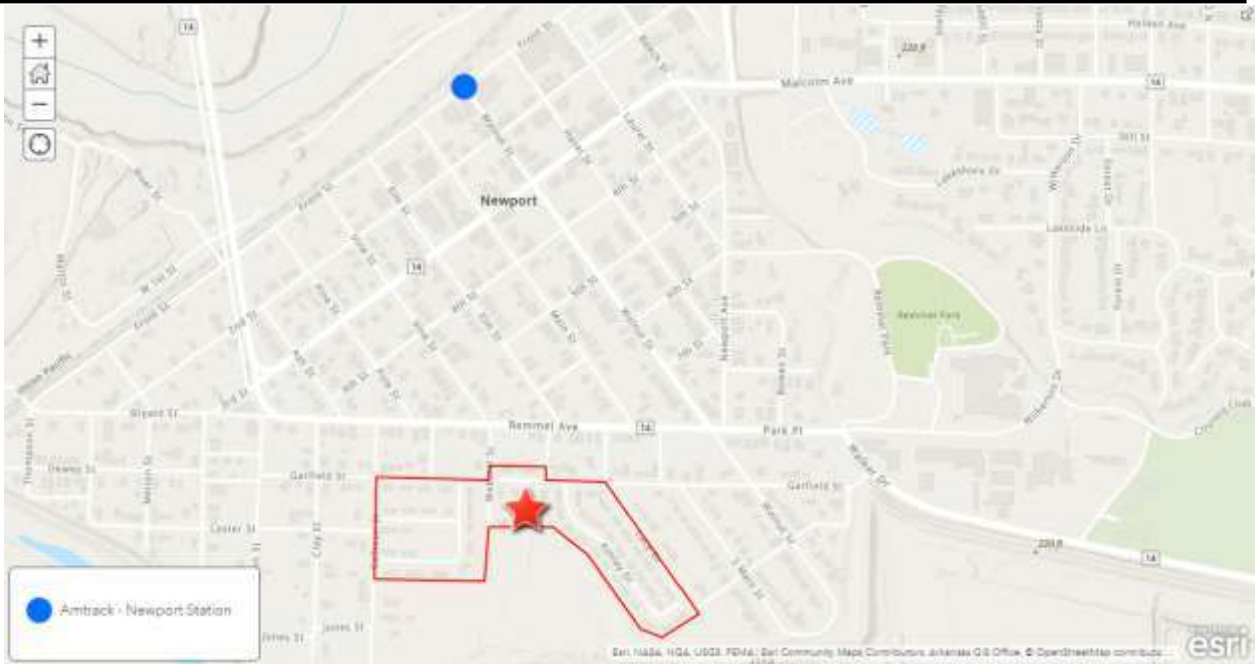
RESTAURANTS

Service	Distance From Site (in Miles)
Little Brother Wings and More	0.3
The Old Gas Station Bar & Grill	0.7
Sam's Diner	0.8
Penny's Place	0.9
Frankie's Place	1.0
Little A's Café	1.0
Lacey's Smoke House BBQ	1.1

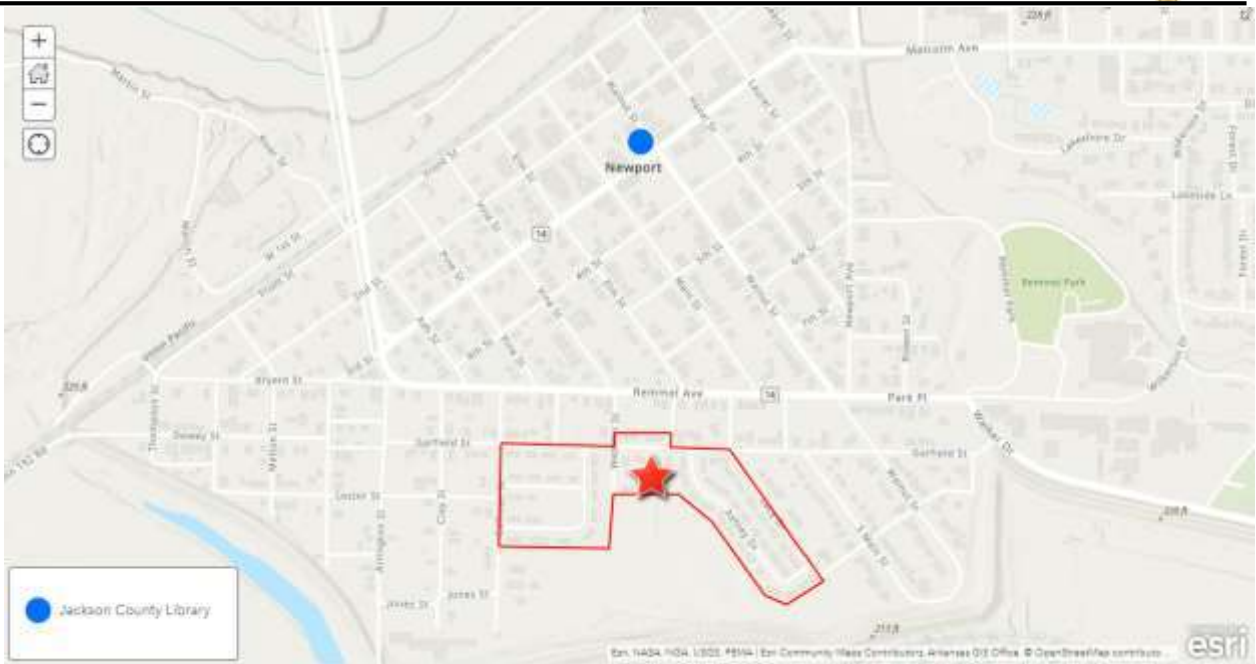


SHOPPING

Service	Distance From Site (in Miles)
Liberty Beauty Supply	0.7
Sherwin-Williams Paint Store	0.8
Jones Home Furnishings	1.0
Gizmo Shop	1.4



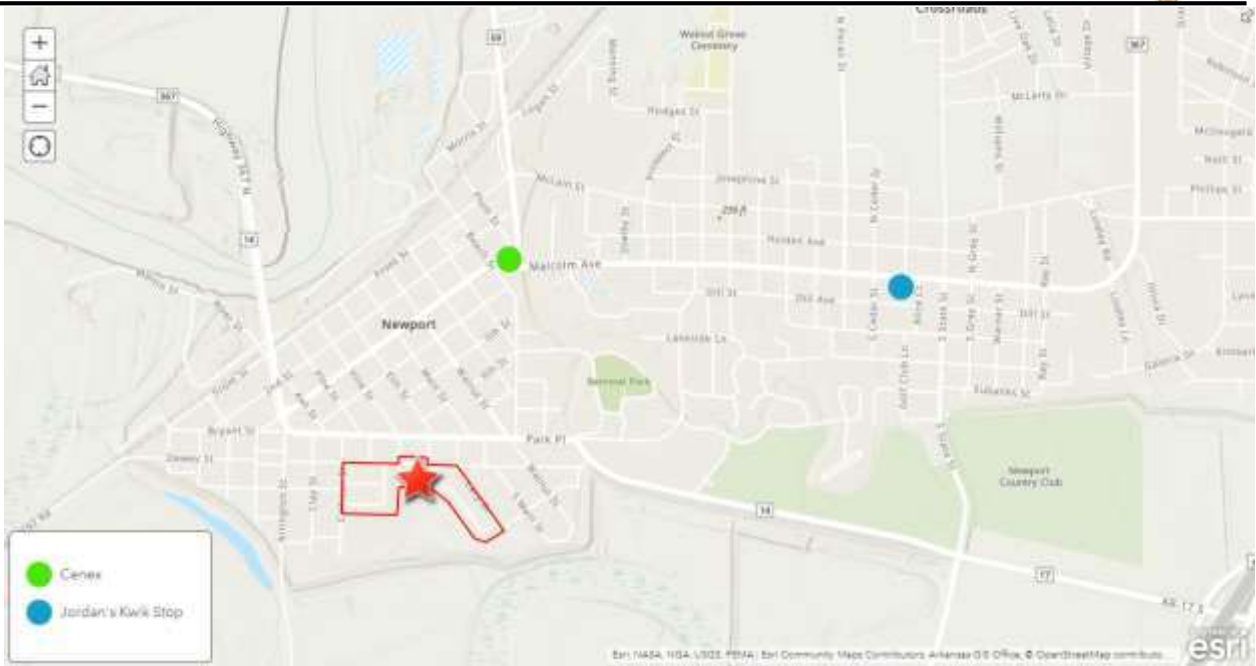
TRANSPORTATION		
	Service	Distance From Site (in Miles)
	Amtrack - Newport Station	0.8



LIBRARIES		
	Service	Distance From Site (in Miles)
Jackson County Library		0.5

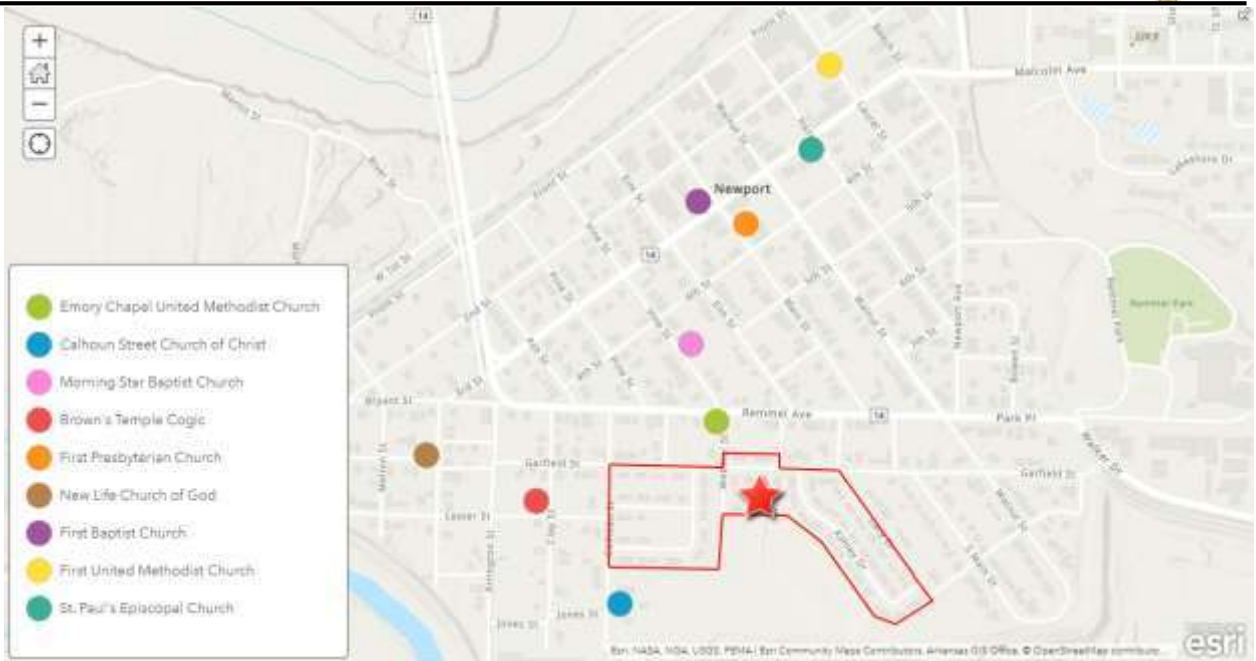


PARKS/RECREATION	
Service	Distance From Site (in Miles)
G'O.A.R. LLC	0.5
Rimmel Park	0.6
Amphitheater	0.8
Arkansas Rock N' Roll Highway 67 Museum	0.8
Lockwood Park	0.9



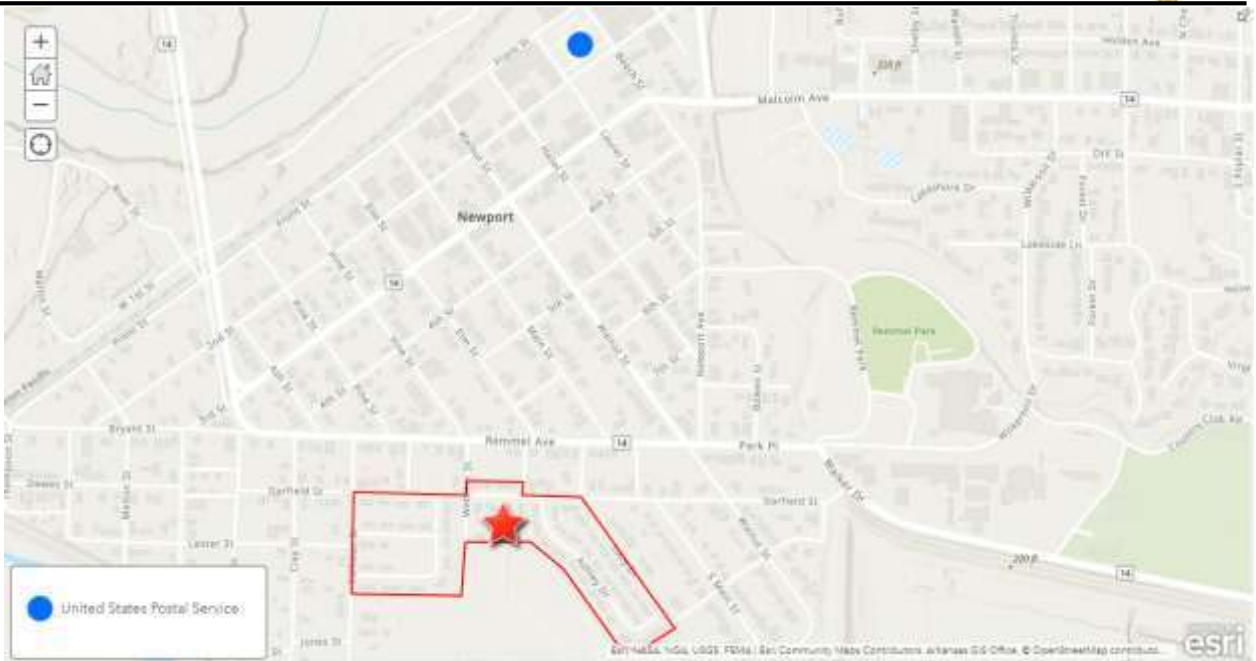
CONVENIENCE STORES

Service	Distance From Site (in Miles)
Cenex	0.7
Jordan's Kwik Stop	1.5

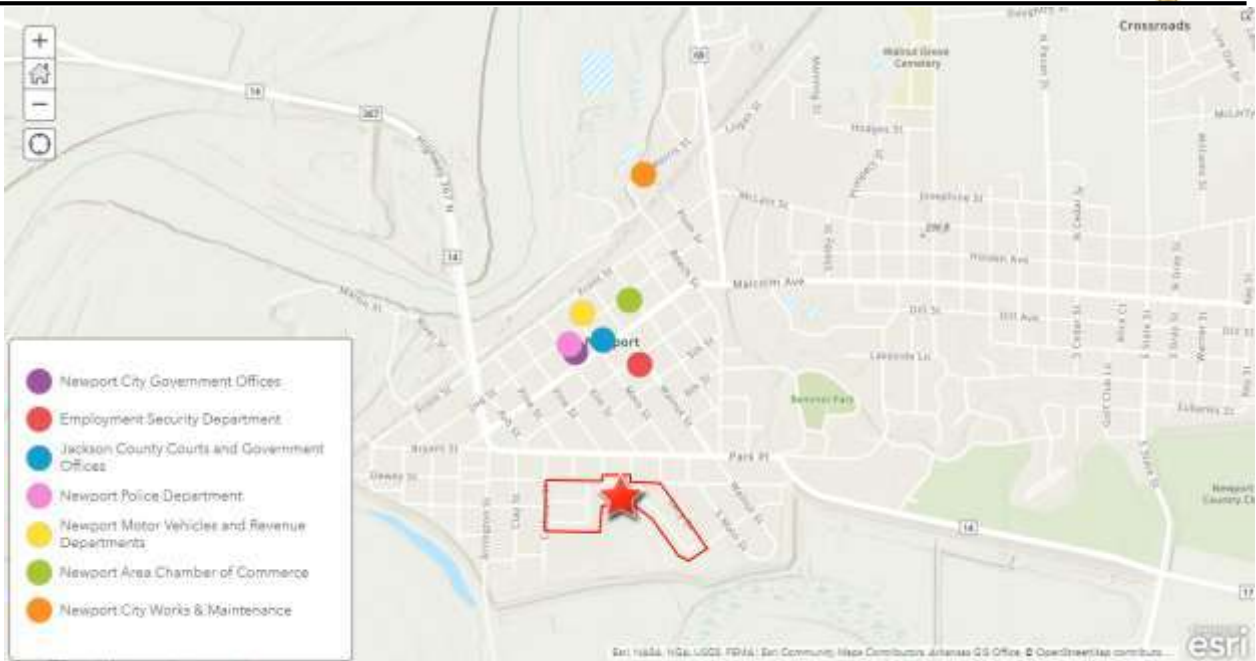


HOUSES OF WORSHIP

Service	Distance From Site (in Miles)
Emory Chapel United Methodist Church	0.1
Calhoun Street Church of Christ	0.3
Morning Star Baptist Church	0.3
Brown's Temple Cogic	0.3
First Presbyterian Church	0.4
New Life Church of God	0.4
First Baptist Church	0.5
First United Methodist Church	0.6
St. Paul's Episcopal Church	0.6

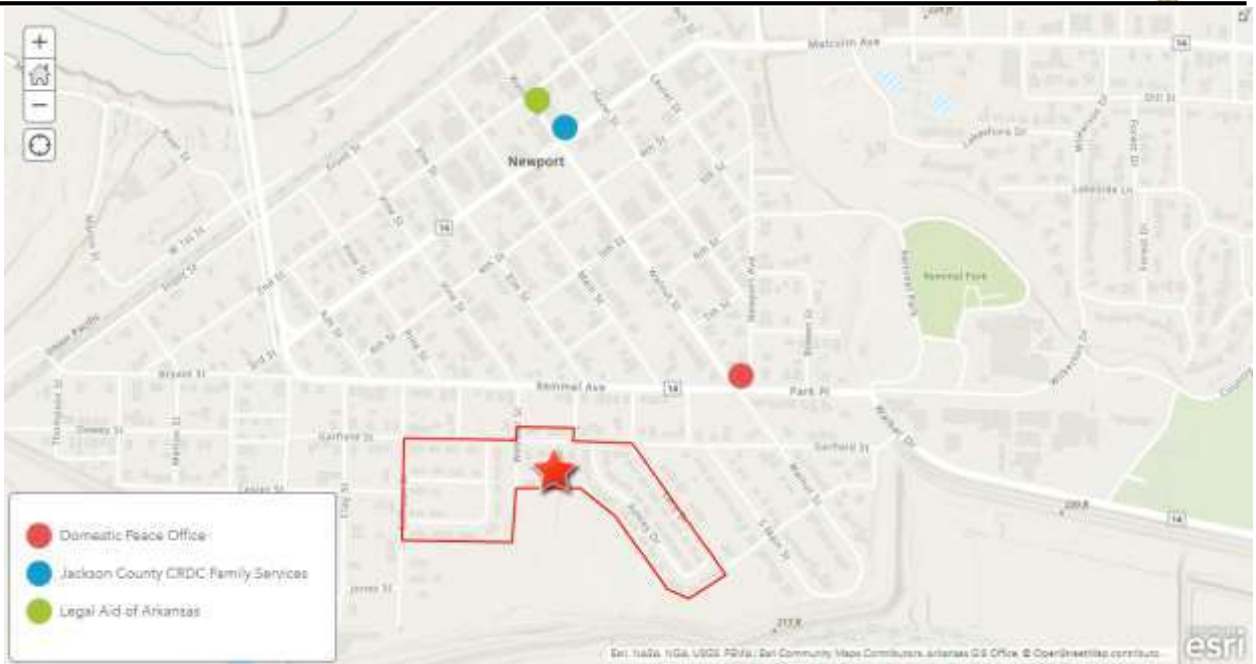


POST OFFICES		
	Service	Distance From Site (in Miles)
	United States Postal Service	0.7



PUBLIC SAFETY/GOVERNMENT

Service	Distance From Site (in Miles)
Newport City Government Offices	0.4
Employment Security Department	0.4
Jackson County Courts and Government Offices	0.5
Newport Police Department	0.5
Newport Motor Vehicles and Revenue Departments	0.6
Newport Area Chamber of Commerce	0.6
Newport City Works & Maintenance	1.0



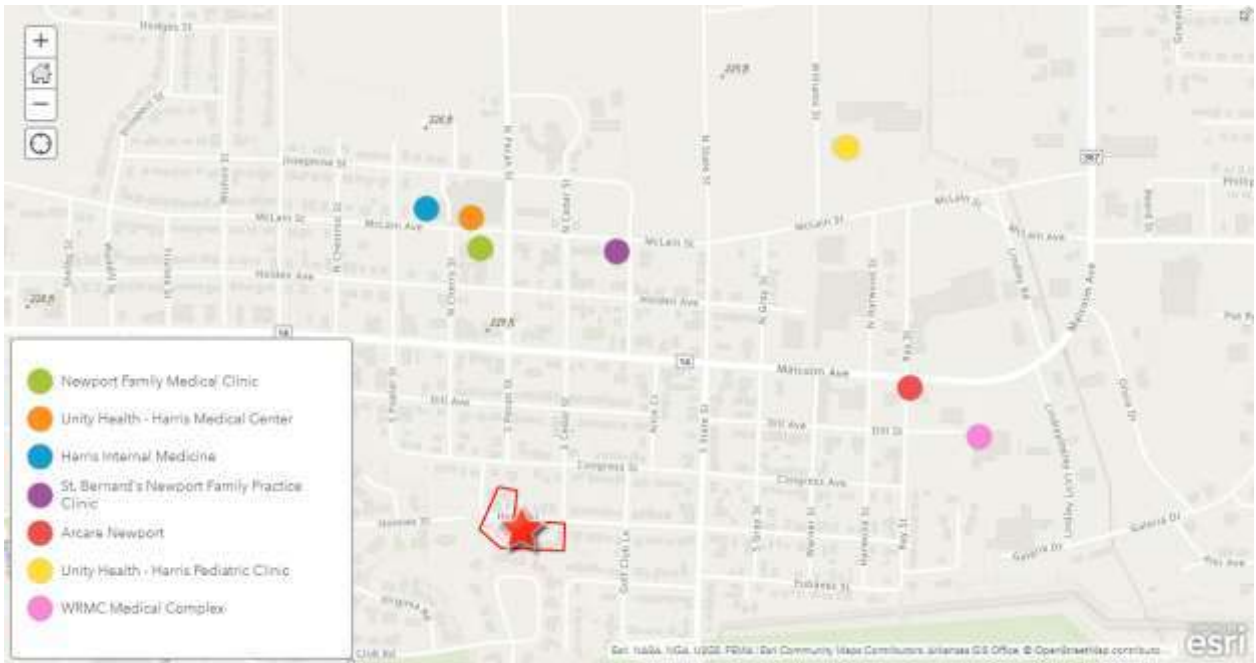
SOCIAL SERVICES

Service	Distance From Site (in Miles)
Domestic Peace Office	0.3
Jackson County CRDC Family Services	0.5
Legal Aid of Arkansas	0.7



The addresses included in the Hines Street site include 301-303 Calhoun Street; 1203-1205, 1207-1209, 1211-1213, 1300-1302, 1304-1306, 1308-1310, 1312-134, 1316-1318, 1320-1322, 1324-1326, 1330-1332, 1334-1336 and 1338-1340 Hines Street; and 1106-1108 Lester Street. The addresses located on Hines Street are located in the central portion of the city, while the addresses on Calhoun Street and Lester Street are located in the southwestern portion of the city. For the purposes of developing the community services maps, the Hines Street site was divided into two sites – one for the addresses on Hines Street and one for the remaining addresses on Calhoun Street and Lester Street. The first set of maps account for the services near the Hines Street site, and the second set of maps account for the services near the Calhoun/Lester Streets site. The corresponding subject site is outlined in red on each map.

Hines Street Site



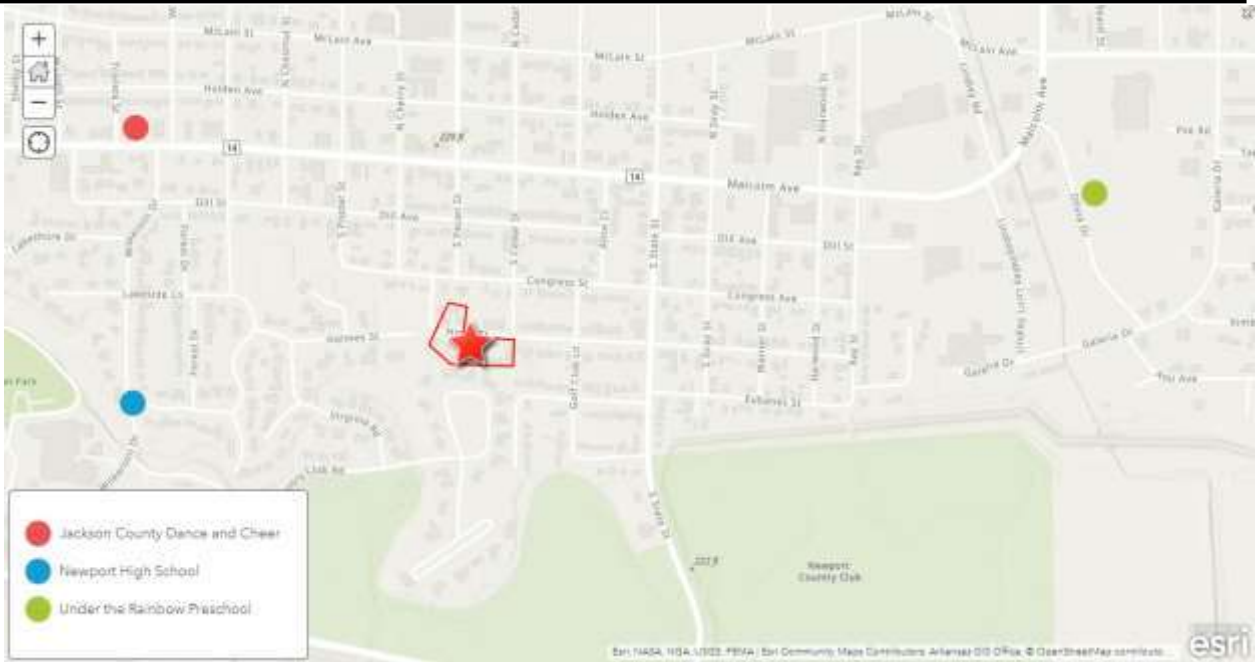
MEDICAL FACILITIES

Service	Distance From Site (in Miles)
Newport Family Medical Clinic	0.4
Unity Health - Harris Medical Center	0.6
Harris Internal Medicine	0.6
St. Bernard's Newport Family Practice Clinic	0.6
Arcare Newport	0.7
Unity Health - Harris Pediatric Clinic	0.7
WRMC Medical Complex	0.8

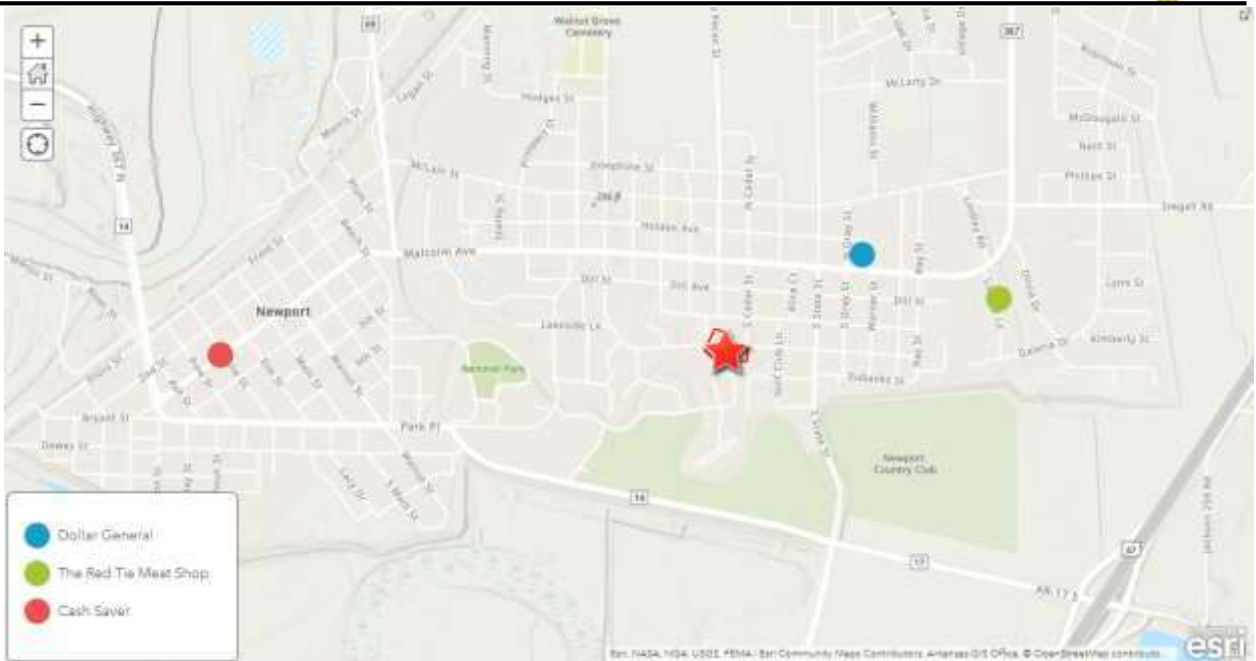


PHARMACIES

Service	Distance From Site (in Miles)
Darling Pharmacy	0.5
iCareRx Pharmacy	0.6
Norman & Baker Pharmacy	0.8
Walgreens Pharmacy	0.9

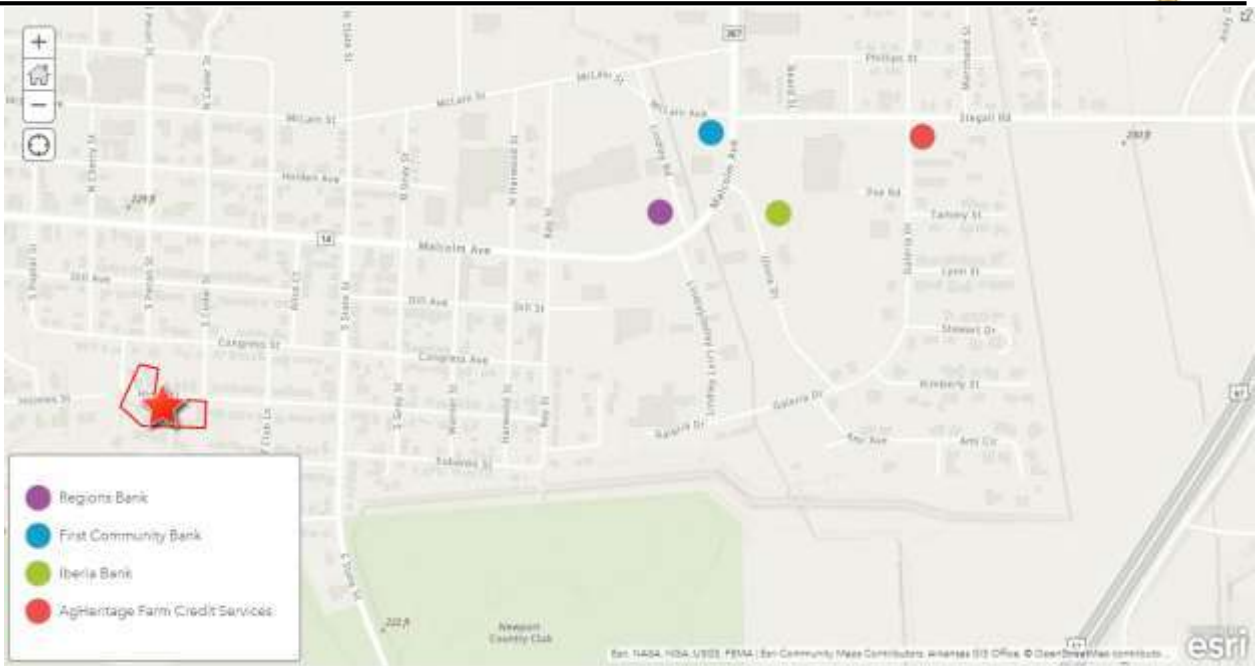


SCHOOLS	
Service	Distance From Site (in Miles)
Jackson County Dance and Cheer	0.8
Newport High School	1.0
Under the Rainbow Preschool	1.0



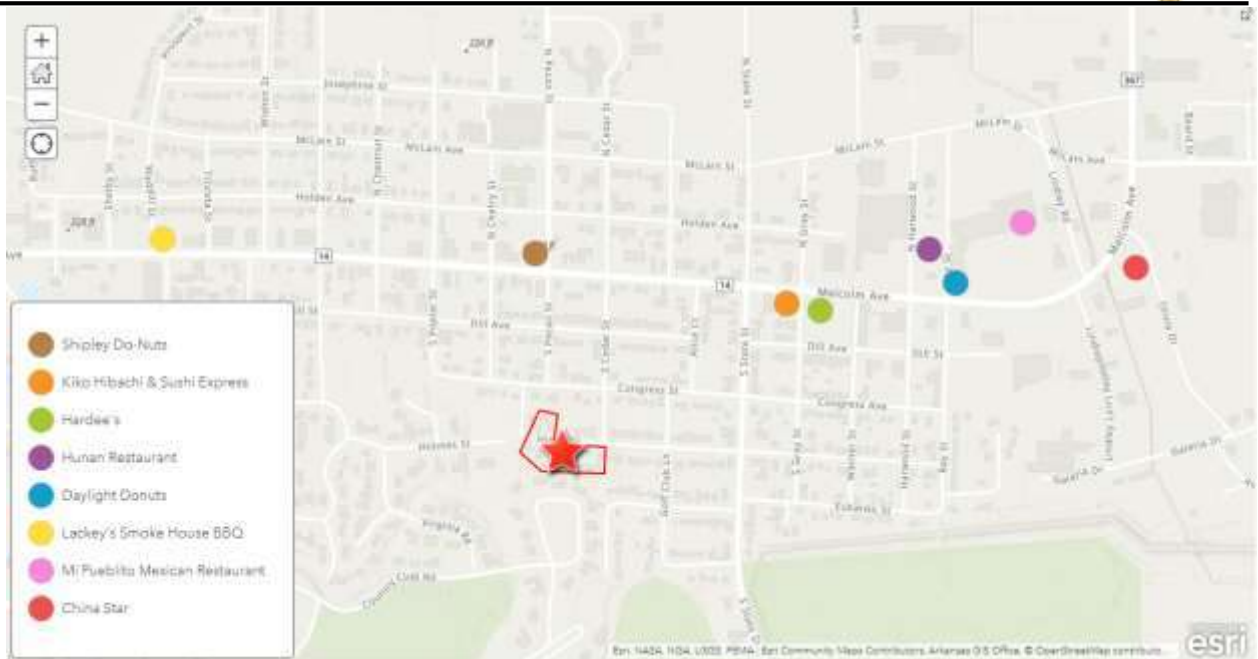
GROCERY STORES/SUPERMARKETS

Service	Distance From Site (in Miles)
Dollar General	0.6
The Red Tie Meat Shop	0.9
Cash Saver	1.4



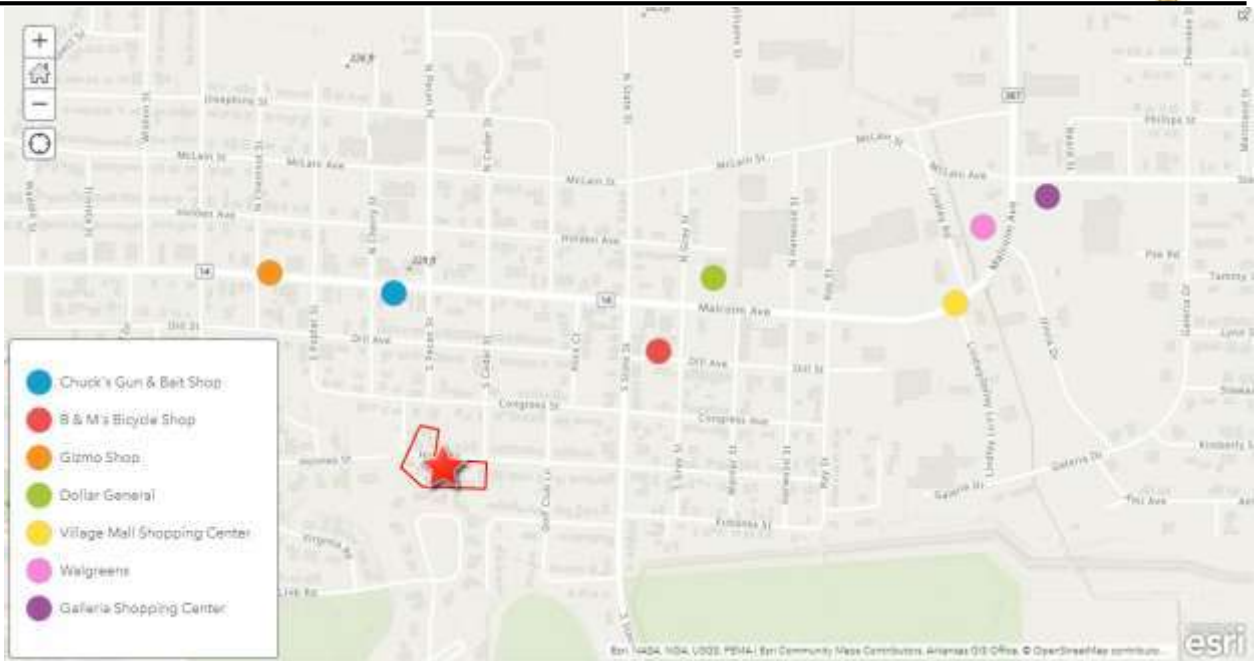
BANKS/LENDING INSTITUTIONS

Service	Distance From Site (in Miles)
Regions Bank	0.7
First Community Bank	1.0
Iberia Bank	1.0
AgHeritage Farm Credit Services	1.2

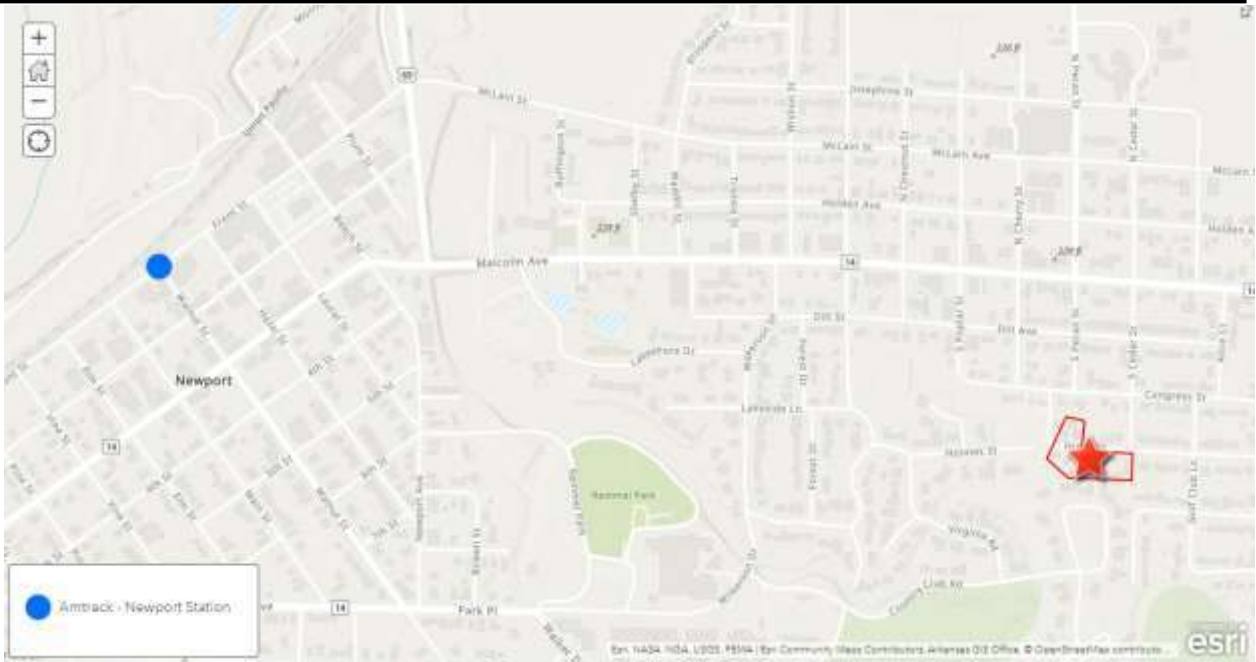


RESTAURANTS

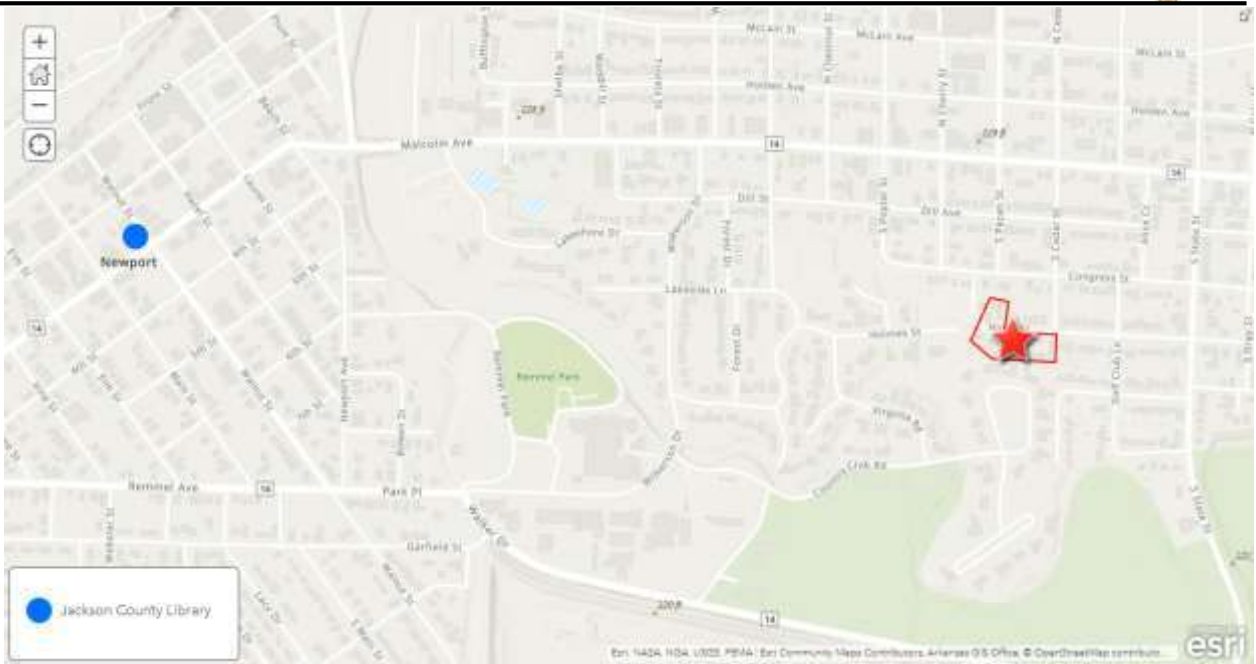
Service	Distance From Site (in Miles)
Shipley Do-Nuts	0.3
Kiko Hibachi & Sushi Express	0.4
Hardee's	0.4
Hunan Restaurant	0.7
Daylight Donuts	0.8
Lackey's Smoke House BBQ	0.8
Mi Pueblito Mexican Restaurant	0.8
China Star	0.9



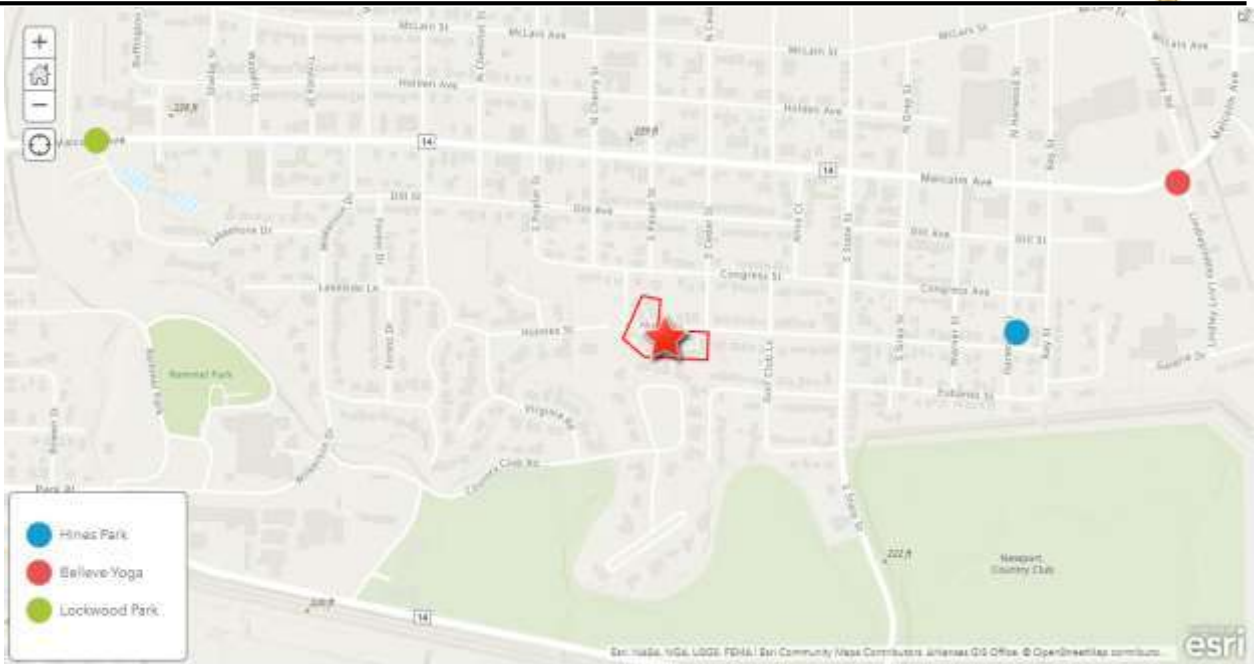
SHOPPING	
Service	Distance From Site (in Miles)
Chuck's Gun & Bait Shop	0.4
B & M's Bicycle Shop	0.4
Gizmo Shop	0.5
Dollar General	0.6
Village Mall Shopping Center	0.8
Walgreens	0.9
Galleria Shopping Center	1.0



TRANSPORTATION	
Service	Distance From Site (in Miles)
Amtrack - Newport Station	1.5



LIBRARIES		
	Service	Distance From Site (in Miles)
	Jackson County Library	1.4

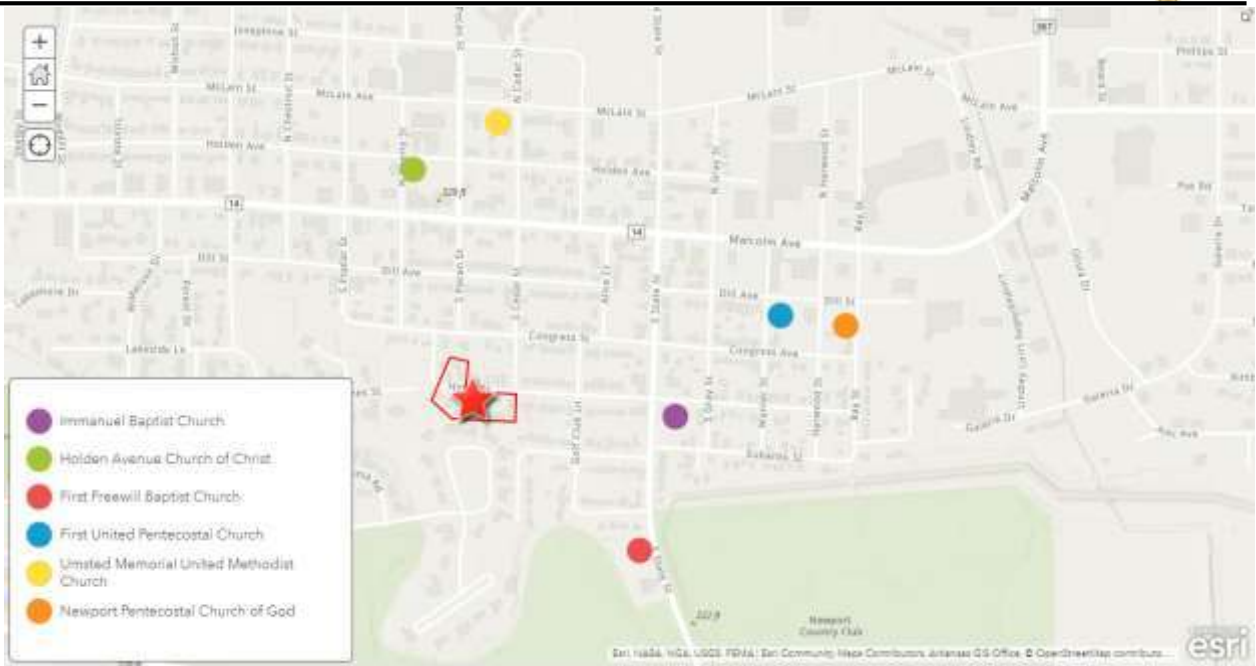


PARKS/RECREATION

Service	Distance From Site (in Miles)
Hines Park	0.4
Bellevue Yoga	0.8
Lockwood Park	1.0

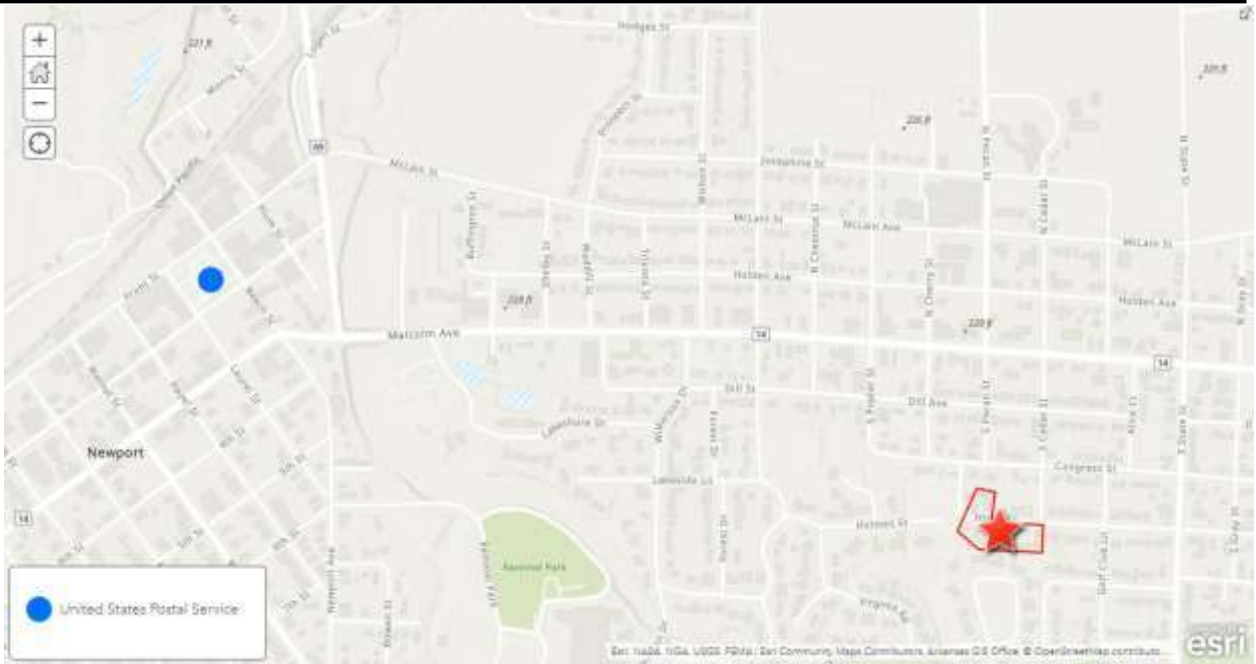


CONVENIENCE STORES		
	Service	Distance From Site (in Miles)
	Jordan's Kwik Stop	0.3
	Doublebee's	0.4
	Jordan's Kwik Stop	0.4

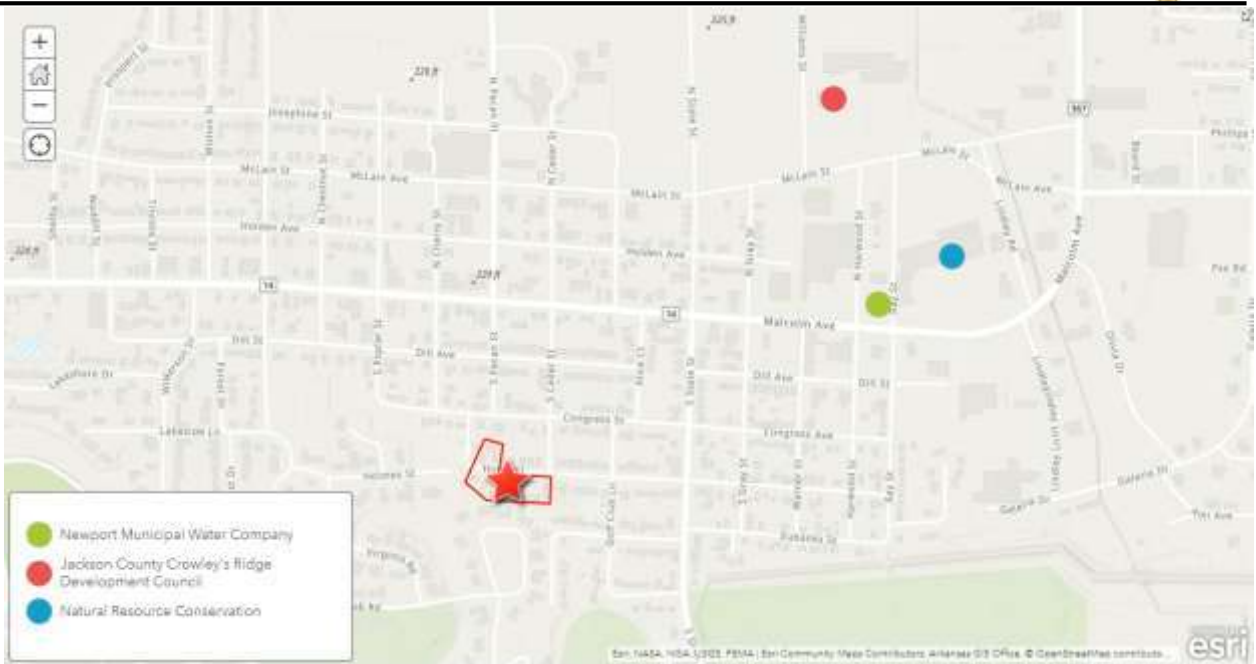


HOUSES OF WORSHIP

Service	Distance From Site (in Miles)
Immanuel Baptist Church	0.2
Holden Avenue Church of Christ	0.4
First Freewill Baptist Church	0.4
First United Pentecostal Church	0.4
Umsted Memorial United Methodist Church	0.5
Newport Pentecostal Church of God	0.6

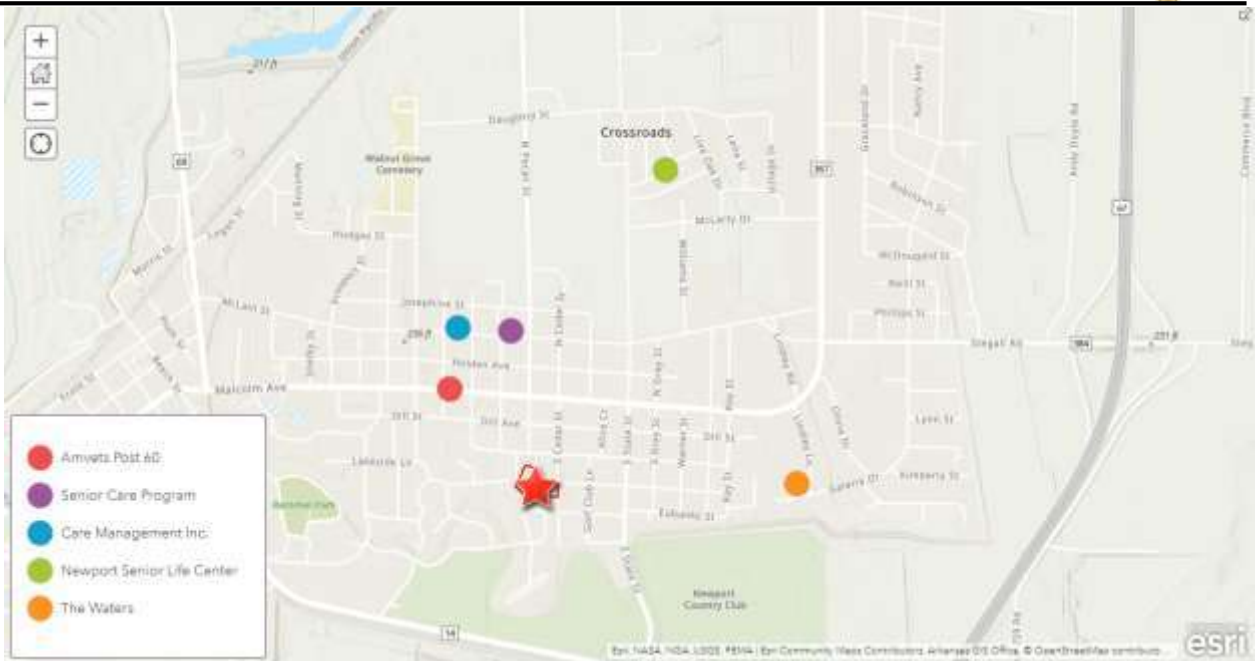


POST OFFICES	
Service	Distance From Site (in Miles)
United States Postal Service	1.3



PUBLIC SAFETY/GOVERNMENT

Service	Distance From Site (in Miles)
Newport Municipal Water Company	0.6
Jackson County Crowley's Ridge Development Council	0.7
Natural Resource Conservation	0.7

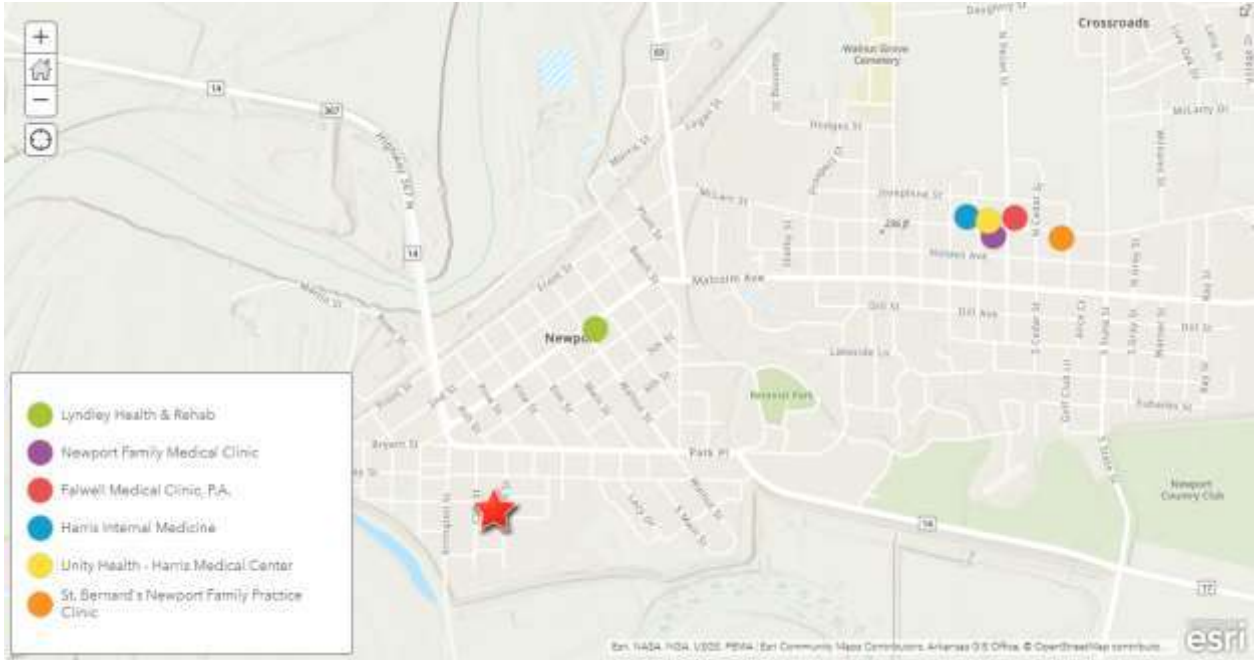


SOCIAL SERVICES

Service	Distance From Site (in Miles)
Amvets Post 60	0.5
Senior Care Program	0.5
Care Management Inc.	0.6
Newport Senior Life Center	0.9
The Waters	1.0

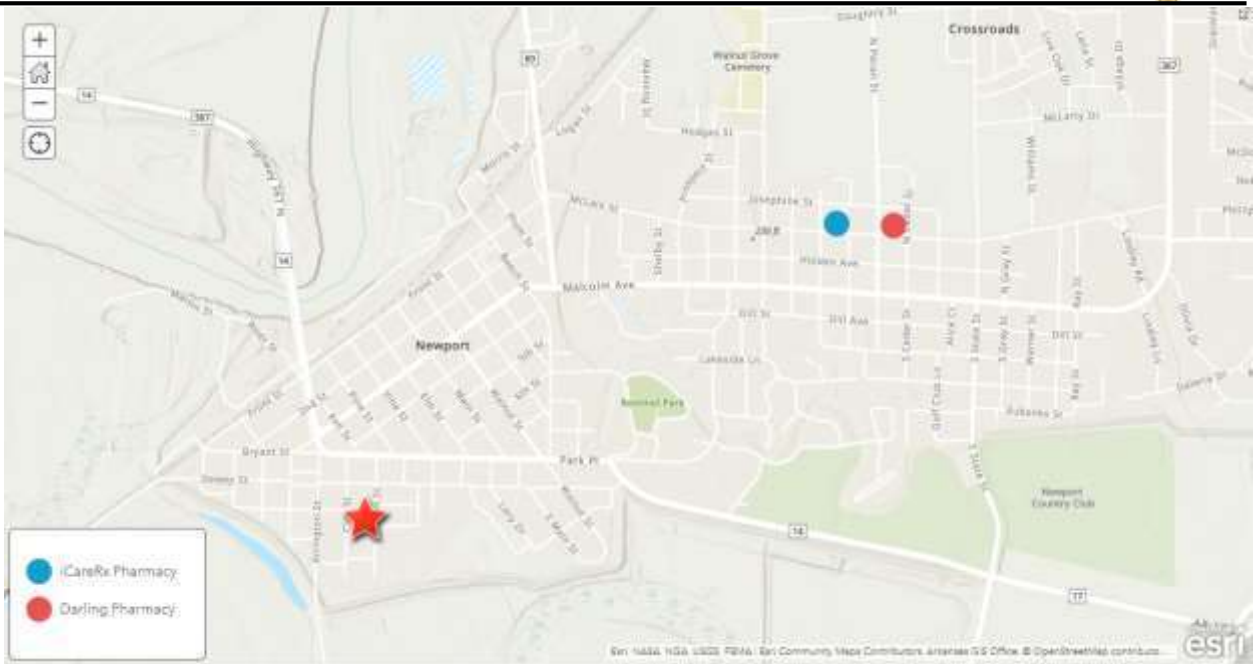


Calhoun/Lester Streets Site

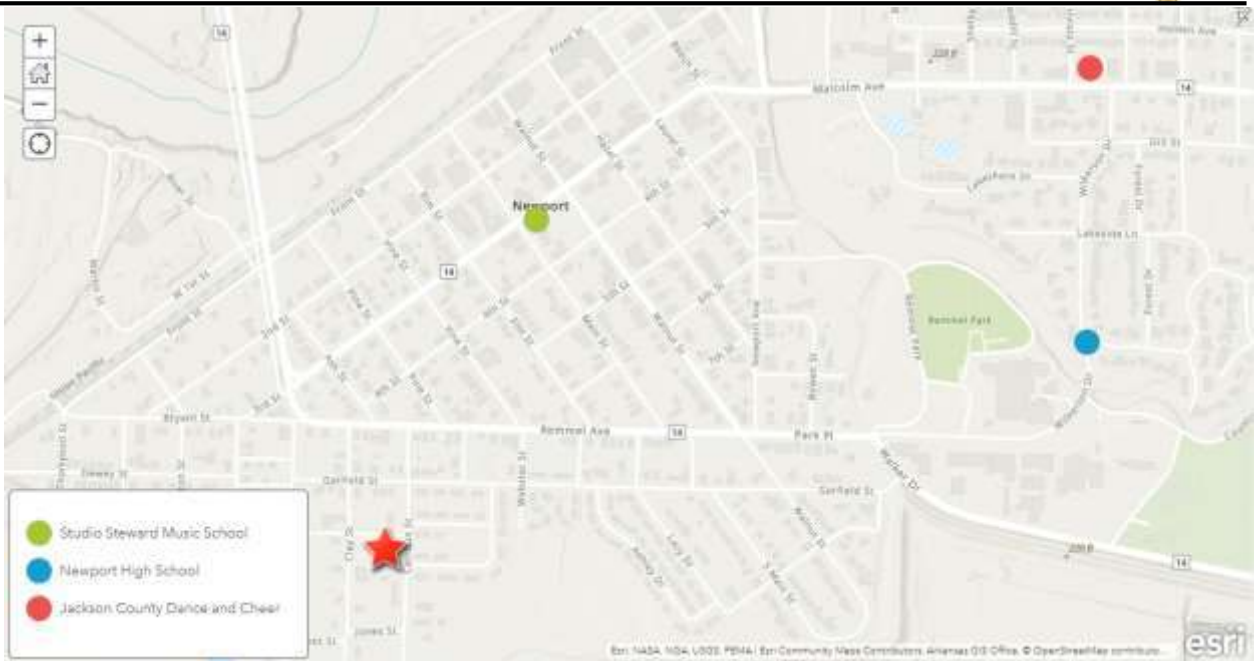


MEDICAL FACILITIES

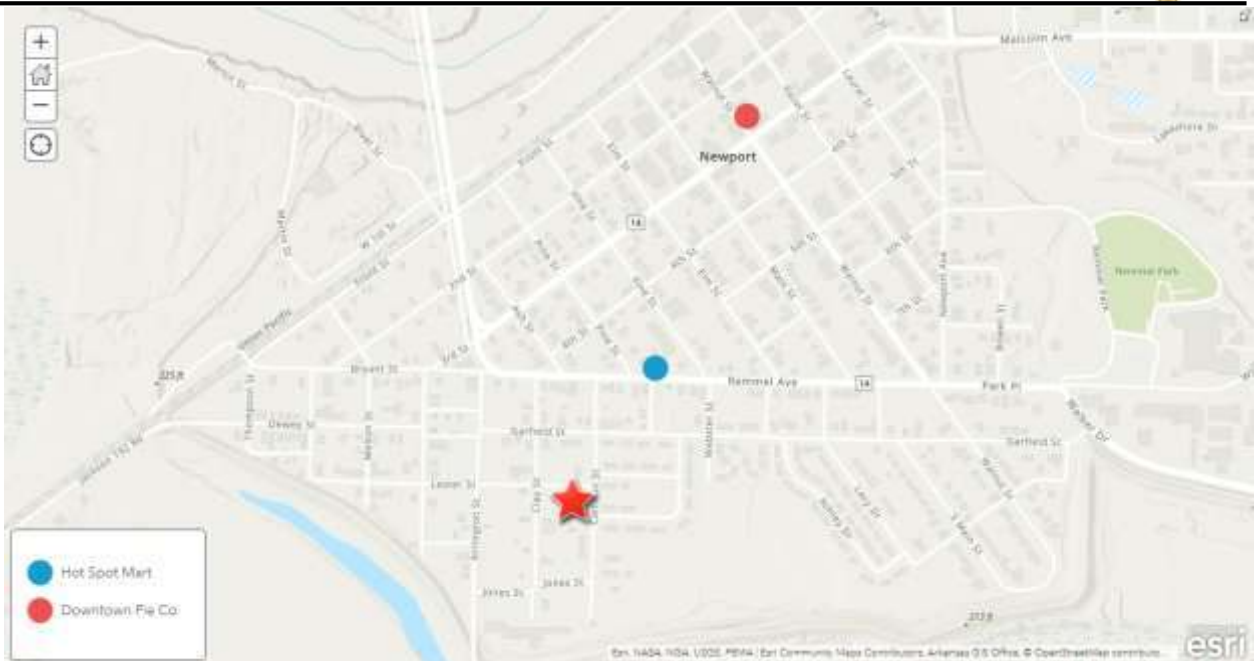
Service	Distance From Site (in Miles)
Lyndley Health & Rehab	0.5
Newport Family Medical Clinic	1.7
Falwell Medical Clinic, P.A.	1.7
Harris Internal Medicine	1.7
Unity Health - Harris Medical Center	1.8
St. Bernard's Newport Family Practice Clinic	1.8



PHARMACIES		
	Service	Distance From Site (in Miles)
	iCareRx Pharmacy	1.7
	Darling Pharmacy	1.7

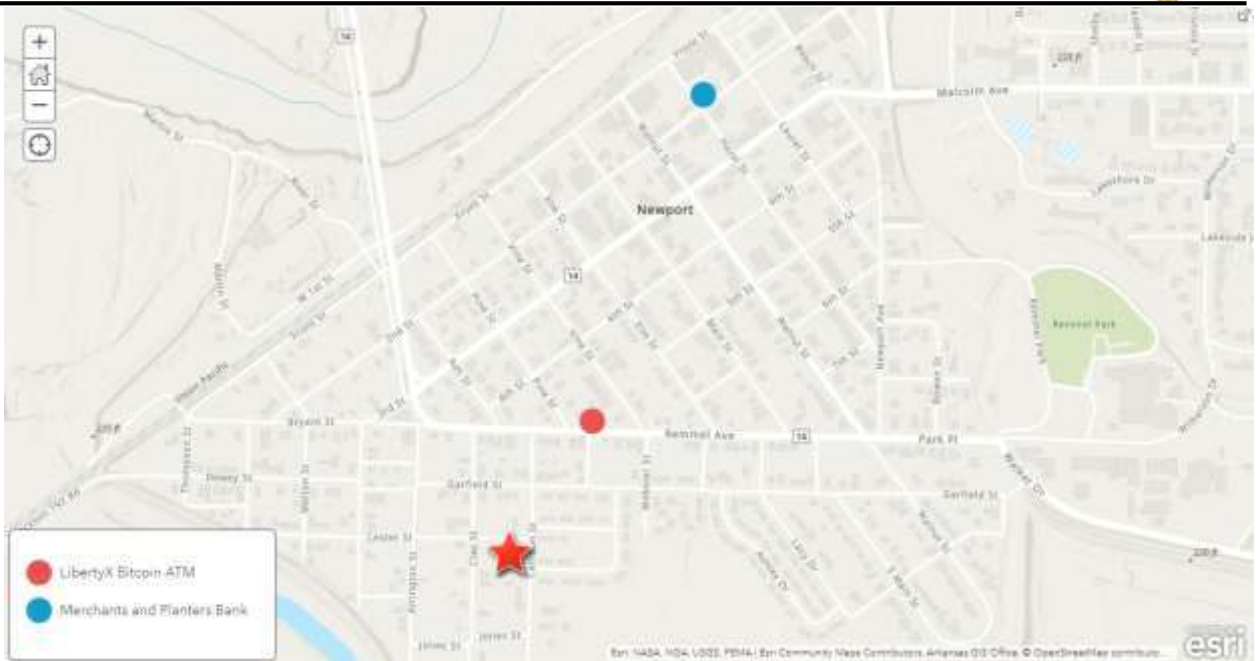


SCHOOLS	
Service	Distance From Site (in Miles)
Studio Steward Music School	0.5
Newport High School	0.6
Jackson County Dance and Cheer	1.2



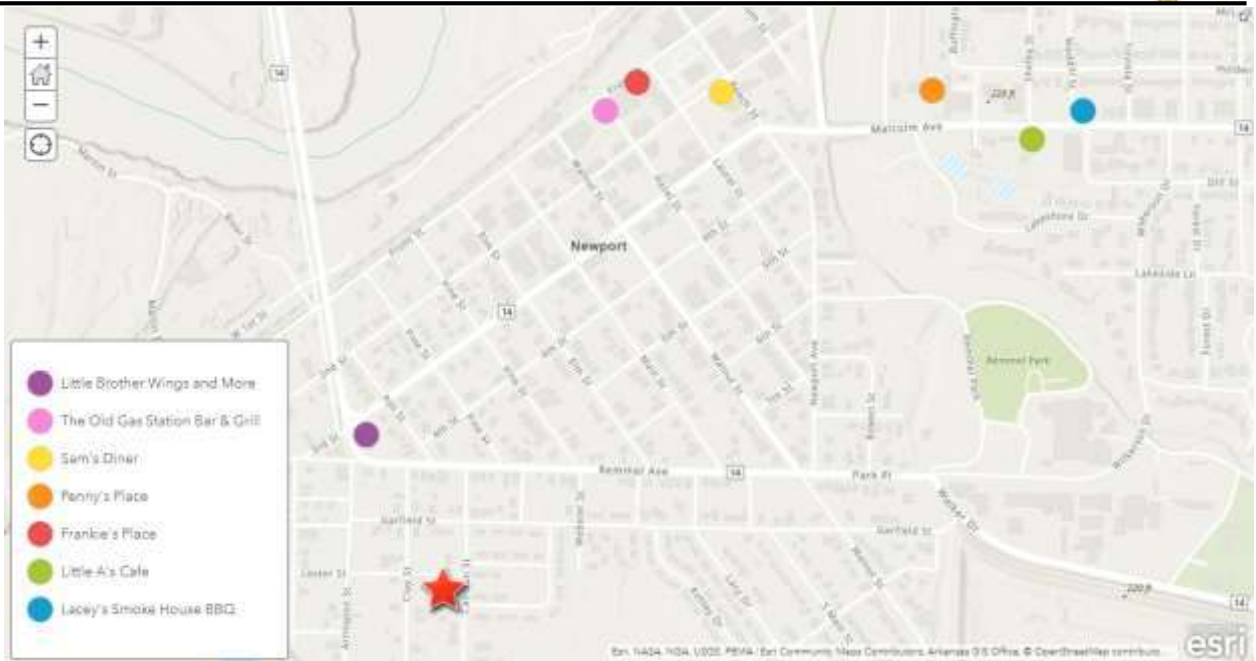
GROCERY STORES/SUPERMARKETS

Service	Distance From Site (in Miles)
Hot Spot Mart	0.4
Downtown Pie Co.	0.7



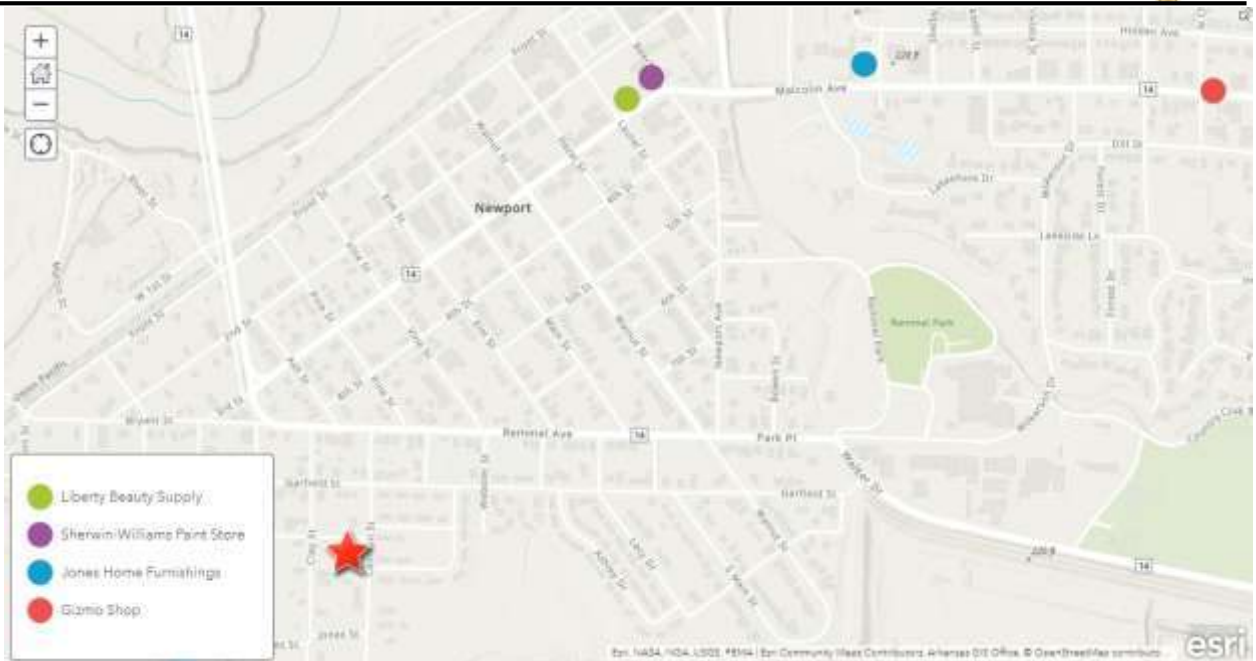
BANKS/LENDING INSTITUTIONS

	Service	Distance From Site (in Miles)
LibertyX Bitcoin ATM		0.4
Merchants and Planters Bank		0.7



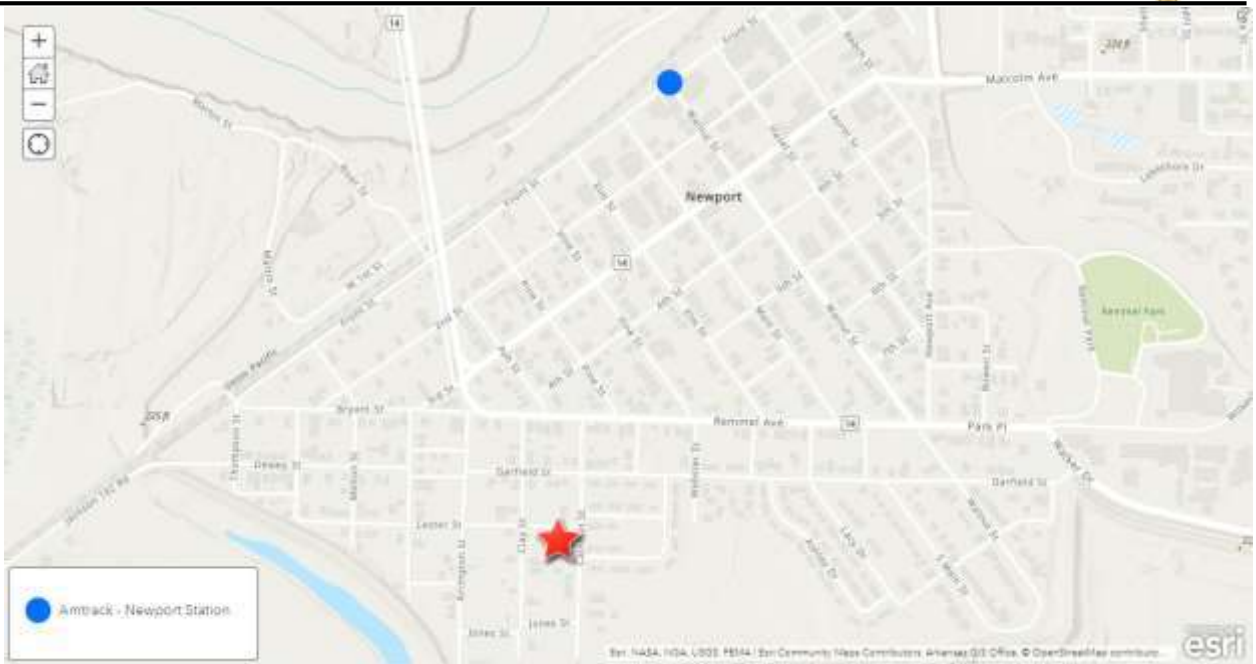
RESTAURANTS

Service	Distance From Site (in Miles)
Little Brother Wings and More	0.3
The Old Gas Station Bar & Grill	0.7
Sam's Diner	0.8
Penny's Place	0.9
Frankie's Place	1.0
Little A's Café	1.0
Lacey's Smoke House BBQ	1.1

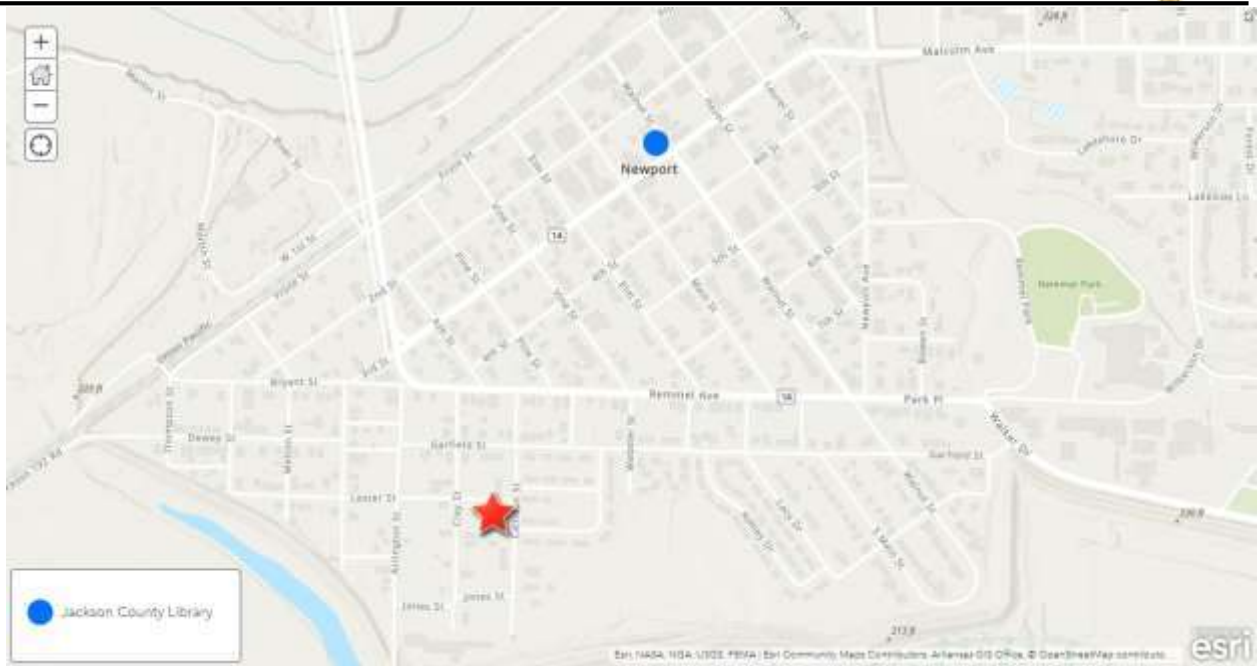


SHOPPING

Service	Distance From Site (in Miles)
Liberty Beauty Supply	0.7
Sherwin-Williams Paint Store	0.8
Jones Home Furnishings	1.0
Gizmo Shop	1.4



TRANSPORTATION		
	Service	Distance From Site (in Miles)
	Amtrack - Newport Station	0.8

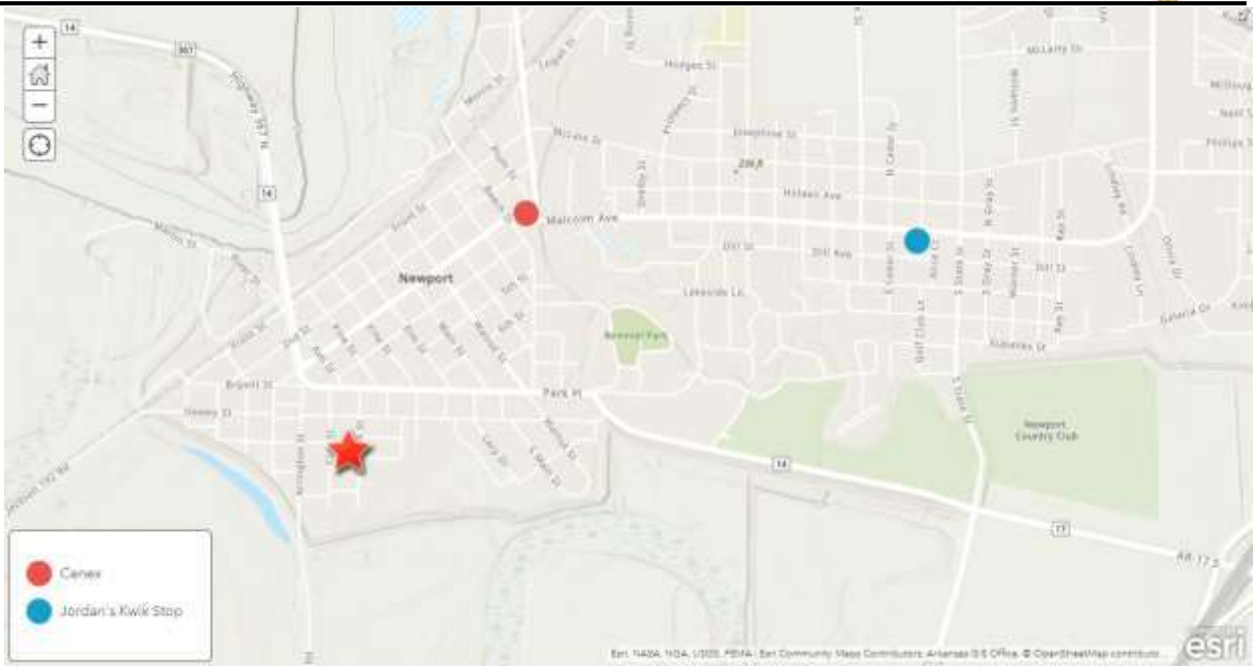


LIBRARIES		
	Service	Distance From Site (in Miles)
Jackson County Library		0.5

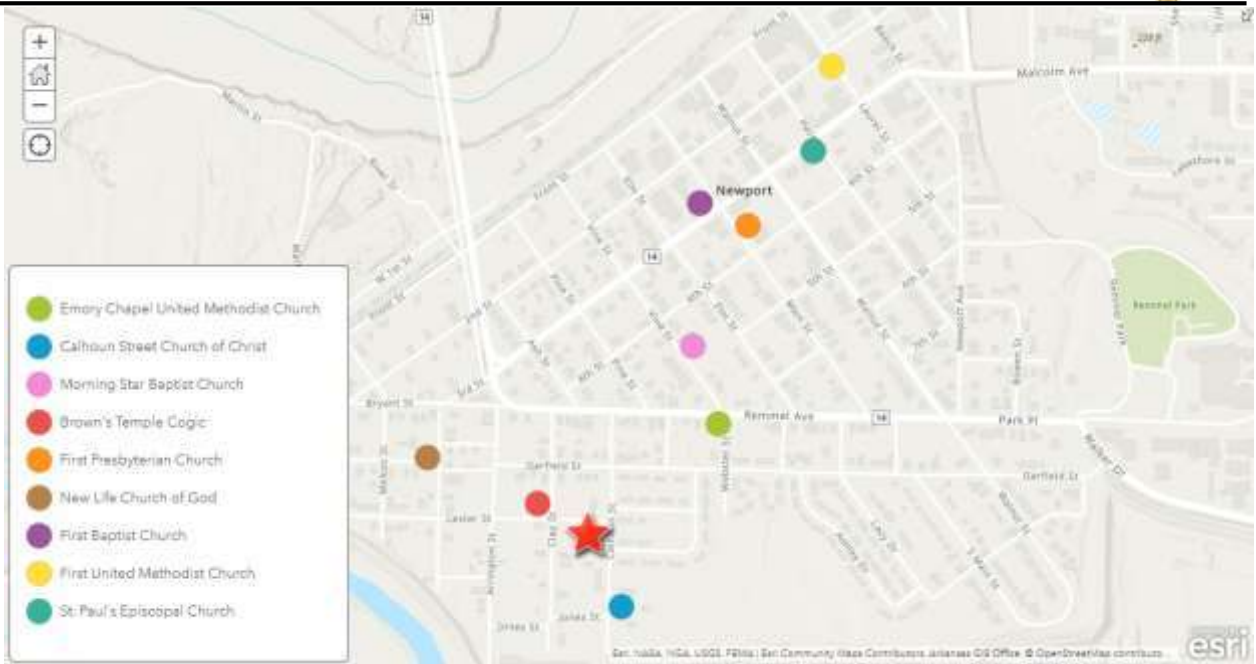


PARKS/RECREATION

Service	Distance From Site (in Miles)
G'O.A.R. LLC	0.5
Rommel Park	0.6
Amphitheater	0.8
Arkansas Rock N' Roll Highway 67 Museum	0.8
Lockwood Park	0.9

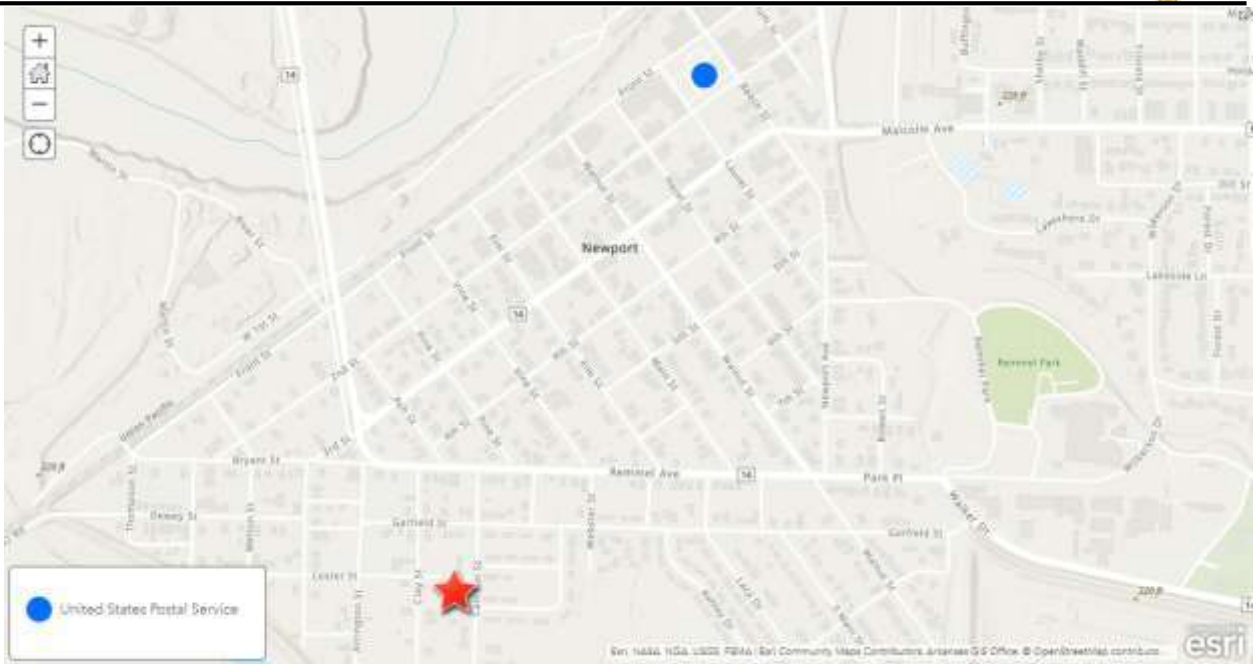


CONVENIENCE STORES		
	Service	Distance From Site (in Miles)
	Cenex	0.7
	Jordan's Kwik Stop	1.5

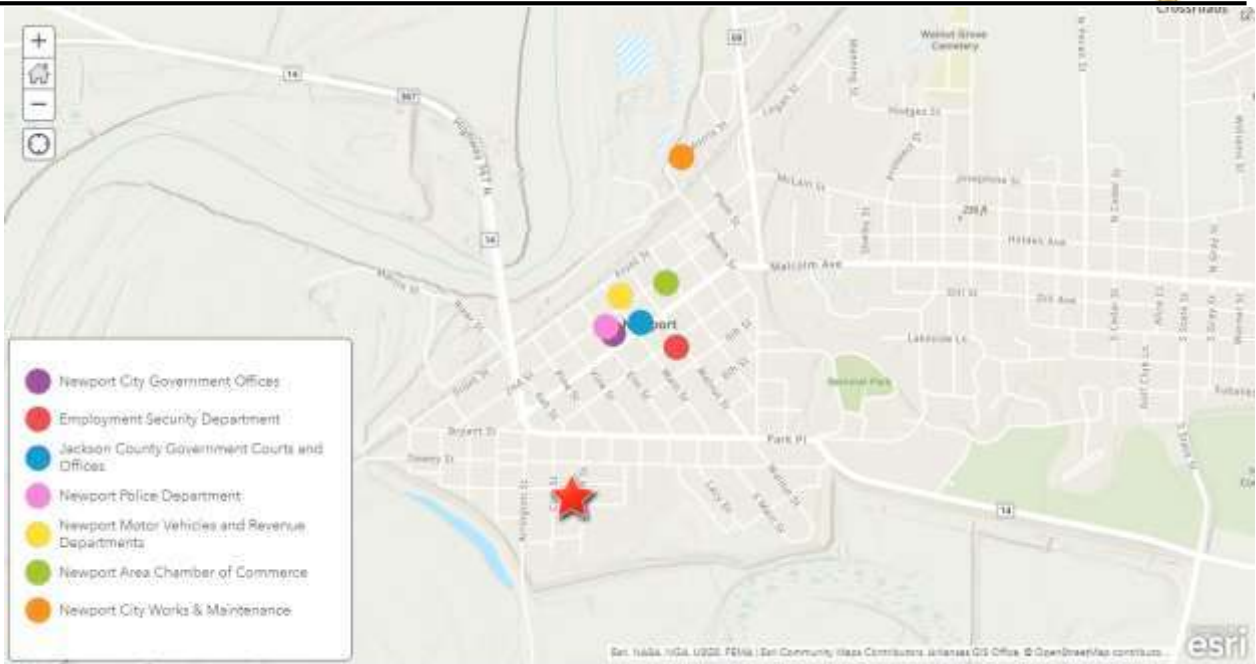


HOUSES OF WORSHIP

Service	Distance From Site (in Miles)
Emory Chapel United Methodist Church	0.1
Calhoun Street Church of Christ	0.3
Morning Star Baptist Church	0.3
Brown's Temple Cogic	0.3
First Presbyterian Church	0.4
New Life Church of God	0.4
First Baptist Church	0.5
First United Methodist Church	0.6
St. Paul's Episcopal Church	0.6

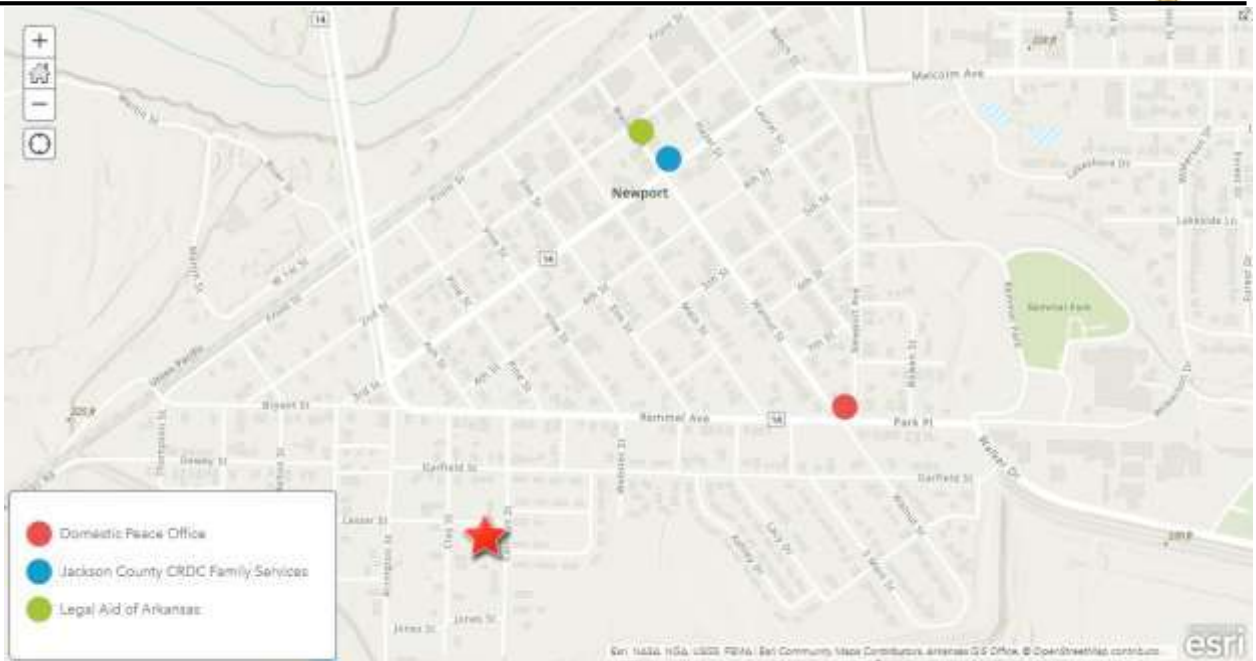


POST OFFICES	
Service	Distance From Site (in Miles)
United States Postal Service	0.7



PUBLIC SAFETY/GOVERNMENT

Service	Distance From Site (in Miles)
Newport City Government Offices	0.4
Employment Security Department	0.4
Jackson County Courts and Government Offices	0.5
Newport Police Department	0.5
Newport Motor Vehicles and Revenue Departments	0.6
Newport Area Chamber of Commerce	0.6
Newport City Works & Maintenance	1.0



SOCIAL SERVICES	
Service	Distance From Site (in Miles)
Domestic Peace Office	0.3
Jackson County CRDC Family Services	0.5
Legal Aid of Arkansas	0.7



DESCRIPTION OF CURRENT SITE CHARACTERISTICS

Access & Exposure	The subject is located on Ashley Drive, Calhoun Circle, Calhoun Street, Garfield Street, Hines Street, Lacy Drive and Lester Street. The subject is accessed by Ashley Drive, Calhoun Circle, Calhoun Street, Garfield Street, Hines Street, Lacy Drive and Lester Street. It is at or above pavement grade with Ashley Drive, Calhoun Circle, Calhoun Street, Garfield Street, Hines Street, Lacy Drive and Lester Street.
Topography/Drainage	The subject sites are nearly level. A water detention area is not located on the site. No adverse soil conditions are known in the area, which would prevent development.
Flood Plain	According to FEMA Flood Map 05067C0260E, dated June 7, 2017, the subject is zoned X and AE. Flood Zone X is defined as an area located outside the 100- and 500-year floodplains. Flood Zone AE is defined as an area inundated by 100-year flooding, for which BFEs are determined. Flood insurance is available and required.
Site Ratios	Building to Land Ratio: 1 to 5.83; Site Coverage Ratio: 17.15 percent There is limited room for expansion of the existing facility as the current buildings do not occupy 100 percent of the site. The size of the buildings when compared to the total lot size does not preclude expansion of the facility and, therefore, does not negatively affect the estimated market value of the subject. The site coverage ratio indicates the available land around the buildings has been utilized at the subject to preclude a "cramped" feel to the property.
Nuisances	There were no observed nuisances in the immediate area of the subject.
Site Advantages	The subject sites are located within one mile of most major services.
Site Disadvantages	There were no noticeable site disadvantages within two miles of the subject.

MARKET AREA ECONOMY



Employment and Economy

Place of Work Employment Data

The following chart shows the number of people employed in different sectors of the market area economy in 2022.

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2022		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,483	6.9%
Administrative/Support/Waste Management	571	2.7%
Agriculture/Forestry/Fishing/Hunting/Mining	1,107	5.2%
Arts/Entertainment/Recreation	128	0.6%
Construction	1,224	5.7%
Educational Services	2,273	10.6%
Finance/Insurance/Real Estate/Rent/Lease	724	3.4%
Health Care/Social Assistance	2,979	13.9%
Information	248	1.2%
Management of Companies and Enterprises	4	0.0%
Manufacturing	4,312	20.1%
Other Services Except Public Administration	1,154	5.4%
Professional/Scientific/Technical Services	250	1.2%
Public Administration	964	4.5%
Retail Trade	2,473	11.5%
Transportation/Warehousing/Utilities	1,172	5.5%
Wholesale Trade	347	1.6%
Total:	21,413	100.0%

Source: Claritas; Ribbon Demographics

1

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.

¹ Claritas and Ribbon Demographics, Appendix G



Major Employers

Major employers for the area are included in the table below:

Company	Industry
Shearers Snacks	Food Production/Warehouse
Arkansas Steel Associates	Steel Forging
Grimes Unit	Corrections/Prisons
McPherson Unit	Corrections/Prisons
Unity Health Harris Medical Center	Healthcare
Arkansas State University-Newport	Higher Education
Newport Special School District	Public Education
Walmart Stores, Inc.	Retail
Southwest Steel Processing	Steel Forging
Granges Americas	Aluminum Foil Manufacturing

Source: City of Newport, Arkansas



Future Employment Trends

An ongoing worldwide pandemic called COVID-19 has substantially affected the economy of much of the United States for the past several months. 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, most state and local authorities made the decision to prohibit large-scale gatherings.

Also, many cities and most states imposed lockdown measures of different scope and severity in the early months of the pandemic in an attempt to contain the number of people infected. These lockdown measures placed limits on where people could travel, work and shop away from their homes. These measures had a significant impact on the economic conditions in cities and counties throughout the country. The Federal Government along with many cities and counties offered various forms of financial relief in order to ease the economic impact of the coronavirus pandemic. 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 economic impact has been substantial throughout the United States, particularly in areas dependent on hospitality or tourism.

The long-term impact of the pandemic is not yet known. However, the temporary impact is already visible for many areas, with mass layoffs of non-essential workers. W.A.R.N. notices require employers with 100 or more employees to provide at least 60 calendar days advance written notice of plant closings and mass layoffs affecting 50 or more employees at a single site of employment. Exceptions to giving notice may be allowed in an economic crisis which is considered to be an unforeseen business circumstance. Due to confidentiality requirements, the Arkansas Division of Workforce Services does not publish or disseminate specific company data. Therefore, the state does not issue copies of W.A.R.N. notices. Pursuant to Arkansas Code Annotated 11-10-314, the department is required to hold the information confidential, and, therefore, is unable to disclose the information to the public.

According to Mr. John Chadwell, Director of Economic Development with the Newport Economic Development Commission, Granges will undergo a \$20 million expansion. In addition, a solar construction company is constructing a solar field in the area. Rising Foods is currently hiring for its harvest season. Also, BR Trailers will be expanding. Mr. Chadwell indicated that there will be a total of 100 permanent jobs and 250 temporary jobs added in association with these expansions.

Currently, the effects of COVID-19 appear to be temporary as expansion projects are still-ongoing or still proposed. Therefore, it is anticipated that the economic growth with the city will remain stable. Therefore, there are no anticipated changes in the economic growth of the market area.



Wages

The average annual wage of Jackson County employees was \$43,510 in 2021. Wages have been increasing 6.9 percent per year. As indicated in the chart below, those employed in the retail trade; leisure and hospitality; information; and public administration sectors are within the income limits of the subject.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2020	2021**	% INCREASE
Agriculture, Forestry and Fisheries	\$37,770	\$40,365	6.9%
Mining	\$37,770	\$40,365	6.9%
Construction	\$40,658	\$42,892	5.5%
Manufacturing	\$49,157	\$50,718	3.2%
Transportation and Warehousing	\$48,106	\$54,323	12.9%
Utilities	\$60,802	\$63,600	4.6%
Wholesale Trade	\$57,032	\$61,045	7.0%
Retail Trade	\$31,192	\$33,686	8.0%
Leisure and Hospitality	\$16,124	\$15,970	-1.0%
Education and Health Services	\$40,254	\$43,034	6.9%
Professional and Business Services	\$39,587	\$44,441	12.3%
Financial Activities	\$50,204	\$49,363	-1.7%
Information	\$37,200	\$35,930	-3.4%
Other Services	\$37,841	\$47,303	25.0%
Public Administration (Local Government)	\$26,781	\$29,617	10.6%

Source: U.S. Bureau of Labor Statistics

*Data was not available.

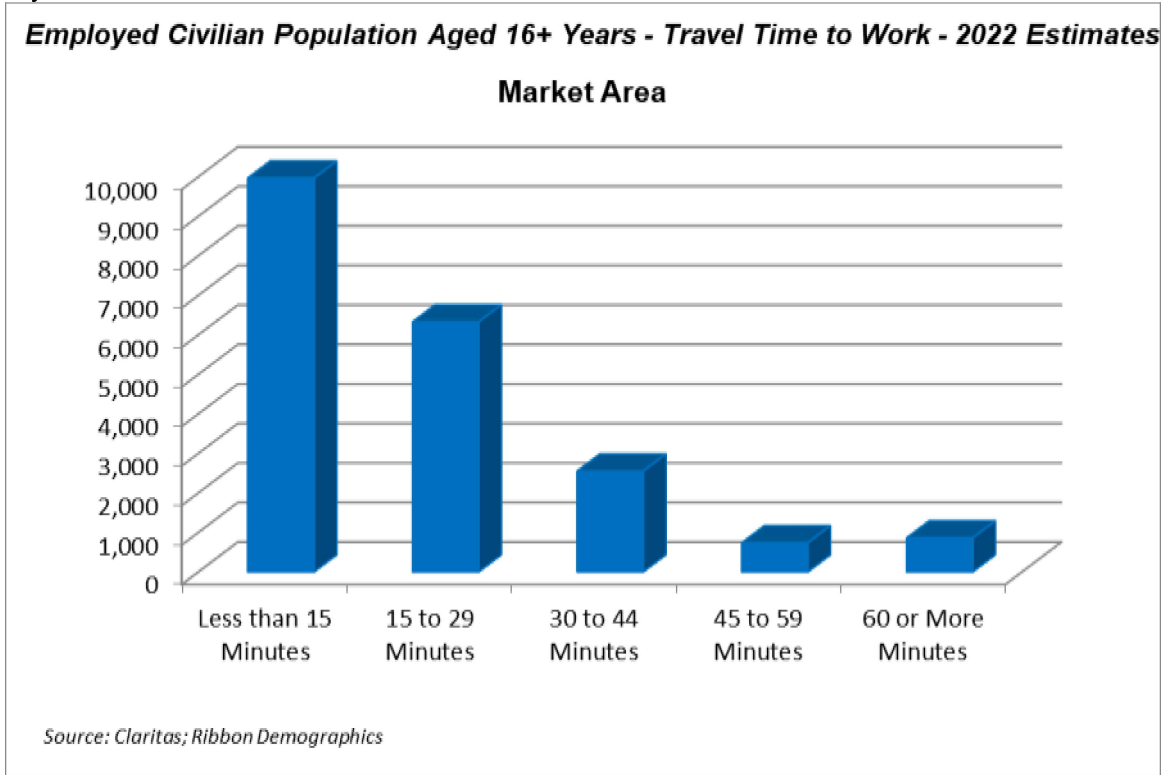
**Preliminary Data

² U.S. Bureau of Labor Statistics, Appendix G



Employment Outside the County

For residents employed in the market area, the travel time to work from the site will be greater than 30 minutes. For the majority of those employed in other parts of the market area, the travel time would be within 30 minutes. According to the chart below, 48.8 percent have a travel time of less than 15 minutes; 31.0 percent have a travel time of 15 to 29 minutes; and 20.3 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.



3

Labor Force and Employment Trends

The table below shows the total number of employees for each industry sector since 2010.

INDUSTRY	AT-PLACE EMPLOYMENT TRENDS											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Agriculture, Forestry, and Fisheries	61	90	116	150	162	185	447	286	285	269	296	541
Mining	495	506	573	547	556	523	482	527	532	520	562	607
Construction	563	552	476	523	528	527	531	536	581	623	758	706
Manufacturing	4,628	4,330	3,972	3,838	3,573	3,771	3,824	3,859	4,111	4,416	4,366	4,604
Transportation and Warehousing	714	712	590	637	640	670	756	678	623	629	648	623
Utilities	232	226	225	228	204	205	206	206	199	197	195	197
Wholesale Trade	649	603	651	682	689	643	636	521	520	521	413	439
Retail Trade	2,398	2,395	2,370	2,385	2,405	2,458	2,518	2,589	2,581	2,511	2,561	2,587
Leisure and Hospitality	1,320	1,311	1,368	1,376	1,407	1,408	1,498	1,532	1,571	1,579	1,451	1,622
Education and Health Services	3,872	3,893	3,955	3,881	3,826	3,982	4,198	4,340	4,404	4,485	4,459	4,254
Professional and Business Services	667	730	766	955	1,084	1,175	1,349	1,392	1,294	1,274	1,291	1,308
Financial Activities	669	657	628	643	653	646	646	661	679	700	700	747
Information	160	151	144	143	150	168	139	138	119	112	92	84
Other Services	450	439	419	393	405	437	425	424	397	348	344	347
Public Administration (Local Government)	459	402	454	429	444	404	420	441	438	418	398	407

Source: U.S. Bureau of Labor Statistics
 *Data was not available.

4

³ Claritas and Ribbon Demographics, Appendix G

⁴ U.S. Bureau of Labor Statistics, Appendix G



The economy of the market area is based on the educational services; health care/social assistance; manufacturing; and retail trade sectors. Each of these categories has experienced reasonable growth within the past few years.

Unemployment Rates					
LABOR FORCE AND EMPLOYMENT TRENDS FOR MARKET AREA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2010	23,761	21,546	90.7%	2,215	9.3%
2011	23,313	21,085	90.4%	2,228	9.6%
2012	22,625	20,527	90.7%	2,098	9.3%
2013	22,198	20,130	90.7%	2,068	9.3%
2014	21,821	20,072	92.0%	1,749	8.0%
2015	21,945	20,481	93.3%	1,464	6.7%
2016	22,107	20,932	94.7%	1,175	5.3%
2017	22,020	20,984	95.3%	1,036	4.7%
2018	22,058	21,063	95.5%	995	4.5%
2019	22,400	21,383	95.5%	1,017	4.5%
2020	22,589	21,198	93.8%	1,391	6.2%
2021	22,005	21,077	95.8%	928	4.2%
2022**	21,515	20,653	96.0%	862	4.0%

* Data based on place of residence.

**Preliminary - based on monthly data through August 2022

Source: U.S. Bureau of Labor Statistics

5

Unemployment in the market area reached a high of 9.6 percent in 2011. The low was 4.2 percent in 2021. The unemployment rate for the market area in August 2022 was 4.0 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR ARKANSAS					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2010	1,353,635	1,247,059	92.1%	106,576	7.9%
2011	1,357,819	1,250,431	92.1%	107,388	7.9%
2012	1,349,888	1,251,883	92.7%	98,005	7.3%
2013	1,331,609	1,237,609	92.9%	94,000	7.1%
2014	1,327,959	1,249,766	94.1%	78,193	5.9%
2015	1,339,301	1,272,785	95.0%	66,516	5.0%
2016	1,343,891	1,290,430	96.0%	53,461	4.0%
2017	1,348,088	1,297,854	96.3%	50,234	3.7%
2018	1,351,686	1,302,629	96.4%	49,057	3.6%
2019	1,365,790	1,318,465	96.5%	47,325	3.5%
2020	1,356,579	1,274,070	93.9%	82,509	6.1%
2021	1,332,620	1,278,984	96.0%	53,636	4.0%
2022**	1,351,917	1,305,699	96.6%	46,218	3.4%

* Data based on place of residence.

**Preliminary - based on monthly data through August 2022

Source: U.S. Bureau of Labor Statistics

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Unemployment in the State of Arkansas reached a high of 7.9 percent in 2010 and 2011. The low was 3.5 percent in 2019. The rate for the State of Arkansas in August 2022 was 3.4 percent.

⁵ U.S. Bureau of Labor Statistics, Appendix G

⁶ U.S. Bureau of Labor Statistics, Appendix G



Employment in the market area has been decreasing an average of 0.2 percent per year since 2010. According to the U.S. Bureau of Labor Statistics, unemployment trends for the market area are similar to the unemployment trends for Jackson County and the State of Arkansas.

CHANGE IN TOTAL EMPLOYMENT FOR MARKET AREA				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2010-2015	(1,065)	(213)	-4.9%	-1.0%
2015-2020	596	119	2.9%	0.6%

Source: U.S. Bureau of Labor Statistics

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RECENT CHANGES IN EMPLOYMENT FOR MARKET AREA			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2015	20,481	409	6.7%
2016	20,932	451	5.3%
2017	20,984	52	4.7%
2018	21,063	79	4.5%
2019	21,383	320	4.5%
2020	21,198	(185)	6.2%
2021	21,077	(121)	4.2%

Source: U.S. Bureau of Labor Statistics

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The table above show the changes in employment and percent unemployed since 2015. The unemployment rate has fluctuated from 4.2 percent to 6.7 percent for the market area. These fluctuations are in line with the unemployment rates for Jackson County and the State of Arkansas.

⁷ U.S. Bureau of Labor Statistics, Appendix G

⁸ U.S. Bureau of Labor Statistics, Appendix G

DEMOGRAPHIC DATA



Population Trends and Analysis

The housing market area for the rehabilitated 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 2010, the market area contained an estimated population of 54,644. By 2015, population in the market area had decreased by 0.5 percent to 54,357. By 2022, the population in this market area decreased by 0.7 percent to 53,956. Between 2022 and 2025, it is projected the market area will decrease an additional 0.2 percent to 53,822. It is projected that the population will continue to decrease through 2027 by 0.2 percent to 53,733. Population estimates and projections are based on the most recent data from Claritas and Ribbon Demographics. The data was produced during the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the population growth could be impacted by the COVID-19 if there is long-term economic impact in the area.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
MARKET AREA	2010	54,644				
	2015	54,357	(287)	-0.5%	(57)	-0.1%
Estimated	2022	53,956	(401)	-0.7%	(67)	-0.1%
Projected	2025	53,822	(134)	-0.2%	(45)	-0.1%
Projected	2027	53,733	(89)	-0.2%	(45)	-0.1%

Source: Claritas and Ribbon Demographics

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⁹ Claritas, Ribbon Demographics, Appendix G



CHANGE IN POPULATION BY AGE GROUPS						
MARKET AREA						
AGE	2010	2015	CHANGE	2015	2022	CHANGE
0-4	3,485	3,458	-0.8%	3,458	3,419	-1.1%
5-9	3,564	3,476	-2.5%	3,476	3,352	-3.6%
10-14	3,393	3,409	0.5%	3,409	3,432	0.7%
15-17	2,084	2,103	0.9%	2,103	2,130	1.3%
18-20	2,078	2,094	0.8%	2,094	2,116	1.1%
21-24	2,716	2,689	-1.0%	2,689	2,650	-1.4%
25-34	6,830	6,815	-0.2%	6,815	6,793	-0.3%
35-44	7,005	6,845	-2.3%	6,845	6,620	-3.3%
45-54	8,008	7,362	-8.1%	7,362	6,457	-12.3%
55-64	6,895	6,840	-0.8%	6,840	6,764	-1.1%
65-74	4,754	5,261	10.7%	5,261	5,971	13.5%
75-84	2,744	2,873	4.7%	2,873	3,054	6.3%
85+	1,088	1,134	4.2%	1,134	1,198	5.7%
Total Population	54,644	54,357	-0.5%	54,277	53,956	-0.6%
Elderly % Population	28.3%	29.6%	8.4%	29.7%	31.5%	1.8%
MARKET AREA						
AGE	2022	2025	CHANGE	2025	2027	CHANGE
0-4	3,419	3,407	-0.4%	3,407	3,399	-0.2%
5-9	3,352	3,347	-0.2%	3,347	3,343	-0.1%
10-14	3,432	3,331	-3.0%	3,331	3,263	-2.0%
15-17	2,130	2,132	0.1%	2,132	2,133	0.1%
18-20	2,116	2,145	1.4%	2,145	2,164	0.9%
21-24	2,650	2,806	5.9%	2,806	2,910	3.7%
25-34	6,793	6,671	-1.8%	6,671	6,590	-1.2%
35-44	6,620	6,529	-1.4%	6,529	6,468	-0.9%
45-54	6,457	6,257	-3.1%	6,257	6,123	-2.1%
55-64	6,764	6,414	-5.2%	6,414	6,181	-3.6%
65-74	5,971	6,469	8.3%	6,469	6,801	5.1%
75-84	3,054	3,064	0.3%	3,064	3,071	0.2%
85+	1,198	1,251	4.5%	1,251	1,287	2.8%
Total Population	53,956	53,822	-0.2%	53,804	53,733	-0.1%
Elderly % Population	31.5%	32.0%	10.1%	32.0%	32.3%	0.3%

Source: Claritas and Ribbon Demographics



Senior Household Type and Relationship

The following table shows the households by type and relationship and group quarters population by type for households ages 65 and older. The table indicates the 2020 older adult population, according to household type and relationship. The totals are expected to increase as the older adult population increases.

POPULATION AGES 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE	
Total	MARKET AREA
Living in Households	8,964
Living in Family Households	6,143
Householder	3,128
Spouse	2,464
Parent	212
Parent-in-Law	135
Other Relative	126
Non-Relative	78
Living in Non-Family Households	2,821
Householder	2,763
Non-Relative	58
Living in Group Quarters	574

Source: American Community Survey, 2020 Data

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Group Quarters Population by Type Current Year Estimates - 2022		
Market Area		
Insitution Type	Number	Percent
Noninstitutional:	489	15.7%
College/University Student Housing	390	12.5%
Military Quarters	0	0.0%
Other Facilities	99	3.2%
Institutional:	2,627	84.3%
Correctional Facilities for Adults	2,068	66.4%
Juvenile Facilities	23	0.7%
Nursing Home	536	17.2%
Other Facilities	0	0.0%
Total:	3,116	100.0%

Source: Claritas; Ribbon Demographics

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¹¹ American Community Survey, Appendix G

¹² Claritas and Ribbon Demographics, Appendix G



Oak Village and West Oaks, LP
 Scattered Sites
 Newport, Arkansas 72112

Senior Homeownership Conversion

There is little detailed local or regional information available regarding senior homeowners converting to rental housing. Therefore, the data must be researched on a national level. The data in the following table represents the most recent data available concerning homeownership conversion on a national level. According to the American Housing Survey conducted by the U.S. Census Bureau in 2019, there are 2,882 total senior households ages 62 and older that moved out of a house within the past twelve months. This total represents approximately 55.3 percent of all seniors that moved in that time period. The total number of owner-occupied households ages 62 and older that moved out of a house within the same time period is 1,788, or 63.1 percent of the total owner-occupied households ages 62 and older that moved.

Households	Total					Owner-Occupied					Renter-Occupied					
	62-64	65-74	75+	Total	62-64	65-74	75+	Total	62-64	65-74	75+	Total	62-64	65-74	75+	Total
House	696	1,352	834	2,882	426	904	458	1,788	270	448	376	1,094	270	448	376	1,094
Apartment	400	621	349	1,370	148	223	109	480	252	398	240	890	252	398	240	890
Manufacture/Mobile Home	57	117	41	215	29	83	41	153	28	34	0	62	28	34	0	62
Other	77	108	63	248	39	67	26	132	38	41	37	116	38	41	37	116
Not Reported	125	204	164	493	65	132	82	279	60	72	82	214	60	72	82	214
Total	1,355	2,402	1,451	5,208	707	1,409	716	2,832	648	993	735	2,376	648	993	735	2,376

Source: American Housing Survey, 2019 Data

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The reasons for change in residence is an important component in determining senior homeowner conversion. As can be seen in the following table, there are many reasons for leaving a previous residence. The two reasons considered to most likely cause a resident to move from an owner-occupied household to a renter-occupied household are being forced to move due to foreclosure or to reduce housing costs. Based on the following table, 401 owner-occupied households left a previous residence due to one of these two factors.

Households	Total					Owner-Occupied					Renter-Occupied					
	62-64	65-74	75+	Total	62-64	65-74	75+	Total	62-64	65-74	75+	Total	62-64	65-74	75+	Total
Age of Householder	69	47	0	116	0	0	0	0	230	47	0	277	0	0	0	0
Forced to Move By Landlord, Bank, Other Financial Institution or Government	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0
Forced to Move Due To Natural Disaster or Fire	87	44	0	131	40	0	0	40	155	44	0	199	40	0	0	40
New Job or Job Transfer	204	219	92	515	80	90	44	214	411	129	48	588	80	129	48	257
To Form Own Household	251	579	456	1,286	95	313	164	572	521	266	292	1,079	95	266	292	653
To Be Closer to Family	128	183	109	420	54	104	47	205	249	79	62	390	54	79	62	195
Change in Household or Family Size	75	27	0	102	35	0	0	35	131	27	0	158	35	27	0	62
To Reduce Commuting Time	263	344	144	751	141	204	65	410	405	140	79	624	141	140	79	360
Wanted a Larger or Better Quality Home	203	416	189	808	98	215	88	401	350	201	101	652	98	201	101	400
To Reduce Housing Costs	263	380	188	831	129	216	89	434	448	164	99	711	129	164	99	392
Wanted a More Desirable Neighborhood	215	466	393	1,074	88	218	127	433	423	248	266	937	88	248	266	502
Other	95	164	125	384	53	89	55	197	139	75	70	284	53	75	70	198
Not Reported	1,038	2,869	1,708	6,428	813	1,449	679	2,941	3,462	1,420	1,029	5,911	813	1,420	1,029	3,262
Total	1,038	2,869	1,708	6,428	813	1,449	679	2,941	3,462	1,420	1,029	5,911	813	1,420	1,029	3,262

Source: American Housing Survey, 2019 Data

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13 American Community Survey, Appendix G

14 American Community Survey, Appendix G



These 401 households represent 14.0 percent of the total number of owner-occupied households ages 62 and older that moved within the same time period and represent 1.3 percent of the total owner-occupied households overall.

HOMEOWNERSHIP TO RENTAL HOUSING CONVERSION - AGES 62 AND OLDER IN U.S.	
	Total
Owner-Occupied Households Moving Within Past Year	2,832
Owner-Occupied Household Moving From Homeownership Within Past Year	1,788
Owner-Occupied Converting from Homeowner to Renter	401
Total Owner-Occupied Households	31,068
% Senior Households Moving	9.1%
% Senior Households Converting from Homeowner to Renter	1.3%

Source: American Housing Survey, 2019 Data

The percentage of senior households converting from homeowner to renter as determined above is used in the demand analysis to determine movership rates for the market area.



Households Trends

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. In the case of housing for the elderly, the demand for rental housing is sometimes caused by the inability of the elderly to properly maintain their present ownership housing. Also, within the overall demand are segments of the market asking for more or less expense (related to income) and for ownership or rental.

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, and 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 the market area in 2022 is 29.6 percent. According to the U.S. Census Bureau, the national rental percentage is 35.6 percent showing that the percentage of renters for the market area is higher than that of the national average. This percentage is utilized to segment the number of existing households in the demand section of this report. Household estimates and projections are based on the most recent data from Claritas and Ribbon Demographics. The data was produced during the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the household growth could be impacted by the COVID-19 if there is long-term economic impact in the area.

SUBJECT	YEAR	HOUSEHOLDS BY TENURE				
		TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
MARKET AREA	2010	20,345	14,776	72.6%	5,569	27.4%
	2015	20,498	14,690	71.7%	5,808	28.3%
Estimated	2022	20,713	14,570	70.3%	6,143	29.7%
Projected	2025	20,633	14,527	70.4%	6,106	29.6%
Projected	2027	20,580	14,498	70.4%	6,082	29.6%

Source: Claritas; Ribbon Demographics, 2022 Data

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In 2022, the market area contains a total 7,866 senior households, ages 62 years and older. Of the total 7,866 senior households in the market area, 1,747, or 22.2 percent are renter households. It is estimated that the market area will gain a total of 119 senior renter households per year through the date of market entry.

SUBJECT	AGE	TENURE BY AGE		
		OWNER	RENTER	TOTAL
MARKET AREA	25-34	1,385	1,268	2,653
	35-44	2,006	1,162	3,168
	45-54	2,482	896	3,378
	55-64	3,120	752	3,872
	65-74	3,110	688	3,798
	75+	2,201	657	2,858

Source: Claritas; Ribbon Demographics, 2022 Data

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¹⁵ Claritas and Ribbon Demographics, Appendix G

¹⁶ Claritas and Ribbon Demographics, Appendix G



Household Type and Relationship

The following tables show significant characteristics of the market area's housing stock in 2022. According to Claritas and Ribbon Demographics, there are 24,022 total housing units in the market area, 20,713 of which are occupied. There are 14,570 owner-occupied households and 6,143 renter-occupied households for 2022. In addition, there are 3,309 total vacant housing units in the market area.

Housing Unit Summary		
<i>Current Year Estimates - 2022</i>		
Market Area		
	Number	Percent
Housing Units	24,022	100.0%
Vacant Housing Units	3,309	13.8%
Renter-Occupied	6,143	29.7%
Owner-Occupied	14,570	70.3%
Total Occupied:	20,713	100.0%

Source: Claritas; Ribbon Demographics

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In 2022, there are 1,004 households constructed prior to 1939. According to Claritas and Ribbon Demographics, 2,268 households were built in 2010 or later.

Housing Units by Year Structure Built		
<i>Current Year Estimates - 2022</i>		
Market Area		
Year	Number	Percent
2014 or Later	1,533	6.4%
2010 - 2013	735	3.1%
2000 - 2009	2,611	10.9%
1990 - 1999	3,880	16.2%
1980 - 1989	3,876	16.1%
1970 - 1979	5,436	22.6%
1960 - 1969	2,245	9.3%
1950 - 1959	1,563	6.5%
1940 - 1949	1,139	4.7%
1939 or Earlier	1,004	<u>4.2%</u>
Total:	24,022	100.0%

Source: Claritas; Ribbon Demographics

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¹⁷ Claritas and Ribbon Demographics, Appendix G

¹⁸ Claritas and Ribbon Demographics, Appendix G



In 2022 there were 17,402 single-family housing units, 2,310 multifamily housing units and 4,310 mobile homes or other housing in the market area.

Housing Units by Units in Structure <i>Current Year Estimates - 2022</i>		
Market Area		
Unit	Number	Percent
I Unit Detached	17,324	72.1%
I Unit Attached	78	0.3%
2 Units	748	3.1%
3 to 4 Units	637	2.7%
5 to 19 Units	575	2.4%
20 to 49 Units	263	1.1%
50 or More Units	87	0.4%
Mobile Home	4,264	17.8%
Other	<u>46</u>	<u>0.2%</u>
Total:	24,022	100.0%

Source: Claritas; Ribbon Demographics

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¹⁹ Claritas and Ribbon Demographics, Appendix G



Household Income Trends and Analysis

Income is a key characteristic in analyzing housing markets. The following pages show household incomes for the market area for all households. However, we are primarily concerned with target incomes of renter households as shown in the following tables:

INCOME-ELIGIBLE RENTER HOUSEHOLDS - FAMILY UNITS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$570	\$0	\$41,940	69.0%	4,240
All Unit Types (30%)	\$570	\$0	\$20,970	35.5%	2,183
All Unit Types (50%)	\$570	\$0	\$24,100	41.5%	2,552
All Unit Types (60%)	\$570	\$0	\$41,940	69.0%	4,240
1 BR (All)	\$570	\$0	\$28,920	52.9%	2,022
1 BR (50%)	\$570	\$0	\$24,100	42.8%	1,637
1 BR (60%)	\$570	\$0	\$28,920	52.9%	2,022
2 BR (All)	\$743	\$0	\$32,520	51.9%	1,158
2 BR (60%)	\$735	\$0	\$32,520	51.9%	1,158
3 BR (All)	\$910	\$0	\$39,060	64.7%	1,501
3 BR (30%)	\$910	\$0	\$19,530	31.8%	738
3 BR (60%)	\$998	\$0	\$39,060	64.7%	1,501
4 BR (All)	\$1,021	\$0	\$41,940	65.1%	937
4 BR (30%)	\$1,021	\$0	\$20,970	32.1%	462
4 BR (60%)	\$1,120	\$0	\$41,940	65.1%	937

Source: Claritas; Ribbon Demographics and HUD

*The income eligible households have been prorated by bedroom type and income level.
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INCOME-ELIGIBLE RENTER HOUSEHOLDS - SENIOR UNITS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$570	\$0	\$32,520	59.0%	1,031
All Unit Types (30%)	\$570	\$0	\$16,260	27.2%	475
All Unit Types (60%)	\$570	\$0	\$32,520	59.0%	1,031
1 BR (All)	\$570	\$0	\$28,920	56.9%	910
1 BR (30%)	\$570	\$0	\$14,460	23.1%	369
1 BR (60%)	\$570	\$0	\$28,920	56.9%	910
2 BR (All)	\$743	\$0	\$32,520	61.4%	982
2 BR (30%)	\$743	\$0	\$16,260	28.1%	450
2 BR (60%)	\$735	\$0	\$32,520	61.4%	982

Source: Claritas; Ribbon Demographics and HUD

*The income eligible households have been prorated by bedroom type and income level.
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Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest rent charged in an income limit (i.e. 30% AMI) for a unit is divided by 30 percent. The resulting number is then multiplied by 12 to derive an annual income ($\$813 / 30\% = \$2,710.00 \times 12 = \$32,520$). This process is based on the premise that a tenant should not pay more than 30 percent of his annual income on rent. However, the subject contains rental subsidies for all units. Therefore, no minimum income was established.

For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 2.0 (this is due to the LIHTC program being based on the premise that two persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom x 2.0 = 4 people/unit; therefore, the 60% 4-person maximum income would be used).

²⁰ Claritas and Ribbon Demographics, Appendix G

²¹ Claritas and Ribbon Demographics, Appendix G



HISTA 2.2 Summary Data

Market Area

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Renter Households							
Age 15 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	198	69	101	35	93	50	546
\$10,000-20,000	163	108	192	150	34	16	663
\$20,000-30,000	211	170	122	171	41	20	735
\$30,000-40,000	252	82	132	56	94	55	671
\$40,000-50,000	125	53	67	74	19	3	341
\$50,000-60,000	55	57	28	65	4	0	209
\$60,000-75,000	41	127	38	25	22	15	268
\$75,000-100,000	3	11	29	48	31	17	139
\$100,000-125,000	3	4	15	3	4	1	30
\$125,000-150,000	17	24	14	17	8	2	82
\$150,000-200,000	28	9	12	3	5	2	59
\$200,000+	11	7	8	7	2	1	43
Total	1,107	721	758	654	364	182	3,786

Renter Households							
Aged 55+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	196	46	3	2	14	7	268
\$10,000-20,000	431	98	25	2	24	11	591
\$20,000-30,000	285	133	13	11	4	0	446
\$30,000-40,000	103	62	33	13	10	4	225
\$40,000-50,000	58	65	16	4	5	0	148
\$50,000-60,000	54	47	6	3	9	3	122
\$60,000-75,000	45	65	8	17	6	0	141
\$75,000-100,000	61	43	5	24	19	8	160
\$100,000-125,000	36	36	4	3	5	0	84
\$125,000-150,000	46	9	3	3	4	0	65
\$150,000-200,000	23	13	3	5	4	2	50
\$200,000+	30	10	4	2	7	4	57
Total	1,368	627	123	89	111	39	2,357

Renter Households							
Aged 62+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	139	30	0	2	10	4	185
\$10,000-20,000	403	46	4	2	7	1	463
\$20,000-30,000	209	118	10	2	3	0	342
\$30,000-40,000	98	49	3	8	5	0	163
\$40,000-50,000	49	39	3	1	4	0	96
\$50,000-60,000	41	37	2	2	7	3	92
\$60,000-75,000	45	60	6	16	3	0	130
\$75,000-100,000	41	36	2	2	9	2	92
\$100,000-125,000	32	25	0	2	5	0	64
\$125,000-150,000	42	7	2	2	2	0	55
\$150,000-200,000	15	7	0	2	3	1	28
\$200,000+	24	7	1	2	2	1	37
Total	1,138	461	33	43	60	12	1,747

Renter Households							
All Age Groups							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	394	115	104	37	107	57	814
\$10,000-20,000	594	206	217	152	58	27	1,254
\$20,000-30,000	496	303	135	182	45	20	1,181
\$30,000-40,000	355	144	165	69	104	59	896
\$40,000-50,000	183	118	83	78	24	3	489
\$50,000-60,000	109	104	34	68	13	3	331
\$60,000-75,000	86	192	46	42	28	15	409
\$75,000-100,000	64	54	34	72	50	25	299
\$100,000-125,000	39	40	19	6	9	1	114
\$125,000-150,000	63	33	17	20	12	2	147
\$150,000-200,000	51	22	15	8	9	4	109
\$200,000+	41	17	12	2	16	5	100
Total	2,475	1,348	881	743	475	221	6,143

* Estimates based on household size ratios; not cross tabulated data



HISTA 2.2 Summary Data

Market Area

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Owner Households							
Age 15 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	18	10	35	3	5	1	72
\$10,000-20,000	69	82	30	33	47	26	287
\$20,000-30,000	50	151	62	80	45	22	410
\$30,000-40,000	173	152	55	154	72	42	648
\$40,000-50,000	78	186	100	115	56	30	565
\$50,000-60,000	31	169	81	226	24	11	542
\$60,000-75,000	59	117	319	195	69	38	797
\$75,000-100,000	20	365	475	250	108	64	1,282
\$100,000-125,000	46	310	159	252	32	15	814
\$125,000-150,000	1	58	105	69	32	16	281
\$150,000-200,000	62	70	19	168	17	5	341
\$200,000+	11	57	141	82	44	25	360
Total	618	1,727	1,581	1,627	551	295	6,399

Owner Households							
Aged 55+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	235	117	14	1	12	3	382
\$10,000-20,000	791	353	33	18	7	3	1,205
\$20,000-30,000	484	547	87	2	40	23	1,183
\$30,000-40,000	237	530	168	7	37	21	1,000
\$40,000-50,000	181	485	203	21	7	4	901
\$50,000-60,000	139	399	66	65	7	3	679
\$60,000-75,000	98	607	111	15	9	4	844
\$75,000-100,000	169	508	126	9	15	6	833
\$100,000-125,000	57	274	74	5	12	6	428
\$125,000-150,000	81	167	43	3	12	5	311
\$150,000-200,000	34	107	30	1	2	0	174
\$200,000+	58	109	41	11	8	4	231
Total	2,564	4,203	996	158	168	82	8,171

Owner Households							
Aged 62+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	172	86	11	1	6	0	276
\$10,000-20,000	724	239	22	17	6	3	1,011
\$20,000-30,000	416	521	60	1	7	5	1,010
\$30,000-40,000	183	428	120	0	8	3	742
\$40,000-50,000	173	342	140	17	1	0	673
\$50,000-60,000	127	314	64	40	7	3	555
\$60,000-75,000	90	400	74	11	8	4	587
\$75,000-100,000	133	344	73	9	12	6	577
\$100,000-125,000	53	129	31	2	4	1	220
\$125,000-150,000	71	101	22	3	10	5	212
\$150,000-200,000	24	53	14	1	0	0	92
\$200,000+	55	79	17	1	8	4	164
Total	2,221	3,036	648	103	77	34	6,119

Owner Households							
All Age Groups							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	253	127	49	4	17	4	454
\$10,000-20,000	860	435	63	51	54	29	1,492
\$20,000-30,000	534	698	149	82	85	45	1,593
\$30,000-40,000	410	682	223	161	109	63	1,648
\$40,000-50,000	259	671	303	136	63	34	1,466
\$50,000-60,000	170	568	147	291	31	14	1,221
\$60,000-75,000	157	724	430	210	78	42	1,641
\$75,000-100,000	189	873	601	259	123	70	2,115
\$100,000-125,000	103	584	233	257	44	21	1,242
\$125,000-150,000	82	225	148	72	44	21	592
\$150,000-200,000	96	177	49	169	19	5	515
\$200,000+	69	166	182	93	52	29	591
Total	3,182	5,930	2,577	1,785	719	377	14,570

* Estimates based on household size ratios; not cross tabulated data



Rent Overburdened Households

According to the Comprehensive Housing Affordability Strategy (CHAS) published by the Office of Policy Development and Research, in 2019 (the most recent data available), there were 975 renter-occupied households in the market area with incomes greater than 30 percent and less than or equal to 50 percent that are considered rent overburdened. The rent overburdened households represent 60.6 percent of the households in the county with incomes greater than 30 percent and less than or equal to 50 percent. The percentage of rent-overburdened households was used in the demand analysis to calculate the number of households within the subject's income range that are rent-overburdened.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	725	650	1,100
Household Income >30% to <=50% HAMFI	975	205	1,610
Household Income >50% to <=80% HAMFI	419	29	1,340
Household Income >80% to <=100% HAMFI	15	0	540
Household Income >100% HAMFI	0	0	1,360
Total	2,134	884	5,940

Source: CHAS 2015-2019 American Community Survey

Substandard Households

According to the Comprehensive Housing Affordability Strategy (CHAS) published by the Office of Policy Development and Research, in 2019 (the most recent data available), there were 2,415 renter-occupied households in the market area with at least one of the four following housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room and cost burden greater than 30 percent. This data includes rent-overburdened households which have already been addressed. Therefore, it is necessary to remove the rent-overburdened households from the data to determine the remaining substandard households. The previous table indicates there are 1,610 total rent overburdened households with incomes greater than 30 percent and less than or equal to 50 percent. Therefore, the 1,610 households that were rent-overburdened were subtracted from the 2,415 households that are substandard. The result of 805 households represents 13.6 percent of the total renter households in the county. The percentage of substandard households was used in the demand analysis to calculate the number of households within the subject's income range that are considered substandard.

Housing Problems Overview	Owner	Renter	Total
Household Has At Least 1 of 4 Housing Problems	2,545	2,415	4,960
Household Has None of 4 Housing Problems or Cost Burden Not Available, No Other Problems	11,970	3,525	15,495
Total	14,515	5,940	20,455

Source: CHAS 2015-2019 American Community Survey

NEED ANALYSIS



Sources of Demand

The potential tenants for the development include households who now live within the market area. It can 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 can attract households that the market area gains between now and when the development is ready for occupancy.

Required Unit Mix – Family Units

Industry standards indicate that 1.5 persons per bedroom will occupy rental units. We expect that 10 percent of one-bedroom units will occupy efficiency units, Ninety percent of one-person households and 25 percent of two-person households will occupy one-bedroom units. Seventy-five percent of two-person households and 50 percent of three-person households will occupy two-bedroom units. Fifty percent of three-person households, 75 percent of four-person households and 50 percent of five-person households will occupy three-bedroom units. Twenty-five percent of four-person households, 50 percent of five-person households and 100 percent of households with six or more persons 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 4.0 percent; one-bedroom units will account for 41.7 percent; two-bedroom units will account for 23.6 percent; three-bedroom units will account for 20.1 percent; and four-bedroom units will account for 10.5 percent of the renter housing demand.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS - FAMILY UNITS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	248	2,228	0	0	0	2,475
2 Persons	0	337	1,011	0	0	1,348
3 Persons	0	0	441	441	0	881
4 Persons	0	0	0	557	186	743
5 Persons	0	0	0	238	238	475
6 or More Persons	0	0	0	0	221	221
TOTAL	248	2,565	1,452	1,235	644	6,143
PERCENT	4.0%	41.7%	23.6%	20.1%	10.5%	100.0%

Source: Claritas; Ribbon Demographics

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Required Unit Mix – Senior Units

Industry standards indicate that 1.5 persons per bedroom will occupy rental units. However, for senior households, the persons per household is restricted to no more than two persons. We expect that 75 percent of senior one-person households and 50 percent of senior two-person households will occupy one-bedroom units. Twenty percent of senior one-person households and 50 percent of senior two person households will occupy two-bedroom units.

The following table illustrates the ratio of units required by each household size. These occupancy patterns suggest that senior one-bedroom units should account for 62.0 percent; and senior two-bedroom units account for 26.2 percent of the renter housing demand.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS - SENIOR UNITS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	285	854	228	0	0	1,138
2 Persons	0	231	231	0	0	461
3 Persons	0	0	0	33	0	33
4 Persons	0	0	0	39	4	43
5 or More Persons	0	0	0	65	7	72
TOTAL	285	1,084	458	137	12	1,747
PERCENT	16.3%	62.0%	26.2%	7.8%	0.7%	113.0%

Source: Claritas; Ribbon Demographics

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24 Claritas and Ribbon Demographics, Appendix G

25 Claritas and Ribbon Demographics, Appendix G



Eligible Households

Landlords evaluate a potential tenant's income and credit to decide if an 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.

The following table shows the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. The following table lists how many senior households are within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS - FAMILY UNITS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$570	\$0	\$41,940	69.0%	4,240
All Unit Types (30%)	\$570	\$0	\$20,970	35.5%	2,183
All Unit Types (50%)	\$570	\$0	\$24,100	41.5%	2,552
All Unit Types (60%)	\$570	\$0	\$41,940	69.0%	4,240
1 BR (All)	\$570	\$0	\$28,920	52.9%	2,022
1 BR (50%)	\$570	\$0	\$24,100	42.8%	1,637
1 BR (60%)	\$570	\$0	\$28,920	52.9%	2,022
2 BR (All)	\$743	\$0	\$32,520	51.9%	1,158
2 BR (60%)	\$735	\$0	\$32,520	51.9%	1,158
3 BR (All)	\$910	\$0	\$39,060	64.7%	1,501
3 BR (30%)	\$910	\$0	\$19,530	31.8%	738
3 BR (60%)	\$998	\$0	\$39,060	64.7%	1,501
4 BR (All)	\$1,021	\$0	\$41,940	65.1%	937
4 BR (30%)	\$1,021	\$0	\$20,970	32.1%	462
4 BR (60%)	\$1,120	\$0	\$41,940	65.1%	937

Source: Claritas; Ribbon Demographics and HUD

*The income eligible households have been prorated by bedroom type and income level.

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INCOME-ELIGIBLE RENTER HOUSEHOLDS - SENIOR UNITS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$570	\$0	\$32,520	59.0%	1,031
All Unit Types (30%)	\$570	\$0	\$16,260	27.2%	475
All Unit Types (60%)	\$570	\$0	\$32,520	59.0%	1,031
1 BR (All)	\$570	\$0	\$28,920	56.9%	910
1 BR (30%)	\$570	\$0	\$14,460	23.1%	369
1 BR (60%)	\$570	\$0	\$28,920	56.9%	910
2 BR (All)	\$743	\$0	\$32,520	61.4%	982
2 BR (30%)	\$743	\$0	\$16,260	28.1%	450
2 BR (60%)	\$735	\$0	\$32,520	61.4%	982

Source: Claritas; Ribbon Demographics and HUD

*The income eligible households have been prorated by bedroom type and income level.

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²⁶ Claritas and Ribbon Demographics, Appendix G

²⁷ Claritas and Ribbon Demographics, Appendix G



The subject is an existing Public Housing senior development that is 97 percent occupied, with two vacant one-bedroom units and two vacant three-bedroom units. Once rehabilitation is complete, the subject will retain its rental subsidies for all units as well as be a LIHTC development set at 60 percent of the area median income. Therefore, it is anticipated that all current residents will remain income eligible for the rehabilitated units. Per the Arkansas Development Finance Authority Market Study Guidelines, in the case of a rehabilitation project, only current households that will not be eligible to remain at the development are considered in the capture rate analysis. Consequently, the capture rate was conducted considering only the subject's vacant units.

REQUIRED CAPTURE RATE	
Summary of need for 4 Vacant Units at 60% income level	
Total income eligible households (p. 97 of market study)	4,240
29.6% of households are renters (p. 94 of market study)	1255
48.7% of renter households with 1 of 4 Housing Problems as defined by CHAS (pg. 100 of market study)	611
Less vacant comparable units	0
Net number of income eligible households	611
Capture rate (4/611)	0.65%
Summary of need for 2-1br at 60% income level	
Total income eligible households (p. 97 of market study)	2,022
29.6% of households are renters (p. 94 of market study)	598
48.7% of renter households with 1 of 4 Housing Problems as defined by CHAS (pg. 100 of market study)	291
Less vacant comparable units	0
Net number of income eligible households	291
Capture rate (1/239)	0.69%
Summary of need for 2-3br at 60% income level	
Total income eligible households (p. 97 of market study)	1,501
29.6% of households are renters (p. 94 of market study)	444
48.7% of renter households with 1 of 4 Housing Problems as defined by CHAS (pg. 100 of market study)	216
Less vacant comparable units	0
Net number of income eligible households	216
Capture rate (2/216)	0.14%

Capture Rate By Income Limit		
Income Limit	1BR	3 BR
60%	0.69%	0.14%
All	0.65%	



The capture rates were calculated considering the vacant subject's units and the comparable pipeline units as shown on the preceding charts. The analyst believes that the capture rate is acceptable.

The point distribution based upon the capture rate must be by a weighted average. The following is the point distribution based upon capture rate:

Equal to or less than 20	15 Points
21-25	14 Points
26-30	13 Points
31-35	12 Points
36-40	11 Points
41-45	10 Points
46-50	9 Points
51-55	8 Points
56-60	7 Points
61-65	6 Points
66-70	5 Points
71-75	4 Points
76-80	3 Points
81-85	2 Points
86-90	1 Point
91 or greater	0 Points

Based on the captures rates on the previous page, the weighted average point distribution is as follows:

Two vacant one-bedroom units at 60%
 2 units/4 total vacant units = 0.50 * 15 points = 7.50 Points
 Two vacant three-bedroom units at 60%
 2 units/4 total vacant units = 0.50 * 15 points = 7.50 Points

15.00

Total - 15.00 points

Summary Of Demand Analysis

The following table shows the capture rate at each income level.

Capture Rate By Income Limit		
Income Limit	1BR	3 BR
60%	0.69%	0.14%
All	0.65%	

The subject is an existing Public Housing development that is 97 percent occupied, with two vacant one-bedroom units and two vacant three-bedroom units. Once rehabilitation is complete, the subject will retain its rental subsidies for all units as well as be a LIHTC development. Therefore, it is anticipated that all current residents will remain income eligible for the rehabilitated units. The market exhibits a demand for the subject proposal, and the analyst recommends that the request for Low-Income Housing Tax Credits should be funded.



Local Interviews

White River Regional Housing Authority

According to Lori Grisham, Section 8 Manager with the Shite River Regional Housing Authority, the agency covers 10 counties including Independence and Jackson Counties. The agency currently has 1,654 vouchers, 257 of which are for applicants in Jackson County. There are five vouchers that are not currently allocated. The agency does maintain a waiting list with 50 applicants. The waiting list is currently open. Ms. Grisham indicated that approximately 590 people leave the program each year. Ms. Grisham indicated that the current housing stock is not sufficient to meet the existing affordable housing needs and that one- and two-bedroom units are in most demand. The telephone number for the White River Regional Housing Authority is 870-368-5200.

City of Newport

According to Derrick S. Ratliffe, City Inspector, the subject is zoned R-3, Multi-Family Residential District. The subject is a legal, conforming use. In addition, he noted that there is no limit to the number of permits that can be issued in a year. He stated there have been no recent constructions in the subject's neighborhood. The phone number for the City of Newport is 870-523-6568.

Newport Police Department

According to Chief Dulaney, Chief of Police with the Newport Police Department, the area of the city with the highest crime rate is around the Chaulvin Circle area. Chief Dulaney indicated that the subject's neighborhood has been improving over the last few years. The phone number for the Newport Police Department is 870-523-8240.

Newport Economic Development Commission

According to Mr. John Chadwell, Director of Economic Development with the Newport Economic Development Commission, Granges will undergo a \$20 million expansion. In addition, a solar construction company is constructing a solar field in the area. Rising Foods is currently hiring for its harvest season. Also, BR Trailers will be expanding. Mr. Chadwell indicated that there will be a total of 100 permanent jobs and 250 temporary jobs added in association with these expansions. The phone number for the Newport Economic Development Commission is 870-523-1009.

ABSORPTION PERIOD



Absorption Rate

The subject is an existing family Public Housing property that will contain a total of 140 units. The property is currently 97 percent occupied, with four vacant units. The rehabilitation is not anticipated to permanently displace tenants. In addition, the property will retain its rental subsidies once rehabilitation is complete; therefore, it is expected that all current tenants will remain income qualified. Furthermore, the subject maintains a waiting list. Therefore, the subject will not need to absorb any additional units to maintain its stabilized occupancy rate.

COMPARABLE UNITS AND DEVELOPMENTS



Market Comparable Profile Pages
Multi-Family Lease No. 1



Property Identification

Record ID 36282
Property Type Walk-Up
Property Name College View Apartments
Address 99 Lawson Drive, Batesville, Independence County, Arkansas
 72501
Market Type Market

Verification Shannon; 870-262-7158, September 13, 2022

	<u>Unit Mix</u>			
<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	56	460	\$500	\$1.09
Occupancy	100%			
Rent Premiums	N			
Total Units	56			
Avg. Unit Size	460			
Avg. Rent/Unit	\$500			
Avg. Rent/SF	\$1.09			
SF	25,760			



Multi-Family Lease No. 1 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Siding
HVAC	Baseboard Elec/Wall Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	2006
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Laundry Facility

Remarks

The property does not maintain an active waiting list.



Multi-Family Lease No. 2



Property Identification

Record ID 15434
Property Type Townhouse
Property Name Village Drive Apartments
Address 932 Village Drive, Newport, Jackson County, Arkansas 72112
Market Type Market

Verification Rachel; 870-897-4621, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	24	934	\$850	\$0.91
Occupancy	100%			
Rent Premiums	N			
Total Units	24			
Unit Size Range	0 - 934			
Avg. Unit Size	934			
Avg. Rent/Unit	\$750			
Avg. Rent/SF	\$0.80			
SF	22,416			

Physical Data

No. of Buildings 1
Construction Type Brick
HVAC Central Elec/Central Elec
Stories 2
Utilities with Rent Trash Collection



Multi-Family Lease No. 2 (Cont.)

Parking	L/0
Year Built	1978/2009
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Ceramic Tile, Blinds, Coat Closet, Balcony, Laundry Facility

Remarks

This complex does not maintain an active waiting list. The annual turnover rate was not disclosed.



Multi-Family Lease No. 3



Property Identification

Record ID 36182
Property Type Walk-Up
Property Name Batesville Landing
Address 4323 Harrison Street, Batesville, Independence County, Arkansas 72501
Market Type Market

Verification Michelle; 870-698-1823, September 13, 2022

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	825	\$680	\$0.82
2/2	72	1,000	\$785	\$0.79
3/2	16	1,206	\$890	\$0.74

Occupancy 100%
Rent Premiums N
Total Units 104
Unit Size Range 825 - 1206
Avg. Unit Size 1,005
Avg. Rent/Unit \$785
Avg. Rent/SF \$0.78



Multi-Family Lease No. 3 (Cont.)

SF 104,496

Physical Data

HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	2015
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Concrete, Blinds, Ceiling Fans, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Tanning Room, Laundry Facility, On-Site Maintenance, Sundeck, Stainless Steel Appliances

Remarks

The property maintains an active waiting list; however, the number of applicants on the waiting list was not disclosed.



Multi-Family Lease No. 4



Property Identification

Record ID 15440
Property Type Walk-Up
Property Name Greenwich Village Apartments
Address 2501 Case Street, Batesville, Independence County, Arkansas 72501
Market Type Market

Verification Peter/Susan; 870-805-8780, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	4	630	\$575	\$0.91
2/1	8	756	\$675	\$0.89
2/1	24	790	\$650	\$0.82
3/1	4	995	\$775	\$0.78

Occupancy 100%
Rent Premiums N
Total Units 40
Unit Size Range 630 - 995
Avg. Unit Size 788
Avg. Rent/Unit \$660
Avg. Rent/SF \$0.84

Net SF 31,508



Multi-Family Lease No. 4 (Cont.)

Physical Data

No. of Buildings	5
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1989/2018
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Balcony, Patio, Laundry Facility

Remarks

This complex does not maintain an active waiting list. The annual turnover rate was not disclosed.



Multi-Family Lease No. 5



Property Identification

Record ID 15439
Property Type Walk-Up
Property Name Huskey Apartments
Address 550 Gregg Drive, Batesville, Independence County, Arkansas
 72501
Market Type Market

Verification Greg; 810-793-4712, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	24	760	\$425	\$0.56
Occupancy	100%			
Rent Premiums	N			
Total Units	24			
Unit Size Range	0 - 760			
Avg. Unit Size	760			
Avg. Rent/Unit	\$425			
Avg. Rent/SF	\$0.56			
Net SF	18,240			



Multi-Family Lease No. 5 (Cont.)

Physical Data

No. of Buildings	3
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1982
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Laundry Facility

Remarks

This complex does not maintain an active waiting list. The annual turnover rate was not disclosed.



Multi-Family Lease No. 6



Property Identification

Record ID 9273
Property Type Elevator/Walk-Up/Townhome
Property Name Eastwood Villas
Address 465 South Street, Sulphur Rock, Independence County, Arkansas 72579
Market Type Market

Verification McKenzie; 8706137963, September 13, 2022

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1	20	820	\$650	\$0.79
3/1	3	900	\$800	\$0.89

Occupancy 100%
Rent Premiums N
Total Units 23
Unit Size Range 820 - 900
Avg. Unit Size 830
Avg. Rent/Unit \$670
Avg. Rent/SF \$0.81

SF 19,100



Multi-Family Lease No. 6 (Cont.)

Physical Data

No. of Buildings	3
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	None
Parking	L/0
Year Built	2014
Condition	Average
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Up, Polished Concrete, Blinds, Ceiling Fans

Remarks

The property does not maintain an active waiting list.



Multi-Family Lease No. 7



Property Identification

Record ID 9269
Property Type Walk-Up
Property Name Quail Valley Estates
Address 141 Thunderbird Drive, Batesville, Independence County, Arkansas 72501
Market Type Market

Verification Micah; 870-612-9348, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1		750	\$600	\$0.80
1/1		750	\$650	\$0.87
2/1		1,000	\$700	\$0.70
2/1		1,000	\$750	\$0.75

Occupancy 100%
Rent Premiums N
Total Units 29
Unit Size Range 650
Avg. Unit Size 550



Multi-Family Lease No. 7 (Cont.)

Physical Data

No. of Buildings	4
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	2000
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Wood, Blinds, Laundry Facility, On-Site Management

Remarks

The higher priced units include all utilities. The contact was unable to provide the number of units per unit type. The property does not maintain a waiting list. The annual turnover rate was not disclosed. The property has not been renovated. The contact stated repairs are made as needed.



Multi-Family Lease No. 8



Property Identification

Record ID 36184
Property Type Walk-Up
Property Name 3515 Harrison Street
Address 3515 Harrison Street, Batesville, Independence County, Arkansas 72501
Market Type Market

Verification McKenzie; 870-612-0263, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	21	500	\$900	\$1.80
2/1	22	850	\$1,050	\$1.24

Occupancy 100%
Rent Premiums N
Total Units 43
Unit Size Range 500 - 850
Avg. Unit Size 679
Avg. Rent/Unit \$977
Avg. Rent/SF \$1.44

SF 29,200



Multi-Family Lease No. 8 (Cont.)

Physical Data

HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Electricity, Water, Cable, Sewer, Trash Collection, Internet
Parking	L/0
Year Built	1994/2017
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Carpet, Wood Composite, Blinds, Ceiling Fans, Coat Closet, Laundry Facility, On-Site Management, On-Site Maintenance, Stainless Steel Appliances

Remarks

The waiting list for the property is one to two months long. The average annual turnover rate was not disclosed.



Multi-Family Lease No. 9



Property Identification

Record ID 29814
Property Type Townhouse
Property Name Lindley Lane Townhouses
Address 327 Lindley Lane, Newport, Jackson County, Arkansas 72112
Market Type Market

Verification Blaine; 870-523-5851, September 13, 2022

	<u>Unit Mix</u>			
<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1.5	4	650	\$700	\$1.08
Occupancy	100%			
Rent Premiums	N			
Total Units	4			
Avg. Unit Size	650			
Avg. Rent/Unit	\$650			
Avg. Rent/SF	\$1.00			
SF	2,600			



Multi-Family Lease No. 9 (Cont.)

Physical Data

No. of Buildings	1
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	none
Parking	L/0
Year Built	1997
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

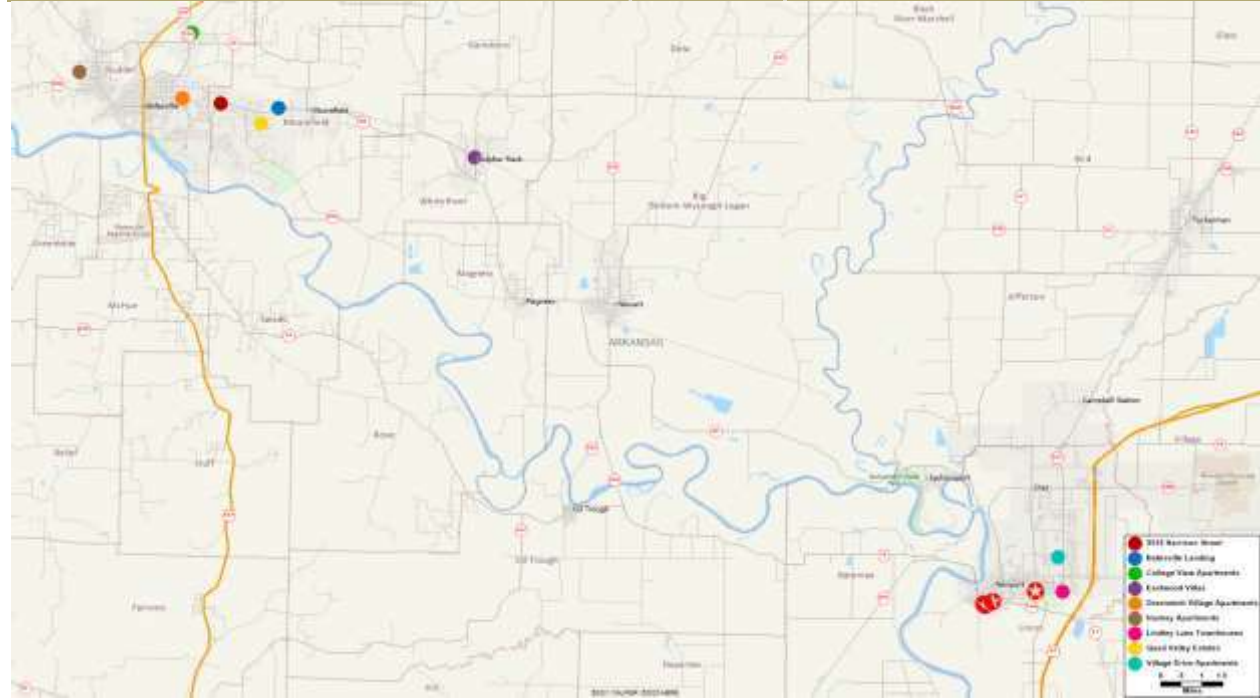
Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Washer/Dryer Hook-Ups, Carpet, Ceramic Tile, Blinds, Coat Closet

Remarks

The property does not maintain an active waiting list. The average annual turnover rate was not disclosed.



Market Comparables Map





Restricted Comparable Profile Pages

Multi-Family Lease No. 10



Property Identification

Record ID 9845
Property Type Garden
Property Name Independence Village Senior Apartments
Address 800 Long Street, Newark, Independence County, Arkansas
 72562
Market Type Section 8/Section 202

Verification Lanie; 870-283-1077, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
Efficiency	5	501	\$600	\$1.20
1/1	15	650	\$650	\$1.00
Occupancy	100%			
Rent Premiums	N			
Total Units	20			
Unit Size Range	501 - 650			
Avg. Unit Size	613			
Avg. Rent/Unit	\$638			
Avg. Rent/SF	\$1.04			
SF	12,255			



Multi-Family Lease No. 10 (Cont.)

Physical Data

No. of Buildings	3
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1990
Condition	Average
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Vinyl Blinds, Laundry Facility, On-Site Management

Remarks

The waiting list for the property is approximately six to eight months long. The annual turnover rate was not disclosed. This property is for persons 62 and older.



Multi-Family Lease No. 11



Property Identification

Record ID 9847
Property Type Garden
Property Name Kenmont Apartments
Address 1900 State Street, Newport, Jackson County, Arkansas 72112
Market Type Rural Development/LIHTC

Verification Wendy; 870-367-6226, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (60%)	20	600	\$610	\$1.02
2/1 (60%)	20	750	\$650	\$0.87
3/2 (60%)	2	820	\$700	\$0.85
Occupancy	100%			
Rent Premiums	N			
Total Units	42			
Unit Size Range	600 - 820			
Avg. Unit Size	682			
Avg. Rent/Unit	\$633			
Avg. Rent/SF	\$0.93			
SF	28,640			



Multi-Family Lease No. 11 (Cont.)

Physical Data

No. of Buildings	11
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1985
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Carpet, Ceramic Tile, Blinds, Ceiling Fans, Coat Closet, Patio, Recreational Room, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard, Common Area Wi-Fi

Remarks

This complex does maintain an active waiting list. However, the contact did not release the number of applicants on the waiting list. The annual turnover rate is approximately 29 percent. The square footages given by the contact were approximate. The property contains 38 LIHTC units designated for families at 60 percent of the area median income. The remaining four units are market-rate. The contact stated the four market-rate units typically remain vacant as the majority of tenants that apply qualify for a LIHTC unit. The annual turnover rate is 19 percent.



Multi-Family Lease No. 12



Property Identification

Record ID 9843
Property Type Walk-Up
Property Name Harmony Homes Apartments
Address 1110 Pecan Street, Newport, Jackson County, Arkansas 72112
Market Type Section 8/LIHTC

Verification Jeffery; 870-523-8255, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	10	550	\$675	\$1.23
2/1	25	750	\$740	\$0.99
3/1	25	850	\$840	\$0.99
4/1	10	948	\$1,075	\$1.13

Occupancy 91%
Rent Premiums N
Total Units 70
Unit Size Range 550 - 948
Avg. Unit Size 785
Avg. Rent/Unit \$814
Avg. Rent/SF \$1.04

SF 54,980



Multi-Family Lease No. 12 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	1941/2017
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Wood Composite, Ceramic Tile, Blinds, Ceiling Fans, Coat Closet, Clubhouse, Exercise Room, Business Center, Package Receiving, Recreational Room, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard, Common Area Wi-Fi

Remarks

The property is designated for families at 60 percent of the area median income, and all units contain subsidies. The property was substantially renovated in 2017. The property does not maintain an active waiting list.



Multi-Family Lease No. 13



Property Identification

Record ID 9848
Property Type Garden
Property Name Ashton Park Apartments
Address 1717 McLarty Avenue, Newport, Jackson County, Arkansas
 72112
Market Type Rural Development/LIHTC

Verification Anita; 870-382-5141, September 13, 2022

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1 (60%)	12	450	\$500	\$1.11
2/1 (60%)	13	500	\$570	\$1.14

Occupancy 96%
Rent Premiums N
Total Units 25
Unit Size Range 450 - 500
Avg. Unit Size 476
Avg. Rent/Unit \$536
Avg. Rent/SF \$1.13

SF 11,900



Multi-Family Lease No. 13 (Cont.)

Physical Data

No. of Buildings	7
Construction Type	Brick
HVAC	Central Gas/Central Elec
Stories	1
Utilities with Rent	Water, Gas, Sewer, Trash Collection
Parking	L/0
Year Built	1990
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooling, Cooking, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Laundry Facility, On-Site Management, On-Site Maintenance, Perimeter Fencing, Video Surveillance

Remarks

This complex has a waiting list of 10 applicants. The annual turnover rate was not disclosed by the contact. The property is designated for seniors ages 55 and older at 60 percent of the area median income. In addition, 15 units contain Rental Assistance.



Multi-Family Lease No. 14



Property Identification

Record ID 17298
Property Type Garden
Property Name Village Creek Apartments
Address 1707 McLarty Drive, Newport, Jackson County, Arkansas 72112
Market Type Rural Development/LIHTC

Verification Melissa; 870-523-2335, September 13, 2022

		<u>Unit Mix</u>		
<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (60%)	32	500	\$490	\$0.98
Occupancy	100%			
Rent Premiums	N			
Total Units	32			
Unit Size Range	500			
Avg. Unit Size	500			
Avg. Rent/Unit	\$490			
Avg. Rent/SF	\$0.98			
SF	16,000			



Multi-Family Lease No. 14 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1990
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Pull-Cords, Safety Bars, Meeting Room, Picnic Area, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

There are two applicants on the waiting list for the property.



Multi-Family Lease No. 15



Property Identification

Record ID 9272
Property Type Elevator
Property Name Rose Manor Apartments
Address 1450 Gray Avenue, Batesville, Independence County, Arkansas
 72501
Market Type Rural Development

Verification Anite; 870-382-6762, September 13, 2022

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	550	\$605	\$1.10
2/1	7	680	\$705	\$1.04

Occupancy 86%
Rent Premiums N
Total Units 23
Unit Size Range 550 - 680
Avg. Unit Size 590
Avg. Rent/Unit \$635
Avg. Rent/SF \$1.08
SF 13,560



Multi-Family Lease No. 15 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1989
Condition	Average
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Tile, Blinds, Laundry Facility

Remarks

The property does not maintain an active waiting list.



Multi-Family Lease No. 16



Property Identification

Record ID 9842
Property Type Walk-Up
Property Name White River Apartments
Address 2900 Marion Drive, Newport, Jackson County, Arkansas 72112
Market Type Section 8

Verification Cheyenne; 870-523-3744, September 13, 2022

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	450	\$619	\$1.38
2/1	16	550	\$640	\$1.16
3/1.5	16	850	\$744	\$0.88
4/1	16	1,000	\$918	\$0.92

Occupancy 100%
Rent Premiums N
Total Units 64
Unit Size Range 450 - 1000
Avg. Unit Size 712
Avg. Rent/Unit \$730
Avg. Rent/SF \$1.02



Multi-Family Lease No. 16 (Cont.)

SF 45,600

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1986/2019
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooling, Cooking, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Ceramic Tile, Blinds, Coat Closet, Playground, Walking Paths, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard, Common Area Wi-Fi, Lounge

Remarks

The waiting list for the property is approximately two years long. The annual turnover rate was not disclosed. The property is designated for families and contains subsidies for all units. The property recently was renovated which included repair or replacement of appliances, countertops, flooring, painting, hardware, tubs, vanities, exteriors, and the addition of a new playground, walking paths, courtyard, lounge and common area Wi-Fi.



Multi-Family Lease No. 17



Property Identification

Record ID 40319
Property Type Garden
Property Name Sun Valley Apartments
Address 353 West Ross Street, Batesville, Independence County, Arkansas 72501
Market Type Section 202

Verification Jason; 870-793-7676, September 13, 2022

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	20	650	\$510	\$0.78

Occupancy 100%
Rent Premiums N
Total Units 20
Unit Size Range 0 - 650
Avg. Unit Size 650
Avg. Rent/Unit \$510
Avg. Rent/SF \$0.78



Multi-Family Lease No. 17 (Cont.)

SF 13,000

Physical Data

No. of Buildings 1
Construction Type Brick
HVAC Central Elec/Central Elec
Stories 1
Utilities with Rent Electricity, Water, Sewer, Trash Collection, Lawn Care
Parking L/0
Year Built 2000
Condition Good
Gas Utilities None
Electric Utilities All

Amenities

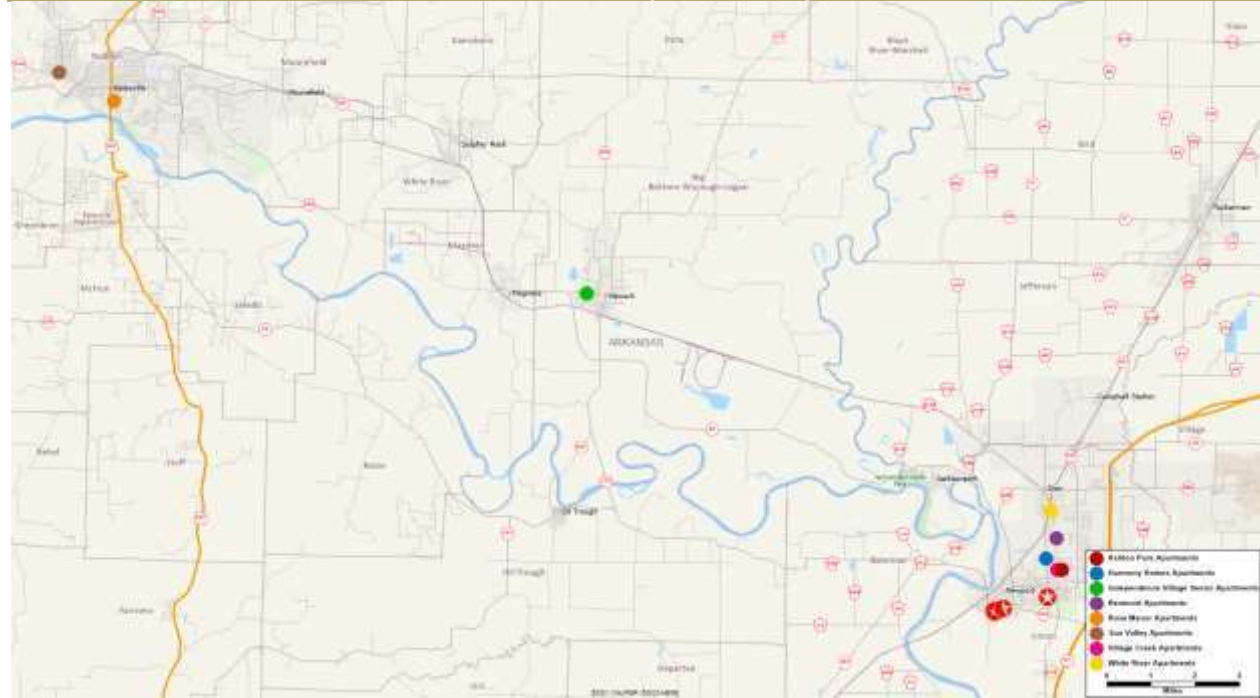
Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio, Pull Cords, Safety Bars, Package Receiving, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard

Remarks

The waiting list for the property is approximately one to two months long. The property is a senior facility for residents ages 62 years and older.



Restricted Comparables Map





Oak Village and West Oaks, LP
 Scattered Sites
 Newport, Arkansas 72112

Comp #/ Distance From Subject	Project	Market Type	Total Units	Unit Breakdown	# Units	% of Total	Size (SF)	Units Vacant/ Vacancy Rate	Rent
Subject N/A	Oak Village and West Oaks, LP Scattered Sites Newport, Arkansas	PHAL/HTC	140	1/1	53	37.86%	570	2	\$636
				2/1	33	23.57%	760	0	\$636
				3/1	50	35.71%	928	2	\$636
				4/1	4	2.86%	1,153	0	\$707
	Total		140		100.00%		4-3%		
1 29.04 Miles	College View Apartments 99 Lawson Drive Batesville, Arkansas	Market	56	Efficiency	56	100.00%	460	0	\$500
				Total	56	100.00%		0-0%	
2 1.54 Miles	Village Drive Apartments 932 Village Drive Newport, Arkansas	Market	24	2/2	24	100.00%	934	0	\$850
				Total	24	100.00%		0-0%	
3 25.25 Miles	Batesville Landing 4323 Harrison Street Batesville, Arkansas	Market	104	1/1	16	15.38%	825	0	\$680
				2/2	72	69.23%	1,000	0	\$785
				3/2	16	15.38%	1,206	0	\$890
				Total	104	100.00%		0-0%	
4 28.19 Miles	Greenwich Village Apartments 2501 Case Street Batesville, Arkansas	Market	40	1/1	4	10.00%	630	0	\$575
				2/1	8	20.00%	756	0	\$675
				2/1	24	60.00%	790	0	\$650
				3/1	4	10.00%	995	0	\$775
	Total		40		100.00%		0-0%		
5 31.00 Miles	Huskey Apartments 550 Gregg Drive Batesville, Arkansas	Market	24	1/1	24	100.00%	760	0	\$425
				Total	24	100.00%		0-0%	
6 20.8 Miles	Eastwood Villas 465 South Street Sulphur Rock, Arkansas	Market	23	2/1	20	86.96%	820	0	\$650
				3/1	3	13.04%	900	0	\$800
				Total	23	100.00%		0-0%	
7 25.52 Miles	Quail Valley Estates 141 Thunderbird Drive Batesville, Arkansas	Market	29	1/1	Unknown	Unknown	750	0	\$600
				1/1	Unknown	Unknown	750	0	\$650
				2/1	Unknown	Unknown	1,000	0	\$700
				2/1	Unknown	Unknown	1,000	0	\$750
	Total		29		100.00%		0-0%		
8 26.34 Miles	3515 Harrison Street Batesville, Arkansas	Market	43	1/1	21	48.84%	500	0	\$900
				2/1	22	51.16%	850	0	\$1,050
				Total	43	100.00%		0-0%	
9 0.87 Miles	Lindley Lane Townhouses 327 Lindley Lane Newport, Arkansas	Market	4	2/1.5	4	100.00%	650	0	\$700
				Total	4	100.00%		0-0%	



Oak Village and West Oaks, LP
 Scattered Sites
 Newport, Arkansas 72112

10 15.44 Miles	Independence Village Senior Apartments 800 Long Street Newark, Arkansas	Section 8/ Section 202	20	Efficiency 1/1	5	25.00% 75.00%	501 650	0 0	\$600 \$650
11 1.60 Miles	Kenmont Apartments 1900 State Street Newport, Arkansas	RD/LIHTC	42	1/1	20	47.62%	600	0	\$610
				2/1	20	47.62%	750	0	\$650
				3/2	2	4.76%	820	0	\$700
12 0.90 Miles	Harmony House Apartments 1110 Pecan Street Newport, Arkansas	Sec. 8/LIHTC	70	Total	42	100.00%	550	0 - 0%	\$675
				1/1	10	14.29%	750	Unknown	\$740
				2/1	25	35.71%	850	Unknown	\$840
				3/1	25	35.71%	948	Unknown	\$1,075
				4/1	10	14.29%	450	Unknown	\$500
13 0.88 Miles	Ashton Park Apartments 1717 McLarty Avenue Newport, Arkansas	RD/LIHTC	25	1/1	12	48.00%	500	Unknown	\$570
				2/1	13	52.00%		Unknown	
				Total	25	100.00%		1 - 4%	
14 0.87 Miles	Village Creek Apartments 1707 McLarty Drive Newport, Arkansas	RD/LIHTC	32	1/1	32	100.00%	500	0	\$490
				Total	32	100.00%		0 - 0%	
				1/1	16	69.57%	550	Unknown	\$605
15 28.6 Miles	Rose Manor Apartments 1450 Gray Avenue Batesville, Arkansas	RD	23	2/1	7	30.43%	680	Unknown	\$705
				Total	23	100.00%		3 - 14%	
				1/1	16	25.00%	450	0	\$619
16 4.8 Miles	White River Apartments 2900 Marion Drive Newport, Arkansas	Section 8	64	2/1	16	25.00%	550	0	\$640
				3/1.5	16	25.00%	850	0	\$744
				4/1	16	25.00%	1,000	0	\$918
				Total	64	100.00%	650	0 - 0%	\$510
17 29.7 Miles	Sun Valley Apartments 353 West Ross Street Batesville, Arkansas	Section 202	20	1/1	20	100.00%		0	
				Total	20	100.00%		0 - 0%	

Source: Gill Group Field Survey



Additional Properties

The analyst located the following additional comparables that could not be utilized as no information could be verified despite repeated attempts to verify the data: College Hill Apartments, Daffin Manor, Lakeside Apartments, Southern Village Apartments, 205 Pine Street, 910 Dill Street, 398 Forest Drive, 400 Grey Street, 204 Wilkerson Drive, Riverview Apartments, The Mandalay Apartments and White River Apartments. The majority of these properties are market-rate properties and will not compete directly with the subject. Daffin Manor, Riverview Apartments, The Mandalay Apartments and White River Apartments are subsidized properties and will compete with the subject. These properties contain a total of 149 units. The analyst attempted to verify the current rental information and occupancy rates for these properties. However, numerous attempts to verify the information proved unsuccessful.

Market Vacancies

The field survey was completed in September 2022. The below table indicates all of the surveyed market-rate rental housing stock in the market area. There was a total of nine surveyed apartment complexes containing a total of 347 units. Of these 347 units, there were no vacant units, for an overall market-rate vacancy rate of 0.0 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
3515 Harrison Street	43	0	0.0%
College View Apartments	56	0	0.0%
Huskey Apartments	24	0	0.0%
Greenwich Village Apartments	40	0	0.0%
Batesville Landing	104	0	0.0%
Quail Valley Estates	29	0	0.0%
Village Drive Apartments	24	0	0.0%
Eastwood Villas	23	0	0.0%
Lindley Lane Townhouses	4	0	0.0%
Totals	347	0	0.0%



Restricted Vacancies

The field survey was completed in September 2022. There was a total of nine surveyed apartment complexes, including the subject, containing a total of 389 units. Of these 389 units, there were 15 vacant units, for an overall affordable housing vacancy rate of 3.9 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Oak Village and West Oaks, LP	144	4	2.8%
Village Creek Apartments	33	1	3.0%
White River Manor	12	0	0.0%
Independence Village Senior Apartments	20	0	0.0%
Kenmont Apartments	42	0	0.0%
Ashton Park Apartments	25	1	4.0%
Sun Valley Apartments	20	0	0.0%
Harmony Homes Apartments	70	6	8.6%
Rose Manor Apartments	23	3	13.0%
Totals	389	15	3.9%

Overall Vacancy

There was a total of 18 surveyed apartment complexes, including the subject, containing a total of 736 units. Of these 736 units, there were 15 vacant units, for an overall housing vacancy rate of 2.0 percent.

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 prior to 2000. The majority of the market area's rental units have high occupancy rates.

Projects Under Construction/Planned

There have been no developments awarded tax credits in the market area in the last five years.

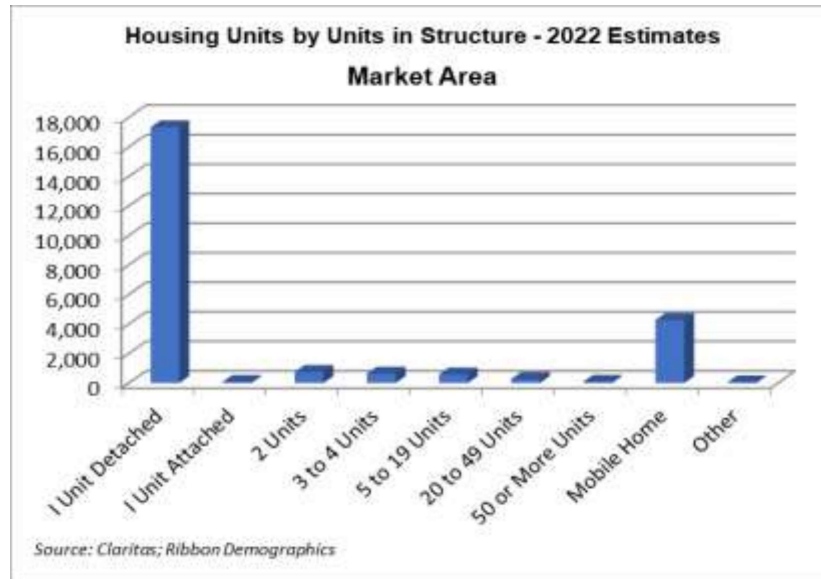
Unit Condition

The market area's rental housing stock is in varying condition. Overall, the market-rate developments are of average age and are well maintained.



Unit Types

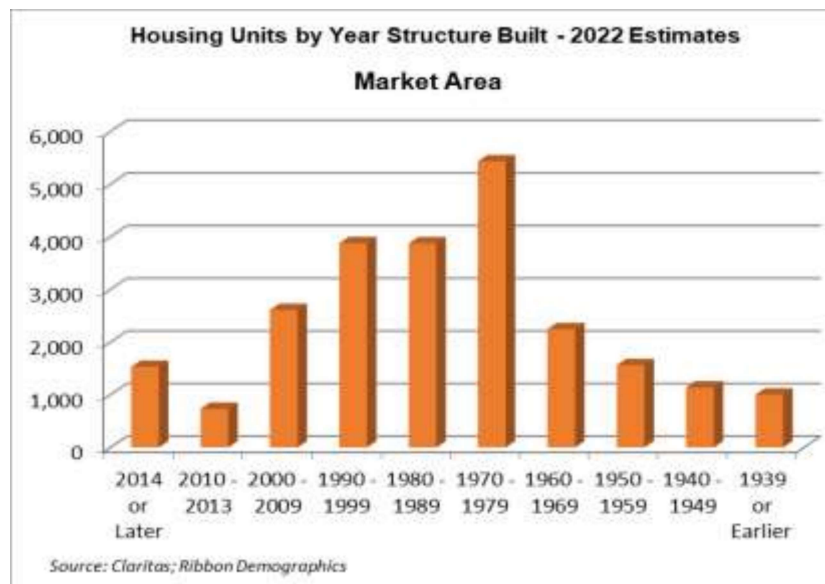
Single-family homes comprise 72.4 percent of the units, while multifamily units comprise 9.6 percent of the rental units.



28

Age of Housing Units

Housing construction in the market area peaked during the 1970s and began to steadily decrease in the following decades.



29

²⁸ Claritas and Ribbon Demographics, Appendix G

²⁹ Claritas and Ribbon Demographics, Appendix G



Unit Size

Of the comparables surveyed, the average unit size of the one-bedroom units is 605 square feet, the average size of the two-bedroom units is 772 square feet, the average size of the three-bedroom units is 937 square feet, and the average size of the four-bedroom units is 974 square feet. The subject's unit sizes are within the range of the surveyed comparable properties. Furthermore, the majority of the comparables in the market area maintain high occupancy rates, and all of the affordable developments maintain waiting lists. Therefore, it appears the market area is not oversaturated with housing and that there is need for additional affordable housing in the market area. Therefore, it is believed that the subject's unit size will not negatively impact the subject's ability to continue to be competitive within the market.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	450	825	605	570	-5.8%
2 BR	500	1,000	772	760	-1.5%
3 BR	820	1,206	937	928	-0.9%
4 BR	948	1,000	974	1,153	18.4%

Source: Gill Group Field Survey

Consumer Housing Preferences

According to interviews conducted with apartment owners or managers, tenants prefer developments that have affordable rents and are well maintained.

Rental Vacancy Rates

According to RealtyRates.com Market Survey, the vacancy rate for the South Region has been decreasing. For 2021, the vacancy rate ranged from 3.7 percent to 4.3 percent, with an average of 4.0 percent. The vacancy rate for the region for the third quarter of 2022 was 3.4 percent.

REALTY RATES MARKET SURVEY - REGIONAL VACANCY RATES			
QUARTER	2020	2021	2022
1st Quarter	4.8%	4.3%	3.6%
2nd Quarter	4.8%	4.1%	3.5%
3rd Quarter	5.0%	3.9%	3.4%
4th Quarter	4.5%	3.7%	---

Source: RealtyRates.com Market Survey, South Region

³⁰ RealtyRates.com Market Survey, Appendix G



Turnover Rates

The project managers indicated that turnover is steady throughout the year. The properties surveyed within the primary market area indicated a range from 19.0 percent to 36.0 percent. The average turnover rate was 26.6 percent. Therefore, an annual turnover rate of 26.6 percent was utilized in determining the demand for the subject. The following table shows the turnover rates of the comparable properties that released the information.

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Linley Lane Townhouses	25.0%
Village Drive Apartments	25.0%
205 Pine Street	23.0%
910 Dill Street	19.0%
White River Apartments	31.0%
Harmony Homoes Apartments	36.0%
Kenmont Apartments	29.0%
Riverview Apartments	25.0%
Average Annual Turnover	26.6%

Lease Terms and Concessions

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

Likely Impact of Rehabilitated Development on Rental Occupancy Rates

The rehabilitated development will not have an adverse impact on the market area. Its one-, two-, three- and four-bedroom units are suitable in the market. The project can attract tenants from the waiting lists of restricted developments which have similar rents and income limits.

RECOMMENDATION



Recommendation

The subject, Oak Village and West Oaks, LP, is an existing Public Housing development designated for families and senior households, ages 62 years and older, that is located within the City of Newport. The rehabilitated property will be in good condition. Therefore, the subject will be a competitive property in the market area. A market exists for the rehabilitation project. Therefore, the analyst recommends approval of the proposed rehabilitation of the existing project.

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

APPENDIX A: 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 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 assumed 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, 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.

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 as the amount of 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 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

The total number of households in a defined market area that would potentially move into proposed new or renovated housing units. 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

Contract Rent less concessions.

Elderly or Senior Housing

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

Extremely Low Income

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

Fair Market Rent (FMR)

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

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

One or more people who occupy a housing unit as their usual place of residence.

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 in 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 tenants 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 or 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 1 through 8 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 or Primary Market Area

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

Market Demand

The total number of households in a defined market area that would potentially move into new or renovated housing units. 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 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 an existing 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 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.

Multifamily

Structures that contain more than 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.

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 unsubsidized 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 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.

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Gross rent divided by 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 rent charged under the restrictions of a specific housing program or subsidy.

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.

State Data Center (SDC)

A state agency or university facility identified by the governor of each state to participate in the 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 Income Band from which the subject property will 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 backyards; also called a row house.

Turnover

1. 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. See Vacancy Period.
2. **Turnover Period** – The percent of occupants in a given apartment complex that move in one year.

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.

Vacancy Rate – Physical

The number of total habitable units that are vacant divided by the total number of units in the property.

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.

APPENDIX B: SUBJECT PHOTOS



View of Sign



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Playground



View of Maintenance Area



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Gazebo



View of Gazebo



View of Parking



View of Parking



View of Street



View of Street



View to the North (Downtown Site)



View to the South (Downtown Site)



View to the East (Downtown Site)



View to the West (Downtown Site)



View to the North (Hines Street Site)



View to the South (Hines Street Site)

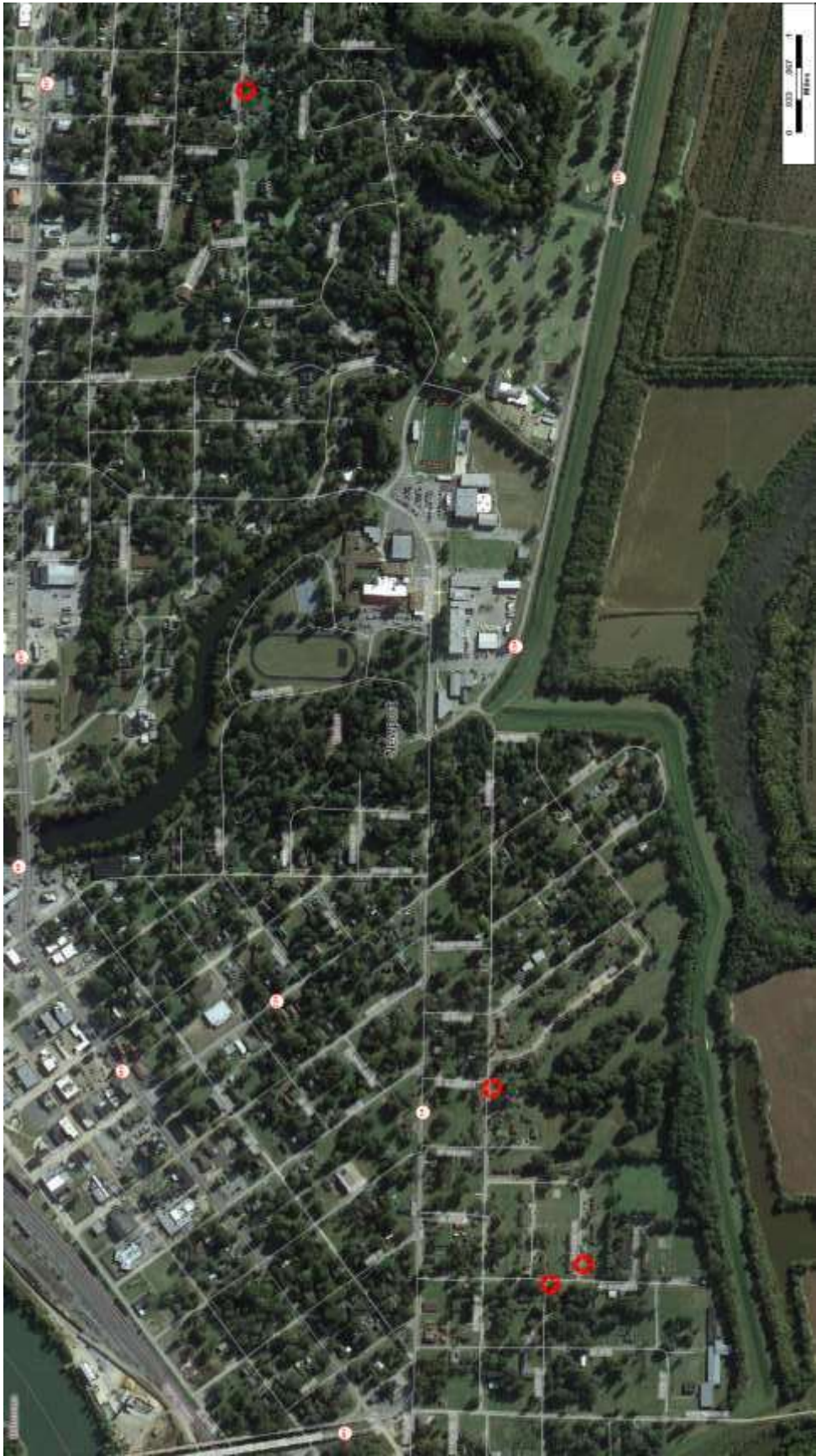


View to the East (Hines Street Site)



View to the West (Hines Street Site)

APPENDIX C: AERIAL PHOTO



APPENDIX D: FLOOD MAP

National Flood Hazard Layer FIRMette



Legend

- SEE THE REPORT FOR SCALED LEGEND AND MORE MAP FOR THIS PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A & AE
 - With BFE or Depth Zone AE, A, X, AC, VEI
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Area of 2% 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 A
 - Area with Reduced Flood Risk due to Levees, See Notes Zone V
 - Area with Flood Risk due to Levees Zone V
- OTHER AREAS**
- Area of Minimal Flood Hazard Zone B
 - Effective LDMH
 - Area of Unbordered Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Canal, or Stream Levee
 - Levee, Dam, or Floodwall
- OTHER FEATURES**
- Cross Sections with 2% Annual Chance Water Surface Elevation
 - Coastal Transport
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transport Baseline
 - Profile Baseline
 - Hydrographic Features
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Overlapped
- The pin displayed on the map is an approximate point accepted 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 (DFM) as set forth in the following. The best map shown complies with FEMA's mapping accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/1/2021 at 2:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: bounding or agency, flood zone labels, legend, or any key, map creation date, coordinate identifiers, FIRM panel number, and FIRM affected date. Map images for unapproved and unreviewed areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



81°27'23"W 31°56'20"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map Orthorectography Data refreshed October 2020

Legend

SEE THE REPORT FOR SCALED LEGEND AND MORE MAP FOR THIS PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A & A99
 - With BFE or Depth Zone AE, AH, AO, AR, AV, AX
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 2% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone A99
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levees, See Notes Zone V
 - Area with Flood Risk due to Levees Zone V
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone B
 - Effective LDMR
 - Area of Undetermined Flood Hazard Zone U
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dam, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 2% Annual Chance Water Surface Elevation
 - Coastal Transport
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transport Base line
 - Profile Baseline
 - Hydrographic Features
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Overlapped
- 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 updated on 11/1/2021 at 2:18 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.

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National Flood Hazard Layer FIRMette



81°12'12"W 31°58'11"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map Orthorectified Data refreshed October 2020

Legend

SEE THE REPORT FOR DETAILED LEGEND AND MORE MAP FOR THIS PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A & AE
 - With BFE or Depth Zone AE, AH, AO, AO2, AO3
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 2% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
 - Future Conditions, 1% Annual Chance Flood Hazard Zone A
 - Area with Reduced Flood Risk due to Levees, See Notes, Zone A
 - Area with Flood Risk due to Levees Zone A
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone A
 - Effective LDMR
 - Area of Undetermined Flood Hazard Zone A
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dam, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 2% Annual Chance Water Surface Elevation
 - Coastal Transport
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transport Base Line
 - Profile Baseline
 - Hydrographic Features
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Overlapped

The pin displayed on the map is an approximate point located 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 (DFM) as set forth in the following. The basemap shown complies with FEMA's basemap accuracy standards.

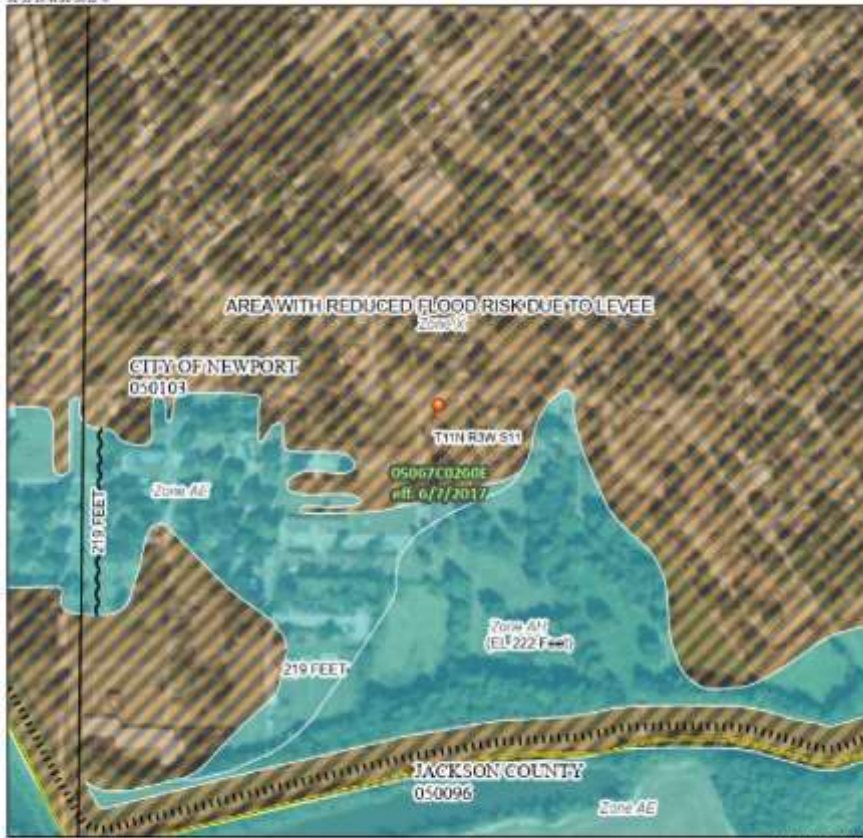
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/1/2021 at 2:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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National Flood Hazard Layer FIRMette



81°17'18"W 31°56'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 81°17'18"W 31°56'12"N
 Basemap: USGS National Map Orthorectified Data refreshed October 2020

Legend

SEE THE REPORT FOR SCALED LEGEND AND MORE MAP FOR THIS PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A & AE
 - With BFE or Depth Zone AE, AH, AO, AO2, AO3
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area 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 Levees, See Notes, Zone X
 - Area with Flood Risk due to Levees Zone X
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LDMH
 - Area of Undetermined Flood Hazard Zone X
 - GENERAL STRUCTURES**
 - Channel, Canal, or Stream Levee
 - Levee, Dam, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transport
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transport Boundary
 - Point of Interest
 - Hydrographic Features
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Overlapped
- The pin displayed on the map is an approximate point located 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. It is not valid 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 updated on 11/1/2021 at 2:13 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, basemap on agency, flood zone, labels, legend, or any key, map creation date, coordinate identifiers, FEMA parcel number, and FEMA affected date. Map images for unapproved and unreviewed areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



81°27'32"W 31°56'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map Orthimagery. Data refreshed October, 2020

Legend

SEE THE REPORT FOR SCALED LEGEND AND MORE MAP FOR THIS PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A & AO
 - With BFE or Depth Zone AE, AH, AO, AR, AV
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 2% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone AR
 - Future Conditions, 1% Annual Chance Flood Hazard Zone A
 - Area with Reduced Flood Risk due to Levees, See Notes, Zone X
 - Area with Flood Risk due to Levees Zone X
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone B
 - Effective LDMH
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Canal, or Stream Levee
 - Levee, Dam, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 2% Annual Chance Water Surface Elevation
 - Coastal Transport
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transport Base Line
 - Profile Baseline
 - Hydrographic Features
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Overlapped
- The pin displayed on the map is an approximate point located 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 valid 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 updated on 11/1/2021 at 2:13 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 or agency, flood zone labels, legend, or any key, map creation date, coordinate identifiers, FIRM panel number, and FIRM affected date. Map images for unapproved and unreviewed areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



81°27'W 33°36'N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map Orthorectified Data refreshed October 2020

Legend

SEE THE REPORT FOR SCALED LEGEND AND MORE MAP FOR THIS PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A & X
 - With BFE or Depth Zone AE, AM, AV, VE, V1, V2
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area 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 Levees, See Notes Zone V
 - Area with Flood Risk due to Levees Zone V
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LDMR
 - Area of Unindicated Flood Hazard Zone X
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dam, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Traverset
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Traverset Base line
 - Profile Baseline
 - Hydrographic Features
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Overlapped
- 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. It is not valid 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 updated on 8/15/2021 at 2:07 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.

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APPENDIX E: DEMOGRAPHICS

RELATIONSHIP BY HOUSEHOLD TYPE
(INCLUDING LIVING ALONE) FOR THE
POPULATION 65 YEARS AND OVER



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Independence County, Arkansas: Jackson County, Arkansas		
Label	Estimate	Estimate
▼ Total:	6,517	3,021
▼ In households:	6,160	2,804
▼ In family households:	4,315	1,828
▶ Householder:	2,216	912
Spouse	1,691	773
Parent	109	103
Parent-in-law	125	10
Other relatives	104	22
Nonrelatives	70	8
▼ In nonfamily households:	1,845	976
▶ Householder:	1,827	936
Nonrelatives	18	40
In group quarters	357	217

Table Notes

RELATIONSHIP BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) FOR THE POPULATION 65 YEARS AND OVER

Survey/Program: American Community Survey

Universe: Population 65 years and over
Year: 2020
Estimates: 5-Year
Table ID: B09020

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-

The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.

N

The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)

The estimate or margin of error is not applicable or not available.

median-

The median falls in the lowest interval of an open-ended distribution (for example "2,500-").

median+

The median falls in the highest interval of an open-ended distribution (for example "250,000+").

**

The margin of error could not be computed because there were an insufficient number of sample observations.

The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be

found on the American Community Survey website in the Methodology section.

HOUSEHOLDS BY PRESENCE OF PEOPLE 65
YEARS AND OVER, HOUSEHOLD SIZE AND
HOUSEHOLD TYPE



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

		Independence County, Arkansas	Jackson County, Arkansas
Label		Estimate	
▼ Total:		14,325	
▼ Households with one or more people 65 years and over:		4,529	
1-person household		1,796	
▼ 2-or-more-person household:		2,733	
Family households		2,702	
Nonfamily households		31	
▼ Households with no people 65 years and over:		9,796	
1-person households		2,137	
▼ 2-or-more-person household:		7,659	
Family households		7,061	
Nonfamily households		598	

Table Notes

HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE

Survey/Program: American Community Survey

Universe: Households
Year: 2020
Estimates: 5-Year
Table ID: B11007

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-

The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.

N

The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)

The estimate or margin of error is not applicable or not available.

median-

The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+

The median falls in the highest interval of an open-ended distribution (for example "250,000+").

**

The margin of error could not be computed because there were an insufficient number of sample observations.

The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be

found on the American Community Survey website in the Methodology section.

Databases, Tables & Calculators by Subject

Change Output Options: From: 2010 To: 2022 
 Include graphs Include annual averages [More Formatting Options](#) 

Data extracted on: October 26, 2022 (1:22:34 PM)

Local Area Unemployment Statistics

Series Id: LAUST0500000000003_LAUST0500000000004_LAUST0500000000005_LAUST0500000000006_LAUST0500000000007_LAUST0500000000008_LAUST0500000000009
 Not Seasonally Adjusted
 Area: Arkansas
 Area Type: Statewide
 State/Region/Division: Arkansas

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Year	Period	Civilian noninstitutional population	labor force participation rate	employment-population ratio	labor force	employment	unemployment	unemployment rate
2010	Annual	2232732	60.6	53.9	1333633	1247029	106576	7.9
2011	Annual	2254423	60.2	53.5	1377829	1259431	107388	7.9
2012	Annual	2266990	59.5	53.2	1349888	1251883	98005	7.3
2013	Annual	2278882	58.5	54.4	1331829	1237929	94000	7.1
2014	Annual	2287185	58.1	54.6	1327929	1247768	78163	5.9
2015	Annual	2296074	58.3	55.4	1339361	1272785	66576	5.0
2016	Annual	2312068	58.3	55.8	1343891	1294300	53481	4.0
2017	Annual	2312540	58.3	56.1	1348288	1297854	50434	3.7
2018	Annual	2321285	58.2	56.1	1331686	1302629	49057	3.6
2019	Annual	2330750	58.6	56.6	1365790	1318465	47325	3.5
2020	Annual	2342282	57.9	54.4	1365779	1274070	82309	6.1
2021	Annual	2357776	56.5	54.2	1332620	1278884	53636	4.0

Series Id: LAUCN0503000000003_LAUCN0503000000004_LAUCN0503000000005_LAUCN0503000000006
 Not Seasonally Adjusted
 Area: Independence County, AR
 Area Type: Counties and equivalents
 State/Region/Division: Arkansas

Download:  [xlsx](#)

Year	Period	labor force	employment	unemployment	unemployment rate
2010	Annual	17942	15396	2446	8.5
2011	Annual	19639	15154	2485	8.0
2012	Annual	18133	14708	2425	8.8
2013	Annual	15889	14482	1397	8.8
2014	Annual	15990	14403	1387	7.6
2015	Annual	15733	14731	1002	6.4
2016	Annual	16029	15243	796	5.0
2017	Annual	16140	15451	689	4.3
2018	Annual	16282	15632	650	4.0
2019	Annual	16586	15940	646	3.9
2020	Annual	16737	15770	967	5.8
2021	Annual	16368	15734	634	3.9

Series Id: LAUCN0506700000003_LAUCN0506700000004_LAUCN0506700000005_LAUCN0506700000006
 Not Seasonally Adjusted
 Area: Jackson County, AR
 Area Type: Counties and equivalents
 State/Region/Division: Arkansas

Download:  [xlsx](#)

Year	Period	labor force	employment	unemployment	unemployment rate
2010	Annual	6719	5950	769	11.4
2011	Annual	6974	5931	743	11.1
2012	Annual	6492	5838	673	10.4
2013	Annual	6305	5638	673	10.6
2014	Annual	6231	5609	562	9.0
2015	Annual	6212	5750	462	7.4
2016	Annual	6068	5689	379	6.2
2017	Annual	5880	5533	347	5.9
2018	Annual	5776	5431	345	6.0
2019	Annual	5814	5443	371	6.4
2020	Annual	5852	5428	424	7.2
2021	Annual	5637	5343	294	5.2

Telephone: 1-302-691-5200, Telecommunications Relay Service: 7-1-1, www.bls.gov, [Contact Us](#)



Databases, Tables & Calculators by Subject

Change Output Options: From: 2020 To: 2021

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[More Formatting Options](#)

Data extracted on: October 26, 2022 (1:39:50 PM)

Quarterly Census of Employment and Wages

Series Id: ENU0506750511
Series Title: Average Annual Pay in Private NAICS 11 Agriculture, forestry, fishing and hunting for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 11 Agriculture, forestry, fishing and hunting
Ownen: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xlsx](#)

Year	Annual
2020	37770
2021	40453

Series Id: ENU050675051011
Series Title: Average Annual Pay in Private Natural resources and mining for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Natural resources and mining
Ownen: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xlsx](#)

Year	Annual
2020	37770
2021	40453

Series Id: ENU050675051012
Series Title: Average Annual Pay in Private Construction for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Construction
Ownen: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xlsx](#)

Year	Annual
2020	40658
2021	42892

Series Id: ENU050675051013
Series Title: Average Annual Pay in Private Manufacturing for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Manufacturing
Ownen: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xlsx](#)

Year	Annual
2020	49157
2021	50718

Series Id: ENU0506750548-49
Series Title: Average Annual Pay in Private NAICS 48-49 Transportation and warehousing for All establishment sizes in Jackson County, Arkansas, NSA

State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 48-49 Transportation and warehousing
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

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Year	Annual
2020	48106
2021	54323

Series Id: ENU0506750522
Series Title: Average Annual Pay in Private NAICS 22 Utilities for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 22 Utilities
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [CSV](#) [XLSX](#)

Year	Annual
2020	60802
2021	63600

Series Id: ENU0506750542
Series Title: Average Annual Pay in Private NAICS 42 Wholesale trade for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 42 Wholesale trade
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [CSV](#) [XLSX](#)

Year	Annual
2020	57032
2021	60935

Series Id: ENU0506750544-45
Series Title: Average Annual Pay in Private NAICS 44-45 Retail trade for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 44-45 Retail trade
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

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Year	Annual
2020	31192
2021	33678

Series Id: ENU050675051626
Series Title: Average Annual Pay in Private Leisure and hospitality for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Leisure and hospitality
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [CSV](#) [XLSX](#)

Year	Annual
2020	16124
2021	15983

Series Id: ENU050675051625
Series Title: Average Annual Pay in Private Education and health services for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas

Area: Jackson County, Arkansas
Industry: Education and health services
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xls](#)

Year	Annual
2020	40254
2021	43019

Series Id: ENU050675051024
Series Title: Average Annual Pay in Private Professional and business services for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Professional and business services
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

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Year	Annual
2020	39587
2021	44473

Series Id: ENU050675051023
Series Title: Average Annual Pay in Private Financial activities for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Financial activities
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xls](#)

Year	Annual
2020	50204
2021	49205

Series Id: ENU050675051022
Series Title: Average Annual Pay in Private Information for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Information
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xls](#)

Year	Annual
2020	37200
2021	35930


Series Id: ENU050675051027
Series Title: Average Annual Pay in Private Other services for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Other services
Owner: Private
Size: All establishment sizes
Type: Average Annual Pay

Download: [xls](#)

Year	Annual
2020	37841
2021	47303

Series Id: ENU050675031028
Series Title: Average Annual Pay in Local Government Public administration for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas

Industry: Public administration
Owner: Local Government
Size: All establishment sizes
Type: Average Annual Pay

Download:  [xlsx](#)

Year	Annual
2020	26781
2021	31012

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Data extracted on: October 26, 2022 (1:44:08 PM)

Quarterly Census of Employment and Wages

Series Id: ENU0506310511
Series Title: All Employees in Private NAICS 11 Agriculture, forestry, fishing and hunting for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: NAICS 11 Agriculture, forestry, fishing and hunting
Owner: Private
Size: All establishment sizes
Type: All Employees

Download: [Excel](#)

Year	Annual
2010	61
2011	90
2012	116
2013	150
2014	162
2015	185
2016	168
2017	(ND)
2018	(ND)
2019	(ND)
2020	(ND)
2021	228

ND : Not Disclosable - data do not meet BLS or State agency disclosure standards.

Series Id: ENU0506710511
Series Title: All Employees in Private NAICS 11 Agriculture, forestry, fishing and hunting for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 11 Agriculture, forestry, fishing and hunting
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	(ND)
2011	(ND)
2012	(ND)
2013	(ND)
2014	(ND)
2015	(ND)
2016	279
2017	286
2018	285
2019	269
2020	296
2021	312

ND : Not Disclosable - data do not meet BLS or State agency disclosure standards.

Series Id: ENU050631051011
Series Title: All Employees in Private Natural resources and mining for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Natural resources and mining
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	238
2011	241
2012	287
2013	263
2014	282
2015	266
2016	203
2017	241
2018	247
2019	251
2020	266
2021	295

Series Id: ENU050671051011
Series Title: All Employees in Private Natural resources and mining for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Natural resources and mining
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	257
2011	265
2012	286
2013	284
2014	274
2015	257
2016	279
2017	286
2018	285
2019	269
2020	296
2021	312

Series Id: ENU050631051012
Series Title: All Employees in Private Construction for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Construction
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	439
2011	431
2012	357
2013	396
2014	401
2015	407
2016	425
2017	442
2018	491
2019	514
2020	641
2021	589

Series Id: ENU050671051013
Series Title: All Employees in Private Construction for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Construction
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	124
2011	121
2012	119
2013	127
2014	127
2015	120
2016	106
2017	94
2018	90
2019	109
2020	117
2021	117

Series Id: ENU050631051013
Series Title: All Employees in Private Manufacturing for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Manufacturing
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	3763
2011	3416
2012	3066
2013	2932
2014	2657
2015	2738
2016	2800
2017	2941
2018	3231
2019	3470
2020	3344
2021	3600

Series Id: ENU050671051013
Series Title: All Employees in Private Manufacturing for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Manufacturing
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	865
2011	914
2012	906
2013	906
2014	916
2015	1033
2016	1024
2017	918
2018	880
2019	946
2020	1022
2021	1004

Series Id: ENU0506310548-49
Series Title: All Employees in Private NAICS 48-49 Transportation and warehousing for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: NAICS 48-49 Transportation and warehousing
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	547
2011	641
2012	529
2013	561
2014	580
2015	610
2016	699
2017	623
2018	561
2019	575
2020	594
2021	569

Series Id: ENU0506710548-49
Series Title: All Employees in Private NAICS 48-49 Transportation and warehousing for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 48-49 Transportation and warehousing
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	67
2011	71
2012	61
2013	56
2014	60
2015	60
2016	57
2017	55
2018	62
2019	54
2020	54
2021	54

Series Id: ENU0506310522
Series Title: All Employees in Private NAICS 22 Utilities for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: NAICS 22 Utilities
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	189
2011	183
2012	184
2013	189
2014	168
2015	169
2016	170
2017	171
2018	163
2019	161
2020	161
2021	161

Series Id: ENU0506710522
Series Title: All Employees in Private NAICS 22 Utilities for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 22 Utilities
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	43
2011	43
2012	41
2013	39
2014	36
2015	36
2016	36
2017	35
2018	36
2019	36
2020	34
2021	36

Series Id: ENU0506310542
Series Title: All Employees in Private NAICS 42 Wholesale trade for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: NAICS 42 Wholesale trade
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	450
2011	404
2012	416
2013	444
2014	472
2015	440
2016	429
2017	319
2018	308
2019	313
2020	202
2021	231

Series Id: ENU0506710542
Series Title: All Employees in Private NAICS 42 Wholesale trade for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 42 Wholesale trade
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	199
2011	199
2012	235
2013	238
2014	217
2015	203
2016	207
2017	202
2018	212
2019	208
2020	211
2021	208

Series Id: ENU0506310544-45
Series Title: All Employees in Private NAICS 44-45 Retail trade for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: NAICS 44-45 Retail trade
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	1719
2011	1684
2012	1654
2013	1695
2014	1699
2015	1742
2016	1805
2017	1857
2018	1896
2019	1845
2020	1895
2021	1899

Series Id: ENU0506710544-45
Series Title: All Employees in Private NAICS 44-45 Retail trade for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: NAICS 44-45 Retail trade
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	679
2011	711
2012	716
2013	690
2014	706
2015	716
2016	713
2017	732
2018	715
2019	696
2020	666
2021	688

Series Id: ENU050631051026
Series Title: All Employees in Private Leisure and hospitality for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Leisure and hospitality
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	1037
2011	1032
2012	1088
2013	1085
2014	1119
2015	1125
2016	1194
2017	1229
2018	1254
2019	1252
2020	1145
2021	1255

Series Id: ENU050671051026
Series Title: All Employees in Private Leisure and hospitality for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Leisure and hospitality
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	283
2011	279
2012	280
2013	291
2014	288
2015	283
2016	304
2017	303
2018	317
2019	327
2020	306
2021	367

Series Id: ENU050631051025
Series Title: All Employees in Private Education and health services for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Education and health services
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	3050
2011	3066
2012	3127
2013	3075
2014	3015
2015	3159
2016	3355
2017	3454
2018	3533
2019	3630
2020	3654
2021	3513

Series Id: ENU050671051025
Series Title: All Employees in Private Education and health services for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Education and health services
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	822
2011	827
2012	828
2013	806
2014	811
2015	823
2016	843
2017	896
2018	871
2019	855
2020	805
2021	741

Series Id: ENU050631051024
Series Title: All Employees in Private Professional and business services for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Professional and business services
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	525
2011	562
2012	626
2013	823
2014	958
2015	1067
2016	1228
2017	1278
2018	1182
2019	1160
2020	1167
2021	1194

Series Id: ENU050671051024
Series Title: All Employees in Private Professional and business services for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Professional and business services
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	142
2011	148
2012	140
2013	132
2014	126
2015	108
2016	121
2017	114
2018	112
2019	114
2020	124
2021	114

Series Id: ENU050631051022
Series Title: All Employees in Private Information for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Information
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	131
2011	129
2012	124
2013	113
2014	114
2015	111
2016	114
2017	125
2018	107
2019	101
2020	84
2021	77

Series Id: ENU050671051023
Series Title: All Employees in Private Information for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Information
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	29
2011	22
2012	20
2013	30
2014	36
2015	57
2016	25
2017	13
2018	12
2019	11
2020	8
2021	7

Series Id: ENU050631051027
Series Title: All Employees in Private Other services for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Other services
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	375
2011	370
2012	351
2013	325
2014	341
2015	374
2016	365
2017	360
2018	338
2019	285
2020	284
2021	294

Series Id: ENU050671051027
Series Title: All Employees in Private Other services for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Other services
Owner: Private
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	75
2011	69
2012	68
2013	68
2014	64
2015	63
2016	60
2017	64
2018	68
2019	63
2020	60
2021	53

Series Id: ENU050631031028
Series Title: All Employees in Local Government Public administration for All establishment sizes in Independence County, Arkansas, NSA
State: Arkansas
Area: Independence County, Arkansas
Industry: Public administration
Owner: Local Government
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	281
2011	242
2012	283
2013	260
2014	271
2015	233
2016	234
2017	248
2018	247
2019	230
2020	221
2021	230

Series Id: ENU050671031028
Series Title: All Employees in Local Government Public administration for All establishment sizes in Jackson County, Arkansas, NSA
State: Arkansas
Area: Jackson County, Arkansas
Industry: Public administration
Owner: Local Government
Size: All establishment sizes
Type: All Employees

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Year	Annual
2010	178
2011	160
2012	171
2013	169
2014	173
2015	171
2016	186
2017	193
2018	191
2019	188
2020	177
2021	177

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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	287	141	145	81	154	808
\$10,000-20,000	234	175	245	180	50	884
\$20,000-30,000	176	150	96	162	83	667
\$30,000-40,000	259	109	124	72	131	695
\$40,000-50,000	80	53	55	65	30	283
\$50,000-60,000	69	104	48	66	0	286
\$60,000-75,000	35	109	23	24	23	214
\$75,000-100,000	0	10	19	27	41	97
\$100,000-125,000	0	4	4	1	3	12
\$125,000-150,000	2	8	3	1	0	14
\$150,000-200,000	8	2	7	2	3	22
\$200,000+	5	5	8	1	0	17
Total	1,155	878	773	684	527	4,029

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	293	55	7	0	13	368
\$10,000-20,000	472	99	19	1	28	620
\$20,000-30,000	180	114	14	20	5	343
\$30,000-40,000	89	80	31	7	25	232
\$40,000-50,000	38	46	12	3	12	111
\$50,000-60,000	38	35	9	1	23	196
\$60,000-75,000	16	43	8	10	4	81
\$75,000-100,000	25	15	4	14	10	68
\$100,000-125,000	13	23	6	1	1	42
\$125,000-150,000	10	10	1	2	9	32
\$150,000-200,000	8	6	4	0	2	20
\$200,000+	12	4	2	1	8	27
Total	1,210	558	120	60	140	2,060

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	184	24	1	0	5	215
\$10,000-20,000	432	39	4	0	6	481
\$20,000-30,000	122	88	9	1	4	224
\$30,000-40,000	83	65	3	5	7	163
\$40,000-50,000	31	25	1	0	11	68
\$50,000-60,000	31	22	4	0	22	79
\$60,000-75,000	16	34	4	10	4	68
\$75,000-100,000	15	12	1	1	7	36
\$100,000-125,000	8	16	0	0	1	25
\$125,000-150,000	9	4	1	0	5	19
\$150,000-200,000	4	4	2	0	0	10
\$200,000+	2	2	2	0	0	12
Total	943	335	33	17	78	1,406

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	390	196	152	81	167	1,176
\$10,000-20,000	707	274	264	181	78	1,504
\$20,000-30,000	366	264	110	182	88	1,010
\$30,000-40,000	348	189	155	79	156	927
\$40,000-50,000	138	99	67	68	42	394
\$50,000-60,000	107	139	57	67	32	402
\$60,000-75,000	51	152	31	34	27	295
\$75,000-100,000	25	25	23	41	51	165
\$100,000-125,000	11	27	10	2	4	54
\$125,000-150,000	12	18	4	3	9	46
\$150,000-200,000	16	8	11	2	5	42
\$200,000+	24	9	9	4	8	54
Total	2,345	1,400	893	744	667	6,069

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.2%	3.5%	3.6%	2.0%	3.8%	20.2%
\$10,000-20,000	5.8%	4.4%	6.1%	4.9%	1.2%	22.4%
\$20,000-30,000	4.4%	3.7%	2.4%	4.0%	2.1%	16.6%
\$30,000-40,000	6.5%	2.7%	3.3%	1.8%	3.3%	17.3%
\$40,000-50,000	2.6%	1.3%	1.4%	1.6%	0.7%	7.3%
\$50,000-60,000	1.7%	2.6%	1.2%	1.6%	0.2%	7.4%
\$60,000-75,000	0.9%	2.7%	0.6%	0.6%	0.6%	5.3%
\$75,000-100,000	0.0%	0.2%	0.5%	0.7%	1.6%	2.9%
\$100,000-125,000	0.0%	0.1%	0.1%	0.0%	0.1%	0.2%
\$125,000-150,000	0.0%	0.2%	0.1%	0.0%	0.6%	0.9%
\$150,000-200,000	0.2%	0.0%	0.2%	0.0%	0.1%	0.5%
\$200,000+	0.1%	0.1%	0.1%	0.1%	0.0%	0.4%
Total	28.8%	21.7%	19.3%	17.1%	15.1%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	14.2%	2.7%	0.3%	0.0%	0.6%	17.8%
\$10,000-20,000	23.0%	4.8%	0.9%	0.0%	1.4%	30.1%
\$20,000-30,000	9.2%	5.5%	0.7%	1.0%	0.2%	16.7%
\$30,000-40,000	4.3%	3.9%	1.5%	0.3%	1.2%	11.3%
\$40,000-50,000	1.8%	2.2%	0.6%	0.1%	0.6%	5.4%
\$50,000-60,000	1.8%	1.7%	0.4%	0.0%	1.1%	5.1%
\$60,000-75,000	0.8%	2.1%	0.4%	0.5%	0.2%	3.9%
\$75,000-100,000	1.2%	0.7%	0.2%	0.7%	0.4%	3.3%
\$100,000-125,000	0.5%	1.1%	0.3%	0.0%	0.6%	2.6%
\$125,000-150,000	0.5%	0.5%	0.6%	0.1%	0.4%	1.6%
\$150,000-200,000	0.4%	0.3%	0.2%	0.0%	0.1%	1.0%
\$200,000+	0.9%	0.2%	0.2%	0.0%	0.4%	1.8%
Total	58.7%	25.7%	5.8%	2.9%	6.8%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	13.1%	1.7%	0.1%	0.0%	0.4%	15.3%
\$10,000-20,000	30.7%	2.8%	0.3%	0.0%	0.4%	34.2%
\$20,000-30,000	6.7%	6.3%	0.6%	0.1%	0.3%	13.9%
\$30,000-40,000	5.5%	4.6%	0.2%	0.4%	0.1%	11.6%
\$40,000-50,000	2.2%	1.8%	0.1%	0.0%	0.8%	4.9%
\$50,000-60,000	2.2%	1.6%	0.3%	0.0%	1.6%	5.8%
\$60,000-75,000	1.1%	2.4%	0.3%	0.7%	0.3%	4.9%
\$75,000-100,000	1.1%	0.9%	0.1%	0.1%	0.1%	2.4%
\$100,000-125,000	0.6%	1.1%	0.6%	0.0%	0.1%	2.5%
\$125,000-150,000	0.6%	0.3%	0.1%	0.0%	0.4%	1.4%
\$150,000-200,000	0.7%	0.3%	0.1%	0.0%	0.6%	1.7%
\$200,000+	0.6%	0.1%	0.1%	0.0%	0.4%	1.2%
Total	67.1%	23.8%	2.3%	1.2%	5.5%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.6%	3.2%	1.5%	1.3%	2.8%	18.4%
\$10,000-20,000	11.6%	4.5%	4.3%	3.0%	1.3%	24.8%
\$20,000-30,000	6.0%	4.3%	1.8%	3.0%	1.4%	16.4%
\$30,000-40,000	5.7%	3.1%	2.6%	1.3%	2.6%	15.3%
\$40,000-50,000	1.9%	1.6%	1.1%	1.1%	0.7%	6.5%
\$50,000-60,000	1.8%	2.3%	0.9%	1.1%	0.7%	6.6%
\$60,000-75,000	0.8%	2.7%	0.5%	0.6%	0.4%	4.9%
\$75,000-100,000	0.4%	0.4%	0.4%	0.7%	0.8%	2.7%
\$100,000-125,000	0.2%	0.4%	0.2%	0.0%	0.1%	0.9%
\$125,000-150,000	0.2%	0.3%	0.1%	0.0%	0.1%	0.8%
\$150,000-200,000	0.3%	0.1%	0.2%	0.0%	0.1%	0.7%
\$200,000+	0.8%	0.1%	0.1%	0.1%	0.1%	0.9%
Total	39.0%	23.1%	14.7%	12.5%	11.6%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	38	35	70	17	16	176
\$10,000-20,000	129	106	68	50	148	501
\$20,000-30,000	54	270	80	129	67	600
\$30,000-40,000	216	194	98	221	150	879
\$40,000-50,000	74	237	133	159	73	676
\$50,000-60,000	27	230	114	234	41	645
\$60,000-75,000	63	115	326	242	131	877
\$75,000-100,000	14	318	357	204	100	993
\$100,000-125,000	15	184	112	172	34	518
\$125,000-150,000	0	40	89	54	39	222
\$150,000-200,000	32	53	17	104	20	226
\$200,000+	1	21	21	36	31	121
Total	467	1,816	1,838	1,623	864	6,507

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	397	171	26	2	22	618
\$10,000-20,000	951	540	60	30	11	1,592
\$20,000-30,000	387	598	89	7	42	1,123
\$30,000-40,000	271	668	190	12	72	1,213
\$40,000-50,000	132	372	166	22	12	704
\$50,000-60,000	108	403	70	56	10	647
\$60,000-75,000	77	473	99	14	12	675
\$75,000-100,000	101	385	131	16	12	645
\$100,000-125,000	34	214	61	10	19	342
\$125,000-150,000	25	107	27	2	7	168
\$150,000-200,000	24	77	18	1	1	121
\$200,000+	21	22	38	8	2	151
Total	2,536	4,885	979	180	227	8,001

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	291	131	18	2	1	443
\$10,000-20,000	880	322	34	28	11	1,275
\$20,000-30,000	317	543	54	5	14	933
\$30,000-40,000	200	516	139	0	9	864
\$40,000-50,000	121	260	113	16	1	511
\$50,000-60,000	94	257	66	23	10	450
\$60,000-75,000	65	284	58	11	9	427
\$75,000-100,000	74	189	78	6	10	357
\$100,000-125,000	30	97	20	3	2	152
\$125,000-150,000	21	47	17	1	3	89
\$150,000-200,000	17	49	12	1	1	80
\$200,000+	20	28	10	1	6	75
Total	2,136	2,727	619	97	77	5,656

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	433	206	96	19	28	784
\$10,000-20,000	1,080	646	128	80	159	2,093
\$20,000-30,000	441	868	169	136	109	1,723
\$30,000-40,000	487	862	288	233	222	2,092
\$40,000-50,000	206	609	289	181	85	1,300
\$50,000-60,000	135	633	184	290	51	1,295
\$60,000-75,000	140	588	425	256	143	1,552
\$75,000-100,000	115	703	488	220	112	1,638
\$100,000-125,000	50	398	177	182	53	860
\$125,000-150,000	25	147	116	56	46	396
\$150,000-200,000	56	130	35	105	21	347
\$200,000+	27	111	112	41	52	343
Total	3,197	5,901	2,517	1,803	1,091	14,508

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Market Area

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Powderly Corbin

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	0.6%	0.5%	1.1%	0.3%	0.2%	3.0%
\$10,000-20,000	2.0%	1.6%	1.0%	0.8%	2.3%	7.0%
\$20,000-30,000	0.8%	4.1%	1.2%	2.0%	1.0%	9.2%
\$30,000-40,000	3.2%	3.0%	1.5%	3.4%	2.3%	13.5%
\$40,000-50,000	1.1%	3.6%	2.0%	2.4%	1.1%	10.4%
\$50,000-60,000	0.4%	3.5%	1.8%	3.6%	0.7%	10.0%
\$60,000-75,000	1.0%	1.8%	5.0%	3.7%	2.0%	13.5%
\$75,000-100,000	0.2%	4.9%	3.5%	3.1%	1.9%	13.3%
\$100,000-125,000	0.2%	2.8%	1.7%	2.6%	0.9%	8.8%
\$125,000-150,000	0.0%	0.6%	1.4%	0.8%	0.6%	3.4%
\$150,000-200,000	0.5%	0.8%	0.3%	1.0%	0.3%	3.2%
\$200,000+	0.2%	0.2%	1.1%	0.0%	0.7%	2.8%
Total	10.3%	27.8%	33.6%	24.8%	13.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.0%	2.1%	0.3%	0.0%	0.3%	7.7%
\$10,000-20,000	11.9%	6.7%	0.7%	0.4%	0.1%	19.8%
\$20,000-30,000	4.8%	7.5%	1.1%	0.1%	0.5%	14.0%
\$30,000-40,000	3.4%	8.3%	2.4%	0.1%	0.9%	15.2%
\$40,000-50,000	1.6%	4.6%	2.1%	0.3%	0.1%	8.8%
\$50,000-60,000	1.3%	5.0%	0.9%	0.7%	0.1%	8.1%
\$60,000-75,000	1.0%	5.9%	1.2%	0.2%	0.1%	8.4%
\$75,000-100,000	1.3%	4.8%	1.6%	0.2%	0.1%	8.1%
\$100,000-125,000	0.4%	2.7%	0.8%	0.1%	0.2%	4.3%
\$125,000-150,000	0.3%	1.3%	0.3%	0.0%	0.1%	2.1%
\$150,000-200,000	0.3%	1.0%	0.2%	0.0%	0.0%	1.5%
\$200,000+	0.2%	1.0%	0.5%	0.1%	0.1%	1.8%
Total	31.6%	51.1%	12.2%	2.2%	2.8%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.1%	2.3%	0.3%	0.0%	0.0%	7.8%
\$10,000-20,000	15.0%	5.7%	0.6%	0.5%	0.1%	22.4%
\$20,000-30,000	5.6%	9.6%	1.0%	0.1%	0.1%	16.5%
\$30,000-40,000	3.6%	9.0%	2.5%	0.0%	0.1%	15.2%
\$40,000-50,000	2.1%	4.6%	2.0%	0.3%	0.0%	9.0%
\$50,000-60,000	1.7%	4.5%	1.2%	0.4%	0.1%	8.8%
\$60,000-75,000	1.1%	5.0%	1.0%	0.2%	0.1%	7.5%
\$75,000-100,000	1.3%	3.3%	1.4%	0.1%	0.1%	6.3%
\$100,000-125,000	0.5%	1.7%	0.4%	0.1%	0.0%	2.7%
\$125,000-150,000	0.4%	0.8%	0.3%	0.0%	0.1%	1.6%
\$150,000-200,000	0.3%	0.9%	0.2%	0.0%	0.0%	1.4%
\$200,000+	0.2%	0.7%	0.2%	0.0%	0.1%	1.2%
Total	37.8%	49.2%	10.8%	1.7%	1.4%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.0%	1.4%	0.7%	0.1%	0.3%	5.5%
\$10,000-20,000	7.4%	4.5%	0.9%	0.6%	1.1%	14.4%
\$20,000-30,000	3.0%	6.0%	1.2%	0.9%	0.8%	11.9%
\$30,000-40,000	3.4%	5.9%	2.6%	1.6%	1.1%	14.4%
\$40,000-50,000	3.4%	4.2%	2.1%	1.2%	0.6%	9.5%
\$50,000-60,000	0.9%	4.4%	1.7%	2.0%	0.4%	8.8%
\$60,000-75,000	1.0%	4.1%	2.9%	1.8%	1.0%	10.7%
\$75,000-100,000	0.8%	4.8%	3.4%	1.5%	0.8%	11.3%
\$100,000-125,000	0.3%	2.7%	1.2%	1.3%	0.4%	5.8%
\$125,000-150,000	0.2%	1.0%	0.8%	0.4%	0.3%	2.7%
\$150,000-200,000	0.4%	0.9%	0.2%	0.7%	0.1%	2.4%
\$200,000+	0.2%	0.8%	0.8%	0.2%	0.3%	2.4%
Total	12.0%	46.7%	17.3%	12.4%	7.5%	100.0%

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Market Area

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Powderly Corbin

Renter Households						
Age 15 to 54 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	158	69	101	35	143	546
\$10,000-20,000	163	108	192	150	50	663
\$20,000-30,000	211	170	122	173	61	735
\$30,000-40,000	252	82	132	56	149	671
\$40,000-50,000	125	53	67	74	22	341
\$50,000-60,000	55	57	28	65	4	209
\$60,000-75,000	41	127	38	25	37	268
\$75,000-100,000	3	11	29	48	48	139
\$100,000-125,000	3	4	15	3	5	30
\$125,000-150,000	17	24	14	17	10	82
\$150,000-200,000	28	9	12	3	7	59
\$200,000+	11	2	8	2	10	33
Total	1,107	721	788	654	546	3,796

Renter Households						
Aged 55+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	156	46	3	2	21	248
\$10,000-20,000	431	98	25	2	35	591
\$20,000-30,000	285	133	13	11	4	446
\$30,000-40,000	103	62	33	13	14	225
\$40,000-50,000	58	65	16	4	5	148
\$50,000-60,000	54	47	6	3	12	122
\$60,000-75,000	45	65	8	17	6	141
\$75,000-100,000	61	43	5	24	27	160
\$100,000-125,000	36	26	4	3	5	94
\$125,000-150,000	46	9	2	3	4	65
\$150,000-200,000	23	13	2	1	6	50
\$200,000+	30	10	4	2	11	67
Total	1,568	627	123	89	150	2,357

Renter Households						
Aged 62+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	139	30	0	2	14	185
\$10,000-20,000	403	46	4	2	8	463
\$20,000-30,000	209	118	10	2	3	342
\$30,000-40,000	98	49	3	8	5	163
\$40,000-50,000	49	39	3	1	4	96
\$50,000-60,000	41	37	2	2	10	92
\$60,000-75,000	45	60	6	16	3	130
\$75,000-100,000	41	36	2	2	11	92
\$100,000-125,000	32	25	0	2	5	64
\$125,000-150,000	42	7	2	2	2	55
\$150,000-200,000	15	7	0	2	4	28
\$200,000+	24	2	1	2	2	31
Total	1,138	461	33	43	72	1,747

Renter Households						
All Age Groups						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	304	113	104	37	164	814
\$10,000-20,000	494	206	217	152	83	1,254
\$20,000-30,000	496	303	135	182	63	1,183
\$30,000-40,000	355	144	165	69	163	896
\$40,000-50,000	183	118	33	78	27	499
\$50,000-60,000	109	104	34	68	16	331
\$60,000-75,000	86	192	46	42	41	499
\$75,000-100,000	64	54	34	72	75	299
\$100,000-125,000	39	40	19	6	10	114
\$125,000-150,000	63	33	17	20	14	147
\$150,000-200,000	51	22	15	8	13	109
\$200,000+	41	12	12	2	21	108
Total	2,475	1,348	881	743	696	6,143

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Market Area

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Powderly Courts

Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.2%	1.8%	2.7%	0.9%	3.8%	14.4%
\$10,000-20,000	4.3%	2.9%	5.1%	4.0%	1.3%	17.5%
\$20,000-30,000	5.6%	4.5%	3.2%	4.5%	1.6%	19.4%
\$30,000-40,000	6.7%	2.2%	3.5%	1.9%	3.9%	17.7%
\$40,000-50,000	3.3%	1.4%	1.8%	2.0%	0.6%	9.0%
\$50,000-60,000	1.5%	1.9%	0.7%	1.7%	0.1%	5.8%
\$60,000-75,000	1.1%	3.4%	1.0%	0.7%	1.0%	7.1%
\$75,000-100,000	0.1%	0.3%	0.8%	1.3%	1.3%	3.7%
\$100,000-125,000	0.1%	0.1%	0.4%	0.1%	0.1%	0.8%
\$125,000-150,000	0.4%	0.0%	0.4%	0.4%	0.3%	2.2%
\$150,000-200,000	0.7%	0.2%	0.3%	0.1%	0.2%	1.6%
\$200,000+	0.2%	0.2%	0.2%	0.2%	0.2%	1.1%
Total	29.2%	19.0%	20.0%	17.5%	14.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.3%	2.0%	0.1%	0.1%	0.9%	3.4%
\$10,000-20,000	18.3%	4.2%	1.1%	0.1%	1.7%	25.1%
\$20,000-30,000	12.1%	5.6%	0.6%	0.5%	0.2%	18.9%
\$30,000-40,000	4.4%	2.6%	1.4%	0.6%	0.6%	9.5%
\$40,000-50,000	2.5%	2.8%	0.7%	0.2%	0.2%	6.3%
\$50,000-60,000	2.3%	2.0%	0.3%	0.1%	0.3%	5.2%
\$60,000-75,000	1.9%	2.8%	0.3%	0.7%	0.3%	6.0%
\$75,000-100,000	2.6%	1.8%	0.2%	1.0%	1.1%	6.8%
\$100,000-125,000	1.5%	1.5%	0.2%	0.1%	0.2%	3.6%
\$125,000-150,000	2.0%	0.4%	0.1%	0.1%	0.2%	2.8%
\$150,000-200,000	1.0%	0.6%	0.1%	0.2%	0.3%	2.1%
\$200,000+	1.2%	0.4%	0.2%	0.1%	0.2%	2.0%
Total	58.0%	26.6%	5.2%	3.8%	6.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.0%	1.7%	0.0%	0.1%	0.8%	10.6%
\$10,000-20,000	21.1%	2.6%	0.2%	0.1%	0.5%	26.5%
\$20,000-30,000	12.0%	6.8%	0.6%	0.1%	0.2%	19.6%
\$30,000-40,000	5.6%	2.9%	0.2%	0.9%	0.3%	9.3%
\$40,000-50,000	2.8%	2.2%	0.2%	0.1%	0.2%	5.5%
\$50,000-60,000	2.3%	2.1%	0.1%	0.1%	0.6%	5.3%
\$60,000-75,000	2.6%	3.4%	0.3%	0.9%	0.2%	7.4%
\$75,000-100,000	2.3%	2.1%	0.1%	0.1%	0.6%	5.3%
\$100,000-125,000	1.8%	1.4%	0.6%	0.1%	0.3%	3.7%
\$125,000-150,000	2.4%	0.4%	0.1%	0.1%	0.1%	3.1%
\$150,000-200,000	0.9%	0.4%	0.6%	0.1%	0.2%	1.6%
\$200,000+	1.4%	0.4%	0.1%	0.1%	0.2%	2.1%
Total	65.1%	26.4%	1.9%	2.5%	4.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	6.4%	1.9%	1.7%	0.6%	2.7%	13.3%
\$10,000-20,000	9.7%	3.4%	3.5%	2.5%	1.4%	20.4%
\$20,000-30,000	8.1%	4.9%	1.2%	3.0%	1.1%	19.2%
\$30,000-40,000	5.0%	2.3%	1.7%	1.1%	2.7%	14.6%
\$40,000-50,000	3.0%	1.9%	1.4%	1.3%	0.4%	8.0%
\$50,000-60,000	1.8%	1.7%	0.6%	1.1%	0.3%	5.4%
\$60,000-75,000	1.4%	3.1%	0.7%	0.7%	0.7%	6.7%
\$75,000-100,000	1.0%	0.9%	0.6%	1.2%	1.2%	4.8%
\$100,000-125,000	0.6%	0.7%	0.3%	0.1%	0.2%	1.8%
\$125,000-150,000	1.0%	0.5%	0.3%	0.2%	0.2%	2.4%
\$150,000-200,000	0.8%	0.4%	0.2%	0.1%	0.2%	1.8%
\$200,000+	0.2%	0.2%	0.2%	0.1%	0.2%	1.0%
Total	40.3%	21.8%	14.3%	12.1%	11.3%	100.0%

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Market Area

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Powderly Corals

Owner Households						
Age 15 to 54 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	18	10	35	3	6	72
\$10,000-20,000	69	82	30	33	73	287
\$20,000-30,000	50	151	62	80	67	410
\$30,000-40,000	173	152	55	134	114	648
\$40,000-50,000	79	186	100	113	86	565
\$50,000-60,000	31	169	81	226	33	542
\$60,000-75,000	59	117	319	195	107	797
\$75,000-100,000	20	365	475	250	172	1,282
\$100,000-125,000	46	316	159	252	47	814
\$125,000-150,000	1	58	105	69	48	281
\$150,000-200,000	62	70	19	168	22	341
\$200,000+	11	52	141	82	62	368
Total	618	1,727	1,881	1,627	846	6,399

Owner Households						
Aged 55+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	235	117	14	1	15	382
\$10,000-20,000	791	353	33	18	10	1,205
\$20,000-30,000	484	547	87	2	63	1,183
\$30,000-40,000	237	530	168	7	58	1,000
\$40,000-50,000	181	485	203	21	11	901
\$50,000-60,000	139	399	66	65	10	679
\$60,000-75,000	98	607	111	15	13	844
\$75,000-100,000	169	508	126	9	21	833
\$100,000-125,000	57	274	74	3	18	428
\$125,000-150,000	81	167	43	3	17	311
\$150,000-200,000	34	107	30	1	2	174
\$200,000+	58	109	41	11	11	231
Total	2,564	4,203	996	158	250	8,171

Owner Households						
Aged 62+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	172	86	11	1	6	276
\$10,000-20,000	724	239	22	17	9	1,011
\$20,000-30,000	416	521	69	1	12	1,019
\$30,000-40,000	189	428	130	9	11	742
\$40,000-50,000	179	342	140	17	3	673
\$50,000-60,000	127	314	64	40	10	555
\$60,000-75,000	90	400	74	11	12	587
\$75,000-100,000	133	344	73	9	18	577
\$100,000-125,000	53	129	31	2	5	226
\$125,000-150,000	71	101	22	3	15	212
\$150,000-200,000	24	53	14	1	0	92
\$200,000+	52	79	17	1	12	161
Total	2,221	3,036	448	103	111	6,119

Owner Households						
All Age Groups						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	253	127	49	4	21	454
\$10,000-20,000	860	435	63	51	83	1,492
\$20,000-30,000	534	698	149	82	130	1,593
\$30,000-40,000	410	682	223	161	172	1,648
\$40,000-50,000	259	671	303	136	97	1,466
\$50,000-60,000	170	568	147	291	45	1,221
\$60,000-75,000	157	724	430	210	120	1,641
\$75,000-100,000	189	873	601	259	193	2,115
\$100,000-125,000	103	584	233	257	65	1,242
\$125,000-150,000	82	225	148	72	65	592
\$150,000-200,000	96	177	49	169	24	515
\$200,000+	62	166	182	92	81	583
Total	3,182	5,830	2,577	1,788	1,096	14,570

HISTA 2.2 Summary Data

Market Area

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Powderly Corbin

Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.3%	0.2%	0.5%	0.0%	0.1%	1.1%
\$10,000-20,000	1.1%	1.3%	0.5%	0.5%	1.1%	4.5%
\$20,000-30,000	0.8%	2.4%	1.0%	1.3%	1.0%	6.4%
\$30,000-40,000	2.7%	2.4%	0.9%	2.4%	1.8%	10.1%
\$40,000-50,000	1.2%	2.9%	1.6%	1.8%	1.3%	8.8%
\$50,000-60,000	0.5%	2.6%	1.3%	3.3%	0.5%	8.2%
\$60,000-75,000	0.9%	1.8%	3.0%	3.0%	1.7%	12.5%
\$75,000-100,000	0.3%	5.7%	7.4%	3.9%	2.7%	20.0%
\$100,000-125,000	0.7%	4.8%	2.5%	3.9%	0.7%	12.7%
\$125,000-150,000	0.0%	0.9%	1.6%	1.1%	0.8%	4.4%
\$150,000-200,000	1.0%	1.1%	0.3%	2.0%	0.3%	5.3%
\$200,000+	0.2%	0.2%	2.2%	1.2%	1.1%	5.0%
Total	9.7%	37.0%	24.7%	25.4%	13.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.9%	1.4%	0.2%	0.0%	0.3%	4.7%
\$10,000-20,000	9.7%	4.3%	0.4%	0.2%	0.1%	14.7%
\$20,000-30,000	5.9%	6.7%	1.1%	0.0%	0.8%	14.5%
\$30,000-40,000	2.9%	6.5%	2.1%	0.1%	0.7%	12.2%
\$40,000-50,000	2.2%	5.9%	2.5%	0.3%	0.1%	11.0%
\$50,000-60,000	1.7%	4.9%	0.8%	0.8%	0.1%	8.3%
\$60,000-75,000	1.2%	7.4%	1.4%	0.2%	0.2%	10.3%
\$75,000-100,000	2.1%	6.2%	1.5%	0.1%	0.3%	10.2%
\$100,000-125,000	0.7%	3.4%	0.9%	0.1%	0.2%	5.2%
\$125,000-150,000	1.0%	2.0%	0.5%	0.0%	0.2%	3.8%
\$150,000-200,000	0.4%	1.3%	0.4%	0.0%	0.0%	2.1%
\$200,000+	0.7%	1.2%	0.5%	0.1%	0.1%	2.6%
Total	31.4%	51.4%	12.2%	1.9%	3.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.8%	1.4%	0.2%	0.0%	0.1%	4.5%
\$10,000-20,000	11.8%	3.9%	0.4%	0.3%	0.1%	16.5%
\$20,000-30,000	6.8%	8.5%	1.0%	0.0%	0.2%	16.5%
\$30,000-40,000	3.0%	7.0%	2.0%	0.0%	0.2%	12.1%
\$40,000-50,000	2.8%	5.0%	2.3%	0.3%	0.0%	11.0%
\$50,000-60,000	2.1%	5.1%	1.0%	0.7%	0.2%	9.1%
\$60,000-75,000	1.5%	6.5%	1.2%	0.2%	0.2%	9.6%
\$75,000-100,000	2.2%	5.0%	1.2%	0.1%	0.3%	9.4%
\$100,000-125,000	0.9%	2.1%	0.5%	0.0%	0.1%	3.6%
\$125,000-150,000	1.2%	1.7%	0.4%	0.0%	0.2%	3.5%
\$150,000-200,000	0.4%	0.9%	0.2%	0.0%	0.0%	1.5%
\$200,000+	0.0%	1.2%	0.2%	0.0%	0.2%	1.7%
Total	36.3%	49.6%	10.6%	1.7%	1.8%	100.0%

Percent Owner Households						
All Age Groups						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.7%	0.9%	0.3%	0.0%	0.1%	3.1%
\$10,000-20,000	5.9%	3.0%	0.4%	0.4%	0.6%	10.2%
\$20,000-30,000	3.7%	4.8%	1.0%	0.6%	0.9%	10.9%
\$30,000-40,000	2.8%	4.7%	1.5%	1.1%	1.2%	11.3%
\$40,000-50,000	1.8%	4.0%	2.1%	0.9%	0.7%	10.1%
\$50,000-60,000	1.2%	3.9%	1.6%	2.0%	0.3%	8.4%
\$60,000-75,000	1.1%	5.0%	3.0%	1.4%	0.8%	11.3%
\$75,000-100,000	1.3%	6.0%	4.1%	1.8%	1.3%	14.5%
\$100,000-125,000	0.7%	4.0%	1.6%	1.8%	0.4%	8.5%
\$125,000-150,000	0.6%	1.5%	1.0%	0.5%	0.4%	4.1%
\$150,000-200,000	0.7%	1.2%	0.3%	1.2%	0.2%	3.6%
\$200,000+	0.5%	1.1%	1.2%	0.6%	0.6%	4.1%
Total	11.8%	46.7%	17.7%	12.5%	7.5%	100.0%

HISTA 2.2 Summary Data

Market Area

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Powderly Corbin

Renter Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	167	51	94	46	139	497
\$10,000-20,000	149	85	175	119	45	573
\$20,000-30,000	209	157	123	163	53	707
\$30,000-40,000	247	82	120	65	153	667
\$40,000-50,000	126	57	68	77	27	355
\$50,000-60,000	56	48	28	62	6	200
\$60,000-75,000	37	118	37	27	34	253
\$75,000-100,000	1	15	30	57	48	151
\$100,000-125,000	0	6	14	7	6	31
\$125,000-150,000	21	21	17	14	12	85
\$150,000-200,000	30	19	16	7	8	80
\$200,000+	12	10	8	0	2	32
Total	1,058	669	730	648	542	3,647

Renter Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	182	40	6	2	21	251
\$10,000-20,000	401	87	20	3	34	545
\$20,000-30,000	290	125	20	11	3	449
\$30,000-40,000	111	63	28	16	16	234
\$40,000-50,000	70	65	18	6	5	164
\$50,000-60,000	56	50	13	6	15	140
\$60,000-75,000	49	58	8	24	5	144
\$75,000-100,000	65	50	8	17	30	170
\$100,000-125,000	42	47	8	4	6	107
\$125,000-150,000	62	18	5	1	7	93
\$150,000-200,000	32	17	2	4	4	59
\$200,000+	38	12	5	4	11	70
Total	1,496	633	141	98	187	2,435

Renter Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	130	26	2	2	13	176
\$10,000-20,000	380	47	2	3	9	441
\$20,000-30,000	222	112	17	2	2	355
\$30,000-40,000	106	55	1	11	7	180
\$40,000-50,000	59	44	3	4	4	114
\$50,000-60,000	48	39	4	5	14	110
\$60,000-75,000	49	52	5	25	5	134
\$75,000-100,000	46	43	5	1	11	106
\$100,000-125,000	37	39	3	4	3	86
\$125,000-150,000	59	12	3	1	5	80
\$150,000-200,000	24	6	1	2	1	34
\$200,000+	32	2	2	2	2	40
Total	1,196	484	45	61	77	1,863

Renter Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	349	91	100	48	160	748
\$10,000-20,000	550	172	195	122	79	1,318
\$20,000-30,000	499	282	143	174	58	1,356
\$30,000-40,000	358	141	140	81	169	901
\$40,000-50,000	196	122	86	82	32	518
\$50,000-60,000	112	98	41	68	31	340
\$60,000-75,000	86	176	45	51	39	397
\$75,000-100,000	66	65	38	74	78	321
\$100,000-125,000	42	53	22	9	11	137
\$125,000-150,000	83	39	22	15	19	178
\$150,000-200,000	62	36	18	11	12	139
\$200,000+	92	22	12	10	20	156
Total	2,494	1,382	871	746	699	6,082

HISTA 2.2 Summary Data

Market Area

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Powderly Corals

Percent Renter Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4.6%	1.4%	2.6%	1.3%	3.8%	33.6%
\$10,000-20,000	4.1%	2.3%	4.8%	3.3%	1.2%	35.7%
\$20,000-30,000	7.7%	4.3%	3.4%	4.9%	1.5%	39.4%
\$30,000-40,000	6.8%	2.2%	3.3%	1.8%	4.2%	35.3%
\$40,000-50,000	3.5%	1.6%	1.9%	2.1%	0.7%	9.7%
\$50,000-60,000	1.5%	1.3%	0.8%	1.7%	0.2%	5.5%
\$60,000-75,000	1.0%	3.2%	1.0%	0.7%	0.9%	6.8%
\$75,000-100,000	0.0%	0.4%	0.8%	1.0%	1.3%	4.1%
\$100,000-125,000	0.0%	0.2%	0.4%	0.1%	0.2%	0.9%
\$125,000-150,000	0.0%	0.0%	0.5%	0.4%	0.3%	1.2%
\$150,000-200,000	0.8%	0.3%	0.4%	0.2%	0.2%	1.7%
\$200,000+	0.0%	0.2%	0.2%	0.2%	0.2%	1.0%
Total	29.0%	18.3%	20.0%	17.2%	14.8%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.5%	1.6%	0.2%	0.1%	0.9%	10.3%
\$10,000-20,000	16.5%	3.6%	0.8%	0.1%	1.4%	22.4%
\$20,000-30,000	11.9%	5.1%	0.8%	0.5%	0.1%	18.4%
\$30,000-40,000	4.6%	2.6%	1.1%	0.7%	0.7%	9.6%
\$40,000-50,000	2.9%	2.7%	0.7%	0.2%	0.2%	6.7%
\$50,000-60,000	2.2%	2.1%	0.5%	0.2%	0.6%	5.7%
\$60,000-75,000	2.0%	2.4%	0.3%	1.0%	0.2%	5.9%
\$75,000-100,000	2.7%	2.1%	0.3%	0.7%	1.2%	7.0%
\$100,000-125,000	1.7%	1.9%	0.3%	0.2%	0.2%	4.4%
\$125,000-150,000	2.2%	0.7%	0.2%	0.0%	0.1%	3.2%
\$150,000-200,000	1.2%	0.7%	0.1%	0.2%	0.2%	2.4%
\$200,000+	1.2%	0.2%	0.2%	0.2%	0.2%	2.0%
Total	57.7%	26.0%	5.8%	4.0%	6.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7.1%	1.4%	0.1%	0.1%	0.7%	9.4%
\$10,000-20,000	20.4%	2.5%	0.1%	0.2%	0.5%	23.6%
\$20,000-30,000	11.9%	6.0%	0.9%	0.1%	0.1%	19.0%
\$30,000-40,000	5.7%	2.9%	0.1%	0.6%	0.4%	9.6%
\$40,000-50,000	3.2%	2.4%	0.2%	0.2%	0.2%	6.1%
\$50,000-60,000	2.6%	2.1%	0.2%	0.3%	0.8%	5.9%
\$60,000-75,000	2.6%	2.8%	0.3%	1.2%	0.3%	7.2%
\$75,000-100,000	2.5%	2.3%	0.3%	0.1%	0.6%	5.7%
\$100,000-125,000	2.0%	2.1%	0.2%	0.2%	0.2%	4.6%
\$125,000-150,000	3.2%	0.6%	0.2%	0.1%	0.3%	4.3%
\$150,000-200,000	1.3%	0.3%	0.1%	0.1%	0.1%	1.8%
\$200,000+	1.8%	0.2%	0.1%	0.2%	0.2%	2.7%
Total	64.1%	25.9%	2.6%	3.3%	4.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.7%	1.3%	1.6%	0.8%	2.6%	12.3%
\$10,000-20,000	9.0%	2.8%	3.2%	2.0%	1.3%	18.4%
\$20,000-30,000	8.2%	4.6%	1.4%	2.9%	1.6%	19.0%
\$30,000-40,000	5.9%	2.4%	1.4%	1.3%	2.8%	14.8%
\$40,000-50,000	3.2%	2.0%	1.4%	1.4%	0.7%	8.5%
\$50,000-60,000	1.8%	1.6%	0.7%	1.1%	0.3%	5.4%
\$60,000-75,000	1.4%	2.9%	0.7%	0.8%	0.6%	6.5%
\$75,000-100,000	1.1%	1.1%	0.6%	1.2%	1.3%	5.3%
\$100,000-125,000	0.7%	0.9%	0.4%	0.1%	0.2%	2.3%
\$125,000-150,000	1.4%	0.6%	0.4%	0.2%	0.3%	2.8%
\$150,000-200,000	1.0%	0.6%	0.3%	0.2%	0.2%	2.3%
\$200,000+	1.0%	0.3%	0.2%	0.2%	0.2%	2.0%
Total	40.2%	21.4%	14.3%	12.5%	11.5%	100.0%

HISTA 2.2 Summary Data

Market Area

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Powderly Corbin

Owner Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	18	6	27	5	7	63
\$10,000-20,000	53	53	20	30	56	212
\$20,000-30,000	47	110	49	75	52	333
\$30,000-40,000	155	124	43	125	106	553
\$40,000-50,000	72	163	102	110	71	518
\$50,000-60,000	30	157	75	218	37	517
\$60,000-75,000	60	112	301	181	89	743
\$75,000-100,000	23	369	456	234	164	1,246
\$100,000-125,000	51	356	175	251	63	896
\$125,000-150,000	2	65	118	69	66	320
\$150,000-200,000	74	75	29	175	31	304
\$200,000+	11	62	171	92	81	421
Total	590	1,652	1,566	1,567	825	6,206

Owner Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	222	116	14	2	10	365
\$10,000-20,000	729	298	28	19	13	1,087
\$20,000-30,000	481	534	75	5	60	1,155
\$30,000-40,000	223	539	154	5	43	964
\$40,000-50,000	160	484	211	33	14	902
\$50,000-60,000	156	404	78	71	13	722
\$60,000-75,000	103	698	116	17	21	855
\$75,000-100,000	183	529	126	13	21	874
\$100,000-125,000	74	309	70	4	27	484
\$125,000-150,000	112	187	52	9	15	375
\$150,000-200,000	45	135	34	3	5	222
\$200,000+	25	136	47	12	17	237
Total	2,564	4,269	1,005	193	261	8,292

Owner Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	172	89	14	1	3	279
\$10,000-20,000	681	211	17	17	12	938
\$20,000-30,000	425	515	57	3	16	1,016
\$30,000-40,000	174	453	110	1	8	746
\$40,000-50,000	154	356	156	27	2	695
\$50,000-60,000	146	327	75	47	13	608
\$60,000-75,000	94	418	80	13	20	625
\$75,000-100,000	142	385	79	12	22	640
\$100,000-125,000	68	154	28	2	11	263
\$125,000-150,000	100	118	30	8	13	269
\$150,000-200,000	33	75	19	1	2	130
\$200,000+	22	106	22	2	15	235
Total	2,262	3,207	486	135	137	6,417

Owner Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	241	122	41	7	17	428
\$10,000-20,000	782	351	48	49	69	1,299
\$20,000-30,000	329	644	124	80	112	1,488
\$30,000-40,000	378	663	197	130	149	1,517
\$40,000-50,000	232	647	313	143	85	1,420
\$50,000-60,000	186	563	153	289	50	1,239
\$60,000-75,000	163	710	417	198	110	1,598
\$75,000-100,000	206	898	582	247	187	2,120
\$100,000-125,000	125	665	245	255	90	1,380
\$125,000-150,000	114	252	170	78	81	695
\$150,000-200,000	119	210	63	178	36	606
\$200,000+	86	198	218	106	100	708
Total	3,160	5,921	2,571	1,740	1,086	14,478

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Market Area

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Powderly Courts

Percent Owner Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0.3%	0.1%	0.4%	0.1%	0.1%	1.0%
\$10,000-20,000	0.9%	0.9%	0.3%	0.9%	0.9%	3.4%
\$20,000-30,000	0.8%	1.8%	0.8%	1.2%	0.9%	5.4%
\$30,000-40,000	1.5%	2.0%	0.7%	2.0%	1.7%	8.9%
\$40,000-50,000	1.2%	2.6%	1.6%	1.8%	1.1%	8.3%
\$50,000-60,000	0.5%	2.9%	1.2%	3.9%	0.6%	9.3%
\$60,000-75,000	1.0%	1.8%	4.9%	2.9%	1.4%	12.0%
\$75,000-100,000	0.4%	5.9%	7.3%	3.8%	2.6%	20.1%
\$100,000-125,000	0.8%	5.7%	2.8%	4.0%	1.6%	14.4%
\$125,000-150,000	0.0%	1.0%	1.9%	1.1%	1.1%	5.2%
\$150,000-200,000	1.2%	1.2%	0.5%	2.8%	0.5%	6.3%
\$200,000+	0.2%	1.0%	2.8%	1.5%	1.3%	6.8%
Total	9.6%	26.6%	25.2%	25.2%	13.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.7%	1.4%	0.2%	0.0%	0.1%	4.4%
\$10,000-20,000	8.8%	3.6%	0.3%	0.2%	0.2%	13.1%
\$20,000-30,000	5.8%	6.4%	0.9%	0.1%	0.7%	13.9%
\$30,000-40,000	2.7%	6.5%	1.9%	0.1%	0.5%	11.6%
\$40,000-50,000	1.9%	5.8%	2.5%	0.4%	0.2%	10.8%
\$50,000-60,000	1.9%	4.9%	0.9%	0.9%	0.2%	8.7%
\$60,000-75,000	1.2%	7.2%	1.4%	0.2%	0.3%	10.3%
\$75,000-100,000	2.2%	6.4%	1.5%	0.2%	0.3%	10.6%
\$100,000-125,000	0.9%	3.7%	0.8%	0.0%	0.3%	5.8%
\$125,000-150,000	1.4%	2.3%	0.6%	0.1%	0.2%	4.6%
\$150,000-200,000	0.5%	1.0%	0.4%	0.0%	0.1%	2.0%
\$200,000+	0.9%	1.0%	0.6%	0.1%	0.2%	2.8%
Total	30.9%	51.5%	12.1%	2.3%	3.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.7%	1.4%	0.2%	0.0%	0.0%	4.3%
\$10,000-20,000	10.0%	3.3%	0.3%	0.3%	0.1%	14.0%
\$20,000-30,000	6.0%	8.0%	0.9%	0.0%	0.2%	15.3%
\$30,000-40,000	2.7%	7.0%	1.7%	0.0%	0.1%	11.4%
\$40,000-50,000	2.4%	5.9%	2.4%	0.4%	0.0%	10.9%
\$50,000-60,000	2.3%	5.1%	1.2%	0.7%	0.2%	9.5%
\$60,000-75,000	1.5%	6.5%	1.2%	0.2%	0.3%	9.7%
\$75,000-100,000	2.2%	6.0%	1.2%	0.2%	0.3%	10.0%
\$100,000-125,000	1.1%	2.4%	0.4%	0.0%	0.2%	4.1%
\$125,000-150,000	1.6%	1.8%	0.5%	0.1%	0.2%	4.2%
\$150,000-200,000	0.5%	1.2%	0.3%	0.0%	0.0%	2.0%
\$200,000+	1.2%	1.0%	0.2%	0.0%	0.2%	3.4%
Total	35.2%	49.8%	10.7%	2.1%	2.1%	100.0%

Percent Owner Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.7%	0.9%	0.3%	0.0%	0.1%	3.0%
\$10,000-20,000	3.4%	2.4%	0.3%	0.5%	0.3%	6.9%
\$20,000-30,000	3.6%	4.4%	0.9%	0.6%	0.8%	10.3%
\$30,000-40,000	2.6%	4.6%	1.4%	0.9%	1.0%	10.5%
\$40,000-50,000	1.6%	4.7%	2.2%	1.0%	0.6%	9.8%
\$50,000-60,000	1.3%	3.9%	1.1%	2.0%	0.3%	8.5%
\$60,000-75,000	1.1%	4.9%	2.9%	1.4%	0.8%	11.1%
\$75,000-100,000	1.4%	6.2%	4.6%	1.7%	1.3%	14.6%
\$100,000-125,000	0.9%	4.6%	1.7%	1.8%	0.6%	9.6%
\$125,000-150,000	0.8%	1.7%	1.2%	0.5%	0.6%	4.8%
\$150,000-200,000	0.8%	1.4%	0.4%	1.2%	0.2%	4.2%
\$200,000+	0.6%	1.4%	1.5%	0.7%	0.7%	4.9%
Total	11.8%	48.8%	17.7%	12.1%	7.5%	100.0%

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Renter Households							
Age 35 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	287	141	145	81	100	54	908
\$10,000-20,000	234	175	245	180	34	16	984
\$20,000-30,000	176	150	96	162	54	29	667
\$30,000-40,000	249	109	124	72	84	47	695
\$40,000-50,000	80	53	55	65	20	10	283
\$50,000-60,000	69	104	48	66	7	2	294
\$60,000-75,000	33	109	23	24	15	8	214
\$75,000-100,000	0	10	19	27	26	15	97
\$100,000-125,000	0	4	4	1	3	0	12
\$125,000-150,000	2	8	3	1	0	0	14
\$150,000-200,000	8	1	7	2	3	0	22
\$200,000+	2	2	4	2	0	0	12
Total	1,155	570	773	634	346	181	4,089

Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	293	55	7	0	0	4	368
\$10,000-20,000	473	99	19	1	17	11	620
\$20,000-30,000	190	114	14	20	4	1	343
\$30,000-40,000	89	80	31	7	17	8	232
\$40,000-50,000	38	46	12	3	9	3	113
\$50,000-60,000	38	35	9	1	15	8	106
\$60,000-75,000	16	43	8	10	4	0	81
\$75,000-100,000	25	15	4	14	8	2	68
\$100,000-125,000	11	23	6	1	3	0	43
\$125,000-150,000	10	10	1	2	8	1	33
\$150,000-200,000	8	6	4	0	1	1	20
\$200,000+	12	2	2	1	2	1	20
Total	1,210	530	130	60	58	42	2,040

Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	184	24	2	0	4	1	215
\$10,000-20,000	432	39	4	0	4	2	481
\$20,000-30,000	122	88	9	1	3	1	234
\$30,000-40,000	83	65	3	5	6	1	163
\$40,000-50,000	31	25	1	0	8	3	68
\$50,000-60,000	31	22	4	0	14	8	79
\$60,000-75,000	16	34	4	10	4	0	68
\$75,000-100,000	14	12	1	1	6	1	36
\$100,000-125,000	8	16	0	0	1	0	25
\$125,000-150,000	9	4	1	0	5	0	19
\$150,000-200,000	4	4	2	0	0	0	10
\$200,000+	8	2	2	2	4	2	22
Total	945	335	33	17	59	19	1,406

Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	590	196	152	81	109	38	1,176
\$10,000-20,000	707	274	264	181	51	27	1,504
\$20,000-30,000	366	264	110	182	58	30	1,010
\$30,000-40,000	348	189	155	79	101	35	927
\$40,000-50,000	118	99	67	68	29	13	394
\$50,000-60,000	107	139	57	67	22	10	402
\$60,000-75,000	51	152	31	34	19	8	295
\$75,000-100,000	25	25	23	41	34	17	165
\$100,000-125,000	11	27	10	2	4	0	54
\$125,000-150,000	12	18	4	3	8	1	46
\$150,000-200,000	16	8	11	2	4	1	42
\$200,000+	24	2	2	1	2	1	32
Total	2,365	1,408	893	744	444	223	6,069

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	7.2%	3.5%	3.0%	2.0%	2.5%	1.2%	18.2%
\$10,000-20,000	5.8%	4.4%	6.1%	4.5%	0.8%	0.4%	22.1%
\$20,000-30,000	4.4%	3.7%	2.4%	4.0%	1.3%	0.7%	16.6%
\$30,000-40,000	6.5%	2.7%	3.1%	1.8%	2.1%	1.2%	17.3%
\$40,000-50,000	2.0%	1.3%	1.4%	1.0%	0.5%	0.2%	7.1%
\$50,000-60,000	1.7%	2.0%	1.2%	1.0%	0.2%	0.0%	7.4%
\$60,000-75,000	0.9%	2.7%	0.6%	0.0%	0.4%	0.2%	5.3%
\$75,000-100,000	0.0%	0.2%	0.1%	0.7%	0.0%	0.4%	2.4%
\$100,000-125,000	0.0%	0.1%	0.1%	0.0%	0.1%	0.0%	0.3%
\$125,000-150,000	0.0%	0.2%	0.1%	0.0%	0.0%	0.0%	0.3%
\$150,000-200,000	0.1%	0.0%	0.2%	0.0%	0.1%	0.0%	0.5%
\$200,000+	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.4%
Total	28.8%	21.7%	19.2%	17.1%	8.4%	4.5%	100.0%

Percent Renter Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	14.2%	2.7%	0.3%	0.0%	0.4%	0.2%	17.9%
\$10,000-20,000	23.0%	4.8%	0.9%	0.0%	0.8%	0.5%	30.1%
\$20,000-30,000	9.2%	5.5%	0.7%	1.0%	0.2%	0.0%	16.7%
\$30,000-40,000	4.3%	3.9%	1.5%	0.2%	0.8%	0.4%	11.3%
\$40,000-50,000	1.8%	2.2%	0.6%	0.1%	0.4%	0.1%	5.4%
\$50,000-60,000	1.8%	3.7%	0.4%	0.0%	0.7%	0.4%	5.1%
\$60,000-75,000	0.8%	2.1%	0.4%	0.5%	0.2%	0.0%	3.9%
\$75,000-100,000	1.2%	0.7%	0.2%	0.7%	0.4%	0.1%	3.3%
\$100,000-125,000	0.4%	1.1%	0.3%	0.0%	0.0%	0.0%	2.0%
\$125,000-150,000	0.4%	0.4%	0.0%	0.1%	0.4%	0.0%	1.6%
\$150,000-200,000	0.4%	0.3%	0.2%	0.0%	0.0%	0.0%	1.0%
\$200,000+	0.0%	0.2%	0.2%	0.0%	0.2%	0.1%	0.8%
Total	58.7%	25.7%	5.8%	2.9%	4.8%	2.0%	100.0%

Percent Renter Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	13.1%	1.7%	0.1%	0.0%	0.3%	0.1%	15.3%
\$10,000-20,000	20.7%	2.8%	0.3%	0.0%	0.3%	0.1%	24.2%
\$20,000-30,000	8.7%	6.3%	0.6%	0.1%	0.2%	0.1%	15.9%
\$30,000-40,000	5.9%	4.6%	0.2%	0.4%	0.4%	0.1%	11.6%
\$40,000-50,000	2.2%	1.8%	0.1%	0.0%	0.0%	0.2%	4.3%
\$50,000-60,000	2.2%	1.6%	0.3%	0.0%	1.0%	0.0%	5.6%
\$60,000-75,000	1.1%	2.4%	0.3%	0.7%	0.3%	0.0%	4.8%
\$75,000-100,000	1.1%	0.9%	0.1%	0.1%	0.4%	0.1%	2.6%
\$100,000-125,000	0.0%	1.1%	0.0%	0.0%	0.1%	0.0%	1.3%
\$125,000-150,000	0.0%	0.3%	0.1%	0.0%	0.4%	0.0%	1.4%
\$150,000-200,000	0.3%	0.3%	0.1%	0.0%	0.0%	0.0%	0.7%
\$200,000+	0.0%	0.1%	0.1%	0.0%	0.2%	0.1%	0.5%
Total	67.1%	23.8%	2.3%	1.2%	4.2%	1.4%	100.0%

Percent Renter Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	9.6%	3.2%	2.1%	1.3%	1.0%	1.0%	19.4%
\$10,000-20,000	11.6%	4.5%	4.3%	3.0%	0.8%	0.4%	24.3%
\$20,000-30,000	6.0%	4.3%	1.8%	3.0%	1.0%	0.5%	16.6%
\$30,000-40,000	5.7%	3.1%	2.6%	1.3%	1.7%	0.9%	15.3%
\$40,000-50,000	1.9%	1.6%	1.1%	1.1%	0.9%	0.2%	6.5%
\$50,000-60,000	1.8%	2.3%	0.9%	1.1%	0.4%	0.2%	6.6%
\$60,000-75,000	0.8%	2.5%	0.5%	0.6%	0.3%	0.1%	4.9%
\$75,000-100,000	0.4%	0.4%	0.4%	0.7%	0.6%	0.3%	2.7%
\$100,000-125,000	0.2%	0.4%	0.2%	0.0%	0.1%	0.0%	0.9%
\$125,000-150,000	0.2%	0.3%	0.1%	0.0%	0.1%	0.0%	0.6%
\$150,000-200,000	0.3%	0.1%	0.2%	0.0%	0.1%	0.0%	0.7%
\$200,000+	0.4%	0.1%	0.1%	0.1%	0.1%	0.0%	0.9%
Total	39.0%	23.1%	14.7%	12.3%	7.3%	3.7%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 35 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	35	35	70	17	12	4	179
\$10,000-20,000	129	106	68	50	95	53	591
\$20,000-30,000	54	270	80	129	44	23	609
\$30,000-40,000	216	194	98	221	97	53	879
\$40,000-50,000	74	237	133	159	50	23	676
\$50,000-60,000	27	230	114	234	28	15	648
\$60,000-75,000	63	115	326	242	82	49	877
\$75,000-100,000	14	318	157	204	65	35	993
\$100,000-125,000	16	184	132	172	21	13	518
\$125,000-150,000	0	40	89	54	26	13	222
\$150,000-200,000	32	53	17	104	12	8	226
\$200,000+	4	24	54	36	29	14	221
Total	667	1,816	1,538	1,622	561	303	4,587

Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	397	171	26	2	15	7	618
\$10,000-20,000	951	540	60	30	8	3	1,592
\$20,000-30,000	387	598	88	7	27	15	1,323
\$30,000-40,000	271	668	190	12	47	25	1,213
\$40,000-50,000	132	372	166	22	8	4	704
\$50,000-60,000	108	409	79	56	6	4	647
\$60,000-75,000	77	478	99	14	8	4	675
\$75,000-100,000	101	385	131	16	8	4	645
\$100,000-125,000	34	234	65	10	13	6	342
\$125,000-150,000	23	107	27	2	4	3	168
\$150,000-200,000	24	77	18	1	1	0	121
\$200,000+	21	22	28	8	8	1	155
Total	2,530	4,085	979	180	151	76	8,081

Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	291	131	18	2	1	0	443
\$10,000-20,000	883	322	34	28	8	3	1,278
\$20,000-30,000	317	543	54	5	10	4	933
\$30,000-40,000	203	510	139	6	6	3	861
\$40,000-50,000	121	260	113	16	1	0	511
\$50,000-60,000	94	257	66	23	6	4	450
\$60,000-75,000	65	284	88	11	6	3	427
\$75,000-100,000	74	189	78	6	6	4	387
\$100,000-125,000	30	97	20	3	2	0	152
\$125,000-150,000	21	47	17	1	2	1	89
\$150,000-200,000	17	49	12	1	1	0	80
\$200,000+	22	28	10	1	2	1	75
Total	2,116	2,727	619	97	54	23	5,656

Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	435	206	96	19	27	11	794
\$10,000-20,000	1,080	646	128	89	103	36	2,093
\$20,000-30,000	441	868	169	136	71	38	1,723
\$30,000-40,000	487	862	288	213	144	78	2,092
\$40,000-50,000	206	609	299	181	58	27	1,380
\$50,000-60,000	135	633	184	290	34	19	1,295
\$60,000-75,000	140	588	425	256	90	53	1,552
\$75,000-100,000	115	703	488	220	73	39	1,638
\$100,000-125,000	50	398	177	182	34	19	869
\$125,000-150,000	25	147	116	56	30	16	399
\$150,000-200,000	56	130	35	105	13	8	347
\$200,000+	27	111	112	41	25	12	344
Total	3,497	5,991	2,517	1,802	712	379	14,505

* Estimates based on household size ratios; not cross tabulated data

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Percent Owner Households							
Age 35 to 54 Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	0.6%	0.5%	1.1%	0.3%	0.2%	0.1%	2.7%
\$10,000-20,000	2.0%	1.6%	1.0%	0.8%	1.5%	0.8%	7.7%
\$20,000-30,000	0.8%	4.1%	1.2%	2.0%	0.7%	0.8%	9.2%
\$30,000-40,000	3.3%	3.0%	1.5%	3.4%	1.9%	0.8%	13.5%
\$40,000-50,000	1.1%	3.6%	2.0%	2.4%	0.8%	0.4%	10.4%
\$50,000-60,000	0.4%	1.3%	1.8%	3.0%	0.4%	0.2%	10.0%
\$60,000-75,000	1.0%	1.8%	5.0%	3.7%	1.3%	0.8%	13.5%
\$75,000-100,000	0.2%	4.9%	5.3%	3.1%	1.0%	0.5%	15.3%
\$100,000-125,000	0.2%	2.8%	1.7%	2.6%	0.3%	0.2%	8.0%
\$125,000-150,000	0.0%	0.6%	1.4%	0.8%	0.4%	0.2%	3.4%
\$150,000-200,000	0.4%	0.8%	0.3%	1.6%	0.2%	0.1%	3.5%
\$200,000+	0.1%	0.2%	1.1%	0.6%	0.4%	0.2%	2.6%
Total	10.3%	27.9%	23.6%	24.9%	8.6%	4.7%	100.0%

Percent Owner Households							
Aged 55+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	5.0%	2.1%	0.3%	0.0%	0.2%	0.1%	7.7%
\$10,000-20,000	11.0%	6.7%	0.7%	0.4%	0.1%	0.0%	19.9%
\$20,000-30,000	4.8%	7.5%	1.1%	0.1%	0.3%	0.2%	14.0%
\$30,000-40,000	3.4%	8.3%	2.4%	0.1%	0.6%	0.3%	15.2%
\$40,000-50,000	1.6%	4.6%	2.1%	0.3%	0.1%	0.0%	8.8%
\$50,000-60,000	1.3%	5.0%	0.9%	0.7%	0.1%	0.0%	8.3%
\$60,000-75,000	1.8%	5.9%	1.2%	0.2%	0.1%	0.0%	8.4%
\$75,000-100,000	1.3%	4.8%	1.6%	0.2%	0.1%	0.0%	8.3%
\$100,000-125,000	0.4%	2.7%	0.8%	0.1%	0.2%	0.1%	4.3%
\$125,000-150,000	0.3%	1.3%	0.3%	0.0%	0.0%	0.0%	2.1%
\$150,000-200,000	0.3%	1.0%	0.2%	0.0%	0.0%	0.0%	1.5%
\$200,000+	0.2%	1.0%	0.5%	0.1%	0.1%	0.0%	2.9%
Total	31.6%	51.1%	12.2%	2.2%	1.9%	0.9%	100.0%

Percent Owner Households							
Aged 62+ Years							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	5.1%	2.3%	0.3%	0.0%	0.0%	0.0%	7.8%
\$10,000-20,000	15.6%	5.7%	0.6%	0.5%	0.1%	0.1%	22.6%
\$20,000-30,000	5.6%	9.6%	1.0%	0.1%	0.2%	0.1%	16.6%
\$30,000-40,000	3.6%	9.0%	2.1%	0.0%	0.1%	0.1%	15.2%
\$40,000-50,000	2.1%	4.6%	2.0%	0.3%	0.0%	0.0%	9.0%
\$50,000-60,000	1.7%	4.5%	1.2%	0.4%	0.1%	0.1%	8.0%
\$60,000-75,000	1.1%	5.0%	1.0%	0.2%	0.1%	0.1%	7.5%
\$75,000-100,000	1.3%	3.3%	1.4%	0.1%	0.1%	0.1%	6.3%
\$100,000-125,000	0.3%	1.7%	0.4%	0.1%	0.0%	0.0%	2.7%
\$125,000-150,000	0.4%	0.8%	0.3%	0.0%	0.0%	0.0%	1.6%
\$150,000-200,000	0.3%	0.9%	0.2%	0.0%	0.0%	0.0%	1.4%
\$200,000+	0.4%	0.7%	0.2%	0.0%	0.1%	0.0%	1.4%
Total	37.8%	48.2%	10.8%	1.7%	1.8%	0.4%	100.0%

Percent Owner Households							
All Age Groups							
Base Year: 2011 - 2015 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	3.0%	1.4%	0.7%	0.1%	0.2%	0.1%	5.5%
\$10,000-20,000	7.4%	4.5%	0.9%	0.6%	0.7%	0.4%	14.4%
\$20,000-30,000	3.0%	6.0%	1.2%	0.9%	0.3%	0.3%	11.9%
\$30,000-40,000	3.4%	5.9%	2.0%	1.6%	1.0%	0.5%	14.4%
\$40,000-50,000	1.4%	4.2%	2.1%	1.2%	0.4%	0.2%	9.5%
\$50,000-60,000	0.9%	4.4%	1.3%	2.0%	0.2%	0.1%	8.9%
\$60,000-75,000	1.0%	4.1%	2.9%	1.8%	0.6%	0.4%	10.7%
\$75,000-100,000	0.8%	4.8%	3.4%	1.5%	0.5%	0.3%	11.3%
\$100,000-125,000	0.3%	2.7%	1.2%	1.3%	0.2%	0.1%	5.8%
\$125,000-150,000	0.2%	1.0%	0.8%	0.4%	0.2%	0.1%	2.7%
\$150,000-200,000	0.4%	0.9%	0.2%	0.7%	0.1%	0.1%	2.4%
\$200,000+	0.2%	0.8%	0.8%	0.2%	0.2%	0.1%	2.4%
Total	12.6%	46.7%	17.3%	12.4%	4.9%	2.6%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 35 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	190	69	101	35	93	50	546
\$10,000-20,000	163	108	192	150	24	16	663
\$20,000-30,000	211	170	122	171	41	20	735
\$30,000-40,000	252	82	172	56	94	35	671
\$40,000-50,000	125	53	67	74	19	3	341
\$50,000-60,000	55	57	28	65	4	0	209
\$60,000-75,000	41	127	38	25	22	15	268
\$75,000-100,000	3	11	29	48	31	17	139
\$100,000-125,000	3	4	15	3	4	1	30
\$125,000-150,000	17	24	14	17	8	2	82
\$150,000-200,000	28	9	12	3	3	2	59
\$200,000+	11	2	8	2	9	1	45
Total	1,107	721	758	654	364	182	3,786

Renter Households							
Aged 55+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	196	46	3	2	14	7	268
\$10,000-20,000	431	98	25	2	24	11	591
\$20,000-30,000	285	133	13	11	4	0	446
\$30,000-40,000	103	62	33	13	10	4	225
\$40,000-50,000	58	65	16	4	5	0	148
\$50,000-60,000	54	47	6	3	9	3	132
\$60,000-75,000	45	65	8	17	6	0	141
\$75,000-100,000	61	43	5	24	19	8	160
\$100,000-125,000	36	36	4	3	3	0	84
\$125,000-150,000	46	9	3	3	4	0	65
\$150,000-200,000	23	13	3	5	4	2	50
\$200,000+	22	12	4	2	2	1	51
Total	1,568	627	123	89	111	39	2,587

Renter Households							
Aged 62+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	139	30	0	2	10	4	185
\$10,000-20,000	403	46	4	2	7	1	463
\$20,000-30,000	209	118	10	2	3	0	342
\$30,000-40,000	98	49	3	8	5	0	163
\$40,000-50,000	48	39	3	1	4	0	96
\$50,000-60,000	41	37	2	2	7	3	92
\$60,000-75,000	44	60	6	16	3	0	130
\$75,000-100,000	41	36	2	2	9	2	92
\$100,000-125,000	32	25	0	2	5	0	64
\$125,000-150,000	42	7	2	2	2	0	55
\$150,000-200,000	15	7	0	2	3	1	28
\$200,000+	24	2	1	2	2	1	32
Total	1,138	461	35	43	60	12	1,747

Renter Households							
All Age Groups							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	394	135	104	37	107	37	814
\$10,000-20,000	594	206	217	132	58	27	1,254
\$20,000-30,000	496	303	135	182	45	20	1,151
\$30,000-40,000	355	144	165	69	104	39	896
\$40,000-50,000	183	118	83	78	24	3	489
\$50,000-60,000	109	104	34	68	13	3	331
\$60,000-75,000	86	192	46	42	28	15	409
\$75,000-100,000	64	54	34	72	50	25	299
\$100,000-125,000	39	40	19	6	9	1	114
\$125,000-150,000	63	33	17	20	12	2	147
\$150,000-200,000	51	22	15	8	9	4	109
\$200,000+	11	17	12	2	16	5	100
Total	2,475	1,348	881	743	475	221	6,143

* Estimates based on household size ratios; not cross tabulated data

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Percent Renter Households							
Age 15 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	5.2%	1.6%	2.7%	0.9%	2.5%	1.2%	14.4%
\$10,000-20,000	4.2%	2.9%	3.1%	4.0%	0.9%	0.8%	17.8%
\$20,000-30,000	5.6%	4.5%	3.2%	4.5%	1.1%	0.5%	19.4%
\$30,000-40,000	6.7%	2.2%	3.5%	1.5%	2.9%	1.5%	17.7%
\$40,000-50,000	3.3%	1.4%	1.8%	2.0%	0.5%	0.1%	9.0%
\$50,000-60,000	1.5%	1.5%	0.7%	1.7%	0.1%	0.0%	5.5%
\$60,000-75,000	1.1%	3.4%	1.0%	0.7%	0.0%	0.4%	7.1%
\$75,000-100,000	0.1%	0.3%	0.8%	1.3%	0.8%	0.4%	3.7%
\$100,000-125,000	0.1%	0.1%	0.4%	0.1%	0.1%	0.0%	0.8%
\$125,000-150,000	0.4%	0.6%	0.4%	0.4%	0.2%	0.1%	2.2%
\$150,000-200,000	0.7%	0.2%	0.3%	0.1%	0.1%	0.1%	1.6%
\$200,000+	0.2%	0.2%	0.2%	0.2%	0.2%	0.0%	1.1%
Total	29.3%	19.0%	20.8%	17.5%	6.4%	4.3%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	8.3%	2.0%	0.1%	0.1%	0.6%	0.3%	11.4%
\$10,000-20,000	18.3%	4.2%	1.1%	0.1%	1.0%	0.5%	25.1%
\$20,000-30,000	12.1%	5.6%	0.6%	0.5%	0.2%	0.0%	18.9%
\$30,000-40,000	4.4%	2.6%	1.4%	0.6%	0.4%	0.2%	9.5%
\$40,000-50,000	2.5%	2.8%	0.7%	0.2%	0.2%	0.0%	6.3%
\$50,000-60,000	2.3%	2.0%	0.3%	0.1%	0.4%	0.1%	5.2%
\$60,000-75,000	1.9%	2.8%	0.3%	0.7%	0.3%	0.0%	6.0%
\$75,000-100,000	2.6%	1.8%	0.2%	1.0%	0.8%	0.3%	6.5%
\$100,000-125,000	1.3%	1.5%	0.2%	0.1%	0.2%	0.0%	3.6%
\$125,000-150,000	2.0%	0.4%	0.1%	0.1%	0.2%	0.0%	2.8%
\$150,000-200,000	1.0%	0.6%	0.1%	0.2%	0.2%	0.1%	2.1%
\$200,000+	1.3%	0.4%	0.2%	0.1%	0.2%	0.2%	2.4%
Total	58.0%	26.6%	5.2%	3.8%	4.7%	1.7%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	8.0%	1.7%	0.0%	0.1%	0.0%	0.2%	10.0%
\$10,000-20,000	23.1%	2.6%	0.2%	0.1%	0.4%	0.1%	26.5%
\$20,000-30,000	12.0%	6.8%	0.6%	0.1%	0.2%	0.0%	19.6%
\$30,000-40,000	5.6%	2.8%	0.2%	0.5%	0.3%	0.0%	9.5%
\$40,000-50,000	2.8%	2.2%	0.2%	0.1%	0.2%	0.0%	5.5%
\$50,000-60,000	2.3%	2.1%	0.1%	0.1%	0.4%	0.2%	5.3%
\$60,000-75,000	2.6%	3.4%	0.3%	0.9%	0.2%	0.0%	7.4%
\$75,000-100,000	2.3%	2.1%	0.1%	0.1%	0.9%	0.1%	5.3%
\$100,000-125,000	1.8%	1.4%	0.0%	0.1%	0.3%	0.0%	3.7%
\$125,000-150,000	2.4%	0.4%	0.1%	0.1%	0.1%	0.0%	3.1%
\$150,000-200,000	0.9%	0.4%	0.0%	0.1%	0.2%	0.1%	1.6%
\$200,000+	1.4%	0.5%	0.1%	0.1%	0.1%	0.1%	2.3%
Total	65.1%	26.4%	1.9%	2.5%	3.4%	0.7%	100.0%

Percent Renter Households							
All Age Groups							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	6.4%	1.9%	1.7%	0.6%	1.7%	0.9%	13.5%
\$10,000-20,000	9.7%	3.4%	3.5%	2.5%	0.9%	0.4%	20.4%
\$20,000-30,000	8.1%	4.9%	2.2%	3.0%	0.7%	0.3%	19.2%
\$30,000-40,000	5.8%	2.3%	2.7%	1.1%	1.7%	1.0%	14.6%
\$40,000-50,000	3.0%	1.9%	1.4%	1.3%	0.4%	0.0%	8.0%
\$50,000-60,000	1.8%	1.7%	0.6%	1.1%	0.2%	0.0%	5.4%
\$60,000-75,000	1.4%	3.1%	0.7%	0.7%	0.5%	0.2%	6.7%
\$75,000-100,000	1.0%	0.9%	0.6%	1.2%	0.8%	0.4%	4.9%
\$100,000-125,000	0.6%	0.7%	0.3%	0.1%	0.1%	0.0%	1.9%
\$125,000-150,000	1.0%	0.5%	0.3%	0.3%	0.2%	0.0%	2.4%
\$150,000-200,000	0.8%	0.4%	0.2%	0.1%	0.1%	0.1%	1.8%
\$200,000+	0.7%	0.2%	0.2%	0.1%	0.2%	0.1%	1.6%
Total	40.3%	21.9%	14.3%	12.1%	7.7%	3.6%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 35 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	18	10	35	3	5	1	72
\$10,000-20,000	69	82	30	33	47	26	287
\$20,000-30,000	50	151	62	80	45	22	410
\$30,000-40,000	173	152	55	154	72	42	648
\$40,000-50,000	78	180	100	115	50	30	565
\$50,000-60,000	31	109	81	226	24	11	542
\$60,000-75,000	59	117	319	195	60	30	797
\$75,000-100,000	20	365	475	250	100	64	1,282
\$100,000-125,000	46	310	159	252	32	15	814
\$125,000-150,000	1	58	105	69	32	16	251
\$150,000-200,000	62	70	19	168	17	5	341
\$200,000+	11	27	141	82	44	24	399
Total	618	1,727	1,581	1,637	551	395	4,599

Owner Households							
Aged 55+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	235	117	14	3	12	3	382
\$10,000-20,000	791	353	33	18	7	3	1,205
\$20,000-30,000	484	547	87	2	40	23	1,133
\$30,000-40,000	237	530	168	7	37	21	1,000
\$40,000-50,000	181	485	203	21	7	4	901
\$50,000-60,000	139	359	66	63	7	3	679
\$60,000-75,000	98	607	111	15	9	4	844
\$75,000-100,000	169	508	126	9	15	6	833
\$100,000-125,000	57	274	74	5	12	6	428
\$125,000-150,000	81	167	40	3	12	5	313
\$150,000-200,000	34	107	30	3	2	0	174
\$200,000+	28	109	24	11	8	4	253
Total	2,564	4,203	996	158	168	82	8,171

Owner Households							
Aged 62+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	172	86	11	1	6	0	276
\$10,000-20,000	724	239	22	17	6	3	1,011
\$20,000-30,000	416	521	60	1	7	5	1,010
\$30,000-40,000	183	428	120	6	8	3	742
\$40,000-50,000	173	342	140	17	3	0	673
\$50,000-60,000	127	314	64	40	7	3	558
\$60,000-75,000	90	400	74	11	8	4	587
\$75,000-100,000	133	344	70	9	12	6	577
\$100,000-125,000	53	129	31	2	4	1	220
\$125,000-150,000	71	101	22	3	10	5	212
\$150,000-200,000	24	53	14	1	0	0	92
\$200,000+	55	79	12	1	8	4	164
Total	2,221	3,036	648	103	77	34	6,119

Owner Households							
All Age Groups							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	253	127	49	4	17	4	454
\$10,000-20,000	860	435	63	51	54	29	1,492
\$20,000-30,000	534	608	149	82	85	45	1,593
\$30,000-40,000	410	682	223	161	109	63	1,648
\$40,000-50,000	299	671	303	136	63	34	1,466
\$50,000-60,000	170	568	147	291	31	14	1,221
\$60,000-75,000	157	724	430	210	78	42	1,641
\$75,000-100,000	189	878	601	259	123	70	2,115
\$100,000-125,000	103	584	233	257	44	21	1,242
\$125,000-150,000	82	225	148	72	44	21	692
\$150,000-200,000	96	177	49	169	19	5	515
\$200,000+	69	166	102	93	52	29	591
Total	3,482	5,938	2,577	1,785	719	377	14,570

* Estimates based on household size ratios; not cross tabulated data



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Percent Owner Households							
Age 35 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	0.1%	0.2%	0.5%	0.0%	0.1%	0.0%	1.1%
\$10,000-20,000	1.1%	1.3%	0.3%	0.5%	0.7%	0.4%	4.5%
\$20,000-30,000	0.8%	2.4%	1.0%	1.3%	0.7%	0.3%	6.4%
\$30,000-40,000	2.7%	2.4%	0.9%	2.4%	1.1%	0.7%	10.1%
\$40,000-50,000	1.2%	2.9%	1.6%	1.8%	0.9%	0.5%	9.3%
\$50,000-60,000	0.5%	2.6%	1.3%	2.5%	0.4%	0.2%	8.5%
\$60,000-75,000	0.9%	1.8%	5.0%	3.0%	1.1%	0.6%	12.5%
\$75,000-100,000	0.3%	5.7%	7.4%	3.9%	1.7%	1.0%	20.0%
\$100,000-125,000	0.7%	4.8%	2.5%	3.9%	0.5%	0.2%	12.7%
\$125,000-150,000	0.0%	0.9%	1.6%	1.1%	0.5%	0.3%	4.4%
\$150,000-200,000	1.0%	1.1%	0.3%	2.6%	0.3%	0.1%	5.3%
\$200,000+	0.2%	0.9%	1.2%	1.2%	0.7%	0.6%	5.6%
Total	9.7%	27.0%	24.7%	25.4%	8.6%	4.8%	100.0%

Percent Owner Households							
Aged 55+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	2.9%	1.4%	0.2%	0.0%	0.1%	0.0%	4.7%
\$10,000-20,000	9.7%	4.3%	0.4%	0.2%	0.1%	0.0%	14.7%
\$20,000-30,000	5.9%	6.7%	1.1%	0.0%	0.5%	0.3%	14.5%
\$30,000-40,000	2.9%	6.5%	2.1%	0.1%	0.5%	0.3%	12.2%
\$40,000-50,000	2.2%	5.9%	2.5%	0.3%	0.1%	0.0%	11.0%
\$50,000-60,000	1.7%	4.9%	0.8%	0.8%	0.1%	0.0%	8.3%
\$60,000-75,000	1.2%	7.4%	1.4%	0.2%	0.1%	0.0%	10.3%
\$75,000-100,000	2.1%	6.2%	1.5%	0.1%	0.2%	0.1%	10.2%
\$100,000-125,000	0.7%	3.4%	0.9%	0.1%	0.1%	0.1%	5.2%
\$125,000-150,000	1.0%	2.0%	0.5%	0.0%	0.1%	0.1%	3.8%
\$150,000-200,000	0.4%	1.3%	0.4%	0.0%	0.0%	0.0%	2.1%
\$200,000+	0.7%	1.3%	0.5%	0.1%	0.1%	0.0%	2.8%
Total	31.4%	51.4%	12.2%	1.8%	2.1%	1.6%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	3.8%	1.4%	0.2%	0.0%	0.1%	0.0%	4.5%
\$10,000-20,000	11.8%	3.9%	0.4%	0.3%	0.1%	0.0%	16.5%
\$20,000-30,000	6.8%	8.5%	1.0%	0.0%	0.1%	0.1%	16.5%
\$30,000-40,000	3.0%	7.0%	2.0%	0.0%	0.1%	0.0%	12.1%
\$40,000-50,000	2.8%	5.6%	2.3%	0.3%	0.0%	0.0%	11.0%
\$50,000-60,000	2.1%	5.3%	1.0%	0.7%	0.1%	0.0%	9.1%
\$60,000-75,000	1.4%	6.5%	1.2%	0.2%	0.1%	0.1%	9.6%
\$75,000-100,000	2.2%	5.6%	1.2%	0.1%	0.2%	0.1%	9.4%
\$100,000-125,000	0.9%	2.1%	0.5%	0.0%	0.1%	0.0%	3.6%
\$125,000-150,000	1.2%	1.7%	0.4%	0.0%	0.2%	0.1%	3.5%
\$150,000-200,000	0.4%	0.9%	0.2%	0.0%	0.0%	0.0%	1.5%
\$200,000+	0.9%	1.2%	0.2%	0.0%	0.1%	0.1%	2.2%
Total	36.3%	49.6%	10.6%	1.7%	1.3%	0.6%	100.0%

Percent Owner Households							
All Age Groups							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+ Pers Estimates*	Total
\$0-10,000	1.7%	0.9%	0.3%	0.0%	0.1%	0.0%	3.1%
\$10,000-20,000	5.9%	3.0%	0.4%	0.4%	0.4%	0.2%	10.2%
\$20,000-30,000	3.7%	4.8%	3.0%	0.6%	0.6%	0.3%	10.9%
\$30,000-40,000	2.8%	4.7%	3.5%	1.1%	0.7%	0.4%	11.5%
\$40,000-50,000	1.8%	4.6%	2.1%	0.9%	0.4%	0.2%	10.1%
\$50,000-60,000	1.2%	3.9%	3.0%	2.0%	0.2%	0.1%	8.4%
\$60,000-75,000	1.1%	5.0%	2.0%	1.4%	0.5%	0.3%	11.3%
\$75,000-100,000	1.3%	6.0%	4.1%	1.8%	0.8%	0.5%	14.5%
\$100,000-125,000	0.7%	4.0%	3.6%	1.8%	0.3%	0.1%	9.5%
\$125,000-150,000	0.6%	1.5%	3.0%	0.5%	0.3%	0.1%	4.1%
\$150,000-200,000	0.7%	1.2%	0.3%	1.2%	0.1%	0.0%	3.5%
\$200,000+	0.2%	1.1%	1.2%	0.7%	0.4%	0.2%	4.1%
Total	21.8%	46.7%	17.7%	12.3%	4.9%	2.6%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 35 to 54 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	167	51	94	45	59	50	497
\$10,000-20,000	149	85	175	119	31	14	573
\$20,000-30,000	209	157	123	163	25	20	707
\$30,000-40,000	247	82	120	65	99	54	667
\$40,000-50,000	126	57	68	77	20	7	355
\$50,000-60,000	56	48	28	62	6	0	200
\$60,000-75,000	37	118	37	27	20	14	253
\$75,000-100,000	1	17	30	57	30	18	151
\$100,000-125,000	0	6	14	5	5	1	31
\$125,000-150,000	21	21	17	14	9	3	85
\$150,000-200,000	30	19	16	7	8	0	80
\$200,000+	11	10	8	6	7	2	48
Total	1,058	669	730	648	359	183	3,647

Renter Households							
Aged 55+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	182	40	6	2	15	6	251
\$10,000-20,000	401	87	20	3	23	11	545
\$20,000-30,000	290	125	20	11	3	0	449
\$30,000-40,000	111	63	28	16	13	3	234
\$40,000-50,000	70	65	18	6	5	0	164
\$50,000-60,000	56	50	13	6	11	4	140
\$60,000-75,000	49	58	8	24	5	0	144
\$75,000-100,000	67	50	8	17	21	9	170
\$100,000-125,000	41	47	8	4	5	1	107
\$125,000-150,000	62	18	5	1	5	2	85
\$150,000-200,000	32	17	2	4	3	1	59
\$200,000+	45	11	2	3	2	1	72
Total	1,466	633	141	95	116	41	2,435

Renter Households							
Aged 62+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	133	26	2	2	9	4	176
\$10,000-20,000	380	47	2	3	8	1	441
\$20,000-30,000	222	112	17	2	2	0	355
\$30,000-40,000	106	55	1	11	7	0	180
\$40,000-50,000	59	44	3	4	4	0	114
\$50,000-60,000	48	39	4	5	10	4	110
\$60,000-75,000	49	52	5	23	5	0	154
\$75,000-100,000	46	41	5	1	9	2	104
\$100,000-125,000	37	39	3	4	3	0	86
\$125,000-150,000	59	12	3	1	4	1	80
\$150,000-200,000	24	6	1	2	1	0	34
\$200,000+	21	2	2	2	2	1	30
Total	1,196	484	45	63	64	13	1,866

Renter Households							
All Age Groups							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	349	91	100	48	104	36	748
\$10,000-20,000	590	172	195	122	54	25	1,318
\$20,000-30,000	499	282	143	174	38	20	1,256
\$30,000-40,000	358	145	148	81	112	47	901
\$40,000-50,000	196	122	86	83	25	7	519
\$50,000-60,000	112	98	41	68	17	4	340
\$60,000-75,000	86	176	45	51	25	14	397
\$75,000-100,000	66	65	38	74	51	27	321
\$100,000-125,000	42	53	22	9	10	2	138
\$125,000-150,000	83	39	22	15	14	5	178
\$150,000-200,000	62	36	18	11	11	1	139
\$200,000+	61	21	12	10	14	6	127
Total	2,464	1,302	871	746	475	224	6,082

* Estimates based on household size ratios; not cross tabulated data



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Percent Renter Households							
Age 15 to 54 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	4.6%	1.4%	2.6%	1.3%	2.4%	1.4%	13.6%
\$10,000-20,000	4.1%	2.2%	4.8%	3.3%	0.9%	0.8%	15.7%
\$20,000-30,000	5.7%	4.2%	3.4%	4.5%	1.0%	0.5%	19.4%
\$30,000-40,000	6.8%	2.2%	3.2%	1.8%	2.7%	1.5%	18.3%
\$40,000-50,000	3.5%	1.6%	1.9%	2.1%	0.5%	0.2%	9.7%
\$50,000-60,000	1.5%	1.3%	0.8%	1.7%	0.2%	0.0%	5.5%
\$60,000-75,000	1.0%	1.2%	1.0%	0.7%	0.5%	0.4%	4.9%
\$75,000-100,000	0.0%	0.4%	0.8%	1.0%	0.8%	0.5%	4.1%
\$100,000-125,000	0.0%	0.2%	0.4%	0.1%	0.1%	0.0%	0.8%
\$125,000-150,000	0.6%	0.6%	0.5%	0.4%	0.2%	0.1%	2.3%
\$150,000-200,000	0.8%	0.5%	0.4%	0.2%	0.2%	0.0%	2.2%
\$200,000+	0.4%	0.2%	0.2%	0.2%	0.2%	0.1%	1.3%
Total	29.0%	18.3%	20.8%	17.2%	9.3%	5.6%	100.0%

Percent Renter Households							
Aged 55+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	7.5%	1.6%	0.2%	0.1%	0.6%	0.2%	10.3%
\$10,000-20,000	16.5%	3.6%	0.8%	0.1%	0.9%	0.5%	22.4%
\$20,000-30,000	11.9%	5.1%	0.8%	0.5%	0.1%	0.0%	18.4%
\$30,000-40,000	4.6%	2.6%	1.1%	0.7%	0.5%	0.1%	9.6%
\$40,000-50,000	2.9%	2.7%	0.7%	0.2%	0.2%	0.0%	6.7%
\$50,000-60,000	2.3%	2.3%	0.5%	0.2%	0.5%	0.2%	5.7%
\$60,000-75,000	2.0%	2.4%	0.3%	1.0%	0.2%	0.0%	5.9%
\$75,000-100,000	2.7%	2.1%	0.3%	0.7%	0.9%	0.4%	7.0%
\$100,000-125,000	1.7%	1.9%	0.3%	0.2%	0.2%	0.0%	4.4%
\$125,000-150,000	2.5%	0.7%	0.2%	0.0%	0.2%	0.1%	3.8%
\$150,000-200,000	1.3%	0.7%	0.1%	0.2%	0.1%	0.0%	2.4%
\$200,000+	1.9%	0.5%	0.2%	0.2%	0.3%	0.2%	3.2%
Total	57.7%	26.0%	5.8%	4.0%	4.5%	1.7%	100.0%

Percent Renter Households							
Aged 62+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	7.1%	1.4%	0.1%	0.1%	0.5%	0.2%	9.4%
\$10,000-20,000	20.4%	2.5%	0.1%	0.2%	0.4%	0.1%	23.6%
\$20,000-30,000	11.9%	6.0%	0.9%	0.1%	0.1%	0.0%	19.0%
\$30,000-40,000	5.7%	2.9%	0.1%	0.6%	0.4%	0.0%	9.6%
\$40,000-50,000	3.2%	2.4%	0.2%	0.2%	0.2%	0.0%	6.1%
\$50,000-60,000	2.6%	2.3%	0.2%	0.3%	0.5%	0.2%	5.9%
\$60,000-75,000	2.6%	2.6%	0.3%	1.2%	0.3%	0.0%	7.2%
\$75,000-100,000	2.5%	2.3%	0.3%	0.1%	0.9%	0.1%	5.7%
\$100,000-125,000	2.6%	2.1%	0.2%	0.2%	0.2%	0.0%	4.6%
\$125,000-150,000	3.2%	0.6%	0.2%	0.1%	0.2%	0.1%	4.3%
\$150,000-200,000	1.3%	0.3%	0.1%	0.1%	0.1%	0.0%	1.8%
\$200,000+	1.8%	0.5%	0.1%	0.2%	0.1%	0.1%	2.2%
Total	64.1%	25.9%	2.6%	3.3%	3.4%	0.7%	100.0%

Percent Renter Households							
All Age Groups							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	5.7%	1.5%	1.6%	0.8%	1.7%	0.9%	12.3%
\$10,000-20,000	9.6%	2.8%	3.2%	2.0%	0.9%	0.4%	18.4%
\$20,000-30,000	8.2%	4.6%	2.4%	2.9%	0.6%	0.3%	19.0%
\$30,000-40,000	5.9%	2.4%	2.4%	1.3%	1.8%	0.9%	14.8%
\$40,000-50,000	3.2%	2.0%	1.4%	1.4%	0.4%	0.1%	8.5%
\$50,000-60,000	1.8%	1.6%	0.7%	1.1%	0.3%	0.1%	5.6%
\$60,000-75,000	1.4%	2.9%	0.7%	0.8%	0.4%	0.2%	6.5%
\$75,000-100,000	1.3%	1.1%	0.6%	1.2%	0.8%	0.4%	5.3%
\$100,000-125,000	0.7%	0.9%	0.4%	0.1%	0.2%	0.0%	2.3%
\$125,000-150,000	1.4%	0.6%	0.4%	0.2%	0.2%	0.1%	2.9%
\$150,000-200,000	1.0%	0.6%	0.3%	0.2%	0.2%	0.0%	2.3%
\$200,000+	1.0%	0.4%	0.2%	0.2%	0.2%	0.1%	2.1%
Total	40.5%	21.4%	14.3%	12.3%	7.3%	3.7%	100.0%

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 35 to 54 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	18	6	27	5	5	2	63
\$10,000-20,000	53	53	20	30	20	20	212
\$20,000-30,000	47	110	49	75	25	17	333
\$30,000-40,000	155	134	43	125	70	36	553
\$40,000-50,000	72	163	102	110	50	21	518
\$50,000-60,000	30	157	75	218	26	11	517
\$60,000-75,000	60	112	301	181	57	32	743
\$75,000-100,000	21	369	456	234	105	59	1,246
\$100,000-125,000	51	356	175	251	40	23	896
\$125,000-150,000	2	65	118	69	44	22	320
\$150,000-200,000	74	75	29	175	22	9	384
\$200,000+	11	64	171	94	48	30	421
Total	596	1,652	1,566	1,567	543	382	4,206

Owner Households							
Aged 55+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	223	116	14	2	8	2	365
\$10,000-20,000	729	298	28	19	10	3	1,087
\$20,000-30,000	481	534	75	5	38	22	1,135
\$30,000-40,000	223	539	154	5	27	16	964
\$40,000-50,000	160	484	211	33	30	4	902
\$50,000-60,000	156	484	78	71	8	5	722
\$60,000-75,000	103	598	116	17	15	6	885
\$75,000-100,000	183	529	126	13	16	7	874
\$100,000-125,000	74	399	70	4	17	10	484
\$125,000-150,000	112	187	52	9	11	4	375
\$150,000-200,000	45	135	34	3	4	1	222
\$200,000+	22	136	47	12	12	1	287
Total	2,564	4,208	1,805	193	176	85	5,292

Owner Households							
Aged 62+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	172	89	14	1	3	0	279
\$10,000-20,000	681	211	17	17	9	3	938
\$20,000-30,000	425	515	57	3	11	5	1,016
\$30,000-40,000	174	453	110	1	3	3	746
\$40,000-50,000	154	356	156	27	2	0	695
\$50,000-60,000	146	327	75	47	8	5	608
\$60,000-75,000	94	418	80	13	14	6	625
\$75,000-100,000	142	385	79	12	15	7	640
\$100,000-125,000	68	154	28	2	7	4	263
\$125,000-150,000	100	118	30	8	9	4	269
\$150,000-200,000	31	75	19	1	2	0	130
\$200,000+	21	106	21	2	11	1	212
Total	2,282	3,207	686	135	96	41	6,427

Owner Households							
All Age Groups							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	241	122	41	7	13	4	428
\$10,000-20,000	782	351	48	49	46	23	1,299
\$20,000-30,000	528	644	124	80	73	39	1,488
\$30,000-40,000	378	663	197	130	97	32	1,517
\$40,000-50,000	232	647	313	143	60	25	1,420
\$50,000-60,000	186	561	153	289	34	16	1,239
\$60,000-75,000	163	710	417	198	72	38	1,598
\$75,000-100,000	206	898	582	247	121	66	2,120
\$100,000-125,000	125	665	245	255	57	33	1,380
\$125,000-150,000	114	252	170	78	55	26	695
\$150,000-200,000	119	210	63	178	26	10	606
\$200,000+	88	198	218	106	65	25	700
Total	3,460	5,921	2,571	1,760	719	367	14,495

* Estimates based on household size ratios; not cross tabulated data



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Percent Owner Households							
Age 35 to 54 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	0.1%	0.1%	0.4%	0.1%	0.1%	0.0%	1.0%
\$10,000-20,000	0.9%	0.9%	0.3%	0.5%	0.0%	0.3%	3.4%
\$20,000-30,000	0.8%	1.8%	0.8%	1.2%	0.0%	0.3%	5.4%
\$30,000-40,000	2.4%	2.0%	0.7%	2.0%	1.1%	0.0%	9.9%
\$40,000-50,000	1.2%	2.6%	1.6%	1.9%	0.9%	0.3%	9.5%
\$50,000-60,000	0.5%	2.3%	1.2%	3.5%	0.4%	0.2%	8.3%
\$60,000-75,000	1.0%	1.8%	4.9%	2.9%	0.9%	0.9%	12.0%
\$75,000-100,000	0.4%	3.9%	7.3%	3.8%	1.7%	1.0%	20.1%
\$100,000-125,000	0.8%	1.7%	2.8%	4.0%	0.0%	0.4%	14.4%
\$125,000-150,000	0.0%	1.0%	1.9%	1.1%	0.7%	0.8%	5.2%
\$150,000-200,000	1.2%	1.2%	0.1%	2.8%	0.4%	0.1%	4.2%
\$200,000+	0.2%	1.0%	1.8%	1.2%	0.2%	0.0%	6.8%
Total	9.6%	26.6%	25.2%	25.2%	8.7%	4.5%	100.0%

Percent Owner Households							
Aged 55+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	2.7%	1.4%	0.2%	0.0%	0.1%	0.0%	4.4%
\$10,000-20,000	8.8%	3.6%	0.3%	0.2%	0.1%	0.0%	13.1%
\$20,000-30,000	5.8%	6.4%	0.9%	0.1%	0.5%	0.2%	15.9%
\$30,000-40,000	2.7%	6.5%	3.9%	0.1%	0.3%	0.2%	11.6%
\$40,000-50,000	1.9%	5.8%	2.5%	0.4%	0.1%	0.0%	10.9%
\$50,000-60,000	1.9%	4.9%	0.9%	0.9%	0.1%	0.1%	9.7%
\$60,000-75,000	1.2%	7.2%	3.4%	0.2%	0.2%	0.1%	10.3%
\$75,000-100,000	2.2%	6.4%	3.5%	0.2%	0.2%	0.1%	10.5%
\$100,000-125,000	0.9%	3.7%	0.8%	0.0%	0.2%	0.1%	5.8%
\$125,000-150,000	1.4%	2.3%	0.6%	0.1%	0.1%	0.0%	4.8%
\$150,000-200,000	0.5%	1.6%	0.4%	0.0%	0.0%	0.0%	2.7%
\$200,000+	0.0%	1.0%	0.6%	0.1%	0.1%	0.1%	2.8%
Total	30.0%	51.5%	12.1%	2.3%	2.1%	1.0%	100.0%

Percent Owner Households							
Aged 62+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	2.7%	1.4%	0.2%	0.0%	0.0%	0.0%	4.3%
\$10,000-20,000	10.6%	3.3%	0.3%	0.3%	0.1%	0.0%	14.6%
\$20,000-30,000	6.6%	8.0%	0.9%	0.0%	0.2%	0.1%	15.8%
\$30,000-40,000	2.7%	7.0%	1.7%	0.0%	0.1%	0.0%	11.6%
\$40,000-50,000	2.4%	5.5%	2.4%	0.4%	0.0%	0.0%	10.7%
\$50,000-60,000	2.3%	5.3%	1.2%	0.7%	0.1%	0.1%	9.5%
\$60,000-75,000	1.4%	6.5%	1.2%	0.2%	0.2%	0.1%	9.7%
\$75,000-100,000	2.2%	6.0%	1.2%	0.2%	0.2%	0.1%	10.0%
\$100,000-125,000	1.1%	2.4%	0.4%	0.0%	0.1%	0.1%	4.1%
\$125,000-150,000	1.6%	1.8%	0.5%	0.1%	0.1%	0.1%	4.2%
\$150,000-200,000	0.5%	1.2%	0.3%	0.0%	0.0%	0.0%	2.0%
\$200,000+	1.1%	1.6%	0.2%	0.0%	0.2%	0.1%	3.4%
Total	38.2%	49.9%	10.7%	2.1%	1.5%	0.8%	100.0%

Percent Owner Households							
All Age Groups							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	1.7%	0.8%	0.3%	0.0%	0.1%	0.0%	3.0%
\$10,000-20,000	5.4%	2.4%	0.3%	0.3%	0.3%	0.2%	9.0%
\$20,000-30,000	3.6%	4.4%	0.9%	0.6%	0.5%	0.3%	10.3%
\$30,000-40,000	2.6%	4.6%	1.4%	0.9%	0.7%	0.4%	10.5%
\$40,000-50,000	1.6%	4.5%	2.2%	1.0%	0.4%	0.2%	9.8%
\$50,000-60,000	1.3%	3.9%	1.1%	2.0%	0.2%	0.1%	8.5%
\$60,000-75,000	1.1%	4.9%	2.9%	1.4%	0.5%	0.3%	11.0%
\$75,000-100,000	1.4%	6.2%	4.0%	1.7%	0.8%	0.5%	14.6%
\$100,000-125,000	0.9%	4.6%	3.7%	1.8%	0.4%	0.2%	9.5%
\$125,000-150,000	0.8%	1.7%	3.2%	0.5%	0.4%	0.2%	4.8%
\$150,000-200,000	0.8%	1.4%	0.4%	1.2%	0.2%	0.1%	4.2%
\$200,000+	0.0%	1.4%	1.5%	0.7%	0.4%	0.2%	4.0%
Total	21.8%	40.8%	17.7%	12.1%	5.6%	2.8%	100.0%

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Estimates

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Renter Households						
Age 15 to 24 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	41	26	22	7	0	106
\$10,000-20,000	34	30	39	51	12	176
\$20,000-30,000	70	51	31	62	21	234
\$30,000-40,000	77	19	36	10	13	157
\$40,000-50,000	10	10	5	12	3	41
\$50,000-60,000	9	10	7	3	0	29
\$60,000-75,000	0	0	0	0	0	0
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	2	0	0	0	2
\$200,000+	0	0	0	0	0	0
Total	243	157	140	145	60	745

Renter Households						
Age 25 to 34 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	93	48	49	31	58	280
\$10,000-20,000	85	57	88	57	16	303
\$20,000-30,000	55	55	28	49	23	210
\$30,000-40,000	77	37	34	21	51	220
\$40,000-50,000	29	17	21	22	11	101
\$50,000-60,000	29	44	21	22	4	121
\$60,000-75,000	17	18	8	8	9	70
\$75,000-100,000	0	3	4	8	15	30
\$100,000-125,000	0	1	1	0	1	3
\$125,000-150,000	0	1	1	0	0	2
\$150,000-200,000	1	0	1	2	1	6
\$200,000+	0	1	1	1	0	3
Total	356	302	258	223	190	1,329

Renter Households						
Age 35 to 44 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	83	40	44	24	53	244
\$10,000-20,000	74	53	74	55	12	268
\$20,000-30,000	45	38	24	41	24	172
\$30,000-40,000	60	26	27	19	37	169
\$40,000-50,000	22	15	16	20	10	83
\$50,000-60,000	27	36	16	20	3	102
\$60,000-75,000	14	32	8	10	9	72
\$75,000-100,000	0	3	5	8	15	31
\$100,000-125,000	0	2	1	1	0	4
\$125,000-150,000	2	1	1	1	0	5
\$150,000-200,000	3	1	4	0	1	10
\$200,000+	2	1	0	0	0	3
Total	335	248	221	200	165	1,169

Renter Households						
Age 45 to 54 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	90	41	41	24	42	238
\$10,000-20,000	61	46	65	42	16	230
\$20,000-30,000	39	32	27	39	23	161
\$30,000-40,000	78	36	42	26	37	219
\$40,000-50,000	23	16	16	17	8	81
\$50,000-60,000	11	23	9	22	2	67
\$60,000-75,000	5	40	8	7	6	67
\$75,000-100,000	0	4	9	11	12	36
\$100,000-125,000	0	1	2	0	2	4
\$125,000-150,000	0	5	1	0	0	6
\$150,000-200,000	4	0	2	0	1	7
\$200,000+	2	2	2	2	0	10
Total	316	245	225	189	151	1,026

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Renter Households						
Age 55 to 64 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	123	27	4	0	0	154
\$10,000-20,000	101	56	14	1	21	193
\$20,000-30,000	71	27	4	17	1	120
\$30,000-40,000	12	10	24	2	10	73
\$40,000-50,000	12	22	9	3	3	49
\$50,000-60,000	13	19	7	1	2	41
\$60,000-75,000	3	10	3	0	0	16
\$75,000-100,000	16	3	3	12	6	39
\$100,000-125,000	8	8	5	1	1	22
\$125,000-150,000	2	5	1	2	4	14
\$150,000-200,000	3	4	2	0	2	11
\$200,000+	11	2	2	1	2	21
Total	379	200	80	38	67	763

Renter Households						
Age 65 to 74 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	83	15	0	0	2	100
\$10,000-20,000	132	30	1	0	0	163
\$20,000-30,000	48	23	10	0	0	80
\$30,000-40,000	44	54	1	5	1	106
\$40,000-50,000	5	12	1	0	3	23
\$50,000-60,000	2	5	0	0	21	29
\$60,000-75,000	0	20	0	11	2	33
\$75,000-100,000	2	10	1	0	1	14
\$100,000-125,000	0	6	0	0	0	6
\$125,000-150,000	4	3	0	0	2	10
\$150,000-200,000	3	1	1	0	0	5
\$200,000+	2	2	0	0	2	10
Total	326	181	15	16	40	578

Renter Households						
Aged 75 to 84 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	47	8	1	0	1	58
\$10,000-20,000	140	1	1	0	1	144
\$20,000-30,000	51	34	0	0	2	87
\$30,000-40,000	5	6	1	0	1	13
\$40,000-50,000	0	0	0	0	2	10
\$50,000-60,000	6	6	1	0	0	13
\$60,000-75,000	9	12	5	0	1	27
\$75,000-100,000	1	2	0	0	0	3
\$100,000-125,000	1	9	0	0	0	10
\$125,000-150,000	3	1	0	0	1	6
\$150,000-200,000	1	0	1	0	0	2
\$200,000+	1	0	0	0	1	2
Total	274	79	10	0	12	375

Renter Households						
Aged 85+ Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	23	2	1	0	1	24
\$10,000-20,000	85	3	0	0	2	90
\$20,000-30,000	13	24	0	0	2	39
\$30,000-40,000	23	2	1	0	2	28
\$40,000-50,000	9	7	0	0	1	17
\$50,000-60,000	13	2	0	0	1	16
\$60,000-75,000	4	2	0	0	1	6
\$75,000-100,000	2	1	0	0	2	5
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	1	0	0	0	1	2
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	1	0	0	1
Total	172	43	2	0	10	228

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Owner Households						
Age 15 to 24 Years						
Base Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1	3	5	2	0	11
\$10,000-20,000	7	11	5	2	0	34
\$20,000-30,000	5	31	8	17	5	66
\$30,000-40,000	20	14	11	14	9	68
\$40,000-50,000	4	10	7	9	6	36
\$50,000-60,000	2	18	5	17	3	46
\$60,000-75,000	0	1	0	1	1	2
\$75,000-100,000	0	2	2	0	0	5
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	2	1	1	1	3	7
\$200,000+	0	0	0	0	0	0
Total	41	90	44	62	26	272

Owner Households						
Age 25 to 34 Years						
Base Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	10	8	16	3	4	40
\$10,000-20,000	26	26	16	12	24	115
\$20,000-30,000	16	65	20	33	17	151
\$30,000-40,000	43	43	24	54	34	198
\$40,000-50,000	16	64	34	39	17	171
\$50,000-60,000	6	48	28	52	9	143
\$60,000-75,000	14	26	26	47	33	218
\$75,000-100,000	3	60	77	43	23	206
\$100,000-125,000	1	24	17	30	6	78
\$125,000-150,000	0	6	14	6	5	31
\$150,000-200,000	6	11	2	19	5	43
\$200,000+	0	2	8	2	2	14
Total	144	383	331	360	189	1,409

Owner Households						
Age 35 to 44 Years						
Base Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	14	12	26	6	5	64
\$10,000-20,000	42	35	21	21	52	172
\$20,000-30,000	17	89	31	49	22	209
\$30,000-40,000	55	54	29	67	44	249
\$40,000-50,000	26	87	45	54	20	232
\$50,000-60,000	6	69	40	75	17	207
\$60,000-75,000	22	45	116	96	50	330
\$75,000-100,000	5	109	134	77	39	364
\$100,000-125,000	5	55	40	57	11	169
\$125,000-150,000	0	14	39	15	9	67
\$150,000-200,000	16	27	7	46	6	104
\$200,000+	1	0	24	10	2	37
Total	211	602	543	575	285	2,216

Owner Households						
Age 45 to 54 Years						
Base Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	16	13	27	7	9	72
\$10,000-20,000	63	37	29	17	61	208
\$20,000-30,000	18	90	22	31	26	184
\$30,000-40,000	109	94	37	98	72	409
\$40,000-50,000	33	87	54	66	33	272
\$50,000-60,000	13	108	48	103	17	289
\$60,000-75,000	29	54	165	93	59	402
\$75,000-100,000	7	186	182	105	48	527
\$100,000-125,000	13	133	71	106	21	344
\$125,000-150,000	0	26	57	42	32	156
\$150,000-200,000	11	20	9	51	6	96
\$200,000+	4	32	55	32	22	163
Total	315	806	788	782	411	3,123

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Owner Households						
Age 55 to 64 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	157	58	12	0	20	247
\$10,000-20,000	152	235	31	3	1	422
\$20,000-30,000	103	113	44	2	40	302
\$30,000-40,000	104	230	98	12	68	512
\$40,000-50,000	39	155	61	7	12	274
\$50,000-60,000	23	188	13	32	1	259
\$60,000-75,000	24	246	53	9	4	336
\$75,000-100,000	47	233	85	10	8	383
\$100,000-125,000	11	190	56	9	17	242
\$125,000-150,000	9	70	12	1	5	102
\$150,000-200,000	10	35	7	1	1	54
\$200,000+	2	22	22	2	2	100
Total	488	1,771	504	92	179	3,234

Owner Households						
Age 65 to 74 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	89	70	13	1	1	180
\$10,000-20,000	160	126	21	0	10	317
\$20,000-30,000	123	265	15	4	1	408
\$30,000-40,000	24	255	58	0	1	339
\$40,000-50,000	21	127	77	12	0	237
\$50,000-60,000	35	136	33	21	9	233
\$60,000-75,000	9	157	35	3	7	211
\$75,000-100,000	18	125	18	4	4	168
\$100,000-125,000	14	51	7	1	1	74
\$125,000-150,000	9	27	12	0	2	50
\$150,000-200,000	8	33	10	0	0	50
\$200,000+	2	19	2	1	3	27
Total	717	1,397	305	47	40	2,506

Owner Households						
Aged 75 to 84 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	79	21	1	1	0	112
\$10,000-20,000	258	149	7	3	0	417
\$20,000-30,000	104	162	20	0	0	286
\$30,000-40,000	94	154	10	0	1	259
\$40,000-50,000	54	74	23	0	0	150
\$50,000-60,000	32	63	21	0	0	116
\$60,000-75,000	32	55	7	0	1	95
\$75,000-100,000	28	15	24	0	0	67
\$100,000-125,000	5	8	0	0	1	14
\$125,000-150,000	6	2	2	0	0	10
\$150,000-200,000	6	5	1	0	0	12
\$200,000+	0	2	1	2	0	11
Total	705	721	115	4	3	1,548

Owner Households						
Aged 85+ Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	54	2	0	0	0	56
\$10,000-20,000	138	16	0	20	0	174
\$20,000-30,000	42	40	7	1	0	90
\$30,000-40,000	36	14	16	0	0	66
\$40,000-50,000	13	8	2	2	0	25
\$50,000-60,000	13	7	1	2	0	23
\$60,000-75,000	8	4	1	2	0	15
\$75,000-100,000	5	4	2	2	0	13
\$100,000-125,000	3	0	0	0	0	3
\$125,000-150,000	1	0	1	1	0	3
\$150,000-200,000	0	2	0	0	0	2
\$200,000+	0	0	0	0	0	0
Total	315	98	29	29	0	469

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Renter Households						
Age 15 to 24 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	44	14	35	4	46	143
\$10,000-20,000	14	14	25	12	5	70
\$20,000-30,000	40	34	23	29	20	146
\$30,000-40,000	87	19	26	30	41	187
\$40,000-50,000	25	11	7	30	3	76
\$50,000-60,000	4	4	1	7	0	16
\$60,000-75,000	1	48	12	3	7	71
\$75,000-100,000	0	3	1	0	3	7
\$100,000-125,000	0	0	1	0	0	1
\$125,000-150,000	0	0	1	0	0	1
\$150,000-200,000	1	0	0	1	0	2
\$200,000+	0	0	0	0	0	0
Total	215	146	134	95	130	720

Renter Households						
Age 25 to 34 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	65	22	32	24	47	191
\$10,000-20,000	59	35	65	54	11	228
\$20,000-30,000	74	63	41	64	13	255
\$30,000-40,000	81	27	47	18	49	222
\$40,000-50,000	31	14	21	18	0	91
\$50,000-60,000	18	26	12	29	1	86
\$60,000-75,000	17	29	13	9	13	81
\$75,000-100,000	0	1	10	22	17	50
\$100,000-125,000	0	1	4	3	1	9
\$125,000-150,000	5	10	6	3	5	29
\$150,000-200,000	6	3	4	0	1	15
\$200,000+	1	1	1	1	1	10
Total	360	232	256	247	172	1,268

Renter Households						
Age 35 to 44 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	58	21	27	4	37	148
\$10,000-20,000	58	34	74	56	25	246
\$20,000-30,000	58	49	38	56	19	220
\$30,000-40,000	72	21	40	14	41	189
\$40,000-50,000	32	12	17	15	5	81
\$50,000-60,000	19	19	9	25	1	73
\$60,000-75,000	10	30	11	6	10	66
\$75,000-100,000	1	4	6	21	13	47
\$100,000-125,000	2	2	6	1	1	13
\$125,000-150,000	0	11	5	4	5	34
\$150,000-200,000	12	4	5	0	3	25
\$200,000+	6	1	1	2	2	20
Total	337	213	243	205	165	1,163

Renter Households						
Age 45 to 54 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	46	17	19	7	28	117
\$10,000-20,000	40	30	41	36	8	155
\$20,000-30,000	53	38	28	36	14	169
\$30,000-40,000	44	20	30	17	20	139
\$40,000-50,000	40	17	21	18	7	105
\$50,000-60,000	13	12	8	11	2	47
\$60,000-75,000	14	11	7	8	10	49
\$75,000-100,000	1	3	11	8	16	39
\$100,000-125,000	1	1	4	0	2	8
\$125,000-150,000	4	5	2	8	1	20
\$150,000-200,000	8	2	3	2	2	17
\$200,000+	2	2	2	1	2	11
Total	268	177	177	151	124	896

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Renter Households						
Age 55 to 64 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	72	14	3	1	8	98
\$10,000-20,000	75	48	20	0	26	169
\$20,000-30,000	86	23	3	8	2	122
\$30,000-40,000	14	18	29	4	8	71
\$40,000-50,000	14	31	12	3	2	61
\$50,000-60,000	21	13	4	1	3	42
\$60,000-75,000	3	8	2	1	3	17
\$75,000-100,000	29	10	3	20	20	81
\$100,000-125,000	14	10	3	1	1	29
\$125,000-150,000	7	3	2	1	3	16
\$150,000-200,000	11	6	3	4	3	26
\$200,000+	8	1	1	1	2	13
Total	368	189	82	43	83	762

Renter Households						
Age 65 to 74 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	55	14	0	1	9	80
\$10,000-20,000	139	36	0	0	2	177
\$20,000-30,000	87	28	8	0	0	123
\$30,000-40,000	46	36	1	8	2	93
\$40,000-50,000	9	19	2	0	2	33
\$50,000-60,000	3	12	1	1	7	25
\$60,000-75,000	1	25	1	16	1	44
\$75,000-100,000	5	28	1	0	2	36
\$100,000-125,000	10	9	0	2	2	24
\$125,000-150,000	13	4	0	0	1	20
\$150,000-200,000	9	2	0	0	2	13
\$200,000+	12	1	1	1	2	20
Total	393	217	15	30	33	689

Renter Households						
Aged 75 to 84 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	39	12	0	0	2	53
\$10,000-20,000	107	1	1	2	1	111
\$20,000-30,000	51	38	1	1	1	92
\$30,000-40,000	5	4	1	0	1	10
\$40,000-50,000	8	6	0	0	1	14
\$50,000-60,000	6	14	0	1	2	23
\$60,000-75,000	16	23	3	0	2	44
\$75,000-100,000	9	2	1	1	2	14
\$100,000-125,000	6	10	0	0	2	18
\$125,000-150,000	14	1	1	2	0	17
\$150,000-200,000	1	3	0	0	1	5
\$200,000+	2	0	0	0	0	2
Total	267	113	7	6	12	405

Renter Households						
Aged 85+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7	0	0	0	1	8
\$10,000-20,000	63	4	1	0	1	69
\$20,000-30,000	30	27	0	1	1	59
\$30,000-40,000	30	1	1	0	1	32
\$40,000-50,000	19	3	0	1	0	22
\$50,000-60,000	13	3	0	0	0	16
\$60,000-75,000	17	2	1	0	0	20
\$75,000-100,000	9	2	0	0	0	11
\$100,000-125,000	2	2	0	0	0	4
\$125,000-150,000	5	1	0	0	0	6
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	2	1	0	0	1	4
Total	199	44	3	2	4	252

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Owner Households						
Age 15 to 24 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3	1	3	1	2	9
\$10,000-20,000	4	3	1	1	6	15
\$20,000-30,000	9	12	8	6	11	46
\$30,000-40,000	13	15	5	12	12	59
\$40,000-50,000	6	19	9	9	12	55
\$50,000-60,000	3	4	5	10	0	20
\$60,000-75,000	3	3	21	3	4	36
\$75,000-100,000	1	3	6	1	2	13
\$100,000-125,000	0	0	1	1	0	2
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	3	5	0	1	2	11
\$200,000+	0	0	0	0	0	0
Total	46	64	57	48	51	166

Owner Households						
Age 25 to 34 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3	2	9	1	1	17
\$10,000-20,000	12	20	6	8	15	62
\$20,000-30,000	8	32	15	22	12	89
\$30,000-40,000	37	37	13	37	23	147
\$40,000-50,000	16	36	21	23	13	109
\$50,000-60,000	11	50	21	63	9	154
\$60,000-75,000	12	32	71	44	22	181
\$75,000-100,000	6	88	118	64	40	316
\$100,000-125,000	9	52	29	52	9	151
\$125,000-150,000	0	10	17	11	2	40
\$150,000-200,000	14	11	5	22	2	53
\$200,000+	2	8	31	13	10	65
Total	132	377	355	361	189	1,385

Owner Households						
Age 35 to 44 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4	2	9	0	1	15
\$10,000-20,000	22	29	7	12	24	94
\$20,000-30,000	11	39	15	21	16	102
\$30,000-40,000	40	35	15	40	27	156
\$40,000-50,000	15	41	21	23	19	120
\$50,000-60,000	11	58	25	76	13	183
\$60,000-75,000	17	34	82	57	29	219
\$75,000-100,000	6	138	166	91	64	464
\$100,000-125,000	17	96	46	99	16	276
\$125,000-150,000	1	22	37	25	6	89
\$150,000-200,000	27	25	8	51	8	119
\$200,000+	5	28	70	40	17	170
Total	175	547	499	544	241	2,006

Owner Households						
Age 45 to 54 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5	3	11	1	1	21
\$10,000-20,000	27	25	17	10	23	102
\$20,000-30,000	13	60	17	23	19	133
\$30,000-40,000	69	52	17	54	42	234
\$40,000-50,000	36	77	43	53	33	242
\$50,000-60,000	7	47	24	61	11	150
\$60,000-75,000	24	44	128	84	49	329
\$75,000-100,000	7	124	171	87	62	451
\$100,000-125,000	19	167	85	95	21	387
\$125,000-150,000	0	26	55	34	44	159
\$150,000-200,000	12	26	6	98	10	153
\$200,000+	3	20	35	17	41	116
Total	224	674	608	617	329	2,452

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Owner Households						
Age 55 to 64 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	104	46	6	0	10	167
\$10,000-20,000	147	140	16	4	1	308
\$20,000-30,000	110	81	37	1	64	292
\$30,000-40,000	89	109	91	7	57	414
\$40,000-50,000	62	196	80	5	11	355
\$50,000-60,000	22	125	7	26	2	183
\$60,000-75,000	23	296	51	10	2	382
\$75,000-100,000	67	224	79	0	13	382
\$100,000-125,000	16	201	56	3	16	291
\$125,000-150,000	17	94	24	0	4	139
\$150,000-200,000	19	73	21	0	2	115
\$200,000+	2	32	28	10	0	72
Total	484	1,688	497	48	185	3,120

Owner Households						
Age 65 to 74 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	35	64	6	1	2	107
\$10,000-20,000	216	109	14	0	8	448
\$20,000-30,000	205	264	21	0	2	491
\$30,000-40,000	25	210	59	0	0	293
\$40,000-50,000	21	212	97	15	0	345
\$50,000-60,000	58	183	37	17	8	324
\$60,000-75,000	15	258	55	4	11	342
\$75,000-100,000	54	254	17	3	9	338
\$100,000-125,000	27	70	18	1	3	118
\$125,000-150,000	48	56	18	3	13	137
\$150,000-200,000	8	30	10	1	0	49
\$200,000+	20	61	12	1	12	115
Total	541	1,771	365	48	68	3,110

Owner Households						
Aged 75 to 84 Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	68	6	2	0	1	78
\$10,000-20,000	225	109	4	3	0	342
\$20,000-30,000	136	168	17	1	0	322
\$30,000-40,000	108	156	12	0	2	278
\$40,000-50,000	83	81	28	0	0	191
\$50,000-60,000	49	91	20	0	0	159
\$60,000-75,000	48	63	7	1	0	119
\$75,000-100,000	42	37	33	0	0	112
\$100,000-125,000	12	13	1	0	0	25
\$125,000-150,000	14	21	2	0	0	37
\$150,000-200,000	6	7	0	0	0	14
\$200,000+	18	7	2	0	0	27
Total	808	768	128	5	3	1,705

Owner Households						
Aged 85+ Years						
Year 2022 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	40	3	0	0	2	45
\$10,000-20,000	132	7	0	12	1	151
\$20,000-30,000	49	50	16	0	0	116
\$30,000-40,000	27	11	12	0	1	52
\$40,000-50,000	23	9	2	1	0	37
\$50,000-60,000	16	8	3	3	0	31
\$60,000-75,000	18	7	0	0	0	24
\$75,000-100,000	12	4	3	4	0	23
\$100,000-125,000	4	0	1	1	0	7
\$125,000-150,000	4	1	0	0	0	5
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	2	0	0	0	0	2
Total	332	106	37	22	4	496

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Renter Households						
Age 15 to 24 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	36	10	35	5	46	143
\$10,000-20,000	18	0	24	13	3	67
\$20,000-30,000	45	34	28	33	16	155
\$30,000-40,000	91	26	28	14	47	207
\$40,000-50,000	36	16	13	24	4	89
\$50,000-60,000	4	3	0	13	0	17
\$60,000-75,000	1	50	14	3	5	74
\$75,000-100,000	0	3	1	4	8	16
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	1	0	0	0	1
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
Total	232	161	143	107	129	771

Renter Households						
Age 25 to 34 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	60	10	31	17	49	166
\$10,000-20,000	51	28	39	45	13	196
\$20,000-30,000	50	54	36	52	18	250
\$30,000-40,000	72	24	41	24	52	214
\$40,000-50,000	33	15	22	14	10	95
\$50,000-60,000	17	26	12	27	1	82
\$60,000-75,000	13	27	10	9	12	73
\$75,000-100,000	0	4	9	23	14	50
\$100,000-125,000	0	3	5	3	4	14
\$125,000-150,000	10	6	6	3	5	31
\$150,000-200,000	8	3	5	0	4	22
\$200,000+	5	1	1	1	2	10
Total	341	206	238	217	187	1,599

Renter Households						
Age 35 to 44 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	47	14	23	17	36	137
\$10,000-20,000	52	26	64	43	28	214
\$20,000-30,000	59	49	39	51	12	209
\$30,000-40,000	65	20	34	15	46	179
\$40,000-50,000	26	11	17	22	8	84
\$50,000-60,000	20	16	13	23	2	72
\$60,000-75,000	11	23	10	8	9	60
\$75,000-100,000	0	7	10	24	13	53
\$100,000-125,000	0	2	5	1	1	10
\$125,000-150,000	7	10	9	12	4	41
\$150,000-200,000	15	8	5	4	2	35
\$200,000+	8	2	4	2	2	25
Total	308	191	231	224	164	1,119

Renter Households						
Age 45 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	40	13	16	10	26	105
\$10,000-20,000	38	26	42	27	6	137
\$20,000-30,000	53	35	30	40	14	172
\$30,000-40,000	49	20	29	17	27	142
\$40,000-50,000	39	18	22	22	7	109
\$50,000-60,000	18	9	7	10	2	46
\$60,000-75,000	13	30	7	9	10	68
\$75,000-100,000	1	3	10	11	15	41
\$100,000-125,000	0	2	4	2	2	9
\$125,000-150,000	6	5	3	1	3	18
\$150,000-200,000	7	6	6	2	2	24
\$200,000+	1	1	2	2	2	9
Total	264	168	177	152	117	879

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Renter Households						
Age 55 to 64 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	58	13	3	0	7	81
\$10,000-20,000	56	38	16	2	23	134
\$20,000-30,000	75	19	2	7	1	104
\$30,000-40,000	12	11	22	4	9	59
\$40,000-50,000	17	24	12	2	3	59
\$50,000-60,000	14	15	9	2	2	42
\$60,000-75,000	4	7	2	2	0	16
\$75,000-100,000	29	10	4	13	20	76
\$100,000-125,000	14	12	5	0	3	34
\$125,000-150,000	8	6	2	0	2	18
\$150,000-200,000	12	9	2	2	2	28
\$200,000+	12	5	2	1	2	20
Total	313	169	82	35	80	680

Renter Households						
Age 65 to 74 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	60	10	1	1	9	81
\$10,000-20,000	141	34	0	1	1	177
\$20,000-30,000	100	24	13	1	0	138
\$30,000-40,000	47	42	0	11	2	103
\$40,000-50,000	14	27	1	1	1	44
\$50,000-60,000	5	12	1	2	8	29
\$60,000-75,000	0	23	1	23	3	49
\$75,000-100,000	6	33	1	1	2	43
\$100,000-125,000	13	14	1	2	2	33
\$125,000-150,000	22	9	1	1	3	36
\$150,000-200,000	11	1	0	1	0	13
\$200,000+	16	1	1	2	2	22
Total	437	234	22	47	34	774

Renter Households						
Aged 75 to 84 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	34	11	0	1	2	48
\$10,000-20,000	94	1	1	0	2	98
\$20,000-30,000	53	34	1	1	1	89
\$30,000-40,000	6	5	1	0	2	15
\$40,000-50,000	7	4	1	1	0	13
\$50,000-60,000	9	15	1	1	2	27
\$60,000-75,000	19	21	2	0	1	43
\$75,000-100,000	8	3	1	0	2	13
\$100,000-125,000	7	13	0	1	0	21
\$125,000-150,000	19	2	1	0	1	23
\$150,000-200,000	4	4	0	0	1	9
\$200,000+	6	1	1	1	0	9
Total	266	113	9	5	13	404

Renter Households						
Aged 85+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	7	0	1	0	1	9
\$10,000-20,000	61	5	0	0	2	67
\$20,000-30,000	26	29	2	0	1	59
\$30,000-40,000	34	2	0	0	1	36
\$40,000-50,000	21	4	1	1	0	26
\$50,000-60,000	18	1	0	1	2	22
\$60,000-75,000	14	0	1	0	1	19
\$75,000-100,000	11	2	1	0	1	14
\$100,000-125,000	2	1	1	1	0	5
\$125,000-150,000	6	0	0	0	1	6
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	2	2	0	0	0	5
Total	206	44	6	2	9	267

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Owner Households						
Age 15 to 24 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4	0	2	1	2	9
\$10,000-20,000	4	4	0	1	5	14
\$20,000-30,000	10	11	4	8	10	43
\$30,000-40,000	16	16	5	10	11	58
\$40,000-50,000	5	18	12	11	8	54
\$50,000-60,000	1	7	6	11	0	24
\$60,000-75,000	4	4	24	7	3	41
\$75,000-100,000	0	6	5	2	1	14
\$100,000-125,000	0	1	1	1	0	3
\$125,000-150,000	0	0	0	1	0	1
\$150,000-200,000	6	4	1	2	2	16
\$200,000+	0	0	0	0	0	0
Total	48	69	68	55	42	276

Owner Households						
Age 25 to 34 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4	3	7	1	2	16
\$10,000-20,000	12	13	4	8	13	49
\$20,000-30,000	8	27	11	20	9	75
\$30,000-40,000	33	29	10	31	24	128
\$40,000-50,000	15	31	18	22	15	101
\$50,000-60,000	9	49	18	60	12	148
\$60,000-75,000	15	30	65	44	20	174
\$75,000-100,000	8	91	111	63	42	315
\$100,000-125,000	9	62	32	51	13	168
\$125,000-150,000	0	12	18	11	5	46
\$150,000-200,000	13	12	4	23	6	59
\$200,000+	2	8	36	15	10	71
Total	128	367	333	549	171	1,548

Owner Households						
Age 35 to 44 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4	1	7	0	1	12
\$10,000-20,000	14	18	7	10	19	68
\$20,000-30,000	11	26	13	21	13	84
\$30,000-40,000	33	28	11	33	26	131
\$40,000-50,000	15	34	21	24	14	109
\$50,000-60,000	9	50	23	76	11	169
\$60,000-75,000	15	31	76	52	25	199
\$75,000-100,000	8	136	157	86	59	446
\$100,000-125,000	20	107	55	100	21	303
\$125,000-150,000	1	22	40	23	8	94
\$150,000-200,000	33	29	12	53	10	136
\$200,000+	6	20	32	21	21	100
Total	168	518	510	527	232	1,947

Owner Households						
Age 45 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3	2	9	2	1	18
\$10,000-20,000	20	13	9	9	14	65
\$20,000-30,000	10	36	17	17	12	92
\$30,000-40,000	60	38	12	41	34	185
\$40,000-50,000	32	66	43	44	28	213
\$50,000-60,000	10	79	22	55	12	178
\$60,000-75,000	22	42	116	71	38	289
\$75,000-100,000	7	119	168	73	55	422
\$100,000-125,000	21	187	86	92	28	413
\$125,000-150,000	1	31	60	34	57	184
\$150,000-200,000	15	27	10	98	11	161
\$200,000+	3	25	42	25	51	146
Total	205	626	591	562	342	2,326

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Pinellas County

Owner Households						
Age 55 to 64 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	87	41	3	1	8	141
\$10,000-20,000	109	105	15	4	2	235
\$20,000-30,000	90	61	26	3	57	238
\$30,000-40,000	84	144	78	4	43	353
\$40,000-50,000	48	178	71	8	14	318
\$50,000-60,000	21	111	7	25	2	167
\$60,000-75,000	22	200	45	12	4	344
\$75,000-100,000	67	202	71	1	11	351
\$100,000-125,000	18	210	54	2	22	307
\$125,000-150,000	18	95	29	1	5	148
\$150,000-200,000	23	84	20	2	3	132
\$200,000+	10	45	31	10	2	87
Total	585	1,536	480	74	174	2,830

Owner Households						
Age 65 to 74 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	41	67	9	1	1	119
\$10,000-20,000	311	105	11	0	9	436
\$20,000-30,000	215	277	22	2	3	519
\$30,000-40,000	29	238	59	1	0	327
\$40,000-50,000	23	221	112	22	1	379
\$50,000-60,000	73	210	42	44	11	379
\$60,000-75,000	16	287	64	4	15	385
\$75,000-100,000	63	297	22	7	12	402
\$100,000-125,000	38	94	17	1	6	156
\$125,000-150,000	71	75	21	6	10	182
\$150,000-200,000	13	49	14	1	2	78
\$200,000+	48	84	17	2	14	165
Total	940	2,804	488	90	83	3,526

Owner Households						
Aged 75 to 84 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	67	9	2	0	0	78
\$10,000-20,000	208	95	3	5	1	311
\$20,000-30,000	138	156	15	0	1	311
\$30,000-40,000	101	160	12	0	1	273
\$40,000-50,000	79	94	30	0	0	203
\$50,000-60,000	49	86	29	0	0	164
\$60,000-75,000	51	61	9	0	0	121
\$75,000-100,000	44	41	37	0	1	123
\$100,000-125,000	15	16	1	0	0	32
\$125,000-150,000	20	22	4	1	0	48
\$150,000-200,000	9	6	1	0	0	16
\$200,000+	17	2	1	1	1	22
Total	799	783	145	7	5	1,709

Owner Households						
Aged 85+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	42	2	0	0	1	46
\$10,000-20,000	136	7	0	11	1	155
\$20,000-30,000	58	58	16	0	2	125
\$30,000-40,000	24	16	11	0	1	53
\$40,000-50,000	21	7	3	3	0	34
\$50,000-60,000	19	9	2	3	0	34
\$60,000-75,000	21	7	1	2	2	33
\$75,000-100,000	16	1	2	4	0	23
\$100,000-125,000	6	0	1	1	0	8
\$125,000-150,000	6	1	0	1	0	8
\$150,000-200,000	2	1	0	0	0	3
\$200,000+	2	0	0	0	0	2
Total	353	110	38	29	9	537

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Homeowner Households							
Age 15 to 24 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	43	26	22	7	7	2	106
\$10,000-20,000	34	30	39	51	9	3	176
\$20,000-30,000	70	51	31	62	14	7	234
\$30,000-40,000	77	19	36	10	9	7	157
\$40,000-50,000	10	10	5	12	3	0	41
\$50,000-60,000	9	10	7	3	0	0	29
\$60,000-75,000	0	0	0	0	0	0	0
\$75,000-100,000	0	0	0	0	0	0	0
\$100,000-125,000	0	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0	0
\$150,000-200,000	0	2	0	0	0	0	2
\$200,000+	0	0	0	0	0	0	0
Total	243	157	140	145	41	19	745

Homeowner Households							
Age 25 to 34 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	93	48	49	31	37	21	280
\$10,000-20,000	85	57	88	57	10	6	303
\$20,000-30,000	55	55	28	49	16	8	210
\$30,000-40,000	77	37	34	21	34	18	220
\$40,000-50,000	29	17	21	22	8	3	101
\$50,000-60,000	29	44	21	22	3	1	121
\$60,000-75,000	17	38	8	8	6	3	79
\$75,000-100,000	0	3	4	8	9	6	30
\$100,000-125,000	0	1	1	0	1	0	3
\$125,000-150,000	0	1	1	0	0	0	2
\$150,000-200,000	1	0	1	2	1	0	6
\$200,000+	0	1	1	1	0	0	3
Total	386	302	258	223	124	66	1,359

Homeowner Households							
Age 35 to 44 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	53	40	44	24	35	10	244
\$10,000-20,000	74	53	74	55	9	3	269
\$20,000-30,000	45	39	24	41	15	9	172
\$30,000-40,000	60	26	27	19	24	13	169
\$40,000-50,000	22	15	16	20	6	3	83
\$50,000-60,000	27	36	16	20	2	1	102
\$60,000-75,000	14	32	9	10	5	2	72
\$75,000-100,000	0	3	5	8	10	5	31
\$100,000-125,000	0	2	1	1	0	0	4
\$125,000-150,000	2	1	1	1	0	0	5
\$150,000-200,000	3	1	4	0	1	0	10
\$200,000+	2	1	0	0	0	0	3
Total	333	248	221	200	107	56	1,165

Homeowner Households							
Age 45 to 54 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	90	41	41	24	27	15	238
\$10,000-20,000	61	46	65	42	11	5	230
\$20,000-30,000	39	32	27	39	16	9	161
\$30,000-40,000	78	36	42	26	24	13	219
\$40,000-50,000	25	16	16	17	4	4	81
\$50,000-60,000	31	23	9	22	2	0	67
\$60,000-75,000	6	40	8	7	4	2	67
\$75,000-100,000	0	4	9	11	0	4	36
\$100,000-125,000	0	1	2	0	2	0	4
\$125,000-150,000	0	5	1	0	0	0	6
\$150,000-200,000	4	0	2	0	1	0	6
\$200,000+	2	2	2	2	0	0	10
Total	316	245	225	189	99	53	1,124

* Estimates based on household size ratios; not cross tabulated data

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Market Area

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Renter Households							
Age 50 to 64 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	125	27	4	0	5	3	164
\$10,000-20,000	101	56	14	1	13	8	193
\$20,000-30,000	71	27	4	17	1	0	120
\$30,000-40,000	12	10	24	2	11	7	73
\$40,000-50,000	12	22	9	3	3	1	49
\$50,000-60,000	13	19	7	1	2	0	41
\$60,000-75,000	3	10	3	0	0	0	16
\$75,000-100,000	16	3	3	12	4	2	39
\$100,000-125,000	0	0	5	1	1	0	22
\$125,000-150,000	2	5	1	2	3	1	14
\$150,000-200,000	3	4	2	0	1	1	11
\$200,000+	11	2	2	1	1	1	21
Total	379	200	80	38	44	23	763

Renter Households							
Age 65 to 74 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	83	15	0	0	1	1	100
\$10,000-20,000	132	30	1	0	0	0	163
\$20,000-30,000	48	23	10	0	0	0	80
\$30,000-40,000	44	54	1	5	1	0	106
\$40,000-50,000	5	12	1	0	3	2	23
\$50,000-60,000	2	5	0	0	13	8	29
\$60,000-75,000	0	20	0	11	2	0	33
\$75,000-100,000	2	10	1	0	1	0	14
\$100,000-125,000	0	6	0	0	0	0	6
\$125,000-150,000	4	3	0	0	2	0	10
\$150,000-200,000	3	1	1	0	0	0	5
\$200,000+	2	2	0	0	2	2	10
Total	326	181	15	16	26	14	578

Renter Households							
Age 75 to 84 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	47	0	1	0	1	0	58
\$10,000-20,000	140	1	1	0	1	0	144
\$20,000-30,000	51	34	0	0	1	1	87
\$30,000-40,000	5	6	1	0	1	0	13
\$40,000-50,000	0	0	0	0	2	0	10
\$50,000-60,000	6	6	1	0	0	0	13
\$60,000-75,000	9	12	5	0	1	0	27
\$75,000-100,000	1	2	0	0	0	0	3
\$100,000-125,000	1	9	0	0	0	0	10
\$125,000-150,000	3	1	0	0	1	0	6
\$150,000-200,000	1	0	1	0	0	0	2
\$200,000+	1	0	0	0	1	0	2
Total	274	79	10	0	10	1	375

Renter Households							
Age 85+ Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	21	2	1	0	1	0	24
\$10,000-20,000	85	3	0	0	1	1	90
\$20,000-30,000	13	24	0	0	2	0	39
\$30,000-40,000	23	2	1	0	2	0	28
\$40,000-50,000	9	7	0	0	1	0	17
\$50,000-60,000	13	2	0	0	1	0	16
\$60,000-75,000	4	2	0	0	1	0	6
\$75,000-100,000	2	1	0	0	2	0	5
\$100,000-125,000	1	0	0	0	0	0	1
\$125,000-150,000	1	0	0	0	1	0	2
\$150,000-200,000	0	0	0	0	0	0	0
\$200,000+	0	0	1	0	0	0	1
Total	172	45	2	0	9	1	228

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 15 to 24 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	1	3	5	2	0	0	11
\$10,000-20,000	7	11	5	2	6	5	34
\$20,000-30,000	5	31	8	17	3	2	66
\$30,000-40,000	20	14	11	14	7	2	68
\$40,000-50,000	4	10	7	9	4	2	36
\$50,000-60,000	2	18	5	17	2	1	46
\$60,000-75,000	0	1	0	1	1	0	2
\$75,000-100,000	0	2	2	0	0	0	3
\$100,000-125,000	0	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0	0
\$150,000-200,000	2	1	1	1	2	2	7
\$200,000+	0	0	0	0	0	0	0
Total	41	90	44	62	24	11	272

Owner Households							
Age 25 to 34 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	10	8	16	3	3	1	40
\$10,000-20,000	26	26	16	12	22	12	115
\$20,000-30,000	16	65	20	33	11	6	151
\$30,000-40,000	43	43	24	54	23	13	198
\$40,000-50,000	16	64	34	39	12	5	171
\$50,000-60,000	6	48	28	52	5	3	145
\$60,000-75,000	16	26	76	67	21	12	218
\$75,000-100,000	3	60	77	43	16	8	206
\$100,000-125,000	1	24	17	30	4	2	78
\$125,000-150,000	0	6	14	6	3	2	31
\$150,000-200,000	6	11	2	19	3	2	43
\$200,000+	0	2	8	2	2	1	15
Total	144	383	331	369	123	67	1,409

Owner Households							
Age 35 to 44 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	14	12	26	6	4	1	64
\$10,000-20,000	42	35	21	21	32	20	172
\$20,000-30,000	17	89	31	49	16	6	209
\$30,000-40,000	55	54	29	67	29	15	249
\$40,000-50,000	26	87	45	54	15	5	232
\$50,000-60,000	6	69	40	75	11	6	207
\$60,000-75,000	22	45	116	96	32	17	330
\$75,000-100,000	5	109	134	77	24	15	364
\$100,000-125,000	5	55	40	57	7	4	169
\$125,000-150,000	0	14	30	15	5	4	67
\$150,000-200,000	16	27	7	46	4	2	104
\$200,000+	1	6	24	10	6	2	58
Total	211	402	543	575	186	99	2,216

Owner Households							
Age 45 to 54 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	16	13	27	7	6	2	71
\$10,000-20,000	63	37	29	17	40	21	208
\$20,000-30,000	16	90	22	31	16	10	184
\$30,000-40,000	109	94	37	98	46	26	409
\$40,000-50,000	33	87	54	66	22	13	272
\$50,000-60,000	13	109	48	103	11	6	289
\$60,000-75,000	29	54	163	95	34	24	402
\$75,000-100,000	7	186	182	105	32	16	527
\$100,000-125,000	13	133	71	106	12	9	344
\$125,000-150,000	0	26	57	42	22	10	156
\$150,000-200,000	11	20	9	51	4	2	96
\$200,000+	4	21	55	22	26	12	162
Total	315	800	785	782	271	159	5,123

* Estimates based on household size ratios; not cross tabulated data

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Crevice Households							
Age 55 to 64 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	157	58	12	0	14	7	247
\$10,000-20,000	152	235	31	3	1	0	422
\$20,000-30,000	103	113	44	2	25	15	302
\$30,000-40,000	104	230	98	12	44	24	512
\$40,000-50,000	39	155	61	7	8	4	274
\$50,000-60,000	23	188	15	22	1	0	259
\$60,000-75,000	24	246	55	9	3	1	338
\$75,000-100,000	47	233	85	10	5	3	382
\$100,000-125,000	11	150	56	9	11	6	242
\$125,000-150,000	9	76	12	1	3	2	102
\$150,000-200,000	10	35	7	1	1	0	54
\$200,000+	2	52	22	2	3	0	100
Total	688	1,771	504	82	118	61	3,234

Crevice Households							
Age 65 to 74 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	89	76	13	1	1	0	180
\$10,000-20,000	300	126	21	0	7	3	517
\$20,000-30,000	123	267	15	4	1	0	408
\$30,000-40,000	24	255	58	0	1	0	339
\$40,000-50,000	21	127	77	12	0	0	237
\$50,000-60,000	35	136	33	21	5	4	233
\$60,000-75,000	9	197	35	3	4	3	211
\$75,000-100,000	18	125	18	4	3	1	168
\$100,000-125,000	14	51	7	1	1	0	74
\$125,000-150,000	9	27	12	0	1	1	50
\$150,000-200,000	8	33	10	0	0	0	50
\$200,000+	8	19	2	1	2	1	33
Total	717	1,897	305	47	27	13	2,995

Crevice Households							
Age 75 to 84 Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	79	31	1	1	0	0	112
\$10,000-20,000	248	149	7	3	0	0	417
\$20,000-30,000	104	162	20	0	0	0	286
\$30,000-40,000	94	154	10	0	1	0	259
\$40,000-50,000	54	74	23	0	0	0	150
\$50,000-60,000	32	63	21	0	0	0	116
\$60,000-75,000	32	55	7	0	1	0	95
\$75,000-100,000	28	15	24	0	0	0	67
\$100,000-125,000	5	8	0	0	1	0	14
\$125,000-150,000	6	2	2	0	0	0	10
\$150,000-200,000	6	5	1	0	0	0	12
\$200,000+	6	4	4	0	0	0	14
Total	705	721	115	4	3	0	1,548

Crevice Households							
Age 85+ Years							
Base Year 2010 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	51	2	0	0	0	0	53
\$10,000-20,000	138	16	0	20	0	0	174
\$20,000-30,000	42	40	7	1	0	0	90
\$30,000-40,000	36	14	16	0	0	0	66
\$40,000-50,000	13	8	2	2	0	0	25
\$50,000-60,000	13	7	1	2	0	0	23
\$60,000-75,000	8	4	1	2	0	0	15
\$75,000-100,000	5	4	2	2	0	0	13
\$100,000-125,000	3	8	0	0	0	0	11
\$125,000-150,000	1	0	1	1	0	0	3
\$150,000-200,000	0	2	0	0	0	0	2
\$200,000+	0	0	0	0	0	0	0
Total	313	99	29	29	0	0	469

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Estimates

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Homeowner Households							
Age 15 to 24 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	41	14	35	4	30	10	145
\$10,000-20,000	14	14	25	12	3	5	78
\$20,000-30,000	40	14	23	29	12	8	146
\$30,000-40,000	87	19	26	10	29	16	187
\$40,000-50,000	25	11	7	30	3	0	75
\$50,000-60,000	4	4	1	7	0	0	16
\$60,000-75,000	1	48	12	3	4	3	71
\$75,000-100,000	0	3	1	0	3	0	7
\$100,000-125,000	0	0	1	0	0	0	1
\$125,000-150,000	0	0	1	0	0	0	1
\$150,000-200,000	1	0	0	1	0	0	3
\$200,000+	0	0	0	0	0	0	0
Total	215	146	154	85	83	46	720

Homeowner Households							
Age 25 to 34 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	65	22	32	24	32	15	191
\$10,000-20,000	59	35	65	54	10	5	228
\$20,000-30,000	74	63	41	64	9	4	288
\$30,000-40,000	81	27	47	18	33	18	232
\$40,000-50,000	31	14	21	18	8	0	91
\$50,000-60,000	18	26	12	29	1	0	86
\$60,000-75,000	17	29	13	9	8	5	81
\$75,000-100,000	0	1	10	22	10	6	50
\$100,000-125,000	0	1	4	3	1	0	9
\$125,000-150,000	5	10	6	3	4	1	29
\$150,000-200,000	8	3	4	0	1	0	15
\$200,000+	2	1	1	2	1	0	10
Total	369	232	286	147	117	55	1,268

Homeowner Households							
Age 35 to 44 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	58	21	27	4	25	13	148
\$10,000-20,000	48	34	74	56	17	7	246
\$20,000-30,000	58	49	38	56	13	6	220
\$30,000-40,000	72	21	40	14	27	16	189
\$40,000-50,000	32	12	17	15	5	0	81
\$50,000-60,000	19	19	9	25	1	0	73
\$60,000-75,000	10	30	13	6	5	4	66
\$75,000-100,000	2	4	6	21	9	4	47
\$100,000-125,000	2	2	6	1	1	0	13
\$125,000-150,000	9	11	5	4	4	1	34
\$150,000-200,000	12	4	5	0	2	1	25
\$200,000+	6	3	3	2	2	0	20
Total	357	213	243	205	111	53	1,162

Homeowner Households							
Age 45 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	46	17	19	7	17	11	117
\$10,000-20,000	40	30	41	36	6	2	155
\$20,000-30,000	53	38	28	36	10	4	169
\$30,000-40,000	44	20	30	17	18	11	139
\$40,000-50,000	40	17	23	18	5	2	105
\$50,000-60,000	15	12	8	11	2	0	47
\$60,000-75,000	14	31	7	8	6	4	69
\$75,000-100,000	1	3	13	8	10	6	39
\$100,000-125,000	1	1	4	0	2	1	8
\$125,000-150,000	4	5	2	8	1	0	20
\$150,000-200,000	8	2	3	2	2	1	17
\$200,000+	2	2	2	1	2	1	12
Total	268	177	177	181	82	42	896

* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 50 to 64 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	72	14	3	1	5	3	98
\$10,000-20,000	75	46	20	0	17	9	169
\$20,000-30,000	86	23	3	8	2	0	122
\$30,000-40,000	14	18	25	4	5	3	71
\$40,000-50,000	14	31	12	3	2	0	61
\$50,000-60,000	21	13	4	1	3	0	42
\$60,000-75,000	3	8	2	1	3	0	17
\$75,000-100,000	29	10	3	20	13	7	81
\$100,000-125,000	14	10	3	1	1	0	29
\$125,000-150,000	7	3	2	1	3	0	14
\$150,000-200,000	11	6	3	4	2	1	26
\$200,000+	8	1	2	1	1	2	22
Total	355	189	82	43	58	25	752

Renter Households							
Age 65 to 74 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	55	14	0	1	5	4	80
\$10,000-20,000	138	36	0	0	2	0	177
\$20,000-30,000	87	28	8	0	0	0	123
\$30,000-40,000	46	36	1	8	2	0	93
\$40,000-50,000	9	19	2	0	2	0	33
\$50,000-60,000	3	12	1	1	4	3	25
\$60,000-75,000	1	25	1	16	1	0	44
\$75,000-100,000	5	28	1	0	2	0	36
\$100,000-125,000	10	9	0	2	2	0	24
\$125,000-150,000	15	4	0	0	1	0	20
\$150,000-200,000	9	2	0	0	1	1	13
\$200,000+	12	5	1	1	1	1	20
Total	393	217	15	30	24	9	688

Renter Households							
Age 75 to 84 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	39	12	0	0	2	0	53
\$10,000-20,000	107	1	1	2	1	0	111
\$20,000-30,000	51	38	1	1	1	0	92
\$30,000-40,000	5	4	1	0	1	0	10
\$40,000-50,000	8	6	0	0	1	0	14
\$50,000-60,000	6	14	0	1	2	0	23
\$60,000-75,000	16	23	3	0	2	0	44
\$75,000-100,000	9	2	1	1	2	0	14
\$100,000-125,000	6	10	0	0	2	0	18
\$125,000-150,000	14	1	1	2	0	0	17
\$150,000-200,000	1	3	0	0	1	0	5
\$200,000+	1	0	0	0	0	0	1
Total	267	113	7	6	12	0	405

Renter Households							
Age 85+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	7	0	0	0	1	0	8
\$10,000-20,000	63	4	1	0	1	0	69
\$20,000-30,000	30	27	0	1	1	0	59
\$30,000-40,000	30	1	1	0	1	0	32
\$40,000-50,000	19	3	0	1	0	0	22
\$50,000-60,000	15	5	0	0	0	0	20
\$60,000-75,000	17	2	1	0	0	0	20
\$75,000-100,000	9	2	0	0	0	0	11
\$100,000-125,000	2	2	0	0	0	0	4
\$125,000-150,000	5	1	0	0	0	0	6
\$150,000-200,000	0	0	0	0	0	0	0
\$200,000+	2	1	0	0	1	0	4
Total	199	44	5	2	4	0	252

* Estimates based on household size ratios; not cross tabulated data

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Overall Households							
Age 15 to 24 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	3	1	3	1	1	1	9
\$10,000-20,000	4	3	1	1	4	2	15
\$20,000-30,000	9	12	8	6	8	3	46
\$30,000-40,000	15	15	5	12	8	5	59
\$40,000-50,000	6	19	9	9	8	4	55
\$50,000-60,000	1	4	5	10	0	0	20
\$60,000-75,000	3	3	21	5	3	1	36
\$75,000-100,000	1	3	6	1	2	0	13
\$100,000-125,000	0	0	1	1	0	0	2
\$125,000-150,000	0	0	0	0	0	0	0
\$150,000-200,000	3	5	0	1	1	1	11
\$200,000+	0	0	0	0	0	0	0
Total	46	44	57	48	54	16	266

Overall Households							
Age 25 to 34 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	3	2	9	1	1	0	17
\$10,000-20,000	12	20	6	8	9	6	62
\$20,000-30,000	8	32	15	22	7	4	89
\$30,000-40,000	37	37	13	37	15	8	147
\$40,000-50,000	16	36	21	23	8	5	109
\$50,000-60,000	11	50	21	63	6	3	154
\$60,000-75,000	12	32	71	44	14	8	181
\$75,000-100,000	6	88	118	64	25	15	316
\$100,000-125,000	9	52	29	52	7	2	151
\$125,000-150,000	0	10	17	11	2	1	40
\$150,000-200,000	14	11	5	22	2	0	53
\$200,000+	2	8	31	13	2	2	65
Total	132	377	355	361	102	57	1,385

Overall Households							
Age 35 to 44 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	4	2	9	0	1	0	15
\$10,000-20,000	22	29	7	12	13	0	94
\$20,000-30,000	11	39	15	21	11	6	102
\$30,000-40,000	40	35	15	40	17	10	156
\$40,000-50,000	15	41	21	23	13	7	120
\$50,000-60,000	11	36	24	76	9	5	153
\$60,000-75,000	17	34	82	57	19	10	219
\$75,000-100,000	6	138	166	91	40	23	464
\$100,000-125,000	17	96	46	99	12	5	276
\$125,000-150,000	1	22	35	25	4	2	89
\$150,000-200,000	27	25	8	51	6	2	119
\$200,000+	5	28	20	42	14	6	120
Total	175	547	499	544	158	83	2,096

Overall Households							
Age 45 to 54 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	5	5	11	1	1	0	23
\$10,000-20,000	27	25	17	10	13	8	102
\$20,000-30,000	15	60	17	23	14	6	135
\$30,000-40,000	69	52	17	54	26	16	234
\$40,000-50,000	36	77	43	53	21	11	242
\$50,000-60,000	7	47	24	61	9	2	150
\$60,000-75,000	24	44	128	84	31	18	328
\$75,000-100,000	7	124	171	87	37	25	451
\$100,000-125,000	19	167	85	95	14	8	388
\$125,000-150,000	0	26	55	34	29	15	159
\$150,000-200,000	12	26	6	98	8	2	153
\$200,000+	2	20	35	17	27	17	120
Total	224	674	608	617	352	128	2,482

* Estimates based on household size ratios; not cross tabulated data

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Owner Households							
Age 55 to 64 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	104	46	6	0	7	3	167
\$10,000-20,000	147	140	16	4	1	0	308
\$20,000-30,000	110	81	37	1	41	23	292
\$30,000-40,000	89	169	91	7	36	22	414
\$40,000-50,000	62	196	80	5	7	4	355
\$50,000-60,000	22	125	7	26	2	0	185
\$60,000-75,000	23	296	51	10	2	0	382
\$75,000-100,000	67	224	79	0	0	3	382
\$100,000-125,000	16	201	56	3	10	5	291
\$125,000-150,000	17	94	24	0	4	0	139
\$150,000-200,000	19	73	21	0	2	0	115
\$200,000+	2	42	28	10	0	0	82
Total	684	1,688	497	48	122	61	3,120

Owner Households							
Age 65 to 74 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	35	64	6	1	2	0	107
\$10,000-20,000	316	109	14	0	5	3	448
\$20,000-30,000	205	264	21	0	1	1	491
\$30,000-40,000	25	210	59	0	0	0	293
\$40,000-50,000	21	212	97	15	0	0	345
\$50,000-60,000	58	183	37	37	5	3	324
\$60,000-75,000	15	288	55	4	7	4	342
\$75,000-100,000	54	254	17	5	6	3	338
\$100,000-125,000	27	70	18	1	2	1	118
\$125,000-150,000	48	56	18	3	8	5	137
\$150,000-200,000	8	30	10	1	0	0	49
\$200,000+	20	61	12	1	8	4	115
Total	841	1,771	363	68	44	24	3,110

Owner Households							
Age 75 to 84 Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	68	6	2	0	1	0	78
\$10,000-20,000	224	109	4	3	0	0	342
\$20,000-30,000	136	168	17	1	0	0	322
\$30,000-40,000	108	156	12	0	2	0	278
\$40,000-50,000	83	81	28	0	0	0	191
\$50,000-60,000	48	91	30	0	0	0	169
\$60,000-75,000	48	63	7	1	0	0	119
\$75,000-100,000	42	27	33	0	0	0	115
\$100,000-125,000	12	13	1	0	0	0	25
\$125,000-150,000	14	21	2	0	0	0	37
\$150,000-200,000	6	7	0	0	0	0	14
\$200,000+	18	7	2	0	0	0	28
Total	808	760	128	5	3	0	1,705

Owner Households							
Age 85+ Years							
Year 2022 Estimates							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	40	2	0	0	2	0	45
\$10,000-20,000	132	7	0	12	1	0	151
\$20,000-30,000	49	50	16	0	0	0	116
\$30,000-40,000	27	11	12	0	1	0	52
\$40,000-50,000	25	9	2	1	0	0	37
\$50,000-60,000	16	8	3	3	0	0	31
\$60,000-75,000	18	7	0	0	0	0	24
\$75,000-100,000	12	4	2	4	0	0	23
\$100,000-125,000	4	0	1	1	0	0	7
\$125,000-150,000	4	1	0	0	0	0	5
\$150,000-200,000	2	0	0	0	0	0	2
\$200,000+	2	0	0	0	0	0	2
Total	352	100	37	22	4	0	496

* Estimates based on household size ratios; not cross tabulated data

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Homeowner Households							
Age 15 to 24 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	36	18	38	5	30	10	143
\$10,000-20,000	18	9	24	13	1	1	67
\$20,000-30,000	45	34	28	33	13	5	155
\$30,000-40,000	91	26	28	14	29	18	207
\$40,000-50,000	36	16	11	24	3	1	89
\$50,000-60,000	4	2	0	11	0	0	17
\$60,000-75,000	1	50	14	3	3	3	74
\$75,000-100,000	0	3	1	4	5	3	16
\$100,000-125,000	0	0	0	0	0	0	0
\$125,000-150,000	0	1	0	0	0	0	1
\$150,000-200,000	1	0	0	0	0	0	1
\$200,000+	0	0	0	0	0	0	0
Total	252	163	143	107	82	47	771

Homeowner Households							
Age 25 to 34 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	60	10	31	17	31	18	166
\$10,000-20,000	51	28	59	45	9	4	196
\$20,000-30,000	70	54	36	52	12	6	230
\$30,000-40,000	72	24	41	24	35	18	214
\$40,000-50,000	33	15	22	14	9	1	95
\$50,000-60,000	17	26	12	27	1	0	82
\$60,000-75,000	18	27	10	9	6	5	73
\$75,000-100,000	0	4	9	23	9	5	50
\$100,000-125,000	0	3	5	3	3	1	14
\$125,000-150,000	10	6	6	3	4	1	31
\$150,000-200,000	8	5	5	0	4	0	22
\$200,000+	1	1	2	1	1	1	15
Total	341	206	238	217	125	63	1,189

Homeowner Households							
Age 35 to 44 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	47	14	23	17	22	14	137
\$10,000-20,000	52	26	64	43	20	0	214
\$20,000-30,000	59	49	39	51	8	4	209
\$30,000-40,000	65	20	34	15	29	16	179
\$40,000-50,000	26	11	17	22	5	2	84
\$50,000-60,000	20	16	11	23	2	0	72
\$60,000-75,000	11	23	10	8	5	3	60
\$75,000-100,000	0	7	10	24	8	5	53
\$100,000-125,000	0	2	5	1	1	0	10
\$125,000-150,000	7	10	9	12	3	1	41
\$150,000-200,000	15	8	5	4	2	0	35
\$200,000+	8	2	3	2	2	1	25
Total	308	191	251	224	107	56	1,118

Homeowner Households							
Age 45 to 54 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	40	13	16	10	18	9	106
\$10,000-20,000	38	26	42	27	4	2	137
\$20,000-30,000	53	35	30	40	9	6	172
\$30,000-40,000	49	20	29	17	18	9	142
\$40,000-50,000	39	18	22	22	5	2	109
\$50,000-60,000	18	9	7	10	2	0	46
\$60,000-75,000	11	30	7	9	6	4	65
\$75,000-100,000	1	3	10	11	10	6	41
\$100,000-125,000	0	2	4	2	2	0	9
\$125,000-150,000	6	5	3	1	2	1	18
\$150,000-200,000	7	6	6	2	2	0	24
\$200,000+	2	1	2	2	2	0	11
Total	264	168	177	182	80	38	879

* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 50 to 64 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	38	13	3	0	5	2	61
\$10,000-20,000	56	36	16	2	14	9	134
\$20,000-30,000	75	19	2	7	1	0	104
\$30,000-40,000	12	11	22	4	7	2	59
\$40,000-50,000	17	24	12	2	3	0	59
\$50,000-60,000	14	15	9	2	2	0	42
\$60,000-75,000	4	7	2	2	0	0	16
\$75,000-100,000	29	10	4	13	13	7	76
\$100,000-125,000	14	12	5	0	2	1	34
\$125,000-150,000	8	6	2	0	1	1	18
\$150,000-200,000	12	9	2	2	2	1	28
\$200,000+	15	5	2	1	5	2	30
Total	313	169	82	35	55	25	600

Renter Households							
Age 65 to 74 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	60	10	1	1	5	4	81
\$10,000-20,000	141	34	0	1	1	0	177
\$20,000-30,000	100	24	13	1	0	0	138
\$30,000-40,000	47	42	0	11	2	0	103
\$40,000-50,000	14	27	1	1	1	0	44
\$50,000-60,000	5	12	1	2	4	4	29
\$60,000-75,000	0	23	1	23	3	0	49
\$75,000-100,000	6	33	1	1	2	0	43
\$100,000-125,000	13	14	1	2	2	0	33
\$125,000-150,000	22	9	1	1	2	1	36
\$150,000-200,000	11	1	0	1	0	0	13
\$200,000+	16	5	1	2	1	1	26
Total	457	234	22	47	24	10	774

Renter Households							
Age 75 to 84 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	34	11	0	1	2	0	48
\$10,000-20,000	94	1	1	0	2	0	98
\$20,000-30,000	53	34	1	1	1	0	89
\$30,000-40,000	6	5	1	0	2	0	15
\$40,000-50,000	7	4	1	1	0	0	13
\$50,000-60,000	9	15	1	1	2	0	27
\$60,000-75,000	19	21	2	0	1	0	43
\$75,000-100,000	8	3	1	0	2	0	13
\$100,000-125,000	7	13	0	1	0	0	21
\$125,000-150,000	19	2	1	0	1	0	22
\$150,000-200,000	4	4	0	0	1	0	9
\$200,000+	6	1	1	1	0	0	9
Total	266	113	9	5	13	0	404

Renter Households							
Age 85+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	7	0	1	0	1	0	9
\$10,000-20,000	61	5	0	0	2	0	67
\$20,000-30,000	16	29	2	0	1	0	58
\$30,000-40,000	34	2	0	0	1	0	36
\$40,000-50,000	21	4	1	1	0	0	26
\$50,000-60,000	18	1	0	1	2	0	22
\$60,000-75,000	16	0	1	0	1	0	18
\$75,000-100,000	11	2	1	0	1	0	14
\$100,000-125,000	2	1	1	1	0	0	5
\$125,000-150,000	6	0	0	0	1	0	6
\$150,000-200,000	1	0	0	0	0	0	1
\$200,000+	2	2	0	0	0	0	4
Total	206	44	6	2	8	0	267

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Estimates

Market Area

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Owner Households							
Age 15 to 24 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	4	0	2	1	1	1	9
\$10,000-20,000	4	4	0	1	3	2	14
\$20,000-30,000	10	11	4	8	7	3	43
\$30,000-40,000	16	16	5	10	7	4	58
\$40,000-50,000	5	18	12	11	5	2	54
\$50,000-60,000	1	7	6	11	0	0	24
\$60,000-75,000	4	4	24	7	2	1	41
\$75,000-100,000	0	6	5	2	1	0	14
\$100,000-125,000	0	1	1	1	0	0	3
\$125,000-150,000	0	0	0	1	0	0	1
\$150,000-200,000	6	4	1	2	2	1	16
\$200,000+	0	0	0	0	0	0	0
Total	49	49	60	55	28	14	276

Owner Households							
Age 25 to 34 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	4	3	7	1	1	1	16
\$10,000-20,000	12	13	4	8	8	4	49
\$20,000-30,000	8	27	11	20	6	3	75
\$30,000-40,000	33	29	10	31	16	8	128
\$40,000-50,000	15	31	18	22	11	4	101
\$50,000-60,000	9	49	18	50	8	3	148
\$60,000-75,000	15	30	65	44	13	8	174
\$75,000-100,000	8	91	111	63	27	15	315
\$100,000-125,000	9	62	32	51	9	4	168
\$125,000-150,000	0	12	18	11	3	3	46
\$150,000-200,000	13	12	4	23	3	3	59
\$200,000+	2	8	35	12	2	2	79
Total	128	367	333	349	112	60	1,348

Owner Households							
Age 35 to 44 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	4	1	7	0	1	0	12
\$10,000-20,000	14	18	7	10	11	8	68
\$20,000-30,000	11	26	13	21	9	5	84
\$30,000-40,000	33	28	11	33	18	8	131
\$40,000-50,000	15	34	21	24	11	4	109
\$50,000-60,000	9	30	23	76	8	4	168
\$60,000-75,000	15	31	78	52	13	10	199
\$75,000-100,000	8	136	157	86	37	22	446
\$100,000-125,000	20	107	55	100	13	8	303
\$125,000-150,000	1	22	40	23	6	2	94
\$150,000-200,000	33	29	12	53	7	3	136
\$200,000+	6	42	88	21	12	9	182
Total	168	510	510	527	151	80	1,947

Owner Households							
Age 45 to 54 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	2	1	9	2	1	0	15
\$10,000-20,000	20	13	9	9	10	4	65
\$20,000-30,000	10	36	17	17	9	3	92
\$30,000-40,000	60	38	12	41	22	12	185
\$40,000-50,000	32	66	43	44	19	9	215
\$50,000-60,000	10	39	22	55	9	3	138
\$60,000-75,000	22	42	116	71	25	12	289
\$75,000-100,000	7	119	108	73	35	20	422
\$100,000-125,000	21	187	86	92	17	11	415
\$125,000-150,000	1	31	60	34	39	19	184
\$150,000-200,000	15	27	10	98	9	2	161
\$200,000+	2	22	48	22	32	10	135
Total	205	626	591	562	227	115	2,325

* Estimates based on household size ratios; not cross tabulated data

HISTA 2.2 Estimates

Market Area

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Owner Households							
Age 55 to 64 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	87	41	3	1	6	2	141
\$10,000-20,000	109	105	15	4	2	0	235
\$20,000-30,000	90	61	26	3	35	22	238
\$30,000-40,000	84	144	78	4	26	17	355
\$40,000-50,000	48	178	71	8	10	4	318
\$50,000-60,000	21	111	7	25	2	0	167
\$60,000-75,000	22	200	45	12	4	0	344
\$75,000-100,000	67	202	71	1	7	3	351
\$100,000-125,000	10	210	54	2	14	8	307
\$125,000-150,000	10	95	29	1	5	0	140
\$150,000-200,000	23	84	20	2	2	1	132
\$200,000+	10	45	33	10	1	1	97
Total	595	1,536	450	74	115	59	2,830

Owner Households							
Age 65 to 74 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	41	67	9	1	1	0	118
\$10,000-20,000	311	105	11	0	6	3	436
\$20,000-30,000	215	277	22	2	2	1	519
\$30,000-40,000	29	238	59	1	0	0	327
\$40,000-50,000	23	221	112	22	1	0	379
\$50,000-60,000	73	210	42	44	6	5	379
\$60,000-75,000	16	287	64	4	9	6	385
\$75,000-100,000	65	297	22	7	8	4	402
\$100,000-125,000	38	94	17	1	4	2	156
\$125,000-150,000	71	75	21	6	6	4	182
\$150,000-200,000	13	40	14	1	2	0	78
\$200,000+	48	88	17	2	10	4	165
Total	940	2,094	405	90	55	29	3,526

Owner Households							
Age 75 to 84 Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	67	9	2	0	0	0	78
\$10,000-20,000	208	93	3	5	1	0	311
\$20,000-30,000	138	156	15	0	1	0	311
\$30,000-40,000	101	160	12	0	1	0	275
\$40,000-50,000	79	94	30	0	0	0	203
\$50,000-60,000	49	86	29	0	0	0	164
\$60,000-75,000	51	61	9	0	0	0	121
\$75,000-100,000	44	41	37	0	1	0	123
\$100,000-125,000	13	16	1	0	0	0	32
\$125,000-150,000	20	22	4	1	0	0	48
\$150,000-200,000	9	6	1	0	0	0	16
\$200,000+	12	9	1	1	1	0	25
Total	799	753	145	7	5	0	1,709

Owner Households							
Age 85+ Years							
Year 2027 Projections							
	1-Pers HH	2-Pers HH	3-Pers HH	4-Pers HH	5-Pers Estimates*	6+-Pers Estimates*	Total
\$0-10,000	42	2	0	0	1	0	46
\$10,000-20,000	136	7	0	11	1	0	155
\$20,000-30,000	58	58	16	0	2	0	135
\$30,000-40,000	24	16	11	0	1	0	53
\$40,000-50,000	21	7	3	3	0	0	34
\$50,000-60,000	19	9	2	3	0	0	34
\$60,000-75,000	21	7	1	2	2	0	33
\$75,000-100,000	16	1	2	6	0	0	25
\$100,000-125,000	6	0	1	1	0	0	9
\$125,000-150,000	6	1	0	1	0	0	8
\$150,000-200,000	2	1	0	0	0	0	3
\$200,000+	2	0	0	0	0	0	2
Total	353	110	38	29	5	0	537

* Estimates based on household size ratios; not cross tabulated data



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PMA		
Total Population		
Census 2000	52,651	
Census 2010	54,644	
Current Year Estimates - 2022	53,956	
Five Year Projections - 2027	53,733	
Change - 2000 to 2010	1,993	3.8%
Estimated Change - 2010 to 2022	-688	-1.3%
Projected Change - 2022 to 2027	-223	-0.4%
Population by Sex		
2022 Males	26,530	49.2%
2022 Females	27,426	50.8%
Group Quarters Population		
Census 2000	2,603	
Census 2010	2,900	
Current Year Estimates - 2022	3,116	
Five Year Projections - 2027	3,206	
Change - 2000 to 2010	297	11.4%
Estimated Change - 2010 to 2022	216	7.4%
Projected Change - 2022 to 2027	90	2.9%
Total Households		
Census 2000	20,438	
Census 2010	21,115	
Current Year Estimates - 2022	20,713	
Five Year Projections - 2027	20,580	
Change - 2000 to 2010	677	3.3%
Estimated Change - 2010 to 2022	-402	-1.9%
Projected Change - 2022 to 2027	-133	-0.6%
Average Household Size 2000	2.45	
Average Household Size 2010	2.45	
Average Household Size 2022	2.45	
Average Household Size 2027	2.46	
Total Families		
Census 2000	14,500	
Census 2010	14,436	
Current Year Estimates - 2022	14,210	
Five Year Projections - 2027	14,130	
Change - 2000 to 2010	-64	-0.4%
Estimated Change - 2010 to 2022	-226	-1.6%
Projected Change - 2022 to 2027	-80	-0.6%



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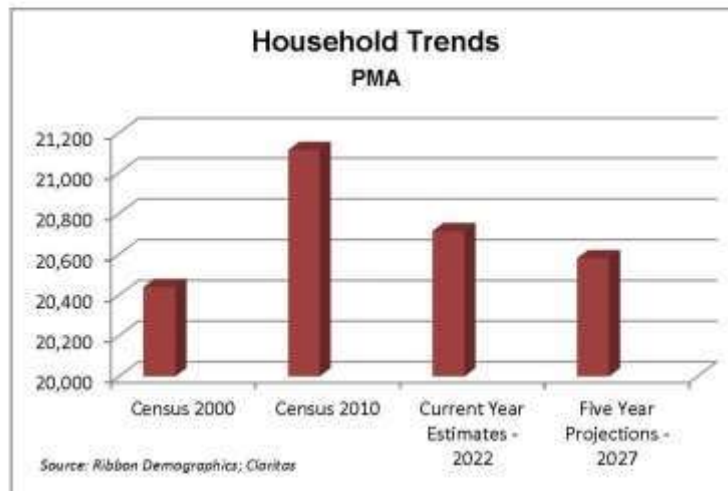
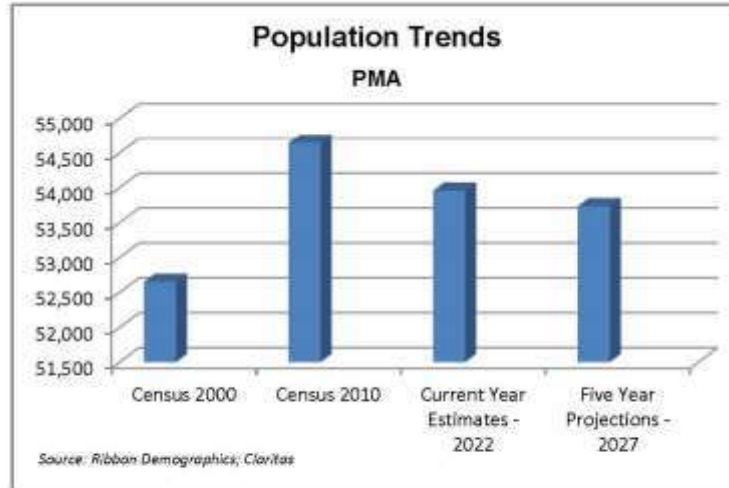
PMA		
Total Housing Units		
Census 2000	22,798	
Census 2010	23,788	
Current Year Estimates - 2022	24,022	
Five Year Projections - 2027	24,075	
Change - 2000 to 2010	990	4.3%
Estimated Change - 2010 to 2022	234	1.0%
Projected Change - 2022 to 2027	53	0.2%
Total Vacant Housing Units 2000	2,360	
Total Vacant Housing Units 2010	2,673	
Total Vacant Housing Units 2022	3,309	
Total Vacant Housing Units 2027	3,495	
Households by Tenure		
2000 Owner	14,869	72.8%
2000 Renter	5,589	27.2%
2010 Owner	14,776	70.0%
2010 Renter	6,339	30.0%
2022 Owner	14,570	70.3%
2022 Renter	6,143	29.7%
2027 Owner	14,498	70.4%
2027 Renter	6,082	29.6%

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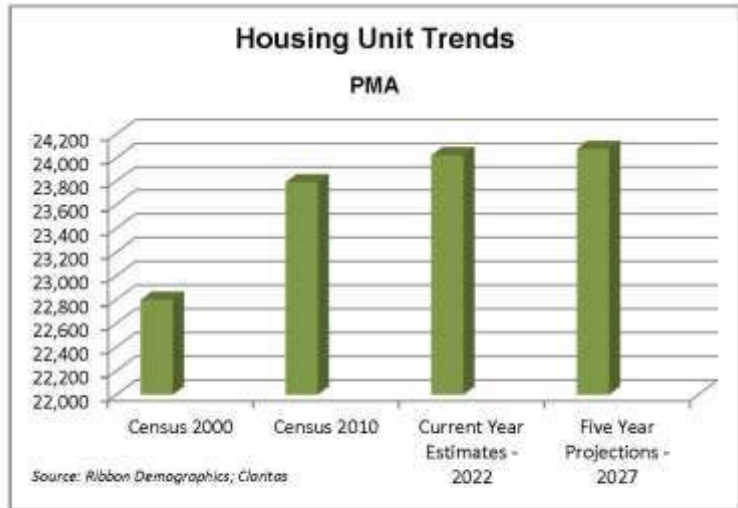


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DEMOGRAPHIC SUMMARY REPORT

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PMA						
Total Population						
Census 2010	54,644					
Current Year Estimates - 2022	53,956					
Five Year Projections - 2027	53,733					
Estimated Change - 2010 to 2022	-688	-1.3%				
Projected Change - 2022 to 2027	-223	-0.4%				
Group Quarters Population						
Census 2010	2,900					
Current Year Estimates - 2022	3,116					
Five Year Projections - 2027	3,206					
Estimated Change - 2010 to 2022	216	7.4%				
Projected Change - 2022 to 2027	90	2.9%				
Total Households						
Census 2010	21,115					
Current Year Estimates - 2022	20,713					
Five Year Projections - 2027	20,580					
Estimated Change - 2010 to 2022	-402	-1.9%				
Projected Change - 2022 to 2027	-133	-0.6%				
Average Household Size 2010	2.45					
Average Household Size 2022	2.45					
Average Household Size 2027	2.46					
Total Families						
Census 2010	14,436					
Current Year Estimates - 2022	14,210					
Five Year Projections - 2027	14,130					
Estimated Change - 2010 to 2022	-226	-1.6%				
Projected Change - 2022 to 2027	-80	-0.6%				
Population By Age						
	Census 2010		2022 Estimates		2027 Projections	
0 to 4 Years	3,485	6.4%	3,419	6.3%	3,399	6.3%
5 to 9 Years	3,564	6.5%	3,352	6.2%	3,343	6.2%
10 to 14 Years	3,393	6.2%	3,432	6.4%	3,263	6.1%
15 to 17 Years	2,084	3.8%	2,130	3.9%	2,133	4.0%
18 to 20 Years	2,078	3.8%	2,116	3.9%	2,164	4.0%
21 to 24 Years	2,716	5.0%	2,650	4.9%	2,910	5.4%
25 to 34 Years	6,830	12.5%	6,793	12.6%	6,590	12.3%
35 to 44 Years	7,005	12.8%	6,620	12.3%	6,468	12.0%
45 to 54 Years	8,008	14.7%	6,457	12.0%	6,123	11.4%
55 to 64 Years	6,895	12.6%	6,764	12.5%	6,181	11.5%
65 to 74 Years	4,754	8.7%	5,971	11.1%	6,801	12.7%
75 to 84 Years	2,744	5.0%	3,054	5.7%	3,071	5.7%
85 Years and Up	1,088	2.0%	1,198	2.2%	1,287	2.4%
Median Age (Years)	39.5		39.7		39.7	



DEMOGRAPHIC SUMMARY REPORT

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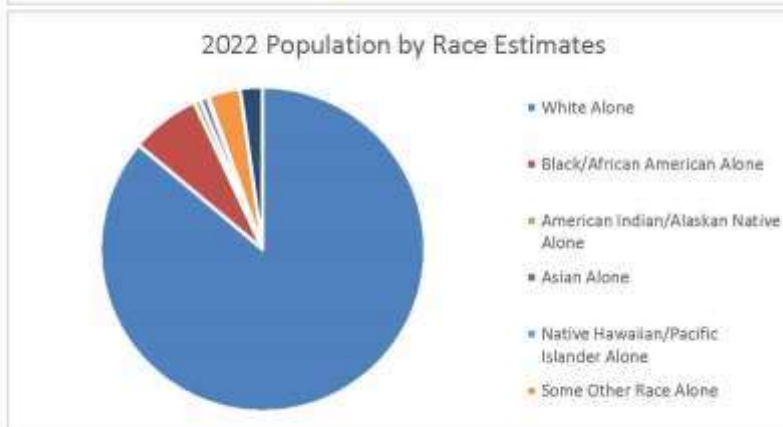
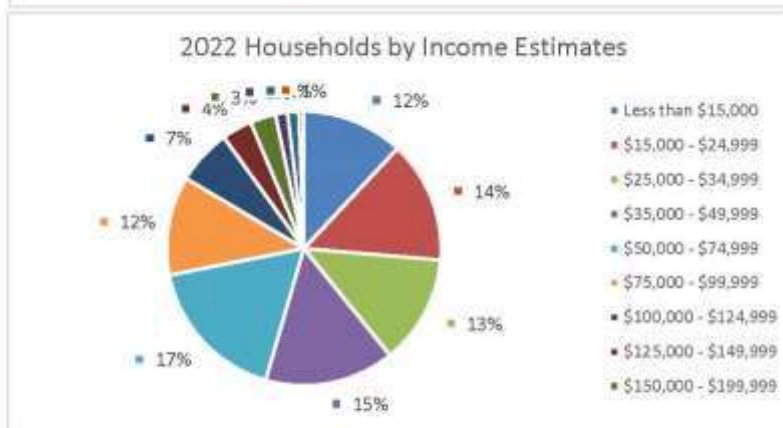
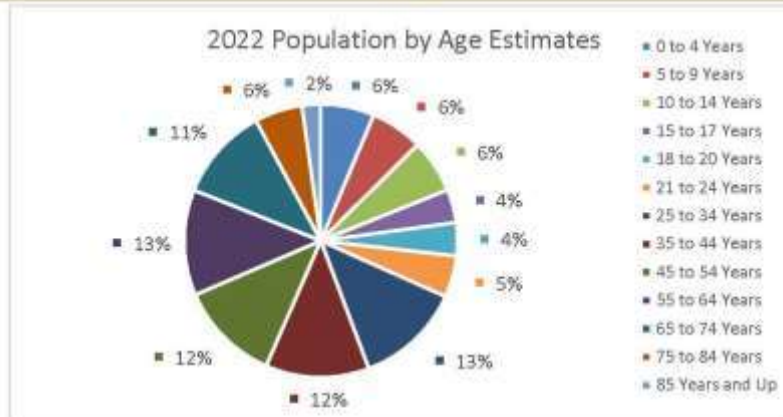
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Households by Income				
	2022 Estimates		2027 Projections	
Less than \$15,000	2,479	12.0%	2,228	10.8%
\$15,000 - \$24,999	2,976	14.4%	2,730	13.3%
\$25,000 - \$34,999	2,664	12.9%	2,521	12.2%
\$35,000 - \$49,999	3,168	15.3%	3,115	15.1%
\$50,000 - \$74,999	3,602	17.4%	3,574	17.4%
\$75,000 - \$99,999	2,414	11.7%	2,441	11.9%
\$100,000 - \$124,999	1,356	6.5%	1,518	7.4%
\$125,000 - \$149,999	739	3.6%	873	4.2%
\$150,000 - \$199,999	624	3.0%	745	3.6%
\$200,000 - \$249,999	295	1.4%	352	1.7%
\$250,000 - \$499,999	274	1.3%	329	1.6%
\$500,000 and up	122	0.6%	154	0.7%
<i>Median Income</i>	\$45,594		\$48,535	

Households by Tenure		
2010 Owner	14,776	70.0%
2010 Renter	6,339	30.0%
2022 Owner	14,570	70.3%
2022 Renter	6,143	29.7%
2027 Owner	14,498	70.4%
2027 Renter	6,082	29.6%

Population By Race and Ethnicity						
	Census 2010		2022 Estimates		2027 Projections	
White Alone	48,051	87.9%	46,464	86.1%	45,833	85.3%
Black/African American Alone	3,722	6.8%	3,735	6.9%	3,771	7.0%
American Indian/Alaskan Native Alone	270	0.5%	344	0.6%	376	0.7%
Asian Alone	331	0.6%	392	0.7%	417	0.8%
Native Hawaiian/Pacific Islander Alone	56	0.1%	100	0.2%	116	0.2%
Some Other Race Alone	1,383	2.5%	1,707	3.2%	1,844	3.4%
Two or More Races	831	1.5%	1,214	2.2%	1,376	2.6%
Hispanic/Latino	2,575	4.7%	3,190	5.9%	3,451	6.4%

PMA



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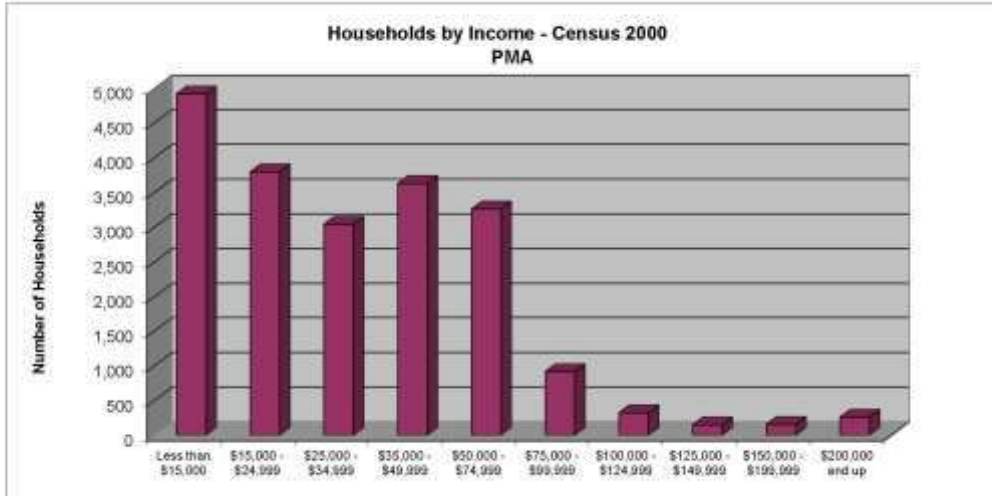
Households by Income and Age										
PMA										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	340	418	577	615	738	877	988	371	4,924	24.1%
\$15,000 - \$24,999	262	519	647	681	570	570	432	117	3,798	18.6%
\$25,000 - \$34,999	172	557	682	516	473	404	192	48	3,044	14.9%
\$35,000 - \$49,999	110	758	813	795	592	402	133	27	3,630	17.7%
\$50,000 - \$74,999	50	442	907	885	565	275	118	20	3,262	15.9%
\$75,000 - \$99,999	9	94	245	311	151	69	29	7	915	4.5%
\$100,000 - \$124,999	0	23	58	121	49	50	19	3	323	1.6%
\$125,000 - \$149,999	0	4	38	63	11	19	10	4	149	0.7%
\$150,000 - \$199,999	0	16	44	30	21	30	12	2	155	0.8%
\$200,000 and up	3	12	41	40	71	40	36	8	260	1.3%
Total	946	2,843	4,052	4,066	3,241	2,736	1,969	607	20,460	100.0%
Percent	4.6%	13.9%	19.8%	19.9%	15.8%	13.4%	9.6%	3.0%		100.0%

Source: Claritas, Ribbon Demographics

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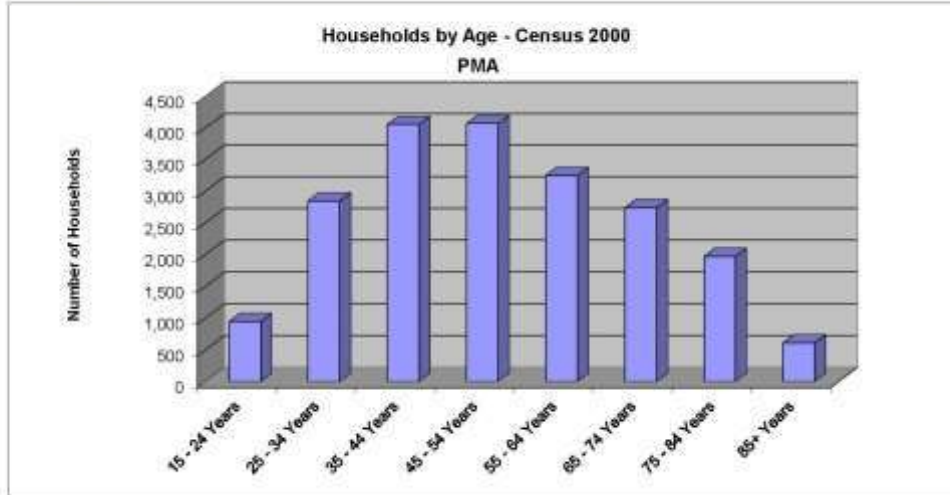


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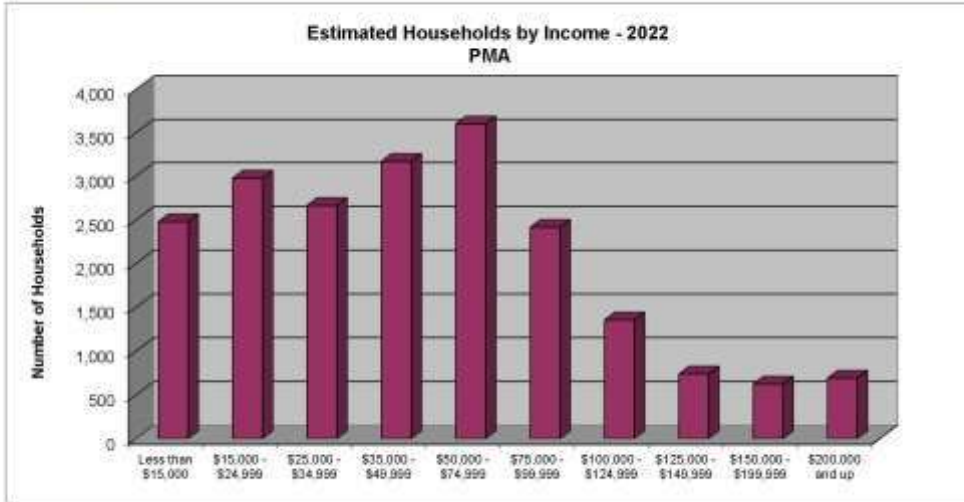
Households by Income and Age										
PMA										
Current Year Estimates - 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+	Total	Percent
Less than \$15,000	155	245	254	313	527	493	338	154	2,479	12.0%
\$15,000 - \$24,999	210	377	436	301	448	569	438	197	2,976	14.4%
\$25,000 - \$34,999	144	295	269	401	458	562	394	141	2,664	12.9%
\$35,000 - \$49,999	264	362	374	538	650	564	319	97	3,168	15.3%
\$50,000 - \$74,999	160	533	547	576	610	737	345	94	3,602	17.4%
\$75,000 - \$99,999	27	419	525	450	461	375	123	34	2,414	11.7%
\$100,000 - \$124,999	4	189	298	353	313	142	47	10	1,356	6.5%
\$125,000 - \$149,999	1	71	124	167	150	158	56	12	739	3.6%
\$150,000 - \$199,999	21	76	146	157	141	62	19	2	624	3.0%
\$200,000 and up	0	86	195	122	114	136	31	7	691	3.3%
Total	986	2,653	3,168	3,378	3,872	3,798	2,110	748	20,713	100.0%
Percent	4.8%	12.8%	15.3%	16.3%	18.7%	18.3%	10.2%	3.6%		

Source: Claritas Ribbon Demographics

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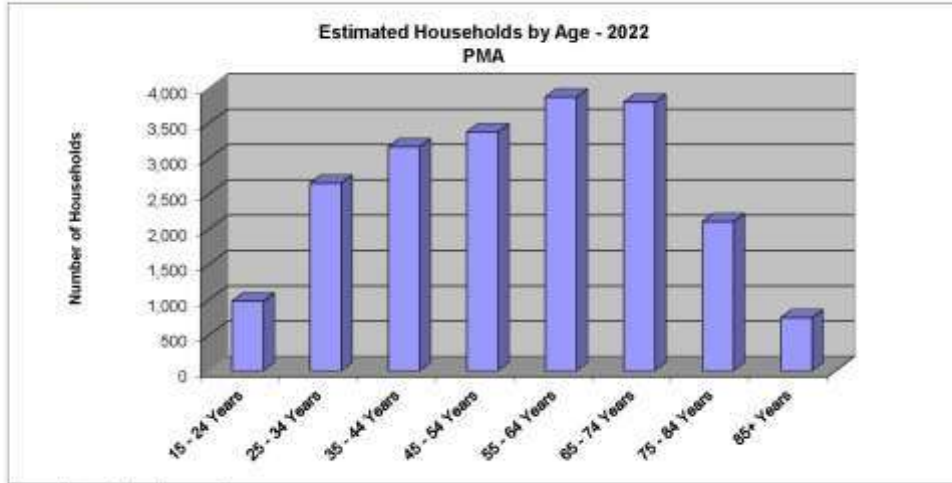


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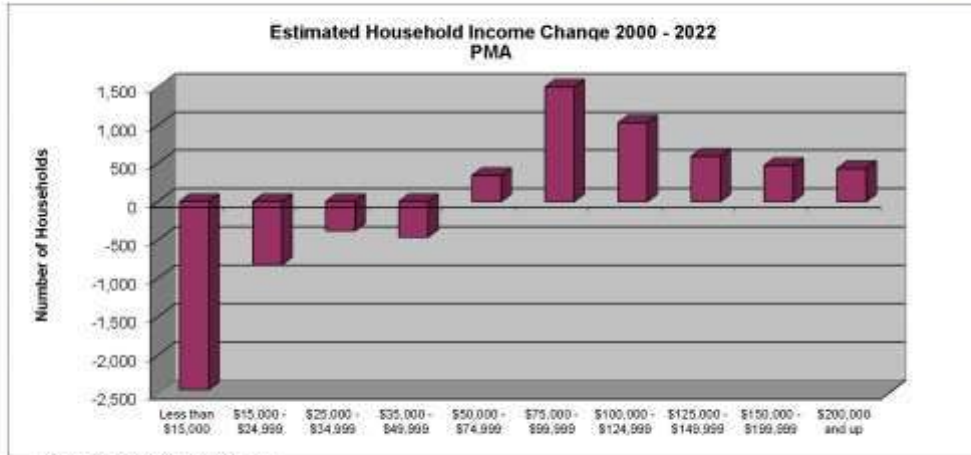
Households by Income and Age										
PMA										
Estimated Change - 2000 to 2022										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-185	-173	-323	-302	-211	-384	-650	-217	-2,445	-49.7%
\$15,000 - \$24,999	-52	-142	-211	-380	-122	-1	6	80	-822	-21.6%
\$25,000 - \$34,999	-28	-262	-413	-115	-15	158	202	93	-380	-12.5%
\$35,000 - \$49,999	154	-396	-439	-257	58	162	186	70	-462	-12.7%
\$50,000 - \$74,999	110	91	-360	-309	45	462	227	74	340	10.4%
\$75,000 - \$99,999	18	325	280	139	310	306	94	27	1,499	163.8%
\$100,000 - \$124,999	4	166	240	232	264	92	28	7	1,033	319.8%
\$125,000 - \$149,999	1	67	86	104	139	139	46	8	590	396.0%
\$150,000 - \$199,999	21	60	102	127	120	32	7	0	469	302.6%
\$200,000 and up	-3	24	154	73	43	96	-5	-1	431	165.8%
Total	40	-190	-884	-688	631	1,062	141	141	253	1.2%
Percent Change	4.2%	-6.7%	-21.8%	-16.9%	19.5%	38.8%	-7.2%	23.2%		

Source: Claritas, Ribbon Demographics

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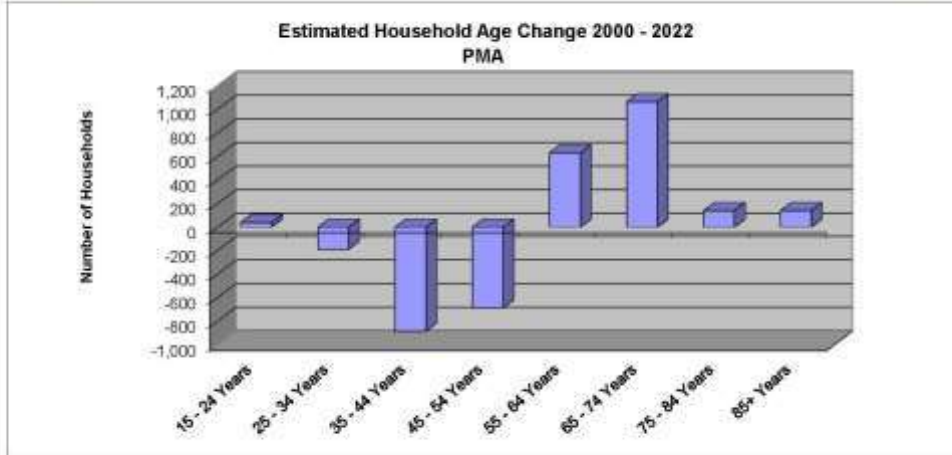


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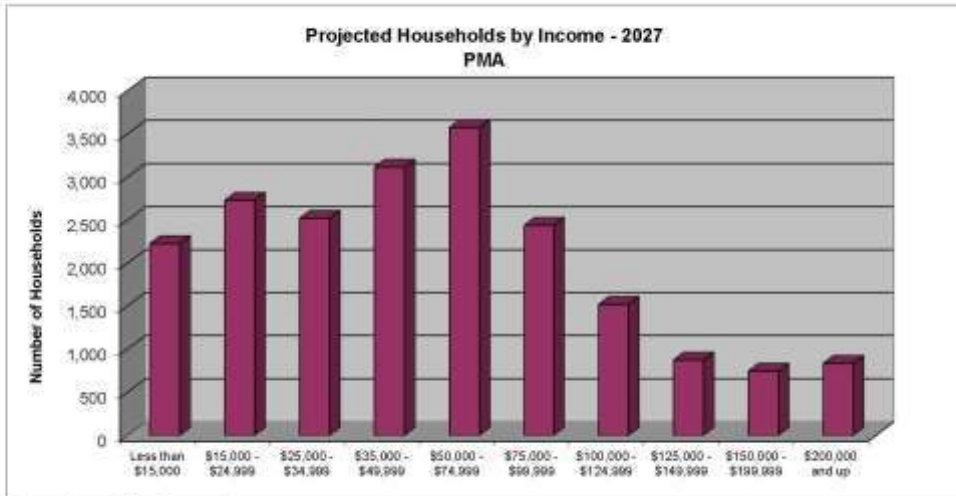
Households by Income and Age										
PMA										
Five Year Projections - 2027										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+	Total	Percent
Less than \$15,000	154	213	220	254	424	498	312	153	2,228	10.8%
\$15,000 - \$24,999	213	324	376	251	365	582	413	206	2,730	13.3%
\$25,000 - \$34,999	147	266	237	350	384	604	378	155	2,521	12.2%
\$35,000 - \$49,999	287	341	348	497	577	634	329	102	3,115	15.1%
\$50,000 - \$74,999	177	504	504	528	553	845	355	108	3,574	17.4%
\$75,000 - \$99,999	35	414	515	433	425	447	132	40	2,441	11.9%
\$100,000 - \$124,999	5	211	326	385	332	189	57	13	1,518	7.4%
\$125,000 - \$149,999	2	79	136	188	162	218	73	15	873	4.2%
\$150,000 - \$199,999	27	87	174	176	159	92	26	4	745	3.6%
\$200,000 and up	0	28	222	142	129	191	38	8	835	4.1%
Total	1,047	2,537	3,065	3,204	3,510	4,300	2,113	804	20,580	100.0%
Percent	5.1%	12.3%	14.9%	15.6%	17.1%	20.9%	10.3%	3.9%		

Source: Claritas, Ribbon Demographics

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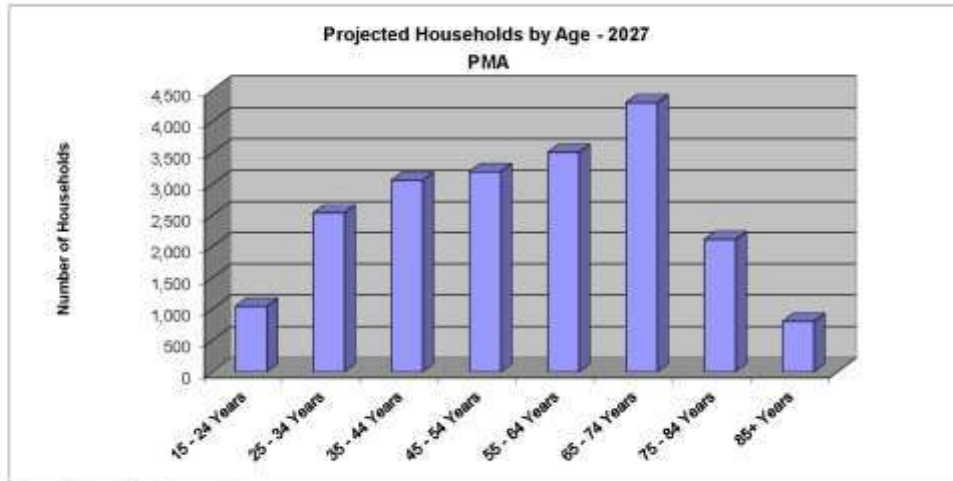


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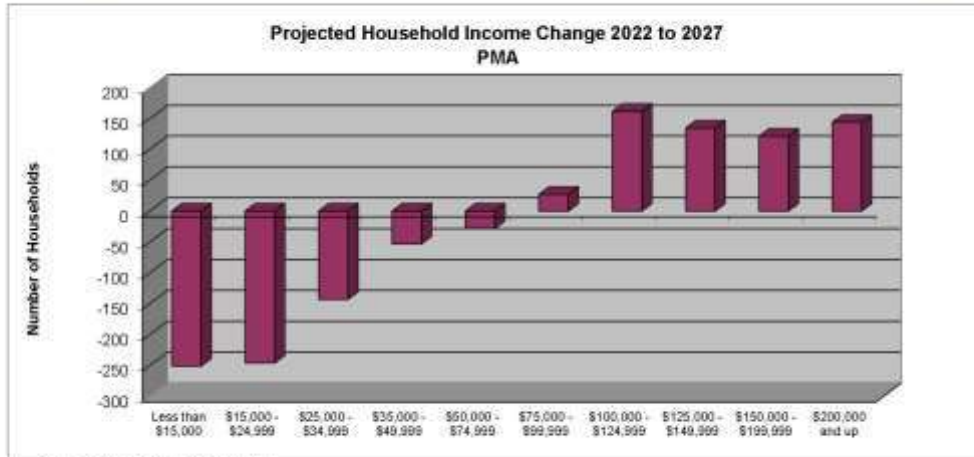
Households by Income and Age										
PMA										
Projected Change - 2022 to 2027										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-1	-32	-34	-59	-103	5	-26	-1	-281	-10.1%
\$15,000 - \$24,999	3	-53	-60	-50	-83	13	-25	9	-246	-8.3%
\$25,000 - \$34,999	3	-29	-32	-51	-74	42	-16	14	-143	-3.4%
\$35,000 - \$49,999	23	-21	-26	-41	-73	70	10	5	-83	-1.7%
\$50,000 - \$74,999	17	-29	-43	-48	-57	108	10	14	-28	-0.8%
\$75,000 - \$99,999	8	-5	-10	-17	-36	72	9	6	27	1.1%
\$100,000 - \$124,999	1	22	28	32	19	47	10	3	162	11.9%
\$125,000 - \$149,999	1	8	12	21	12	60	17	3	134	18.1%
\$150,000 - \$199,999	6	11	28	19	18	30	7	2	121	19.4%
\$200,000 and up	0	12	34	20	15	55	2	1	144	20.8%
Total	61	-116	-103	-174	-362	502	3	56	-133	-0.6%
Percent Change	6.2%	-4.4%	-3.3%	-5.2%	-9.3%	13.2%	0.1%	7.5%	-0.6%	

Source: Claritas, Ribbon Demographics

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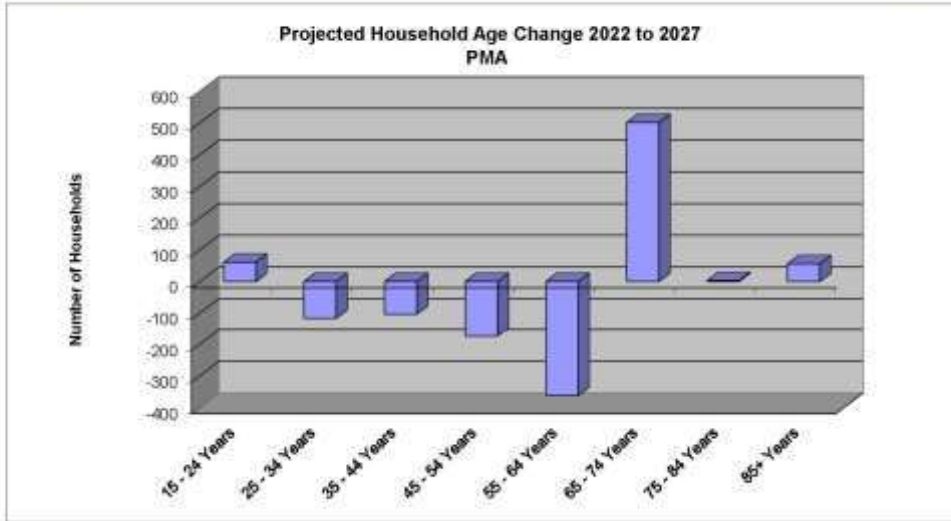


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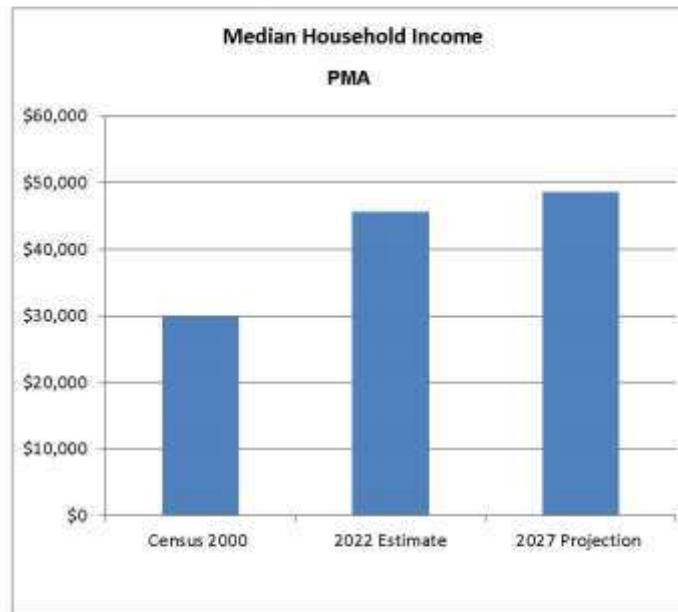
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Median Household Income PMA		
Census 2000	2022 Estimate	2027 Projection
\$29,954	\$45,594	\$48,536



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Median Household Income by Area			
PMA			
Geography ID	Census 2000	2022 Estimate	2027 Projection
05067	\$25,114	\$39,025	\$42,207
05063	\$32,060	\$48,660	\$51,734

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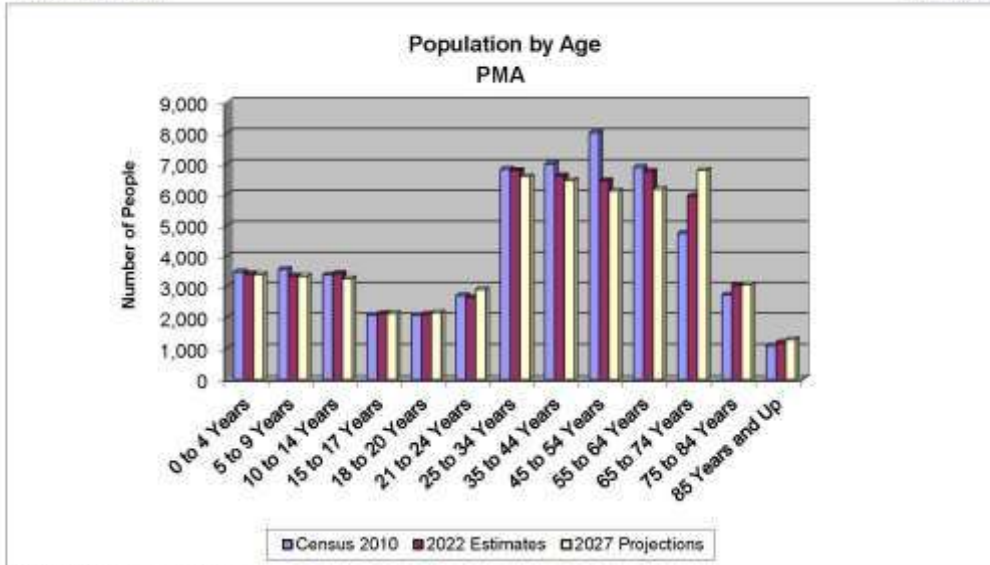
Population by Age & Sex PMA												
Census 2010				Current Year Estimates - 2022				Five Year Projections - 2027				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,807	1,678	3,485	0 to 4 Years	1,747	1,672	3,419	0 to 4 Years	1,736	1,663	3,399	
5 to 9 Years	1,825	1,739	3,564	5 to 9 Years	1,683	1,669	3,352	5 to 9 Years	1,710	1,633	3,343	
10 to 14 Years	1,658	1,735	3,393	10 to 14 Years	1,726	1,706	3,432	10 to 14 Years	1,637	1,626	3,263	
15 to 17 Years	1,093	991	2,084	15 to 17 Years	1,079	1,051	2,130	15 to 17 Years	1,058	1,075	2,133	
18 to 20 Years	1,058	1,020	2,078	18 to 20 Years	1,095	1,021	2,116	18 to 20 Years	1,103	1,061	2,164	
21 to 24 Years	1,398	1,318	2,716	21 to 24 Years	1,350	1,300	2,650	21 to 24 Years	1,501	1,409	2,910	
25 to 34 Years	3,523	3,307	6,830	25 to 34 Years	3,494	3,299	6,793	25 to 34 Years	3,420	3,170	6,590	
35 to 44 Years	3,503	3,502	7,005	35 to 44 Years	3,338	3,282	6,620	35 to 44 Years	3,263	3,205	6,468	
45 to 54 Years	3,963	4,045	8,008	45 to 54 Years	3,195	3,262	6,457	45 to 54 Years	3,041	3,082	6,123	
55 to 64 Years	3,375	3,520	6,895	55 to 64 Years	3,284	3,480	6,764	55 to 64 Years	2,969	3,212	6,181	
65 to 74 Years	2,222	2,532	4,754	65 to 74 Years	2,806	3,165	5,971	65 to 74 Years	3,231	3,570	6,801	
75 to 84 Years	1,125	1,619	2,744	75 to 84 Years	1,325	1,729	3,054	75 to 84 Years	1,349	1,722	3,071	
85 Years and Up	340	748	1,088	85 Years and Up	408	750	1,158	85 Years and Up	442	845	1,287	
Total	26,890	27,754	54,644	Total	26,530	27,426	53,956	Total	26,460	27,273	53,733	
62+ Years	n/a	n/a	10,563	62+ Years	n/a	n/a	12,221	62+ Years	n/a	n/a	12,978	
Median Age:			39.5	Median Age:			39.7	Median Age:			39.7	

Source: Claritas; Ribbon Demographics

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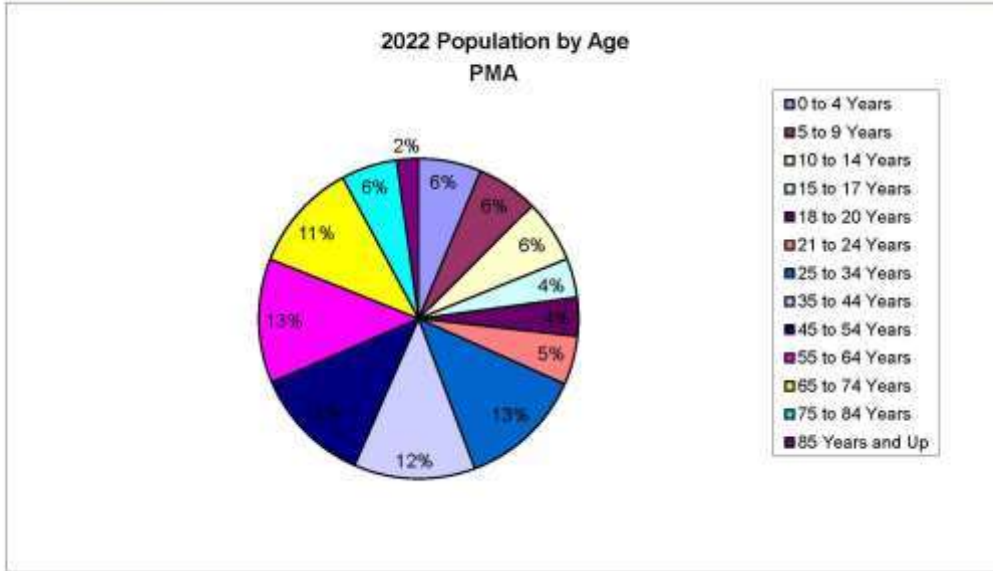
Percent Population by Age & Sex											
PMA											
Census 2010				Current Year Estimates - 2022				Five Year Projections - 2027			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.3%	3.1%	6.4%	0 to 4 Years	3.2%	3.1%	6.3%	0 to 4 Years	3.2%	3.1%	6.3%
5 to 9 Years	3.3%	3.2%	6.5%	5 to 9 Years	3.1%	3.1%	6.2%	5 to 9 Years	3.2%	3.0%	6.2%
10 to 14 Years	3.0%	3.2%	6.2%	10 to 14 Years	3.2%	3.2%	6.4%	10 to 14 Years	3.0%	3.0%	6.1%
15 to 17 Years	2.0%	1.8%	3.8%	15 to 17 Years	2.0%	1.9%	3.9%	15 to 17 Years	2.0%	2.0%	4.0%
18 to 20 Years	1.9%	1.9%	3.8%	18 to 20 Years	2.0%	1.9%	3.9%	18 to 20 Years	2.1%	2.0%	4.0%
21 to 24 Years	2.6%	2.4%	5.0%	21 to 24 Years	2.5%	2.4%	4.9%	21 to 24 Years	2.8%	2.6%	5.4%
25 to 34 Years	6.4%	6.1%	12.5%	25 to 34 Years	6.5%	6.1%	12.6%	25 to 34 Years	6.4%	5.9%	12.3%
35 to 44 Years	6.4%	6.4%	12.8%	35 to 44 Years	6.2%	6.1%	12.3%	35 to 44 Years	6.1%	6.0%	12.0%
45 to 54 Years	7.3%	7.4%	14.7%	45 to 54 Years	5.9%	6.0%	12.0%	45 to 54 Years	5.7%	5.7%	11.4%
55 to 64 Years	6.2%	6.4%	12.6%	55 to 64 Years	6.1%	6.4%	12.5%	55 to 64 Years	5.5%	6.0%	11.5%
65 to 74 Years	4.1%	4.6%	8.7%	65 to 74 Years	5.2%	5.9%	11.1%	65 to 74 Years	6.0%	6.6%	12.7%
75 to 84 Years	2.1%	3.0%	5.0%	75 to 84 Years	2.5%	3.2%	5.7%	75 to 84 Years	2.5%	3.2%	5.7%
85 Years and Up	0.6%	1.4%	2.0%	85 Years and Up	0.8%	1.5%	2.2%	85 Years and Up	0.8%	1.6%	2.4%
Total	49.2%	50.8%	100.0%	Total	49.2%	50.8%	100.0%	Total	49.2%	50.8%	100.0%
62+ Years	n/a	n/a	19.3%	62+ Years	n/a	n/a	22.6%	62+ Years	n/a	n/a	24.2%

Source: Claritas, Ribbon Demographics

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Changes in Population by Age & Sex									
PMA									
Estimated Change - 2010 to 2022					Projected Change - 2022 to 2027				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-60	-6	-66	-1.9%	0 to 4 Years	-11	-9	-20	-0.6%
5 to 9 Years	-142	-70	-212	-8.9%	5 to 9 Years	27	-36	-9	-0.3%
10 to 14 Years	68	-29	39	1.1%	10 to 14 Years	-89	-80	-169	-4.9%
15 to 17 Years	-14	60	46	2.2%	15 to 17 Years	-21	24	3	0.1%
18 to 20 Years	37	1	38	1.8%	18 to 20 Years	8	40	48	2.3%
21 to 24 Years	-48	-18	-66	-2.4%	21 to 24 Years	151	109	260	9.8%
25 to 34 Years	-29	-8	-37	-0.5%	25 to 34 Years	-74	-129	-203	-3.0%
35 to 44 Years	-165	-220	-385	-8.5%	35 to 44 Years	-75	-77	-152	-2.3%
45 to 54 Years	-768	-783	-1,551	-19.4%	45 to 54 Years	-154	-180	-334	-5.2%
55 to 64 Years	-91	-40	-131	-1.9%	55 to 64 Years	-315	-268	-583	-8.6%
65 to 74 Years	584	633	1,217	25.6%	65 to 74 Years	425	405	830	13.9%
75 to 84 Years	200	110	310	11.3%	75 to 84 Years	24	-7	17	0.6%
85 Years and Up	68	42	110	10.1%	85 Years and Up	34	55	89	7.4%
Total	-360	-328	-688	-1.3%	Total	-70	-153	-223	-0.4%
62+ Years	n/a	n/a	1,658	15.7%	62+ Years	n/a	n/a	757	6.2%

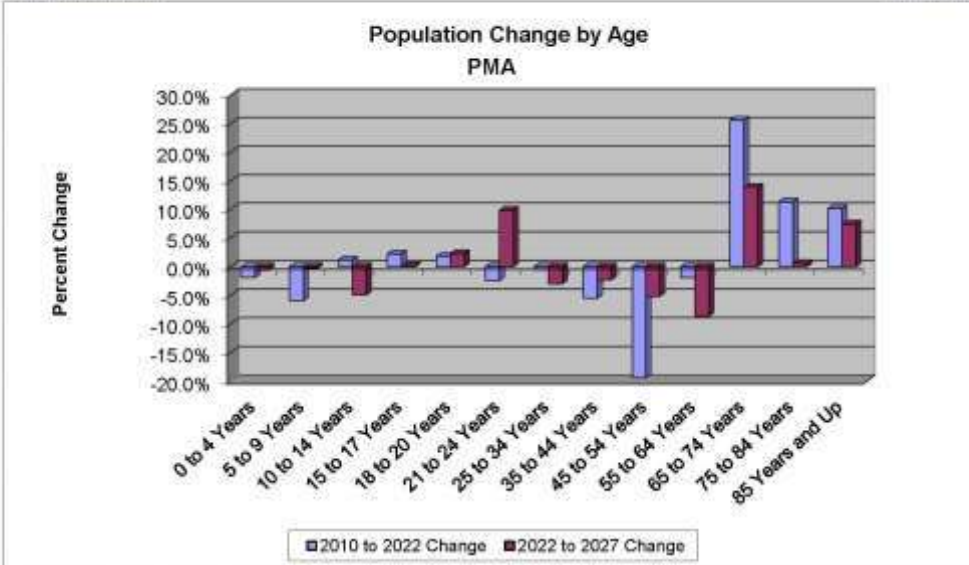
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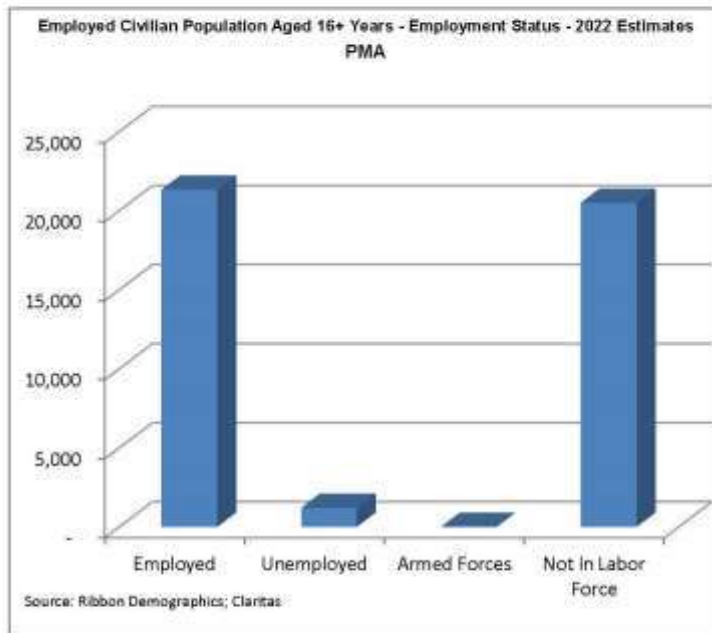
Source: Claritas; Ribbon Demographics

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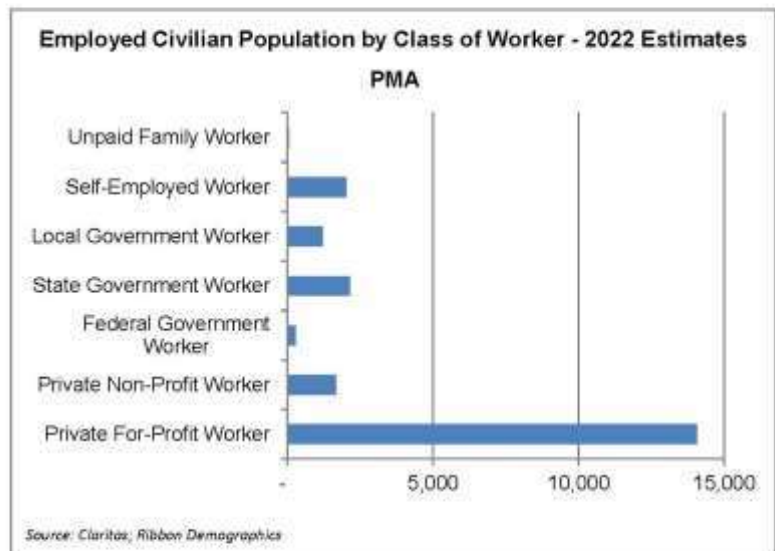
Employed Civilian Population Aged 16+ Years	
Employment Status	
Current Year Estimates - 2022	
PMA	
Status	Number
Employed	21,334
Unemployed	1,206
Armed Forces	-
Not in Labor Force	20,509
Unemployed	5.35%

Source: Ribbon Demographics; Claritas



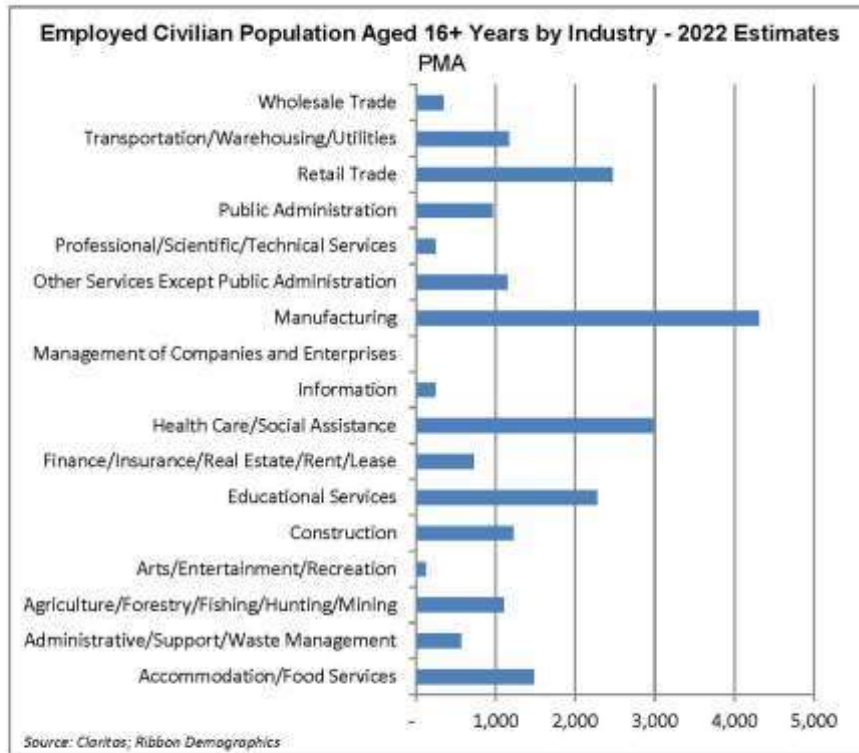
Employed Civilian Population by Class of Worker Current Year Estimates - 2022		
PMA		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	14,077	65.7%
Private Non-Profit Worker	1,660	7.8%
Federal Government Worker	261	1.2%
State Government Worker	2,148	10.0%
Local Government Worker	1,199	5.6%
Self-Employed Worker	2,018	9.4%
Unpaid Family Worker	50	0.2%
Total:	21,413	100.0%

Source: Claritas, Ribbon Demographics



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2022		
PMA		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,483	6.9%
Administrative/Support/Waste Management	571	2.7%
Agriculture/Forestry/Fishing/Hunting/Mining	1,107	5.2%
Arts/Entertainment/Recreation	128	0.6%
Construction	1,224	5.7%
Educational Services	2,273	10.6%
Finance/Insurance/Real Estate/Rent/Lease	724	3.4%
Health Care/Social Assistance	2,979	13.9%
Information	248	1.2%
Management of Companies and Enterprises	4	0.0%
Manufacturing	4,312	20.1%
Other Services Except Public Administration	1,154	5.4%
Professional/Scientific/Technical Services	250	1.2%
Public Administration	964	4.5%
Retail Trade	2,473	11.5%
Transportation/Warehousing/Utilities	1,172	5.5%
Wholesale Trade	347	1.6%
Total:	21,413	100.0%

Source: Claritas; Ribbon Demographics





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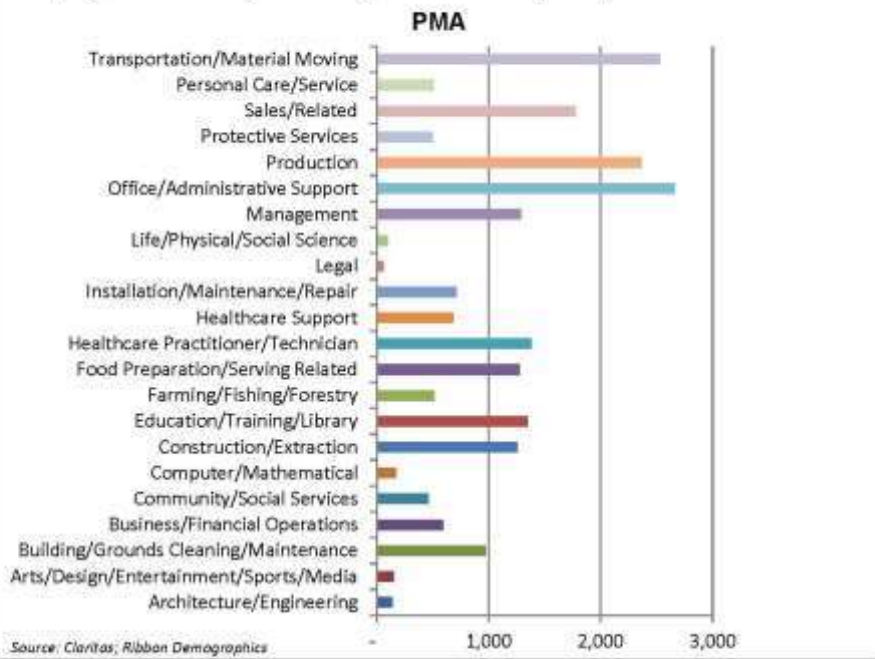
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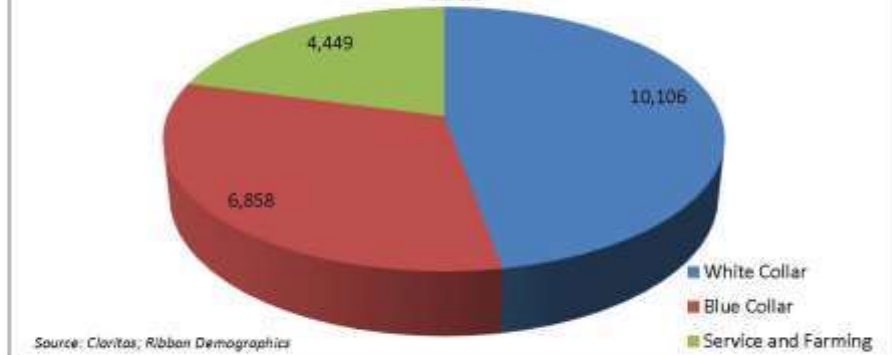
Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2022		
PMA		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	139	0.6%
Arts/Design/Entertainment/Sports/Media	152	0.7%
Building/Grounds Cleaning/Maintenance	970	4.5%
Business/Financial Operations	589	2.8%
Community/Social Services	457	2.1%
Computer/Mathematical	168	0.8%
Construction/Extraction	1,253	5.9%
Education/Training/Library	1,344	6.3%
Farming/Fishing/Forestry	512	2.4%
Food Preparation/Serving Related	1,277	6.0%
Healthcare Practitioner/Technician	1,379	6.4%
Healthcare Support	682	3.2%
Installation/Maintenance/Repair	708	3.3%
Legal	56	0.3%
Life/Physical/Social Science	97	0.5%
Management	1,291	6.0%
Office/Administrative Support	2,659	12.4%
Production	2,364	11.0%
Protective Services	500	2.3%
Sales/Related	1,775	8.3%
Personal Care/Service	508	2.4%
Transportation/Material Moving	2,533	11.8%
Total:	21,413	100.0%
White Collar	10,106	47.2%
Blue Collar	6,858	32.0%
Service and Farming	4,449	20.8%
Total:	21,413	100.0%

Source: Claritas; Ribbon Demographics

Employed Civilian Population Aged 16+ Years by Occupation - 2022 Estimates



Employed Civilian Population Aged 16+ Years by Occupation - 2022 Estimates

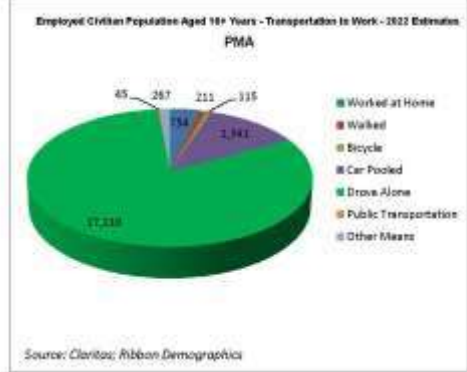


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Employed Civilian Population Aged 18+ Years Transportation to Work Current Year Estimate - 2022		
PMA		
Transportation Mode	Number	Percent
Worked at Home	754	3.6%
Walked	211	1.0%
Bicycle	115	0.5%
Car Pooled	2,541	12.0%
Drove Alone	17,210	81.4%
Public Transportation	45	0.2%
Other Means	267	1.3%
Total:	21,143	100.0%

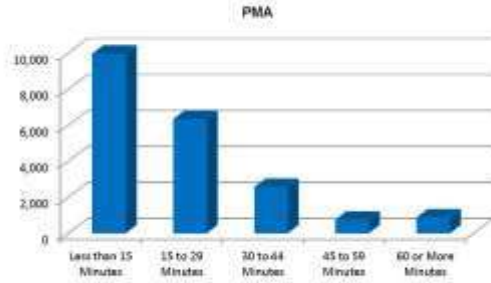
Source: Claritas; Ribbon Demographics



Employed Civilian Population Aged 18+ Years Travel Time to Work Current Year Estimate - 2022		
PMA		
Travel Time	Number	Percent
Less than 15 Minutes	5,963	48.8%
15 to 29 Minutes	6,326	31.0%
30 to 44 Minutes	2,549	12.5%
45 to 59 Minutes	735	3.6%
60 or More Minutes	850	4.2%
Total:	20,432	100.0%

Source: Claritas, Ribbon Demographics

Employed Civilian Population Aged 18+ Years - Travel Time to Work - 2022 Estimates



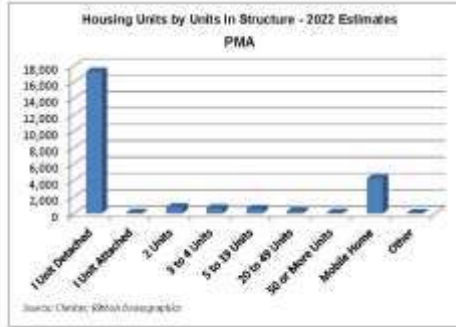
Source: Claritas, Ribbon Demographics

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Clarke

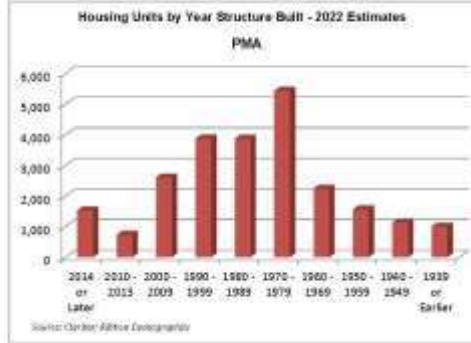
Housing Units by Units in Structure Current Year Estimates - 2022		
PMA		
Unit	Number	Percent
1 Unit Detached	17,324	72.1%
1 Unit Attached	78	0.3%
2 Units	748	3.1%
3 to 4 Units	837	2.7%
5 to 19 Units	575	2.4%
20 to 49 Units	263	1.1%
50 or More Units	87	0.4%
Mobile Home	4,264	17.6%
Other	48	0.2%
Total:	24,022	100.0%

Source: Clarke, Ribbon Demographics



Housing Units by Year Structure Built Current Year Estimates - 2022		
PMA		
Year	Number	Percent
2014 or Later	1,533	6.4%
2010 - 2013	735	3.1%
2000 - 2009	2,611	10.9%
1990 - 1999	3,680	16.2%
1980 - 1989	3,676	16.1%
1970 - 1979	5,438	22.8%
1960 - 1969	2,245	9.3%
1950 - 1959	1,583	6.5%
1940 - 1949	1,139	4.7%
1939 or Earlier	1,004	4.2%
Total	24,022	100.0%

Source: Census, Ribbon Demographics



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Chart

Year Renter Householder Moved in to Unit Current Year Estimate - 2022		
PMA		
Year Moved	Number	Percent
Moved in 1989 or earlier	104	1.7%
Moved in 1990 to 1999	195	3.2%
Moved in 2000 to 2009	515	8.4%
Moved in 2010 to 2014	1,167	19.0%
Moved in 2015 to 2016	1,200	19.5%
Moved in 2017 or Later	2,556	42.1%
Total:	6,143	100.0%

Source: Census, Ribbon Demographics



Year Owner Householder Moved in to Unit Current Year Estimates - 2022		
PMA		
Year Moved	Number	Percent
Moved in 1989 or earlier	2,573	17.7%
Moved in 1990 to 1999	2,166	14.9%
Moved in 2000 to 2009	3,706	25.4%
Moved in 2010 to 2014	2,559	17.8%
Moved in 2015 to 2016	1,071	7.4%
Moved in 2017 or Later	2,485	17.1%
Total:	14,570	100.0%

Source: Clark, Ribbon Demographics

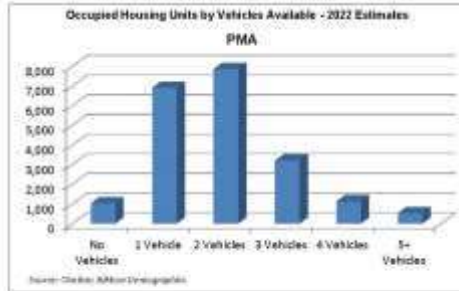


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Carlin

Occupied Housing Units by Vehicles Available Current Year Estimates - 2019		
PMA		
Vehicles	Number	Percent
No Vehicles	1,036	5.0%
1 Vehicle	8,918	33.4%
2 Vehicles	7,871	38.0%
3 Vehicles	3,212	15.5%
4 Vehicles	1,142	5.5%
5+ Vehicles	534	2.6%
Total:	20,713	100.0%

Source: Census, Ribbon Demographics



Owner-Occupied Housing Units by Value Current Year Estimates - 2012		
PMA		
Value	Number	Percent
< \$20,000	869	6.1%
\$20,000 - \$39,999	1,313	9.0%
\$40,000 - \$59,999	1,366	9.3%
\$60,000 - \$79,999	1,801	11.0%
\$80,000 - \$99,999	2,054	14.1%
\$100,000 - \$149,999	2,714	18.8%
\$150,000 - \$199,999	1,868	13.5%
\$200,000 - \$299,999	1,656	11.4%
\$300,000 - \$399,999	587	4.0%
\$400,000 - \$499,999	173	1.2%
\$500,000 - \$749,999	110	0.8%
\$750,000 - \$999,999	83	0.4%
\$1,000,000 - \$1,500,000	34	0.2%
\$1,500,000 - \$2,000,000	5	0.0%
\$2,000,000+	22	0.3%
Total:	14,576	100.0%
Median Value:	\$101,326	

Source: Census, Ribbon Demographics



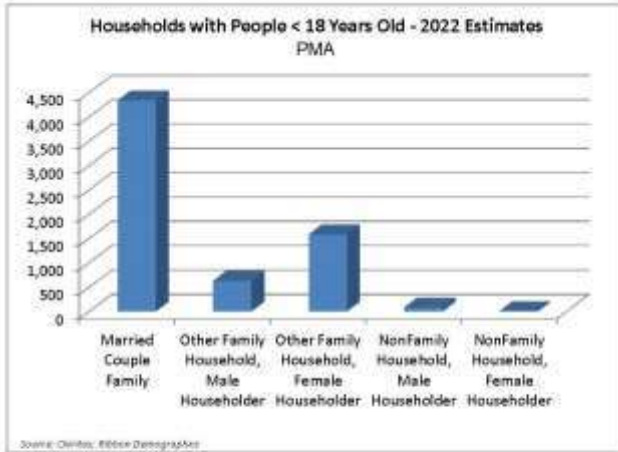
Housing Unit Summary		
Current Year Estimates - 2022		
PMA		
	Number	Percent
Housing Units	24,022	100.0%
Vacant Housing Units	3,309	13.8%
Renter-Occupied	6,143	25.7%
Owner-Occupied	14,570	70.3%
Total Occupied:	20,713	100.0%

Source: Claritas; Ribbon Demographics

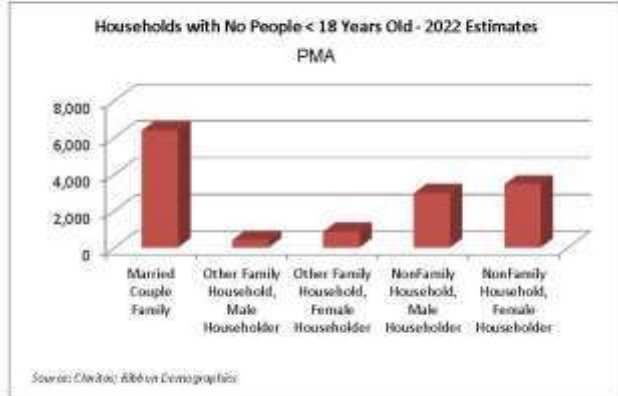


Households by Presence of People < 18 Years Old Current Year Estimates - 2022		
PMA		
Household Type	Number	Percent
With People < 18 Years Old:		
Married Couple Family	6,667	32.2%
Other Family Household, Male Householder	4,341	21.0%
Other Family Household, Female Householder	637	3.1%
NonFamily Household, Male Householder	1,588	7.7%
NonFamily Household, Female Householder	86	0.4%
NonFamily Household, Female Householder	15	0.1%
No People < 18 Years Old:		
Married Couple Family	14,046	67.8%
Other Family Household, Male Householder	6,383	30.8%
Other Family Household, Female Householder	413	2.0%
NonFamily Household, Male Householder	853	4.1%
NonFamily Household, Male Householder	2,952	14.3%
NonFamily Household, Female Householder	3,445	16.6%
Total:	20,713	100.0%

Source: Claritas, Ribbon Demographics



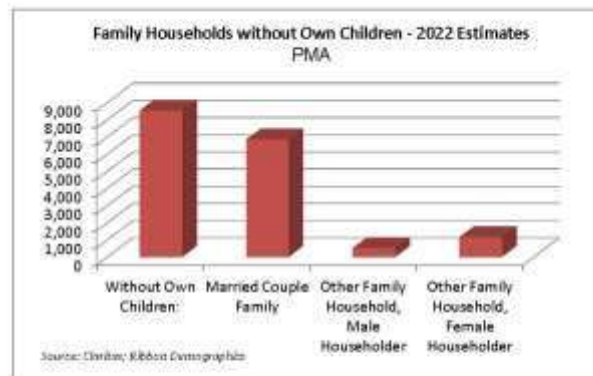
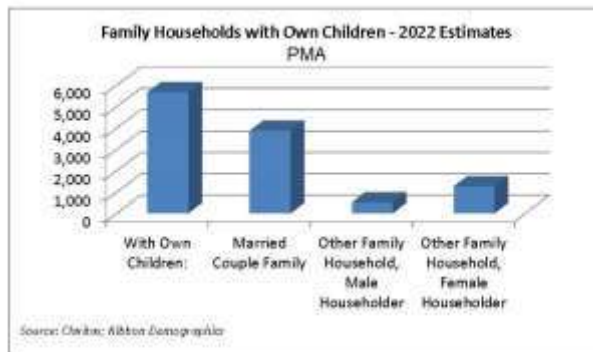
Source: Claritas, Ribbon Demographics



Source: Claritas, Ribbon Demographics

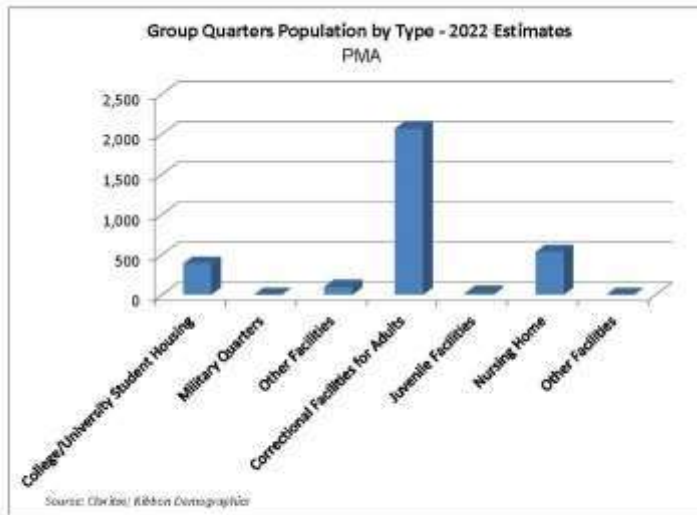
Family Households by Presence of Own Children Current Year Estimates - 2022		
PMA		
Household Type	Number	Percent
With Own Children:		
Married Couple Family	5,676	39.9%
Other Family Household, Male Householder	3,873	27.3%
Other Family Household, Female Householder	523	3.7%
	1,280	9.0%
Without Own Children:		
Married Couple Family	8,534	60.1%
Other Family Household, Male Householder	6,851	48.2%
Other Family Household, Female Householder	524	3.7%
	1,159	8.2%
Total:	14,210	100.0%

Source: Claritas; Ribbon Demographics



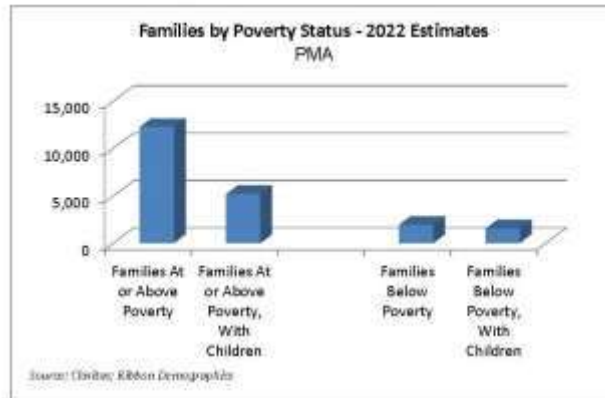
Group Quarters Population by Type Current Year Estimates - 2022		
PMA		
Institution Type	Number	Percent
Noninstitutional:		
College/University Student Housing	489	15.7%
Military Quarters	390	12.5%
Other Facilities	0	0.0%
	99	3.2%
Institutional:		
Correctional Facilities for Adults	2,627	84.3%
Juvenile Facilities	2,068	66.4%
Nursing Home	23	0.7%
Other Facilities	536	17.2%
	0	0.0%
Total:	3,116	100.0%

Source: Claritas, Ribbon Demographics



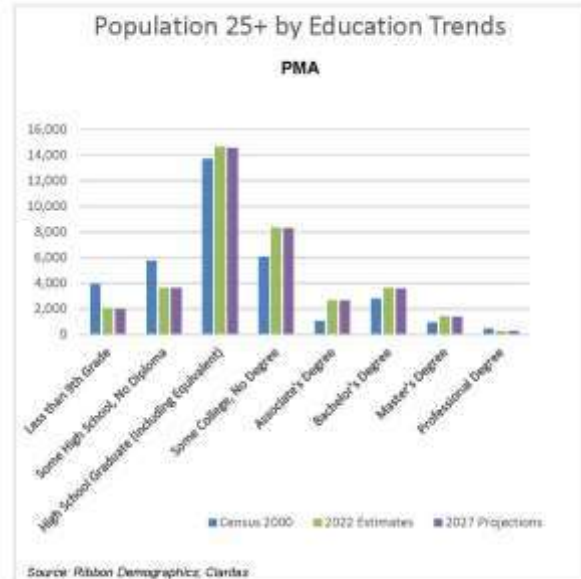
Families by Poverty Status Current Year Estimates - 2022		
PMA		
	Number	Percent
Families At or Above Poverty	12,267	86.3%
Families At or Above Poverty, With Children	5,180	77.1%
Families Below Poverty	1,943	13.7%
Families Below Poverty, With Children	1,537	22.9%
Total Families:	14,210	
Total Families, with Children:	6,717	

Source: Clatsop; Ribbon Demographics



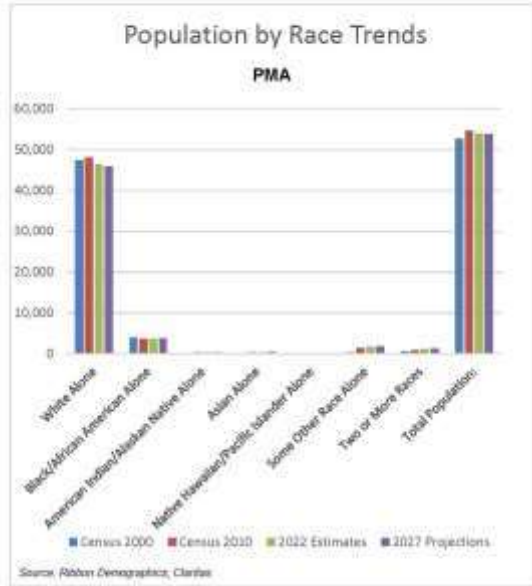
Population 25+ by Education Trends						
PMA						
Population 25+	Census 2000		2022 Estimates		2027 Projections	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	3,931	11.3%	2,021	5.5%	1,980	5.4%
Some High School, No Diploma	5,774	16.5%	3,640	9.9%	3,615	9.9%
High School Graduate (Including Equivalent)	13,692	39.2%	14,650	39.7%	14,544	39.6%
Some College, No Degree	6,091	17.4%	8,354	22.7%	8,291	22.7%
Associate's Degree	1,039	3.0%	2,672	7.2%	2,646	7.2%
Bachelor's Degree	2,807	8.0%	3,637	9.9%	3,584	9.6%
Master's Degree	923	2.6%	1,398	3.8%	1,373	3.6%
Professional Degree	436	1.2%	267	0.7%	273	0.7%
Doctorate Degree	226	0.6%	218	0.6%	215	0.6%
Total:	34,919	100.0%	36,857	100.0%	36,521	100.0%

Source: Ribbon Demographics, Claritas



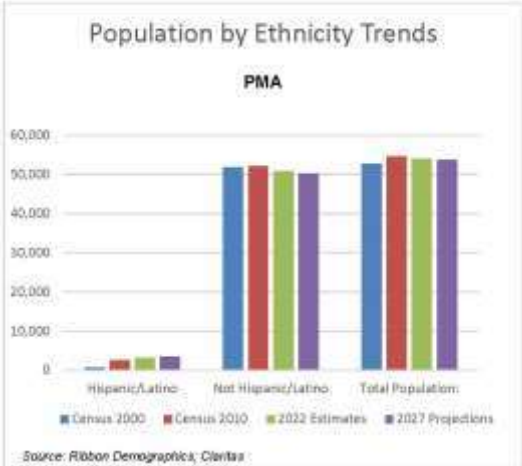
Population by Race Trends								
PMA								
Race	Census 2000		Census 2010		2022 Estimates		2027 Projections	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,330	89.9%	48,051	87.9%	46,464	86.1%	45,833	85.3%
Black/African American Alone	3,932	7.5%	3,722	6.8%	3,735	6.9%	3,771	7.0%
American Indian/Alaskan Native Alone	215	0.4%	270	0.5%	344	0.6%	376	0.7%
Asian Alone	255	0.5%	331	0.6%	392	0.7%	417	0.8%
Native Hawaiian/Pacific Islander Alone	11	0.0%	56	0.1%	100	0.2%	116	0.2%
Some Other Race Alone	294	0.6%	1,383	2.5%	1,707	3.2%	1,844	3.4%
Two or More Races	614	1.2%	831	1.5%	1,214	2.2%	1,376	2.6%
Total Population:	52,661	100.0%	54,644	100.0%	53,956	100.0%	53,733	100.0%

Source: Ribbon Demographics, Claritas

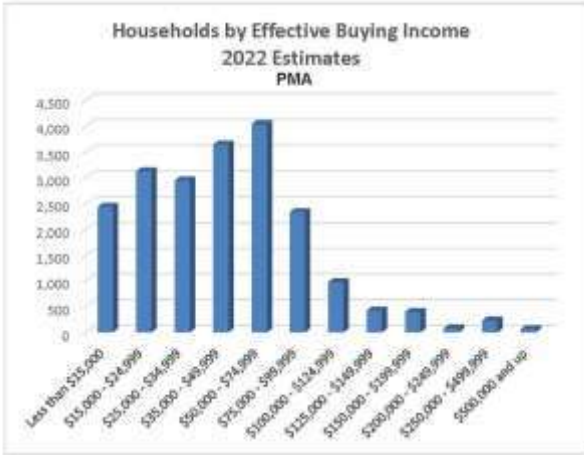


Population by Ethnicity Trends								
PMA								
Race	Census 2000		Census 2010		2022 Estimates		2027 Projections	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hispanic/Latino	757	1.4%	2,575	4.7%	3,190	5.9%	3,451	6.4%
Not Hispanic/Latino	51,894	98.6%	52,069	95.3%	50,766	94.1%	50,282	93.6%
Total Population:	52,651	100.0%	54,644	100.0%	53,956	100.0%	53,733	100.0%

Source: Ribbon Demographics, Claritas



Households by Effective Buying Income PMA Current Year Estimates - 2022		
Income	Total Households	Percent
Less than \$15,000	2,441	11.8%
\$15,000 - \$24,999	3,130	15.1%
\$25,000 - \$34,999	2,951	14.2%
\$35,000 - \$49,999	3,647	17.6%
\$50,000 - \$74,999	4,044	19.3%
\$75,000 - \$99,999	2,337	11.3%
\$100,000 - \$124,999	974	4.7%
\$125,000 - \$149,999	421	2.0%
\$150,000 - \$199,999	396	1.9%
\$200,000 - \$249,999	79	0.4%
\$250,000 - \$499,999	230	1.1%
\$500,000 and up	63	0.3%
Total	20,713	100.0%
Median Effective Buying Income	\$42,545	



South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 3rd Quarter 2022*				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$1,278	\$1,021	\$1,285	\$1,173
Effective Rent	\$1,182	\$1,442	\$1,227	\$889
Other Income	\$4	\$4	\$4	\$3
Total Income	\$1,186	\$1,447	\$1,231	\$891
Vacancy Rate	9.3%	3.2%	8.0%	3.4%
EGI	\$1,073	\$1,400	\$1,133	\$861
Expenses				
Total Expenses	\$449	\$481	\$559	\$342
Expense Ratio	41.86%	34.33%	48.99%	39.71%
NOI	\$624	\$920	\$457	\$519
Investment Data				
Avg Sale Price	\$90,156	\$112,961	\$85,586	\$74,840
OAR	9.3%	8.3%	8.5%	9.3%
GRM	6.36	7.68	5.81	7.02
EGIM	7.08	7.91	6.30	7.24

*3rd Quarter 2022 Data

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RealtyRates.com MARKET SURVEY - 3rd Quarter 2022*								
South - Class A & B Industrial Buildings								
	Memphis		Nashville		New Orleans		Region	
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D
Operating Data								
Income								
Asking Rent	\$4.43	\$9.54	\$6.26	\$12.20	\$6.00	\$12.91	\$4.47	\$9.05
Effective Rent	\$4.09	\$7.88	\$5.06	\$11.73	\$5.76	\$12.38	\$4.28	\$8.65
Reimbursable Exp.	\$1.80	\$3.93	\$1.91	\$4.36	\$1.67	\$3.65	\$1.43	\$3.12
Total Income	\$5.89	\$11.80	\$7.96	\$15.89	\$7.44	\$16.02	\$5.71	\$11.79
Vacancy Rate	8.7%	11.3%	4.2%	6.3%	7.3%	10.0%	5.4%	7.5%
EGI	\$5.38	\$10.39	\$7.53	\$14.89	\$6.90	\$14.43	\$5.40	\$10.89
Expenses								
Total Expenses	\$1.34	\$4.23	\$2.05	\$4.48	\$1.80	\$3.32	\$1.54	\$3.35
Expense Ratio	36.05%	40.70%	26.85%	30.05%	26.06%	27.19%	28.44%	30.79%
NOI	\$3.44	\$6.16	\$5.56	\$10.42	\$5.10	\$10.51	\$3.87	\$7.54
Investment Data								
Avg Sale Price	\$43	\$73	\$65	\$110	\$63	\$110	\$46	\$79
OAR	8.0%	9.4%	8.6%	9.5%	8.1%	9.6%	8.4%	9.5%
GRM	10.52	9.28	10.73	5.58	10.93	8.89	10.72	8.10
EGIM	8.00	7.02	8.52	7.39	9.14	7.62	8.50	7.23

*3rd Quarter 2022 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 2nd Quarter 2022*				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$1,248	\$1,555	\$1,230	\$1,132
Effective Rent	\$1,154	\$1,384	\$1,183	\$857
Other Income	\$3	\$4	\$4	\$3
Total Income	\$1,158	\$1,388	\$1,187	\$860
Vacant Rate	9.5%	3.4%	8.0%	3.5%
EGI	\$1,047	\$1,340	\$1,091	\$830
Expenses				
Total Expenses	\$438	\$410	\$542	\$334
Expense Ratio	41.87%	35.05%	49.11%	40.26%
NOI	\$609	\$970	\$549	\$496
Investment Data				
Avg Sale Price	\$89,366	\$128,002	\$82,279	\$72,547
OAR	9.2%	9.2%	9.0%	9.2%
GRM	6.45	7.71	5.80	7.05
EGIM	7.12	7.95	6.25	7.29

*1st Quarter 2022 Data

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RealtyRates.com MARKET SURVEY - 2nd Quarter 2022*								
South - Class A								
	Memphis		Nashville		New Orleans		Region	
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D
Operating Data								
Income								
Asking Rent	\$4.40	\$8.50	\$5.20	\$12.16	\$5.97	\$12.98	\$4.45	\$9.00
Effective Rent	\$4.06	\$7.83	\$5.00	\$11.69	\$5.74	\$12.35	\$4.26	\$8.63
Reimbursable Exp.	\$1.77	\$3.85	\$1.87	\$4.08	\$1.64	\$3.57	\$1.40	\$3.05
Total Income	\$5.83	\$11.69	\$7.90	\$16.77	\$7.37	\$15.92	\$5.66	\$11.69
Vacant Rate	8.8%	11.9%	4.2%	6.3%	7.3%	10.0%	5.4%	7.5%
EGI	\$5.32	\$10.29	\$7.56	\$14.77	\$6.84	\$14.33	\$5.35	\$10.80
Expenses								
Total Expenses	\$1.30	\$4.14	\$2.01	\$4.38	\$1.78	\$3.84	\$1.50	\$3.29
Expense Ratio	35.72%	40.28%	25.55%	29.68%	25.75%	28.92%	28.13%	30.41%
NOI	\$3.42	\$6.11	\$5.55	\$10.39	\$5.07	\$10.10	\$3.85	\$7.52
Investment Data								
Avg Sale Price	\$42	\$73	\$54	\$109	\$62	\$110	\$45	\$79
OAR	8.1%	9.4%	9.7%	9.5%	9.2%	9.5%	8.5%	9.8%
GRM	10.34	9.30	10.82	8.32	10.01	8.91	10.59	8.10
EGIM	7.90	7.10	8.46	7.38	9.07	7.68	8.43	7.27

*1st Quarter 2022 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 1st Quarter 2022				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$1100	\$1424	\$1097	\$1020
Effective Rent	\$1018	\$1267	\$1048	\$773
Other Income	\$3	\$4	\$3	\$2
Total Income	\$1021	\$1271	\$1051	\$775
Vacancy Rate	9.7%	3.7%	8.7%	3.6%
EGI	\$922	\$1224	\$966	\$747
Expenses				
Total Expenses	\$429	\$460	\$531	\$325
Expense Ratio	46.50%	37.57%	54.93%	43.62%
NOI	\$493	\$764	\$435	\$421
Investment Data				
Avg Sale Price	\$72,431	\$112,424	\$65,322	\$51,673
OAR	9.2%	9.2%	9.0%	9.2%
GRM	5.30	7.09	5.19	6.65
EGIM	6.55	7.65	5.63	6.88

*4TH Quarter 2021 Data

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RealtyRates.com MARKET SURVEY - 1st Quarter 2022									
South - Class A									
	Memphis		Nashville		New Orleans		Region		
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	
Operating Data									
Income									
Asking Rent	\$4.37	\$8.46	\$6.20	\$12.12	\$5.94	\$12.05	\$4.43	\$9.00	
Effective Rent	\$4.03	\$7.73	\$6.00	\$11.65	\$5.71	\$12.32	\$4.24	\$8.60	
Reimbursable Exp.	\$1.73	\$3.78	\$1.83	\$4.00	\$1.61	\$3.51	\$1.37	\$3.00	
Total Income	\$6.77	\$11.57	\$7.93	\$15.66	\$7.31	\$15.83	\$5.61	\$11.60	
Vacancy Rate	8.8%	12.0%	4.3%	6.4%	7.3%	10.1%	5.5%	7.5%	
EGI	\$5.26	\$10.19	\$7.50	\$14.66	\$6.78	\$14.23	\$5.30	\$10.72	
Expenses									
Total Expenses	\$1.86	\$4.07	\$1.97	\$4.30	\$1.73	\$3.77	\$1.46	\$3.22	
Expense Ratio	35.44%	39.92%	26.28%	29.37%	25.50%	26.50%	27.86%	30.08%	
NOI	\$3.40	\$6.12	\$5.53	\$10.35	\$5.05	\$10.46	\$3.63	\$7.49	
Investment Data									
Avg Sale Price	\$41	\$72	\$63	\$108	\$61	\$110	\$44	\$78	
OAR	9.4%	9.5%	8.8%	9.6%	9.3%	9.5%	9.7%	9.6%	
GRM	10.04	9.24	10.50	9.27	10.69	9.93	10.43	9.07	
EGIM	7.70	7.07	8.40	7.37	9.00	7.73	8.33	7.28	

*4TH Quarter 2021 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 4th Quarter 2021				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$1,085	\$1,393	\$1,113	\$1,066
Effective Rent	\$1,004	\$1,240	\$1,063	\$762
Other Income	\$2	\$4	\$3	\$2
Total Income	\$1,007	\$1,243	\$1,066	\$764
Vacancy Rate	9.8%	3.9%	8.0%	3.7%
EGI	\$909	\$1,195	\$981	\$738
Expenses				
Total Expenses	\$425	\$455	\$526	\$323
Expense Ratio	46.75%	38.04%	51.62%	43.32%
NOI	\$494	\$770	\$455	\$413
Investment Data				
Avg Sale Price	\$70,358	\$107,826	\$67,800	\$59,947
OAR	9.3%	9.2%	8.7%	9.3%
GRM	5.84	7.25	5.31	6.55
EGIM	6.45	7.52	5.76	6.78

*3rd Quarter 2021 Data

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RealtyRates.com MARKET SURVEY - 4th Quarter 2021								
South - Class A & B Industrial Buildings								
	Memphis		Nashville		New Orleans		Region	
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D
Operating Data								
Income								
Asking Rent	\$4.35	\$9.42	\$6.17	\$12.09	\$5.91	\$12.92	\$4.40	\$9.97
Effective Rent	\$4.02	\$7.75	\$5.97	\$11.61	\$5.68	\$12.23	\$4.21	\$8.57
Reimbursable Exp.	\$1.71	\$3.74	\$1.81	\$3.96	\$1.59	\$3.47	\$1.36	\$2.98
Total Income	\$5.73	\$11.49	\$7.79	\$15.57	\$7.27	\$15.76	\$5.57	\$11.51
Vacancy Rate	8.8%	12.0%	4.3%	5.4%	7.3%	10.1%	5.5%	7.5%
EGI	\$5.22	\$10.12	\$7.45	\$14.57	\$6.73	\$14.17	\$5.27	\$10.68
Expenses								
Total Expenses	\$1.84	\$4.02	\$1.95	\$4.25	\$1.71	\$3.73	\$1.46	\$3.19
Expense Ratio	35.27%	39.74%	26.16%	29.19%	25.37%	26.31%	27.72%	29.90%
NOI	\$3.39	\$6.19	\$5.50	\$10.32	\$5.02	\$10.44	\$3.91	\$7.47
Investment Data								
Avg Sale Price	\$41	\$72	\$63	\$108	\$61	\$70	\$44	\$78
OAR	9.2%	9.5%	8.7%	9.6%	9.2%	9.5%	8.6%	9.6%
GRM	10.09	9.29	10.55	8.30	10.74	9.95	10.46	8.10
EGIM	7.75	7.12	8.46	7.41	9.06	7.76	8.39	7.32

*3rd Quarter 2021 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 3rd Quarter 2021				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$1105	\$1063	\$1159	\$1007
Effective Rent	\$1022	\$1210	\$1107	\$762
Other Income	\$2	\$4	\$2	\$2
Total Income	\$1025	\$1216	\$1110	\$764
Vacancy Rate	9.7%	4.5%	8.0%	3.3%
EGI	\$926	\$1162	\$1021	\$734
Expenses				
Total Expenses	\$418	\$449	\$563	\$327
Expense Ratio	45.23%	38.64%	55.09%	44.58%
NOI	\$607	\$710	\$458	\$407
Investment Data				
Avg Sale Price	\$74,211	\$103,063	\$68,808	\$59,171
OAR	9.2%	8.3%	8.0%	9.3%
GRM	6.05	7.00	5.18	6.47
EGIM	6.68	7.39	5.61	6.71

*2nd Quarter 2021 Data

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RealtyRates.com MARKET SURVEY - 3rd Quarter 2021									
South - Class A & B Industrial Buildings									
	Memphis		Nashville		New Orleans		Region		
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	
Operating Data									
Income									
Asking Rent	\$4.33	\$9.39	\$6.14	\$12.04	\$5.99	\$12.79	\$4.39	\$9.91	
Effective Rent	\$4.00	\$7.72	\$5.34	\$11.58	\$5.65	\$12.26	\$4.19	\$8.55	
Reimbursable Exp.	\$1.69	\$3.69	\$1.79	\$3.91	\$1.57	\$3.43	\$1.34	\$2.93	
Total Income	\$5.69	\$11.41	\$7.73	\$15.49	\$7.22	\$15.69	\$5.54	\$11.49	
Vacancy Rate	8.8%	12.0%	4.3%	6.5%	7.4%	10.1%	5.5%	7.5%	
EGI	\$5.19	\$10.04	\$7.40	\$14.48	\$6.69	\$14.11	\$5.23	\$10.60	
Expenses									
Total Expenses	\$1.82	\$3.97	\$1.32	\$4.20	\$1.69	\$3.68	\$1.44	\$3.15	
Expense Ratio	35.10%	39.56%	25.00%	29.02%	25.24%	26.11%	27.57%	29.71%	
NOI	\$3.37	\$6.07	\$5.48	\$10.29	\$5.00	\$10.43	\$3.79	\$7.45	
Investment Data									
Avg Sale Price	\$41	\$71	\$62	\$107	\$60	\$109	\$44	\$77	
OAR	8.3%	9.6%	8.8%	9.7%	8.4%	9.6%	8.7%	9.7%	
GRM	10.13	5.14	10.50	3.20	10.53	9.89	10.39	9.00	
EGIM	7.81	7.02	8.43	7.35	8.90	7.73	8.33	7.26	

*2nd Quarter 2021 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 2nd Quarter 2021				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$1,069	\$1,327	\$1,215	\$997
Effective Rent	\$1,007	\$1,181	\$1,148	\$753
Other Income	\$3	\$4	\$3	\$2
Total Income	\$1,010	\$1,194	\$1,152	\$755
Vacancy Rate	9.8%	5.1%	6.0%	4.1%
EGI	\$912	\$1,124	\$1,060	\$724
Expenses				
Total Expenses	\$415	\$445	\$557	\$327
Expense Ratio	45.55%	39.62%	52.54%	45.11%
NOI	\$499	\$679	\$593	\$397
Investment Data				
Avg Sale Price	\$72,087	\$97,270	\$75,700	\$57,546
OAR	9.3%	9.4%	9.0%	9.3%
GRM	5.36	6.66	5.49	6.37
EGIM	6.59	7.21	5.95	6.63

*1st Quarter 2021 Data

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RealtyRates.com MARKET SURVEY - 2nd Quarter 2021									
South - Class A & B Industrial Buildings									
	Memphis		Nashville		New Orleans		Region		
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	
Operating Data									
Income									
Asking Rent	\$4.31	\$9.34	\$6.1	\$12.00	\$5.95	\$12.76	\$4.36	\$6.61	\$8.61
Effective Rent	\$3.38	\$7.68	\$5.91	\$11.54	\$5.62	\$12.23	\$4.17	\$6.52	\$8.52
Reimbursable Exp.	\$1.68	\$3.66	\$1.77	\$3.87	\$1.55	\$3.35	\$1.33	\$2.90	\$2.90
Total Income	\$5.66	\$11.34	\$7.59	\$15.41	\$7.19	\$15.80	\$5.50	\$11.42	\$11.42
Vacancy Rate	8.9%	12.0%	4.3%	5.5%	7.4%	10.1%	5.5%	7.7%	
EGI	\$5.15	\$9.98	\$7.35	\$14.41	\$6.65	\$14.06	\$5.20	\$10.55	
Expenses									
Total Expenses	\$1.80	\$3.94	\$1.91	\$4.6	\$1.67	\$3.65	\$1.43	\$3.12	
Expense Ratio	35.00%	39.48%	25.93%	28.91%	25.17%	25.97%	27.49%	29.59%	
NOI	\$3.35	\$6.04	\$5.45	\$10.24	\$4.97	\$10.40	\$3.77	\$7.43	
Investment Data									
Avg Sale Price	\$41	\$71	\$62	\$107	\$60	\$110	\$43	\$78	
OAR	9.2%	9.5%	9.9%	9.6%	9.4%	9.6%	8.7%	9.5%	
GRM	10.31	9.25	10.40	8.27	10.59	9.99	10.42	8.10	
EGIM	7.95	7.12	8.36	7.43	8.95	7.83	8.36	7.35	

*1st Quarter 2021 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 1st Quarter 2021				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$994	\$1,255	\$1,124	\$900
Effective Rent	\$929	\$1,117	\$1,096	\$708
Other Income	\$3	\$2	\$3	\$2
Total Income	\$932	\$1,120	\$1,099	\$710
Vacant Rate	9.8%	5.8%	8.2%	4.3%
EGI	\$841	\$1,056	\$1,009	\$680
Expenses				
Total Expenses	\$411	\$441	\$351	\$324
Expense Ratio	49.84%	41.76%	54.63%	47.76%
NOI	\$420	\$675	\$450	\$385
Investment Data				
Avg Sale Price	\$51,312	\$88,358	\$69,927	\$51,979
OAR	9.2%	8.4%	7.9%	9.2%
GRM	5.68	6.59	5.32	6.12
EGIM	6.28	6.98	5.77	6.37

*4th Quarter 2020 Data

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RealtyRates.com MARKET SURVEY - 1st Quarter 2021									
South - Class A & B Industrial Buildings									
	Memphis		Nashville		New Orleans		Region		
	VH	Flex	VH	Flex	VH	Flex	VH	Flex	
	Dist	R&D	Dist	R&D	Dist	R&D	Dist	R&D	
Operating Data									
Income									
Asking Rent	\$4.29	\$9.30	\$6.00	\$1.96	\$5.92	\$12.73	\$4.34	\$9.99	
Effective Rent	\$3.86	\$7.64	\$5.88	\$1.50	\$5.59	\$12.20	\$4.15	\$8.49	
Reimbursable Exp.	\$1.66	\$3.63	\$1.76	\$3.84	\$1.54	\$3.36	\$1.32	\$2.88	
Total Income	\$5.62	\$11.27	\$7.84	\$15.34	\$7.19	\$15.57	\$5.47	\$11.37	
Vacant Rate	8.9%	12.1%	4.4%	5.6%	7.4%	10.1%	5.5%	7.7%	
EGI	\$5.12	\$9.91	\$7.31	\$14.33	\$6.60	\$14.00	\$5.17	\$10.49	
Expenses									
Total Expenses	\$1.79	\$3.90	\$1.89	\$4.13	\$1.66	\$3.62	\$1.42	\$3.09	
Expense Ratio	34.90%	39.36%	25.86%	28.80%	25.10%	25.84%	27.41%	29.47%	
NOI	\$3.33	\$6.01	\$5.42	\$10.20	\$4.95	\$10.98	\$3.75	\$7.40	
Investment Data									
Avg Sale Price	\$41	\$79	\$62	\$106	\$60	\$111	\$43	\$77	
OAR	8.1%	9.6%	8.8%	9.6%	9.3%	9.4%	8.6%	9.6%	
GRM	10.35	9.16	10.45	6.22	10.64	9.10	10.47	9.10	
EGIM	8.00	7.08	8.42	7.40	9.01	7.93	8.41	7.37	

*4th Quarter 2020 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 4th Quarter 2020*				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$992	\$1,230	\$1,116	\$920
Effective Rent	\$928	\$1,097	\$1,088	\$700
Other Income	\$3	\$3	\$3	\$2
Total Income	\$930	\$1,100	\$1,092	\$702
Vacant Rate	9.8%	6.4%	8.7%	4.5%
EGI	\$940	\$1,030	\$1,003	\$670
Expenses				
Total Expenses	\$410	\$440	\$543	\$324
Expense Ratio	43.85%	42.71%	54.69%	43.34%
NOI	\$429	\$590	\$455	\$346
Investment Data				
Avg Sale Price	\$63,308	\$84,916	\$69,500	\$50,723
OAR	9.1%	9.3%	7.9%	9.2%
GRM	5.89	6.45	5.32	6.04
EGIM	6.28	6.87	5.77	6.31

*3rd Quarter 2020 Data

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RealtyRates.com MARKET SURVEY - 4th Quarter 2020*									
South - Class A & B Industrial Buildings									
	Memphis		Nashville		New Orleans		Region		
	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	VH Dist	Flex R&D	
Operating Data									
Income									
Asking Rent	\$4.20	\$9.29	\$6.06	\$11.92	\$5.00	\$12.70	\$4.32	\$9.09	
Effective Rent	\$3.85	\$7.62	\$5.85	\$11.46	\$5.57	\$12.18	\$4.14	\$8.47	
Reimbursable Exp.	\$1.66	\$3.62	\$1.75	\$3.83	\$1.54	\$3.35	\$1.31	\$2.87	
Total Income	\$5.81	\$11.24	\$7.61	\$15.29	\$7.11	\$15.53	\$5.45	\$11.34	
Vacant Rate	8.9%	12%	4.4%	6.6%	7.5%	10%	5.6%	7.7%	
EGI	\$5.11	\$9.88	\$7.27	\$14.28	\$6.58	\$13.96	\$5.15	\$10.46	
Expenses									
Total Expenses	\$1.78	\$3.89	\$1.88	\$4.12	\$1.65	\$3.61	\$1.41	\$3.08	
Expense Ratio	34.91%	39.37%	25.92%	28.83%	25.13%	25.84%	27.44%	29.48%	
NOI	\$4.32	\$5.99	\$5.39	\$10.16	\$4.93	\$10.35	\$3.73	\$7.39	
Investment Data									
Avg Sale Price	\$41	\$70	\$62	\$107	\$60	\$111	\$44	\$78	
OAR	8.1%	9.8%	8.7%	9.6%	9.2%	9.3%	8.6%	9.5%	
GRM	10.36	9.19	10.59	9.34	10.77	9.12	10.57	9.19	
EGIM	8.03	7.08	8.53	7.50	9.12	7.95	8.50	7.41	

*3rd Quarter 2020 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 3rd Quarter 2020*				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$857	\$1,206	\$1,101	\$899
Effective Rent	\$890	\$1,073	\$1,074	\$882
Other Income	\$3	\$2	\$3	\$2
Total Income	\$893	\$1,076	\$1,077	\$884
Vacancy Rate	9.8%	7.6%	8.2%	9.0%
EGI	\$805	\$994	\$999	\$850
Expenses				
Total Expenses	\$408	\$438	\$547	\$324
Expense Ratio	50.61%	44.02%	55.27%	49.8%
NOI	\$397	\$557	\$442	\$329
Investment Data				
Avg Sale Price	\$59,603	\$80,722	\$68,481	\$48,391
OAR	9.0%	9.3%	7.8%	9.1%
GRM	5.58	6.27	5.31	5.91
EGIM	6.17	6.77	5.77	6.28

*2nd Quarter 2020 Data

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RealtyRates.com MARKET SURVEY - 3rd Quarter 2020*								
South - Class A & B Industrial Buildings								
	Memphis		Nashville		New Orleans		Region	
	WH Dist	Flex R&D	WH Dist	Flex R&D	WH Dist	Flex R&D	WH Dist	Flex R&D
Operating Data								
Income								
Asking Rent	\$4.26	\$9.24	\$6.00	\$11.66	\$5.79	\$12.67	\$4.30	\$9.92
Effective Rent	\$3.33	\$7.59	\$5.81	\$11.40	\$5.55	\$12.15	\$4.12	\$8.44
Reimbursable Exp.	\$1.65	\$3.60	\$1.75	\$3.81	\$1.53	\$3.34	\$1.31	\$2.86
Total Income	\$5.58	\$11.19	\$7.56	\$16.22	\$7.08	\$15.49	\$5.42	\$11.29
Vacancy Rate	9.0%	12.1%	4.4%	6.7%	7.5%	10.1%	5.6%	7.7%
EGI	\$5.08	\$9.83	\$7.22	\$14.20	\$6.55	\$13.32	\$5.12	\$10.42
Expenses								
Total Expenses	\$1.78	\$3.88	\$1.38	\$4.0	\$1.65	\$3.53	\$1.41	\$3.07
Expense Ratio	34.94%	39.41%	25.02%	28.87%	25.13%	25.82%	27.49%	29.49%
NOI	\$3.31	\$5.96	\$5.34	\$10.0	\$4.91	\$10.32	\$3.71	\$7.35
Investment Data								
Avg Sale Price	\$41	\$70	\$61	\$106	\$59	\$110	\$43	\$77
OAR	9.1%	8.5%	8.8%	9.5%	8.3%	9.4%	8.6%	9.5%
GRM	10.43	9.23	10.51	5.30	10.63	9.06	10.50	5.13
EGIM	8.07	7.12	8.45	7.46	9.08	7.90	8.44	7.33

*2nd Quarter 2020 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 2nd Quarter 2020 [™]								
South - Class A & B Apartments - 90+ Units								
	Memphis		Nashville		New Orleans		Region	
Operating Data								
Income								
Asking Rent	\$957		\$1,203		\$1,114		\$911	
Effective Rent	\$896		\$1,097		\$1,086		\$894	
Other Income	\$3		\$2		\$2		\$2	
Total Income	\$899		\$1,100		\$1,090		\$896	
Vacancy Rate	9.3%		7.0%		8.7%		4.8%	
EGI	\$809		\$1,023		\$1,002		\$862	
Expenses								
Total Expenses	\$406		\$435		\$544		\$321	
Expense Ratio	50.22%		42.47%		54.56%		49.41%	
NOI	\$493		\$669		\$457		\$574	
Investment Data								
Avg Sale Price	\$81,034		\$86,433		\$70,577		\$50,928	
OAR	7.9%		8.2%		7.9%		9.0%	
GRM	5.86		6.57		5.41		6.12	
EGIM	6.28		7.04		5.87		6.41	

*1st Quarter 2020 Data

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RealtyRates.com MARKET SURVEY - 2nd Quarter 2020 [™]									
South - Class A & B Industrial Buildings									
	Memphis		Nashville		New Orleans		Region		
	VH	Flex	VH	Flex	VH	Flex	VH	Flex	
	Dist	R&D	Dist	R&D	Dist	R&D	Dist	R&D	
Operating Data									
Income									
Asking Rent	\$4.24	\$9.20	\$5.95	\$11.79	\$5.76	\$12.60	\$4.29	\$9.79	\$8.79
Effective Rent	\$3.31	\$7.55	\$5.76	\$11.34	\$5.53	\$12.11	\$4.03	\$8.40	\$8.40
Reimbursable Exp.	\$1.64	\$3.58	\$1.74	\$3.79	\$1.52	\$3.32	\$1.30	\$2.84	\$2.84
Total Income	\$5.66	\$11.12	\$7.49	\$15.12	\$7.08	\$15.41	\$5.39	\$11.24	\$11.24
Vacancy Rate	9.0%	12.2%	4.5%	6.7%	7.5%	10.2%	5.6%	7.8%	
EGI	\$5.06	\$9.78	\$7.16	\$14.12	\$6.53	\$13.86	\$5.09	\$10.37	
Expenses									
Total Expenses	\$1.77	\$3.85	\$1.87	\$4.08	\$1.64	\$3.57	\$1.40	\$3.06	
Expense Ratio	34.93%	39.41%	26.08%	28.89%	25.10%	25.78%	27.49%	29.47%	
NOI	\$4.29	\$5.92	\$5.29	\$10.04	\$4.99	\$10.29	\$3.69	\$7.31	
Investment Data									
Avg Sale Price	\$40	\$69	\$80	\$105	\$58	\$109	\$42	\$78	
OAR	8.2%	9.6%	8.8%	9.6%	8.4%	9.4%	8.7%	9.6%	
GRM	10.22	9.14	10.42	9.26	10.49	9.90	10.36	9.07	
EGIM	7.91	7.05	8.38	7.44	8.89	7.86	8.33	7.35	

*1st Quarter 2020 Data

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South - AL, AR, KY, LA, MS, TN

RealtyRates.com MARKET SURVEY - 1st Quarter 2020*				
South - Class A & B Apartments - 90+ Units				
	Memphis	Nashville	New Orleans	Region
Operating Data				
Income				
Asking Rent	\$343	\$1,211	\$1,100	\$695
Effective Rent	\$383	\$1,078	\$1,073	\$682
Other Income	\$2	\$2	\$2	\$2
Total Income	\$685	\$1,081	\$1,076	\$684
Vacancy Rate	9.8%	7.0%	8.0%	4.3%
EGI	\$798	\$1,005	\$990	\$652
Expenses				
Total Expenses	\$403	\$432	\$540	\$318
Expense Ratio	50.47%	43.03%	54.58%	43.91%
NOI	\$295	\$672	\$450	\$364
Investment Data				
Avg Sale Price	\$58,626	\$83,577	\$69,103	\$49,505
OAR	9.0%	8.2%	7.8%	8.1%
GRM	5.93	6.47	5.37	6.05
EGIM	6.22	6.94	5.82	6.33

*4th Quarter 2019 Data

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RealtyRates.com MARKET SURVEY - 1st Quarter 2020*									
South - Class A & B Industrial Buildings									
	Memphis		Nashville		New Orleans		Region		
	VH	Flex	VH	Flex	VH	Flex	VH	Flex	
	Dist	R&D	Dist	R&D	Dist	R&D	Dist	R&D	
Operating Data									
Income									
Asking Rent	\$4.22	\$8.18	\$5.91	\$11.72	\$5.74	\$12.58	\$4.26	\$8.75	
Effective Rent	\$3.90	\$7.51	\$5.72	\$11.27	\$5.51	\$12.07	\$4.07	\$8.36	
Reimbursable Exp.	\$1.63	\$3.56	\$1.73	\$3.77	\$1.51	\$3.30	\$1.29	\$2.82	
Total Income	\$5.53	\$11.07	\$7.44	\$15.04	\$7.03	\$15.27	\$5.37	\$11.19	
Vacancy Rate	9.0%	12.2%	4.5%	6.7%	7.5%	10.2%	5.6%	7.8%	
EGI	\$5.03	\$9.73	\$7.11	\$14.04	\$6.50	\$13.81	\$5.06	\$10.32	
Expenses									
Total Expenses	\$1.75	\$3.63	\$1.86	\$4.05	\$1.63	\$3.55	\$1.39	\$3.04	
Expense Ratio	34.90%	39.37%	26.09%	28.87%	25.04%	25.72%	27.47%	28.43%	
NOI	\$3.27	\$5.90	\$5.25	\$9.99	\$4.97	\$10.25	\$3.67	\$7.29	
Investment Data									
Avg Sale Price	\$40	\$68	\$59	\$104	\$58	\$108	\$42	\$75	
OAR	8.2%	9.7%	8.9%	9.6%	9.4%	9.5%	8.7%	9.7%	
GRM	10.27	9.05	10.32	9.23	10.52	9.95	10.35	9.02	
EGIM	7.95	6.99	8.30	7.41	8.93	7.82	8.32	7.31	

*4th Quarter 2019 Data

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APPENDIX F: EXPERIENCE AND QUALIFICATIONS

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OVERVIEW	Multifamily experience specializing in work for the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Also, many years of experience with nursing homes and typical commercial appraisals.
ACCREDITATIONS	State Certified General Real Estate Appraiser Missouri State License Number: 2004030513 Kentucky State License Number: 003563 Arkansas State License Number CG3362N Also regularly receives temporary licenses in the following states: Tennessee, Colorado, North Carolina, Iowa, New York
EMPLOYMENT	Gill Group, Inc. 1998 - Present General Certified Appraiser, appraising all types of real estate specializing in multi-family.
PROFESSIONAL ADVANCEMENT	Introduction to Income Properties <i>National Association of Independent Fee Appraisers</i> Market Data Analysis of Residential Real Estate Appraising <i>National Association of Independent Fee Appraisers</i> Financial Analysis of Income Properties <i>National Association of Independent Fee Appraisers</i> Real Estate Appraisal Applications <i>Lowman & Company</i> Professional Standards Of Practice <i>National Association of Independent Fee Appraisers</i> Principles of Residential Real Estate Appraising <i>National Association of Independent Fee Appraisers</i> Real Estate Appraisal Methods <i>Lowman & Company</i> National USPAP Update <i>National Association of Independent Fee Appraisers</i> Multifamily Accelerated Processing Valuation (MAP) <i>US Department of Housing and Urban Development</i> Kentucky USDA Rural Development Multifamily Housing Appraiser Training <i>Kentucky Housing Corporation</i>

Basic Residential HUD Appraisal Requirements

National Association of Independent Fee Appraiser

EDUCATION

Associate of Applied Science Degree

Metro Business College

EXPERIENCE

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

Provider of HUD MAP and TAP appraisals and market studies for many lenders and developers.