



# GILL GROUP

---

**NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS**

*Promises Kept. Deadlines Met.*



# GILL GROUP

**Need and Demand Analysis For  
Westside Village  
2150 Sinai Road  
South Boston, Virginia 24592**

**Prepared For  
Westside Village Renewal, LLC  
11810 Grand Park Avenue, Suite 600  
North Bethesda, Maryland 20852**

**Effective Date  
February 12, 2020**

**Date of Report  
March 6, 2020**



---

March 6, 2020

Mr. John Parreco  
Westside Village Renewal, LLC  
11810 Grand Park Avenue, Suite 600  
North Bethesda, Maryland 20852

Dear Mr. Parreco:

Following is a market study which was completed for Westside Village Renewal, LLC, under the guidelines set forth by the Virginia Housing Development Authority. The subject is located at 2150 Sinai Road in South Boston, Virginia, and is an existing Section 8 family development. The subject consists of 17 two-story walk-up and townhome buildings containing 70 units. In addition, the property contain an accessory building which houses the clubhouse, leasing office, maintenance area and laundry facility. The buildings have brick and vinyl siding exteriors with asphalt shingle roofing. Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups (4BR), vinyl, blinds, walk-in closet, extra storage and patio or balcony. Once rehabilitation is complete, all units will contain USB port in the kitchen, living room and bedrooms. Project amenities include a clubhouse, laundry facility, on-site management, on-site maintenance, courtyard, video surveillance and asphalt parking areas with approximately 118 parking spaces. As complete, project amenities will also include common area Wi-Fi, a playground and business center.

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 (Samuel T. Gill) utilized data from the U.S. Census Bureau, Nielson Claritas; Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Todd Douglas Poer while visiting the site on February 12, 2020. An attempt was made to survey 100 percent of all housing in the area.

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

---

Samuel T. Gill  
Market Analyst

---

Janice F. Gill  
Market Analyst



**TABLE OF CONTENTS**

**TABLE OF CONTENTS**

**Title Page** ..... 1

**Letter of Transmittal** ..... 2

**Table of Contents** ..... 3-4

**Certification** ..... 5-6

**Identity of Interest** ..... 7-8

**NCHMA Member Certification** ..... 9

**PART A: EXECUTIVE SUMMARY** ..... 11-15

**PART B: SCOPE OF WORK**..... 17-19

**PART C: PROPERTY DESCRIPTION** ..... 21-25

**PART D: LOCATION**

Site Evaluation ..... 27

Location Map..... 28

Vicinity Map..... 29

Community and Site Information..... 30

Subject Photos ..... 31-39

Community Services ..... 40

Community Service Legend ..... 41-45

Community Service Maps ..... 46-51

Competing Properties Map ..... 52

Summary ..... 53

**PART E: MARKET AREA DEFINITION**

Market Area Definition..... 55-56

Market Area Map..... 57

**PART F: EMPLOYMENT TRENDS AND ECONOMY**

Labor Force and Employment Trends ..... 59-61

Major Employers ..... 61

Place of Work Employment Data ..... 62-63

Employment Outside the County ..... 63

Summary ..... 64

**PART G: DEMOGRAPHIC CHARACTERISTICS**

Population Household Trends and Analysis ..... 66-67

Housing Market..... 68

Tenure ..... 68-72

Household Income Trends and Analysis ..... 73-76

**PART H: COMPETITIVE ENVIRONMENT**

Housing Profile ..... 78-81

Existing Comparables ..... 82-97

Competing Properties Map ..... 98-100

Additional Developments ..... 101

Market Rent Analysis ..... 102-128

Absorption Period..... 129

Evaluation of the Rehabilitated Development..... 130-131



---

**PART I: AFFORDABILITY ANALYSIS, DEMAND ANALYSIS, CAPTURE RATES AND PENETRATION RATES**

Sources of Demand .....	133
Required Unit Mix.....	133-134
Eligible Households.....	134-135
Penetration Rate .....	135-136
Demand for Subject .....	136-138
Demand Analysis Summary.....	138-139

**PART J: LOCAL PERSPECTIVE OF RENTAL HOUSING MARKET AND HOUSING ALTERNATIVES**

Housing Interviews .....	141
--------------------------	-----

**PART K: RECOMMENDATIONS AND CONCLUSIONS ..... 143-148**

**PART L: MARKET STUDY ANALYST STATEMENT OF EXPERIENCE..... 150-158**

**ADDENDA**

Data Sources .....	A
Market Study Terminology .....	B
NCHMA Checklist .....	C
Subject Data.....	D
Utility Allowance Schedule .....	E
Nielsen Claritas, Ribbon Demographics .....	F
Flood Map .....	G



---

CERTIFICATION

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

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

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

Handwritten signature of Samuel T. Gill in black ink.

---

Samuel T. Gill  
Market Analyst

Handwritten signature of Janice F. Gill in black ink.

---

Janice F. Gill  
Market Analyst

Tax ID Number: 43-1352932

March 6, 2020



---

IDENTITY OF INTEREST

---

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

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

I certify that there is not now nor will there be an identity of interest between or among the applicant, contractor, architect, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to Virginia Housing Development Authority and written consent to such identity of interest by Virginia Housing Development Authority. This statement is given for the purpose of inducing Virginia Housing Development Authority to process the LIHTC application.

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

---

Samuel T. Gill  
Market Analyst

---

Janice F. Gill  
Market Analyst

March 6, 2020



NCHMA MEMBER CERTIFICATION



Formerly known as  
National Council of Affordable  
Housing Market Analysts

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

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

Samuel T. Gill  
Market Analyst

Janice F. Gill  
Market Analyst

March 6, 2020



## EXECUTIVE SUMMARY



**Executive Summary**

It is the opinion of the analyst that a market exists for the proposed rehabilitation of a 70-unit development designed for families and that there is no need for alterations of any kind. This recommendation is made based on the information included in this report and assuming that the project is rehabilitated as detailed in this report. Any changes to the subject could alter the findings in this report.

**Project Description**

The subject, Westside Village, is an existing Section 8 development that contains 70 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40 and 60 percent of the area median income. In addition, 14 units will have the proposed rents set at 40 percent of the area median rent, with the income level set at 60 percent of the area median income. The developer is not electing to use the income-average minimum set-aside option.

The subject consists of 17 two-story walk-up and townhome buildings containing 70 units. In addition, the property contains an accessory building which houses the clubhouse, leasing office, maintenance area and laundry facility. The improvements are of frame construction with brick and vinyl siding exteriors and asphalt shingle roofs.

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

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	8	640	5,120
2/1	34	886	30,124
3/1	22	1,151	25,322
4/2	6	1,320	7,920
	<b>70</b>		<b>68,486</b>

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES								
Unit Type	# of Units	Avg. Square Feet	% of Median Rent	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	640	40%	40%	\$454	\$737	\$62	\$675
1/1	4	640	60%	60%	\$681	\$737	\$62	\$675
1/1	2	640	40%	60%	\$454	\$737	\$62	\$675
2/1	16	886	40%	40%	\$545	\$870	\$95	\$775
2/1	12	886	60%	60%	\$817	\$870	\$95	\$775
2/1	6	886	40%	60%	\$545	\$870	\$95	\$775
3/1	8	1,151	40%	40%	\$630	\$988	\$113	\$875
3/1	10	1,151	60%	60%	\$945	\$988	\$113	\$875
3/1	4	1,320	40%	60%	\$630	\$988	\$113	\$875
4/2	2	1,320	40%	40%	\$703	\$1,160	\$135	\$1,025
4/2	2	1,320	60%	60%	\$1,054	\$1,160	\$135	\$1,025
4/2	2	1,320	40%	60%	\$703	\$1,160	\$135	\$1,025

\*The proposed rents are above the maximum allowable LIHTC rents. However, the subject is a Section 8 development with subsidies for all units. As complete, the property will remain a Section 8 development with subsidies for all units as well as Low Income Housing Tax Credit at 40 and 60 percent of the area median income. Therefore, tenants will never pay more than 30 percent of their income towards rents and utilities.



**Income Averaging**

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

**Housing Profile**

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The overall vacancy rate for the market area is 2.4 percent. Of the total 662 market-rate and affordable units surveyed, 16 were vacant. The overall affordable vacancy rate is 4.3 percent. However, Taylor Lofts had several tenants move recently. The contact for the property stated that the development typically maintains a stabilized occupancy. Therefore, the current vacancy rate is not indicative of the development's typical occupancy rate. Without considering this development, the overall vacancy rate for the market area would be 1.8 percent and the overall affordable vacancy rate would be 2.4 percent.

The development does not have an adverse impact on the market area. There are three LIHTC family developments in the market area that will directly compete with the subject. Country Green is a LIHTC family development that contains 44 one-, two- and three-bedroom units at 50 and 60 percent of the area median income. The property is currently 97 percent occupied and maintains a waiting list with approximately 40 applicants. Taylor Lofts is 47-unit LIHTC family development that contains one-, two- and three-bedroom units at 60 percent of the area median income. The property is currently 89 percent occupied with five vacant units. However, all vacant units are down due to water damage. The contact stated the property typically maintains a stabilized occupancy rate. Furthermore, she stated the property maintains a waiting list with around 20 applicants from which they will draw tenants from once the units are back online. Honeytree Apartments is a 48-unit LIHTC family development that contains one- and two-bedroom units at 60 percent of the area median income. The property is currently 95 percent occupied and maintains a six-month waiting list. Therefore, the market area is not saturated.

**Market Feasibility**

The following table shows the capture rates for units when considering subsidies.

<b>CAPTURE RATE BY INCOME LIMITS - W/ SUBSIDY</b>			
<b>Income Restrictions:</b>	<b>Units @ 40% (\$0 - \$28,120)</b>	<b>Units @ 60% (\$0 - \$42,180)</b>	<b>Project Total (\$0 to \$42,180)</b>
All Units at Subject	2.4%	3.3%	5.4%
Vacant Units at Subject	0.0%	0.1%	0.1%

Overall the market shows a net demand of 1,292 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 70 units and is currently 99 percent occupied. The overall capture rate for all units at or below 60 percent is 5.4 percent. As the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units was also determined. The capture rate for all vacant units is 0.1 percent for the project. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists and the economic factors, it is believed that property will continue to be viable within the market area.



The following table shows the capture rates for units without considering subsidies.

CAPTURE RATE BY INCOME LIMITS			
Income Restrictions:	Units @ 40% (\$15,566 - \$28,120)	Units @ 60% (\$23,349 - \$42,180)	Project Total (\$15,566 to \$42,180)
All Units at Subject	7.3%	23.5%	14.7%

Overall the market shows a net demand of 477 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 70 units and is currently 99 percent occupied. However, without considering the subject's subsidy, it is unlikely all tenants at the subject will remain income qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. The overall capture rate considering the subject entirely vacant and without subsidies is 14.7 percent, which is considered good. Therefore, the subject's viability is not dependent on its current subsidies. If the subject were to lose its current Section 8 project-based subsidies, the development would remain viable.

After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the demand for the units within the market. It is believed that the property will continue to meet the demand for affordable housing in the market area.

#### Evaluation of Project

The subject is located at 2150 Sinai Road. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are competitive with the competing apartment developments. The subject's unit mix of one-, two-, three- and four-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.

#### Positive/Negative Attributes

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

**Weaknesses:** There are no apparent weaknesses.

#### Conclusion

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

- The subject's design and amenities are competitive with other existing projects. Therefore, no modifications to the subject are necessary.
- Westside Village is an existing 70-unit Section 8 complex with subsidies for all units. The development is currently 99 percent occupied, with only one vacant unit. Furthermore, the property maintains a waiting list with 30 applicants, and the rehabilitation will not displace any tenants. Therefore, an absorption rate is not applicable.
- 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 development will be suitable for the market area. Given the current low vacancy rates for affordable elderly properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

## INTRODUCTION AND SCOPE OF WORK



## Introduction and Scope of Work

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

- Client and any other intended users: The client and developer for this market study assignment is Westside Village Renewal, LLC. The intended users of the report are Westside Village Renewal, LLC and Virginia Housing Development Authority. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this market study is to apply for Low Income Housing Tax Credits through Virginia Housing Development Authority.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is February 12, 2020.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 70-unit apartment complex known as Westside Village. It is located on Sinai Road, which is located east of U.S. Highway 501. Its physical address is 2150 Sinai Road.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions, and other conditions that affect the scope of work. The following assumptions are used in this market study assignment:
  - An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
  - The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
- The building improvements meet all governing codes, unless otherwise noted in this report.



An **extraordinary assumption**<sup>1</sup> is defined as:

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

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

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

The following extraordinary assumptions are used in this market study consultation assignment: *The market study was written under the extraordinary assumption that the property will be rehabilitated as indicated in the Scope of Work.*

A **hypothetical condition**<sup>3</sup> is defined as:

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

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

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

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

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

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

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

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



---

This market study was completed in accordance with the requirements set forth in Virginia Housing Development Authority's 2019 Market Study Guidelines.

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

- On February 12, 2020, Todd Douglas Poer, Market Analyst, conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Todd Douglas Poer inspected common areas, mechanical rooms, exterior grounds and the following units: 6A, 11A, 13A, 16A, 8B, 6D, 13D and 17L. He measured the units and/or viewed the plans to verify unit sizes. He interviewed Marquita Valez, property manager, to determine the rental rates, services and amenities offered to the tenants of the subject property.
- The purpose of this market study is to determine if the community has a need for the subject units. To do so, the analysts utilize data from the U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of February 12, 2020, Todd Douglas Poer inspected the exterior of each comparable property used in the analysis. When available, Todd Douglas Poer inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available, or from floor plans (excluding balconies/patios and mechanical areas) if available.
- During the verification process, Samuel T. Gill, or one of his associates, talked with the managers or leasing agents of the comparable properties, to confirm all data and to collect additional information about each comparable, including size, age, amenities, occupancy rates and general market information. Whenever possible, floor plans and brochures were obtained, which describe the comparable properties unit size, feature and amenities.
- Samuel T. Gill, 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, Samuel T. Gill derived an estimated market rent and an estimated achievable rent for each unit type. Samuel T. Gill also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.



**PROPERTY DESCRIPTION**



### Property Description

Project Name: Westside Village  
Location: 2150 Sinai Road  
South Boston, Virginia  
Project Type: Family  
Construction Type: Acquisition/Rehabilitation  
Developer: Westside Village Renewal, LLC  
Area Median Family Income: \$55,800

The subject, Westside Village, is an existing Section 8 family development that contains 70 rental units. All units contain subsidies. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40 and 60 percent of the area median income. In addition, the subject will retain its subsidies for all units. Households with one to five persons and annual incomes below \$42,180 will be income qualified for the units. The developer is not electing to use the income-average minimum set-aside option.

### Project Design

The subject consists of 17 two-story walk-up and townhome buildings containing 70 units. In addition, the property contains an accessory building which houses the clubhouse, leasing office, maintenance area and laundry facility. The improvements have brick and vinyl siding exteriors with asphalt shingle roofs. The property is not a scattered site development.

### Unit Features, Project Amenities and Services

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups (4BR), vinyl, blinds, walk-in closet, extra storage and patio or balcony. Once rehabilitation is complete, all units will contain USB port in the kitchen, living room and bedrooms.

### Common Amenities and Services

Project amenities include a clubhouse, laundry facility, on-site management, on-site maintenance, courtyard and video surveillance. As complete, project amenities will also include common area Wi-Fi, a playground and business center.

### Parking

The complex contains open asphalt parking areas with approximately 118 parking spaces, which equates to 1.69 spaces per unit. Therefore, the property's parking is sufficient for a family development.



**Utilities**

The following table describes the project's utility combination.

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

**Unit Mix, Size and Rent Structure**

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

<b>Unit Type</b>	<b># of Units</b>	<b>Square Footage</b>	<b>Contract Rent</b>	<b>Utility Allowance</b>
1/1	8	640	\$485	\$62
2/1	34	886	\$565	\$95
3/1	22	1,151	\$738	\$113
4/2	6	1,320	\$781	\$135
	<b>70</b>			

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

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>								
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Rent</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
1/1	2	640	40%	40%	\$454	\$737	\$62	\$675
1/1	4	640	60%	60%	\$681	\$737	\$62	\$675
1/1	2	640	40%	60%	\$454	\$737	\$62	\$675
2/1	16	886	40%	40%	\$545	\$870	\$95	\$775
2/1	12	886	60%	60%	\$817	\$870	\$95	\$775
2/1	6	886	40%	60%	\$545	\$870	\$95	\$775
3/1	8	1,151	40%	40%	\$630	\$988	\$113	\$875
3/1	10	1,151	60%	60%	\$945	\$988	\$113	\$875
3/1	4	1,320	40%	60%	\$630	\$988	\$113	\$875
4/2	2	1,320	40%	40%	\$703	\$1,160	\$135	\$1,025
4/2	2	1,320	60%	60%	\$1,054	\$1,160	\$135	\$1,025
4/2	2	1,320	40%	60%	\$703	\$1,160	\$135	\$1,025

\*The proposed rents are above the maximum allowable LIHTC rents. However, the subject is a Section 8 development with subsidies for all units. As complete, the property will remain a Section 8 development with subsidies for all units as well as Low Income Housing Tax Credit at 40 and 60 percent of the area median income. Therefore, tenants will never pay more than 30 percent of their income towards rents and utilities.



The subject property will attract households with one to six persons with incomes below \$42,180, annually.

LIHTC INCOME LIMITS		
Person in Households	40%	60%
1	\$16,960	\$25,440
2	\$19,400	\$29,100
3	\$21,800	\$32,700
4	\$24,240	\$36,360
5	\$26,160	\$39,240
6	\$28,120	\$42,180

Source: HUD

### Tenant Services

The subject does not offer any tenant services.

### Scope of Rehabilitation

The property will undergo a substantial rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bath vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, once rehabilitation is complete, units will contain USB ports in the kitchen, living area and bedrooms. Furthermore, once rehabilitation is complete, the property will offer common area Wi-Fi, expand and update the current clubhouse and install a new business center and playground. The total estimated cost of rehabilitation is \$3,880,000, or \$55,429 per unit. The rehabilitation is anticipated to begin on February 1, 2021 and end on December 31, 2021.

### Location/Site Characteristics

The property site contains approximately 348,480 square feet, or 8.00 acres, and is currently zoned R-4, High Density Residential District. The subject is a legal conforming use. Therefore, if the property were destroyed, the development can be rebuilt. The subject is located on one single site. It is not a scattered site development. The subject is located in Census Tract #9306.00.

The neighborhood is comprised primarily of commercial properties. Vacant land is located north and west of the site. A single-family residence, vacant land and Country Village Apartments are located south of the site. Single-family residences are located east of the subject. The subject neighborhood is 65 percent built up. Approximately 45 percent of the land use is made up of commercial properties. About 10 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of single-family residences. The remaining 35 percent is vacant land. The area is mostly suburban. The property is easily accessed via Sinai Road, which then connects to Greens Folly Road. Greens Folly Road then connects to Halifax Road, a major thoroughfare throughout the city. Therefore, the subject has average visibility and easy access.

## SITE EVALUATION



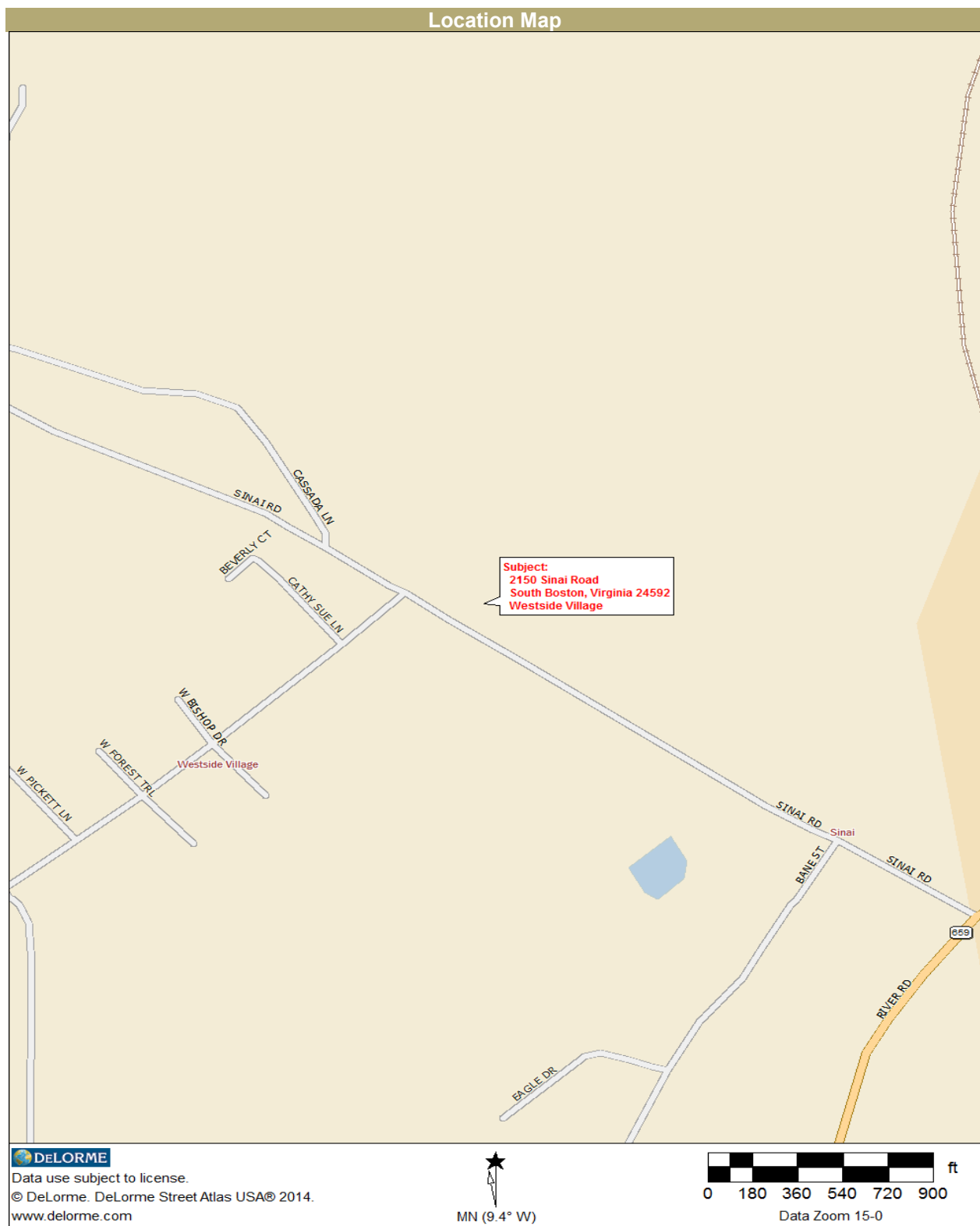
---

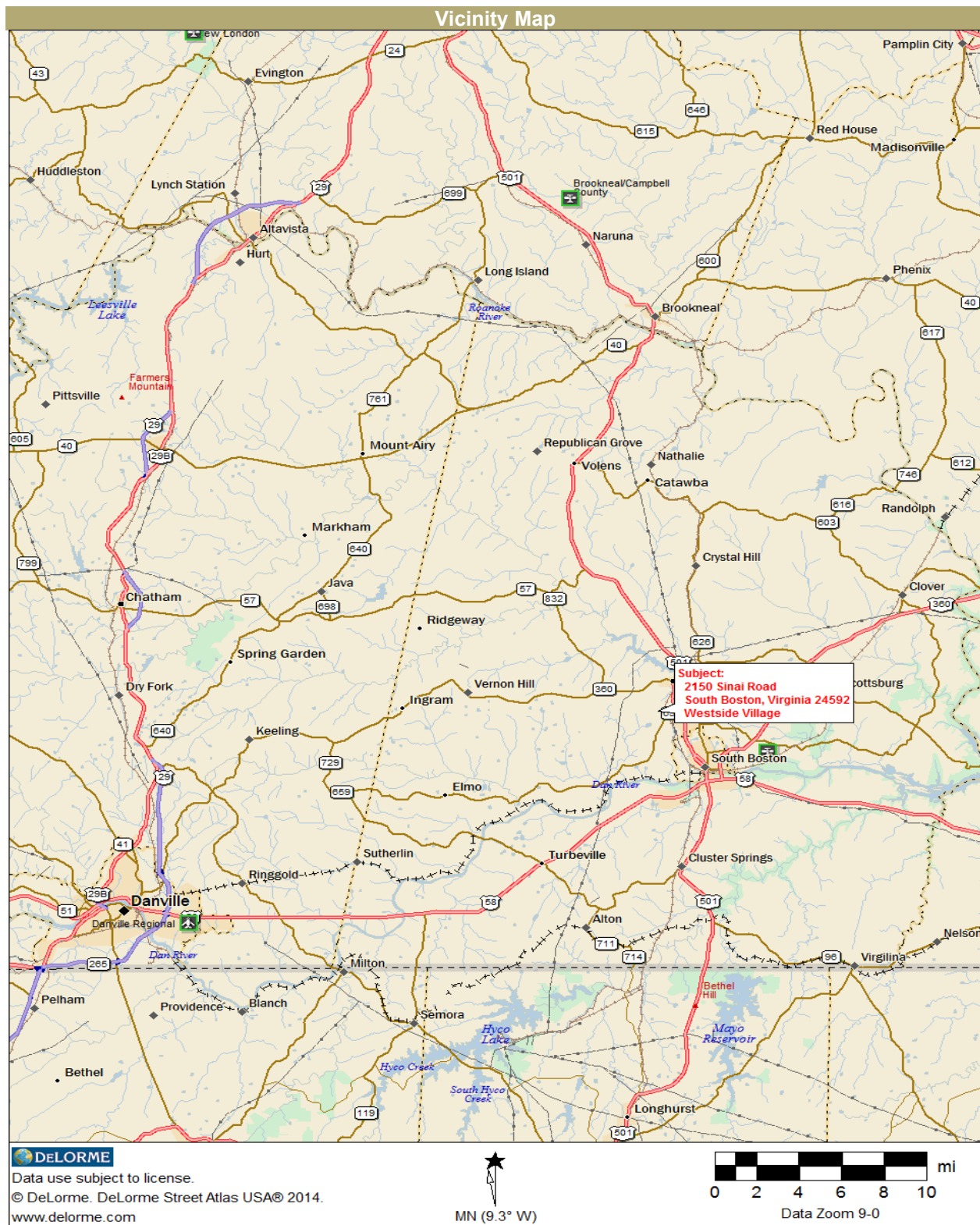
### Project Location

The existing development contains 70 Section 8 family units in South Boston, Virginia. South Boston is a town located in the southern portion of Virginia. Nearby cities include Halifax, Scottsburg, Clarksville, Turbeville and Danville. Halifax County has the following boundaries: North – Campbell and Charlotte Counties; East – Mecklenburg County; South – State of North Carolina; and West – Pittsylvania County.

The primary market area consists Halifax County. The market area has the following boundaries: North – Campbell and Charlotte Counties; South – State of North Carolina; East – Mecklenburg County; and West – Pittsylvania County.

Major roadways in Halifax County include U.S. Highways 58, 360 and 501 and State Highways 40, 360, 603, 659, 675 and 832. Danville Regional Airport is located 30 miles southwest of South Boston in Danville. The closest international airport is Raleigh-Durham International Airport, located approximately 70 miles south of South Boston in Raleigh, North Carolina. Passenger rail service is provided by Amtrak at the Danville Southern Railway Passenger Depot. Greyhound is available in the county for inter and intrastate bus transportation. Halifax Area Rural Transportation (HART) offers public transit services for the towns of Halifax and South Boston.









## Community and Site Information

### Site Characteristics

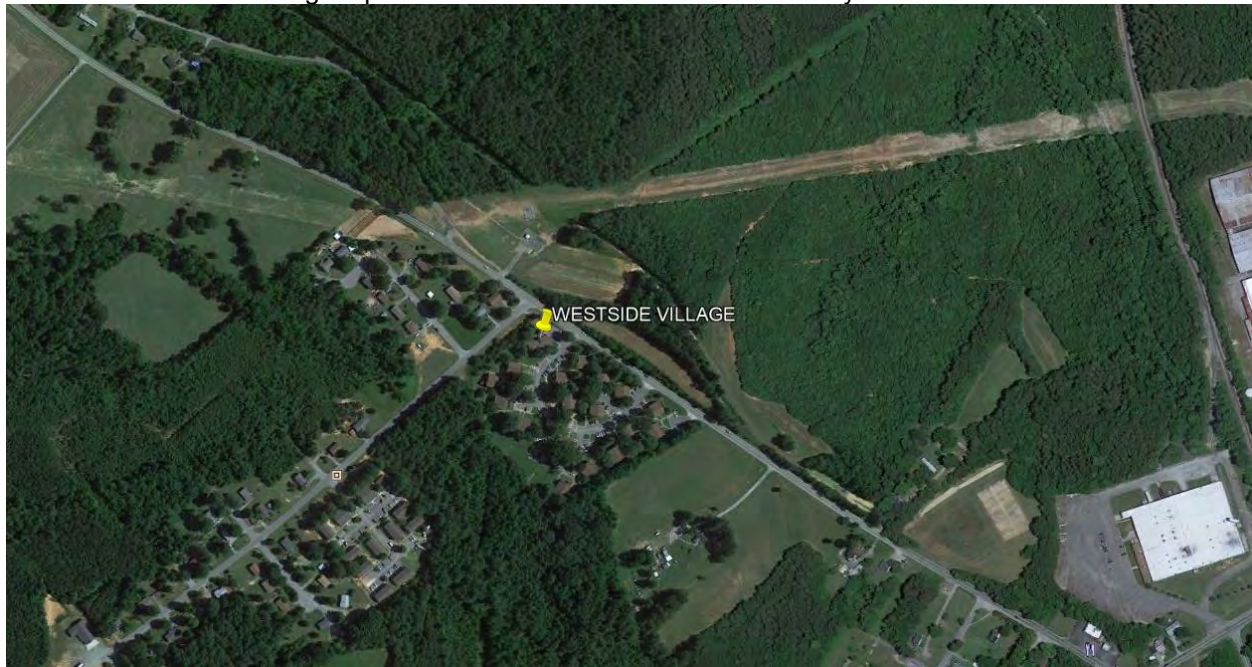
The site is in a primarily commercial neighborhood in the northern portion of South Boston. The subject is located along Sinai Road.

The property is easily accessed via Sinai Road, which then connects to Greens Folly Road. Greens Folly Road then connects to Halifax Road, a major thoroughfare throughout the city.

The property site contains approximately 348,480 square feet, or 8.00 and is currently zoned R-4, High Density Residential District. The subject is a legal conforming use. Therefore, if the property were destroyed, the development can be rebuilt. The subject is located on one single site. It is not a scattered site development. The subject is located in Census Tract #9306.00.

### Surrounding Land Uses

The neighborhood is comprised primarily of commercial properties. Vacant land is located north and west of the site. A single-family residence, vacant land and Country Village Apartments are located south of the site. Single-family residences are located east of the subject. The subject neighborhood is 65 percent built up. Approximately 45 percent of the land use is made up of commercial properties. About 10 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of single-family residences. The remaining 35 percent is vacant land. The area is mostly suburban.





Subject Photos



View of Sign



View of Entrance



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Accessory Building Exterior



View of Leasing Office



View of Clubhouse



View of Clubhouse Kitchen



View of Laundry Facility

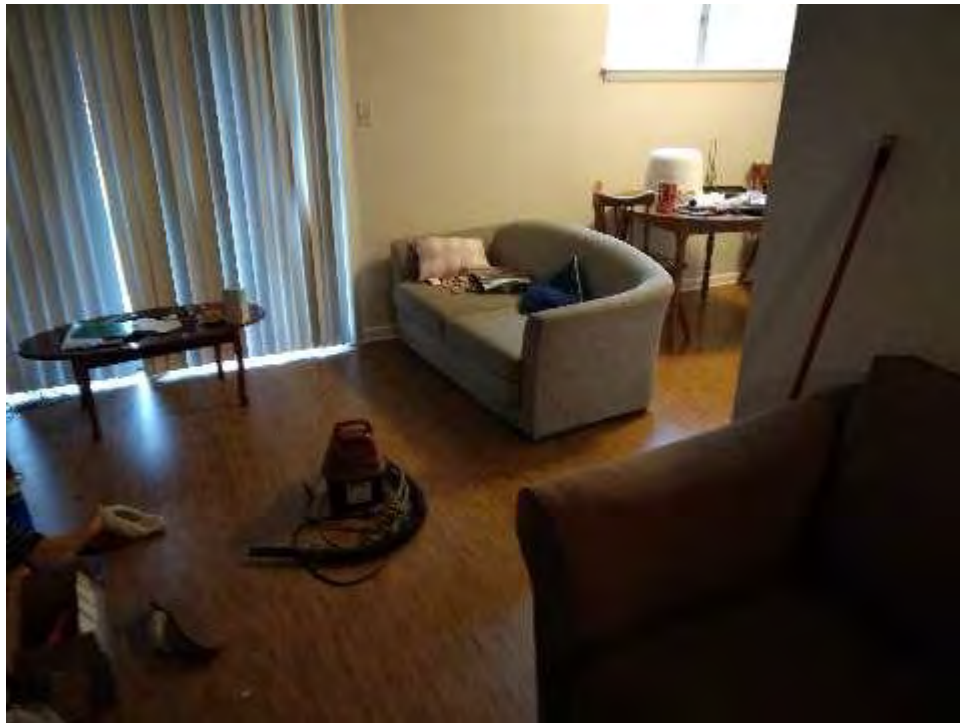




View of Maintenance Area



View of Mail Center



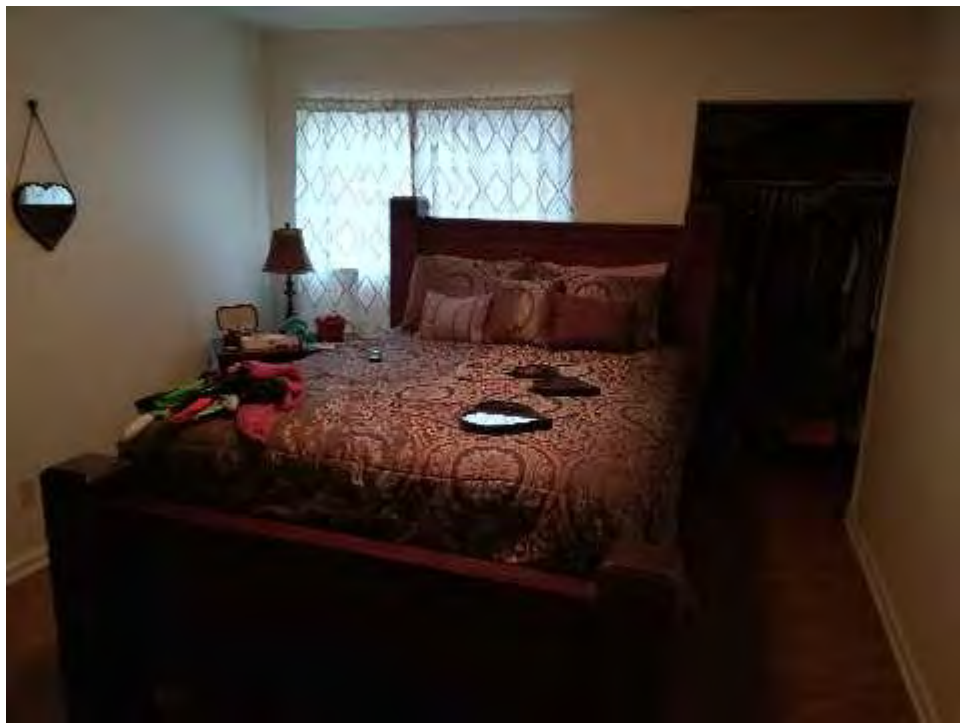
View of Typical Living Area



View of Typical Kitchen



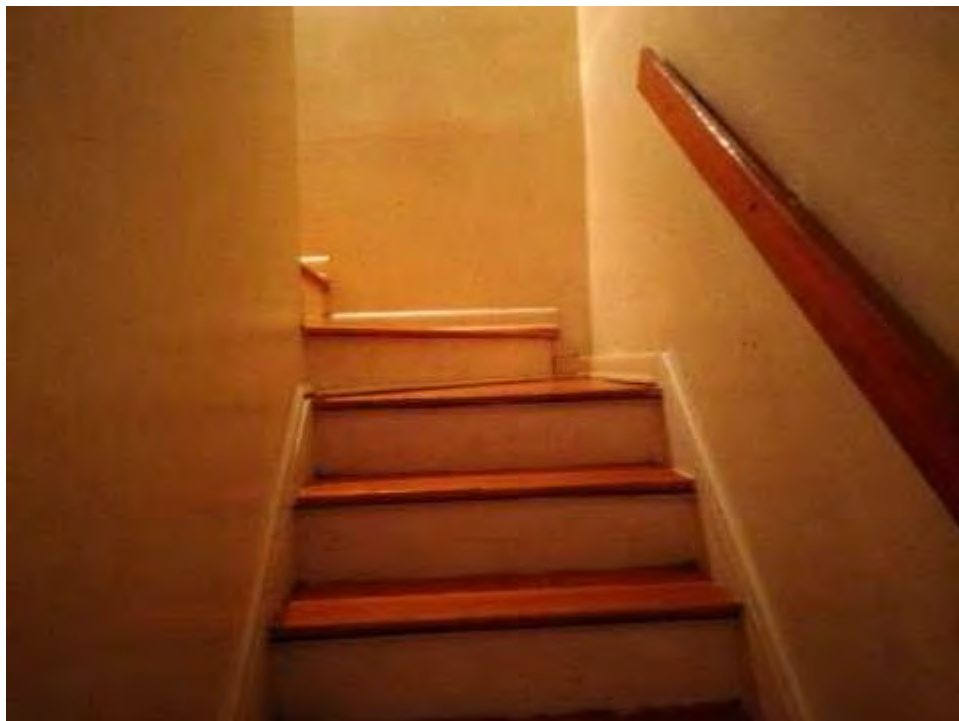
View of Typical Dining Room



View of Typical Bedroom



View of Typical Bath



View of Typical Staircase (Townhome Units)



View of Typical Patio and Extra Storage



View of Parking



View to the North



View to the South



View to the East



View to the West



### Nearby Employment Opportunities

Most market area tenants have blue collar occupations. According to the U.S. Census Bureau, approximately 81.6 percent of the market area works in the service and laborer industries.

### Regional and Area Data

#### Parks and Recreational Opportunities

Parks and recreational opportunities in the Town of South Boston include the South Boston Recreation Center, which provides several activities throughout the year such as movie night, drum camp, poetry meetings, book clubs, fitness classes, arts/crafts programs, archery camp and dance classes. The center also offers educational courses such as computer classes, financial literacy and sports opportunities such as basketball and football. The city also offers four parks located on North Main Street, Grove Avenue, Penick Avenue and Vaugh Street. The Town of South Boston is also home to the Washington Community Center, which offers a 19-station fitness area, large multi-purpose room with kitchen, a library, small conference room, senior lounge, recording studio, children's activity room and a Mentor Role Model Program.

#### Government/Public Safety

The Town of South Boston has six different departments under a Town Manager. The Town Manager is appointed by the town council and oversees the daily operations of town services. The departments include the Police Department, the Fire Department, Town Clerk (Assistance to Town Manager), Park and Recreation Department, Planning Department and Public Works Department.

#### Utilities

Halifax County Service Authority provides water and sewer services to the residents of South Boston. Electricity service is provided by Dominion Virginia Power. Natural gas service is provided by Columbia Gas. Basic telephone service is provided by CenturyLink.

#### Health Care

Hospitals and healthcare facilities in or near the Town of South Boston include Velocity Urgent Care, Emergicare of South Boston, Sentara Halifax Medicine, Godocs, Behavioral Health Associates, Inc., Center for Wound Care, Fresenius Medical Care at Halifax, Sentara Halifax Dental Care, Family Dentistry and Orthodontics, Family Dentistry, Family Eye Care, LLC, Harman Eye Center of South Boston, Halifax Heart Center and Sentara Halifax Neurology.

#### Transportation

Major roadways in Halifax County include U.S. Highways 58, 360 and 501 and State Highways 40, 360, 603, 659, 675 and 832. Danville Regional Airport is located 30 miles southwest of South Boston in Danville. The closest international airport is Raleigh-Durham International Airport, located approximately 70 miles south of South Boston in Raleigh, North Carolina. Passenger rail service is provided by Amtrak at the Danville Southern Railway Passenger Depot. Greyhound is available in the county for inter and intrastate bus transportation. Halifax Area Rural Transportation (HART) offers public transit services for the towns of Halifax and South Boston.

### Crime

According to AreaVibes, approximately 363 per 100,000 residents are victims of a violent crime annually, and approximately 4,339 per 100,000 residents are victims of a property crime each year. There has been a total of 363 crimes in the town within the past year, 28 of which are violent crimes and 335 of which are property crimes. The crime rate for South Boston is 152.0 percent higher than for the state. The total number of crimes in the town has increased six percent within the past year, according to AreaVibes. There is a 1 in 276 chance of being the victim of a violent crime and a 1 in 24 chance of being the victim of a property crime. The life cycle is generally in the stability stage. The subject has video surveillance, which provides protection from crime. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.





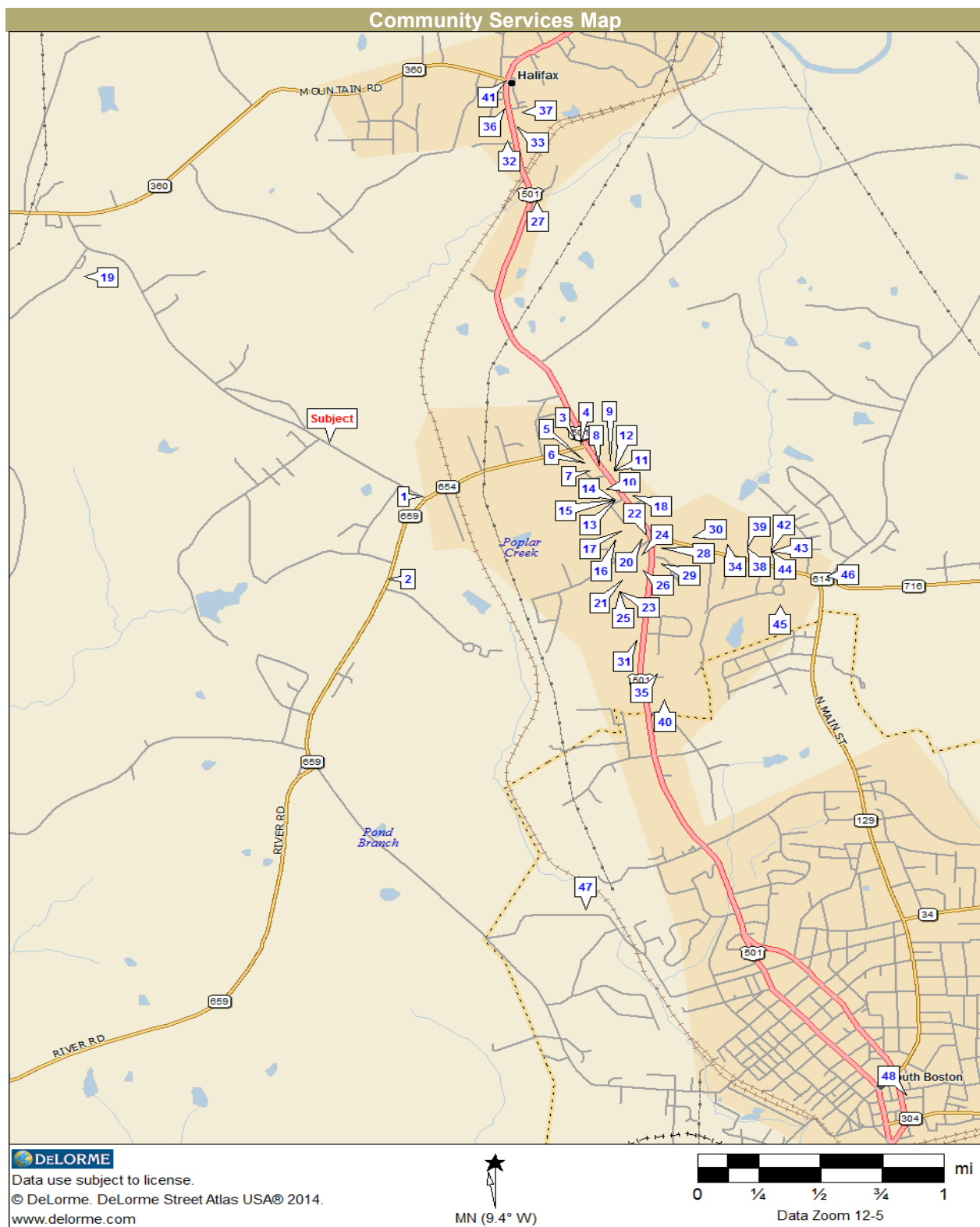
<b>Community Services Legend</b>		
<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
10	BB&T	1.14
13	URW Community Federal Credit Union	1.18
20	Wells Fargo Bank	1.33
30	American National Bank and Trust Company	1.53
32	Benchmark Community Bank	1.57
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
21	Dollar General	1.34
23	Food Lion	1.36
38	Walmart Supercenter	1.76
46	Short Stop II	2.10
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
9	Halifax Pharmacy	1.13
24	Walgreens Pharmacy	1.36
28	CVS Pharmacy	1.42
39	Walmart Pharmacy	1.76
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	Dairy Express Inc	0.99
5	Tailgators Grill	1.02
6	Yamatos Japanese Restaurant	1.03
7	Papa John's Pizza	1.06
14	McDonald's	1.18
<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
15	Two Blues Boutique	1.18
16	Roses Express	1.24
42	Hibbett Sports	1.85
43	Cato Fashions	1.85

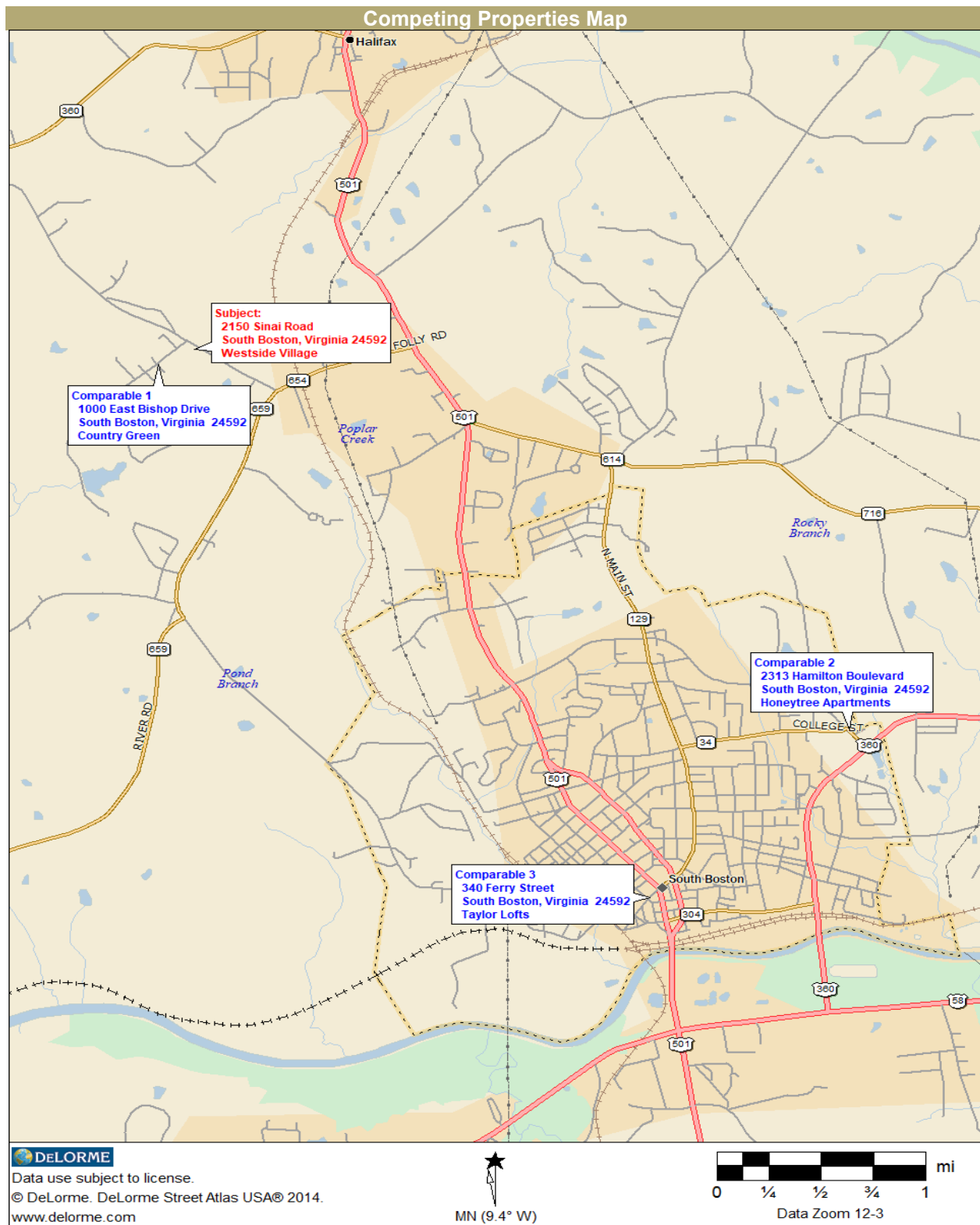


<b>SALON/BARBER, FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
8	Top Nails	1.09
17	Tops In Hair Care Inc	1.25
22	501 Nail Spa	1.34
27	Hair Obsessions	1.40
44	Ca nail and spa	1.85
<b>HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
18	Commonwealth of Virginia Institute	1.25
25	Godocs	1.36
34	Velocity Urgent Care	1.67
<b>LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
37	Halifax County-Public Library	1.71
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
41	Halifax Veterans Memorial	1.83
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
33	United States Postal Service	1.65
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	Sunny Quik Shop	0.45
4	Centerville Mart	1.01
11	Apple Market	1.16
12	Shell	1.16
29	BP	1.45
<b>CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Berry Hill Baptist Church	0.67
26	Centerville Baptist Church	1.39
31	South Boston Church of God	1.54
35	Faith Community Church	1.70
47	Trinity Baptist Church	2.40



<b>POLICE, CITY HALL AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
36	Halifax County Sheriff's Office	1.70
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
48	South Boston Fire Department	3.82
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
19	Sinai Elementary School	1.25
40	Halifax County Middle School	1.80
45	Halifax County High School	1.97





*\*There are three existing family properties in the market area that will compete with the subject.*



---

### Summary of Site Strengths and Weaknesses

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

Weaknesses – The site has no apparent weaknesses.

PRIMARY MARKET AREA



## Delineation of Market Area

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

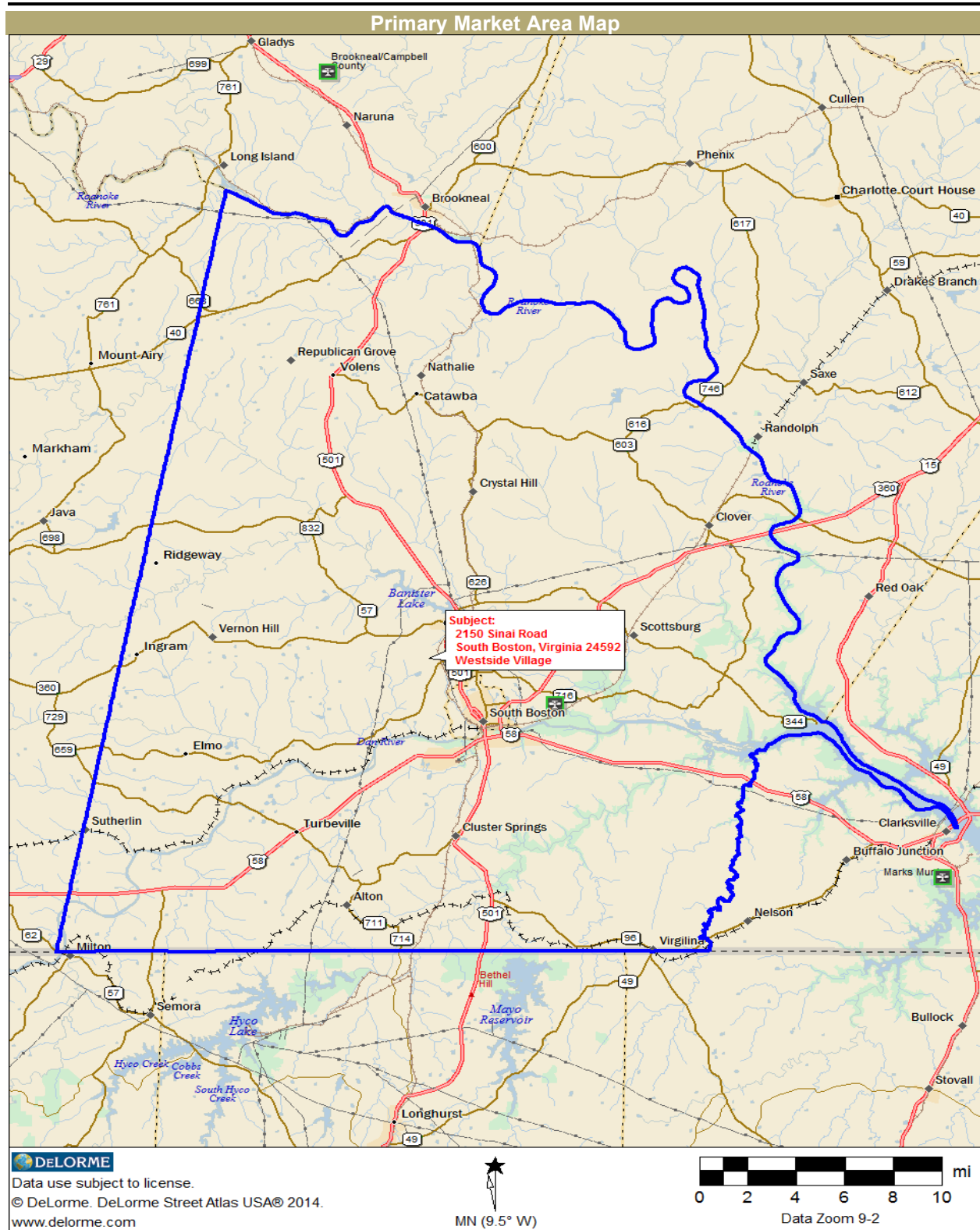
- **Population and Households Counts:** The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- **General Demographics:** The socio-economic composition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





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

The determination of the market area is based on the boundaries between governmental units. In such a method, county, division or city boundaries become the boundaries of the market area. The primary market area consists of Halifax County. The market area has the following boundaries: North – Campbell and Charlotte Counties; South – State of North Carolina; East – Mecklenburg County; and West – Pittsylvania County.



## MARKET AREA EMPLOYMENT TRENDS



Employment and Economy

The economy of South Boston is based on manufacturing; retail trade; and educational, health and social services sectors. Each of these categories has experienced reasonable growth within the past few years.

Unemployment in the county reached a high of 12.2 percent in 2010 and was at its lowest in 2018 with 4.1 percent. The rate for South Boston in December 2019 was 3.6 percent. The number employed has decreased 0.1 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR HALIFAX COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	15,792	14,818	93.8%	974	6.2%
2006	15,763	14,834	94.1%	929	5.9%
2007	15,403	14,422	93.6%	981	6.4%
2008	15,745	14,667	93.2%	1,078	6.8%
2009	16,531	14,668	88.7%	1,863	11.3%
2010	16,686	14,651	87.8%	2,035	12.2%
2011	16,361	14,564	89.0%	1,797	11.0%
2012	16,051	14,528	90.5%	1,523	9.5%
2013	15,859	14,409	90.9%	1,450	9.1%
2014	15,552	14,337	92.2%	1,215	7.8%
2015	15,199	14,232	93.6%	967	6.4%
2016	14,846	13,971	94.1%	875	5.9%
2017	15,540	14,780	95.1%	760	4.9%
2018	15,201	14,578	95.9%	623	4.1%
2019**	15,743	15,170	96.4%	573	3.6%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through December 2019

Source: U.S. Bureau of Labor Statistics



The State of Virginia reached a high of 7.2 percent in 2010 and was at its lowest point in 2007 and 2018 with 3.0 percent. The rate for the State of Virginia in December 2019 was 2.5 percent. The number employed has increased 0.7 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR VIRGINIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	3,897,060	3,757,606	96.4%	139,454	3.6%
2006	3,978,654	3,855,644	96.9%	123,010	3.1%
2007	4,036,854	3,914,094	97.0%	122,760	3.0%
2008	4,133,464	3,970,441	96.1%	163,023	3.9%
2009	4,118,183	3,842,524	93.3%	275,659	6.7%
2010	4,157,667	3,860,390	92.8%	297,277	7.2%
2011	4,211,815	3,934,333	93.4%	277,482	6.6%
2012	4,223,850	3,967,988	93.9%	255,862	6.1%
2013	4,237,294	3,995,194	94.3%	242,100	5.7%
2014	4,244,126	4,022,169	94.8%	221,957	5.2%
2015	4,216,990	4,029,055	95.5%	187,935	4.5%
2016	4,242,674	4,069,050	95.9%	173,624	4.1%
2017	4,309,588	4,150,132	96.3%	159,456	3.7%
2018	4,331,380	4,202,801	97.0%	128,579	3.0%
2019**	4,447,462	4,338,219	97.5%	109,243	2.5%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through December 2019

Source: U.S. Bureau of Labor Statistics

According to the U.S. Bureau of Labor Statistics, unemployment trends for Halifax County are superior when compared with the unemployment trends for the State of Virginia.

CHANGE IN TOTAL EMPLOYMENT FOR HALIFAX COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(167)	(33)	-1.1%	-0.2%
2010-2015	(419)	(84)	-2.9%	-0.6%

Source: U.S. Bureau of Labor Statistics

The changes in employment since 2005 by time period are listed in the above table. The data shows that the number of persons employed in Halifax County increased an average of 0.4 percent per year between 2005 and 2015.



RECENT CHANGES IN EMPLOYMENT FOR HALIFAX COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	14,651	(17)	12.2%
2011	14,564	(87)	11.0%
2012	14,528	(36)	9.5%
2013	14,409	(119)	9.1%
2014	14,337	(72)	7.8%
2015	14,232	(105)	6.4%
2016	13,971	(261)	5.9%
2017	14,780	809	4.9%
2018	14,578	(202)	4.1%

Source: U.S. Bureau of Labor Statistics

The previous tables show the changes in employment and percent unemployed for the past nine years. The unemployment rate for South Boston has fluctuated from 4.1 percent to 12.2 percent. The fluctuations for Halifax County are superior when compared with the unemployment trends for State of Virginia.

### Major Employers

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

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Halifax County School Board	Education	1000+
Halifax Regional Hospital	Healthcare	500-999
Dolgencorp LLC	Retail	500-999
ABB Service Company Division	Manufacturing	250-499
Presto Products Company	Plastic Fabrication	250-499
Walmart Stores, Inc.	Retail	250-499
Halifax County	Government	100-249
Sentara Woodview Nursing Home	Healthcare	100-249
Annin Flagmakers	Manufacturing	100-249
Sunshine Mills	Feed Manufacturing	100-249

Source: Virginia Employment Commission



Place of Work Employment

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	HALIFAX COUNTY		SOUTH BOSTON	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	362	2.6%	21	0.8%
Construction	881	6.2%	115	4.5%
Manufacturing	2,843	20.1%	386	15.0%
Wholesale Trade	167	1.2%	29	1.1%
Retail Trade	2,079	14.7%	513	19.9%
Transportation, Communication & Utilities	761	5.4%	80	3.1%
Information	124	0.9%	12	0.5%
Finance, Insurance & Real Estate	317	2.2%	80	3.1%
Professional & Related Services	658	4.6%	153	5.9%
Educational, Health & Social Services	3,502	24.7%	575	22.4%
Entertainment & Recreation Services	915	6.5%	303	11.8%
Other	682	4.8%	146	5.7%
Public Administration	876	6.2%	159	6.2%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of the primary market area and South Boston economy in 2019. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.

Future Employment Trends

According to the South Boston Economic Development Authority, the area's economy has been relatively stable. There have been no major business openings or closings in the area. Therefore, it is believed that the area will continue to experience growth and remain stabilized.



**Wages**

The average annual wage of employees in South Boston was \$36,490 in 2018. Wages have been increasing 4.0 percent per year. Wages in the construction, retail trade, leisure and hospitality, education and health services, financial services, other services and public administration sectors are within the proposed income limits for the subject's units.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2017	2018	ANNUAL
Agriculture, Forestry, and Fisheries	*N/A	*N/A	*N/A
Mining	\$41,973	\$44,165	5.2%
Construction	\$40,637	\$42,919	5.6%
Manufacturing	\$46,579	\$48,393	3.9%
Transportation and Warehousing	\$41,553	\$43,170	3.9%
Utilities	*N/A	*N/A	*N/A
Wholesale Trade	*N/A	*N/A	*N/A
Retail Trade	\$23,072	\$23,415	1.5%
Leisure and Hospitality	\$13,871	\$14,632	5.5%
Education and Health Services	\$43,808	\$47,077	7.5%
Professional and Business Services	\$27,984	\$29,726	6.2%
Financial Activities	\$37,799	\$42,633	12.8%
Information	\$45,154	\$43,791	-3.0%
Other Services	\$25,503	\$22,613	-11.3%
Public Administration (Local Government)	\$32,858	\$35,343	7.6%

Source: U.S. Bureau of Labor Statistics

\*Data was not available.

**Employment Outside the County**

For residents employed in the primary market area in 2019, the travel time to work from the site is less than 15 minutes. For the majority of those employed in other parts of the county, the travel time would be within 30 minutes. According to the chart below, 32.7 percent have a travel time of less than 15 minutes; 33.4 percent have a travel time of 15 to 29 minutes; and 33.9 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	4,350	32.7%
15-29	4,443	33.4%
30-44	2,303	17.3%
45-59	849	6.4%
60+	1,348	10.1%
Total Commuters	13,293	

Source: Nielsen Claritas, Ribbon Demographics

**Summary of Employment Trends in Market Area**

Households who have between one and five persons and annual incomes below \$42,180 are potential tenants for the units at the subject property. Major employers shown on Page 54 are included in the manufacturing; retail trade; and health and social services sectors. The available employment is well-suited to the targeted population of the existing development.



**MARKET AREA DEMOGRAPHIC DATA**



**Population and Households Trends and Analysis**

The housing market area for the 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.

The primary market area consists of Halifax County. The market area has the following boundaries: North – Campbell and Charlotte Counties; South – State of North Carolina; East – Mecklenburg County; and West – Pittsylvania County.

In 2000, this geographic primary market area contained an estimated population of 37,355. By 2010, population in this primary market area had decreased by 3.0 percent to 36,241. By 2020, the population in this market area decreased by 6.4 percent to 33,928. It is projected that between the years 2020 and 2025, population in the market area will decrease 1.2 percent to 33,518.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>HALIFAX COUNTY</b>	2000	37,355				
Estimated Projected	2010	36,241	(1,114)	-3.0%	(111)	-0.3%
	2020	33,928	(2,313)	-6.4%	(231)	-0.6%
	2025	33,518	(410)	-1.2%	(82)	-0.2%
<b>SOUTH BOSTON</b>	2000	8,491				
Estimated Projected	2010	8,142	(349)	-4.1%	(35)	-0.4%
	2020	7,444	(698)	-8.6%	(70)	-0.9%
	2025	7,336	(108)	-1.5%	(22)	-0.3%

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



CHANGE IN POPULATION BY AGE GROUPS						
HALIFAX COUNTY						
AGE	2010	2020	CHANGE	2020	2025	CHANGE
0-4	2,001	1,900	-5.0%	1,900	1,880	-1.1%
5-9	2,140	1,818	-15.0%	1,818	1,857	2.1%
10-14	2,359	1,910	-19.0%	1,910	1,781	-6.8%
15-17	1,483	1,257	-15.2%	1,257	1,170	-6.9%
18-20	1,192	1,135	-4.8%	1,135	1,106	-2.6%
21-24	1,294	1,548	19.6%	1,548	1,604	3.6%
25-34	3,500	3,544	1.3%	3,544	3,693	4.2%
35-44	4,318	3,306	-23.4%	3,306	3,223	-2.5%
45-54	5,404	4,049	-25.1%	4,049	3,433	-15.2%
55-64	5,531	5,056	-8.6%	5,056	4,719	-6.7%
65-74	3,832	4,893	27.7%	4,893	5,481	12.0%
75-84	2,224	2,501	12.5%	2,501	2,512	0.4%
85+	963	1,011	5.0%	1,011	1,059	4.7%
Total Population	36,241	33,928	-6.4%	33,764	33,518	-0.7%
Elderly % Population	34.6%	39.7%	13.7%	39.9%	41.1%	1.2%
SOUTH BOSTON						
AGE	2010	2020	CHANGE	2020	2025	CHANGE
0-4	519	483	-6.9%	483	470	-2.7%
5-9	553	444	-19.7%	444	459	3.4%
10-14	517	459	-11.2%	459	426	-7.2%
15-17	317	304	-4.1%	304	274	-9.9%
18-20	236	261	10.6%	261	261	0.0%
21-24	317	335	5.7%	335	395	17.9%
25-34	886	790	-10.8%	790	799	1.1%
35-44	896	768	-14.3%	768	733	-4.6%
45-54	1,066	774	-27.4%	774	721	-6.8%
55-64	1,138	928	-18.5%	928	825	-11.1%
65-74	769	953	23.9%	953	1,021	7.1%
75-84	591	607	2.7%	607	613	1.0%
85+	337	338	0.3%	338	339	0.3%
Total Population	8,142	7,444	-8.6%	7,444	7,336	-1.5%
Elderly % Population	34.8%	38.0%	13.2%	38.0%	38.1%	0.2%

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



### Housing Market

The demand for additional housing in a market area is a function of population growth, household formations and, also, a replacement of units lost through demolition and extreme obsolescence. 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.

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

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

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

### Tenure

The percentage of renters in the Halifax County in 2020 is 26.6 percent. For the Town of South Boston, the renter percentage is 42.0 percent.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLD	OWNER		RENTER	
			NO.	%	NO.	%
<b>HALIFAX COUNTY</b>	2000	14,997	11,387	75.9%	3,610	24.1%
	2010	15,085	11,028	73.1%	4,057	26.9%
Estimated Projected	2020	14,378	10,552	73.4%	3,826	26.6%
	2025	14,291	10,485	73.4%	3,806	26.6%
<b>SOUTH BOSTON</b>	2000	3,471	2,101	60.5%	1,370	39.5%
	2010	3,351	1,840	54.9%	1,511	45.1%
Estimated Projected	2020	3,106	1,802	58.0%	1,304	42.0%
	2025	3,070	1,781	58.0%	1,289	42.0%

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

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
<b>HALIFAX COUNTY</b>	25-34	730	749	1,479
	35-44	1,501	760	2,261
	45-54	2,223	738	2,961
	55-64	2,601	666	3,267
	65-74	2,080	445	2,525
	75+	1,796	417	2,213
<b>SOUTH BOSTON</b>	25-34	125	301	426
	35-44	216	260	476
	45-54	342	265	607
	55-64	453	245	698
	65-74	325	149	474
	75+	360	162	522

Source: U.S. Census Bureau



The breakdown of households according to size and type in 2020 is shown in the first table below. Renter household size for the market area is shown in the second table below.

HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	HALIFAX COUNTY	SOUTH BOSTON
1 person	2,771	480
2 persons	4,130	709
3 persons	1,733	279
4 persons	1,156	201
5 persons	542	89
6 or more persons	220	44
RENTER-OCCUPIED		
1 person	1,713	594
2 persons	961	313
3 persons	562	205
4 persons	341	109
5 persons	192	56
6 or more persons	57	27

Source: Nielsen Claritas; Ribbon Demographics

According to the U.S. Census Bureau, in 2020 there were 2.73 persons per household in Halifax County and 2.40 in South Boston. The subject's units are most suitable for households with one and six persons, who account for 100 percent of the primary market area renter households.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	1,713	44.8%
2 persons	961	25.1%
3 persons	562	14.7%
4 persons	341	8.9%
5 Persons	192	5.0%
6 Persons or More	57	1.5%
<b>TOTAL</b>	<b>3,826</b>	<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics



The following table shows significant characteristics of the market area housing stock in 2010. In 2010 there were 10,907 single-family housing units, 819 multifamily housing units and 2,924 mobile homes in the market area. Of the 2,924 mobile homes in the market area, 760 were rental mobile homes. The data in the following table also shows that there were no rental units lacking complete plumbing and 98 rental units that are overcrowded. There were 366 units built prior to 1939. According to the U.S. Census Bureau, there were 167 rental units built since 2000.

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>		
	<b>HALIFAX COUNTY</b>	<b>SOUTH BOSTON</b>
<b>TOTAL HOUSING UNITS</b>	18,004	3,866
<b>OCCUPANCY AND TENURE</b>		
Occupied Housing Units	15,085	3,351
Owner-Occupied	11,028	1,840
Percent Owner-Occupied	73.1%	54.9%
Renter-Occupied	4,057	1,511
<b>VACANT HOUSING UNITS</b>		
For seasonal, recreational, etc.	540	35
Persons per owner-occupied unit	2.37	2.28
Persons per renter-occupied unit	2.31	2.26
<b>TENURE BY YEAR STRUCTURE BUILT</b>		
<b>RENTER-OCCUPIED</b>		
2005 or later	11	0
2000-2004	156	15
1990-1999	488	139
1980-1989	401	201
1970-1979	753	304
1960-1969	469	212
1950-1959	616	272
1940-1949	266	143
1939 or earlier	366	114
<b>PERSONS PER ROOM: RENTER</b>		
0.50 or less	2,438	975
0.51-1.00	990	365
1.01-1.50	24	0
1.51-2.00	74	60
2.01 or more	0	0
<b>PLUMBING FACILITIES -</b>		
<b>PERSON/ROOM: RENTER-OCCUPIED</b>		
Lacking Complete Plumbing Facilities:		
1.00 or less	0	0
1.01-1.50	0	0
1.51 or more	0	0

Source: U.S. Census Bureau



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
HALIFAX COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	8,896	80.0%	1,951	55.3%
1, Attached	46	0.4%	14	0.4%
2	18	0.2%	57	1.6%
3 to 4	0	0.0%	303	8.6%
5 to 9	0	0.0%	206	5.8%
10 to 19	0	0.0%	126	3.6%
20 to 49	0	0.0%	84	2.4%
50 or more	0	0.0%	25	0.7%
Mobile Home, Trailer, Other	2,164	19.5%	760	21.6%
<b>TOTAL</b>	<b>11,124</b>	<b>100.0%</b>	<b>3,526</b>	<b>100.0%</b>
SOUTH BOSTON				
1, Detached	1,990	93.7%	596	42.6%
1, Attached	0	0.0%	0	0.0%
2	18	0.8%	49	3.5%
3 to 4	0	0.0%	258	18.4%
5 to 9	0	0.0%	206	14.7%
10 to 19	0	0.0%	115	8.2%
20 to 49	0	0.0%	84	6.0%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	115	5.4%	92	6.6%
<b>TOTAL</b>	<b>2,123</b>	<b>100.0%</b>	<b>1,400</b>	<b>100.0%</b>

Source: U.S. Census Bureau

**DEVELOPMENT-SPECIFIC DEMAND ANALYSIS**





**Household Income Trends and Analysis**

Income is a key characteristic in analyzing housing markets. The table on Page 67 shows household incomes for the market area for all households. However, we are primarily concerned with incomes of renters within the target incomes below \$42,180. There is a total of 2,524 renters, or 66.0 percent, within the target income range. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the maximum allowable LIHTC rent for an income limit (i.e. 60% AMI) for each bedroom type is divided by 35 percent as required by VHDA for family units. The resulting number is then multiplied by 12 to derive an annual income ( $\$737 / 35\% = \$2,1057.14 \times 12 = \$25,268$ ). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent and utilities. However, the subject is currently a Section 8 property with subsidies for all units. As rehabilitated, the property will remain a Section 8 property with subsidies for all units as well as 100 percent LIHTC at 40 and 60 percent of the area median income. Therefore, tenants will never be required to pay more than 30 percent of their income towards rent and utilities.

For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the LIHTC program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2-bedroom x 1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$737	\$0	\$42,180	66.0%	2,524
All Unit Types (40%)	\$737	\$0	\$28,120	53.3%	2,037
All Unit Types (60%)	\$737	\$0	\$42,180	66.0%	2,524
1 BR (All)	\$737	\$0	\$29,100	62.9%	1,681
1 BR (40%)	\$737	\$0	\$19,400	45.5%	1,216
1 BR (60%)	\$737	\$0	\$29,100	62.9%	1,681
2 BR (All)	\$870	\$0	\$32,700	46.8%	713
2 BR (40%)	\$870	\$0	\$21,800	27.4%	418
2 BR (60%)	\$870	\$0	\$32,700	46.8%	713
3 BR (All)	\$988	\$0	\$39,240	48.2%	555
3 BR (40%)	\$988	\$0	\$26,160	31.8%	367
3 BR (60%)	\$988	\$0	\$39,240	48.2%	555
4 BR (All)	\$1,160	\$0	\$42,180	57.3%	338
4 BR (40%)	\$1,160	\$0	\$28,120	36.3%	214
4 BR (60%)	\$1,160	\$0	\$42,180	57.3%	338



<b>Renter Households</b>						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	465	65	61	63	13	<b>667</b>
\$10,000-20,000	563	167	67	19	34	<b>850</b>
\$20,000-30,000	214	249	73	47	58	<b>641</b>
\$30,000-40,000	97	70	44	29	57	<b>297</b>
\$40,000-50,000	112	58	65	41	42	<b>318</b>
\$50,000-60,000	29	86	92	9	4	<b>220</b>
\$60,000-75,000	42	59	39	15	9	<b>164</b>
\$75,000-100,000	71	82	85	72	9	<b>319</b>
\$100,000-125,000	38	58	4	15	10	<b>125</b>
\$125,000-150,000	36	37	7	7	1	<b>88</b>
\$150,000-200,000	24	15	15	20	9	<b>83</b>
\$200,000+	<u>22</u>	<u>15</u>	<u>10</u>	<u>4</u>	<u>3</u>	<u><b>54</b></u>
<b>Total</b>	<b>1,713</b>	<b>961</b>	<b>562</b>	<b>341</b>	<b>249</b>	<b>3,826</b>

<b>Owner Households</b>						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	437	129	37	81	14	<b>698</b>
\$10,000-20,000	680	323	23	31	20	<b>1,077</b>
\$20,000-30,000	518	462	124	21	56	<b>1,181</b>
\$30,000-40,000	325	462	235	18	133	<b>1,173</b>
\$40,000-50,000	226	509	84	76	86	<b>981</b>
\$50,000-60,000	94	355	186	66	57	<b>758</b>
\$60,000-75,000	120	498	284	247	112	<b>1,261</b>
\$75,000-100,000	101	626	312	243	113	<b>1,395</b>
\$100,000-125,000	137	346	207	168	99	<b>957</b>
\$125,000-150,000	64	215	158	127	14	<b>578</b>
\$150,000-200,000	37	128	51	64	17	<b>297</b>
\$200,000+	<u>32</u>	<u>77</u>	<u>32</u>	<u>14</u>	<u>41</u>	<u><b>196</b></u>
<b>Total</b>	<b>2,771</b>	<b>4,130</b>	<b>1,733</b>	<b>1,156</b>	<b>762</b>	<b>10,552</b>



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE		
INCOME	HALIFAX COUNTY	SOUTH BOSTON
<b>Less than \$10,000</b>		
Less than 20%	0	0
20-24%	75	30
25-29%	0	0
30-34%	97	89
35%+	430	216
Not Computed	208	86
<b>\$10,000 - \$19,999</b>		
Less than 20%	42	37
20-24%	38	0
25-29%	50	26
30-34%	57	16
35%+	514	271
Not Computed	131	34
<b>\$20,000 - \$34,999</b>		
Less than 20%	194	93
20-24%	90	30
25-29%	74	42
30-34%	88	33
35%+	246	68
Not Computed	118	0
<b>\$35,000 - \$49,999</b>		
Less than 20%	314	31
20-24%	49	38
25-29%	79	64
30-34%	7	7
35%+	0	0
Not Computed	57	0
<b>\$50,000 - \$74,999</b>		
Less than 20%	178	36
20-24%	55	55
25-29%	13	0
30-34%	0	0
35%+	0	0
Not Computed	62	0
<b>\$75,000 or more</b>		
Less than 20%	197	55
20-24%	43	43
25-29%	0	0
30-34%	0	0
35%+	0	0
Not Computed	20	0
<b>TOTAL</b>	<b>3,526</b>	<b>1,400</b>

Source: U.S. Census Bureau



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

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2020			2025		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
<b>HALIFAX COUNTY</b>									
Less than \$15,000	597	991	1,390	272	813	1,101	242	612	1,060
\$15,000 - \$24,999	481	1,064	977	431	475	998	369	362	957
\$25,000 - \$34,999	486	634	619	296	291	913	269	240	952
\$35,000 - \$49,999	840	1,006	399	376	657	950	340	515	975
\$50,000 - \$74,999	500	1,122	476	633	988	746	618	839	836
\$75,000 - \$99,999	449	623	313	550	714	427	565	637	503
\$100,000 - \$149,999	262	565	111	560	846	337	663	876	466
\$150,000 - \$199,999	49	91	41	66	245	65	117	358	133
\$200,000+	27	241	12	16	140	94	25	198	171
<b>TOTAL</b>	<b>14,366</b>			<b>14,000</b>			<b>13,898</b>		
<b>SOUTH BOSTON</b>									
Less than \$15,000	305	382	346	59	218	200	49	158	180
\$15,000 - \$24,999	133	283	97	55	131	260	50	108	250
\$25,000 - \$34,999	66	248	179	65	51	170	61	46	201
\$35,000 - \$49,999	196	171	89	134	105	224	96	90	197
\$50,000 - \$74,999	141	164	110	207	204	112	214	184	119
\$75,000 - \$99,999	123	61	100	115	143	74	120	144	84
\$100,000 - \$149,999	56	86	34	127	110	58	153	126	82
\$150,000 - \$199,999	14	0	38	15	42	18	21	55	35
\$200,000+	0	41	0	2	32	45	4	33	71
<b>TOTAL</b>	<b>3,463</b>			<b>2,976</b>			<b>2,931</b>		

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



**Sources of Demand**

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

**Required Unit Mix**

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that five percent (5%) of one-person households will occupy efficiency units. We expect that 95 percent of one-person households and 25 percent of two-person households will occupy one-bedroom units. We expect that 75 percent of two-person households and 50 percent of three-person households will occupy two-bedroom units. We expect that 50 percent of three-person households, 50 percent of four-person households and 25 percent of five-person households will occupy three-bedroom units. We expect that 50 percent of four-person households, 75 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 2.2 percent of the renter housing demand; one-bedroom units should account for 48.8 percent; two-bedroom units should account for 26.2 percent; three-bedroom units should account for 13.1 percent, and units with four or more bedrooms should account for 9.7 percent of the renter housing demand in the market area.

<b>RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS</b>						
<b>HOUSEHOLD SIZE</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>TOTAL</b>
1 Person	86	1,627	0	0	0	1,713
2 Persons	0	240	721	0	0	961
3 Persons	0	0	281	281	0	562
4 Persons	0	0	0	171	171	341
5 Persons	0	0	0	48	144	192
6 or More Persons	0	0	0	0	57	57
<b>TOTAL</b>	<b>86</b>	<b>1,868</b>	<b>1,002</b>	<b>500</b>	<b>372</b>	<b>3,826</b>
<b>PERCENT</b>	<b>2.2%</b>	<b>48.8%</b>	<b>26.2%</b>	<b>13.1%</b>	<b>9.7%</b>	<b>100.0%</b>



**Eligible Households**

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

The following table uses the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. It assumes that occupancy levels will not exceed 1.5 persons per households.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$737	\$0	\$42,180	66.0%	2,524
All Unit Types (40%)	\$737	\$0	\$28,120	53.3%	2,037
All Unit Types (60%)	\$737	\$0	\$42,180	66.0%	2,524
1 BR (All)	\$737	\$0	\$29,100	62.9%	1,681
1 BR (40%)	\$737	\$0	\$19,400	45.5%	1,216
1 BR (60%)	\$737	\$0	\$29,100	62.9%	1,681
2 BR (All)	\$870	\$0	\$32,700	46.8%	713
2 BR (40%)	\$870	\$0	\$21,800	27.4%	418
2 BR (60%)	\$870	\$0	\$32,700	46.8%	713
3 BR (All)	\$988	\$0	\$39,240	48.2%	555
3 BR (40%)	\$988	\$0	\$26,160	31.8%	367
3 BR (60%)	\$988	\$0	\$39,240	48.2%	555
4 BR (All)	\$1,160	\$0	\$42,180	57.3%	338
4 BR (40%)	\$1,160	\$0	\$28,120	36.3%	214
4 BR (60%)	\$1,160	\$0	\$42,180	57.3%	338

Per the VHDA requirements, proposing developments with project-based rental assistance (Section 8, Public Housing, USDA Rental Assistance) analysts should use the lesser of the maximum allowable LIHTC rents or proposed rents based on income targeting indicated in the application in determining affordability. Analysts should provide demand estimates and capture rates both with and without additional project-based subsidies. Therefore, the below table indicates the income limits for each unit type at each percentage of AMI without considering subsidies. As the subject's proposed rents exceed the maximum allowable LIHTC rents, the maximum allowable LIHTC rents were utilized.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$454	\$15,566	\$42,180	36.2%	1,384
All Unit Types (40%)	\$454	\$15,566	\$28,120	23.5%	897
All Unit Types (60%)	\$681	\$23,349	\$42,180	20.7%	793
1 BR (All)	\$454	\$15,566	\$29,100	27.9%	745
1 BR (40%)	\$454	\$15,566	\$19,400	36.1%	966
1 BR (60%)	\$681	\$23,349	\$29,100	10.0%	266
2 BR (All)	\$545	\$18,686	\$32,700	25.0%	384
2 BR (40%)	\$545	\$18,686	\$21,800	5.8%	89
2 BR (60%)	\$817	\$28,011	\$32,700	6.2%	95
3 BR (All)	\$630	\$21,600	\$39,240	23.4%	270
3 BR (40%)	\$630	\$21,600	\$26,160	7.0%	81
3 BR (60%)	\$945	\$32,400	\$39,240	7.7%	89
4 BR (All)	\$703	\$24,103	\$42,180	28.1%	166
4 BR (40%)	\$703	\$24,103	\$28,120	7.1%	42
4 BR (60%)	\$1,054	\$36,137	\$42,180	8.7%	51



**Penetration Rate – Considering Subsidy**

There has been one development in the market area that have been awarded tax credits since 2016. Poplar Creek Homes was awarded tax credits in 2019 for the construction of a 32-unit development. The development will contain one-, two- and three-bedroom units designated for families at 60 percent of the area median income. Therefore, the development will directly compete with the subject. There are currently eight vacant LIHTC units in the market area. The subject is an existing Section 8 property, with one vacant unit. Therefore, the total affordable inventory would be 41 units. The chart below indicates a penetration rate of 1.6 percent for the market area, when considering the subject’s subsidies.

REQUIRED PENETRATION RATE - W/ SUBSIDY	
Income Eligible Renter Households	2,524
Existing Vacant LIHTC/Section 8 Units	8
LIHTC Units Planned	32
Vacant Units in Subject	1
Total Inventory	41
Penetration Rate	1.6%

**Demand Analysis – Considering Subsidy**

The following table contains the summary demand estimates for the units.

REQUIRED NET DEMAND W/ SUBSIDY			
	Units @ 40% (\$0 - \$28,120)	Units @ 60% (\$0 - \$42,180)	Project Total (\$0 to \$42,180)
<b>Income Restrictions:</b>			
<b>Demand from New Household Growth</b>			
<b>New Rental Households</b>	0	0	0
<b>PLUS</b>			
<b>Existing Households - Rent Overburdened</b>	1,077	1,190	1,190
<b>PLUS</b>			
<b>Existing Households - Substandard Housing</b>	52	65	65
<b>PLUS</b>			
<b>Existing Qualifying Tenants Likely to Remain After Renovation</b>	28	41	69
<b>EQUALS</b>			
<b>Total Demand</b>	<b>1,157</b>	<b>1,296</b>	<b>1,324</b>
<b>MINUS</b>			
<b>Supply</b> (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	32	32
<b>EQUALS</b>			
<b>NET DEMAND</b>	<b>1,157</b>	<b>1,264</b>	<b>1,292</b>
<b>ABSORPTION PERIOD</b>			
	N/A	N/A	N/A

\*See Page 73 for absorption period explanation.



## Demand Analysis Summary – Considering Subsidy

Overall the market shows a net demand of 1,292 units for rehabilitated units at 40 and 60 percent of the area median income. The subject is an existing development that contains 70 units. The overall capture rate for all units at or below 60 percent is 5.4 percent. However, as the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units is 0.1 percent.

**New Rental Households:** The demand from new household growth is calculated by taking the new elderly rental households projected between 2020 and 2025 divided by five years. This resulted in a new household growth total of 0. The new household growth number of 0 was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ( $0 \times 66.0\% \times 26.6\% = 0$ ). The subject will attract tenants with incomes below \$42,180. The percent of income qualified can be seen on Page 69. The demand from new household growth is 0 for all units at or below 60 percent of the area median income.

**Existing Households – Rent Overburdened:** The total number of rent overburdened households is 1,190 for units at or below 60 percent. The appropriate household percentage for the subject is 97.8 percent. The appropriate household size percentage was applied to the number of existing households who are rent overburdened to determine the demand from existing households – rent overburdened for the subject's units ( $1,190 \times 100\% = 1,190$ ). The demand from existing households – rent overburdened is 1,190 for all units at or below 60 percent of the area median income.

**Existing Households – Substandard Housing:** The total number of substandard households in the market area was 98. The total number of substandard households was then multiplied by the percent of income qualified tenants in the market area and the appropriate household percentage for the subject. ( $98 \times 66.0\% \times 100\% = 65$ ) The resulting number of substandard households as shown on the demand chart on the previous page.

**Existing Qualifying Tenants Likely to Remain After Renovation:** The property is currently a Section 8 property with subsidies for all units. Once rehabilitation is complete, the property remain a Section 8 property with subsidies for all units as well as be 100 percent tax credit at 40 and 60 percent of the area median income. As a result, the tenants should remain income qualified and could remain after renovations. As the subject currently contains one vacant unit, a total of 69 was added as shown on the demand chart on the previous page.

**Supply:** There has been one development in the market area that have been awarded tax credits since 2016. Poplar Creek Homes was awarded tax credits in 2019 for the construction of a 32-unit development. The development will contain one-, two- and three-bedroom units designated for families at 60 percent of the area median income. Therefore, the development will directly compete with the subject. Therefore, the supply is 32 units.

**Total Net Demand:** Overall the market shows a net demand of 1,292 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 70 units and is currently 99 percent occupied. The overall capture rate for all units at or below 60 percent is 5.4 percent. As the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant unit is 0.1 percent. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists and the economic factors, it is believed that property will continue to be viable within the market area.





**Absorption Period:** Westside Village is an existing 70-unit Section 8 family complex. The development is currently 99 percent occupied, with one vacant unit. Furthermore, the subject maintains a waiting list with 30 applicants and the rehabilitation will not displace any tenants. Therefore, an absorption rate is not applicable.

**Capture Rate Analysis – Considering Subsidy**

The following table contains the capture rate for the entire property and for the vacant units only at the property.

<b>CAPTURE RATE BY INCOME LIMITS - W/ SUBSIDY</b>			
<b>Income Restrictions:</b>	<b>Units @ 40% (\$0 - \$28,120)</b>	<b>Units @ 60% (\$0 - \$42,180)</b>	<b>Project Total (\$0 to \$42,180)</b>
All Units at Subject	2.4%	3.3%	5.4%
Vacant Units at Subject	0.0%	0.1%	0.1%



**Penetration Rate – Without Considering Subsidy**

There has been one development in the market area that have been awarded tax credits since 2016. Poplar Creek Homes was awarded tax credits in 2019 for the construction of a 32-unit development. The development will contain one-, two- and three-bedroom units designated for families at 60 percent of the area median income. Therefore, the development will directly compete with the subject. There are currently eight vacant LIHTC units in the market area. The subject is an existing Section 8 property, with one vacant unit. However, without considering the subject's subsidy, it is unlikely all tenants at the subject will remain income qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. Therefore, the total affordable inventory would be 110 units. The chart below indicates a penetration rate of 7.9 percent for the market area, without considering the subject's subsidies.

REQUIRED PENETRATION RATE - W/O SUBSIDY	
Income Eligible Renter Households	1,384
Existing Vacant LIHTC Units	8
LIHTC Units Planned	32
Units in Subject	70
Total Inventory	110
Penetration Rate	7.9%

**Demand Analysis – Without Considering Subsidy**

The following table contains the summary demand estimates for the units without considering the subject's subsidies.

REQUIRED NET DEMAND - W/O SUBSIDY			
	Units @ 40% (\$15,566 - \$28,120)	Units @ 60% (\$23,349 - \$42,180)	Project Total (\$15,566 to \$42,180)
<b>Income Restrictions:</b>			
<b>Demand from New Household Growth</b>			
<b>New Rental Households</b>	0	0	0
<b>PLUS</b>			
<b>Existing Households - Rent Overburdened</b>	353	187	320
<b>PLUS</b>			
<b>Existing Households - Substandard Housing</b>	22	20	35
<b>PLUS</b>			
<b>Existing Qualifying Tenants Likely to Remain After Renovation</b>	0	0	0
<b>EQUALS</b>			
<b>Total Demand</b>	<b>376</b>	<b>207</b>	<b>355</b>
<b>MINUS</b>			
<b>Supply</b> (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	32	32
<b>EQUALS</b>			
<b>NET DEMAND</b>	<b>376</b>	<b>175</b>	<b>323</b>
<b>ABSORPTION PERIOD</b>			
	<b>8-11 Months</b>	<b>8-11 Months</b>	<b>8-11 Months</b>

\*See Page 75 for absorption period explanation.



---

### Demand Analysis Summary – Without Considering Subsidy

---

**New Rental Households:** The demand from new household growth is calculated by taking the new elderly rental households projected between 2020 and 2025 divided by five years. This resulted in a new household growth total of 0. The new household growth number of 0 was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ( $0 \times 36.2 \times 26.6\% = 0$ ). The subject will attract tenants with incomes between \$15,566 and \$42,180. The percent of income qualified can be seen on Page 69. The demand from new household growth is 0 for all units at or below 60 percent of the area median income without subsidies.

**Existing Households – Rent Overburdened:** The total number of rent overburdened households is 474 for units at or below 60 percent. The appropriate household percentage for the subject is 100 percent. The appropriate household size percentage was applied to the number of existing households who are rent overburdened to determine the demand from existing households – rent overburdened for the subject's units ( $474 \times 100\% = 474$ ). The demand from existing households – rent overburdened is 474 for all units at or below 60 percent of the area median income without subsidies.

**Existing Households – Substandard Housing:** The total number of substandard households in the market area was 98. The total number of substandard households was then multiplied by the percent of income qualified tenants in the market area and the appropriate household percentage for the subject ( $98 \times 36.2\% \times 100\% = 35$ ). The resulting number of substandard households as shown on the demand chart on the previous page.

**Existing Qualifying Tenants Likely to Remain After Renovation:** The property is currently a Section 8 property with subsidies for all units. Once rehabilitation is complete, the property remain a Section 8 property with subsidies for all units as well as be 100 percent tax credit at 40 and 60 percent of the area median income. However, without considering the subject's subsidy, it is unlikely all tenants at the subject will remain income qualified. Therefore, the analysis was conducted as though the subject were entirely vacant.

**Supply:** There has been one development in the market area that have been awarded tax credits since 2016. Poplar Creek Homes was awarded tax credits in 2019 for the construction of a 32-unit development. The development will contain one-, two- and three-bedroom units designated for families at 60 percent of the area median income. Therefore, the development will directly compete with the subject. Therefore, the supply is 32 units.

**Total Net Demand:** Overall the market shows a net demand of 477 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 70 units and is currently 99 percent occupied. However, without considering the subject's subsidy, it is unlikely all tenants at the subject will remain income qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. Therefore, the overall capture rate considering the subject entirely vacant and without subsidies is 14.7 percent. Therefore, the subject's viability is not dependent on its current subsidies. If the subject were to lose its current Section 8 project-based subsidies, the development would remain viable.



**Absorption Period:** Westside Village is an existing 70-unit Section 8 family complex. The development is currently 99 percent occupied, with one vacant unit. However, if the subject were entirely vacant and without its subsidies, it is estimated the development would reach a stabilized occupancy within 11 months. The absorption level is typically based on the most recent multifamily developments. However, there are no newer developments in the market area that could verify its lease-up data. Therefore, it was necessary to rely on opinions of apartment managers and local real estate agents, current waiting lists of comparable properties and economic and demographic factors. It is estimated that the development could absorb six to eight units per month, resulting in a 93 percent occupancy level within eight to 11 months after the date it is placed in service.

**Capture Rate Analysis – Without Considering Subsidy**

The following table contains the capture rate for the entire property without subsidies and entirely vacant.

<b>CAPTURE RATE BY INCOME LIMITS</b>			
	<b>Units @ 40%</b> <b>(\$15,566 -</b> <b>\$28,120)</b>	<b>Units @ 60%</b> <b>(\$23,349 -</b> <b>\$42,180)</b>	<b>Project Total</b> <b>(\$15,566 to</b> <b>\$42,180)</b>
<b>Income Restrictions:</b>			
All Units at Subject	7.3%	23.5%	14.7%

## SUPPLY ANALYSIS



**Housing Profile**

**Market Area Overview**

The rental housing stock in the market area is comprised of single-family homes as well as market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s. The affordable developments were constructed between 1900 and 2002. The market-rate complexes were constructed between 1940 and 2010.

**Housing Inventory**

There have not been any single-family or multifamily dwelling permits issued by the permit-issuing jurisdictions for Halifax County.

<b>BUILDING PERMITS ISSUED</b>			
<b>YEAR</b>	<b>SINGLE-FAMILY</b>	<b>MULTIFAMILY</b>	<b>TOTAL</b>
2005	0	0	0
2006	0	0	0
2007	0	0	0
2008	0	0	0
2009	0	0	0
2010	0	0	0
2011	0	0	0
2012	0	0	0
2013	0	0	0
2014	0	0	0
2015	0	0	0
2016	0	0	0
2017	0	0	0
2018	0	0	0
2019*	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>

*\*Preliminary Numbers through December 2019*  
 Source: SOCDS

**Projects under Construction**

According to the City of South Boston and the Virginia Housing Development Authority, there has been one development in the market area that have been awarded tax credits since 2016. Poplar Creek Homes was awarded tax credits in 2019 for the construction of a 32-unit development. The development will contain one-, two- and three-bedroom units designated for families at 60 percent of the area median income. Therefore, the development will directly compete with the subject.

**Planned Projects**

According to the City of South Boston and the Virginia Housing Development Authority, there are no units in the planning stages located within the subject’s primary market area.

**Unit Condition**

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



### Unit Types

Single-family homes comprise 55.7 percent of the rental units, while multifamily units comprise 22.7 percent of the rental units.

RENTER HOUSING UNITS BY UNIT TYPE		
TYPE	NUMBER	PERCENT
Single-Family	1,965	55.7%
Multifamily	801	22.7%
Mobile Homes & Other	760	21.6%
<b>TOTAL</b>	<b>3,526</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Age of Rental Units

Rental housing construction in the market area increased in the 1970s and declined significantly by 2000s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	11	0.3%
2000-2004	156	4.4%
1990-1999	488	13.8%
1980-1989	401	11.4%
1970-1979	753	21.4%
1960-1969	469	13.3%
1950-1959	616	17.5%
1940-1949	266	7.5%
1939 or earlier	366	10.4%
<b>TOTAL</b>	<b>3,526</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Unit Size

The average size of the units in the surveyed developments is 610 square feet for one-bedroom units; 834 square feet for two-bedroom units; and 1,056 square feet for three-bedroom units. There was insufficient data to determine an average unit size for four-bedroom units. The subject's unit sizes are larger than the average unit sizes of the surveyed comparables. Therefore, it is believed the unit size will remain competitive within the market area.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	400	800	610	640	5.0%
2 BR	580	1,058	834	886	6.3%
3 BR	800	1,290	1,056	1,151	9.0%

Source: Gill Group Field Survey

### Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the fourth quarter 2019 were 6.4 percent for rental housing and 1.4 percent for homeowner housing. The rental vacancy rate of 6.4 percent was not statistically different from the rate in the fourth quarter 2018 (6.6 percent), but 0.4 percentage points lower than the rate in the third quarter 2019 (6.8 percent). The homeowner vacancy rate of 1.4



percent was not statistically different from the rate in the fourth quarter 2018 (1.5 percent) and virtually unchanged from the rate in the third quarter 2019.

The fourth quarter 2019 rental vacancy outside Metropolitan Statistical Areas (7.4 percent) was higher than the rate in the suburbs (5.9 percent), but not statistically different from the rate in principal cities (6.7 percent). The rental vacancy rates in principal cities, in the suburbs, and outside MSAs were not statistically different from the fourth quarter 2018 rates.

The fourth quarter 2019 rental vacancy rate was highest in the South (8.2 percent) followed by the Midwest (6.8 percent), the Northeast (5.2 percent), and the West (4.4 percent). The rental vacancy rates in each region were not statistically different from the fourth quarter 2018 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	4th Quarter 2019	4th Quarter 2018	% of 2019 Rate	% of Difference
United States	6.4%	6.6%	0.2%	0.3%
Inside MSAs	6.3%	6.4%	0.3%	0.4%
Outside MSAs	7.4%	8.2%	0.8%	1.0%
In Principal Cities	6.7%	6.9%	0.4%	0.5%
Not In Principal Cities	5.9%	5.9%	0.4%	0.5%
4th QUARTER 2019 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.2%	6.8%	8.2%	4.4%	

Source: U.S. Census Bureau

### Vacancy Analysis

The vacancy rate for affordable housing units in the market area is 4.3 percent. Taylor Lofts had several tenants move recently. The contact for the property stated that the development typically maintains a stabilized occupancy. Therefore, the current vacancy rate is not indicative of the development's typical occupancy rate. Without considering this development, the current affordable vacancy rate would be 2.4 percent. The following table shows the vacancy rates for the affordable housing verified in the market area:

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Westside Village	70	1	1.0%
Honeytree Apartments	48	2	5.0%
Taylor Lofts	47	5	11.0%
Country Green	44	1	3.0%
<b>Totals</b>	<b>209</b>	<b>9</b>	<b>4.3%</b>





The current vacancy rate in surveyed market-rate apartment complexes is 1.5 percent. The following table shows the vacancy rates for each property verified in the area.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Airside Apartments	87	0	0.0%
Hunter's Run Apartments	138	7	5.0%
Greystone Apartments	34	0	2.0%
Mt. Hermon Village Apartments	77	0	5.0%
Chatham Lofts	41	0	0.0%
Westchester Square	76	0	0.0%
<b>Totals</b>	<b>453</b>	<b>7</b>	<b>1.5%</b>

The overall vacancy rate for the market area is 2.4 percent. Of the total 662 market-rate and affordable units surveyed, 16 were vacant. The overall affordable vacancy rate is 4.3 percent. However, Taylor Lofts had several tenants move recently. The contact for the property stated that the development typically maintains a stabilized occupancy. Therefore, the current vacancy rate is not indicative of the development's typical occupancy rate. Without considering this development, the overall vacancy rate for the market area would be 1.8 percent and the overall affordable vacancy rate would be 2.4 percent.

**Lease Terms and Concessions**

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

**Turnover Rates**

According to apartment managers in the area, the average annual turnover rate is 20.0 percent. Apartment managers in the market area reported that the turnover rates were stable throughout the year.

**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. Additionally, the majority of the facilities in the market area have stabilized occupancy rates. Furthermore, the majority of the affordable developments and the subject maintains an active waiting list from which the subject can draw tenants. Therefore, it is believed the rehabilitated development will not have an adverse impact on the market area.



**Existing Comparables**

The following table summarizes the existing affordable housing complexes within the primary market area and the immediate vicinity.

Property Name	Type	Existing/ Planned	Population Served	Number of Units of Each Type	Unit Size/Rent/ Number Vacant	Amenities
Country Green 1000 East Bishop Drive South Boston, Virginia 434-575-0230	LIHTC	Existing	Family	1/1 – 8 2/1 – 24 3/2 - 12	676 SF - \$505 – 0 896 SF - \$567 – 1 1,008 SF - \$624 - 0	Refrigerator, Range/Oven, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Meeting Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance
Honeytree Apartments 2313 Hamilton Boulevard South Boston, Virginia 434-572-1602	LIHTC	Existing	Family	1/1 – 24 2/1 – 24	540 SF - \$476 – 1 750 SF - \$557 – 1	Refrigerator, Range/Oven, Dishwasher, Carpet (Select), Vinyl, Wood Composite (Select), Blinds, Coat Closet, Picnic Area, Playground, Recreation Room, Laundry Facility, Courtyard
Taylor Lofts 340 Ferry Street South Boston, Virginia 434-517-0006	LIHTC	Existing	Family	1/1 – 17 2/1 – 17 3/2 – 13	750 SF - \$390 – 2 1,000 SF - \$584 – 2 1,200 SF - \$660 – 1	Refrigerator, Range/Oven, Dishwasher, Carpet, Ceramic Tile, Blinds, Ceiling Fans, Coat Closet, Exercise Room, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard, Common Area Wi-Fi



**Comparable Profile Pages**

**COMPARABLE APARTMENT RENTAL NO. 1**



Property Type: LIHTC/Walk-Up  
 Property Name: Honeytree Apartments  
 Address: 2312 Hamilton Boulevard  
 South Boston, VA 24592  
 Verification: Elaine:  
 434-572-1602 – 2/12/2020  
 By Telephone  
 Distance From Subject: 4.0 Miles

**Year Opening/Significant Renovation Amenities**

1986/2005  
 Refrigerator, Range/Oven, Dishwasher, Carpet (Select), Vinyl, Wood Composite (Select), Blinds, Coat Closet, Picnic Area, Playground, Recreation Room, Laundry Facility, Courtyard

**Utilities (Type/Responsibility)**

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

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	24	1	540	\$476	\$80	\$556
2/1	24	1	750	\$558	\$94	\$652

**Occupancy** 95%  
**Total Units** 48  
**No. of Buildings** 7  
**Construction Type** Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** N/A  
**Turnover Rate** 25%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 60 percent of the area median income. The property maintains a six-month waiting list. The renovation consisted of general updates to the units and repair to exteriors of buildings. The annual turnover rate is 25 percent.



**COMPARABLE APARTMENT RENTAL NO. 2**



Property Type: LIHTC/Garden  
 Property Name: Country Green  
 Address: 1000 East Bishop Drive  
 South Boston, VA 24592  
 Verification: Keysha  
 434-575-0230 – 2/12/2020  
 By Telephone  
 Distance From Subject: 0.3 Miles

**Year Opening/Significant Renovation  
 Amenities**

1986/Ren  
 Refrigerator, Range/Oven, Dishwasher, Carpet, Vinyl, Blinds, Ceiling  
 Fans, Coat Closet, Meeting Room, Playground, Laundry Facility, On-  
 Site Management, On-Site Maintenance

**Utilities (Type/Responsibility)**

Heat – Electric – Landlord  
 Air Conditioning – Electric – Landlord  
 Cooking – Electric – Landlord  
 Hot Water – Electric – Landlord  
 Cold Water – Landlord  
 Sewer – Landlord  
 Trash – Landlord

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	8	1	676	\$505	N/A	\$505
2/2	24	0	896	\$567	N/A	\$567
3/2	12	0	1,008	\$624	N/A	\$624

**Occupancy** 97%  
**Total Units** 9  
**No. of Buildings** 2  
**Construction Type** Brick  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** N/A  
**Turnover Rate** 22%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 50 and 60 percent of the area median income. The annual turnover rate is 27 percent. The property maintains a waiting list with 40 applicants.



**COMPARABLE APARTMENT RENTAL NO. 3**



Property Type: LIHTC/Walk-Up  
 Property Name: Taylor Lofts  
 Address: 340 Ferry Street  
 South Boston, VA 24592  
 Verification: Mary  
 434-517-0006 – 2-12-2020  
 By Telephone  
 Distance From Subject: 4.6 Miles

**Year Opening/Significant Renovation Amenities**

1900s/2007  
 Refrigerator, Range/Oven, Dishwasher, Carpet, Ceramic Tile, Blinds, Ceiling Fans, Coat Closet, Exercise Room, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard, Common Area Wi-Fi

**Utilities (Type/Responsibility)**

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

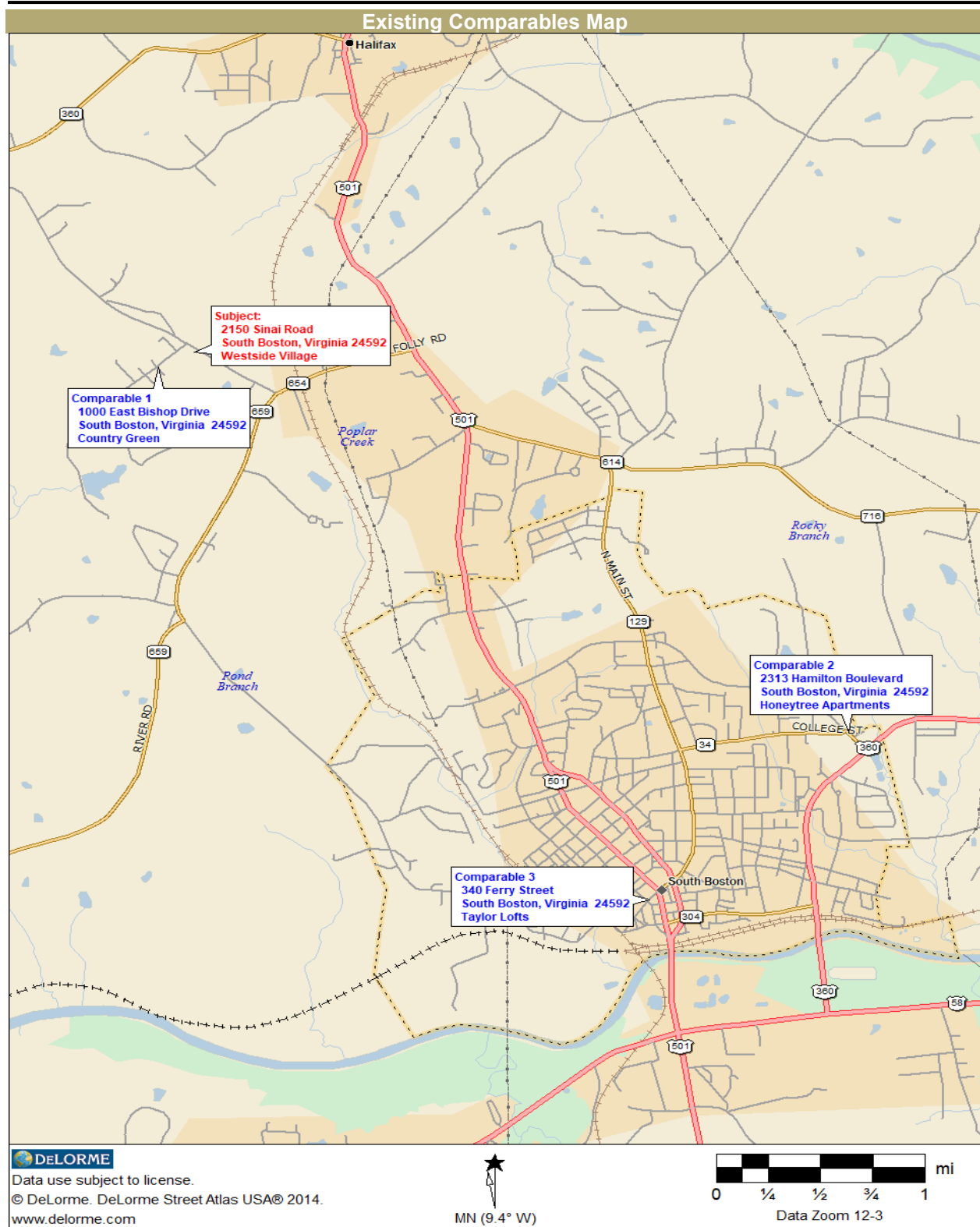
**Unit Mix**

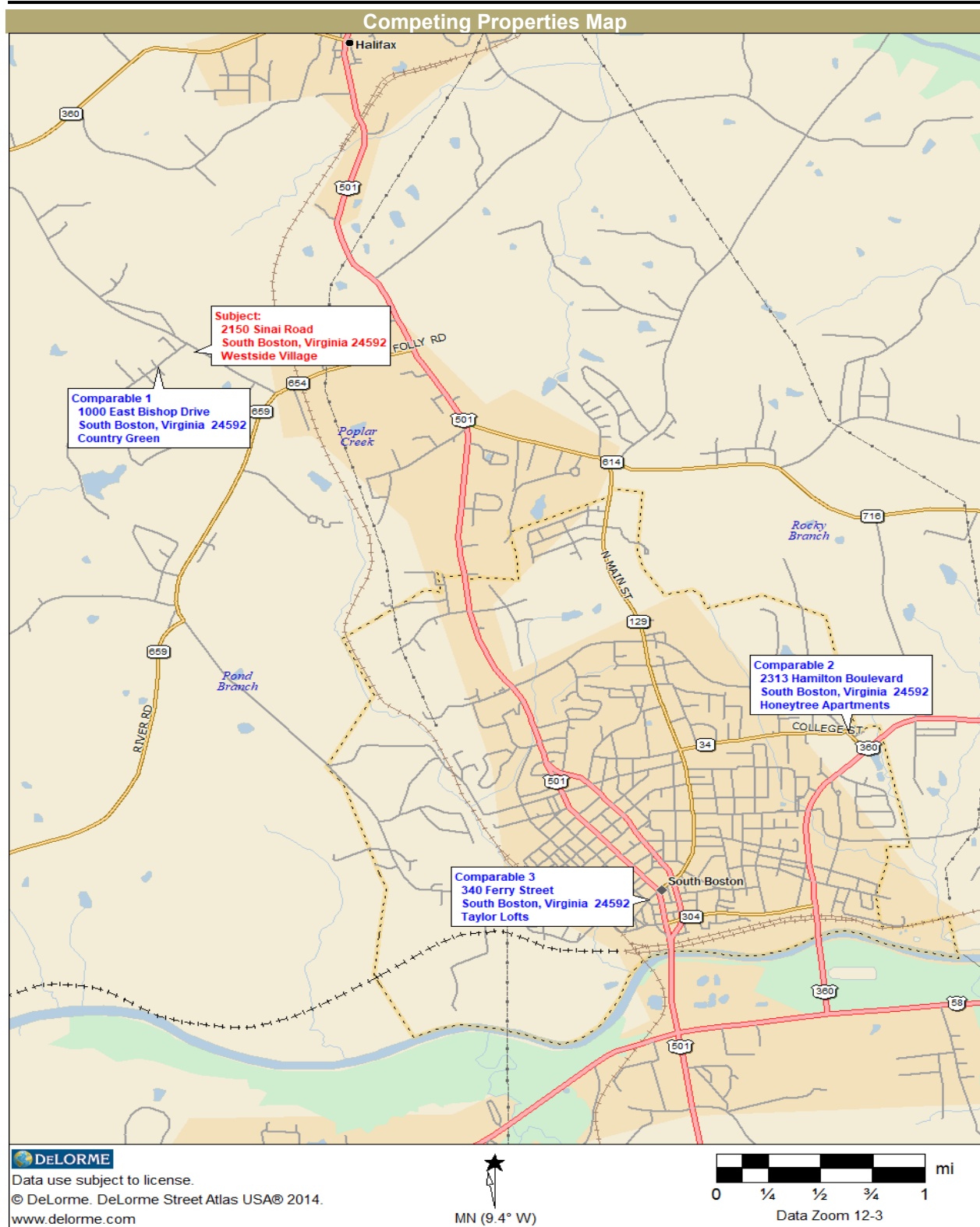
<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1	17	2	750	\$390	Unknown	\$390
2/1	17	2	1,000	\$584	Unknown	\$584
3/2	13	1	1,200	\$660	Unknown	\$660

**Occupancy** 89%  
**Total Units** 47  
**No. of Buildings** 1  
**Construction Type** Brick  
**HVAC** Central Elec/Central Elec  
**Stories** 3  
**Waiting List** N/A  
**Turnover Rate** N/A  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 60 percent of the area median income. The contact stated all vacant units are down due to water damage. The contact stated the property typically maintains a stabilized occupancy rate. Furthermore, she stated the property maintains a waiting list with around 20 applicants from which they will draw tenants once the units are back online. The contact was unable to disclose the utility allowance for each unit type or the annual turnover rate.





*\*There are three existing family properties in the market area that will compete with the subject.*



---

#### Additional Developments

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

- Cavalier Apartments – South Boston, VA - Unconfirmed
- Woodcrest Apartments – South Boston, VA – Unconfirmed
- Rose Hill Apartments – South Boston, VA - Unconfirmed
- Miller Homes – South Boston, VA - Unconfirmed





---

### Market Rent Analysis

---

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

Westside Village  
2150 Sinai Road  
South Boston, Virginia 24592



HUD-Forms 92273 – As Complete

**One-Bedroom Units (640 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)		B. Comparable Property No. 2 (address)		C. Comparable Property No. 3 (address)		D. Comparable Property No. 4 (address)		E. Comparable Property No. 5 (address)		
One-Bedroom	Westside Village 2150 Sinai Road South Boston, Halifax, VA	Audubon Apartments 333 Audubon Drive Danville, VA		Hunter's Run Apartments 105 Crosland Avenue Danville, VA		Highland Heights Apartments 138 Wesley Drive Danville, VA		Mt. Hermon Village Apartments 3560-3566 Franklin Turnpike Danville, VA		Chatham Lofts 315 Main Street Danville, Danville City, VA		
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	02/2020	02/2020		02/2020		02/2020		02/2020		02/2020		
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/2		WU/2, T/2		WU/2		
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		Varies		
6. Project Occupancy %	99%	100%		95%		100%		100%		100%		
7. Concessions	N	N		N		N		N		N		
8. Year Built	1977/2021	1969	\$25	1974	\$25	1973	\$255	1962	\$25	1940/2018		
9. Sq. Ft. Area	640	500	\$25	600	\$5	703	(\$10)	800	(\$30)	751	(\$20)	
10. Number of Bedrooms	1	1		1		1		1		1		
11. Number of Baths	10	10		10		10		10		10		
12. Number of Rooms	3	3		3		3		3		3		
13. Balc./Terrace/Patio	Y	N	\$5	Y		N		N	\$5	Y		
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0		L/0		
15. Equipment a. A/C	C	W	\$10	C		C		C		C		
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF		
c. Disposal	N	N		Y		N		N		Y		
d. Microwave/Dishwasher	N	N		D	(\$10)	N		D	(\$10)	MD	(\$15)	
e. Washer/Dryer	L	L		L		L		WD	(\$25)	WD	(\$25)	
f. Carpet	V	C		C		C		C		C		
g. Drapes	B	N	\$5	B		N		B		B		
h. Pool/Rec. Area	R	N	\$10	PR	(\$5)	N		R	\$5	R	(\$20)	
16. Services a. Heat/Type	N/E	N/G		N/E		N/E		N/E		N/E		
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E		
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E		
d. Electricity	N	N		N		N		N		N		
e. Hot Water	N/E	N/G		N/E		N/E		N/E		N/E		
f. Cold Water/Sewer	Y	Y		Y		Y		Y		N	\$49	
g. Trash	Y/0	Y		N	\$11	Y		Y		Y		
17. Storage	Y/0	N	\$15	Y/0		N		N	\$15	N	\$15	
18. Project Location	Average	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	
19. Security	Y	N	\$5	N	\$5	N	\$5	N	\$5	Y	(\$15)	
20. Clubhouse/Meeting Room	C	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	
21. Special Features	N	N		N		N		N		SS, GC	(\$50)	
22. Business Center / Nbdh Netwk	BC	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	
23. Unit Rent Per Month		\$445		\$430		\$395		\$465		\$800		
24. Total Adjustment			\$290		\$221		\$285		\$180		(\$81)	
25. Indicated Rent		\$735		\$651		\$680		\$645		\$719		
26. Correlated Subject Rent	\$675	If there are any Remarks, check here and add the remarks to the back of page.										
	high rent	\$735	low rent	\$645	60% range	\$663	to	\$717	Reviewer's Signature			
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature		Date (mm/dd/yy)		Reviewer's Signature			Date (mm/dd/yyyy)	
				<i>Dennis L. Ruff</i>		02/12/20						

Previous editions are obsolete

form HUD-92273 (07/2003)

Westside Village  
2150 Sinai Road  
South Boston, Virginia 24592



**Two-Bedroom Units (877 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 6 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 7 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 8 (address)	
Two-Bedroom	Westside Village 2150 Sinai Road South Boston, Halifax, VA	Astor Arms Apartments 240 Lady Astor Place Danville, Danville City, VA	Hunter's Run Apartments 105 Crosland Avenue Danville, VA	Halifax Court 1927 Halifax Road Danville, Danville, VA	Mt. Hermon Village Apartments 3560-3566 Franklin Turnpike Danville, VA	Westchester Square 431 Hermitage Drive Danville, VA	
Characteristics		Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	02/2020	02/2020		02/2020		02/2020	
4. Type of Project/Stories	WU/2	E/3		WU/2		WU/2	
5. Floor of Unit in Building	Varies	Varies		Varies		Varies	
6. Project Occupancy %	99%	96%		95%		100%	
7. Concessions	N	N		N		N	
8. Year Built	1977/2021	1970/ren		1974	\$215	1994/2004	\$215
9. Sq. Ft. Area	877	950	(\$10)	750	\$20	990	(\$20)
10. Number of Bedrooms	2	2		2		2	
11. Number of Baths	10	2.0	(\$20)	10		10	
12. Number of Rooms	4	4		4		4	
13. Balc./Terrace/Patio	Y	Y		Y		N	\$5
14. Garage or Carport	L/0	L/0		L/0		L/0	
15. Equipment a. A/C	C	C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF	
c. Disposal	N	N		Y		N	
d. Microwave/Dishwasher	N	N		D	(\$10)	D	(\$10)
e. Washer/Dryer	L	L		L		WD	(\$25)
f. Carpet	V	C		C		C	
g. Drapes	B	N	\$5	B		B	
h. Pool/Rec. Area	R	N	\$10	PR	(\$5)	N	\$10
16. Services a. Heat/Type	N/E	N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E	
d. Electricity	N	N		N		N	
e. Hot Water	N/E	N/E		N/E		N/E	
f. Cold Water/Sewer	Y	N	\$64	Y		Y	
g. Trash	Y	N	\$11	N	\$11	Y	
17. Storage	Y/0	N	\$15	Y/0		N	\$15
18. Project Location	Average	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)
19. Security	Y	Y		N	\$5	N	\$5
20. Clubhouse/Meeting Room	C	N	\$5	N	\$5	N	\$5
21. Special Features	N	N		N		N	
22. Business Center / Nbdh Netwk	BC	N	\$5	N	\$5	N	\$5
23. Unit Rent Per Month		\$750		\$500		\$550	
24. Total Adjustment		\$80		\$236		\$215	
25. Indicated Rent		\$830		\$736		\$765	
26. Correlated Subject Rent	\$775	\$830		\$736		\$765	
		high rent		low rent		60% range	
			\$830		\$736		\$807
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.		Appraiser's Signature		Date (mm/dd/yy)		Reviewer's Signature	
		<i>Samuel L. Self</i>		02/12/20			

Previous editions are obsolete

form HUD-92273 (07/2003)

Westside Village  
2150 Sinai Road  
South Boston, Virginia 24592



**Three-Bedroom Units (1,151 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)						
Three-Bedroom	Westside Village 2150 Sinai Road South Boston, Halifax, VA	Greystone Apartments 224 Parker Road Danville, Danville City, VA	Hunter's Run Apartments 105 Crosland Avenue Danville, VA	Halifax Court 127 Halifax Road Danville, Danville, VA	Mt. Hermon Village Apartments 3560-3566 Franklin Turnpike Danville, VA	Westchester Square 431 Hermitage Drive Danville, VA						
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	02/2020	02/2020		02/2020		02/2020		02/2020		02/2020		
4. Type of Project/Stories	T/2	T/2		WU/2		WU/3		T/2		T/2		
5. Floor of Unit in Building	Varies	First		Varies		Varies		First		First		
6. Project Occupancy %	99%	100%		95%		100%		100%		100%		
7. Concessions	N	N		N		N		N		N		
8. Year Built	1977/2021	1984	\$25	1974	\$25	1994/2004	\$25	1962	\$25	1975/2018	\$25	
9. Sq. Ft. Area	1,151	1,200	(\$5)	800	\$55	1,200	(\$5)	1,250	(\$15)	1,200	(\$5)	
10. Number of Bedrooms	3	3		3		3		3		3		
11. Number of Baths	10	2.5	(\$30)	2.0	(\$20)	2.5	(\$30)	2.5	(\$30)	2.0	(\$20)	
12. Number of Rooms	5	5		5		5		5		5		
13. Balc./Terrace/Patio	Y	N	\$5	Y		Y		N	\$5	N	\$5	
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0		L/0		
15. Equipment a. A/C	C	C		C		C		C		N	\$5	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF		
c. Disposal	N	N		Y		Y		N		N		
d. Microwave/Dishwasher	N	N		D	(\$10)	D	(\$10)	D	(\$10)	D	(\$10)	
e. Washer/Dryer	L	HU	(\$5)	L		L		WD	(\$25)	HU	(\$5)	
f. Carpet	V	C		C		C		C		C		
g. Drapes	B	B		B		B		B		B		
h. Pool/Rec. Area	R	N	\$10	PR	(\$5)	N	\$10	R	\$5	PE	(\$5)	
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E		
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E		
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E		
d. Electricity	N	N		N		N/E		N		N		
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E		
f. Cold Water/Sewer	Y	Y		Y		Y		Y		N	\$78	
g. Trash	Y	Y	\$11	N	\$11	Y		Y		Y		
17. Storage	Y/0	N	\$5	Y/0		N	\$5	N	\$5	N	\$5	
18. Project Location	Average	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	
19. Security	Y	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	
20. Clubhouse/Meeting Room	C	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	
21. Special Features	N	N		N		N		N		N		
22. Business Center / Nbd Netwk	BC	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	
23. Unit Rent Per Month		\$700		\$600		\$675		\$700		\$775		
24. Total Adjustment			\$221		\$251		\$200		\$165		\$73	
25. Indicated Rent		\$921		\$851		\$875		\$865		\$848		
26. Correlated Subject Rent	\$875	If there are any Remarks, check here and add the remarks to the back of page.										
	high rent	\$921	low rent	\$848	60% range	\$863	to	\$906				
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature <i>Samuel L. White</i>			Date (mm/dd/yy) 02/12/20			Reviewer's Signature		Date (mm/dd/yyyy)

Previous editions are obsolete

form HUD-92273 (07/2003)

Westside Village  
2150 Sinai Road  
South Boston, Virginia 24592



**Four-Bedroom Units (1,320 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 9 (address)		B. Comparable Property No. 2 (address)		C. Comparable Property No. 7 (address)		D. Comparable Property No. 4 (address)		E. Comparable Property No. 8 (address)	
Four-Bedroom	Westside Village 2150 Sinai Road South Boston, Halifax, VA	Greystone Apartments 224 Parker Road Danville, Danville City, VA		Hunter's Run Apartments 105 Crossland Avenue Danville, VA		Halifax Court 1927 Halifax Road Danville, Danville, VA		Mt. Hermon Village Apartments 3560-3566 Franklin Turnpike Danville, VA		Westchester Square 431 Hermitage Drive Danville, VA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	02/2020	02/2020		02/2020		02/2020		02/2020		02/2020	
4. Type of Project/Stories	T/2	T/2		WU/2		WU/3		T/2		T/2	
5. Floor of Unit in Building	Varies	First		Varies		Varies		First		First	
6. Project Occupancy %	99%	100%		95%		100%		100%		100%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1977/2021	1984	\$215	1974	\$215	1994/2004	\$215	1962	\$215	1975/2018	
9. Sq. Ft. Area	1320	1200	\$20	800	\$80	1200	\$20	1250	\$10	1200	\$20
10. Number of Bedrooms	4	3	\$100	3	\$100	3	\$100	3	\$100	3	\$100
11. Number of Baths	2.0	2.5	(\$10)	2.0		2.5	(\$10)	2.5	(\$10)	2.0	
12. Number of Rooms	6	5		5		5		5		5	
13. Balc./Terrace/Patio	Y	N	\$5	Y		Y		N	\$5	N	\$5
14. Garage or Carport	L/0	L/0		L/0		L/0		L/0		L/0	
15. Equipment a. A/C	C	C		C		C		C		N	\$15
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	N	N		Y		Y		N		N	
d. Microwave/Dishwasher	N	N		D	(\$10)	D	(\$10)	D	(\$10)	D	(\$10)
e. Washer/Dryer	HU	HU		L	\$5	L	\$5	WD	(\$20)	HU	
f. Carpet	V	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	R	N	\$5	PR	(\$10)	N	\$5	R		PE	(\$10)
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N/E		N		N	
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	Y		Y		Y		Y		N	\$100
g. Trash	Y	Y	\$11	N	\$11	Y		Y		Y	
17. Storage	Y/0	N	\$15	Y/0		N	\$15	N	\$15	N	\$15
18. Project Location	Average	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)	Superior	(\$10)
19. Security	Y	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5
20. Clubhouse/Meeting Room	C	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5
21. Special Features	N	N		N		N		N		N	
22. Business Center / Nhd Netwk	BC	N		N		N		N		N	
23. Unit Rent Per Month		\$700		\$600		\$675		\$700		\$775	
24. Total Adjustment			\$361		\$391		\$340		\$305		\$235
25. Indicated Rent		\$1061		\$991		\$1015		\$1005		\$1010	
26. Correlated Subject Rent	\$1,025	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1061	low rent	\$991	60% range \$1005 to \$1047						
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature <i>Samuel J. Self</i>		Date (mm/dd/yy) 02/12/20		Reviewer's Signature		Date (mm/dd/yyyy)	

Previous editions are obsolete

form HUD-92273 (07/2003)



---

## ***Explanation of Adjustments and Market Rent Conclusions – As Complete***

### **Westside Village**

### **Primary Unit Types – One-Bedroom Units (640 SF), Two-Bedroom Units (877 SF), Three-Bedroom Units (1,151 SF) and Four-Bedroom Units (1,320 SF)**

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

Rent comparability grids were prepared for the primary unit types wit, 640, 886, 1,151 and 1,320 square feet. Comparable apartments used include the following: Audubon Apartments (Comparable 1), Hunter's Run Apartments (Comparable 2), Highland Heights Apartments (Comparable 3), Mt. Hermon Village Apartments (Comparable 4), Chatham Lofts (Comparable 5) Astor Arms Apartments (Comparable 6), Halifax Court (Comparable 7), Westchester Square (Comparable 8) and Greystone Apartments (Comparable 9).

**Structure/Stories** – The subject is located in two-story walk-up and townhome buildings. Comparables 1, 2, 3, 4, 5 and 7 are located in two- or three-story walk-up buildings. Comparable 6 is located in a three-story elevator building. Comparables 8 and 9 are located in two-story townhome buildings. The market did not indicate a need for adjustment due to structure. Therefore, no adjustment was needed.

**Project Occupancy** – The subject is currently 99 percent occupied. The occupancy rates of the comparables range from 95 to 100 percent. No adjustment was needed.

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

**Year Built/Year Renovated** – The subject was constructed in 1977. It will undergo a substantial renovation and will be in good condition. Comparable 1 was built in 1969. The property appears well-maintained and has accrued typical depreciation. Therefore, Comparable 1 was deemed in average condition. Comparable 2 was constructed in 1974 and appears well maintained. The contact stated that the units undergo typical upgrades as tenants vacate the units. Therefore, Comparable 2 was deemed average in condition. Comparable 3 was built in 1973. The property shows slight signs of accelerated depreciation. Therefore, Comparable 3 was deemed in fair condition. Comparable 4 was constructed in 1962 and appears to have abnormal "wear and tear" and appears to have several small maintenance issues that have not been addressed. Therefore, Comparable 4 was deemed in fair condition. Comparable 5 was constructed in 1940 and renovated in 2018. The contact stated the renovation consisted of typical updates to units and the leasing office. Therefore, the property was deemed in good condition. Comparable 6 was constructed in 1970 and has been renovated. The contact was unable to disclose the year of renovation. However, the contact stated the renovation consisted of typical updates to units and repairs to exteriors. Therefore, the property was deemed in good condition. Comparable 7 was built in 1994 and had a minor renovation in 2004. The property shows slight signs of accelerated depreciation. Therefore, Comparable 7 was deemed in average condition. Comparable 8 as constructed in 1975 and was renovated in 2018. The contact stated the renovation consisted of updates to units and common space areas. Therefore, Comparable 8 was deemed in good condition. Comparable 9 was constructed in 1984. The contact stated that the units undergo typical upgrades as tenants vacate the units. Therefore, Comparable 9 was deemed average in condition.

As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site



are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject.

The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	Average
Highland Heights Apartments	Fair	\$415			\$415
<b>Average Rent (Fair Condition)</b>		<b>\$415</b>			<b>\$415</b>
Audubon Apartments	Average	\$510			\$510
Hunter's Run Apartments	Average	\$426	\$511	\$626	\$521
Mt. Hermon Village Apartments	Average	\$420	\$560	\$640	\$540
Halifax Court	Average		\$545	\$650	\$598
Greystone Apartments	Average		\$686		\$686
<b>Average Rent (Average Condition)</b>		<b>\$452</b>	<b>\$576</b>	<b>\$639</b>	<b>\$555</b>
Chatham Lofts	Good	\$709			\$709
Astor Arms Apartments	Good		\$820		\$820
Westchester Square	Good		\$709	\$838	\$774
<b>Average Rent (Good Condition)</b>		<b>\$709</b>	<b>\$765</b>	<b>\$838</b>	<b>\$771</b>
<b>Difference Fair vs. Average</b>		<b>\$37</b>	<b>N/A</b>	<b>N/A</b>	<b>\$37</b>
<b>Difference Average vs. Good</b>		<b>(\$257)</b>	<b>(\$189)</b>	<b>(\$199)</b>	<b>(\$215)</b>

The average ending rents of the comparables were compared at each rating level. Average rent differences between fair and average and between average and good were determined, and the differences were utilized as the adjustments for condition/street appeal. As previously indicated, the subject will be in good condition. Comparables 6 and 8 were rated in good condition and will be similar to the subject's "as rehabilitated" condition. Therefore, the determined "as rehabilitated" adjustment of \$215 per month was deemed appropriate for the difference of average and good condition in the comparables. Comparables 1, 2, 4, 6, 7 and 9 were deemed in average condition and Comparable 3 was deemed in fair condition. These comparables will be inferior to the subject "as rehabilitated". Therefore, Comparables 1, 2, 4, 6, 7 and 9 were adjusted upward \$215 per month, and Comparable 3 was adjusted upward \$255 per month.

**SF Area** – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject



unit sizes are paint-to-paint measurements, while the contacts often report the “marketing” unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable’s dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the one-bedroom comparison is \$0.18, for the two-bedroom comparison is \$0.16, for the three-bedroom comparison is \$0.15 and for the four-bedroom comparison is \$0.15. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

**# of Bedrooms** – The subject contains one-, two-, three- and four-bedroom units. Due to the lack of conventional four-bedroom units in the area, five three-bedroom apartments were used to compare to the subject’s four-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted \$100 per bedroom per month. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of \$46 to \$219, with an average of \$108 per month. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. The majority of the comparables indicated a range of \$81 to \$219; therefore, a \$100 adjustment was selected for bedroom.

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 6
<b>2 BR Rent</b>	\$490	\$430	\$425	\$575	\$670
<b>2 BR Size</b>	990	600	850	900	1,050
<b>3 BR Rent</b>	\$650	\$500	\$700	\$700	\$775
<b>3 BR Size</b>	1,200	750	1,200	1,250	1,200
<b>Size Adj Factor</b>	\$0.16	\$0.16	\$0.16	\$0.16	\$0.16
<b>Size Difference</b>	210	150	350	350	150
<b>Indicated Size Adj.</b>	\$34	\$24	\$56	\$56	\$24
<b>Adjusted 3 BR Rent</b>	\$616	\$476	\$644	\$644	\$751
<b>Indicated BR Adj.</b>	<b>\$126</b>	<b>\$46</b>	<b>\$219</b>	<b>\$69</b>	<b>\$81</b>

**# of Baths** – The subject contains one bath in one-, two- and three-bedroom unit types and two baths in the four-bedroom unit type. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, \$10 half-bath per month and \$20 per full bath adjustments were selected.





**Balcony/Patio** – The subject contains this feature. Comparable 2, 5, 6 and 7 are similar. The remaining comparables do not contain balconies and/or patios and were adjusted upward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

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

**AC: Central/Wall** – The subject contains central air conditioning. Comparables 2, 3, 4, 5, 6 and 7 are similar. Comparable 1 contains wall electric air conditioning. Comparable 8 does not contain any form of air conditioning. Central air conditioning is more energy-efficient than through-the-wall or window air conditioning and is a more desirable form of cooling. In addition, units with air conditioning of any sort are preferred over those that do not contain any form of cooling. Although there is little market data available concerning units with central air conditioning versus no form of cooling, this feature is considered an enhancement to the units. Air conditioning in this area of the country costs less annually than in areas where the temperature is warmer throughout the year. After considering all factors, a \$15 adjustment was considered appropriate for central air conditioning versus no air conditioning, and an adjustment of \$10 for central air conditioning versus wall electric air conditioning. Therefore, Comparable 1 was adjusted upward \$10 per month, and Comparable 8 was adjusted upward \$15 per month.

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

**Garbage Disposal** – The subject does not contain a garbage disposal in the units. Comparables 1, 3, 4, 6, 8 and 9 are similar. The remaining comparables contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

**Microwave/Dishwasher** – The subject does not contain microwaves or dishwashers. Comparables 1, 3, 6 and 9 are similar. Comparables 2, 4, 7 and 8 contain a dishwasher in the units. Comparable 5 contains both a microwave and dishwasher in the units. Dishwashers are an expensive feature and are likely to factor into a tenant's decision on which unit to lease. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Therefore, an adjustment of \$10 was considered appropriate for dishwashers. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Therefore, Comparables 2, 4, 7 and 8 were adjusted downward \$10 per month, and Comparable 5 was adjusted downward \$15 per month.

**Washer/Dryer** – The subject offers a laundry facility and washer/dryer hook-ups in the four-bedroom units. Comparables 1, 2, 3, 6 and 7 contain a laundry facility. Comparables 4 and 5 contain a washer and dryer in the units. Comparables 8 and 9 contain washer/dryer hook-ups in the units. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. In addition, local appliance rental companies that cater to apartment complexes were contacted. Fincher's Inc. is located in the Town of South Boston and offers washers and dryers for a starting price of \$35.99 per month. Rent-A-Center also serves the South Boston area and offers preowned washers and dryers for a starting price of \$23.99 per month. Schewel's Home serves the Town of South Boston and offers washer and dryer combination packages starting at \$32.50 per month. Overall, monthly fees ranged from \$23.99 per month up to \$35.99 per month. After considering all factors, washers and dryers were valued at \$30 per month, and washer/dryer hook-ups were valued at \$10 per month. Laundry facilities on-site are



valued at \$5 per month. Therefore, units with washers and dryers will rent for \$25 more per month than units in properties with laundry facilities (\$30 for washer/dryer - \$5 for laundry facility = \$25). Therefore, Comparable 4 and 5 were adjusted downward \$25 per month on the one-bedroom comparison. Comparable 4 was adjusted downward \$25 per month, and Comparable 8 was adjusted downward \$5 per month on the two-bedroom comparison. Comparable 4 was adjusted downward \$25 per month; Comparable 8 and 9 were adjusted downward \$5 per month on the three-bedroom comparison. Comparables 2 and 7 were adjusted upward \$5 per month and Comparable 4 was adjusted downward \$20 per month on the four-bedroom comparison.

**Carpet** – The subject has vinyl flooring. All comparables contain similar floor coverings. Therefore, no adjustments were needed.

**Drapes** – The subject and all comparables except Comparables 1 and 3 contain window coverings. Comparables 1 and 3 do not offer this amenity and were adjusted upward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Pool/Recreation Areas** – The subject will contain a courtyard and playground “as rehabilitated”. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, and a \$5 adjustment per feature was determined for each additional recreation area. The subject’s recreation area was valued at \$10 per month. Comparable 1 does not contain any of these features and was given a recreation value of \$0. Comparable 2 contains a swimming pool and picnic area and was given a recreation value of \$15 per month. Comparable 3 does not contain any of these features and was given a recreation value of \$0. Comparable 4 contains a picnic area and was given a recreation value of \$5 per month. Comparable 5 contains a playground, basketball court, dog park, rooftop terrace, bike/walking trail and community garden and was given a recreation value of \$30 per month. Comparable 6 does not contain any of these features and was given a recreation value of \$0. Comparable 7 does not contain any of these features and was given a recreation value of \$0. Comparable 8 contains a swimming pool and exercise room and was given a recreation value of \$15 per month. Comparable 9 does not contain any of these features and was given a recreation value of \$0. Therefore, the comparables were adjusted as follows: Comparables 1, 3, 6, 7 and 9 – upward \$10 per month; Comparables 2 and 8 – downward \$5 per month; and Comparable 5 – downward \$20 per month. Comparable 4 was deemed similar and were not adjusted.

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

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

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

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

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

**Cold Water/Sewer** – The subject provides cold water and sewer. Comparables without these utilities were adjusted upward \$49 per month for the one-bedroom comparison; \$64 per month for the two-bedroom comparison; \$78 per month for the three-bedroom comparison; and \$100 per month for the four-



bedroom comparison based upon the Allowance for Tenant-Furnished Utilities and Other Services for the Virginia Housing Development Authority.

**Trash** – The subject provides this utility. Comparables that do not provide this utility and were adjusted upward \$11 per month for all unit types based upon the Allowance for Tenant-Furnished Utilities and Other Services for the Virginia Housing Development Authority.

**Extra Storage** – The subject contains extra storage at no additional cost to residents. Comparable 2 is similar. The remaining comparables do not contain this feature and were adjusted upward \$15 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, the nominal adjustment was deemed appropriate.

**Location** – The subject’s neighborhood is rated average, with easy access to all services available within the town limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. Based on the analysis, the City of Danville is inferior in employment and similar in overall livability, cost of living, crime rates, housing and schools. However, the City of Danville is slightly superior amenities, median rent and median income and contains a larger population. Therefore, after considering all factors, the City of Danville was deemed slightly superior than the Town of South Boston, and all comparables were adjusted downward \$10 per month.

Location Characteristics		
	South Boston	Danville
<b>Livability</b>	71	70
<b>Amenities</b>	B	A
<b>Cost of Living</b>	A	A
<b>Crime</b>	F	F
<b>Employment</b>	D	F
<b>Housing</b>	F	F
<b>Schools</b>	B	B
<b>Population</b>	8,000	42,360
<b>Median Rent</b>	\$573	\$602
<b>Median Income</b>	\$31,885	\$33,721

**Security** – The subject contains video surveillance. Comparable 5 has Key fob Access, video surveillance and security patrol. The remaining comparables do not contain any form of security. Limited access gates limit access to the grounds, while intercom/electronic entry or Key fob access limits access to the buildings. Therefore, properties with limited access gates, intercom/electronic entry and/or Key fob Access are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates, intercom/electronic entry and Key fob Access are considered \$5 superior to video surveillance and security patrol. After considering all factors, Comparable 5 was adjusted downward \$15 per month, and Comparables 1, 2, 3, 4, 6, 7, 8 and 9 were adjusted upward \$5 per month.

**Clubhouse/Meeting Room** – The subject contains a clubhouse. None of the comparables contain either feature and were adjusted upward \$5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, the nominal adjustment was deemed appropriate.



**Special Features** – The subject does not contain special features. Comparables 1, 2, 3, 4, 6, 7, 8 and 9 are similar. Comparable 5 contains stainless steel appliances and granite countertops. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up charge from the rent that would be charged if the unit did not contain these features. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Therefore, Comparable 5 was adjusted downward \$50 per month.

**Business Center/Neighborhood Network** – The subject will contain a business center “as rehabilitated”. None of the comparables contain this feature and were adjusted upward \$5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparable 5 was adjusted \$5 per month.

**Conclusion of Market Rents – As Complete**

The adjusted rents range from \$645 to \$735 for the one-bedroom comparison; from \$714 to \$830 for the two-bedroom comparison; from \$848 to \$921 for the three-bedroom comparison; and from \$991 to \$1,061 for the four-bedroom comparison. After considering all factors, the appraiser concluded the market rent for the units at the subject as follows:

- **640 SF One-Bedroom Units** - **\$675**
- **877 SF Two-Bedroom Units** - **\$775**
- **1,151 SF Three-Bedroom Units** - **\$875**
- **1,320 SF Four-Bedroom Units** - **\$1,025**

The developer is proposing the affordable Section 8 and LIHTC rents as follows:

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES								
Unit Type	# of Units	Avg. Square Feet	% of Median Rent	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	640	40%	40%	\$454	\$737	\$62	\$675
1/1	4	640	60%	60%	\$681	\$737	\$62	\$675
1/1	2	640	40%	60%	\$454	\$737	\$62	\$675
2/1	16	886	40%	40%	\$545	\$870	\$95	\$775
2/1	12	886	60%	60%	\$817	\$870	\$95	\$775
2/1	6	886	40%	60%	\$545	\$870	\$95	\$775
3/1	8	1,151	40%	40%	\$630	\$988	\$113	\$875
3/1	10	1,151	60%	60%	\$945	\$988	\$113	\$875
3/1	4	1,320	40%	60%	\$630	\$988	\$113	\$875
4/2	2	1,320	40%	40%	\$703	\$1,160	\$135	\$1,025
4/2	2	1,320	60%	60%	\$1,054	\$1,160	\$135	\$1,025
4/2	2	1,320	40%	60%	\$703	\$1,160	\$135	\$1,025



## Evaluation of the Development

### Project Design

The subject consists of 17 two-story walk-up and townhome buildings containing 70 units. In addition, the property contains an accessory building which houses the clubhouse, leasing office, maintenance area and laundry facility. The buildings have brick and vinyl siding exteriors with asphalt shingle roofs. The property is not a scattered site development. The subject is competitive with the comparable developments in the market area.

### Project Amenities

Project amenities include a clubhouse, laundry facility, on-site management, on-site maintenance, courtyard and video surveillance. As complete, project amenities will also include common area Wi-Fi, a playground and business center. The subject's project amenities are competitive with the comparables in the market area.

### Parking

The complex contains open asphalt parking areas with approximately 118 parking spaces, which equates to 1.69 spaces per unit. Therefore, the property's parking is sufficient for a family development. Therefore, this does not appear to have a negative impact on the subject property.

### Unit Mix

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

### Utilities

The subject contains forced electric heating and central cooling. Cooking and hot water are electric. Water, sewer and trash collection services are provided by the landlord. Furthermore, as rehabilitated, the property will offer common area Wi-Fi. All remaining utilities are paid by the tenant. This arrangement is competitive with the comparables in the market area.

### Unit Amenities

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups (4BR), vinyl, blinds, walk-in closet, extra storage and patio or balcony. Once rehabilitation is complete, all units will contain USB port in the kitchen, living room and bedrooms. The unit amenities are competitive with the comparables in the market area.

### Tenant Services

The subject does not offer any tenant services. This is similar to the comparables in the market area.

### Impact of Existing Rental Housing

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



---

### Summary of Developments Strength and Weaknesses

---

#### **Strengths**

- The subject's site plan and design are competitive with the surveyed comparables.
- The development will be superior to most of the comparable developments in condition upon completion of its rehabilitation.
- The subject's unit and project amenities are competitive with the comparables in the market area.
- The subject's proposed LIHTC and Section 8 rents will provide a good value to prospective tenants.

#### **Weaknesses**

- There are no apparent weaknesses.

## LOCAL PERSPECTIVE AND INTERVIEWS



---

## Local Interviews

### **Virginia Housing Development Authority**

According to Patrice Freeman, Housing Choice Voucher Program Manager, the authority covers the entire state of Virginia. She stated the authority currently has 9,700 vouchers, of which 132 are specifically for the subject's county. Furthermore, of the 132 vouchers allocated for the subject's county, 123 are allocated. Ms. Freeman noted the authority does maintain an active waiting list with 899 applicants as of January 28, 2020. She noted the waiting list is currently closed and she is unsure of when it may reopen. Ms. Freeman stated the current affordable housing stock is insufficient for the current demand and many of the properties need rehabilitation. She further noted the unit types needed the most are two- and three-bedroom units; however, there is also a need for one-bedroom units, especially for senior renters. The phone number for the Virginia Housing Development Authority is 804-343-5545.



## RECOMMENDATIONS AND CONCLUSIONS



**Recommendations and Conclusions**

**Project Description**

The subject, Westside Village, is an existing Section 8 development that contains 70 rental units. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40 and 60 percent of the area median income. In addition, 14 units will have the proposed rents set at 40 percent of the area median rent, with the income level set at 60 percent of the area median income. The developer is not electing to use the income-average minimum set-aside option.

The subject consists of 17 two-story walk-up and townhome buildings containing 70 units. In addition, the property contains an accessory building which houses the clubhouse, leasing office, maintenance area and laundry facility. The improvements are of frame construction with brick and vinyl siding exteriors and asphalt shingle roofs.

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

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	8	640	5,120
2/1	34	886	30,124
3/1	22	1,151	25,322
4/2	6	1,320	7,920
	<b>70</b>		<b>68,486</b>

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES								
Unit Type	# of Units	Avg. Square Feet	% of Median Rent	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	2	640	40%	40%	\$454	\$737	\$62	\$675
1/1	4	640	60%	60%	\$681	\$737	\$62	\$675
1/1	2	640	40%	60%	\$454	\$737	\$62	\$675
2/1	16	886	40%	40%	\$545	\$870	\$95	\$775
2/1	12	886	60%	60%	\$817	\$870	\$95	\$775
2/1	6	886	40%	60%	\$545	\$870	\$95	\$775
3/1	8	1,151	40%	40%	\$630	\$988	\$113	\$875
3/1	10	1,151	60%	60%	\$945	\$988	\$113	\$875
3/1	4	1,320	40%	60%	\$630	\$988	\$113	\$875
4/2	2	1,320	40%	40%	\$703	\$1,160	\$135	\$1,025
4/2	2	1,320	60%	60%	\$1,054	\$1,160	\$135	\$1,025
4/2	2	1,320	40%	60%	\$703	\$1,160	\$135	\$1,025

\*The proposed rents are above the maximum allowable LIHTC rents. However, the subject is a Section 8 development with subsidies for all units. As complete, the property will remain a Section 8 development with subsidies for all units as well as Low Income Housing Tax Credit at 40 and 60 percent of the area median income. Therefore, tenants will never pay more than 30 percent of their income towards rents and utilities.

**Income Averaging**

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



### Housing Profile

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The overall vacancy rate for the market area is 3.0 percent. Of the total 835 market-rate and affordable units surveyed, 25 were vacant. The overall affordable vacancy rate is 4.3 percent. However, Taylor Lofts had several tenants move recently. The contact for the property stated that the development typically maintains a stabilized occupancy. Therefore, the current vacancy rate is not indicative of the development’s typical occupancy rate. Without considering this development, the overall vacancy rate for the market area would be 2.5 percent and the overall affordable vacancy rate would be 1.8 percent.

The development does not have an adverse impact on the market area. There are three LIHTC family development in the market area that will directly compete with the subject. Country Green is a LIHTC family development that contains 44 one-, two- and three-bedroom units at 50 and 60 percent of the area median income. The property is currently 97 percent occupied and maintains a waiting list with approximately 40 applicants. Taylor Lofts is 47-unit LIHTC family development that contains one-, two- and three-bedroom units at 60 percent of the area median income. The property is currently 89 percent occupied with five vacant units. However, all vacant units are down due to water damage. The contact stated the property typically maintains a stabilized occupancy rate. Furthermore, she stated the property maintains a waiting list with around 20 applicants from which they will draw tenants once the units are back online. Honeytree Apartments is a 48-unit LIHTC family development that contains one- and two-bedroom units at 60 percent of the area median income. The property is currently 95 percent occupied and maintains a six-month waiting list. Therefore, the market area is not saturated.

### Market Feasibility

The following table shows the capture rates for units when considering subsidies.

CAPTURE RATE BY INCOME LIMITS - W/ SUBSIDY			
Income Restrictions:	Units @ 40% (\$0 - \$28,120)	Units @ 60% (\$0 - \$42,180)	Project Total (\$0 to \$42,180)
All Units at Subject	2.4%	3.3%	5.4%
Vacant Units at Subject	0.0%	0.1%	0.1%

Overall the market shows a net demand of 1,292 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 70 units and is currently 99 percent occupied. The overall capture rate for all units at or below 60 percent is 5.4 percent. As the property is existing and the tenants are likely to remain after rehabilitation, the capture rate including only the vacant units was also determined. The capture rate for all vacant units is 0.1 percent for the project. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists and the economic factors, it is believed that project will continue to be viable within the market area.



The following table shows the capture rates for units without considering subsidies.

CAPTURE RATE BY INCOME LIMITS			
Income Restrictions:	Units @ 40% (\$15,566 - \$28,120)	Units @ 60% (\$23,349 - \$42,180)	Project Total (\$15,566 to \$42,180)
All Units at Subject	7.3%	23.5%	14.7%

Overall the market shows a net demand of 477 units for units at or below 60 percent of the area median income. The subject is an existing development that contains 70 units and is currently 99 percent occupied. However, without considering the subject's subsidy, it is unlikely all tenants at the subject will remain income qualified. Therefore, the analysis was conducted as though the subject were entirely vacant. The overall capture rate considering the subject entirely vacant and without subsidies is 14.7 percent, which is considered good. Therefore, the subject's viability is not dependent on its current subsidies. If the subject were to lose its current Section 8 project-based subsidies, the development would remain viable.

After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the demand for the units within the market. It is believed that the property will continue to meet the demand for affordable housing in the market area.

#### Evaluation of Project

The subject is located at 2150 Sinai Road. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-, two-, three- and four-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.

#### Positive/Negative Attributes

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

**Weaknesses:** There are no apparent weaknesses.

#### Conclusion

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

- The subject's design and amenities are competitive with other existing projects. Therefore, no modifications to the subject are necessary.
- Westside Village is an existing 70-unit Section 8 complex with subsidies for all units. The development is currently 99 percent occupied, with only one vacant unit. Furthermore, the property maintains a waiting list with 30 applicants, and the rehabilitation will not displace any tenants. Therefore, an absorption rate is not applicable.
- According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current low vacancy rates for affordable family properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

**MARKET STUDY ANALYST STATEMENT OF EXPERIENCE**



---

### Qualifications of the Analyst

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



**Samuel T. Gill**  
**512 North One Mile Road**  
**P. O. Box 784**  
**Dexter, Missouri 63841**  
**573-624-6614 (phone)**  
**573-624-2942 (fax)**  
**to dd.gill@gillgroup.com**

**OVERVIEW**

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

**ACCREDITATIONS**

**State Certified General Real Estate Appraiser**  
Alabama State License Number: G00548  
Arizona State License Number: 31453  
Colorado State License Number: CG40024048  
Connecticut State License Number: RCG.0001278  
District of Columbia License Number: GA11880  
Georgia State License Number: 258907  
Hawaii State License Number: CGA1096  
Idaho State License Number: CGA-3101  
Illinois State License Number: 153.0001384  
Indiana State License Number: CG40200270  
Iowa State License Number: CG02426  
Kansas State License Number: G-1783  
Louisiana State License Number: G1126  
Maine State License Number: CG3635  
Maryland State License Number: 32017  
Michigan State License Number: 1201068069  
Minnesota State License Number: 40186198  
Mississippi State License Number: GA-624  
Missouri State License Number: RA002563  
Montana State License Number: REA-RAG-LIC-8530  
Nebraska State License Number: CG2000046R  
New York State License Number: 46000039864  
North Carolina State License Number: A5519  
North Dakota State License Number: CG-2601  
Ohio State License Number: 448306  
Oklahoma State License Number: 12524CGA  
Oregon State License Number: C000793  
Pennsylvania State License Number: GA001813R  
South Carolina State License Number: 3976  
Tennessee State License Number: 00003478  
Texas State License Number: 1329698-G  
Utah State License Number: 5510040-CG00  
Virginia State License Number: 4001 015446  
Washington State License Number: 1101018  
West Virginia State License Number: CG358  
Wisconsin State License Number: 1078-10  
Wyoming State License Number: 479

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



**EXPERIENCE  
(1991 TO PRESENT)**

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

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

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

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

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

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

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

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

**DEVELOPMENT/OWNER SHIP/  
MANAGEMENT EXPERIENCE  
(2006 TO PRESENT)**

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

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

**EDUCATION**

**Bachelor of Arts Degree**  
*Southeast Missouri State University*  
**Associate of Arts Degree**  
*Three Rivers Community College*





**HUD/FHA Appraiser Training**

*Arkansas State Office*

**Multifamily Accelerated Processing Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

**2<sup>nd</sup> Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

**FHA Appraising Today**

*McKissock, Inc.*

**Texas USDA Rural Development Multifamily Housing Appraiser Training**

*Texas Rural Development*

**Kentucky USDA Rural Development Multifamily Housing Appraiser Training**

*Kentucky Rural Development*

**Financial Analysis of Income Properties**

*National Association of Independent Fee Appraisers*

**Income Capitalization**

*McKissock, Inc.*

**Introduction to Income Property Appraising**

*National Association of Independent Fee Appraisers*

**Concepts, Terminology & Techniques**

*National Association of Independent Fee Appraisers*

**Uniform Standards of Professional Appraisal Practice**

*Central Missouri State University*

**Appraisal of Scenic, Recreational and Forest Properties**

*University of Missouri-Columbia*

**Appraiser Liability**

*McKissock, Inc.*

**Appraisal Trends**

*McKissock, Inc.*

**Sales Comparison Approach**

*Hondros College*

**Even Odder: More Oddball Appraisals**

*McKissock, Inc.*

**Mortgage Fraud: A Dangerous Business**

*Hondros College*

**Private Appraisal Assignments**

*McKissock, Inc.*

**Construction Details & Trends**

*McKissock, Inc.*

**Condemnation Appraising: Principles & Applications**

*Appraisal Institute*

**Michigan Law**

*McKissock, Inc.*

**Pennsylvania State Mandated Law**

*McKissock, Inc.*



**Valuing Real Estate in a Changing Market**

*National Association of Independent Fee Appraisers*

**Principles of Residential Real Estate Appraising**

*National Association of Independent Fee Appraisers*

**Real Estate Appraisal Methods**

*Southeast Missouri State University*

**Lead Inspector Training**

*The University of Kansas*

**Lead Inspector Refresher**

*Safety Support Services, Incorporated*

**Home Inspections: Common Defects in Homes**

*National Association of Independent Fee Appraisers*

**Heating and Air Conditioning Review**

*National Association of Independent Fee Appraisers*

**Professional Standards of Practice**

*National Association of Independent Fee Appraisers*

**Developing & Growing an Appraisal Practice – Virtual Classroom**

*McKissock, Inc.*

**The Appraiser as Expert Witness**

*McKissock, Inc.*

**Current Issues in Appraising**

*McKissock, Inc.*

**2011 ValExpo: Keynote-Valuation Visionaries**

*Van Education Center/Real Estate*

**Residential Report Writing**

*McKissock, Inc.*

**The Dirty Dozen**

*McKissock, Inc.*

**Risky Business: Ways to Minimize Your Liability**

*McKissock, Inc.*

**Introduction to Legal Descriptions**

*McKissock, Inc.*

**Introduction to the Uniform Appraisal Dataset**

*McKissock, Inc.*

**Mold Pollution and the Appraiser**

*McKissock, Inc.*

**Appraising Apartments: The Basics**

*McKissock, Inc.*

**Foundations in Sustainability: Greening the Real Estate and Appraisal Industries**

*McKissock, Inc.*

**Mortgage Fraud**

*McKissock, Inc.*

**The Nuts and Bolts of Green Building for Appraisers**

*McKissock, Inc.*

**The Cost Approach**

*McKissock, Inc.*



**Pennsylvania State Mandated Law for Appraisers**

*McKissock, Inc.*

**Michigan Appraisal Law**

*McKissock, Inc.*

**Modern Green Building Concepts**

*McKissock, Inc.*

**Residential Appraisal Review**

*McKissock, Inc.*

**Residential Report Writing: More Than Forms**

*McKissock, Inc.*

**2-4 Family Finesse**

*McKissock, Inc.*

**Appraisal Applications of Regression Analysis**

*McKissock, Inc.*

**Appraisal of Self-Storage Facilities**

*McKissock, Inc.*

**Supervisor-Trainee Course for Missouri**

*McKissock, Inc.*

**The Thermal Shell**

*McKissock, Inc.*

**Even Odder – More Oddball Appraisals**

*McKissock, Inc.*

**Online Data Verification Methods**

*Appraisal Institute*

**Online Comparative Analysis**

*Appraisal Institute*

**Advanced Hotel Appraising – Full Service Hotels**

*McKissock, Inc.*

**Appraisal of Fast Food Facilities**

*McKissock, Inc.*

**Appraisal Review for Commercial Appraisers**

*McKissock, Inc.*

**Exploring Appraiser Liability**

*McKissock, Inc.*



Janice F. Gill, MAI  
512 North One Mile Road  
P.O. Box 784  
Dexter, Missouri 63841  
573-624-6614 (phone)  
573-624-2942 (fax)

---

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



**Report Writing & Valuation Analysis**

*Appraisal Institute*

**National USPA Update**

*McKissock*

**EXPERIENCE  
(1991 TO PRESENT)**

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

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

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

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

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



---

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

**IN PROGRESS**

March 6, 2020

---

Market Analyst

---

Date

**IN PROGRESS**

March 6, 2020

---

Market Analyst

---

Date

**ADDENDUM A – DATA SOURCES**

2000 U.S Census

2010 U.S. Census

American Community Survey

Nielsen Claritas (A nationally recognized demographics forecaster)

Ribbon Demographics (A nationally recognized demographics forecaster)

U.S. Bureau of Labor Statistics

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

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



**ADDENDUM B – MARKET STUDY TERMINOLOGY**

**Absorption Period**

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

**Absorption Rate**

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

**Acceptable Rent Burden**

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

**Affordable Housing**

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

**Amenity**

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

**Annual Demand**

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

**Area Median Income (AMI)**

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

**Assisted Housing**

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

**Attached Housing**

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

**Basic Rent**

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

**Below Market Interest Rate Program (BMIR)**

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

**Capture Rate**

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

dividing the total number of units at the property by the total number of age, size and income qualified renter households in the Primary Market Area. See Penetration Rate for rate for entire market area.

**Census Tract**

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

**Central Business District (CBD)**

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

**Community Development Corporation (CDC)**

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

**Comparable Property**

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

**Competitive Property**

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

**Concession**

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

**Condominium**

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

**Contract Rent**

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

**Demand**

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

**Difficult Development Area (DDA)**

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

**Detached Housing**

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

**Effective Rents**

Market Rents less concessions.

**Elderly or Senior Housing**

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

**Extremely Low Income**

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

**Fair Market Rent (FMR)**

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

**Family**

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

**Garden Apartments**

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

**Gross Rent**

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

**High-rise**

A residential building having more than ten stories.

**Household**

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

**Household Trends**

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

**Housing Unit**

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

**Housing Choice Voucher (Section 8 Program)**

Federal rent subsidy program under Section 8 of the U.S. Housing Act which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference

between the Gross Rent and the tenant's contribution of 30 percent of adjusted income (or 10 percent of gross income, whichever is greater). In cases where 30 percent of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

### **Housing Finance Agency (HFA)**

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

### **HUD Section 8 Program**

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

### **HUD Section 202 Program**

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

### **HUD Section 811 Program**

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

### **HUD Section 236 Program**

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

### **Income Band**

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

### **Income Limits**

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

### **Infrastructure**

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

### **Low Income**

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

**Low Income Housing Tax Credit**

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

**Low Rise Building**

A building with one to three stories.

**Market Advantage**

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

**Market Analysis**

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

**Market Area**

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

**Market Area, Primary (PMA)**

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

**Market Area, Secondary (SMA)**

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

**Market Demand**

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

**Market Feasibility Analysis**

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

**Market Rent**

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

**Market Study**

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

**Marketability**

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

**Market Vacancy Rate – Physical**

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

**Market Vacancy Rate – Economic**

Percentage of rent loss due to concessions and vacancies.

**Metropolitan Statistical Area (MSA)**

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

**Mid-rise**

A building with four to ten stories.

**Mixed Income Property**

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

**Mobility**

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

**Moderate Income**

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

**Move-Up Demand**

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

**Multifamily**

Structures that contain two or more housing units.

**Neighborhood**

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

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

Gross Rent less Tenant Paid Utilities.

**Penetration Rate**

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

**Pent-up Demand**

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

**Population Trends**

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

**Primary Market Area**

See Market Area

**Programmatic Rents**

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

**Project Based Rent Assistance**

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

**Public Housing or Low Income Conventional Public Housing**

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

**Qualified Census Tract (QCT)**

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

**Redevelopment**

The redesign or rehabilitation of existing properties.

**Rent Burden**

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

**Rent Burdened Households**

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

**Restricted Rent**

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



**Rural Development (RD) Market Rent**

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

**Rural Development (RD) Program**

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

**Saturation**

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

**Secondary Market Area**

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

**Single-Family Housing**

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

**Special Needs Population**

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

**Stabilized Level of Occupancy**

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

**State Data Center (SDC)**

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

**Subsidy**

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

**Substandard Conditions**

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

**Target Income Band**

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

**Target Population**

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

**Tenant**

One who rents real property from another.

**Tenant Paid Utilities**

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

**Tenure**

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

**Townhouse (or Row House)**

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

**Turnover**

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

**Unmet Housing Need**

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

**Unrestricted Rents**

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

**Vacancy Period**

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

**Vacancy Rate – Economic**

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

**Vacancy Rate – Physical**

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

**Very Low Income**

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

**Zoning**

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

**ADDENDUM C – NCHMA INDEX**

### NCHMA Market Study Index

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

		Page Number(s)
<b>Executive Summary</b>		
1	Executive Summary	10-12
<b>Scope of Work</b>		
2	Scope of Work	14-16
<b>Project Description</b>		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	19
4	Utilities (and utility sources) included in rent	19
5	Target market/population description	18
6	Project description including unit features and community amenities	18
7	Date of construction/preliminary completion	20
8	If rehabilitation, scope of work, existing rents, and existing vacancies	19
<b>Location</b>		
9	Concise description of the site and adjacent parcels	22
10	Site photos/maps	23-24; 26-45
11	Map of community services	51
12	Site evaluation/neighborhood including visibility, accessibility, and crime	46-47
<b>Market Area</b>		
13	PMA description	55-56
14	PMA Map	57
<b>Employment and Economy</b>		
15	At-Place employment trends	61-62
16	Employment by sector	61-62
17	Unemployment rates	59-61
18	Area major employers/employment centers and proximity to site	61
19	Recent or planned employment expansions/reductions	61
<b>Demographic Characteristics</b>		
20	Population and household estimates and projections	56-72
21	Area building permits	84
22	Population and household characteristics including income, tenure, and size	65-68
23	For senior or special needs projects, provide data specific to target market	67-68
<b>Competitive Environment</b>		
24	Comparable property profiles and photos	90-103
25	Map of comparable properties	104-105
26	Existing rental housing evaluation including vacancy and rents	87
27	Comparison of subject property to comparable properties	117-119
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	84

### NCHMA Market Study Index

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

		Page Number(s)
29	Rental communities under construction, approved, or proposed	84
30	For senior or special needs populations, provide data specific to target market	89
<b>Affordability, Demand, and Penetration Rate Analysis</b>		
31	Estimate of demand	78
32	Affordability analysis with capture rate	80-82
33	Penetration rate analysis with capture rate	79
<b>Analysis/Conclusions</b>		
34	Absorption rate and estimated stabilized occupancy for subject	82
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	108-109
36	Precise statement of key conclusions	123-125
37	Market strengths and weaknesses impacting project	118-119
38	Product recommendations and/or suggested modifications to subject	123-125
39	Discussion of subject property's impact on existing housing	118
40	Discussion of risks or other mitigating circumstances impacting subject	123-125
41	Interviews with area housing stakeholders	121
<b>Other Requirements</b>		
42	Certifications	127-133
43	Statement of qualifications	127-133
44	Sources of data not otherwise identified	Addenda A

ADDENDUM D – SUBJECT DATA

## **EXHIBIT A**

### **DESCRIPTION OF THE LAND**

All that certain tract or parcel of land, with improvements and appurtenances thereunto belonging, lying and being situated in Banister District of Halifax County, Virginia, fronting 729.32 feet on the westerly boundary of Virginia State Highway No. 654, and described more particularly as follows:

Beginning at a new iron pipe in the westerly margin of the proposed Westside Drive, thence along the westerly margin of Virginia State Highway No. 654 S.  $50^{\circ} 48' 18''$  E 729.32 feet to an existing iron pipe in the westerly margin of Virginia State Highway No. 654 and the northern line of property now or formerly owned by James Martin; thence along the northern line of the Martin Property S.  $65^{\circ} 02' 50''$  W. 673.50 feet to a new iron pipe, a corner in Martin's northern line; thence leaving Martin's northern line along a new line N.  $36^{\circ} 04' 25''$  W. 425.45 feet to a new iron pipe; thence along a new line N.  $53^{\circ} 55' 35''$  E. 34.30 feet to a new iron pipe; thence along a new line N.  $15^{\circ} 46' 45''$  W. 159.93 feet to a new iron pipe in the southern margin of the proposed Westside Drive; thence along the southern margin of the proposed Westside Drive N.  $53^{\circ} 55' 35''$  E. 385.63 feet to a new iron pipe at the point of beginning, and containing 8 acres or 348,480 square feet.

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Charge Rent Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
<b>Westside Village (356)</b>														
<b>Current/Notice Residents</b>														
10A	356 - 2A	0	Occupied No Notice	I0008847	HUGHES, TALETHEA	565.00 RENT	90.00	0.00	223.00			04/08/2010		0.00
						HAPPD	475.00							
						<b>Total</b>	<b>565.00</b>							
10B	356 - 2A	0	Occupied No Notice	I0022000	Tomlin, Shavon	565.00 RENT	0.00	45.00	50.00	08/13/2019	08/31/2020	08/13/2019		0.00
						HAPPD	610.00							
						<b>Total</b>	<b>610.00</b>							
10C	356 - 2A	0	Occupied No Notice	I0014524	Carter, Marilyn	565.00 RENT	0.00	70.00	226.00	12/01/2017	11/30/2018	12/01/2017		0.00
						HAPPD	635.00							
						<b>Total</b>	<b>635.00</b>							
10D	356 - 2A	0	Occupied No Notice	I0022099	Chappell, Taunya	565.00 RENT	314.00	0.00	408.00	08/22/2019	08/31/2020	08/22/2019		-1.00
						HAPPD	251.00							
						<b>Total</b>	<b>565.00</b>							
11A	356 - 3A	0	Occupied No Notice	I0017906	Roberts, Tonya	738.00 RENT	122.00	0.00	248.00	05/20/2019	05/31/2020	05/20/2019		128.00
						HAPPD	616.00							
						<b>Total</b>	<b>738.00</b>							
11B	356 - 3A	0	Occupied No Notice	I0008852	TOWNES, EDNA	738.00 RENT	17.00	0.00	54.00			02/15/1991		0.00
						HAPPD	721.00							
						<b>Total</b>	<b>738.00</b>							
11C	356 - 3A	0	Occupied No Notice	I0008853	DYE, KATRINIA	738.00 RENT	428.00	0.00	431.00			05/14/2013		-1.00
						HAPPD	310.00							
						<b>Total</b>	<b>738.00</b>							
11D	356 - 3A	0	Occupied No Notice	I0008854	CREWS, SEANDRA	738.00 RENT	82.00	0.00	79.00			10/11/2010		-1.00
						HAPPD	656.00							
						<b>Total</b>	<b>738.00</b>							
12A	356 - 2A	0	Occupied No Notice	I0008855	HARRIS, KENDRA	565.00 RENT	85.00	0.00	60.00			10/10/2016		0.00
						HAPPD	480.00							
						<b>Total</b>	<b>565.00</b>							
12B	356 - 2A	0	Occupied No Notice	I0016383	Carter, Velma	565.00 RENT	58.00	0.00	64.00	03/13/2018	03/31/2019	03/13/2018		0.00

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Charge Rent Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
						HAPPD	507.00							
						<b>Total</b>	<b>565.00</b>							
12C	356 - 2A	0	Occupied No Notice	I0008857	HOWARD, SHARONDA	565.00 RENT	37.00	0.00	148.00			01/14/2004		-37.00
						HAPPD	528.00							
						<b>Total</b>	<b>565.00</b>							
12D	356 - 2A	0	Occupied No Notice	I0022357	WALKER, ANYA	565.00 RENT	0.00	30.00	65.00	09/16/2019	09/30/2020	09/16/2019		0.00
						HAPPD	595.00							
						<b>Total</b>	<b>595.00</b>							
13A	356 - 1A	0	Occupied No Notice	I0008835	FERRELL, DOMINQUE	485.00 RENT	0.00	32.00	56.00	04/09/2018	04/30/2019	04/09/2018		0.00
						HAPPD	517.00							
						<b>Total</b>	<b>517.00</b>							
13B	356 - 1A	0	Occupied No Notice	I0008860	LAWSON, JOCELYN	485.00 RENT	473.00	0.00	181.00			10/20/2015		0.00
						HAPPD	48.00							
						<b>Total</b>	<b>473.00</b>							
13C	356 - 1A	0	Occupied No Notice	I0019466	Whitlock, Gordon	485.00 RENT	165.00	0.00	227.00	12/12/2018	12/31/2019	12/12/2018		0.00
						HAPPD	320.00							
						<b>Total</b>	<b>485.00</b>							
13D	356 - 1A	0	Occupied No Notice	I0010814	Chandler, Brandy	485.00 RENT	150.00	0.00	140.00	02/09/2017	02/28/2018	02/09/2017		0.00
						HAPPD	335.00							
						<b>Total</b>	<b>485.00</b>							
13E	356 - 1A	0	Occupied No Notice	I0008863	STOWALL, EPHRAIM	485.00 RENT	178.00	0.00	252.00			12/22/2011		0.00
						HAPPD	307.00							
						<b>Total</b>	<b>485.00</b>							
13F	356 - 1A	0	Occupied No Notice	I0008828	SCARBROUGH, JESSICA	485.00 RENT	0.00	37.00	25.00	04/17/2017	04/30/2018	04/17/2017		0.00
						HAPPD	522.00							
						<b>Total</b>	<b>522.00</b>							
13G	356 - 1A	0	Occupied No Notice	I0008865	GREEN, JEAN	485.00 RENT	273.00	0.00	78.00			06/16/2005		0.00
						HAPPD	212.00							
						<b>Total</b>	<b>485.00</b>							
13H	356 - 1A	0	Occupied No Notice	I0008866	MAYO, TANIESHA	485.00 RENT	317.00	0.00	359.00			02/06/2012		321.00



Affordable Rent Roll with Lease Charges  
 Property: Westside Village (356)  
 As Of Date: 01/08/2020

Page 3

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
								168.00							
								<b>485.00</b>							
14A	356 - 3A	0	Occupied No Notice	1000867	LAWSON, SHAVON	738.00	RENT	316.00	0.00	265.00			05/23/2012		-2.00
								422.00							
								<b>738.00</b>							
14B	356 - 2A	0	Occupied No Notice	1000868	CONNER, TAMMY	565.00	RENT	185.00	0.00	25.00			10/04/2010		-171.00
								400.00							
								<b>565.00</b>							
14C	356 - 2A	0	Occupied No Notice	1000869	CREWS, SANDRIA	565.00	RENT	253.00	0.00	113.00			10/01/2009		0.00
								312.00							
								<b>565.00</b>							
14D	356 - 3A	0	Occupied No Notice	1000870	LACKS, KELLEY	738.00	RENT	236.00	0.00	64.00			07/26/2013		-1.00
								502.00							
								<b>738.00</b>							
15A	356 - 4A	0	Occupied No Notice	1000871	GODDARD, LATASHA	781.00	RENT	0.00	110.00	70.00			10/21/2011		38.00
								891.00							
								<b>891.00</b>							
15B	356 - 4A	0	Occupied No Notice	1000872	HARRIS, SHERRI	781.00	RENT	52.00	0.00	820.00			08/16/2016		0.00
								729.00							
								<b>781.00</b>							
16A	356 - 2A	0	Occupied No Notice	10019079	Wooding, Gabrielle	565.00	RENT	494.00	0.00	265.00	10/23/2018	10/31/2019	10/23/2018		494.00
								71.00							
								<b>565.00</b>							
16B	356 - 2A	0	Occupied No Notice	1000874	TORIAN, LAQIA	565.00	RENT	0.00	70.00	204.00			06/19/2014		379.00
								635.00							
								<b>635.00</b>							
16C	356 - 2A	0	Occupied No Notice	1000875	NEWMAN, LISA	565.00	RENT	0.00	70.00	101.00			04/10/2002		0.00
								635.00							
								<b>635.00</b>							

Wednesday, January 08, 2020  
 05:13 PM

Affordable Rent Roll with Lease Charges  
 Property: Westside Village (356)  
 As Of Date: 01/08/2020

Page 4

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
16D	356 - 2A	0	Occupied No Notice	10018953	Spencer, James	565.00	RENT	132.00	0.00	526.00	10/05/2018	10/31/2019	10/05/2018		-9.00
								433.00							
								<b>565.00</b>							
17A	356 - 3A	0	Occupied No Notice	10017103	Sweeney, Annette	738.00	RENT	49.00	0.00	181.00	12/09/2019	12/31/2020	12/09/2019		291.00
								689.00							
								<b>738.00</b>							
17B	356 - 4A	0	Occupied No Notice	10019372	Faulkner, Tonisha	781.00	RENT	0.00	41.00	87.00	11/30/2018	11/30/2019	11/30/2018		0.00
								822.00							
								<b>822.00</b>							
17C	356 - 3A	0	Occupied No Notice	10008679	GREEN, EBONY	738.00	RENT	0.00	88.00	53.00			03/12/2012		0.00
								826.00							
								<b>826.00</b>							
17D	356 - 4A	0	Occupied No Notice	10008880	TRAYNHAM, CHANTE	781.00	RENT	0.00	100.00	25.00			06/11/2015		0.00
								881.00							
								<b>881.00</b>							
1A	356 - 2A	0	Occupied No Notice	10008612	EDMONDS, RAMONA	565.00	RENT	104.00	0.00	41.00			07/13/2006		0.00
								461.00							
								<b>565.00</b>							
1B	356 - 2A	0	Occupied No Notice	10008613	GRASTY, TIESHA	565.00	RENT	172.00	0.00	56.00			09/24/2015		181.00
								393.00							
								<b>565.00</b>							
1C	356 - 2A	0	Occupied No Notice	10008614	WILLIAMS, SHYTIQUA	565.00	RENT	393.00	0.00	858.00			08/24/2016		8.00
								172.00							
								<b>565.00</b>							
1D	356 - 2A	0	Occupied No Notice	10009450	LINK, KESHONIA	565.00	RENT	0.00	70.00	25.00	01/06/2017	01/31/2018	01/06/2017		-3.07
								635.00							
								<b>635.00</b>							
2A	356 - 3A	0	Occupied No Notice	10008615	HUNT, DEMETRIC	738.00	RENT	119.00	0.00	143.00			08/16/2011		0.00
								619.00							
								<b>738.00</b>							

Wednesday, January 08, 2020  
 05:13 PM

Affordable Rent Roll with Lease Charges

Page 5

Property: Westside Village (356)

As Of Date: 01/08/2020

Balance Month: 01/2020

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Charge Rent Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
2B	356 - 3A	0	Occupied No Notice	10013445	Lambert, Jane	738.00 RENT HAPPD Total	0.00 826.00 826.00	88.00	25.00	08/01/2017	07/31/2018	08/01/2017		0.00
2C	356 - 3A	0	Occupied No Notice	10008617	BATES, ARMISHA	738.00 RENT HAPPD Total	114.00 624.00 738.00	0.00	25.00			12/11/2007		25.00
2D	356 - 3A	0	Occupied No Notice	10008818	POWELL, SABRINA	738.00 RENT HAPPD Total	158.00 580.00 738.00	0.00	158.00			05/29/2009		0.00
3A	356 - 2A	0	Occupied No Notice	10010030	Jordan, Jemita	565.00 RENT HAPPD Total	259.00 306.00 565.00	0.00	25.00	01/19/2017	01/31/2018	01/18/2017		0.00
3B	356 - 2A	0	Occupied No Notice	10014335	Womack, shaniya	565.00 RENT HAPPD Total	76.00 489.00 565.00	0.00	93.00	11/01/2017	10/31/2018	11/01/2017		471.00
3C	356 - 2A	0	Occupied No Notice	10018012	Jackson, Shanekwa	565.00 RENT HAPPD Total	339.00 226.00 565.00	0.00	105.00	09/22/2018	06/30/2019	06/22/2018		341.00
3D	356 - 2A	0	Occupied No Notice	10008822	MARTIN, MARYLENE	565.00 RENT HAPPD Total	81.00 484.00 565.00	0.00	412.00			07/19/2016		0.00
4A	356 - 3A	0	Occupied No Notice	10008823	CHANDLER, NANEIKA	738.00 RENT HAPPD Total	0.00 826.00 826.00	88.00	738.00			08/10/2018		0.00
4B	356 - 3A	0	Occupied No Notice	10008824	REYNOLDS, LISA	738.00 RENT HAPPD Total	4.00 734.00 738.00	0.00	299.00			10/18/2000		-13.00
4C	356 - 3A	0	Occupied No Notice	10015058	Coleman, Nancy	738.00 RENT HAPPD	133.00 805.00	0.00	181.00	01/23/2018	01/31/2018	01/23/2018		-3.00

Wednesday, January 08, 2020  
05:13 PM

Affordable Rent Roll with Lease Charges

Page 6

Property: Westside Village (356)

As Of Date: 01/08/2020

Balance Month: 01/2020

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Charge Rent Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
4D	356 - 3A	0	Occupied No Notice	10008826	BARNSDALE, LAKISHA	738.00 RENT HAPPD Total	10.00 728.00 738.00	0.00	282.00			01/17/2014		-7.60
5A	356 - 3A	0	Occupied No Notice	10008827	MOSLEY, TOCHEASHER	738.00 RENT HAPPD Total	82.00 656.00 738.00	0.00	25.00			02/13/2009		-2.00
5B	356 - 3A	0	Occupied No Notice	10008840	YOUNGER, TANIQUA	738.00 RENT HAPPD Total	0.00 809.00 809.00	71.00	25.00	05/05/2017	05/31/2018	05/05/2017		-3.00
5C	356 - 3A	0	Occupied No Notice	10008829	BRANDON, CRYSTAL	738.00 RENT HAPPD Total	0.00 786.00 786.00	28.00	50.00			10/17/2018		0.00
5D	356 - 3A	0	Occupied No Notice	10008830	WOMACK, FABRIEN	738.00 RENT HAPPD Total	84.00 654.00 738.00	0.00	40.00			10/01/2015		83.00
6A	356 - 3A	0	Occupied No Notice	10012562	Coleman, Juanita	738.00 RENT HAPPD Total	337.00 401.00 738.00	0.00	232.00	05/24/2017	05/31/2018	05/24/2017		0.00
6B	356 - 4A	0	Occupied No Notice	10008832	PARRISH, TERESA	781.00 RENT HAPPD Total	511.00 270.00 781.00	0.00	25.00			08/22/2000		526.00
6C	356 - 3A	0	Occupied No Notice	10008843	EDMONDS, CECELLI	738.00 RENT HAPPD Total	152.00 586.00 738.00	0.00	25.00	05/24/2018	05/31/2019	05/24/2018		7.00
6D	356 - 4A	0	Occupied No Notice	10020293	ROBERTS, TIFFANY	781.00 RENT HAPPD Total	405.00 376.00 781.00	0.00	825.00	03/08/2019	03/31/2020	03/08/2019		0.00
7A	356 - 2A	0	Occupied No Notice	10023233	Seda, Aniya	565.00 RENT	0.00	70.00	25.00	12/19/2019	12/31/2020	12/19/2019		901.00

Wednesday, January 08, 2020  
05:13 PM

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
								635.00							
							<b>Total</b>	<b>635.00</b>							
7B	356 - 2A	0	Occupied No Notice	I0018246	Faulkner, Tytianna	565.00	RENT	0.00	16.00	25.00	07/28/2018	07/31/2019	07/28/2018		58.00
								581.00							
							<b>Total</b>	<b>581.00</b>							
7C	356 - 2A	0	Occupied No Notice	I0008837	GALLANT, PAUL	565.00	RENT	0.00	70.00	269.00			09/28/2015		0.00
								635.00							
							<b>Total</b>	<b>635.00</b>							
7D	356 - 2A	0	Occupied No Notice	I0022289	Brooks, Amber	565.00	RENT	0.00	1.00	94.00	09/05/2019	09/30/2020	09/05/2019		0.00
								566.00							
							<b>Total</b>	<b>566.00</b>							
8A	356 - 2A	0	Occupied No Notice	I0012862	Hill, Chakya	565.00	RENT	73.00	0.00	180.00	05/30/2017	05/31/2018	05/30/2017		79.00
								492.00							
							<b>Total</b>	<b>565.00</b>							
8B	356 - 2A	0	Occupied No Notice	I0020718	Pamplin, Towanda	565.00	RENT	148.00	0.00	273.00	04/15/2019	04/30/2020	04/15/2019		-1.00
								417.00							
							<b>Total</b>	<b>565.00</b>							
8C	356 - 2A	0	Occupied No Notice	I0016912	Birch, Marquasia	565.00	RENT	0.00	25.00	118.00	03/29/2018	03/31/2019	03/29/2018		0.00
								590.00							
							<b>Total</b>	<b>590.00</b>							
8D	356 - 2A	0	Occupied No Notice	I0022882	Darden, Karisma	565.00	RENT	0.00	70.00	25.00	11/04/2019	11/30/2020	11/04/2019		28.00
								635.00							
							<b>Total</b>	<b>635.00</b>							
9A	356 - 2A	0	Occupied No Notice	I0021195	Jones, Erica	565.00	RENT	315.00	0.00	25.00	06/04/2019	06/30/2020	06/04/2019		0.00
								250.00							
							<b>Total</b>	<b>565.00</b>							
9B	356 - 2A	0	Notice Unrented	I0014720	Wyatt, Shalaya	565.00	RENT	0.00	70.00	109.00	12/14/2017	12/31/2018	12/14/2017	01/08/2020	13.00
								635.00							
							<b>Total</b>	<b>635.00</b>							

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
9C	356 - 2A	0	Occupied No Notice	I0008945	DIXON, ANGELA	565.00	RENT	294.00	0.00	194.00			03/14/2005		300.00
								271.00							
							<b>Total</b>	<b>565.00</b>							
9D	356 - 2A	0	Occupied No Notice	I0008846	BELL, DELORIS	565.00	RENT	275.00	0.00	357.00			01/20/2012		281.00
								290.00							
							<b>Total</b>	<b>565.00</b>							
<b>(356)</b>	<b>Total</b>					<b>44,012.00</b>		<b>45,360.00</b>	<b>1,360.00</b>	<b>12,160.00</b>					<b>5,043.33</b>

Summary Group	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% SqFt Occupancy	Balance
Current/Notice Residents			45,360.00	12,160.00	0.00				5,043.33
Future Residents/Applicants			0.00	0.00	0.00				0.00
Occupied Units	0.00	44,012.00				70	100.00	0.00	
Vacant Units	0.00	0.00				0	0.00	0.00	
<b>Totals</b>	<b>0.00</b>	<b>44,012.00</b>	<b>45,360.00</b>	<b>12,160.00</b>	<b>0.00</b>	<b>70</b>	<b>100.00</b>	<b>0.00</b>	<b>5,043.33</b>

**Summary of Charges by Charge Code**  
 (Current/Notice residents only)  
 Note: 50059 Tenants only.

Charge Code	Amount
HAPPD	36,236.00
RENT	8,651.00
Utility Reimbursement	1,360.00
<b>Total</b>	<b>46,247.00</b>

**Summary of Charges by Charge Code**  
 (Current/Notice residents only)  
 Note: This table does not include rent and hap charges for 50059 tenants.

Charge Code	Amount
RENT	473.00
<b>Total</b>	<b>473.00</b>



**Part G – Information on Mortgagor Entity**

Name of Entity

New Westside Village I Limited Partnership

Type of Entity

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

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

Name and Title

Robert Margolis, Managing Member

Managing Member

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

**Part H – Owner Certification**

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

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

Name and Title

Robert Margolis  
Managing Member

Authorized Official's Signature  


Date (mm/dd/yyyy)  
09/30/2019

**Part I – HUD/Lender Approval**

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

Exhibit Number

Lender Signature

Date (mm/dd/yyyy)

Director, Housing Management Division Signature

Date (mm/dd/yyyy)

Previous editions are obsolete

Page 2 of 3

Form HUD-92458 (11/05)  
ref Handbook 4359.1

VA36H027004

 10/8/2019

 10/8/2019

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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

#### Instructions

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

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

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

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

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

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

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

**Column 4.** For each line, multiply the contract rent in Column 3 by the number of units in Column 2. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

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

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

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

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

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

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



**U.S. Department of Housing and Urban Development**  
Baltimore Multifamily HUB Office  
Baltimore Satellite Office  
Bank of America Building, Suite 500  
Baltimore, MD 21201

September 27, 2019

**NEW WESTSIDE VILLAGE I LIMITED  
PARTNERSHIP**  
1375 Piccard Drive #150  
Rockville, MD 20850

Subject: Automatic OCAF Rent Increase  
Westside Village  
VA36H027004  
Rent Comparability Study Expires: 02/08/2022

Dear Owner/ Mortgagor:

Westside Village is in a multi-year Housing Assistance Payments Contract and , as such, is eligible for an automatic OCAF rent increase to become effective 12/01/2019. The rent increase factor is 1.026. The debt service amount used in the calculation of new rents is \$0.00.

Should you elect this rent increase, the new rents for Westside Village will be as indicated on the attached Exhibit A. Complete, execute, and return three (3) forms HUD-92458 Rent Schedule Low Rent Housing to your HUD/PBCA within 10 days of receipt of this package.

Indicate below which rent increase option you are requesting be applied in the upcoming contract year. Complete the Project information section that follows and return this Notice and any attachments to your HUD/PBCA within 10 days of receipt of this package (check one).

- I elect to receive the attached automatic OCAF rent increase.
- I elect to receive the attached automatic OCAF rent increase and am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. Supporting documentation is enclosed.

- I request a zero budget-based rent adjustment in lieu of the OCAF adjustment and understand that this will result in renewed funding at current rents. I further understand that the OCAF adjustment for this year may not be recouped retroactively in the future. If applicable, I am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. My signature on this letter certifies that I have reviewed the project's income and expenses and they are at levels that will enable me to continue to provide decent, safe and sanitary housing.
  
- I request a Budget Based Rent Increase for the upcoming contract year. The required documentation for this rent increase is enclosed. If applicable, I am submitting a Utility Analysis and recommendation for a change to the Utility Allowances.
  
- Other: \_\_\_\_\_



I (We) hereby **certify** that the debt service amount of \$0.00 and the non-section 8 rent potential amount of \$0.00 are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: WESTSIDE VILLAGE

Owner Name: NEW WESTSIDE VILLAGE I LIMITED PARTNERSHIP

Owner Signature:  Date: 9/30/2019

Should you have any questions, please contact our office. It is very important that you send your response to the attention of Blanca.Romero@hud.gov.

Sincerely,

  
BLANCA M ROMERO  
Account Executive

OMB Control #2502-0587

Exp. (10/31/2012)

Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for purposes of determining rent adjustments and will be used for estimating new rents. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. No confidentiality is assured.

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

Attachment:

Amend Rents Auto DCAF Part B

Form HUD-9627 (02/2009)

EXHIBIT A

IDENTIFICATION OF UNITS ("CONTRACT UNITS")  
BY SIZE AND APPLICABLE CONTRACT RENTS

Section 8 Contract Number: VA36H027004

FHA Project Number:

Effective Date of the Rent Increase: 12/01/2019

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
8	1	\$485.00	\$62.00	\$547.00
34	2	\$565.00	\$95.00	\$660.00
22	3	\$738.00	\$113.00	\$851.00
6	4	\$781.00	\$135.00	\$916.00

**Do not submit a Gross Rent Change through TRACS until the HUD-92458 Rent Schedule has been returned to you duly executed from your HUD/PBCA office.**

- Note: (1) This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with the Renewal Contract.
- (2) These rents are applicable with the Amend Rents Automatic OCAF for this effective Date.

**Romero, Blanca**

---

**From:** Sade Ryans <sryans@tmamgroup.com>  
**Sent:** Monday, October 07, 2019 11:23 AM  
**To:** bal.incoming  
**Cc:** Romero, Blanca  
**Subject:** Westside Village OCAF-2019  
**Attachments:** Westside Village OCAF.pdf

**Importance:** High

Hello,

Please see the attached 2019 OCAF paperwork for Westside Village.

Thank You



SADE RYANS  
Senior Accounting Assistant/HUD  
Coordinator

240.683.0300 ext. 213

1375 Piccard Drive, Suite 150  
Rockville, MD 20850

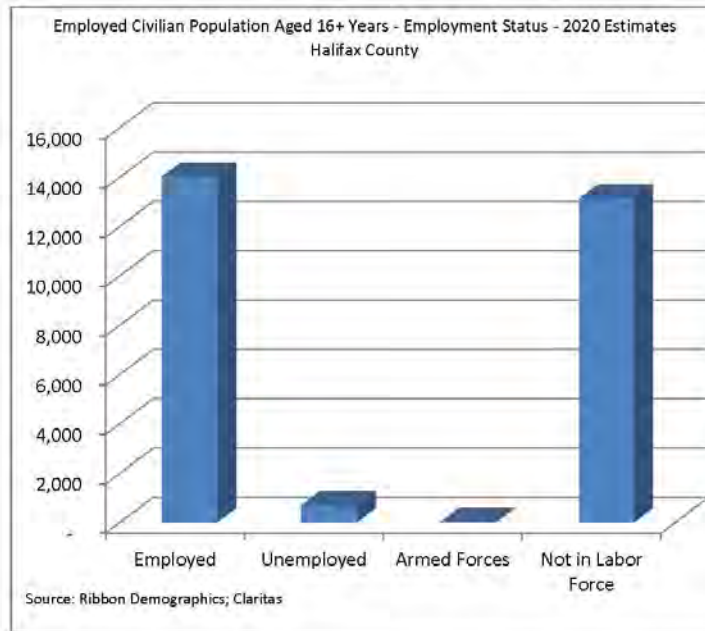
tmamgroup.com



**ADDENDUM E – DEMOGRAPHICS DATA**

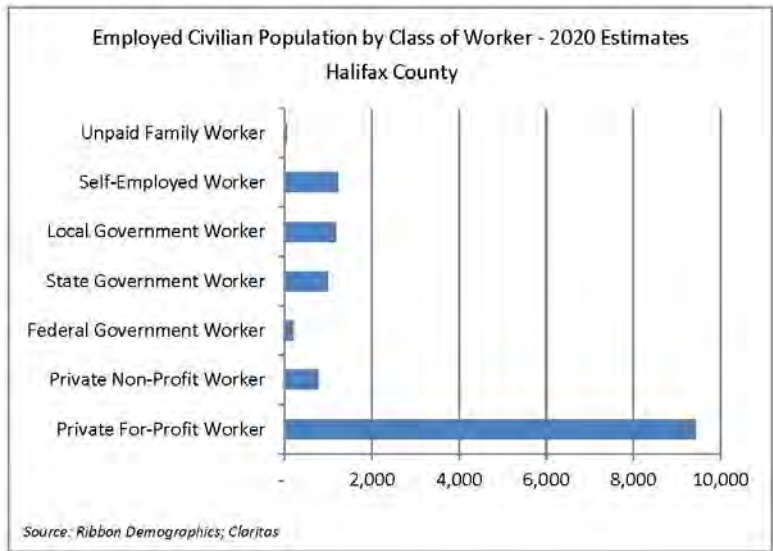
<b>Employed Civilian Population Aged 16+ Years</b>	
<b>Employment Status</b>	
<b>Current Year Estimates - 2020</b>	
<b>Halifax County</b>	
Status	Number
Employed	14,024
Unemployed	709
Armed Forces	22
Not in Labor Force	13,132
Unemployed	4.81%

Source: Ribbon Demographics; Claritas



Employed Civilian Population by Class of Worker		
Current Year Estimates - 2020		
Halifax County		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	9,429	68.2%
Private Non-Profit Worker	767	5.5%
Federal Government Worker	203	1.5%
State Government Worker	988	7.1%
Local Government Worker	1,170	8.5%
Self-Employed Worker	1,234	8.9%
Unpaid Family Worker	44	0.3%
<b>Total:</b>	<b>13,835</b>	<b>100.0%</b>

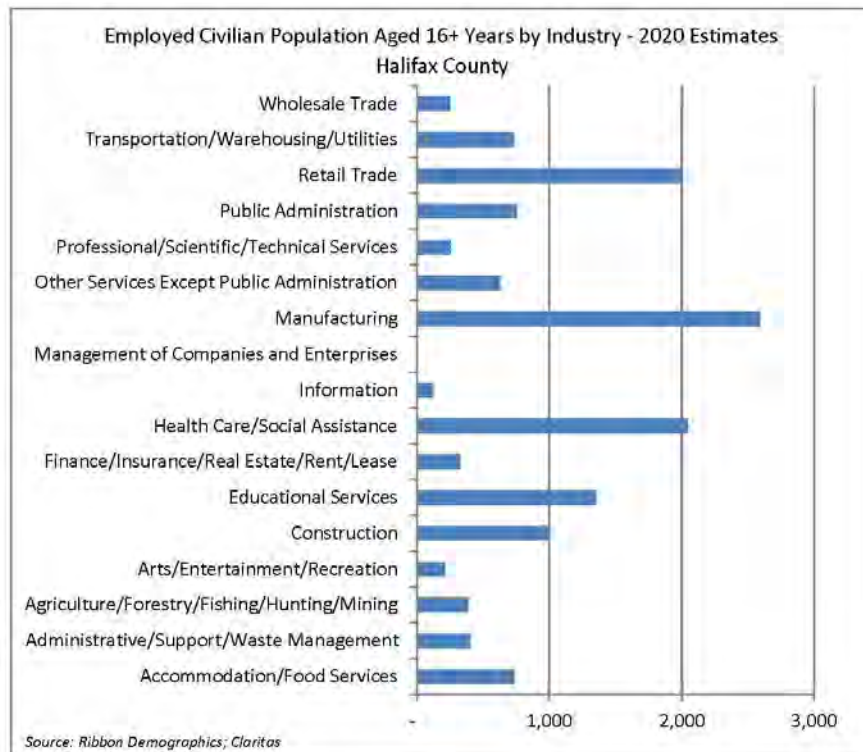
*Source: Ribbon Demographics; Claritas*



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2020		
Halifax County		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	741	5.4%
Administrative/Support/Waste Management	404	2.9%
Agriculture/Forestry/Fishing/Hunting/Mining	391	2.8%
Arts/Entertainment/Recreation	214	1.5%
Construction	1,008	7.3%
Educational Services	1,356	9.8%
Finance/Insurance/Real Estate/Rent/Lease	329	2.4%
Health Care/Social Assistance	2,045	14.8%
Information	126	0.9%
Management of Companies and Enterprises	1	0.0%
Manufacturing	2,592	18.7%
Other Services Except Public Administration	628	4.5%
Professional/Scientific/Technical Services	257	1.9%
Public Administration	758	5.5%
Retail Trade	2,001	14.5%
Transportation/Warehousing/Utilities	732	5.3%
Wholesale Trade	252	1.8%
<b>Total:</b>	<b>13,835</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

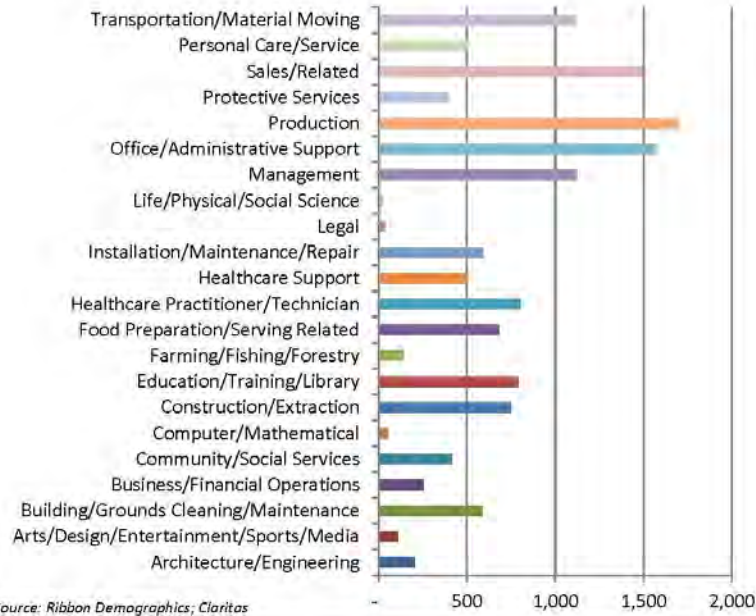




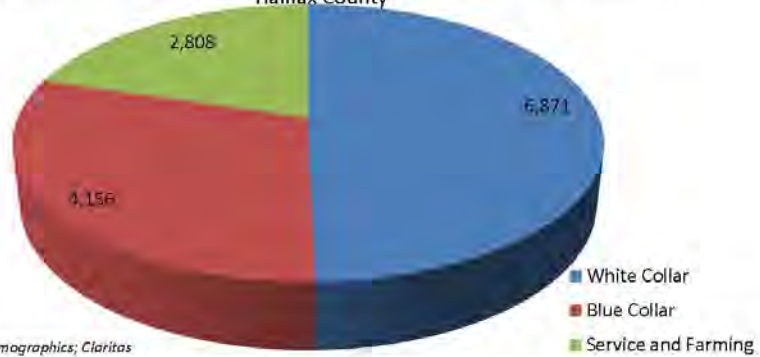
Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2020		
Halifax County		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	204	1.5%
Arts/Design/Entertainment/Sports/Media	108	0.8%
Building/Grounds Cleaning/Maintenance	588	4.3%
Business/Financial Operations	255	1.8%
Community/Social Services	417	3.0%
Computer/Mathematical	51	0.4%
Construction/Extraction	747	5.4%
Education/Training/Library	790	5.7%
Farming/Fishing/Forestry	140	1.0%
Food Preparation/Serving Related	683	4.9%
Healthcare Practitioner/Technician	803	5.8%
Healthcare Support	501	3.6%
Installation/Maintenance/Repair	592	4.3%
Legal	32	0.2%
Life/Physical/Social Science	21	0.2%
Management	1,124	8.1%
Office/Administrative Support	1,573	11.4%
Production	1,699	12.3%
Protective Services	396	2.9%
Sales/Related	1,493	10.8%
Personal Care/Service	500	3.6%
Transportation/Material Moving	1,118	8.1%
<b>Total:</b>	<b>13,835</b>	<b>100.0%</b>
White Collar	6,871	49.7%
Blue Collar	4,156	30.0%
Service and Farming	2,808	20.3%
<b>Total:</b>	<b>13,835</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates  
Halifax County

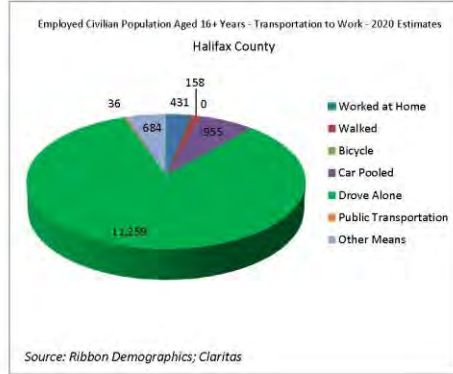


Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates  
Halifax County



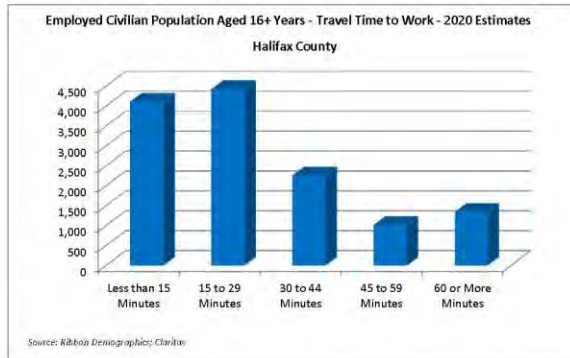
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2020 Halifax County		
Transportation Mode	Number	Percent
Worked at Home	431	3.2%
Walked	158	1.2%
Bicycle	0	0.0%
Car Pooled	955	7.1%
Drove Alone	11,259	83.3%
Public Transportation	36	0.3%
Other Means	684	5.1%
<b>Total:</b>	<b>13,523</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2020 Halifax County		
Travel Time	Number	Percent
Less than 15 Minutes	4,104	31.3%
15 to 29 Minutes	4,416	33.7%
30 to 44 Minutes	2,254	17.2%
45 to 59 Minutes	1,009	7.7%
60 or More Minutes	1,335	10.2%
<b>Total:</b>	<b>13,118</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

51083

State

Virginia

County

Halifax County

CBSA

Unassigned Area in Virginia



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

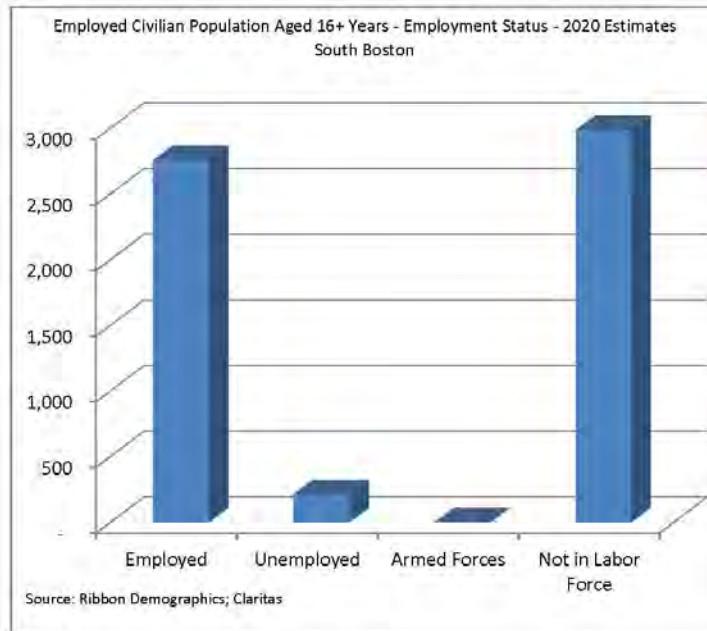
CBSA

© 2020 All rights reserved

Claritas

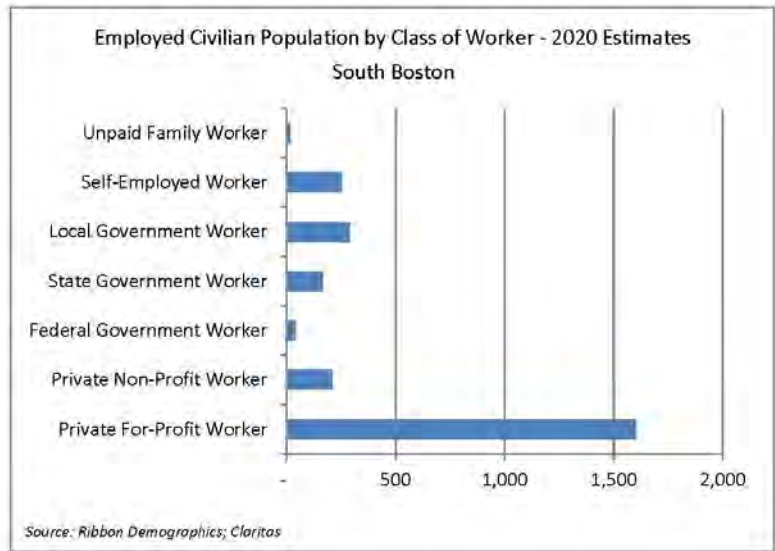
Employed Civilian Population Aged 16+ Years	
Employment Status	
<i>Current Year Estimates - 2020</i>	
South Boston	
Status	Number
Employed	2,757
Unemployed	214
Armed Forces	-
Not in Labor Force	2,987
Unemployed	7.20%

*Source: Ribbon Demographics; Claritas*



Employed Civilian Population by Class of Worker		
Current Year Estimates - 2020		
South Boston		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	1,603	62.3%
Private Non-Profit Worker	208	8.1%
Federal Government Worker	41	1.6%
State Government Worker	164	6.4%
Local Government Worker	288	11.2%
Self-Employed Worker	253	9.8%
Unpaid Family Worker	15	0.6%
<b>Total:</b>	<b>2,572</b>	<b>100.0%</b>

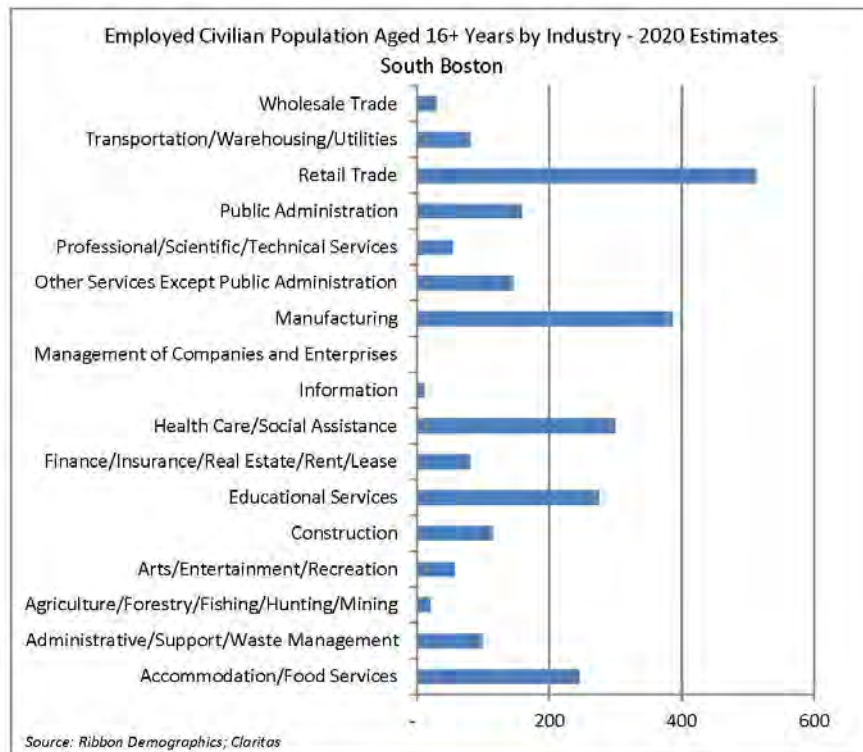
*Source: Ribbon Demographics; Claritas*



Employed Civilian Population Aged 16+ Years by Industry		
<i>Current Year Estimates - 2020</i>		
South Boston		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	246	9.6%
Administrative/Support/Waste Management	99	3.8%
Agriculture/Forestry/Fishing/Hunting/Mining	21	0.8%
Arts/Entertainment/Recreation	57	2.2%
Construction	115	4.5%
Educational Services	275	10.7%
Finance/Insurance/Real Estate/Rent/Lease	80	3.1%
Health Care/Social Assistance	300	11.7%
Information	12	0.5%
Management of Companies and Enterprises	-	0.0%
Manufacturing	386	15.0%
Other Services Except Public Administration	146	5.7%
Professional/Scientific/Technical Services	54	2.1%
Public Administration	159	6.2%
Retail Trade	513	19.9%
Transportation/Warehousing/Utilities	80	3.1%
Wholesale Trade	29	1.1%
<b>Total:</b>	<b>2,572</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas





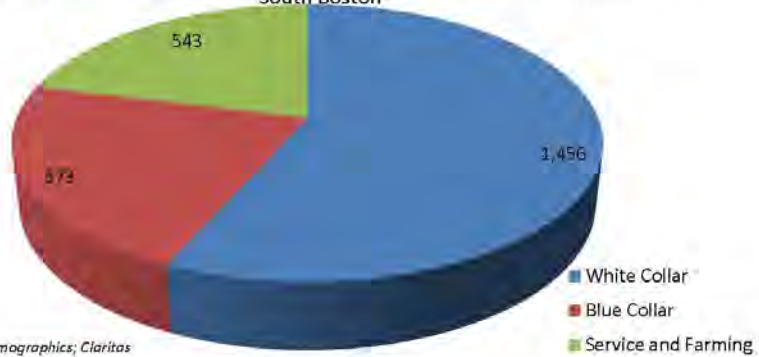
Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2020		
South Boston		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	57	2.2%
Arts/Design/Entertainment/Sports/Media	63	2.4%
Building/Grounds Cleaning/Maintenance	152	5.9%
Business/Financial Operations	61	2.4%
Community/Social Services	41	1.6%
Computer/Mathematical	8	0.3%
Construction/Extraction	66	2.6%
Education/Training/Library	199	7.7%
Farming/Fishing/Forestry	13	0.5%
Food Preparation/Serving Related	169	6.6%
Healthcare Practitioner/Technician	121	4.7%
Healthcare Support	92	3.6%
Installation/Maintenance/Repair	100	3.9%
Legal	5	0.2%
Life/Physical/Social Science	8	0.3%
Management	205	8.0%
Office/Administrative Support	310	12.1%
Production	316	12.3%
Protective Services	39	1.5%
Sales/Related	378	14.7%
Personal Care/Service	78	3.0%
Transportation/Material Moving	91	3.5%
<b>Total:</b>	<b>2,572</b>	<b>100.0%</b>
White Collar	1,456	56.6%
Blue Collar	573	22.3%
Service and Farming	543	21.1%
<b>Total:</b>	<b>2,572</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates  
South Boston

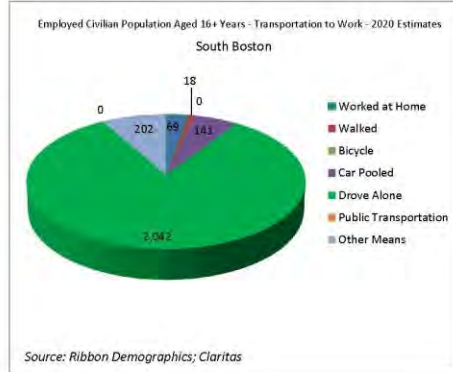


Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates  
South Boston



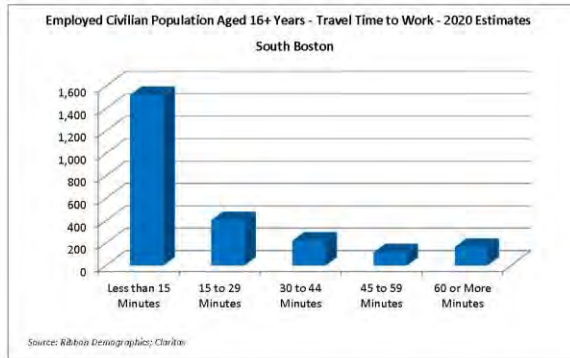
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2020 South Boston		
Transportation Mode	Number	Percent
Worked at Home	69	2.8%
Walked	18	0.7%
Bicycle	0	0.0%
Car Pooled	141	5.7%
Drove Alone	2,042	82.6%
Public Transportation	0	0.0%
Other Means	202	8.2%
<b>Total:</b>	<b>2,472</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2020 South Boston		
Travel Time	Number	Percent
Less than 15 Minutes	1,518	63.0%
15 to 29 Minutes	400	16.6%
30 to 44 Minutes	217	9.0%
45 to 59 Minutes	113	4.7%
60 or More Minutes	162	6.7%
<b>Total:</b>	<b>2,410</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

5173712

State

Virginia

County

Halifax County

CBSA

Unassigned Area in Virginia



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

Geography ID

State

County

CBSA

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

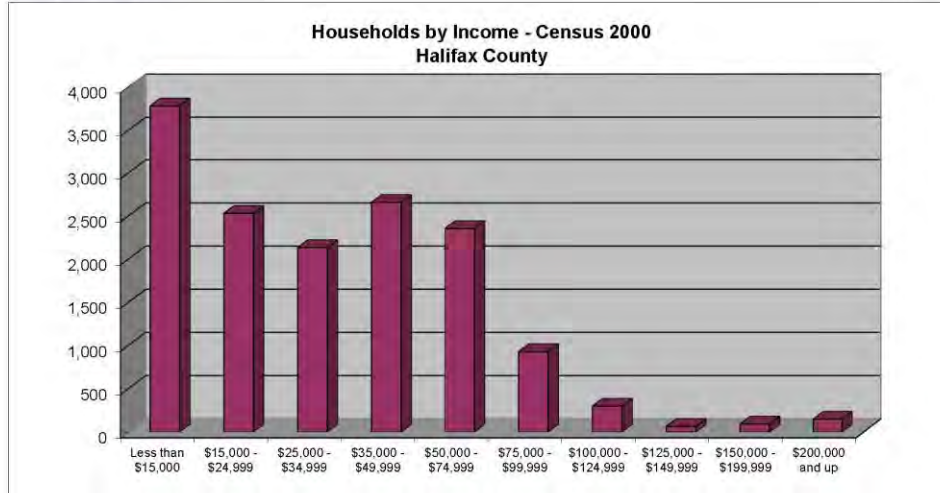
Households by Income and Age										
Halifax County										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	157	311	400	500	575	807	752	282	<b>3,784</b>	<b>25.2%</b>
\$15,000 - \$24,999	114	345	408	403	368	475	328	92	<b>2,533</b>	<b>16.9%</b>
\$25,000 - \$34,999	105	263	507	412	303	357	152	38	<b>2,137</b>	<b>14.2%</b>
\$35,000 - \$49,999	69	375	708	638	438	259	140	33	<b>2,660</b>	<b>17.7%</b>
\$50,000 - \$74,999	16	436	605	533	453	189	106	18	<b>2,356</b>	<b>15.7%</b>
\$75,000 - \$99,999	25	69	209	287	221	64	49	7	<b>931</b>	<b>6.2%</b>
\$100,000 - \$124,999	0	24	53	122	64	33	2	1	<b>299</b>	<b>2.0%</b>
\$125,000 - \$149,999	0	0	25	31	5	2	1	1	<b>65</b>	<b>0.4%</b>
\$150,000 - \$199,999	0	7	37	2	26	16	4	1	<b>93</b>	<b>0.6%</b>
\$200,000 and up	0	0	19	65	26	17	19	4	<b>150</b>	<b>1.0%</b>
<b>Total</b>	<b>486</b>	<b>1,830</b>	<b>2,971</b>	<b>2,993</b>	<b>2,479</b>	<b>2,219</b>	<b>1,553</b>	<b>477</b>	<b>15,008</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.2%</b>	<b>12.2%</b>	<b>19.8%</b>	<b>19.9%</b>	<b>16.5%</b>	<b>14.8%</b>	<b>10.3%</b>	<b>3.2%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

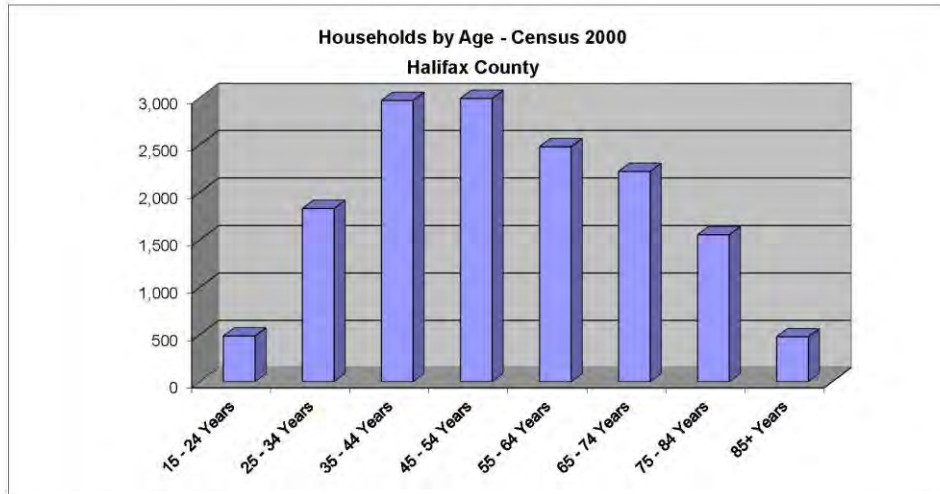


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

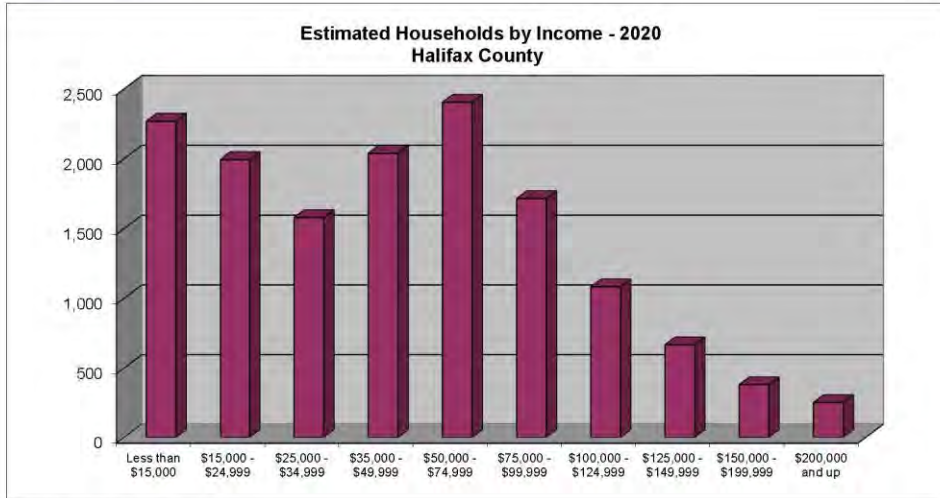
Households by Income and Age										
Halifax County										
Current Year Estimates - 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	83	139	133	272	541	558	364	179	<b>2,269</b>	<b>15.8%</b>
\$15,000 - \$24,999	90	203	228	173	302	470	355	173	<b>1,994</b>	<b>13.9%</b>
\$25,000 - \$34,999	78	157	139	126	165	465	326	122	<b>1,578</b>	<b>11.0%</b>
\$35,000 - \$49,999	56	186	190	278	379	557	296	97	<b>2,039</b>	<b>14.2%</b>
\$50,000 - \$74,999	37	313	320	435	553	477	208	61	<b>2,404</b>	<b>16.7%</b>
\$75,000 - \$99,999	23	246	304	326	388	302	97	28	<b>1,714</b>	<b>11.9%</b>
\$100,000 - \$124,999	3	129	210	242	251	178	58	11	<b>1,082</b>	<b>7.5%</b>
\$125,000 - \$149,999	3	86	135	167	186	68	17	5	<b>667</b>	<b>4.6%</b>
\$150,000 - \$199,999	4	19	47	122	123	50	13	2	<b>380</b>	<b>2.6%</b>
\$200,000 and up	2	3	13	69	71	73	19	2	<b>252</b>	<b>1.8%</b>
<b>Total</b>	<b>379</b>	<b>1,481</b>	<b>1,719</b>	<b>2,210</b>	<b>2,959</b>	<b>3,198</b>	<b>1,753</b>	<b>680</b>	<b>14,379</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.6%</b>	<b>10.3%</b>	<b>12.0%</b>	<b>15.4%</b>	<b>20.6%</b>	<b>22.2%</b>	<b>12.2%</b>	<b>4.7%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

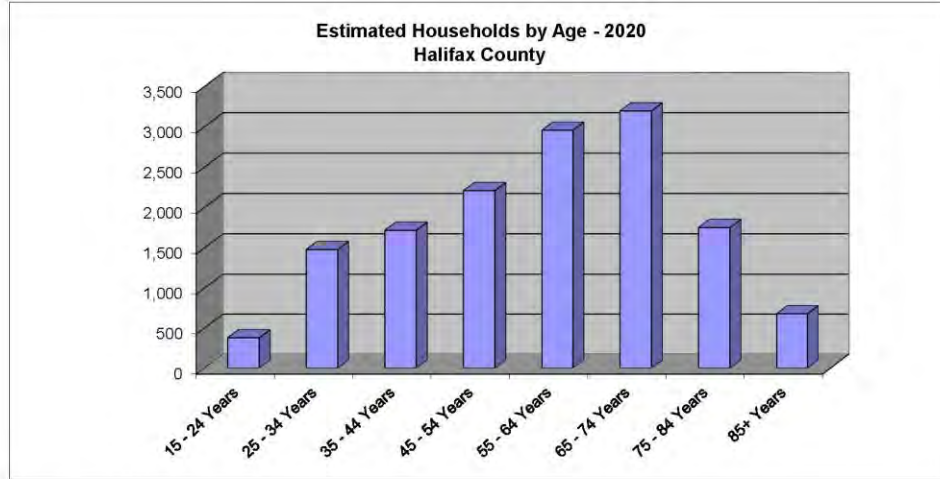


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas, Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

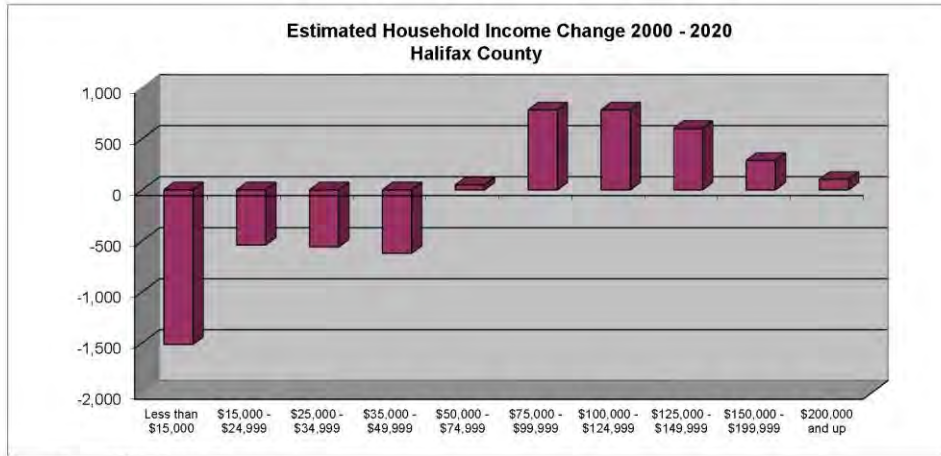
Households by Income and Age										
Halifax County										
Estimated Change - 2000 to 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-74	-172	-267	-228	-34	-249	-388	-103	-1,515	-40.0%
\$15,000 - \$24,999	-24	-142	-180	-230	-66	-5	27	81	-539	-21.3%
\$25,000 - \$34,999	-27	-106	-368	-286	-138	108	174	84	-559	-26.2%
\$35,000 - \$49,999	-13	-189	-518	-360	-59	298	156	64	-621	-23.3%
\$50,000 - \$74,999	21	-123	-285	-98	100	288	102	43	48	2.0%
\$75,000 - \$99,999	-2	177	95	39	167	238	48	21	783	84.1%
\$100,000 - \$124,999	3	105	157	120	187	145	56	10	783	261.9%
\$125,000 - \$149,999	3	86	110	136	181	66	16	4	602	926.2%
\$150,000 - \$199,999	4	12	10	120	97	34	9	1	287	308.6%
\$200,000 and up	2	3	-6	4	45	56	0	-2	102	68.0%
<b>Total</b>	<b>-107</b>	<b>-349</b>	<b>-1,252</b>	<b>-783</b>	<b>480</b>	<b>979</b>	<b>200</b>	<b>203</b>	<b>-629</b>	<b>-4.2%</b>
<b>Percent Change</b>	<b>-22.0%</b>	<b>-19.1%</b>	<b>-42.1%</b>	<b>-26.2%</b>	<b>19.4%</b>	<b>44.1%</b>	<b>12.9%</b>	<b>42.6%</b>	<b>-4.2%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

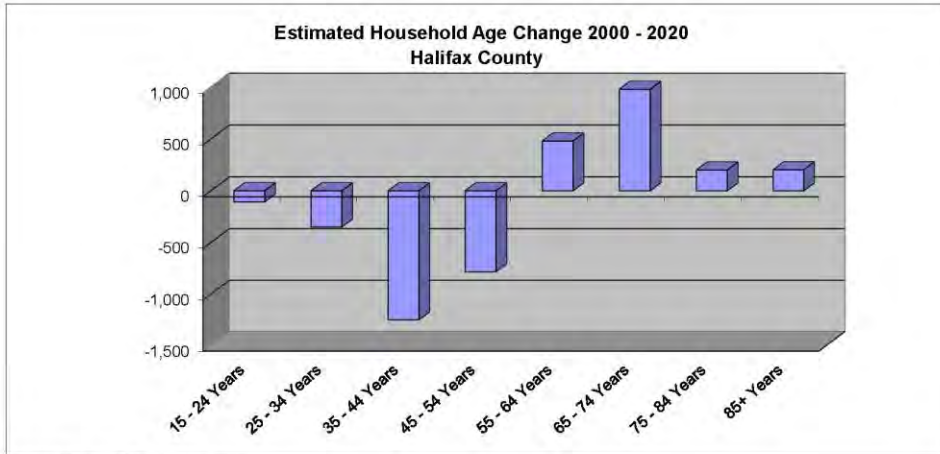


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

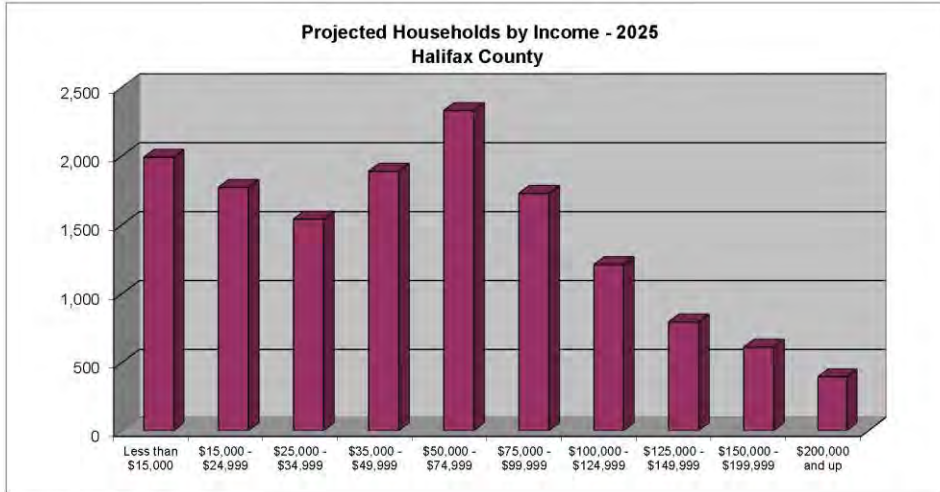
Households by Income and Age										
Halifax County										
Five Year Projections - 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	79	131	111	190	422	551	335	174	1,993	13.9%
\$15,000 - \$24,999	86	183	186	121	241	462	322	173	1,774	12.4%
\$25,000 - \$34,999	83	149	120	97	143	498	324	130	1,544	10.8%
\$35,000 - \$49,999	58	179	161	198	317	584	293	101	1,891	13.2%
\$50,000 - \$74,999	38	319	299	343	496	543	224	69	2,331	16.3%
\$75,000 - \$99,999	26	267	298	273	364	362	109	32	1,731	12.1%
\$100,000 - \$124,999	3	157	231	225	267	242	73	17	1,215	8.5%
\$125,000 - \$149,999	5	113	162	169	215	102	26	6	798	5.6%
\$150,000 - \$199,999	8	36	81	168	190	101	25	7	616	4.3%
\$200,000 and up	3	3	22	91	107	133	33	5	397	2.8%
<b>Total</b>	<b>389</b>	<b>1,537</b>	<b>1,671</b>	<b>1,875</b>	<b>2,762</b>	<b>3,578</b>	<b>1,764</b>	<b>714</b>	<b>14,290</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.7%</b>	<b>10.8%</b>	<b>11.7%</b>	<b>13.1%</b>	<b>19.3%</b>	<b>25.0%</b>	<b>12.3%</b>	<b>5.0%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



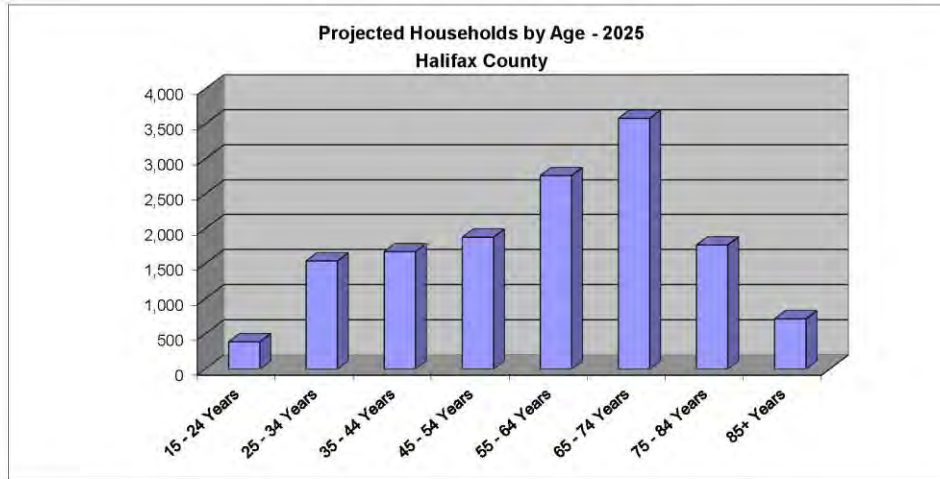
Source: Claritas, Ribbon Demographics



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

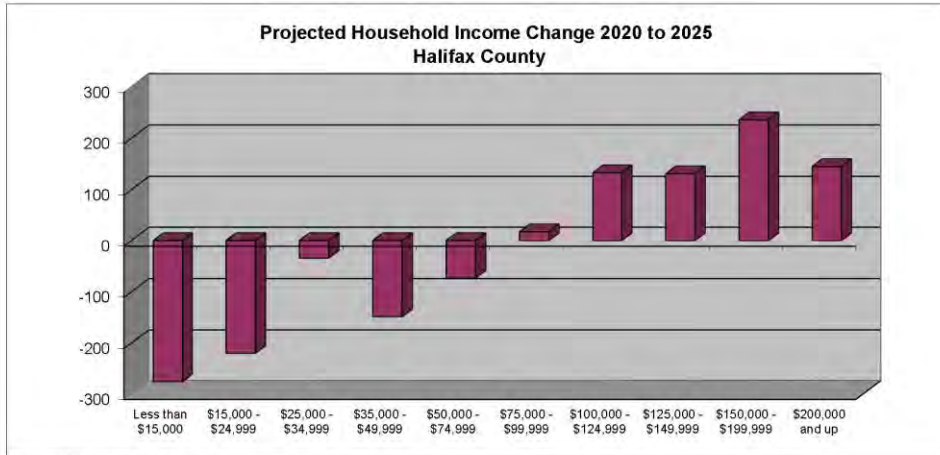
Households by Income and Age										
Halifax County										
Projected Change - 2020 to 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-4	-8	-22	-82	-119	-7	-29	-5	-276	-12.2%
\$15,000 - \$24,999	-4	-20	-42	-52	-61	-8	-33	0	-220	-11.0%
\$25,000 - \$34,999	5	-8	-19	-29	-22	33	-2	8	-34	-2.2%
\$35,000 - \$49,999	2	-7	-29	-80	-62	27	-3	4	-148	-7.3%
\$50,000 - \$74,999	1	6	-21	-92	-57	66	16	8	-73	-3.0%
\$75,000 - \$99,999	3	21	-6	-53	-24	60	12	4	17	1.0%
\$100,000 - \$124,999	0	28	21	-17	16	64	15	6	133	12.3%
\$125,000 - \$149,999	2	27	27	2	29	34	9	1	131	19.6%
\$150,000 - \$199,999	4	17	34	46	67	51	12	5	236	62.1%
\$200,000 and up	1	0	2	22	36	60	14	3	145	57.5%
<b>Total</b>	<b>10</b>	<b>56</b>	<b>-48</b>	<b>-335</b>	<b>-197</b>	<b>380</b>	<b>11</b>	<b>34</b>	<b>-89</b>	<b>-0.6%</b>
<b>Percent Change</b>	<b>2.6%</b>	<b>3.8%</b>	<b>-2.8%</b>	<b>-15.2%</b>	<b>-6.7%</b>	<b>11.9%</b>	<b>0.6%</b>	<b>5.0%</b>	<b>-0.6%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

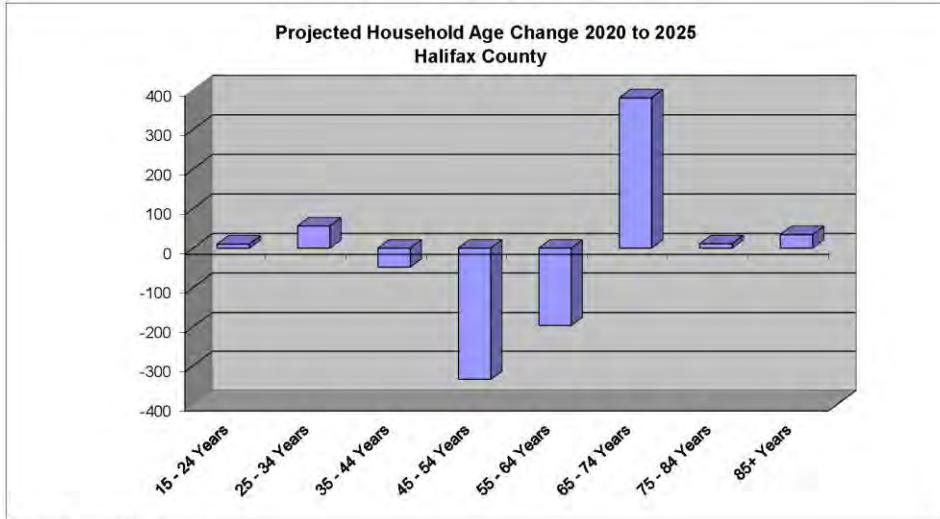


Source: Claritas, Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



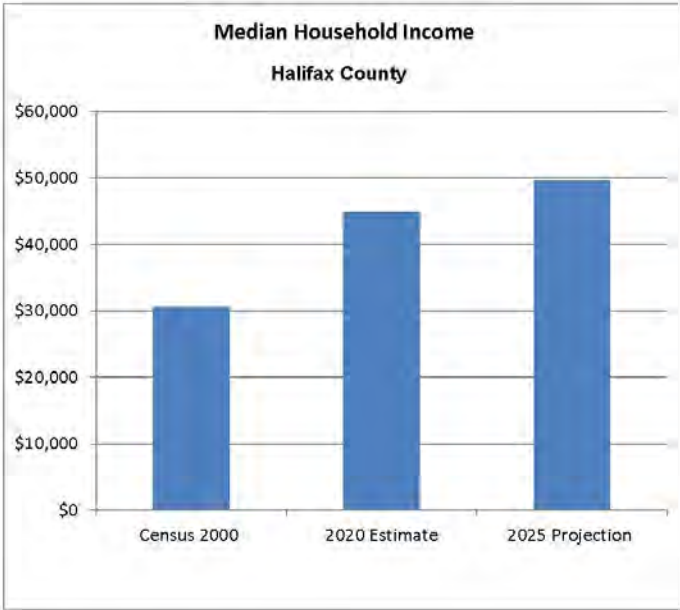
Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income Halifax County		
Census 2000	2020 Estimate	2025 Projection
\$30,555	\$44,920	\$49,548



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection
51083	\$30,555	\$44,920	\$49,548

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection



## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection

## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area Halifax County			
Geography ID	Census 2000	2020 Estimate	2025 Projection



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

<u>Geography ID</u>	<u>State</u>	<u>County</u>	<u>CBSA</u>
51083	Virginia	Halifax County	Unassigned Area in Virginia

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

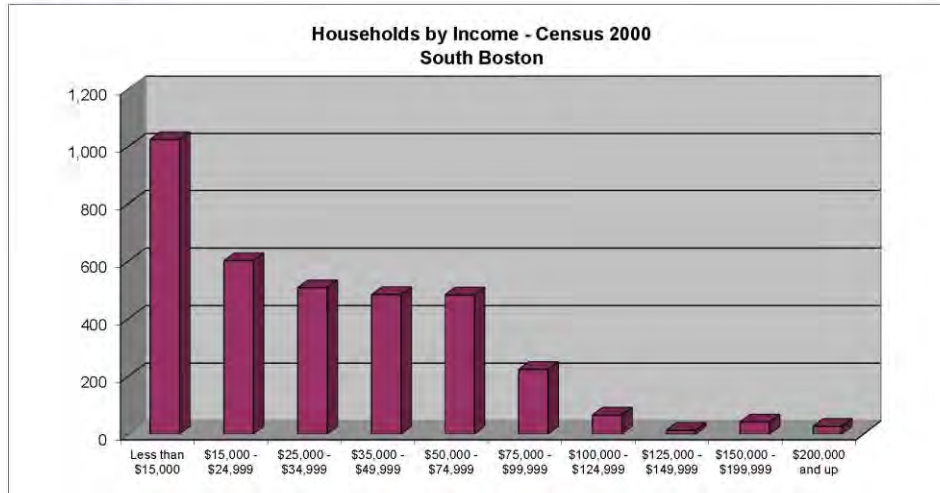
Households by Income and Age										
South Boston										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	47	130	65	127	142	252	193	69	1,025	29.5%
\$15,000 - \$24,999	62	84	89	67	127	76	74	23	602	17.3%
\$25,000 - \$34,999	22	32	160	101	56	89	38	10	508	14.6%
\$35,000 - \$49,999	14	93	159	77	60	42	32	7	484	13.9%
\$50,000 - \$74,999	1	91	147	92	56	52	36	8	483	13.9%
\$75,000 - \$99,999	0	24	49	53	64	24	9	1	224	6.4%
\$100,000 - \$124,999	0	6	4	37	10	9	0	0	66	1.9%
\$125,000 - \$149,999	0	0	4	9	0	0	0	0	13	0.4%
\$150,000 - \$199,999	0	3	7	0	26	6	0	0	42	1.2%
\$200,000 and up	0	0	0	2	0	0	0	0	27	0.8%
<b>Total</b>	<b>146</b>	<b>463</b>	<b>693</b>	<b>570</b>	<b>541</b>	<b>550</b>	<b>391</b>	<b>120</b>	<b>3,474</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.2%</b>	<b>13.3%</b>	<b>19.9%</b>	<b>16.4%</b>	<b>15.6%</b>	<b>15.8%</b>	<b>11.3%</b>	<b>3.5%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

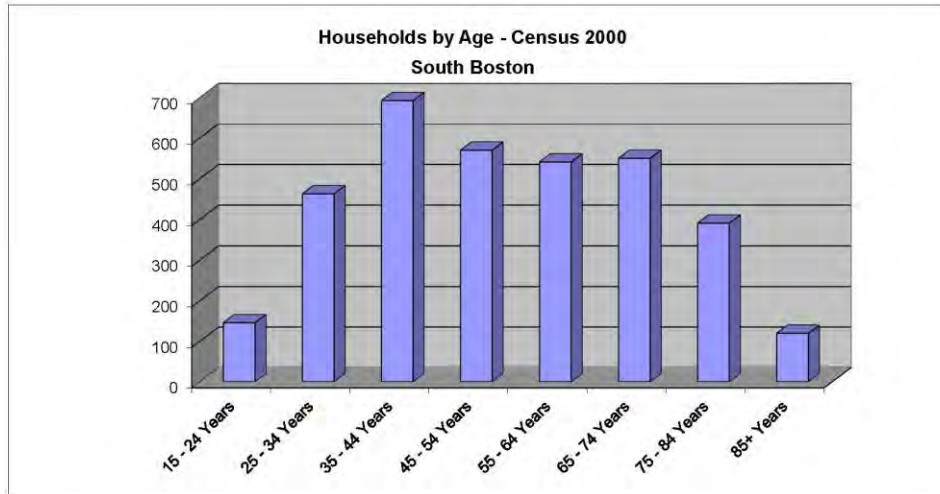


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

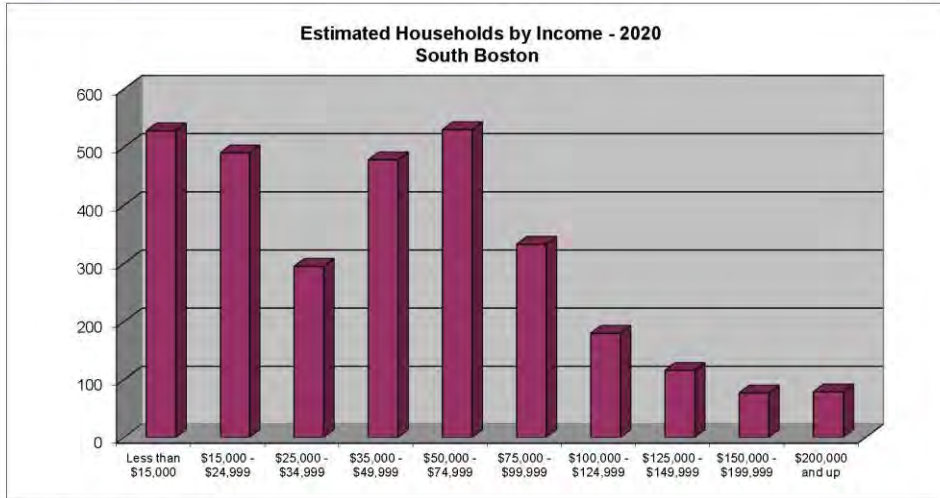
Households by Income and Age										
South Boston										
Current Year Estimates - 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	51	32	27	74	144	92	71	37	528	17.0%
\$15,000 - \$24,999	44	28	27	50	81	112	95	53	490	15.8%
\$25,000 - \$34,999	9	37	28	22	29	81	62	27	295	9.5%
\$35,000 - \$49,999	15	65	69	48	57	127	69	28	478	15.4%
\$50,000 - \$74,999	7	103	104	95	109	69	33	10	530	17.1%
\$75,000 - \$99,999	1	52	63	68	75	50	18	6	333	10.7%
\$100,000 - \$124,999	0	33	53	30	27	25	9	3	180	5.8%
\$125,000 - \$149,999	1	16	25	26	27	15	6	0	116	3.7%
\$150,000 - \$199,999	2	4	11	21	21	14	4	0	77	2.5%
\$200,000 and up	0	0	2	16	16	33	12	0	79	2.5%
<b>Total</b>	<b>130</b>	<b>370</b>	<b>409</b>	<b>450</b>	<b>586</b>	<b>618</b>	<b>379</b>	<b>164</b>	<b>3,106</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.2%</b>	<b>11.9%</b>	<b>13.2%</b>	<b>14.5%</b>	<b>18.9%</b>	<b>19.9%</b>	<b>12.2%</b>	<b>5.3%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



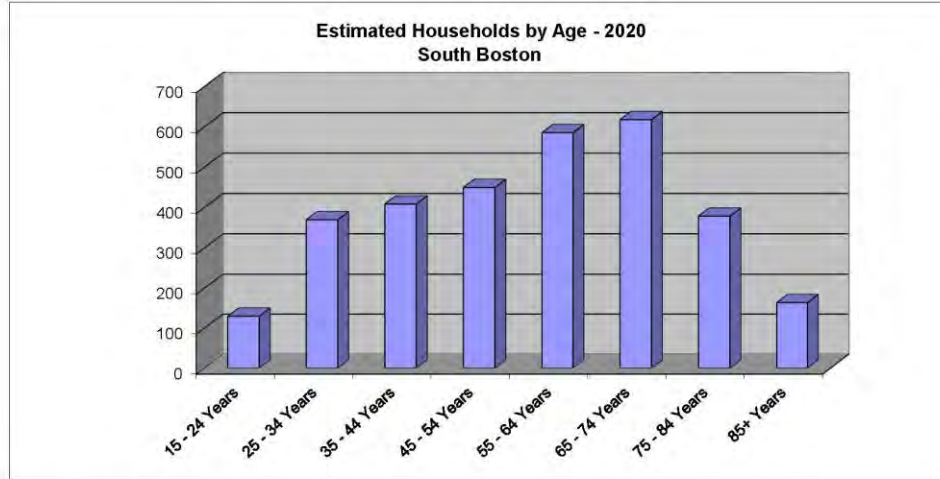
Source: Claritas; Ribbon Demographics



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas, Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

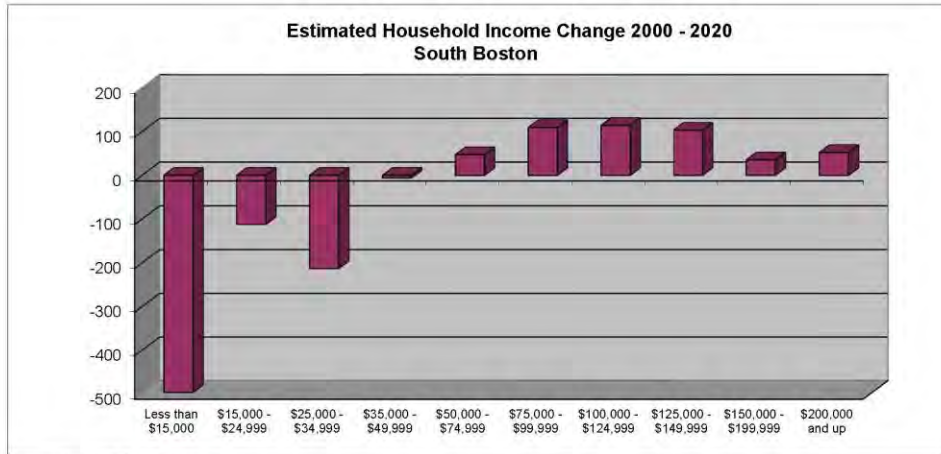
Households by Income and Age										
South Boston										
Estimated Change - 2000 to 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	4	-98	-38	-53	2	-160	-122	-32	-497	-48.5%
\$15,000 - \$24,999	-18	-56	-62	-17	-46	36	21	30	-112	-18.6%
\$25,000 - \$34,999	-13	5	-132	-79	-27	-8	24	17	-213	-41.9%
\$35,000 - \$49,999	1	-28	-90	-29	-3	85	37	21	-6	-1.2%
\$50,000 - \$74,999	6	12	-43	3	53	17	-3	2	47	9.7%
\$75,000 - \$99,999	1	28	14	15	11	26	9	5	109	48.7%
\$100,000 - \$124,999	0	27	49	-7	17	16	9	3	114	172.7%
\$125,000 - \$149,999	1	16	21	17	27	15	6	0	103	792.3%
\$150,000 - \$199,999	2	1	4	21	-5	8	4	0	35	83.3%
\$200,000 and up	0	0	-7	2	16	33	3	-2	52	192.6%
<b>Total</b>	<b>-16</b>	<b>-93</b>	<b>-284</b>	<b>-120</b>	<b>45</b>	<b>68</b>	<b>-12</b>	<b>44</b>	<b>-368</b>	<b>-10.6%</b>
<b>Percent Change</b>	<b>-11.0%</b>	<b>-20.1%</b>	<b>-41.0%</b>	<b>-21.1%</b>	<b>8.3%</b>	<b>12.4%</b>	<b>-3.1%</b>	<b>36.7%</b>	<b>-10.6%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

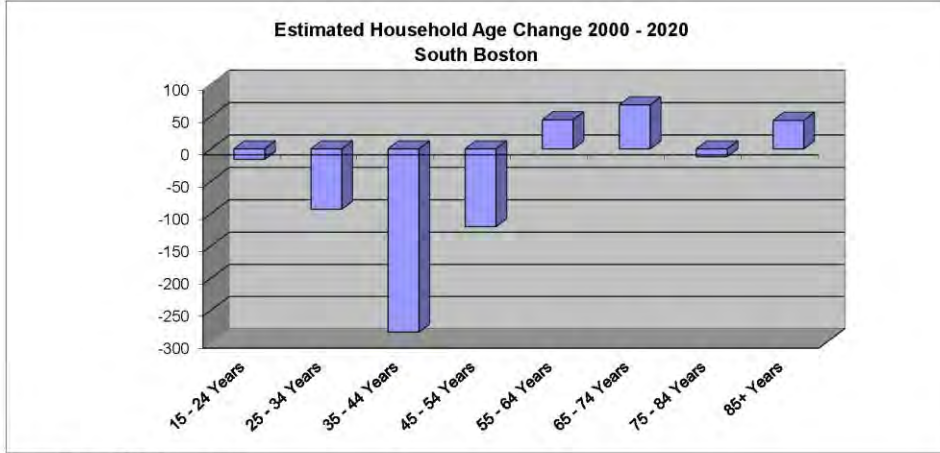


Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas, Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

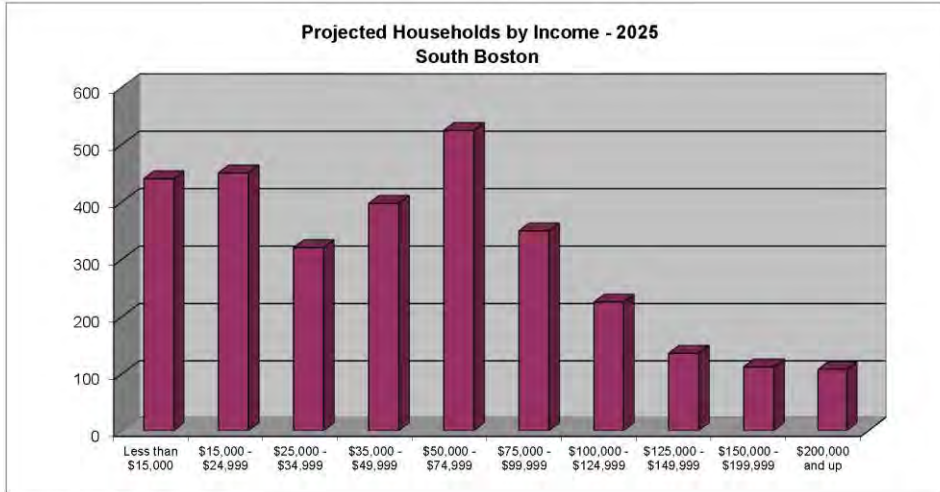
Households by Income and Age										
South Boston										
Five Year Projections - 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	54	28	21	52	106	82	61	37	441	14.4%
\$15,000 - \$24,999	43	25	25	39	69	106	89	55	451	14.7%
\$25,000 - \$34,999	13	36	25	22	24	93	76	32	321	10.5%
\$35,000 - \$49,999	15	49	47	40	50	112	60	25	398	13.0%
\$50,000 - \$74,999	8	108	106	87	97	71	38	10	525	17.1%
\$75,000 - \$99,999	2	59	61	68	76	59	19	6	350	11.4%
\$100,000 - \$124,999	1	46	61	36	30	35	15	2	226	7.4%
\$125,000 - \$149,999	1	17	29	30	30	24	6	0	137	4.5%
\$150,000 - \$199,999	2	5	16	28	27	29	6	0	113	3.7%
\$200,000 and up	0	0	4	18	15	51	19	1	108	3.5%
<b>Total</b>	<b>139</b>	<b>373</b>	<b>395</b>	<b>420</b>	<b>524</b>	<b>662</b>	<b>389</b>	<b>168</b>	<b>3,070</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.5%</b>	<b>12.1%</b>	<b>12.9%</b>	<b>13.7%</b>	<b>17.1%</b>	<b>21.6%</b>	<b>12.7%</b>	<b>5.5%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

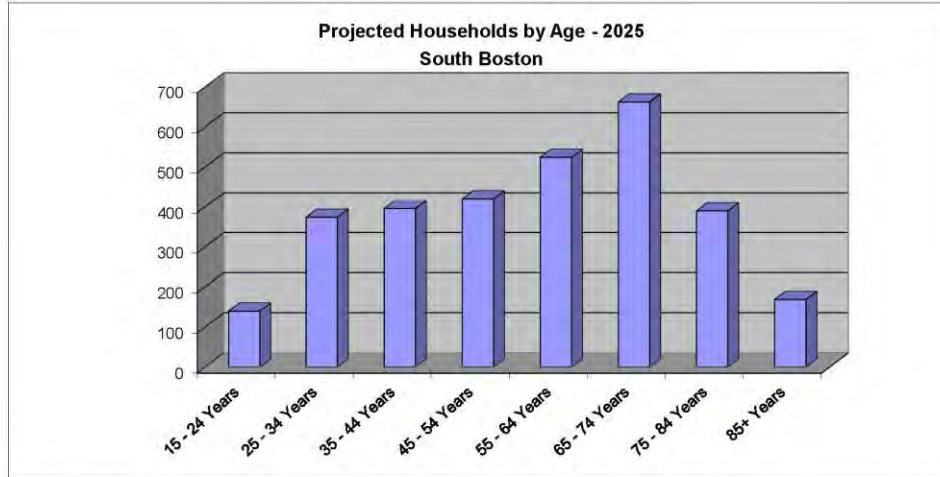


Source: Claritas, Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Households by Income and Age										
South Boston										
Projected Change - 2020 to 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	3	-4	-6	-22	-38	-10	-10	0	-87	-16.5%
\$15,000 - \$24,999	-1	-3	-2	-11	-12	-6	-6	2	-39	-8.0%
\$25,000 - \$34,999	4	-1	-3	0	-5	12	14	5	26	8.8%
\$35,000 - \$49,999	0	-16	-22	-8	-7	-15	-9	-3	-80	-16.7%
\$50,000 - \$74,999	1	5	2	-8	-12	2	5	0	-5	-0.9%
\$75,000 - \$99,999	1	7	-2	0	1	9	1	0	17	5.1%
\$100,000 - \$124,999	1	13	8	6	3	10	6	-1	46	25.6%
\$125,000 - \$149,999	0	1	4	4	3	9	0	0	21	18.1%
\$150,000 - \$199,999	0	1	5	7	6	15	2	0	36	46.8%
\$200,000 and up	0	0	2	2	-1	18	7	1	29	36.7%
<b>Total</b>	<b>9</b>	<b>3</b>	<b>-14</b>	<b>-30</b>	<b>-62</b>	<b>44</b>	<b>10</b>	<b>4</b>	<b>-36</b>	<b>-1.2%</b>
<b>Percent Change</b>	<b>6.9%</b>	<b>0.8%</b>	<b>-3.4%</b>	<b>-6.7%</b>	<b>-10.6%</b>	<b>7.1%</b>	<b>2.6%</b>	<b>2.4%</b>	<b>-1.2%</b>	

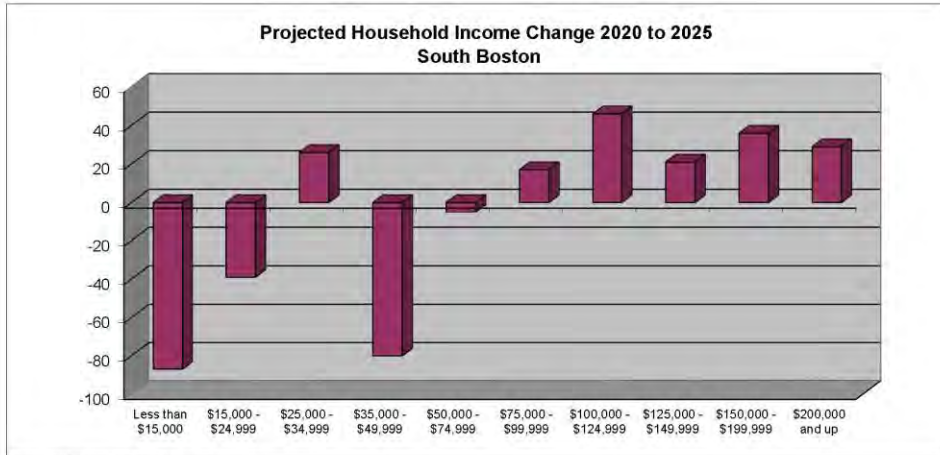
Source: Claritas; Ribbon Demographics



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

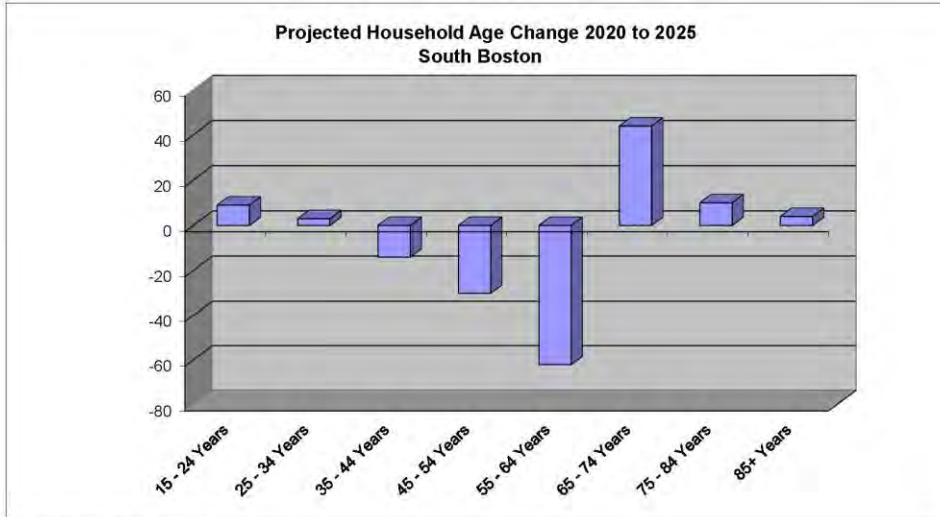


Source: Claritas, Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas



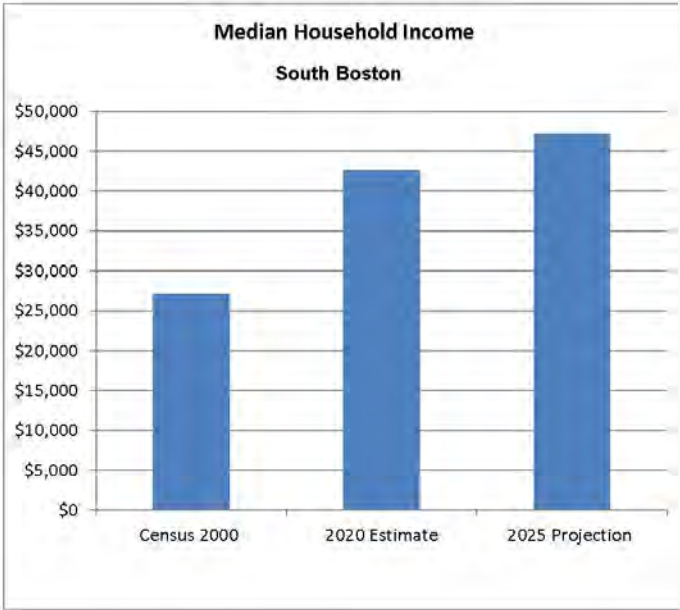
Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income South Boston		
Census 2000	2020 Estimate	2025 Projection
\$27,165	\$42,531	\$47,136



## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection
5173712	\$27,165	\$42,531	\$47,136

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection



HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

## HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection

HOUSEHOLD DATA

© 2020 All rights reserved

Claritas

Median Household Income by Area			
South Boston			
Geography ID	Census 2000	2020 Estimate	2025 Projection





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

<u>Geography ID</u>	<u>State</u>	<u>County</u>	<u>CBSA</u>
5173712	Virginia	Halifax County	Unassigned Area in Virginia

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Revised by 2/14/20

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	73	40	57	48	0	218
\$10,000-20,000	82	24	43	24	13	186
\$20,000-30,000	20	51	6	0	11	88
\$30,000-40,000	24	39	0	0	39	102
\$40,000-50,000	16	12	7	10	9	54
\$50,000-60,000	0	22	28	0	0	50
\$60,000-75,000	0	20	22	0	6	48
\$75,000-100,000	3	3	21	19	4	50
\$100,000-125,000	0	5	0	0	0	5
\$125,000-150,000	0	13	0	0	0	13
\$150,000-200,000	3	4	2	3	1	13
\$200,000+	2	2	2	1	2	10
<b>Total</b>	<b>223</b>	<b>235</b>	<b>188</b>	<b>105</b>	<b>86</b>	<b>837</b>

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	69	8	0	0	0	77
\$10,000-20,000	153	18	7	0	0	178
\$20,000-30,000	34	29	0	0	0	63
\$30,000-40,000	10	18	0	0	9	37
\$40,000-50,000	1	0	0	8	0	9
\$50,000-60,000	19	5	0	0	0	24
\$60,000-75,000	6	5	0	0	0	11
\$75,000-100,000	12	1	0	0	0	13
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	3	0	0	0	0	3
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	0	1	0	0	4
<b>Total</b>	<b>311</b>	<b>84</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>420</b>

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	37	0	0	0	0	37
\$10,000-20,000	112	9	0	0	0	121
\$20,000-30,000	18	29	0	0	0	47
\$30,000-40,000	10	18	0	0	9	37
\$40,000-50,000	1	0	0	0	0	1
\$50,000-60,000	13	5	0	0	0	18
\$60,000-75,000	2	5	0	0	0	7
\$75,000-100,000	6	1	0	0	0	7
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	0	0	0	0	1
<b>Total</b>	<b>204</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>280</b>

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	142	48	57	48	0	295
\$10,000-20,000	235	42	50	24	13	364
\$20,000-30,000	54	80	6	0	11	151
\$30,000-40,000	34	57	0	0	48	139
\$40,000-50,000	17	12	7	18	9	63
\$50,000-60,000	19	27	28	0	0	74
\$60,000-75,000	6	25	22	0	6	59
\$75,000-100,000	15	4	21	19	4	63
\$100,000-125,000	1	5	0	0	0	6
\$125,000-150,000	3	13	0	0	0	16
\$150,000-200,000	3	4	2	3	1	13
\$200,000+	5	2	2	1	2	14
<b>Total</b>	<b>534</b>	<b>319</b>	<b>196</b>	<b>113</b>	<b>95</b>	<b>1,257</b>

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Revised 10/20/2019

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.7%	4.8%	6.8%	5.7%	0.0%	26.0%
\$10,000-20,000	9.8%	2.9%	5.1%	2.9%	1.6%	22.2%
\$20,000-30,000	2.4%	6.1%	0.7%	0.0%	1.3%	10.5%
\$30,000-40,000	2.9%	4.7%	0.0%	0.0%	4.7%	12.2%
\$40,000-50,000	1.9%	1.4%	0.8%	1.2%	1.1%	6.5%
\$50,000-60,000	0.0%	2.6%	3.3%	0.0%	0.0%	6.0%
\$60,000-75,000	0.0%	2.4%	2.6%	0.0%	0.7%	5.7%
\$75,000-100,000	0.4%	0.4%	2.3%	2.3%	0.5%	6.0%
\$100,000-125,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$125,000-150,000	0.0%	1.6%	0.0%	0.0%	0.0%	1.6%
\$150,000-200,000	0.4%	0.5%	0.2%	0.4%	0.1%	1.6%
\$200,000+	0.2%	0.2%	0.2%	0.1%	0.4%	1.2%
<b>Total</b>	<b>26.6%</b>	<b>28.1%</b>	<b>22.5%</b>	<b>12.5%</b>	<b>10.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	16.4%	1.9%	0.0%	0.0%	0.0%	18.3%
\$10,000-20,000	36.4%	4.3%	1.7%	0.0%	0.0%	42.4%
\$20,000-30,000	8.1%	6.9%	0.0%	0.0%	0.0%	15.0%
\$30,000-40,000	2.4%	4.3%	0.0%	0.0%	2.1%	8.8%
\$40,000-50,000	0.2%	0.0%	0.0%	1.9%	0.0%	2.1%
\$50,000-60,000	4.5%	1.2%	0.0%	0.0%	0.0%	5.7%
\$60,000-75,000	1.4%	1.2%	0.0%	0.0%	0.0%	2.6%
\$75,000-100,000	2.9%	0.2%	0.0%	0.0%	0.0%	3.1%
\$100,000-125,000	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
\$125,000-150,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.7%	0.0%	0.2%	0.0%	0.0%	1.0%
<b>Total</b>	<b>74.0%</b>	<b>20.0%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>2.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	13.2%	0.0%	0.0%	0.0%	0.0%	13.2%
\$10,000-20,000	40.0%	3.2%	0.0%	0.0%	0.0%	43.2%
\$20,000-30,000	6.4%	10.4%	0.0%	0.0%	0.0%	16.8%
\$30,000-40,000	3.6%	6.4%	0.0%	0.0%	3.2%	13.2%
\$40,000-50,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$50,000-60,000	4.6%	1.8%	0.0%	0.0%	0.0%	6.4%
\$60,000-75,000	0.7%	1.8%	0.0%	0.0%	0.0%	2.5%
\$75,000-100,000	2.1%	0.4%	0.0%	0.0%	0.0%	2.5%
\$100,000-125,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$125,000-150,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	1.1%	0.0%	0.0%	0.0%	0.0%	1.1%
<b>Total</b>	<b>72.9%</b>	<b>23.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.2%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	11.3%	3.8%	4.5%	3.8%	0.0%	23.5%
\$10,000-20,000	18.7%	3.3%	4.0%	1.9%	1.0%	29.0%
\$20,000-30,000	4.3%	6.4%	0.5%	0.0%	0.9%	12.0%
\$30,000-40,000	2.7%	4.5%	0.0%	0.0%	3.8%	11.1%
\$40,000-50,000	1.4%	1.0%	0.6%	1.4%	0.7%	5.0%
\$50,000-60,000	1.5%	2.1%	2.2%	0.0%	0.0%	5.9%
\$60,000-75,000	0.5%	2.0%	1.8%	0.0%	0.5%	4.7%
\$75,000-100,000	1.2%	0.3%	1.7%	1.5%	0.3%	5.0%
\$100,000-125,000	0.1%	0.4%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	0.2%	1.0%	0.0%	0.0%	0.0%	1.3%
\$150,000-200,000	0.2%	0.3%	0.2%	0.2%	0.1%	1.0%
\$200,000+	0.4%	0.2%	0.2%	0.1%	0.2%	1.1%
<b>Total</b>	<b>42.5%</b>	<b>25.4%</b>	<b>15.6%</b>	<b>9.0%</b>	<b>7.6%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Prepared by: 03/10/20

Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person	2 Person	3 Person	4 Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8	12	4	0	0	24
\$10,000-20,000	2	0	0	0	0	2
\$20,000-30,000	31	0	20	7	0	58
\$30,000-40,000	31	11	12	16	21	91
\$40,000-50,000	1	19	21	30	0	71
\$50,000-60,000	4	1	12	5	19	41
\$60,000-75,000	11	4	64	75	14	168
\$75,000-100,000	4	35	21	15	54	149
\$100,000-125,000	0	5	12	12	13	42
\$125,000-150,000	0	22	8	13	0	43
\$150,000-200,000	1	7	2	8	0	18
\$200,000+	0	3	2	0	2	5
<b>Total</b>	<b>93</b>	<b>139</b>	<b>178</b>	<b>181</b>	<b>123</b>	<b>714</b>

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person	2 Person	3 Person	4 Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	77	6	0	0	0	83
\$10,000-20,000	131	75	0	0	0	206
\$20,000-30,000	97	91	19	0	0	207
\$30,000-40,000	52	98	26	0	0	176
\$40,000-50,000	29	77	5	4	8	123
\$50,000-60,000	13	71	22	0	0	106
\$60,000-75,000	18	48	19	21	11	117
\$75,000-100,000	9	84	14	1	4	112
\$100,000-125,000	17	27	5	2	0	51
\$125,000-150,000	7	21	2	4	2	36
\$150,000-200,000	1	21	0	0	2	24
\$200,000+	10	13	8	0	5	36
<b>Total</b>	<b>461</b>	<b>632</b>	<b>120</b>	<b>32</b>	<b>32</b>	<b>1,277</b>

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person	2 Person	3 Person	4 Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	61	3	0	0	0	64
\$10,000-20,000	120	67	0	0	0	187
\$20,000-30,000	76	88	2	0	0	166
\$30,000-40,000	40	63	26	0	0	129
\$40,000-50,000	25	59	0	4	8	96
\$50,000-60,000	13	56	12	0	0	81
\$60,000-75,000	17	30	0	15	4	66
\$75,000-100,000	7	55	3	1	2	68
\$100,000-125,000	5	19	5	2	0	31
\$125,000-150,000	1	17	0	2	2	22
\$150,000-200,000	1	10	0	0	2	13
\$200,000+	10	11	8	0	0	29
<b>Total</b>	<b>376</b>	<b>478</b>	<b>56</b>	<b>24</b>	<b>18</b>	<b>952</b>

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person	2 Person	3 Person	4 Person	5+ Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	85	18	4	0	0	107
\$10,000-20,000	133	75	0	0	0	208
\$20,000-30,000	128	91	39	7	0	265
\$30,000-40,000	83	109	38	16	21	267
\$40,000-50,000	30	96	26	34	8	194
\$50,000-60,000	17	72	34	5	19	147
\$60,000-75,000	29	52	83	96	25	285
\$75,000-100,000	13	139	35	16	58	261
\$100,000-125,000	17	32	17	14	13	93
\$125,000-150,000	7	43	10	17	2	79
\$150,000-200,000	2	28	2	8	2	42
\$200,000+	10	16	10	0	7	43
<b>Total</b>	<b>554</b>	<b>771</b>	<b>298</b>	<b>215</b>	<b>155</b>	<b>1,991</b>

**HISTA 2.2 Summary Data**

**South Boston**

© 2020 All rights reserved

Prepared by ribbon

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.1%	1.7%	0.6%	0.0%	0.0%	3.4%
\$10,000-20,000	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
\$20,000-30,000	4.3%	0.0%	2.8%	1.0%	0.0%	8.1%
\$30,000-40,000	4.3%	1.5%	1.7%	2.2%	2.9%	12.7%
\$40,000-50,000	0.1%	2.7%	2.9%	4.2%	0.0%	9.9%
\$50,000-60,000	0.6%	0.1%	1.7%	0.7%	2.7%	5.7%
\$60,000-75,000	1.5%	0.6%	9.0%	10.5%	2.0%	23.5%
\$75,000-100,000	0.6%	7.7%	2.9%	2.1%	7.6%	20.9%
\$100,000-125,000	0.0%	0.7%	1.7%	1.7%	1.8%	5.9%
\$125,000-150,000	0.0%	3.1%	1.1%	1.8%	0.0%	6.0%
\$150,000-200,000	0.1%	1.0%	0.3%	1.1%	0.0%	2.5%
\$200,000+	0.0%	0.4%	0.3%	0.0%	0.3%	1.0%
<b>Total</b>	<b>13.0%</b>	<b>19.5%</b>	<b>24.9%</b>	<b>25.4%</b>	<b>17.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	0.5%	0.0%	0.0%	0.0%	6.5%
\$10,000-20,000	10.3%	5.9%	0.0%	0.0%	0.0%	16.1%
\$20,000-30,000	7.6%	7.1%	1.3%	0.0%	0.0%	16.2%
\$30,000-40,000	4.1%	7.7%	2.0%	0.0%	0.0%	13.8%
\$40,000-50,000	2.3%	6.0%	0.4%	0.3%	0.6%	9.6%
\$50,000-60,000	1.0%	5.6%	1.7%	0.0%	0.0%	8.3%
\$60,000-75,000	1.4%	3.8%	1.5%	1.6%	0.9%	9.2%
\$75,000-100,000	0.7%	6.6%	1.1%	0.1%	0.3%	8.8%
\$100,000-125,000	1.3%	2.1%	0.4%	0.2%	0.0%	4.0%
\$125,000-150,000	0.5%	1.6%	0.2%	0.3%	0.2%	2.8%
\$150,000-200,000	0.1%	1.6%	0.0%	0.0%	0.2%	1.9%
\$200,000+	0.8%	1.0%	0.6%	0.0%	0.4%	2.8%
<b>Total</b>	<b>36.1%</b>	<b>49.5%</b>	<b>9.4%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.4%	0.3%	0.0%	0.0%	0.0%	6.7%
\$10,000-20,000	12.6%	7.0%	0.0%	0.0%	0.0%	19.6%
\$20,000-30,000	8.0%	9.2%	0.2%	0.0%	0.0%	17.4%
\$30,000-40,000	4.2%	6.6%	2.7%	0.0%	0.0%	13.6%
\$40,000-50,000	2.6%	6.2%	0.0%	0.4%	0.8%	10.1%
\$50,000-60,000	1.4%	5.9%	1.3%	0.0%	0.0%	8.5%
\$60,000-75,000	1.8%	3.2%	0.0%	1.6%	0.4%	6.9%
\$75,000-100,000	0.7%	5.8%	0.3%	0.1%	0.2%	7.1%
\$100,000-125,000	0.5%	2.0%	0.5%	0.2%	0.0%	3.3%
\$125,000-150,000	0.1%	1.8%	0.0%	0.2%	0.2%	2.3%
\$150,000-200,000	0.1%	1.1%	0.0%	0.0%	0.2%	1.4%
\$200,000+	1.1%	1.2%	0.8%	0.0%	0.0%	3.0%
<b>Total</b>	<b>39.5%</b>	<b>50.2%</b>	<b>5.9%</b>	<b>2.5%</b>	<b>1.9%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.3%	0.9%	0.2%	0.0%	0.0%	5.4%
\$10,000-20,000	6.7%	3.8%	0.0%	0.0%	0.0%	10.4%
\$20,000-30,000	6.4%	4.6%	2.0%	0.4%	0.0%	13.3%
\$30,000-40,000	4.2%	5.5%	1.9%	0.8%	1.1%	13.4%
\$40,000-50,000	1.5%	4.8%	1.3%	1.7%	0.4%	9.7%
\$50,000-60,000	0.9%	3.6%	1.7%	0.3%	1.0%	7.4%
\$60,000-75,000	1.5%	2.6%	4.2%	4.8%	1.3%	14.3%
\$75,000-100,000	0.7%	7.0%	1.8%	0.8%	2.9%	13.1%
\$100,000-125,000	0.9%	1.6%	0.9%	0.7%	0.7%	4.7%
\$125,000-150,000	0.4%	2.2%	0.5%	0.9%	0.1%	4.0%
\$150,000-200,000	0.1%	1.4%	0.1%	0.4%	0.1%	2.1%
\$200,000+	0.3%	0.8%	0.5%	0.0%	0.4%	2.2%
<b>Total</b>	<b>27.8%</b>	<b>38.7%</b>	<b>15.0%</b>	<b>10.7%</b>	<b>7.8%</b>	<b>100.0%</b>



www.ribbondata.com

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

PowerCity Credits

Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	51	23	29	37	0	140
\$10,000-20,000	57	20	23	18	6	124
\$20,000-30,000	20	51	6	0	7	84
\$30,000-40,000	20	15	0	0	25	60
\$40,000-50,000	16	10	16	17	9	68
\$50,000-60,000	0	45	60	0	6	111
\$60,000-75,000	2	16	25	0	7	50
\$75,000-100,000	8	3	24	21	7	63
\$100,000-125,000	0	11	0	0	1	12
\$125,000-150,000	0	16	0	0	0	16
\$150,000-200,000	4	5	4	3	3	19
\$200,000+	2	1	4	1	1	10
<b>Total</b>	<b>181</b>	<b>216</b>	<b>191</b>	<b>97</b>	<b>72</b>	<b>757</b>

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	67	10	0	0	0	77
\$10,000-20,000	209	22	13	0	0	244
\$20,000-30,000	49	25	0	0	0	74
\$30,000-40,000	22	26	0	0	11	59
\$40,000-50,000	1	1	0	11	0	13
\$50,000-60,000	11	5	0	0	0	16
\$60,000-75,000	12	5	0	0	0	17
\$75,000-100,000	26	0	0	1	0	27
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	6	1	0	0	0	7
\$150,000-200,000	1	1	0	0	0	2
\$200,000+	2	1	1	0	0	4
<b>Total</b>	<b>413</b>	<b>97</b>	<b>14</b>	<b>12</b>	<b>11</b>	<b>547</b>

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	44	1	0	0	0	45
\$10,000-20,000	158	12	0	0	0	170
\$20,000-30,000	30	25	0	0	0	55
\$30,000-40,000	22	26	0	0	11	59
\$40,000-50,000	1	0	0	0	0	1
\$50,000-60,000	6	4	0	0	0	10
\$60,000-75,000	6	5	0	0	0	11
\$75,000-100,000	14	0	0	0	0	14
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	3	1	0	0	0	4
\$150,000-200,000	1	1	0	0	0	2
\$200,000+	2	1	0	0	0	3
<b>Total</b>	<b>294</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>381</b>

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	118	33	29	37	0	217
\$10,000-20,000	266	42	36	18	6	368
\$20,000-30,000	69	76	6	0	7	158
\$30,000-40,000	42	41	0	0	16	99
\$40,000-50,000	17	11	16	28	9	81
\$50,000-60,000	11	50	60	0	6	127
\$60,000-75,000	14	21	25	0	7	67
\$75,000-100,000	34	3	24	22	7	90
\$100,000-125,000	2	11	0	0	1	14
\$125,000-150,000	6	17	0	0	0	23
\$150,000-200,000	5	6	4	3	3	21
\$200,000+	10	2	5	1	1	19
<b>Total</b>	<b>594</b>	<b>313</b>	<b>205</b>	<b>109</b>	<b>83</b>	<b>1,304</b>



www.ribbondata.com

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Geography Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.7%	3.0%	3.8%	4.9%	0.0%	18.5%
\$10,000-20,000	7.5%	2.6%	3.0%	2.4%	0.8%	16.4%
\$20,000-30,000	2.6%	6.7%	0.8%	0.0%	0.9%	11.1%
\$30,000-40,000	2.6%	2.0%	0.0%	0.0%	3.3%	7.9%
\$40,000-50,000	2.1%	1.3%	2.1%	2.2%	1.2%	9.0%
\$50,000-60,000	0.0%	5.9%	7.9%	0.0%	0.8%	14.7%
\$60,000-75,000	0.3%	2.1%	3.3%	0.0%	0.9%	6.6%
\$75,000-100,000	1.1%	0.4%	3.2%	2.8%	0.9%	8.3%
\$100,000-125,000	0.0%	1.5%	0.0%	0.0%	0.1%	1.6%
\$125,000-150,000	0.0%	2.1%	0.0%	0.0%	0.0%	2.1%
\$150,000-200,000	0.5%	0.7%	0.5%	0.4%	0.4%	2.5%
\$200,000+	0.4%	0.1%	0.5%	0.1%	0.1%	1.3%
<b>Total</b>	<b>23.9%</b>	<b>28.5%</b>	<b>25.2%</b>	<b>12.8%</b>	<b>9.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	12.2%	1.8%	0.0%	0.0%	0.0%	14.1%
\$10,000-20,000	38.2%	4.0%	2.4%	0.0%	0.0%	44.6%
\$20,000-30,000	9.0%	4.6%	0.0%	0.0%	0.0%	13.5%
\$30,000-40,000	4.0%	4.8%	0.0%	0.0%	2.0%	10.8%
\$40,000-50,000	0.2%	0.2%	0.0%	2.0%	0.0%	2.4%
\$50,000-60,000	2.0%	0.9%	0.0%	0.0%	0.0%	2.9%
\$60,000-75,000	2.2%	0.9%	0.0%	0.0%	0.0%	3.1%
\$75,000-100,000	4.8%	0.0%	0.0%	0.2%	0.0%	4.9%
\$100,000-125,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$125,000-150,000	1.1%	0.2%	0.0%	0.0%	0.0%	1.3%
\$150,000-200,000	0.2%	0.2%	0.0%	0.0%	0.0%	0.4%
\$200,000+	1.3%	0.2%	0.2%	0.0%	0.0%	1.6%
<b>Total</b>	<b>75.5%</b>	<b>17.7%</b>	<b>2.6%</b>	<b>2.2%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11.5%	0.3%	0.0%	0.0%	0.0%	11.8%
\$10,000-20,000	41.5%	3.1%	0.0%	0.0%	0.0%	44.6%
\$20,000-30,000	7.9%	6.6%	0.0%	0.0%	0.0%	14.4%
\$30,000-40,000	5.8%	6.8%	0.0%	0.0%	2.9%	15.5%
\$40,000-50,000	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
\$50,000-60,000	1.6%	1.0%	0.0%	0.0%	0.0%	2.6%
\$60,000-75,000	1.6%	1.3%	0.0%	0.0%	0.0%	2.9%
\$75,000-100,000	3.7%	0.0%	0.0%	0.0%	0.0%	3.7%
\$100,000-125,000	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	0.8%	0.3%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	0.3%	0.3%	0.0%	0.0%	0.0%	0.5%
\$200,000+	1.8%	0.3%	0.0%	0.0%	0.0%	2.1%
<b>Total</b>	<b>77.2%</b>	<b>19.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.9%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.0%	2.5%	2.2%	2.8%	0.0%	16.6%
\$10,000-20,000	20.4%	3.2%	2.8%	1.4%	0.5%	28.2%
\$20,000-30,000	5.3%	5.8%	0.5%	0.0%	0.5%	12.1%
\$30,000-40,000	3.2%	3.1%	0.0%	0.0%	2.8%	9.1%
\$40,000-50,000	1.3%	0.8%	1.2%	2.1%	0.7%	6.2%
\$50,000-60,000	0.8%	3.8%	4.6%	0.0%	0.5%	9.7%
\$60,000-75,000	1.1%	1.6%	1.9%	0.0%	0.5%	5.1%
\$75,000-100,000	2.6%	0.2%	1.8%	1.7%	0.5%	6.9%
\$100,000-125,000	0.2%	0.8%	0.0%	0.0%	0.1%	1.1%
\$125,000-150,000	0.5%	1.3%	0.0%	0.0%	0.0%	1.8%
\$150,000-200,000	0.4%	0.5%	0.2%	0.2%	0.2%	1.6%
\$200,000+	0.8%	0.2%	0.4%	0.1%	0.1%	1.5%
<b>Total</b>	<b>45.6%</b>	<b>24.0%</b>	<b>15.7%</b>	<b>8.4%</b>	<b>6.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Powered by: CUNY

Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	27	1	11	5	0	44
\$30,000-40,000	10	5	5	17	16	53
\$40,000-50,000	0	12	13	28	0	53
\$50,000-60,000	1	0	2	4	15	22
\$60,000-75,000	8	3	45	62	8	126
\$75,000-100,000	3	57	22	6	33	121
\$100,000-125,000	0	11	41	21	31	104
\$125,000-150,000	0	18	16	18	0	52
\$150,000-200,000	0	8	1	10	0	19
\$200,000+	0	4	3	0	1	8
<b>Total</b>	<b>49</b>	<b>119</b>	<b>159</b>	<b>171</b>	<b>104</b>	<b>602</b>

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	49	4	1	0	0	54
\$10,000-20,000	104	51	0	0	0	155
\$20,000-30,000	94	87	15	0	0	196
\$30,000-40,000	49	59	26	0	0	134
\$40,000-50,000	45	100	5	3	6	159
\$50,000-60,000	8	44	22	1	0	75
\$60,000-75,000	22	52	17	17	5	113
\$75,000-100,000	5	96	15	2	4	122
\$100,000-125,000	26	26	8	2	0	62
\$125,000-150,000	10	21	2	5	3	41
\$150,000-200,000	5	30	0	0	2	37
\$200,000+	14	20	2	0	2	52
<b>Total</b>	<b>431</b>	<b>590</b>	<b>120</b>	<b>30</b>	<b>29</b>	<b>1,200</b>

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	41	3	1	0	0	45
\$10,000-20,000	101	47	0	0	0	148
\$20,000-30,000	84	85	5	0	0	174
\$30,000-40,000	43	48	26	0	0	117
\$40,000-50,000	42	89	0	3	6	140
\$50,000-60,000	8	31	10	1	0	50
\$60,000-75,000	22	37	0	12	3	74
\$75,000-100,000	5	66	5	2	3	81
\$100,000-125,000	14	19	7	2	0	42
\$125,000-150,000	0	19	0	2	3	24
\$150,000-200,000	5	14	0	0	2	21
\$200,000+	14	16	2	0	2	34
<b>Total</b>	<b>379</b>	<b>474</b>	<b>63</b>	<b>22</b>	<b>19</b>	<b>957</b>

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	49	4	1	0	0	54
\$10,000-20,000	104	51	0	0	0	155
\$20,000-30,000	121	88	26	5	0	240
\$30,000-40,000	59	64	31	17	16	187
\$40,000-50,000	45	112	18	31	6	212
\$50,000-60,000	9	44	24	5	15	97
\$60,000-75,000	30	55	62	79	13	239
\$75,000-100,000	8	153	37	8	37	243
\$100,000-125,000	26	37	49	23	31	166
\$125,000-150,000	10	39	18	23	3	93
\$150,000-200,000	5	38	1	10	2	56
\$200,000+	14	24	12	0	10	60
<b>Total</b>	<b>480</b>	<b>709</b>	<b>279</b>	<b>201</b>	<b>153</b>	<b>1,802</b>



HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved.

Powered by: esri.com

Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	4.5%	0.2%	1.8%	0.8%	0.0%	7.3%
\$30,000-40,000	1.7%	0.8%	0.8%	2.8%	2.7%	8.8%
\$40,000-50,000	0.0%	2.0%	2.2%	4.7%	0.0%	8.9%
\$50,000-60,000	0.2%	0.0%	0.3%	0.7%	2.5%	3.7%
\$60,000-75,000	1.3%	0.5%	7.5%	10.3%	1.3%	20.9%
\$75,000-100,000	0.5%	9.5%	3.7%	1.0%	5.5%	20.1%
\$100,000-125,000	0.0%	1.8%	6.8%	3.5%	5.1%	17.3%
\$125,000-150,000	0.0%	3.0%	2.7%	3.0%	0.0%	8.6%
\$150,000-200,000	0.0%	1.3%	0.2%	1.7%	0.0%	3.2%
\$200,000+	0.0%	0.7%	0.5%	0.0%	0.2%	1.3%
<b>Total</b>	<b>8.1%</b>	<b>19.8%</b>	<b>26.4%</b>	<b>28.4%</b>	<b>17.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.1%	0.3%	0.1%	0.0%	0.0%	4.5%
\$10,000-20,000	8.7%	4.3%	0.0%	0.0%	0.0%	12.9%
\$20,000-30,000	7.8%	7.3%	1.3%	0.0%	0.0%	16.3%
\$30,000-40,000	4.1%	4.9%	2.2%	0.0%	0.0%	11.2%
\$40,000-50,000	3.8%	8.2%	0.4%	0.3%	0.5%	13.3%
\$50,000-60,000	0.7%	3.7%	1.8%	0.1%	0.0%	6.3%
\$60,000-75,000	1.8%	4.3%	1.4%	1.4%	0.4%	9.4%
\$75,000-100,000	0.4%	8.0%	1.3%	0.2%	0.3%	10.2%
\$100,000-125,000	2.2%	2.2%	0.7%	0.2%	0.0%	5.2%
\$125,000-150,000	0.5%	1.8%	0.2%	0.4%	0.3%	3.4%
\$150,000-200,000	0.4%	2.5%	0.0%	0.0%	0.2%	3.1%
\$200,000+	1.2%	1.7%	0.8%	0.0%	0.8%	4.3%
<b>Total</b>	<b>35.9%</b>	<b>49.2%</b>	<b>10.0%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.3%	0.3%	0.1%	0.0%	0.0%	4.7%
\$10,000-20,000	10.6%	4.9%	0.0%	0.0%	0.0%	15.5%
\$20,000-30,000	8.8%	8.9%	0.5%	0.0%	0.0%	18.2%
\$30,000-40,000	4.5%	5.0%	2.7%	0.0%	0.0%	12.2%
\$40,000-50,000	4.4%	9.3%	0.0%	0.3%	0.6%	14.6%
\$50,000-60,000	0.8%	3.2%	1.0%	0.1%	0.0%	5.2%
\$60,000-75,000	2.3%	3.9%	0.0%	1.3%	0.3%	7.7%
\$75,000-100,000	0.5%	6.9%	0.5%	0.2%	0.3%	8.5%
\$100,000-125,000	1.5%	2.0%	0.7%	0.2%	0.0%	4.4%
\$125,000-150,000	0.0%	2.0%	0.0%	0.2%	0.3%	2.5%
\$150,000-200,000	0.5%	1.5%	0.0%	0.0%	0.2%	2.2%
\$200,000+	1.8%	1.7%	0.9%	0.0%	0.2%	4.3%
<b>Total</b>	<b>39.6%</b>	<b>49.5%</b>	<b>6.6%</b>	<b>2.3%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.7%	0.2%	0.1%	0.0%	0.0%	3.0%
\$10,000-20,000	5.8%	2.8%	0.0%	0.0%	0.0%	8.6%
\$20,000-30,000	6.7%	4.9%	1.4%	0.3%	0.0%	13.3%
\$30,000-40,000	3.3%	3.6%	1.7%	0.9%	0.9%	10.4%
\$40,000-50,000	2.5%	6.2%	1.0%	1.7%	0.3%	11.8%
\$50,000-60,000	0.5%	2.4%	1.3%	0.3%	0.8%	5.4%
\$60,000-75,000	1.7%	3.1%	3.4%	4.4%	0.7%	13.3%
\$75,000-100,000	0.4%	8.5%	2.1%	0.4%	2.1%	13.5%
\$100,000-125,000	1.4%	2.1%	2.7%	1.3%	1.7%	9.2%
\$125,000-150,000	0.6%	2.2%	1.0%	1.3%	0.2%	5.2%
\$150,000-200,000	0.3%	2.1%	0.1%	0.6%	0.1%	3.1%
\$200,000+	0.8%	1.3%	0.7%	0.0%	0.6%	3.3%
<b>Total</b>	<b>26.6%</b>	<b>39.3%</b>	<b>15.5%</b>	<b>11.2%</b>	<b>7.4%</b>	<b>100.0%</b>



www.ribbondata.com

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Powered by Esri.com

Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	44	20	28	33	0	125
\$10,000-20,000	48	14	19	16	4	101
\$20,000-30,000	16	50	5	0	4	75
\$30,000-40,000	22	8	0	0	19	49
\$40,000-50,000	17	11	13	17	9	67
\$50,000-60,000	0	56	66	1	6	129
\$60,000-75,000	3	16	22	0	10	51
\$75,000-100,000	10	3	26	20	12	71
\$100,000-125,000	1	16	0	0	2	19
\$125,000-150,000	0	21	0	0	0	21
\$150,000-200,000	7	4	3	4	5	23
\$200,000+	2	4	2	2	1	11
<b>Total</b>	<b>170</b>	<b>223</b>	<b>184</b>	<b>93</b>	<b>72</b>	<b>742</b>

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	63	7	0	0	0	70
\$10,000-20,000	186	15	10	0	0	211
\$20,000-30,000	60	24	0	0	0	84
\$30,000-40,000	26	25	0	0	11	62
\$40,000-50,000	1	1	0	12	0	14
\$50,000-60,000	13	6	1	0	0	20
\$60,000-75,000	16	5	0	0	0	21
\$75,000-100,000	29	1	0	2	0	32
\$100,000-125,000	5	0	0	0	0	5
\$125,000-150,000	10	2	0	0	0	12
\$150,000-200,000	4	1	0	0	0	5
\$200,000+	10	1	0	0	0	11
<b>Total</b>	<b>423</b>	<b>88</b>	<b>11</b>	<b>14</b>	<b>11</b>	<b>547</b>

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	43	1	0	0	0	44
\$10,000-20,000	145	9	0	0	0	154
\$20,000-30,000	40	24	0	0	0	64
\$30,000-40,000	26	25	0	0	11	62
\$40,000-50,000	1	0	0	0	0	1
\$50,000-60,000	7	6	0	0	0	13
\$60,000-75,000	8	5	0	0	0	13
\$75,000-100,000	16	1	0	0	0	17
\$100,000-125,000	5	0	0	0	0	5
\$125,000-150,000	7	2	0	0	0	9
\$150,000-200,000	4	1	0	0	0	5
\$200,000+	10	1	0	0	0	11
<b>Total</b>	<b>312</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>398</b>

Renter Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	107	27	28	33	0	195
\$10,000-20,000	234	29	29	16	4	312
\$20,000-30,000	76	74	5	0	4	159
\$30,000-40,000	48	23	0	0	30	111
\$40,000-50,000	18	12	13	29	9	81
\$50,000-60,000	13	62	67	1	6	149
\$60,000-75,000	19	21	22	0	10	72
\$75,000-100,000	39	4	26	22	12	103
\$100,000-125,000	6	16	0	0	2	24
\$125,000-150,000	10	23	0	0	0	33
\$150,000-200,000	11	5	3	4	5	28
\$200,000+	12	5	2	2	1	22
<b>Total</b>	<b>593</b>	<b>311</b>	<b>195</b>	<b>107</b>	<b>83</b>	<b>1,289</b>

**HISTA 2.2 Summary Data**

**South Boston**

© 2020 All rights reserved.

Powered by census.

Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.9%	2.7%	3.8%	4.4%	0.0%	16.8%
\$10,000-20,000	6.5%	1.9%	2.6%	2.2%	0.5%	13.6%
\$20,000-30,000	2.2%	6.7%	0.7%	0.0%	0.5%	10.1%
\$30,000-40,000	3.0%	1.1%	0.0%	0.0%	2.6%	6.6%
\$40,000-50,000	2.3%	1.5%	1.8%	2.3%	1.2%	9.0%
\$50,000-60,000	0.0%	7.5%	8.9%	0.1%	0.8%	17.4%
\$60,000-75,000	0.4%	2.2%	3.0%	0.0%	1.3%	6.9%
\$75,000-100,000	1.3%	0.4%	3.5%	2.7%	1.6%	9.6%
\$100,000-125,000	0.1%	1.2%	0.0%	0.0%	0.3%	2.6%
\$125,000-150,000	0.0%	2.8%	0.0%	0.0%	0.0%	2.8%
\$150,000-200,000	0.9%	0.5%	0.4%	0.5%	0.7%	3.1%
\$200,000+	0.3%	0.5%	0.3%	0.3%	0.1%	1.5%
<b>Total</b>	<b>22.9%</b>	<b>30.1%</b>	<b>24.8%</b>	<b>12.5%</b>	<b>9.7%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11.5%	1.3%	0.0%	0.0%	0.0%	12.8%
\$10,000-20,000	34.0%	2.7%	1.5%	0.0%	0.0%	38.6%
\$20,000-30,000	11.0%	4.4%	0.0%	0.0%	0.0%	15.4%
\$30,000-40,000	4.8%	4.6%	0.0%	0.0%	2.0%	11.3%
\$40,000-50,000	0.2%	0.2%	0.0%	2.2%	0.0%	2.6%
\$50,000-60,000	2.4%	1.1%	0.2%	0.0%	0.0%	3.7%
\$60,000-75,000	2.9%	0.9%	0.0%	0.0%	0.0%	3.8%
\$75,000-100,000	5.3%	0.2%	0.0%	0.4%	0.0%	5.9%
\$100,000-125,000	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%
\$125,000-150,000	1.8%	0.4%	0.0%	0.0%	0.0%	2.2%
\$150,000-200,000	0.7%	0.2%	0.0%	0.0%	0.0%	0.9%
\$200,000+	1.8%	0.2%	0.0%	0.0%	0.0%	2.0%
<b>Total</b>	<b>77.3%</b>	<b>16.1%</b>	<b>2.0%</b>	<b>2.6%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10.8%	0.3%	0.0%	0.0%	0.0%	11.1%
\$10,000-20,000	36.4%	2.3%	0.0%	0.0%	0.0%	38.7%
\$20,000-30,000	10.1%	6.0%	0.0%	0.0%	0.0%	16.1%
\$30,000-40,000	6.5%	6.3%	0.0%	0.0%	2.8%	15.6%
\$40,000-50,000	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
\$50,000-60,000	1.8%	1.5%	0.0%	0.0%	0.0%	3.3%
\$60,000-75,000	2.0%	1.3%	0.0%	0.0%	0.0%	3.3%
\$75,000-100,000	4.0%	0.3%	0.0%	0.0%	0.0%	4.3%
\$100,000-125,000	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
\$125,000-150,000	1.8%	0.5%	0.0%	0.0%	0.0%	2.3%
\$150,000-200,000	1.0%	0.3%	0.0%	0.0%	0.0%	1.3%
\$200,000+	2.5%	0.3%	0.0%	0.0%	0.0%	2.8%
<b>Total</b>	<b>78.4%</b>	<b>18.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.8%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.3%	2.1%	2.2%	2.6%	0.0%	15.1%
\$10,000-20,000	18.2%	2.2%	2.2%	1.2%	0.3%	24.2%
\$20,000-30,000	5.9%	5.7%	0.4%	0.0%	0.3%	12.3%
\$30,000-40,000	3.7%	2.6%	0.0%	0.0%	2.3%	8.6%
\$40,000-50,000	1.4%	0.9%	1.0%	2.2%	0.7%	6.3%
\$50,000-60,000	1.0%	4.8%	5.2%	0.1%	0.5%	11.6%
\$60,000-75,000	1.5%	1.6%	1.7%	0.0%	0.8%	5.6%
\$75,000-100,000	3.0%	0.3%	2.0%	1.7%	0.9%	8.0%
\$100,000-125,000	0.5%	1.2%	0.0%	0.0%	0.2%	1.9%
\$125,000-150,000	0.8%	1.8%	0.0%	0.0%	0.0%	2.6%
\$150,000-200,000	0.9%	0.4%	0.2%	0.3%	0.4%	2.2%
\$200,000+	0.9%	0.4%	0.2%	0.2%	0.1%	1.7%
<b>Total</b>	<b>46.0%</b>	<b>24.1%</b>	<b>15.1%</b>	<b>8.3%</b>	<b>6.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

South Boston

© 2020 All rights reserved

Powered by census

Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	0	0	0	0	0	0
\$20,000-30,000	24	1	13	4	0	42
\$30,000-40,000	7	4	3	7	15	36
\$40,000-50,000	1	8	12	18	0	39
\$50,000-60,000	1	0	1	2	13	17
\$60,000-75,000	7	3	36	57	9	112
\$75,000-100,000	2	63	22	6	26	119
\$100,000-125,000	0	9	59	22	35	125
\$125,000-150,000	0	15	18	23	0	56
\$150,000-200,000	0	12	2	14	0	28
\$200,000+	0	1	4	0	0	11
<b>Total</b>	<b>42</b>	<b>116</b>	<b>170</b>	<b>153</b>	<b>104</b>	<b>585</b>

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	41	4	0	0	0	45
\$10,000-20,000	85	37	0	0	0	122
\$20,000-30,000	105	82	10	0	0	197
\$30,000-40,000	43	41	21	0	0	105
\$40,000-50,000	52	101	4	3	7	167
\$50,000-60,000	8	41	25	1	0	75
\$60,000-75,000	23	43	14	15	5	100
\$75,000-100,000	8	96	16	4	4	128
\$100,000-125,000	30	34	10	3	0	77
\$125,000-150,000	12	28	3	3	2	48
\$150,000-200,000	3	51	0	0	3	57
\$200,000+	22	29	13	2	8	74
<b>Total</b>	<b>432</b>	<b>587</b>	<b>116</b>	<b>32</b>	<b>29</b>	<b>1,196</b>

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	36	3	0	0	0	39
\$10,000-20,000	84	35	0	0	0	119
\$20,000-30,000	96	80	5	0	0	181
\$30,000-40,000	38	34	21	0	0	93
\$40,000-50,000	48	93	0	3	7	151
\$50,000-60,000	8	30	12	1	0	51
\$60,000-75,000	23	35	0	10	3	71
\$75,000-100,000	7	69	7	2	3	88
\$100,000-125,000	18	25	9	3	0	55
\$125,000-150,000	2	24	0	1	1	28
\$150,000-200,000	3	31	0	0	3	37
\$200,000+	22	25	13	2	1	64
<b>Total</b>	<b>385</b>	<b>484</b>	<b>67</b>	<b>23</b>	<b>18</b>	<b>977</b>

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	41	4	0	0	0	45
\$10,000-20,000	85	37	0	0	0	122
\$20,000-30,000	129	83	23	4	0	239
\$30,000-40,000	50	45	24	7	15	141
\$40,000-50,000	53	109	16	21	7	206
\$50,000-60,000	9	41	26	3	13	92
\$60,000-75,000	30	46	50	72	14	212
\$75,000-100,000	10	159	38	10	30	247
\$100,000-125,000	30	43	69	25	35	202
\$125,000-150,000	12	43	21	26	2	104
\$150,000-200,000	3	63	2	14	3	85
\$200,000+	22	30	17	3	14	86
<b>Total</b>	<b>474</b>	<b>703</b>	<b>286</b>	<b>185</b>	<b>133</b>	<b>1,781</b>

**HISTA 2.2 Summary Data**

**South Boston**

© 2020 All rights reserved

Projections by Census

Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$20,000-30,000	4.1%	0.2%	2.2%	0.7%	0.0%	7.2%
\$30,000-40,000	1.2%	0.7%	0.5%	1.2%	2.6%	6.2%
\$40,000-50,000	0.2%	1.4%	2.1%	3.1%	0.0%	6.7%
\$50,000-60,000	0.2%	0.0%	0.2%	0.3%	2.2%	2.9%
\$60,000-75,000	1.2%	0.5%	6.2%	9.7%	1.5%	19.1%
\$75,000-100,000	0.3%	10.8%	3.8%	1.0%	4.4%	20.3%
\$100,000-125,000	0.0%	1.5%	10.1%	3.8%	6.0%	21.4%
\$125,000-150,000	0.0%	2.6%	3.1%	3.9%	0.0%	9.6%
\$150,000-200,000	0.0%	2.1%	0.3%	2.4%	0.0%	4.8%
\$200,000+	0.0%	0.2%	0.7%	0.0%	1.0%	1.9%
<b>Total</b>	<b>7.2%</b>	<b>19.8%</b>	<b>29.1%</b>	<b>26.2%</b>	<b>17.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.4%	0.3%	0.0%	0.0%	0.0%	3.8%
\$10,000-20,000	7.1%	3.1%	0.0%	0.0%	0.0%	10.2%
\$20,000-30,000	8.8%	6.9%	0.8%	0.0%	0.0%	16.5%
\$30,000-40,000	3.6%	3.4%	1.8%	0.0%	0.0%	8.8%
\$40,000-50,000	4.3%	8.4%	0.3%	0.3%	0.6%	14.0%
\$50,000-60,000	0.7%	3.4%	2.1%	0.1%	0.0%	6.3%
\$60,000-75,000	1.9%	3.6%	1.2%	1.3%	0.4%	8.4%
\$75,000-100,000	0.7%	8.0%	1.3%	0.3%	0.3%	10.7%
\$100,000-125,000	2.5%	2.8%	0.8%	0.3%	0.0%	6.4%
\$125,000-150,000	1.0%	2.3%	0.3%	0.3%	0.2%	4.0%
\$150,000-200,000	0.3%	4.3%	0.0%	0.0%	0.3%	4.8%
\$200,000+	1.8%	2.4%	1.1%	0.3%	0.7%	6.3%
<b>Total</b>	<b>36.1%</b>	<b>49.1%</b>	<b>9.7%</b>	<b>2.7%</b>	<b>2.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.7%	0.3%	0.0%	0.0%	0.0%	4.0%
\$10,000-20,000	8.6%	3.6%	0.0%	0.0%	0.0%	12.2%
\$20,000-30,000	9.8%	8.2%	0.5%	0.0%	0.0%	18.5%
\$30,000-40,000	3.9%	3.5%	2.1%	0.0%	0.0%	9.5%
\$40,000-50,000	4.9%	9.5%	0.0%	0.3%	0.7%	15.5%
\$50,000-60,000	0.8%	3.1%	1.2%	0.1%	0.0%	5.2%
\$60,000-75,000	2.4%	3.6%	0.0%	1.0%	0.3%	7.3%
\$75,000-100,000	0.7%	7.1%	0.7%	0.2%	0.3%	9.0%
\$100,000-125,000	1.8%	2.6%	0.9%	0.3%	0.0%	5.6%
\$125,000-150,000	0.2%	2.5%	0.0%	0.1%	0.1%	2.9%
\$150,000-200,000	0.3%	3.2%	0.0%	0.0%	0.3%	3.8%
\$200,000+	2.3%	2.6%	1.3%	0.3%	0.1%	6.6%
<b>Total</b>	<b>39.4%</b>	<b>49.5%</b>	<b>6.9%</b>	<b>2.4%</b>	<b>1.8%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.3%	0.2%	0.0%	0.0%	0.0%	2.5%
\$10,000-20,000	4.8%	2.1%	0.0%	0.0%	0.0%	6.9%
\$20,000-30,000	7.2%	4.7%	1.3%	0.2%	0.0%	13.4%
\$30,000-40,000	2.8%	2.5%	1.3%	0.4%	0.8%	7.9%
\$40,000-50,000	3.0%	6.1%	0.9%	1.2%	0.4%	11.6%
\$50,000-60,000	0.5%	2.3%	1.5%	0.2%	0.7%	5.2%
\$60,000-75,000	1.7%	2.6%	2.8%	4.0%	0.8%	11.9%
\$75,000-100,000	0.6%	8.9%	2.1%	0.6%	1.7%	13.9%
\$100,000-125,000	1.7%	2.4%	3.9%	1.4%	2.0%	11.3%
\$125,000-150,000	0.7%	2.4%	1.2%	1.5%	0.1%	5.8%
\$150,000-200,000	0.2%	3.5%	0.1%	0.8%	0.2%	4.8%
\$200,000+	1.2%	1.7%	1.0%	0.2%	0.8%	4.8%
<b>Total</b>	<b>26.6%</b>	<b>39.5%</b>	<b>16.1%</b>	<b>10.4%</b>	<b>7.5%</b>	<b>100.0%</b>



www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

<u>Geocode/ ID</u>	<u>State</u>	<u>County</u>	<u>MCD</u>
5173712	Virginia	Halifax County	



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Revised: 01/2020

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	233	75	80	88	14	490
\$10,000-20,000	231	145	93	33	44	546
\$20,000-30,000	86	156	97	49	69	457
\$30,000-40,000	41	44	59	32	63	239
\$40,000-50,000	71	40	26	11	58	206
\$50,000-60,000	2	38	34	12	4	90
\$60,000-75,000	3	43	27	10	7	90
\$75,000-100,000	7	50	58	72	4	191
\$100,000-125,000	4	33	0	1	0	38
\$125,000-150,000	5	18	0	2	0	25
\$150,000-200,000	6	3	3	11	1	24
\$200,000+	4	10	1	2	2	19
<b>Total</b>	<b>693</b>	<b>655</b>	<b>478</b>	<b>323</b>	<b>266</b>	<b>2,415</b>

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	234	26	5	2	1	268
\$10,000-20,000	366	74	22	2	0	464
\$20,000-30,000	96	122	2	10	0	230
\$30,000-40,000	22	40	5	2	9	78
\$40,000-50,000	32	20	32	18	2	104
\$50,000-60,000	33	35	42	4	0	114
\$60,000-75,000	16	13	5	1	3	38
\$75,000-100,000	34	10	19	1	1	65
\$100,000-125,000	12	0	4	0	0	16
\$125,000-150,000	10	7	1	2	0	20
\$150,000-200,000	3	2	3	1	0	9
\$200,000+	1	2	1	1	0	10
<b>Total</b>	<b>862</b>	<b>351</b>	<b>143</b>	<b>44</b>	<b>16</b>	<b>1,416</b>

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	182	5	3	2	1	193
\$10,000-20,000	306	37	4	2	0	349
\$20,000-30,000	59	106	0	9	0	174
\$30,000-40,000	22	40	3	1	9	75
\$40,000-50,000	15	20	32	9	1	77
\$50,000-60,000	21	16	2	3	0	42
\$60,000-75,000	10	13	4	1	2	30
\$75,000-100,000	27	9	19	1	1	57
\$100,000-125,000	9	0	3	0	0	12
\$125,000-150,000	5	5	0	1	0	11
\$150,000-200,000	2	0	0	1	0	3
\$200,000+	1	2	1	1	0	7
<b>Total</b>	<b>661</b>	<b>253</b>	<b>71</b>	<b>31</b>	<b>14</b>	<b>1,030</b>

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	467	101	85	90	15	758
\$10,000-20,000	597	219	115	35	44	1,010
\$20,000-30,000	182	278	99	59	69	687
\$30,000-40,000	63	84	64	34	72	317
\$40,000-50,000	103	60	58	29	60	310
\$50,000-60,000	35	73	76	16	4	204
\$60,000-75,000	19	56	32	11	10	128
\$75,000-100,000	41	60	77	73	5	256
\$100,000-125,000	16	33	4	1	0	54
\$125,000-150,000	15	25	1	4	0	45
\$150,000-200,000	9	5	6	12	1	33
\$200,000+	8	12	4	3	2	29
<b>Total</b>	<b>1,555</b>	<b>1,006</b>	<b>621</b>	<b>367</b>	<b>252</b>	<b>3,831</b>

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Revisions 02/20/20

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	9.6%	3.1%	3.3%	3.6%	0.6%	20.3%
\$10,000-20,000	9.6%	6.0%	3.9%	1.4%	1.8%	22.6%
\$20,000-30,000	3.6%	6.5%	4.0%	2.0%	2.9%	18.9%
\$30,000-40,000	1.7%	1.8%	2.4%	1.3%	2.6%	9.9%
\$40,000-50,000	2.9%	1.7%	1.1%	0.5%	2.4%	8.5%
\$50,000-60,000	0.1%	1.6%	1.4%	0.5%	0.2%	3.7%
\$60,000-75,000	0.1%	1.8%	1.1%	0.4%	0.3%	3.7%
\$75,000-100,000	0.3%	2.1%	2.4%	3.0%	0.2%	7.9%
\$100,000-125,000	0.2%	1.4%	0.0%	0.0%	0.0%	1.6%
\$125,000-150,000	0.2%	0.7%	0.0%	0.1%	0.0%	1.0%
\$150,000-200,000	0.2%	0.1%	0.1%	0.5%	0.0%	1.0%
\$200,000+	0.2%	0.4%	0.0%	0.1%	0.1%	0.8%
<b>Total</b>	<b>28.7%</b>	<b>27.1%</b>	<b>19.8%</b>	<b>13.4%</b>	<b>11.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	16.5%	1.8%	0.4%	0.1%	0.1%	18.9%
\$10,000-20,000	25.8%	5.2%	1.6%	0.1%	0.0%	32.8%
\$20,000-30,000	6.8%	8.6%	0.1%	0.7%	0.0%	16.2%
\$30,000-40,000	1.6%	2.8%	0.4%	0.1%	0.6%	5.5%
\$40,000-50,000	2.3%	1.4%	2.3%	1.3%	0.1%	7.3%
\$50,000-60,000	2.3%	2.5%	3.0%	0.3%	0.0%	8.1%
\$60,000-75,000	1.1%	0.9%	0.4%	0.1%	0.2%	2.7%
\$75,000-100,000	2.4%	0.7%	1.3%	0.1%	0.1%	4.6%
\$100,000-125,000	0.8%	0.0%	0.3%	0.0%	0.0%	1.1%
\$125,000-150,000	0.7%	0.5%	0.1%	0.1%	0.0%	1.4%
\$150,000-200,000	0.2%	0.1%	0.2%	0.1%	0.0%	0.6%
\$200,000+	0.3%	0.1%	0.2%	0.1%	0.0%	0.7%
<b>Total</b>	<b>60.9%</b>	<b>24.8%</b>	<b>10.1%</b>	<b>3.1%</b>	<b>1.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	17.7%	0.5%	0.3%	0.2%	0.1%	18.7%
\$10,000-20,000	29.7%	3.6%	0.4%	0.2%	0.0%	33.9%
\$20,000-30,000	5.7%	10.3%	0.0%	0.9%	0.0%	16.9%
\$30,000-40,000	2.1%	3.9%	0.3%	0.1%	0.9%	7.3%
\$40,000-50,000	1.5%	1.9%	3.1%	0.9%	0.1%	7.5%
\$50,000-60,000	2.0%	1.6%	0.2%	0.3%	0.0%	4.1%
\$60,000-75,000	1.0%	1.3%	0.4%	0.1%	0.2%	2.9%
\$75,000-100,000	2.6%	0.9%	1.8%	0.1%	0.1%	5.5%
\$100,000-125,000	0.9%	0.0%	0.3%	0.0%	0.0%	1.2%
\$125,000-150,000	0.5%	0.5%	0.0%	0.1%	0.0%	1.1%
\$150,000-200,000	0.2%	0.0%	0.0%	0.1%	0.0%	0.3%
\$200,000+	0.3%	0.2%	0.1%	0.1%	0.0%	0.7%
<b>Total</b>	<b>64.2%</b>	<b>24.6%</b>	<b>6.9%</b>	<b>3.0%</b>	<b>1.4%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	12.2%	2.6%	2.2%	2.3%	0.4%	19.8%
\$10,000-20,000	15.6%	5.7%	3.0%	0.9%	1.1%	26.4%
\$20,000-30,000	4.8%	7.3%	2.6%	1.5%	1.8%	17.9%
\$30,000-40,000	1.6%	2.2%	1.7%	0.9%	1.9%	8.3%
\$40,000-50,000	2.7%	1.6%	1.5%	0.8%	1.6%	8.1%
\$50,000-60,000	0.9%	1.9%	2.0%	0.4%	0.1%	5.3%
\$60,000-75,000	0.5%	1.5%	0.8%	0.3%	0.3%	3.3%
\$75,000-100,000	1.1%	1.6%	2.0%	1.9%	0.1%	6.7%
\$100,000-125,000	0.4%	0.9%	0.1%	0.0%	0.0%	1.4%
\$125,000-150,000	0.4%	0.7%	0.0%	0.1%	0.0%	1.2%
\$150,000-200,000	0.2%	0.1%	0.2%	0.3%	0.0%	0.9%
\$200,000+	0.2%	0.3%	0.1%	0.1%	0.1%	0.8%
<b>Total</b>	<b>40.6%</b>	<b>26.3%</b>	<b>16.2%</b>	<b>9.6%</b>	<b>7.4%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Prepared by: 03/20/2020

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	64	54	36	65	2	221
\$10,000-20,000	23	146	12	3	4	188
\$20,000-30,000	124	110	99	22	80	435
\$30,000-40,000	69	81	179	16	173	518
\$40,000-50,000	7	106	87	50	102	352
\$50,000-60,000	35	105	183	113	45	481
\$60,000-75,000	13	156	202	232	78	681
\$75,000-100,000	9	114	158	219	77	577
\$100,000-125,000	0	62	62	120	45	289
\$125,000-150,000	1	65	65	62	2	195
\$150,000-200,000	2	22	33	43	7	107
\$200,000+	1	11	13	7	12	44
<b>Total</b>	<b>348</b>	<b>1,032</b>	<b>1,129</b>	<b>952</b>	<b>627</b>	<b>4,088</b>

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	425	110	16	9	10	570
\$10,000-20,000	709	357	20	46	11	1,143
\$20,000-30,000	505	498	57	26	7	1,093
\$30,000-40,000	235	413	102	3	8	761
\$40,000-50,000	181	402	28	51	13	675
\$50,000-60,000	70	349	87	17	30	553
\$60,000-75,000	75	286	66	48	51	526
\$75,000-100,000	68	349	65	7	20	809
\$100,000-125,000	62	150	68	6	1	287
\$125,000-150,000	27	54	10	10	4	105
\$150,000-200,000	4	44	10	2	5	65
\$200,000+	16	37	11	4	15	83
<b>Total</b>	<b>2,377</b>	<b>3,049</b>	<b>540</b>	<b>229</b>	<b>175</b>	<b>6,370</b>

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	298	84	6	4	1	393
\$10,000-20,000	639	278	13	17	9	956
\$20,000-30,000	349	434	36	2	5	826
\$30,000-40,000	186	306	77	2	8	579
\$40,000-50,000	139	323	11	18	12	503
\$50,000-60,000	60	271	65	1	4	401
\$60,000-75,000	64	200	5	40	15	324
\$75,000-100,000	49	206	15	6	10	286
\$100,000-125,000	25	89	15	4	0	133
\$125,000-150,000	8	33	0	3	1	45
\$150,000-200,000	3	20	2	1	2	28
\$200,000+	12	27	9	9	9	66
<b>Total</b>	<b>1,833</b>	<b>2,271</b>	<b>254</b>	<b>98</b>	<b>67</b>	<b>4,523</b>

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	489	164	52	74	12	791
\$10,000-20,000	732	503	32	49	15	1,331
\$20,000-30,000	629	608	156	48	87	1,528
\$30,000-40,000	304	494	281	19	181	1,279
\$40,000-50,000	188	508	115	101	115	1,027
\$50,000-60,000	105	454	270	130	75	1,034
\$60,000-75,000	88	442	268	280	129	1,207
\$75,000-100,000	77	463	223	226	97	1,086
\$100,000-125,000	62	212	130	126	46	576
\$125,000-150,000	28	119	75	72	6	300
\$150,000-200,000	6	66	43	45	12	172
\$200,000+	17	48	24	11	27	127
<b>Total</b>	<b>2,725</b>	<b>4,081</b>	<b>1,669</b>	<b>1,381</b>	<b>802</b>	<b>10,458</b>

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Prepared by ribbon

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.6%	1.3%	0.9%	1.6%	0.0%	5.4%
\$10,000-20,000	0.6%	3.6%	0.3%	0.1%	0.1%	4.6%
\$20,000-30,000	3.0%	2.7%	2.4%	0.5%	2.0%	10.6%
\$30,000-40,000	1.7%	2.0%	4.4%	0.4%	4.2%	12.7%
\$40,000-50,000	0.2%	2.6%	2.1%	1.2%	2.5%	8.6%
\$50,000-60,000	0.9%	2.6%	4.5%	2.8%	1.1%	11.8%
\$60,000-75,000	0.3%	3.8%	4.9%	5.7%	1.9%	16.7%
\$75,000-100,000	0.2%	2.8%	3.9%	5.4%	1.9%	14.1%
\$100,000-125,000	0.0%	1.5%	1.5%	2.9%	1.1%	7.1%
\$125,000-150,000	0.0%	1.6%	1.6%	1.5%	0.0%	4.8%
\$150,000-200,000	0.0%	0.5%	0.8%	1.1%	0.2%	2.6%
\$200,000+	0.0%	0.3%	0.3%	0.2%	0.3%	1.1%
<b>Total</b>	<b>8.5%</b>	<b>25.2%</b>	<b>27.6%</b>	<b>23.3%</b>	<b>15.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.7%	1.7%	0.3%	0.1%	0.2%	8.9%
\$10,000-20,000	11.1%	5.6%	0.3%	0.7%	0.2%	17.9%
\$20,000-30,000	7.9%	7.8%	0.9%	0.4%	0.1%	17.2%
\$30,000-40,000	3.7%	6.5%	1.6%	0.0%	0.1%	11.9%
\$40,000-50,000	2.8%	6.2%	0.4%	0.8%	0.2%	10.6%
\$50,000-60,000	1.1%	5.5%	1.4%	0.3%	0.5%	8.7%
\$60,000-75,000	1.2%	4.5%	1.0%	0.8%	0.8%	8.3%
\$75,000-100,000	1.1%	5.5%	1.0%	0.1%	0.3%	8.0%
\$100,000-125,000	1.0%	2.4%	1.1%	0.1%	0.0%	4.5%
\$125,000-150,000	0.4%	0.8%	0.2%	0.2%	0.1%	1.6%
\$150,000-200,000	0.1%	0.7%	0.2%	0.0%	0.1%	1.0%
\$200,000+	0.3%	0.6%	0.2%	0.1%	0.2%	1.3%
<b>Total</b>	<b>37.3%</b>	<b>47.9%</b>	<b>8.5%</b>	<b>3.6%</b>	<b>2.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.6%	1.9%	0.1%	0.1%	0.0%	8.7%
\$10,000-20,000	14.1%	6.1%	0.3%	0.4%	0.2%	21.1%
\$20,000-30,000	7.7%	9.6%	0.8%	0.0%	0.1%	18.3%
\$30,000-40,000	4.1%	6.8%	1.7%	0.0%	0.2%	12.8%
\$40,000-50,000	3.1%	7.1%	0.2%	0.4%	0.3%	11.1%
\$50,000-60,000	1.3%	6.0%	1.4%	0.0%	0.1%	8.9%
\$60,000-75,000	1.4%	4.4%	0.1%	0.9%	0.3%	7.2%
\$75,000-100,000	1.1%	4.6%	0.3%	0.1%	0.2%	6.3%
\$100,000-125,000	0.6%	2.0%	0.3%	0.1%	0.0%	2.9%
\$125,000-150,000	0.2%	0.7%	0.0%	0.1%	0.0%	1.0%
\$150,000-200,000	0.1%	0.4%	0.0%	0.0%	0.0%	0.6%
\$200,000+	0.3%	0.6%	0.2%	0.0%	0.0%	1.1%
<b>Total</b>	<b>40.5%</b>	<b>50.2%</b>	<b>5.6%</b>	<b>2.2%</b>	<b>1.5%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.7%	1.6%	0.5%	0.7%	0.1%	7.6%
\$10,000-20,000	7.0%	4.8%	0.3%	0.5%	0.1%	12.7%
\$20,000-30,000	6.0%	5.8%	1.5%	0.5%	0.8%	14.6%
\$30,000-40,000	2.9%	4.7%	2.7%	0.2%	1.7%	12.2%
\$40,000-50,000	1.8%	4.9%	1.1%	1.0%	1.1%	9.8%
\$50,000-60,000	1.0%	4.3%	2.6%	1.2%	0.7%	9.9%
\$60,000-75,000	0.8%	4.2%	2.6%	2.7%	1.2%	11.5%
\$75,000-100,000	0.7%	4.4%	2.1%	2.2%	0.9%	10.4%
\$100,000-125,000	0.6%	2.0%	1.2%	1.2%	0.4%	5.5%
\$125,000-150,000	0.3%	1.1%	0.7%	0.7%	0.1%	2.9%
\$150,000-200,000	0.1%	0.6%	0.4%	0.4%	0.1%	1.6%
\$200,000+	0.2%	0.5%	0.2%	0.1%	0.3%	1.2%
<b>Total</b>	<b>26.1%</b>	<b>39.0%</b>	<b>16.0%</b>	<b>11.3%</b>	<b>7.7%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Geography Counts

Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	178	38	52	63	11	342
\$10,000-20,000	148	105	40	17	32	342
\$20,000-30,000	91	135	70	42	55	393
\$30,000-40,000	57	19	43	28	45	192
\$40,000-50,000	70	31	37	17	41	196
\$50,000-60,000	2	53	61	7	4	127
\$60,000-75,000	12	41	27	11	6	97
\$75,000-100,000	13	59	58	69	6	205
\$100,000-125,000	11	54	6	13	7	85
\$125,000-150,000	16	18	1	4	1	40
\$150,000-200,000	14	7	7	19	7	54
\$200,000+	8	10	6	3	3	30
<b>Total</b>	<b>620</b>	<b>570</b>	<b>402</b>	<b>293</b>	<b>218</b>	<b>2,103</b>

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	287	27	9	0	2	325
\$10,000-20,000	415	62	27	2	2	508
\$20,000-30,000	123	114	3	5	3	248
\$30,000-40,000	40	51	1	1	12	105
\$40,000-50,000	42	27	28	24	1	122
\$50,000-60,000	27	33	31	2	0	93
\$60,000-75,000	30	18	12	4	3	67
\$75,000-100,000	58	23	27	3	3	114
\$100,000-125,000	27	4	4	2	3	40
\$125,000-150,000	20	19	6	3	0	48
\$150,000-200,000	10	8	8	1	2	29
\$200,000+	11	5	4	1	0	21
<b>Total</b>	<b>1,093</b>	<b>391</b>	<b>160</b>	<b>48</b>	<b>31</b>	<b>1,723</b>

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	238	7	4	0	1	250
\$10,000-20,000	347	43	4	1	0	395
\$20,000-30,000	75	105	2	5	3	190
\$30,000-40,000	40	51	1	0	12	104
\$40,000-50,000	21	27	27	11	1	87
\$50,000-60,000	15	18	2	2	0	37
\$60,000-75,000	24	17	12	3	3	59
\$75,000-100,000	46	22	26	2	2	98
\$100,000-125,000	24	4	3	1	2	34
\$125,000-150,000	11	12	1	2	0	26
\$150,000-200,000	6	5	2	1	2	16
\$200,000+	12	5	3	1	0	21
<b>Total</b>	<b>859</b>	<b>316</b>	<b>87</b>	<b>29</b>	<b>26</b>	<b>1,317</b>

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	465	65	61	63	13	667
\$10,000-20,000	563	167	67	19	34	850
\$20,000-30,000	214	249	73	47	58	641
\$30,000-40,000	97	70	44	29	57	297
\$40,000-50,000	112	58	65	41	42	318
\$50,000-60,000	29	86	92	9	4	220
\$60,000-75,000	42	59	39	15	9	164
\$75,000-100,000	71	82	85	72	9	319
\$100,000-125,000	38	58	4	15	10	125
\$125,000-150,000	36	37	7	7	1	88
\$150,000-200,000	24	15	15	20	9	83
\$200,000+	22	15	10	4	3	54
<b>Total</b>	<b>1,713</b>	<b>961</b>	<b>562</b>	<b>341</b>	<b>249</b>	<b>3,826</b>



www.ribbondata.com

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Geography Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.5%	1.8%	2.5%	3.0%	0.5%	16.3%
\$10,000-20,000	7.0%	5.0%	1.9%	0.8%	1.5%	16.3%
\$20,000-30,000	4.3%	6.4%	3.3%	2.0%	2.6%	18.7%
\$30,000-40,000	2.7%	0.9%	2.0%	1.3%	2.1%	9.1%
\$40,000-50,000	3.3%	1.5%	1.8%	0.8%	1.9%	9.3%
\$50,000-60,000	0.1%	2.5%	2.9%	0.3%	0.2%	6.0%
\$60,000-75,000	0.6%	1.9%	1.3%	0.5%	0.3%	4.6%
\$75,000-100,000	0.6%	2.8%	2.8%	3.3%	0.3%	9.7%
\$100,000-125,000	0.5%	2.6%	0.0%	0.6%	0.3%	4.0%
\$125,000-150,000	0.8%	0.9%	0.0%	0.2%	0.0%	1.9%
\$150,000-200,000	0.7%	0.3%	0.3%	0.9%	0.3%	2.6%
\$200,000+	0.4%	0.5%	0.3%	0.1%	0.1%	1.4%
<b>Total</b>	<b>29.5%</b>	<b>27.1%</b>	<b>19.1%</b>	<b>13.9%</b>	<b>10.4%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	16.7%	1.6%	0.5%	0.0%	0.1%	18.9%
\$10,000-20,000	24.1%	3.6%	1.6%	0.1%	0.1%	29.5%
\$20,000-30,000	7.1%	6.6%	0.2%	0.3%	0.2%	14.4%
\$30,000-40,000	2.3%	3.0%	0.1%	0.1%	0.7%	6.1%
\$40,000-50,000	2.4%	1.6%	1.6%	1.4%	0.1%	7.1%
\$50,000-60,000	1.6%	1.9%	1.8%	0.1%	0.0%	5.4%
\$60,000-75,000	1.7%	1.0%	0.7%	0.2%	0.2%	3.9%
\$75,000-100,000	3.4%	1.3%	1.6%	0.2%	0.2%	6.6%
\$100,000-125,000	1.6%	0.2%	0.2%	0.1%	0.2%	2.3%
\$125,000-150,000	1.2%	1.1%	0.3%	0.2%	0.0%	2.8%
\$150,000-200,000	0.6%	0.5%	0.5%	0.1%	0.1%	1.7%
\$200,000+	0.8%	0.3%	0.2%	0.1%	0.0%	1.4%
<b>Total</b>	<b>63.4%</b>	<b>22.7%</b>	<b>9.3%</b>	<b>2.8%</b>	<b>1.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	18.1%	0.5%	0.3%	0.0%	0.1%	19.0%
\$10,000-20,000	26.3%	3.3%	0.3%	0.1%	0.0%	30.0%
\$20,000-30,000	5.7%	8.0%	0.2%	0.4%	0.2%	14.4%
\$30,000-40,000	3.0%	3.9%	0.1%	0.0%	0.9%	7.9%
\$40,000-50,000	1.6%	2.1%	2.1%	0.8%	0.1%	6.6%
\$50,000-60,000	1.1%	1.4%	0.2%	0.2%	0.0%	2.8%
\$60,000-75,000	1.8%	1.3%	0.9%	0.2%	0.2%	4.5%
\$75,000-100,000	3.5%	1.7%	2.0%	0.2%	0.2%	7.4%
\$100,000-125,000	1.8%	0.3%	0.2%	0.1%	0.2%	2.6%
\$125,000-150,000	0.8%	0.9%	0.1%	0.2%	0.0%	2.0%
\$150,000-200,000	0.5%	0.4%	0.2%	0.1%	0.2%	1.2%
\$200,000+	0.9%	0.4%	0.2%	0.1%	0.0%	1.6%
<b>Total</b>	<b>65.2%</b>	<b>24.0%</b>	<b>6.6%</b>	<b>2.2%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	12.2%	1.7%	1.6%	1.6%	0.3%	17.4%
\$10,000-20,000	14.7%	4.4%	1.8%	0.5%	0.9%	22.2%
\$20,000-30,000	5.6%	6.5%	1.9%	1.2%	1.5%	16.8%
\$30,000-40,000	2.5%	1.8%	1.2%	0.8%	1.5%	7.8%
\$40,000-50,000	2.9%	1.5%	1.7%	1.1%	1.1%	8.3%
\$50,000-60,000	0.8%	2.2%	2.4%	0.2%	0.1%	5.8%
\$60,000-75,000	1.1%	1.5%	1.0%	0.4%	0.2%	4.3%
\$75,000-100,000	1.9%	2.1%	2.2%	1.0%	0.2%	8.3%
\$100,000-125,000	1.0%	1.5%	0.1%	0.4%	0.3%	3.3%
\$125,000-150,000	0.9%	1.0%	0.2%	0.2%	0.0%	2.3%
\$150,000-200,000	0.6%	0.4%	0.4%	0.5%	0.2%	2.2%
\$200,000+	0.6%	0.4%	0.3%	0.1%	0.1%	1.4%
<b>Total</b>	<b>44.8%</b>	<b>25.1%</b>	<b>14.7%</b>	<b>8.9%</b>	<b>6.5%</b>	<b>100.0%</b>



**HISTA 2.2 Summary Data      Halifax County**

© 2020 All rights reserved.      Powered by: ribbon

Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	27	21	21	77	2	148
\$10,000-20,000	12	69	9	1	3	94
\$20,000-30,000	67	53	70	13	51	254
\$30,000-40,000	40	41	122	17	126	346
\$40,000-50,000	3	67	50	32	72	224
\$50,000-60,000	27	45	110	49	36	267
\$60,000-75,000	12	134	208	186	71	611
\$75,000-100,000	3	149	225	236	81	694
\$100,000-125,000	1	111	140	155	94	501
\$125,000-150,000	1	98	134	115	4	352
\$150,000-200,000	4	27	35	62	12	140
\$200,000+	2	11	17	7	17	54
<b>Total</b>	<b>199</b>	<b>826</b>	<b>1,141</b>	<b>950</b>	<b>569</b>	<b>3,685</b>

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	410	108	16	4	12	550
\$10,000-20,000	668	254	14	30	17	983
\$20,000-30,000	451	409	54	8	5	927
\$30,000-40,000	285	421	113	1	7	827
\$40,000-50,000	223	442	34	44	14	757
\$50,000-60,000	67	310	76	17	21	491
\$60,000-75,000	108	364	76	61	41	650
\$75,000-100,000	98	477	87	7	32	701
\$100,000-125,000	136	235	67	13	5	456
\$125,000-150,000	63	117	24	12	10	226
\$150,000-200,000	33	101	16	2	5	157
\$200,000+	30	66	15	7	21	142
<b>Total</b>	<b>2,572</b>	<b>3,304</b>	<b>592</b>	<b>206</b>	<b>193</b>	<b>6,867</b>

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	304	71	8	0	7	390
\$10,000-20,000	632	203	10	9	16	870
\$20,000-30,000	374	383	41	1	5	804
\$30,000-40,000	244	354	99	1	6	704
\$40,000-50,000	182	385	12	15	14	608
\$50,000-60,000	55	251	55	3	5	369
\$60,000-75,000	97	271	14	54	10	446
\$75,000-100,000	75	298	33	5	26	437
\$100,000-125,000	96	145	21	11	4	277
\$125,000-150,000	22	76	4	2	3	107
\$150,000-200,000	22	46	5	1	3	77
\$200,000+	27	46	14	0	2	89
<b>Total</b>	<b>2,130</b>	<b>2,529</b>	<b>316</b>	<b>102</b>	<b>101</b>	<b>5,178</b>

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	437	129	37	81	14	698
\$10,000-20,000	680	323	23	31	20	1,077
\$20,000-30,000	518	462	124	21	56	1,181
\$30,000-40,000	325	462	235	18	133	1,173
\$40,000-50,000	226	509	84	76	86	981
\$50,000-60,000	94	355	186	66	57	758
\$60,000-75,000	120	498	284	247	112	1,261
\$75,000-100,000	101	626	312	243	113	1,395
\$100,000-125,000	137	346	207	168	99	957
\$125,000-150,000	64	215	158	127	14	578
\$150,000-200,000	37	128	51	64	17	297
\$200,000+	32	77	32	14	41	196
<b>Total</b>	<b>2,771</b>	<b>4,130</b>	<b>1,733</b>	<b>1,156</b>	<b>762</b>	<b>10,552</b>

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved.

Powered by: ribbon

Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.7%	0.6%	0.6%	2.1%	0.1%	4.0%
\$10,000-20,000	0.3%	1.9%	0.2%	0.0%	0.1%	2.6%
\$20,000-30,000	1.8%	1.4%	1.9%	0.4%	1.4%	6.9%
\$30,000-40,000	1.1%	1.1%	3.3%	0.5%	3.4%	9.4%
\$40,000-50,000	0.1%	1.8%	1.4%	0.9%	2.0%	6.1%
\$50,000-60,000	0.7%	1.2%	3.0%	1.3%	1.0%	7.2%
\$60,000-75,000	0.3%	3.6%	5.6%	5.0%	1.9%	16.6%
\$75,000-100,000	0.1%	4.0%	6.1%	6.4%	2.2%	18.8%
\$100,000-125,000	0.0%	3.0%	3.8%	4.2%	2.6%	13.6%
\$125,000-150,000	0.0%	2.7%	3.6%	3.1%	0.1%	9.6%
\$150,000-200,000	0.1%	0.7%	0.9%	1.7%	0.3%	3.8%
\$200,000+	0.1%	0.3%	0.5%	0.2%	0.5%	1.5%
<b>Total</b>	<b>5.4%</b>	<b>22.4%</b>	<b>31.0%</b>	<b>25.8%</b>	<b>15.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	1.6%	0.2%	0.1%	0.2%	8.0%
\$10,000-20,000	9.7%	3.7%	0.2%	0.4%	0.2%	14.3%
\$20,000-30,000	6.6%	6.0%	0.8%	0.1%	0.1%	13.5%
\$30,000-40,000	4.2%	6.1%	1.6%	0.0%	0.1%	12.0%
\$40,000-50,000	3.2%	6.4%	0.5%	0.6%	0.2%	11.0%
\$50,000-60,000	1.0%	4.5%	1.1%	0.2%	0.3%	7.2%
\$60,000-75,000	1.6%	5.3%	1.1%	0.9%	0.6%	9.5%
\$75,000-100,000	1.4%	6.9%	1.3%	0.1%	0.5%	10.2%
\$100,000-125,000	2.0%	3.4%	1.0%	0.2%	0.1%	6.6%
\$125,000-150,000	0.9%	1.7%	0.3%	0.2%	0.1%	3.3%
\$150,000-200,000	0.5%	1.5%	0.2%	0.0%	0.1%	2.3%
\$200,000+	0.4%	1.0%	0.2%	0.1%	0.3%	2.1%
<b>Total</b>	<b>37.5%</b>	<b>48.1%</b>	<b>8.6%</b>	<b>3.0%</b>	<b>2.8%</b>	<b>100.0%</b>


Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.9%	1.4%	0.2%	0.0%	0.1%	7.5%
\$10,000-20,000	12.2%	3.9%	0.2%	0.2%	0.3%	16.8%
\$20,000-30,000	7.2%	7.4%	0.8%	0.0%	0.1%	15.5%
\$30,000-40,000	4.7%	6.8%	1.9%	0.0%	0.1%	13.6%
\$40,000-50,000	3.5%	7.4%	0.2%	0.3%	0.3%	11.7%
\$50,000-60,000	1.1%	4.8%	1.1%	0.1%	0.1%	7.1%
\$60,000-75,000	1.9%	5.2%	0.3%	1.0%	0.2%	8.6%
\$75,000-100,000	1.4%	5.8%	0.6%	0.1%	0.5%	8.4%
\$100,000-125,000	1.9%	2.8%	0.4%	0.2%	0.1%	5.3%
\$125,000-150,000	0.4%	1.5%	0.1%	0.0%	0.1%	2.1%
\$150,000-200,000	0.4%	0.9%	0.1%	0.0%	0.1%	1.5%
\$200,000+	0.5%	0.9%	0.3%	0.0%	0.0%	1.7%
<b>Total</b>	<b>41.1%</b>	<b>48.8%</b>	<b>6.1%</b>	<b>2.0%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.1%	1.2%	0.4%	0.8%	0.1%	6.6%
\$10,000-20,000	6.4%	3.1%	0.2%	0.3%	0.2%	10.2%
\$20,000-30,000	4.9%	4.4%	1.2%	0.2%	0.5%	11.2%
\$30,000-40,000	3.1%	4.4%	2.2%	0.2%	1.3%	11.1%
\$40,000-50,000	2.1%	4.8%	0.8%	0.7%	0.8%	9.3%
\$50,000-60,000	0.9%	3.4%	1.8%	0.6%	0.5%	7.2%
\$60,000-75,000	1.1%	4.7%	2.7%	2.3%	1.1%	12.0%
\$75,000-100,000	1.0%	5.9%	3.0%	2.3%	1.1%	13.2%
\$100,000-125,000	1.3%	3.3%	2.0%	1.6%	0.9%	9.1%
\$125,000-150,000	0.6%	2.0%	1.5%	1.2%	0.1%	5.5%
\$150,000-200,000	0.4%	1.2%	0.5%	0.6%	0.2%	2.9%
\$200,000+	0.3%	0.7%	0.3%	0.1%	0.4%	1.9%
<b>Total</b>	<b>26.3%</b>	<b>39.1%</b>	<b>16.4%</b>	<b>11.0%</b>	<b>7.2%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Powered by 

Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	149	30	48	56	14	297
\$10,000-20,000	117	86	37	15	20	275
\$20,000-30,000	85	129	55	30	50	349
\$30,000-40,000	64	12	41	25	36	178
\$40,000-50,000	66	26	43	17	35	187
\$50,000-60,000	2	62	64	10	9	147
\$60,000-75,000	17	33	27	13	8	98
\$75,000-100,000	13	56	60	71	7	207
\$100,000-125,000	11	65	0	13	5	94
\$125,000-150,000	24	28	4	3	1	60
\$150,000-200,000	17	14	5	27	9	72
\$200,000+	6	12	8	5	5	43
<b>Total</b>	<b>571</b>	<b>560</b>	<b>392</b>	<b>285</b>	<b>199</b>	<b>2,007</b>

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	291	31	2	0	1	325
\$10,000-20,000	390	51	22	2	1	466
\$20,000-30,000	139	112	3	6	2	262
\$30,000-40,000	43	50	0	1	13	107
\$40,000-50,000	43	22	28	29	0	122
\$50,000-60,000	37	36	35	0	0	108
\$60,000-75,000	38	15	11	2	0	66
\$75,000-100,000	67	29	28	4	2	130
\$100,000-125,000	42	7	6	3	0	58
\$125,000-150,000	30	18	10	3	0	61
\$150,000-200,000	20	19	10	0	3	52
\$200,000+	30	2	2	2	0	42
<b>Total</b>	<b>1,170</b>	<b>397</b>	<b>158</b>	<b>52</b>	<b>22</b>	<b>1,799</b>

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	247	12	2	0	1	262
\$10,000-20,000	336	37	3	2	0	378
\$20,000-30,000	94	103	1	5	1	204
\$30,000-40,000	43	50	0	1	13	107
\$40,000-50,000	24	21	27	14	0	86
\$50,000-60,000	22	17	3	0	0	42
\$60,000-75,000	30	14	11	2	0	57
\$75,000-100,000	52	28	26	2	2	110
\$100,000-125,000	39	7	6	3	0	55
\$125,000-150,000	19	11	4	2	0	36
\$150,000-200,000	14	15	1	0	3	33
\$200,000+	25	2	1	2	0	30
<b>Total</b>	<b>945</b>	<b>322</b>	<b>85</b>	<b>33</b>	<b>20</b>	<b>1,405</b>

Renter Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	440	61	50	56	15	622
\$10,000-20,000	507	137	59	17	21	741
\$20,000-30,000	224	241	58	36	52	611
\$30,000-40,000	107	62	41	26	49	285
\$40,000-50,000	109	48	71	46	35	309
\$50,000-60,000	39	98	99	10	9	255
\$60,000-75,000	55	48	38	15	8	164
\$75,000-100,000	80	85	88	75	9	337
\$100,000-125,000	53	72	6	16	5	152
\$125,000-150,000	54	46	14	6	1	121
\$150,000-200,000	37	33	15	27	12	124
\$200,000+	36	26	11	7	5	85
<b>Total</b>	<b>1,741</b>	<b>957</b>	<b>550</b>	<b>337</b>	<b>221</b>	<b>3,806</b>

HISTA 2.2 Summary Data Halifax County  
© 2020 All rights reserved. Powered by census.

Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.4%	1.5%	2.4%	2.8%	0.7%	14.8%
\$10,000-20,000	5.8%	4.3%	1.8%	0.7%	1.0%	13.7%
\$20,000-30,000	4.2%	6.4%	2.7%	1.5%	2.5%	17.4%
\$30,000-40,000	3.2%	0.6%	2.0%	1.2%	1.8%	8.9%
\$40,000-50,000	3.3%	1.3%	2.1%	0.8%	1.7%	9.3%
\$50,000-60,000	0.1%	3.1%	3.2%	0.5%	0.4%	7.3%
\$60,000-75,000	0.8%	1.6%	1.3%	0.6%	0.4%	4.9%
\$75,000-100,000	0.6%	2.8%	3.0%	3.3%	0.3%	10.3%
\$100,000-125,000	0.5%	3.2%	0.0%	0.6%	0.2%	4.7%
\$125,000-150,000	1.2%	1.4%	0.2%	0.1%	0.0%	3.0%
\$150,000-200,000	0.8%	0.7%	0.2%	1.3%	0.4%	3.6%
\$200,000+	0.3%	0.2%	0.4%	0.2%	0.2%	2.1%
<b>Total</b>	<b>28.5%</b>	<b>27.9%</b>	<b>19.5%</b>	<b>14.2%</b>	<b>9.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	16.2%	1.7%	0.1%	0.0%	0.1%	18.1%
\$10,000-20,000	21.7%	2.8%	1.2%	0.1%	0.1%	25.9%
\$20,000-30,000	7.7%	6.2%	0.2%	0.3%	0.1%	14.6%
\$30,000-40,000	2.4%	2.8%	0.0%	0.1%	0.7%	5.9%
\$40,000-50,000	2.4%	1.2%	1.6%	1.6%	0.0%	6.8%
\$50,000-60,000	2.1%	2.0%	1.9%	0.0%	0.0%	6.0%
\$60,000-75,000	2.1%	0.8%	0.6%	0.1%	0.0%	3.7%
\$75,000-100,000	3.7%	1.6%	1.6%	0.2%	0.1%	7.2%
\$100,000-125,000	2.3%	0.4%	0.3%	0.2%	0.0%	3.2%
\$125,000-150,000	1.7%	1.0%	0.6%	0.2%	0.0%	3.4%
\$150,000-200,000	1.1%	1.1%	0.6%	0.0%	0.2%	2.9%
\$200,000+	1.7%	0.4%	0.2%	0.1%	0.0%	2.4%
<b>Total</b>	<b>65.0%</b>	<b>22.1%</b>	<b>8.8%</b>	<b>2.9%</b>	<b>1.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	17.6%	0.9%	0.1%	0.0%	0.1%	18.6%
\$10,000-20,000	23.9%	2.6%	0.2%	0.1%	0.0%	26.9%
\$20,000-30,000	6.7%	7.3%	0.1%	0.4%	0.1%	14.5%
\$30,000-40,000	3.1%	3.6%	0.0%	0.1%	0.9%	7.6%
\$40,000-50,000	1.7%	1.5%	1.9%	1.0%	0.0%	6.1%
\$50,000-60,000	1.6%	1.2%	0.2%	0.0%	0.0%	3.0%
\$60,000-75,000	2.1%	1.0%	0.8%	0.1%	0.0%	4.1%
\$75,000-100,000	3.7%	2.0%	1.9%	0.1%	0.1%	7.8%
\$100,000-125,000	2.8%	0.5%	0.4%	0.2%	0.0%	3.9%
\$125,000-150,000	1.4%	0.8%	0.3%	0.1%	0.0%	2.6%
\$150,000-200,000	1.0%	1.1%	0.1%	0.0%	0.2%	2.3%
\$200,000+	1.8%	0.5%	0.1%	0.1%	0.0%	2.5%
<b>Total</b>	<b>67.3%</b>	<b>22.9%</b>	<b>6.0%</b>	<b>2.3%</b>	<b>1.4%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11.6%	1.6%	1.3%	1.5%	0.4%	16.3%
\$10,000-20,000	13.3%	3.6%	1.6%	0.4%	0.6%	19.5%
\$20,000-30,000	5.9%	6.3%	1.5%	0.9%	1.4%	16.1%
\$30,000-40,000	2.8%	1.6%	1.1%	0.7%	1.3%	7.5%
\$40,000-50,000	2.9%	1.3%	1.9%	1.2%	0.9%	8.1%
\$50,000-60,000	1.0%	2.6%	2.6%	0.3%	0.2%	6.7%
\$60,000-75,000	1.4%	1.3%	1.0%	0.4%	0.2%	4.3%
\$75,000-100,000	2.1%	2.2%	2.3%	2.0%	0.2%	8.9%
\$100,000-125,000	1.4%	1.9%	0.2%	0.4%	0.1%	4.0%
\$125,000-150,000	1.4%	1.2%	0.4%	0.2%	0.0%	3.2%
\$150,000-200,000	1.0%	0.9%	0.4%	0.7%	0.3%	3.3%
\$200,000+	0.9%	0.7%	0.3%	0.2%	0.1%	2.2%
<b>Total</b>	<b>45.7%</b>	<b>25.1%</b>	<b>14.5%</b>	<b>8.9%</b>	<b>5.8%</b>	<b>100.0%</b>



www.ribbondata.com

HISTA 2.2 Summary Data

Halifax County

© 2020 All rights reserved

Powered by census

Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	12	18	14	66	2	112
\$10,000-20,000	8	46	2	0	5	61
\$20,000-30,000	51	43	65	9	40	208
\$30,000-40,000	31	34	88	15	123	291
\$40,000-50,000	4	49	39	17	62	171
\$50,000-60,000	19	40	91	56	31	237
\$60,000-75,000	14	102	173	154	72	515
\$75,000-100,000	4	155	223	205	71	658
\$100,000-125,000	0	104	153	170	98	525
\$125,000-150,000	2	108	146	129	6	391
\$150,000-200,000	7	49	55	99	11	221
\$200,000+	2	12	30	8	22	74
<b>Total</b>	<b>154</b>	<b>760</b>	<b>1,079</b>	<b>928</b>	<b>543</b>	<b>3,464</b>

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	373	95	10	4	8	490
\$10,000-20,000	597	201	13	25	14	850
\$20,000-30,000	448	387	50	6	5	896
\$30,000-40,000	288	403	108	3	7	809
\$40,000-50,000	244	425	35	31	17	752
\$50,000-60,000	79	349	81	16	18	543
\$60,000-75,000	118	336	64	61	36	615
\$75,000-100,000	114	494	83	9	36	736
\$100,000-125,000	162	273	84	13	7	539
\$125,000-150,000	81	146	28	15	16	286
\$150,000-200,000	55	165	25	8	18	271
\$200,000+	60	109	22	12	31	234
<b>Total</b>	<b>2,619</b>	<b>3,383</b>	<b>603</b>	<b>203</b>	<b>213</b>	<b>7,021</b>

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	288	63	5	3	3	362
\$10,000-20,000	572	166	11	9	13	771
\$20,000-30,000	386	366	44	2	3	801
\$30,000-40,000	251	351	95	2	5	704
\$40,000-50,000	204	383	17	12	17	633
\$50,000-60,000	67	301	60	4	5	437
\$60,000-75,000	109	264	12	52	10	447
\$75,000-100,000	93	332	32	6	30	493
\$100,000-125,000	119	177	32	11	5	344
\$125,000-150,000	37	96	8	1	7	149
\$150,000-200,000	41	82	9	2	10	144
\$200,000+	53	81	20	5	1	160
<b>Total</b>	<b>2,220</b>	<b>2,662</b>	<b>345</b>	<b>109</b>	<b>109</b>	<b>5,445</b>

Owner Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	383	313	24	70	10	602
\$10,000-20,000	605	247	15	25	19	911
\$20,000-30,000	499	430	115	15	45	1,104
\$30,000-40,000	319	437	196	18	130	1,100
\$40,000-50,000	248	474	74	48	79	923
\$50,000-60,000	98	389	172	72	49	780
\$60,000-75,000	132	438	237	215	108	1,130
\$75,000-100,000	118	649	306	214	107	1,394
\$100,000-125,000	162	377	237	183	105	1,064
\$125,000-150,000	83	254	174	144	22	677
\$150,000-200,000	62	214	80	107	29	492
\$200,000+	62	121	52	20	53	308
<b>Total</b>	<b>2,773</b>	<b>4,143</b>	<b>1,682</b>	<b>1,131</b>	<b>756</b>	<b>10,485</b>



www.ribbondata.com

HISTA 22 Summary Data

Halifax County

© 2020 All rights reserved

Projections by Census

Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.3%	0.5%	0.4%	1.9%	0.1%	3.2%
\$10,000-20,000	0.2%	1.3%	0.1%	0.0%	0.1%	1.8%
\$20,000-30,000	1.5%	1.2%	1.9%	0.3%	1.2%	6.0%
\$30,000-40,000	0.9%	1.0%	2.5%	0.4%	3.6%	8.4%
\$40,000-50,000	0.1%	1.4%	1.1%	0.5%	1.8%	4.9%
\$50,000-60,000	0.5%	1.2%	2.6%	1.6%	0.9%	6.8%
\$60,000-75,000	0.4%	2.9%	5.0%	4.4%	2.1%	14.9%
\$75,000-100,000	0.1%	4.5%	6.4%	5.9%	2.0%	19.0%
\$100,000-125,000	0.0%	3.0%	4.4%	4.9%	2.8%	15.2%
\$125,000-150,000	0.1%	3.1%	4.2%	3.7%	0.2%	11.3%
\$150,000-200,000	0.2%	1.4%	1.6%	2.9%	0.3%	6.4%
\$200,000+	0.1%	0.3%	0.9%	0.2%	0.6%	2.1%
<b>Total</b>	<b>4.4%</b>	<b>21.9%</b>	<b>31.1%</b>	<b>26.8%</b>	<b>15.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.3%	1.4%	0.1%	0.1%	0.1%	7.0%
\$10,000-20,000	8.5%	2.9%	0.2%	0.4%	0.2%	12.1%
\$20,000-30,000	6.4%	5.5%	0.7%	0.1%	0.1%	12.8%
\$30,000-40,000	4.1%	5.7%	1.5%	0.0%	0.1%	11.5%
\$40,000-50,000	3.5%	6.1%	0.5%	0.4%	0.2%	10.7%
\$50,000-60,000	1.1%	5.0%	1.2%	0.2%	0.3%	7.7%
\$60,000-75,000	1.7%	4.8%	0.9%	0.9%	0.5%	8.8%
\$75,000-100,000	1.6%	7.0%	1.2%	0.1%	0.5%	10.5%
\$100,000-125,000	2.3%	3.9%	1.2%	0.2%	0.1%	7.7%
\$125,000-150,000	1.2%	2.1%	0.4%	0.2%	0.2%	4.1%
\$150,000-200,000	0.8%	2.4%	0.4%	0.1%	0.3%	3.9%
\$200,000+	0.8%	1.6%	0.3%	0.2%	0.4%	3.3%
<b>Total</b>	<b>37.3%</b>	<b>48.2%</b>	<b>8.6%</b>	<b>2.9%</b>	<b>3.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.3%	1.2%	0.1%	0.1%	0.1%	6.6%
\$10,000-20,000	10.5%	3.0%	0.2%	0.2%	0.2%	14.2%
\$20,000-30,000	7.1%	6.7%	0.8%	0.0%	0.1%	14.7%
\$30,000-40,000	4.6%	6.4%	1.7%	0.0%	0.1%	12.9%
\$40,000-50,000	3.7%	7.0%	0.3%	0.2%	0.3%	11.6%
\$50,000-60,000	1.2%	5.5%	1.1%	0.1%	0.1%	8.0%
\$60,000-75,000	2.0%	4.8%	0.2%	1.0%	0.2%	8.2%
\$75,000-100,000	1.7%	6.1%	0.6%	0.1%	0.6%	9.1%
\$100,000-125,000	2.2%	3.3%	0.6%	0.2%	0.1%	6.5%
\$125,000-150,000	0.7%	1.8%	0.1%	0.0%	0.1%	2.7%
\$150,000-200,000	0.8%	1.5%	0.2%	0.0%	0.2%	2.6%
\$200,000+	1.0%	1.3%	0.4%	0.1%	0.0%	2.8%
<b>Total</b>	<b>40.8%</b>	<b>48.9%</b>	<b>6.3%</b>	<b>2.0%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.7%	1.1%	0.2%	0.7%	0.1%	5.7%
\$10,000-20,000	5.8%	2.4%	0.1%	0.2%	0.2%	8.7%
\$20,000-30,000	4.8%	4.1%	1.1%	0.1%	0.4%	10.5%
\$30,000-40,000	3.0%	4.2%	1.9%	0.2%	1.2%	10.5%
\$40,000-50,000	2.4%	4.5%	0.7%	0.5%	0.8%	8.9%
\$50,000-60,000	0.9%	3.7%	1.6%	0.7%	0.5%	7.4%
\$60,000-75,000	1.3%	4.2%	2.3%	2.1%	1.0%	10.9%
\$75,000-100,000	1.1%	6.2%	2.9%	2.0%	1.0%	13.3%
\$100,000-125,000	1.5%	3.6%	2.3%	1.7%	1.0%	10.1%
\$125,000-150,000	0.5%	2.4%	1.7%	1.4%	0.2%	6.5%
\$150,000-200,000	0.6%	2.0%	0.8%	1.0%	0.3%	4.7%
\$200,000+	0.6%	1.2%	0.5%	0.2%	0.5%	2.9%
<b>Total</b>	<b>26.4%</b>	<b>39.5%</b>	<b>16.0%</b>	<b>10.8%</b>	<b>7.2%</b>	<b>100.0%</b>



www.ribbondata.com

© 2020 All rights reserved

**Geographies Selected:**

<u>Geocode/ ID</u>	<u>State</u>	<u>County</u>	<u>MCD</u>
5108391236	Virginia	Halifax County	District 1
5108391386	Virginia	Halifax County	District 2
5108391536	Virginia	Halifax County	District 3
5108391686	Virginia	Halifax County	District 4
5108391836	Virginia	Halifax County	District 5
5108391986	Virginia	Halifax County	District 6
5108392136	Virginia	Halifax County	District 7
5108392286	Virginia	Halifax County	District 8



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD





www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geocode/ ID

State

County

MCD

POPULATION DATA

© 2020 All rights reserved.

Claritas

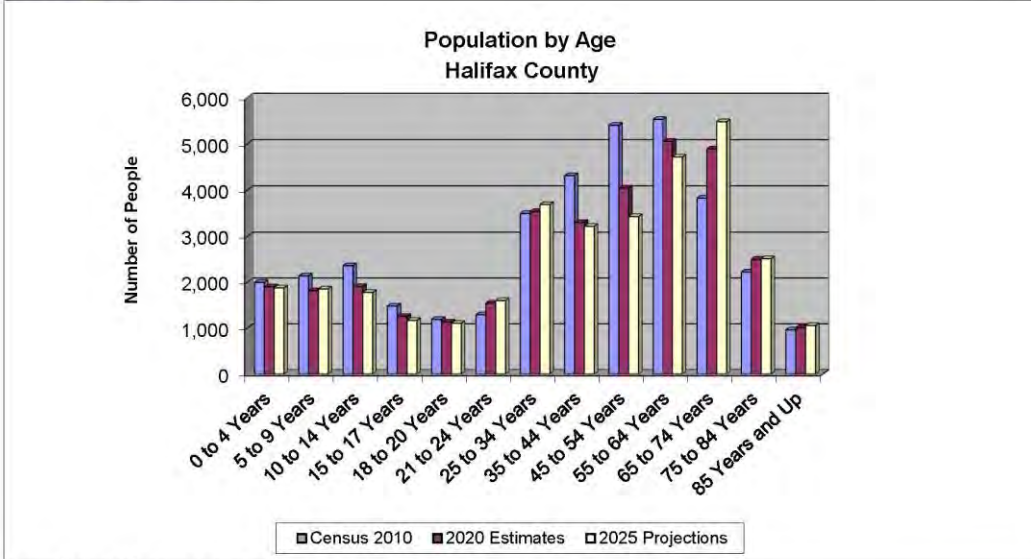
Population by Age & Sex Halifax County												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,035	966	<b>2,001</b>	0 to 4 Years	963	937	<b>1,900</b>	0 to 4 Years	960	920	<b>1,880</b>	
5 to 9 Years	1,030	1,110	<b>2,140</b>	5 to 9 Years	937	881	<b>1,818</b>	5 to 9 Years	941	916	<b>1,857</b>	
10 to 14 Years	1,209	1,150	<b>2,359</b>	10 to 14 Years	982	928	<b>1,910</b>	10 to 14 Years	918	863	<b>1,781</b>	
15 to 17 Years	751	732	<b>1,483</b>	15 to 17 Years	632	625	<b>1,257</b>	15 to 17 Years	599	571	<b>1,170</b>	
18 to 20 Years	597	595	<b>1,192</b>	18 to 20 Years	582	553	<b>1,135</b>	18 to 20 Years	576	530	<b>1,106</b>	
21 to 24 Years	660	634	<b>1,294</b>	21 to 24 Years	793	755	<b>1,548</b>	21 to 24 Years	821	783	<b>1,604</b>	
25 to 34 Years	1,693	1,807	<b>3,500</b>	25 to 34 Years	1,809	1,735	<b>3,544</b>	25 to 34 Years	1,909	1,784	<b>3,693</b>	
35 to 44 Years	2,145	2,173	<b>4,318</b>	35 to 44 Years	1,608	1,698	<b>3,306</b>	35 to 44 Years	1,580	1,643	<b>3,223</b>	
45 to 54 Years	2,667	2,737	<b>5,404</b>	45 to 54 Years	1,956	2,093	<b>4,049</b>	45 to 54 Years	1,650	1,783	<b>3,433</b>	
55 to 64 Years	2,652	2,879	<b>5,531</b>	55 to 64 Years	2,427	2,629	<b>5,056</b>	55 to 64 Years	2,245	2,474	<b>4,719</b>	
65 to 74 Years	1,764	2,068	<b>3,832</b>	65 to 74 Years	2,283	2,610	<b>4,893</b>	65 to 74 Years	2,561	2,920	<b>5,481</b>	
75 to 84 Years	812	1,412	<b>2,224</b>	75 to 84 Years	1,042	1,459	<b>2,501</b>	75 to 84 Years	1,061	1,451	<b>2,512</b>	
85 Years and Up	259	704	<b>963</b>	85 Years and Up	275	736	<b>1,011</b>	85 Years and Up	297	762	<b>1,059</b>	
<b>Total</b>	<b>17,274</b>	<b>18,967</b>	<b>36,241</b>	<b>Total</b>	<b>16,289</b>	<b>17,639</b>	<b>33,928</b>	<b>Total</b>	<b>16,118</b>	<b>17,400</b>	<b>33,518</b>	
62+ Years	n/a	n/a	8,665	62+ Years	n/a	n/a	9,965	62+ Years	n/a	n/a	10,600	
<b>Median Age:</b>			<b>44.6</b>	<b>Median Age:</b>			<b>46.3</b>	<b>Median Age:</b>			<b>46.3</b>	

Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas

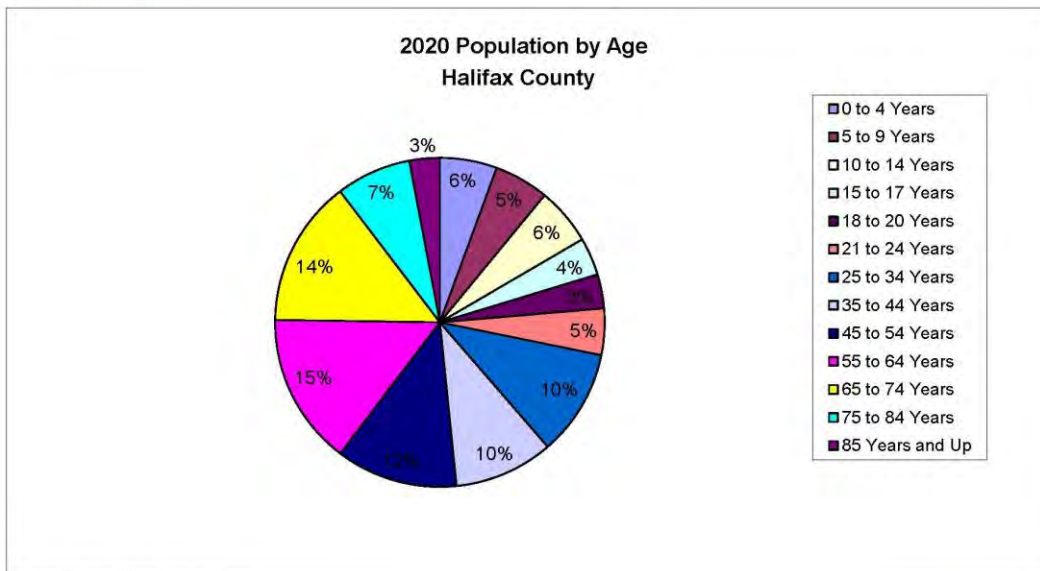
Percent Population by Age & Sex Halifax County												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2.9%	2.7%	<b>5.5%</b>	0 to 4 Years	2.8%	2.8%	<b>5.6%</b>	0 to 4 Years	2.9%	2.7%	<b>5.6%</b>	
5 to 9 Years	2.8%	3.1%	<b>5.9%</b>	5 to 9 Years	2.8%	2.6%	<b>5.4%</b>	5 to 9 Years	2.8%	2.7%	<b>5.5%</b>	
10 to 14 Years	3.3%	3.2%	<b>6.5%</b>	10 to 14 Years	2.9%	2.7%	<b>5.6%</b>	10 to 14 Years	2.7%	2.6%	<b>5.3%</b>	
15 to 17 Years	2.1%	2.0%	<b>4.1%</b>	15 to 17 Years	1.9%	1.8%	<b>3.7%</b>	15 to 17 Years	1.8%	1.7%	<b>3.5%</b>	
18 to 20 Years	1.6%	1.6%	<b>3.3%</b>	18 to 20 Years	1.7%	1.6%	<b>3.3%</b>	18 to 20 Years	1.7%	1.6%	<b>3.3%</b>	
21 to 24 Years	1.8%	1.7%	<b>3.6%</b>	21 to 24 Years	2.3%	2.2%	<b>4.6%</b>	21 to 24 Years	2.4%	2.3%	<b>4.8%</b>	
25 to 34 Years	4.7%	5.0%	<b>9.7%</b>	25 to 34 Years	5.3%	5.1%	<b>10.4%</b>	25 to 34 Years	5.7%	5.3%	<b>11.0%</b>	
35 to 44 Years	5.9%	6.0%	<b>11.9%</b>	35 to 44 Years	4.7%	5.0%	<b>9.7%</b>	35 to 44 Years	4.7%	4.9%	<b>9.6%</b>	
45 to 54 Years	7.4%	7.6%	<b>14.9%</b>	45 to 54 Years	5.8%	6.2%	<b>11.9%</b>	45 to 54 Years	4.9%	5.3%	<b>10.2%</b>	
55 to 64 Years	7.3%	7.9%	<b>15.3%</b>	55 to 64 Years	7.2%	7.7%	<b>14.9%</b>	55 to 64 Years	6.7%	7.4%	<b>14.1%</b>	
65 to 74 Years	4.9%	5.7%	<b>10.6%</b>	65 to 74 Years	6.7%	7.7%	<b>14.4%</b>	65 to 74 Years	7.6%	8.7%	<b>16.4%</b>	
75 to 84 Years	2.2%	3.9%	<b>6.1%</b>	75 to 84 Years	3.1%	4.3%	<b>7.4%</b>	75 to 84 Years	3.2%	4.3%	<b>7.5%</b>	
85 Years and Up	0.7%	1.9%	<b>2.7%</b>	85 Years and Up	0.8%	2.2%	<b>3.0%</b>	85 Years and Up	0.9%	2.3%	<b>3.2%</b>	
<b>Total</b>	<b>47.7%</b>	<b>52.3%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.0%</b>	<b>52.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.1%</b>	<b>51.9%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	23.9%	62+ Years	n/a	n/a	29.4%	62+ Years	n/a	n/a	31.6%	

Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas

Changes in Population by Age & Sex Halifax County									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-72	-29	-101	-5.0%	0 to 4 Years	-3	-17	-20	-1.1%
5 to 9 Years	-93	-229	-322	-15.0%	5 to 9 Years	4	35	39	2.1%
10 to 14 Years	-227	-222	-449	-19.0%	10 to 14 Years	-64	-65	-129	-6.8%
15 to 17 Years	-119	-107	-226	-15.2%	15 to 17 Years	-33	-54	-87	-6.9%
18 to 20 Years	-15	-42	-57	-4.8%	18 to 20 Years	-6	-23	-29	-2.6%
21 to 24 Years	133	121	254	19.6%	21 to 24 Years	28	28	56	3.6%
25 to 34 Years	116	-72	44	1.3%	25 to 34 Years	100	49	149	4.2%
35 to 44 Years	-537	-475	-1,012	-23.4%	35 to 44 Years	-28	-55	-83	-2.5%
45 to 54 Years	-711	-644	-1,355	-25.1%	45 to 54 Years	-306	-310	-616	-15.2%
55 to 64 Years	-225	-250	-475	-8.6%	55 to 64 Years	-182	-155	-337	-6.7%
65 to 74 Years	519	542	1,061	27.7%	65 to 74 Years	278	310	588	12.0%
75 to 84 Years	230	47	277	12.5%	75 to 84 Years	19	-8	11	0.4%
85 Years and Up	16	32	48	5.0%	85 Years and Up	22	26	48	4.7%
<b>Total</b>	<b>-985</b>	<b>-1,328</b>	<b>-2,313</b>	<b>-6.4%</b>	<b>Total</b>	<b>-171</b>	<b>-239</b>	<b>-410</b>	<b>-1.2%</b>
62+ Years	n/a	n/a	1,300	15.0%	62+ Years	n/a	n/a	635	6.4%

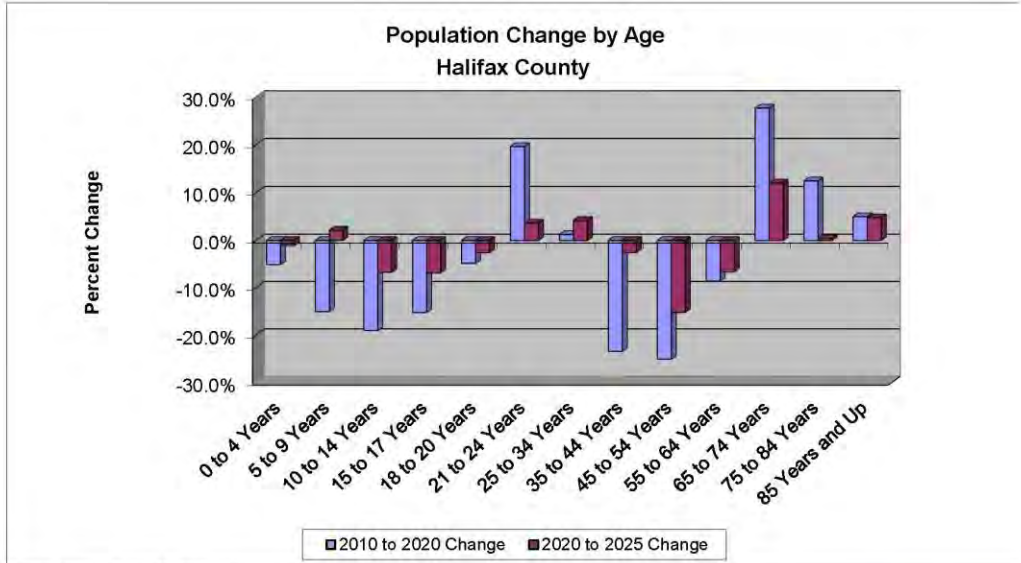
Source: Claritas, Ribbon Demographics



POPULATION DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics



www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

<u>Geography ID</u>	<u>State</u>	<u>County</u>	<u>CBSA</u>
51083	Virginia	Halifax County	Unassigned Area in Virginia



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA

POPULATION DATA

© 2020 All rights reserved.

Claritas

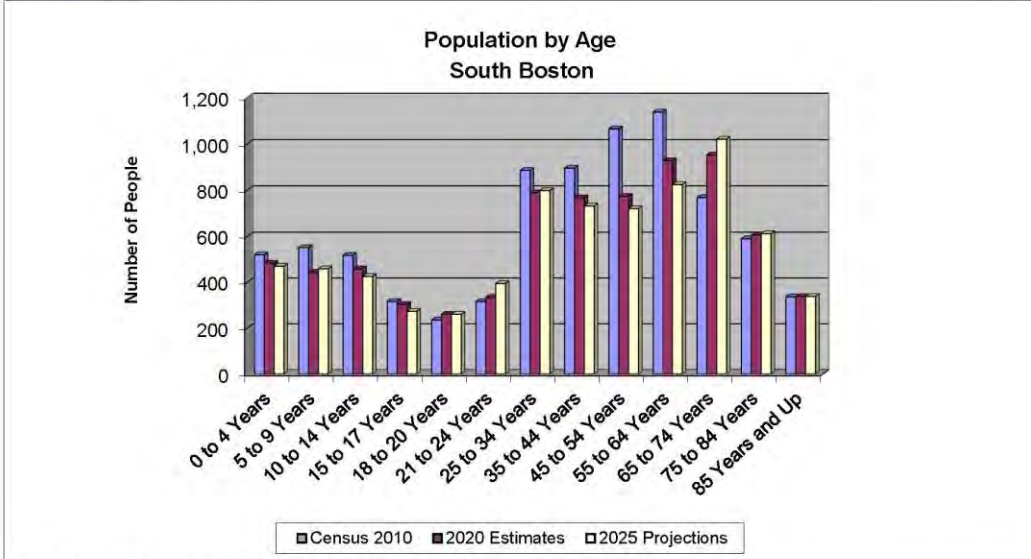
Population by Age & Sex South Boston											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	268	251	<b>519</b>	0 to 4 Years	244	239	<b>483</b>	0 to 4 Years	239	231	<b>470</b>
5 to 9 Years	248	305	<b>553</b>	5 to 9 Years	227	217	<b>444</b>	5 to 9 Years	233	226	<b>459</b>
10 to 14 Years	255	262	<b>517</b>	10 to 14 Years	238	221	<b>459</b>	10 to 14 Years	218	208	<b>426</b>
15 to 17 Years	154	163	<b>317</b>	15 to 17 Years	144	160	<b>304</b>	15 to 17 Years	141	133	<b>274</b>
18 to 20 Years	110	126	<b>236</b>	18 to 20 Years	127	134	<b>261</b>	18 to 20 Years	135	126	<b>261</b>
21 to 24 Years	151	166	<b>317</b>	21 to 24 Years	175	160	<b>335</b>	21 to 24 Years	198	197	<b>395</b>
25 to 34 Years	417	469	<b>886</b>	25 to 34 Years	403	387	<b>790</b>	25 to 34 Years	429	370	<b>799</b>
35 to 44 Years	427	469	<b>896</b>	35 to 44 Years	358	410	<b>768</b>	35 to 44 Years	341	392	<b>733</b>
45 to 54 Years	511	555	<b>1,066</b>	45 to 54 Years	353	421	<b>774</b>	45 to 54 Years	334	387	<b>721</b>
55 to 64 Years	497	641	<b>1,138</b>	55 to 64 Years	407	521	<b>928</b>	55 to 64 Years	344	481	<b>825</b>
65 to 74 Years	315	454	<b>769</b>	65 to 74 Years	393	560	<b>953</b>	65 to 74 Years	417	604	<b>1,021</b>
75 to 84 Years	197	394	<b>591</b>	75 to 84 Years	229	378	<b>607</b>	75 to 84 Years	236	377	<b>613</b>
85 Years and Up	71	266	<b>337</b>	85 Years and Up	72	266	<b>338</b>	85 Years and Up	73	266	<b>339</b>
<b>Total</b>	<b>3,621</b>	<b>4,521</b>	<b>8,142</b>	<b>Total</b>	<b>3,370</b>	<b>4,074</b>	<b>7,444</b>	<b>Total</b>	<b>3,338</b>	<b>3,998</b>	<b>7,336</b>
62+ Years	n/a	n/a	2,040	62+ Years	n/a	n/a	2,186	62+ Years	n/a	n/a	2,245
<b>Median Age:</b>			<b>43.1</b>	<b>Median Age:</b>			<b>43.4</b>	<b>Median Age:</b>			<b>43.0</b>

Source: Claritas; Ribbon Demographics

**POPULATION DATA**

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas

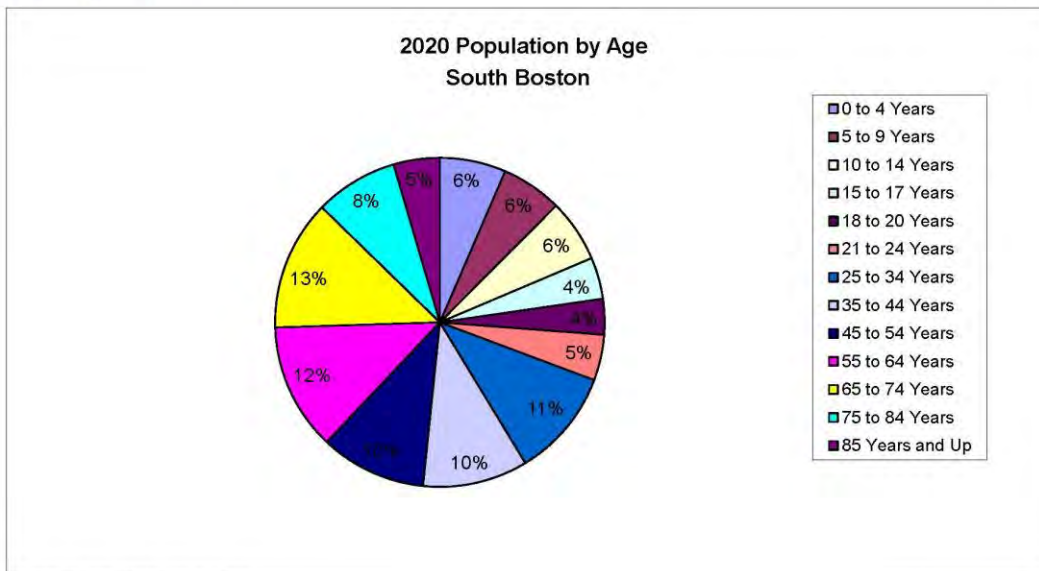
Percent Population by Age & Sex South Boston												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.3%	3.1%	<b>6.4%</b>	0 to 4 Years	3.3%	3.2%	<b>6.5%</b>	0 to 4 Years	3.3%	3.1%	<b>6.4%</b>	
5 to 9 Years	3.0%	3.7%	<b>6.8%</b>	5 to 9 Years	3.0%	2.9%	<b>6.0%</b>	5 to 9 Years	3.2%	3.1%	<b>6.3%</b>	
10 to 14 Years	3.1%	3.2%	<b>6.3%</b>	10 to 14 Years	3.2%	3.0%	<b>6.2%</b>	10 to 14 Years	3.0%	2.8%	<b>5.8%</b>	
15 to 17 Years	1.9%	2.0%	<b>3.9%</b>	15 to 17 Years	1.9%	2.1%	<b>4.1%</b>	15 to 17 Years	1.9%	1.8%	<b>3.7%</b>	
18 to 20 Years	1.4%	1.5%	<b>2.9%</b>	18 to 20 Years	1.7%	1.8%	<b>3.5%</b>	18 to 20 Years	1.8%	1.7%	<b>3.6%</b>	
21 to 24 Years	1.9%	2.0%	<b>3.9%</b>	21 to 24 Years	2.4%	2.1%	<b>4.5%</b>	21 to 24 Years	2.7%	2.7%	<b>5.4%</b>	
25 to 34 Years	5.1%	5.8%	<b>10.9%</b>	25 to 34 Years	5.4%	5.2%	<b>10.6%</b>	25 to 34 Years	5.8%	5.0%	<b>10.9%</b>	
35 to 44 Years	5.2%	5.8%	<b>11.0%</b>	35 to 44 Years	4.8%	5.5%	<b>10.3%</b>	35 to 44 Years	4.6%	5.3%	<b>10.0%</b>	
45 to 54 Years	6.3%	6.8%	<b>13.1%</b>	45 to 54 Years	4.7%	5.7%	<b>10.4%</b>	45 to 54 Years	4.6%	5.3%	<b>9.8%</b>	
55 to 64 Years	6.1%	7.9%	<b>14.0%</b>	55 to 64 Years	5.5%	7.0%	<b>12.5%</b>	55 to 64 Years	4.7%	6.6%	<b>11.2%</b>	
65 to 74 Years	3.9%	5.6%	<b>9.4%</b>	65 to 74 Years	5.3%	7.5%	<b>12.8%</b>	65 to 74 Years	5.7%	8.2%	<b>13.9%</b>	
75 to 84 Years	2.4%	4.8%	<b>7.3%</b>	75 to 84 Years	3.1%	5.1%	<b>8.2%</b>	75 to 84 Years	3.2%	5.1%	<b>8.4%</b>	
85 Years and Up	0.9%	3.3%	<b>4.1%</b>	85 Years and Up	1.0%	3.6%	<b>4.5%</b>	85 Years and Up	1.0%	3.6%	<b>4.6%</b>	
<b>Total</b>	<b>44.5%</b>	<b>55.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>45.3%</b>	<b>54.7%</b>	<b>100.0%</b>	<b>Total</b>	<b>45.5%</b>	<b>54.5%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	25.1%	62+ Years	n/a	n/a	29.4%	62+ Years	n/a	n/a	30.6%	

Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas

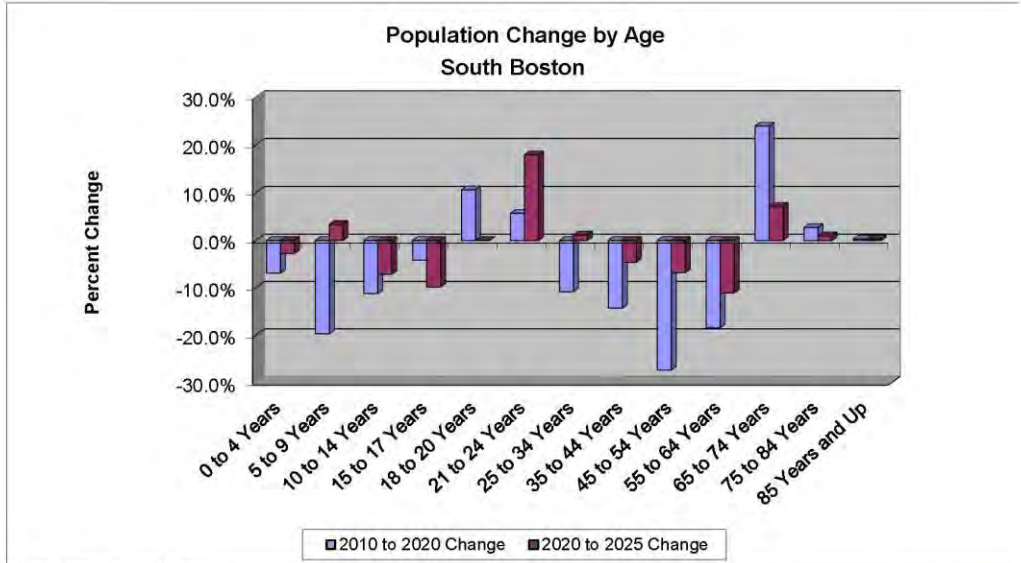
Changes in Population by Age & Sex									
South Boston									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-24	-12	-36	-6.9%	0 to 4 Years	-5	-8	-13	-2.7%
5 to 9 Years	-21	-88	-109	-19.7%	5 to 9 Years	6	9	15	3.4%
10 to 14 Years	-17	-41	-58	-11.2%	10 to 14 Years	-20	-13	-33	-7.2%
15 to 17 Years	-10	-3	-13	-4.1%	15 to 17 Years	-3	-27	-30	-9.9%
18 to 20 Years	17	8	25	10.6%	18 to 20 Years	8	-8	0	0.0%
21 to 24 Years	24	-6	18	5.7%	21 to 24 Years	23	37	60	17.9%
25 to 34 Years	-14	-82	-96	-10.8%	25 to 34 Years	26	-17	9	1.1%
35 to 44 Years	-69	-59	-128	-14.3%	35 to 44 Years	-17	-18	-35	-4.6%
45 to 54 Years	-158	-134	-292	-27.4%	45 to 54 Years	-19	-34	-53	-6.8%
55 to 64 Years	-90	-120	-210	-18.5%	55 to 64 Years	-63	-40	-103	-11.1%
65 to 74 Years	78	106	184	23.9%	65 to 74 Years	24	44	68	7.1%
75 to 84 Years	32	-16	16	2.7%	75 to 84 Years	7	-1	6	1.0%
85 Years and Up	1	0	1	0.3%	85 Years and Up	1	0	1	0.3%
<b>Total</b>	<b>-251</b>	<b>-447</b>	<b>-698</b>	<b>-8.6%</b>	<b>Total</b>	<b>-32</b>	<b>-76</b>	<b>-108</b>	<b>-1.5%</b>
62+ Years	n/a	n/a	146	7.2%	62+ Years	n/a	n/a	59	2.7%

Source: Claritas, Ribbon Demographics

POPULATION DATA

© 2020 All rights reserved

Claritas



Source: Claritas; Ribbon Demographics



www.ribbondata.com  
© 2020 All rights reserved

**Geographies Selected:**

<u>Geography ID</u>	<u>State</u>	<u>County</u>	<u>CBSA</u>
5173712	Virginia	Halifax County	Unassigned Area in Virginia





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA





[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA



[www.ribbondata.com](http://www.ribbondata.com)

© 2020 All rights reserved

**Geographies Selected:**

Geography ID

State

County

CBSA

**ADDENDUM F – FLOOD DATA**



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
    - Without Base Flood Elevation (BFE) Zone A, V, A99
    - With BFE or Depth Zone AE, AO, AH, VE, AP
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
    - Future Conditions 1% Annual Chance Flood Hazard Zone X
    - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
    - Area with Flood Risk due to Levee Zone D
  - OTHER AREAS**
    - Area of Minimal Flood Hazard Zone X
    - Effective LOMRs
    - Area of Undetermined Flood Hazard Zone D
  - GENERAL STRUCTURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dike, or Floodwall
  - OTHER FEATURES**
    - Cross Sections with 1% Annual Chance Water Surface Elevation
    - Coastal Transect
    - Base Flood Elevation Line (BFE)
    - Limit of Study
    - Jurisdiction Boundary
    - Coastal Transect Baseline
    - Profile Baseline
    - Hydrographic Feature
  - MAP PANELS**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2020 at 4:55:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.