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**NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS**

*Promises Kept. Deadlines Met.*



# GILL GROUP

**Need and Demand Analysis For  
Woodstock Village Phase I  
405 North Water Street  
Woodstock, Virginia 22664**

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

**Effective Date**  
January 29, 2021

**Date of Report**  
March 16, 2021



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March 16, 2021

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

Dear Mr. Hendricks:

Following is a market study which was completed for Petersburg Community Development Corporation, under the guidelines set forth by the Virginia Housing Development Authority. The subject is located at 405 North Water Street in Woodstock, Virginia, and is an existing Rural Development family development. The subject consists of four three-story walk-up buildings containing 46 units and an accessory building containing a laundry facility, office and maintenance area. The buildings have siding exterior and asphalt shingle roofs. Unit amenities include a refrigerator, range/oven, carpet and vinyl floor coverings, blinds, walk-in closet (select) and coat closet. Upon completion of renovation, the units will also contain a dishwasher. Project amenities include a playground, laundry facility, on-site management, on-site maintenance and asphalt parking areas with approximately 85 parking spaces. Upon completion of renovation, the accessory building will offer free Wi-Fi.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst, Jonathan Richmond, utilized data from the U.S. Census Bureau, ESRI Business Information Solutions and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Jonathan Richmond while visiting the site on January 29, 2021. An attempt was made to survey 100 percent of all housing in the area.

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

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Samuel T. Gill  
Market Analyst

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Janice F. Gill, MAI  
Market  
Analyst



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CERTIFICATION

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

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

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

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Samuel T. Gill  
Market Analyst

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Janice F. Gill, MAI  
Market Analyst

Tax ID Number: 43-1352932

March 16, 2021



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IDENTITY OF INTEREST

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

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

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

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

Samuel T. Gill  
Market Analyst

Janice F. Gill,  
MAI  
Market Analyst

March 16, 2021





NCHMA MEMBER CERTIFICATION



Formerly known as  
National Council of Affordable  
Housing Market Analysts

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

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

Samuel T. Gill  
Market Analyst

Janice F. Gill, MAI  
Market Analyst

Gill Group

March 16, 2021

## EXECUTIVE SUMMARY



## Executive Summary

It is the opinion of the analyst that a market exists for the proposed construction of a 46-unit development designed for families and that there is no need for alterations of any kind. This recommendation is made based on the information included in this report and assuming that the project is completed as detailed in this report. Any changes to the subject could alter the findings in this report.

## Project Description

The subject, Woodstock Village Phase I, is an existing Rural Development multifamily development that contains 46 rental units, all of which contain Rental Assistance. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 30, 50, 60 and 80 percent of the area median income, or below \$58,720, annually.

Woodstock Village Phase I is comprised of four three-story walk-up buildings containing 46 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs.

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

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	12	596	7,152
2/1	27	746	20,142
3/1	7	916	6,412
	<b>46</b>		<b>33,706</b>

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	1	596	30%	\$382	\$382	\$133	\$249
1/1	5	596	50%	\$637	\$617	\$133	\$484
1/1	2	596	60%	\$765	\$617	\$133	\$484
1/1	4	596	80%	\$952	\$657	\$133	\$524
2/1	3	746	30%	\$459	\$459	\$158	\$301
2/1	11	746	50%	\$765	\$704	\$158	\$546
2/1	4	746	60%	\$918	\$704	\$158	\$546
2/1	9	746	80%	\$1,224	\$757	\$158	\$599
3/1	1	916	30%	\$529	\$529	\$200	\$329
3/1	2	916	50%	\$883	\$785	\$200	\$585
3/1	2	916	60%	\$1,059	\$785	\$200	\$585
3/1	2	916	80%	\$1,413	\$840	\$200	\$640

## Income Averaging

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

## Housing Profile

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



subsidized/income-restricted apartment complexes is 0.2 percent. The current vacancy rate in surveyed market-rate apartment complexes is 2.2 percent.

The rehabilitated development will not have an adverse impact on the market area. There were only three income-restricted developments confirmed in the market area that will directly compete with the subject. All three properties are currently 100 percent occupied and maintain waiting lists from which the subject could draw residents. Therefore, the market area is not saturated.

### Market Feasibility

The following tables contain the capture rates for the entire property as well as for the vacant units only at the property.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE					
	All Units @ 30% (\$0 - \$22,020)	All Units @ 50% (\$0 - \$36,700)	All Units @ 60% (\$0 - \$44,040)	All Units @ 80% (\$0 - \$58,720)	Project Total (\$0 - \$58,720)
<b>Income Restrictions:</b>					
All Units at Subject	0.4%	1.0%	0.4%	0.8%	2.3%
Vacant Units at Subject	0.0%	0.1%	0.0%	0.0%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE					
	All Units @ 30% (\$13,097 - \$22,020)	All Units @ 50% (\$21,154 - \$36,700)	All Units @ 60% (\$21,154 - \$44,040)	All Units @ 80% (\$22,526 - \$58,720)	Project Total (\$13,097 - \$58,720)
<b>Income Restrictions:</b>					
All Units at Subject	0.8%	4.0%	1.5%	2.6%	3.7%

Overall the market shows a net demand of 1,233 units for all units without considering the Rental Assistance, and a net demand of 1,990 unit for all units when considering Rental Assistance. The subject is an existing Rural Development property that contains 46 units, one of which is vacant. The overall capture rate for the subject considering Rental Assistance is 2.3 percent. However, the complex will retain its Rental Assistance after rehabilitation, as well as be 100 percent LIHTC at 30, 50, 60 and 80 percent of the area median income. Therefore, all residents are expected to remain income-qualified for the subject's units. Furthermore, the rehabilitation of the property will not permanently displace any tenants. Therefore, when considering only the subject's vacant units, the capture rate is 0.1 percent.

If the subject were to lose its Rental Assistance, it would be unlikely all residents would remain income-qualified. Therefore, when considering the property without its Rental Assistance, the analysis was completed as though the subject were entirely vacant. The overall capture rate for all units without considering Rental Assistance is 3.7 percent, which is good. Therefore, it was determined the subject would be viable in the market area if the property were to lose its Rental Assistance.

### Evaluation of Project

The subject is located at 405 North Water Street. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-, two- and three-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.



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### Positive/Negative Attributes

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

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

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### 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.
- Woodstock Village Phase I is an existing 46-unit Rural Development family complex. Based on the occupancy level of existing affordable apartment complexes that were surveyed and the projected economic factors, it is believed that when the rehabilitation is completed, the subject property will continue to meet the demand for affordable housing in the market area.
- According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current acceptable vacancy rates for affordable properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

## INTRODUCTION AND SCOPE OF WORK



## Introduction and Scope of Work

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

- Client and any other intended users: The client and developer for this market study assignment is Petersburg Community Development Corporation. The intended users of the report are Petersburg Community Development Corporation and Virginia Housing Development Authority. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this market study is to apply for Low Income Housing Tax Credits through Virginia Housing Development Authority.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is January 29, 2021.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 46-unit apartment complex known as Woodstock Village Phase I. It is located on west side North Water Street. Its physical address is 405 North Water Street, in Woodstock, Virginia.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions, and other conditions that affect the scope of work. The following assumptions are used in this market study assignment: *The market study was written under the extraordinary assumption that the property will be rehabilitated as indicated in the Scope of Work. The market study was written under the extraordinary assumption that there are no long-term impacts from the COVID-19 pandemic. The market study was written under the extraordinary assumption that the property and all comparables are in similar condition as when originally inspected on February 20, 2020. The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*
- An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
- The building improvements meet all governing codes, unless otherwise noted in this report.



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

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

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

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

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

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

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

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

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

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

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

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

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

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





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

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

- The subject was inspected on January 29, 2021, by Jonathan Richmond, Market Analyst. Jonathan Richmond conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Jonathan Richmond inspected common areas, mechanical rooms, exterior grounds and the following units: Unit 10324, Unit 10326, Unit 10327, Unit 10334, Unit 10339 and Unit 10356. He measured the units and/or viewed the plans to verify unit sizes. He interviewed Michael Severe to determine the rental rates, services and amenities offered to the tenants of the subject property.
- The purpose of this market study is to determine if the community has a need for the subject units. To do so, the analysts utilize data from the U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of January 29, 2021, Jonathan Richmond inspected the exterior of each comparable property used in the analysis. When available, Jonathan Richmond inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available, or from floor plans (excluding balconies/patios and mechanical areas) if available.
- During the verification process, Jonathan Richmond, or one of his associates, talked with the managers or leasing agents of the comparable properties, to confirm all data and to collect additional information about each comparable, including size, age, amenities, occupancy rates and general market information. Whenever possible, floor plans and brochures were obtained, which describe the comparable properties unit size, feature and amenities.
- Janice F. Gill, MAI, the primary market analyst, completed the data and adjustments columns of the Rent Comparability Grids and determined the final estimate of rents. After completing the Rent Comparability Grids, Janice F. Gill, MAI derived an estimated market rent and an estimated achievable rent for each unit type. Janice F. Gill, MAI also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.

PROPERTY DESCRIPTION



### Property Description

Project Name: Woodstock Village Phase I  
Location: 405 North Water Street  
Woodstock, Virginia  
Project Type: Family  
Construction Type: Acquisition/Rehabilitation  
Developer: Petersburg Community Development Corporation  
Area Median Family Income: \$67,900

The subject, Woodstock Village Phase I, is an existing Rural Development multifamily development that contains 46 rental units, all of which contain Rental Assistance. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 30, 50, 60 and 80 percent of the area median income, or below \$58,720, annually. The developer is not electing to use the income-average minimum set-aside option.

### Project Design

Woodstock Village Phase I is comprised of four three-story walk-up buildings containing 46 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs. The property is not a scattered site development.

### Unit Features

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

### Common Amenities and Services

The property will provide the following project amenities: playground, laundry facility, on-site management, on-site maintenance and asphalt parking areas with approximately 85 parking spaces. Upon completion of renovation, the accessory building will offer free Wi-Fi.

### Parking

The complex contains open asphalt parking areas with approximately 85 parking spaces. This parking ratio is slightly higher than one space per unit.



**Utilities**

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

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

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

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

**Unit Mix, Size and Rent Structure**

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

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
1/1	12	596	\$532	\$85
2/1	27	746	\$600	\$96
3/1	7	916	\$645	\$140
	<b>46</b>			



The following chart lists the subject's proposed unit distribution by unit type, size and rent structure. Upon completion of its rehabilitation, the subject's unit mix will be slightly changed.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	1	596	30%	\$382	\$382	\$133	\$249
1/1	5	596	50%	\$637	\$617	\$133	\$484
1/1	2	596	60%	\$765	\$617	\$133	\$484
1/1	4	596	80%	\$952	\$657	\$133	\$524
2/1	3	746	30%	\$459	\$459	\$158	\$301
2/1	11	746	50%	\$765	\$704	\$158	\$546
2/1	4	746	60%	\$918	\$704	\$158	\$546
2/1	9	746	80%	\$1,224	\$757	\$158	\$599
3/1	1	916	30%	\$529	\$529	\$200	\$329
3/1	2	916	50%	\$883	\$785	\$200	\$585
3/1	2	916	60%	\$1,059	\$785	\$200	\$585
3/1	2	916	80%	\$1,413	\$840	\$200	\$640

\*The subject's proposed rents are below the maximum allowable LIHTC rents. In addition, once rehabilitation is complete, the property will retain its Rental Assistance for all units. Therefore, tenants will not be required to pay more than 30 percent of their income or the maximum LIHTC rent.

The subject property will attract residents with incomes below \$58,720, annually when considering Rental Assistance. Without considering the subject's Rental Assistance, the subject property will attract residents with incomes between \$13,097 and \$58,720, annually.

LIHTC INCOME LIMITS				
Person in Households	30%	50%	60%	80%
1	\$14,280	\$23,800	\$28,560	\$38,080
2	\$16,320	\$27,200	\$32,640	\$43,520
3	\$18,360	\$30,600	\$36,720	\$48,960
4	\$20,370	\$33,950	\$40,740	\$54,320
5	\$22,020	\$36,700	\$44,040	\$58,720
6	\$23,640	\$39,400	\$47,280	\$63,040

Source: HUD

### Tenant Services

The subject will not offer any tenant services.

### Scope of Rehabilitation

The property will undergo a substantial rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bath vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, a dishwasher will be added to each unit, and common area Wi-Fi will be added to the accessory building. The total estimated cost of rehabilitation is \$1,697,898, or \$36,910.82 per unit. The rehabilitation is anticipated to begin in February 2022 and end in September 2022.



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### Location/Site Characteristics

The property site contains approximately 119,005.92 square feet, or 2.732 acres. According to town officials, the subject is zoned R-3, High Density Residential District. The subject is a legal, conforming use. The subject is located on one single site, and it is not a scattered site development. The subject is located in Census Tract #0405.00.

The neighborhood is of a mixture of vacant land, single-family residences, multifamily dwellings and commercial properties. Commercial properties and multifamily residences are located north of the site. Vacant land and single-family residences are located south of the site. Vacant land is located east of the subject. Commercial properties and single-family residences are located west of the subject. The neighborhood is 90 percent built up. Approximately 45 percent of the land use is made up of single-family residences. About 30 percent is comprised of commercial properties. Another 15 percent of the land use is made up of multifamily dwellings. The remaining 10 percent is vacant land. The area is mostly suburban. The subject is located along North Water Street. Therefore, the subject has average visibility and easy access.

## SITE EVALUATION



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### Project Location

The existing development contains 46 family units in Woodstock, Virginia. Woodstock is located in the northern portion of the State of Virginia. Nearby cities include the following: Maurertown, Edinburg, Toms Brook, Mount Jackson, Strasburg, Basye-Bryce Mountain and Wardensville.

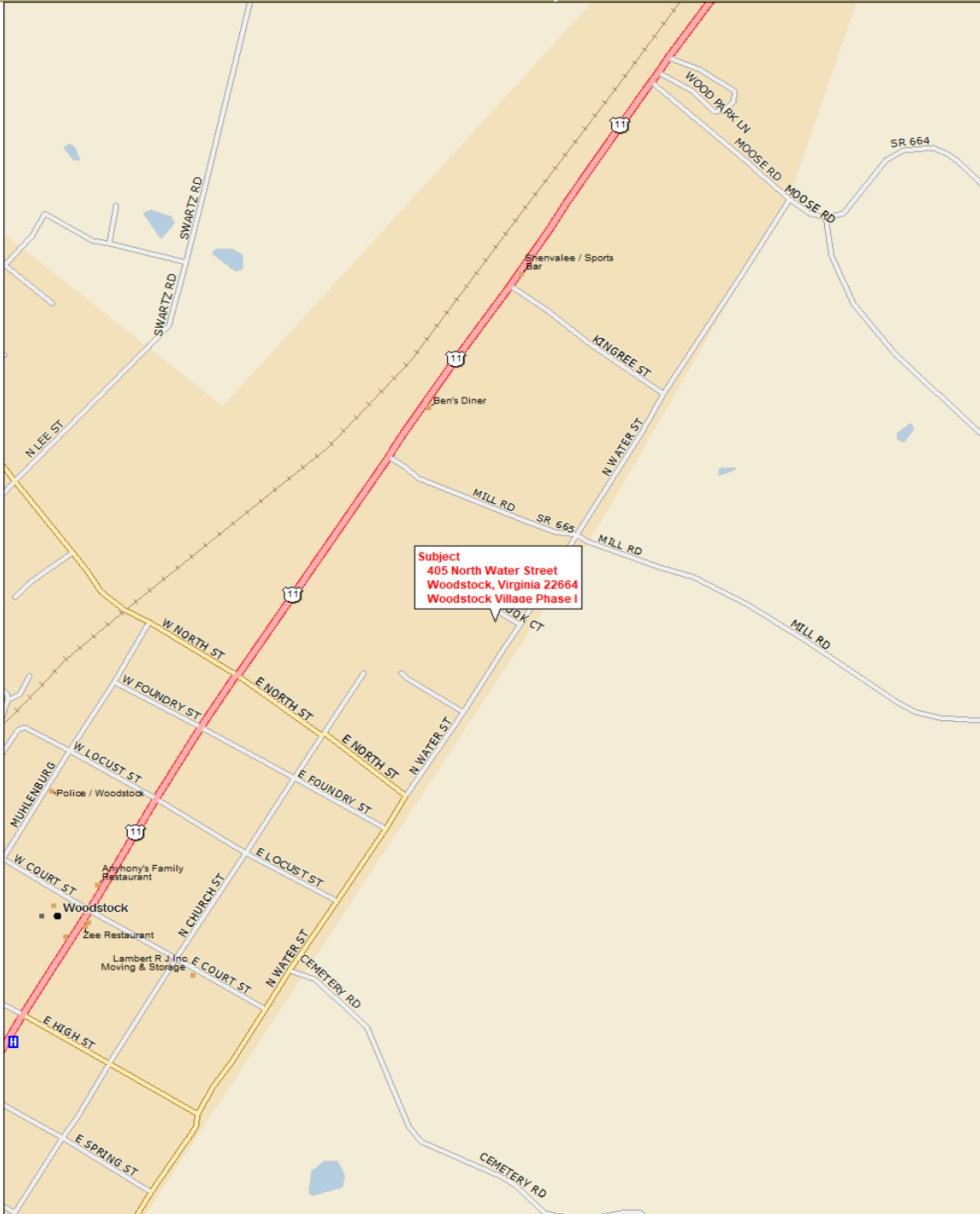
The primary market area consists of Shenandoah County, which consist of the following census tracts: 0401.00, 0402.01, 0402.02, 0403.00, 0404.00, 0405.00, 0406.00, 0407.00 and 0408.00. North – Fredrick County and West Virginia State Line; South – Rockingham and Page Counties; East –Warren and Page Counties; and West – West Virginia State Line. This is the area from which the subject would normally draw its applicants.

Major thoroughfares in Shenandoah County include Interstate 81, and State Highways 48 and 211. The subject is northeast of the town. The subject is located along North Water Street.





Location Map



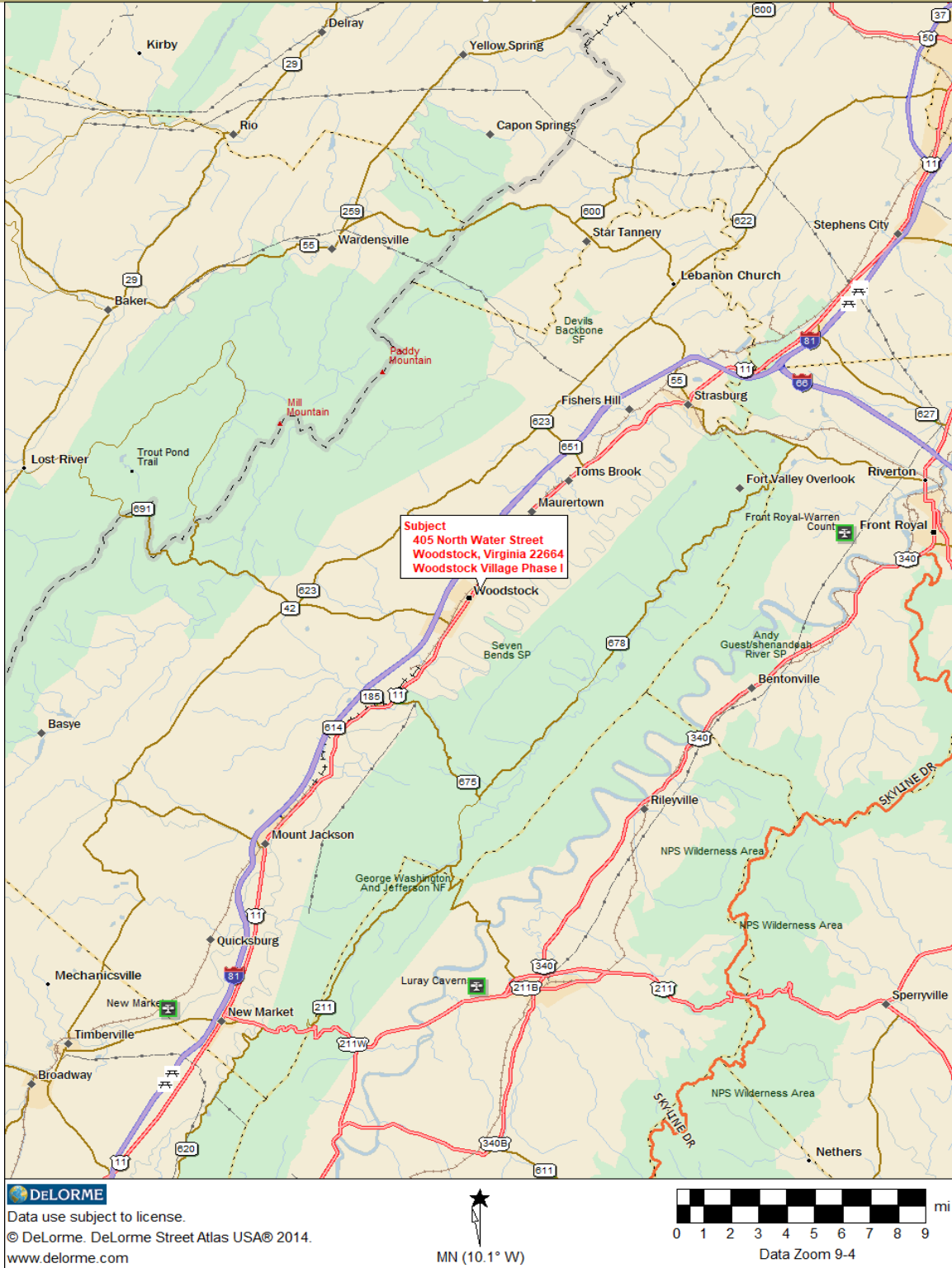
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Vicinity Map





## Community and Site Information

### Site Characteristics

The site is in a primarily residential neighborhood northeast of Woodstock. The subject is located along North Water Street.

The property is easily accessed via North Water Street, a major thoroughfare throughout the town.

The property site contains approximately 119,005.92 square feet, or 2.732 acres. According to town officials, the subject is zoned R-3, High Density Residential District. The subject is a legal, conforming use. The subject is located on one single site, and it is not a scattered site development. The subject is located in Census Tract #0405.00.

### Surrounding Land Uses

The neighborhood is of a mixture of vacant land, single-family residences, multifamily dwellings and commercial properties. Commercial properties and multifamily residences are located north of the site. Vacant land and single-family residences are located south of the site. Vacant land is located east of the subject. Commercial properties and single-family residences are located west of the subject. The neighborhood is 90 percent built up. Approximately 45 percent of the land use is made up of single-family residences. About 30 percent is comprised of commercial properties. Another 15 percent of the land use is made up of multifamily dwellings. The remaining 10 percent is vacant land. The area is mostly suburban. The subject is located along North Water Street. Therefore, the subject has average visibility and easy access.





Subject Photos



View of Sign



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior





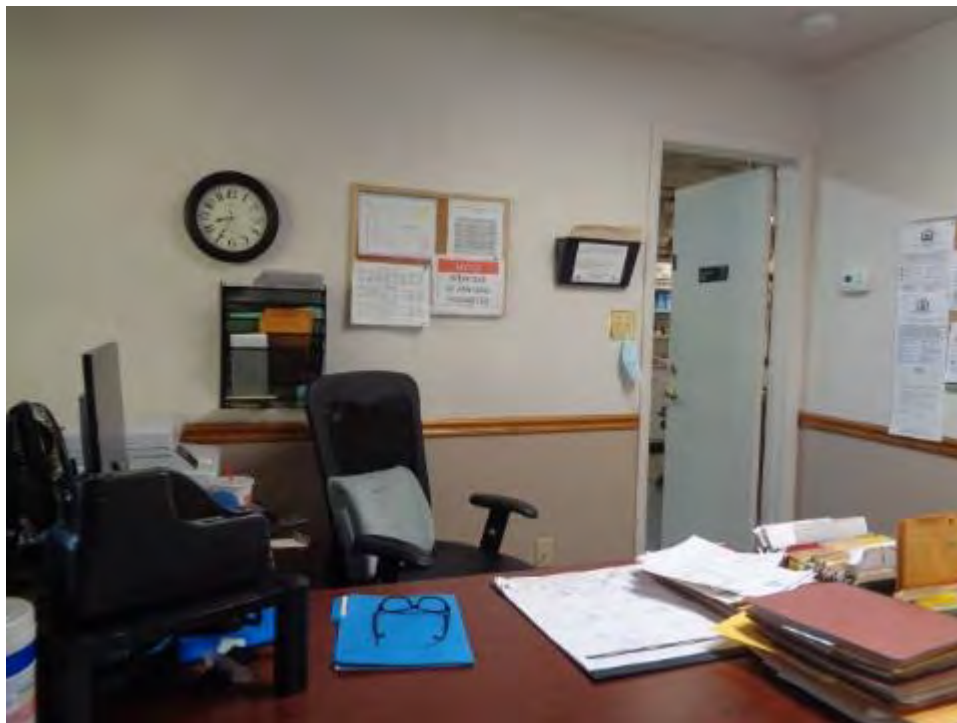
View of Exterior



View of Exterior



View of Accessory Building



View of Leasing Office



View of Maintenance Area



View of Exterior Storage



View of Laundry Facility



View of Laundry Facility



View of Playground



View of Mail Center



View of Typical Living Area



View of Typical Dining Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Parking Lot





View of Street



View of Street



View to the North



View to the South



View to the East



View to the West



## Nearby Employment Opportunities

Most market area tenants have blue collar occupations. According to the U.S. Census Bureau, approximately 75.9 percent of the market area works in the service and laborer industries.

## Regional and Area Data

### Parks and Recreational Opportunities

Shenandoah County offers several parks recreational facilities including the Charterhouse School, Shenandoah County Park, Historic Court House, Kiester Park and Wagner Park. The department also offers several sports and programs for children, adults and seniors including, but not limited to, the following: walking clubs, sand volleyball, flag football, pickleball, disc golf, basketball, soccer, technology classes, archery, arts and crafts classes, senior outing, festivals and special events.

### Government/Public Safety

The Town of Woodstock operates under a Town Council-Mayor form of government; one mayor and a seven-member Town Council. The Town is served by the Woodstock Police Department and Woodstock Fire Department.

### Utilities

The Town of Woodstock provides water, sewer, trash and recycling services to the residents of the town. Electricity services are provided by Dominion Virginia Power. Natural gas services are provided by Washington Gas. Basic phone service is provided by Verizon.

### Health Care

Shenandoah Memorial Hospital is a healthcare facility located in the Town of Woodstock. Additional health care and medical facilities nearby include Shenandoah County Clinic, MedExpress Urgent Care, Woodstock Chiropractic Clinic, Eye Care Physicians & Surgeons, Shenandoah Medical Imaging, Walmart Vision & Glasses, Foot Care Center, Community Alternatives VA and Woodstock Rehab and Fitness.

### Transportation

Major thoroughfares in Shenandoah County include Interstate 81, and State Highways 48 and 211. Shenandoah Valley Regional Airport is approximately 53 miles from the Town in Woodstock. The closest international airport is the Charlotte-Albemarle International Airport. Interstate and intrastate bus services are provided by Greyhound. Amtrak provides commuter rail services to the area. Public transit is available through RideSmart - North Shenandoah Valley and Virginia Regional Transit. Shenandoah County does not have its own public transit system.

## Crime

According to AreaVibes, approximately 190 per 100,000 residents are victims of a violent crime annually, and approximately 2,373 per 100,000 residents are victims of a property crime each year. There were a total of 135 crimes reported in the last year, 10 of which were violent crimes and 125 being property crimes. The crime rate for Woodstock is 38.5 percent higher than for the state. The total number of crimes in the town increased 27 percent within the past year, according to AreaVibes. There is a 1 in 527 chance of being the victim of a violent crime and a 1 in 43 chance of being the victim of a property crime. The life cycle is generally in the stability stage. There are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.



**Community Services Legend**

<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
6	BB&T	0.27
28	F & M Bank	0.50
54	First Bank	1.46
62	City National Bank	1.61
71	United Bank	1.69
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
12	The Virginia Farmhouse	0.37
47	Tienada Hispana	1.25
76	Food Lion	1.72
77	Family Dollar	1.72
86	Walmart Supercenter	2.05
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
59	Walgreens Pharmacy	1.58
72	CVS Pharmacy	1.69
87	Walmart Pharmacy	2.05
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
10	Woodstock Brew House	0.36
20	Woodstock Cafe	0.43
35	Spring House Tavern	0.64
56	Asian Spice	1.55
64	KFC	1.65
67	China Wok	1.67
68	Taco Bell	1.67
69	Burger King	1.68
75	Pizza Hut	1.71
78	McDonald's	1.73
79	Italian Touch Pizza	1.74
83	Cracker Barrel Old Country Store	1.91
88	Paisano's Italian Restaurant	2.05
89	Subway	2.06
90	Domino's Pizza	2.06



<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	On Second Thought Consign & Thrift	0.10
13	Travelers Treasures	0.37
51	Love & Light Thrift Shop	1.33
52	Divine Consign	1.34
53	La Bendicion Tienda Hispana	1.37
57	Cabin Hill T's	1.55
63	Gordmans	1.62
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
3	Sue-Wan's Hairstylists	0.11
7	Curls On Wheels	0.28
11	Top Ten Nails, LLC	0.36
18	Oasis Salon & Spa	0.42
22	Champion Tattoo Company, LLC	0.44
34	In His Image Hair Creations	0.58
36	Hair Gallery	0.66
37	Fashionette Beauty Salon	0.67
48	Chriselias Beauty Salon	1.25
58	Magnificent Nails & Spa	1.55
70	Hairspray Salon	1.68
<b>HARDWARE STORE AND HOME GOODS STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Do-It Best	0.10
85	Tractor Supply Co.	2.01
95	Lowe's Home Improvement	2.36



<b>HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	Thearapeutic Day Treatment	0.19
5	Shenandoah County Clinic	0.20
23	Woodstock Chiropractic Clinic	0.44
44	Woodstock Total Fitness	1.06
49	Shenandoah Memorial Hospital	1.25
50	Consulate Health Care of Woodstock	1.32
55	Shenandoah Community Health Clinic	1.48
60	HiGi Medical Clinic	1.58
73	Anytime Fitness	1.69
93	Woodstock Rehab & Fitness	2.30
94	Highlander Family Medicine	2.30
<b>LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
8	Woodstock Library	0.30
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
39	Riverview Park	0.89
40	Indian Spring Wetland	0.90
41	Fairview Park	0.90
42	Memorial Gymnasium	0.94
43	W.O. Riley Park	1.03
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
29	United States Postal Service	0.50
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
30	Express Mart	0.52
31	Citgo	0.52
32	Shenandoah Express Mart	0.52
61	Walgreens	1.58
65	Sheetz	1.65
66	Sheetz	1.65
74	7-Eleven	1.69
80	Handy Mart	1.74
81	Shell	1.74

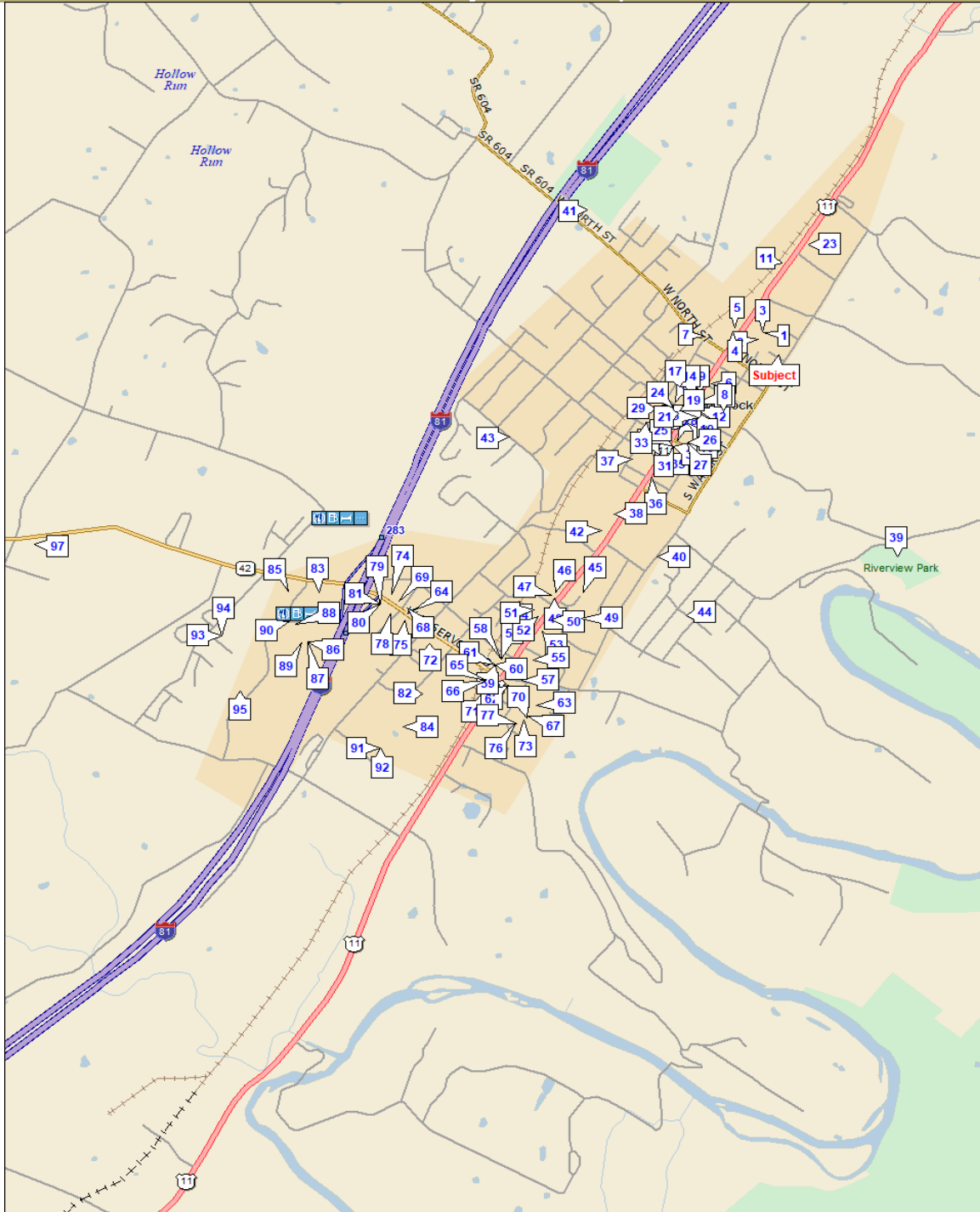


<b>CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
9	Virginia Hills Church Woodstock	0.33
14	Fresh Water Fellowship	0.37
15	Emmanuel Episcopal Church	0.38
16	Woodstock Presbyterian Church	0.38
19	Restoration Fellowship Church	0.42
25	Woodstock Christian Church	0.46
26	Emanuel Lutheran Church	0.48
33	Woodstock United Methodist Church	0.55
46	New Hope	1.23
<b>POLICE, CITY HALL AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
17	Woodstock Police Department	0.38
21	Shenandoah County Sheriff's Office	0.43
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
24	Woodstock Fire Department	0.44
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
27	Skyline Cap HeadStart	0.48
38	Massanutten Academy	0.86
45	The Growing Tree School	1.22
82	Central High School	1.84
84	W. W. Robinson Elementary School	1.99
91	Shenandoah County Preschool	2.10
92	Peter Muhlenberg Middle School	2.10
96	Community Christian School	2.50
97	Antioch Little Ducklin's Preschool	2.81

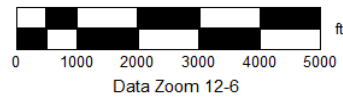
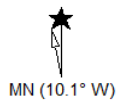


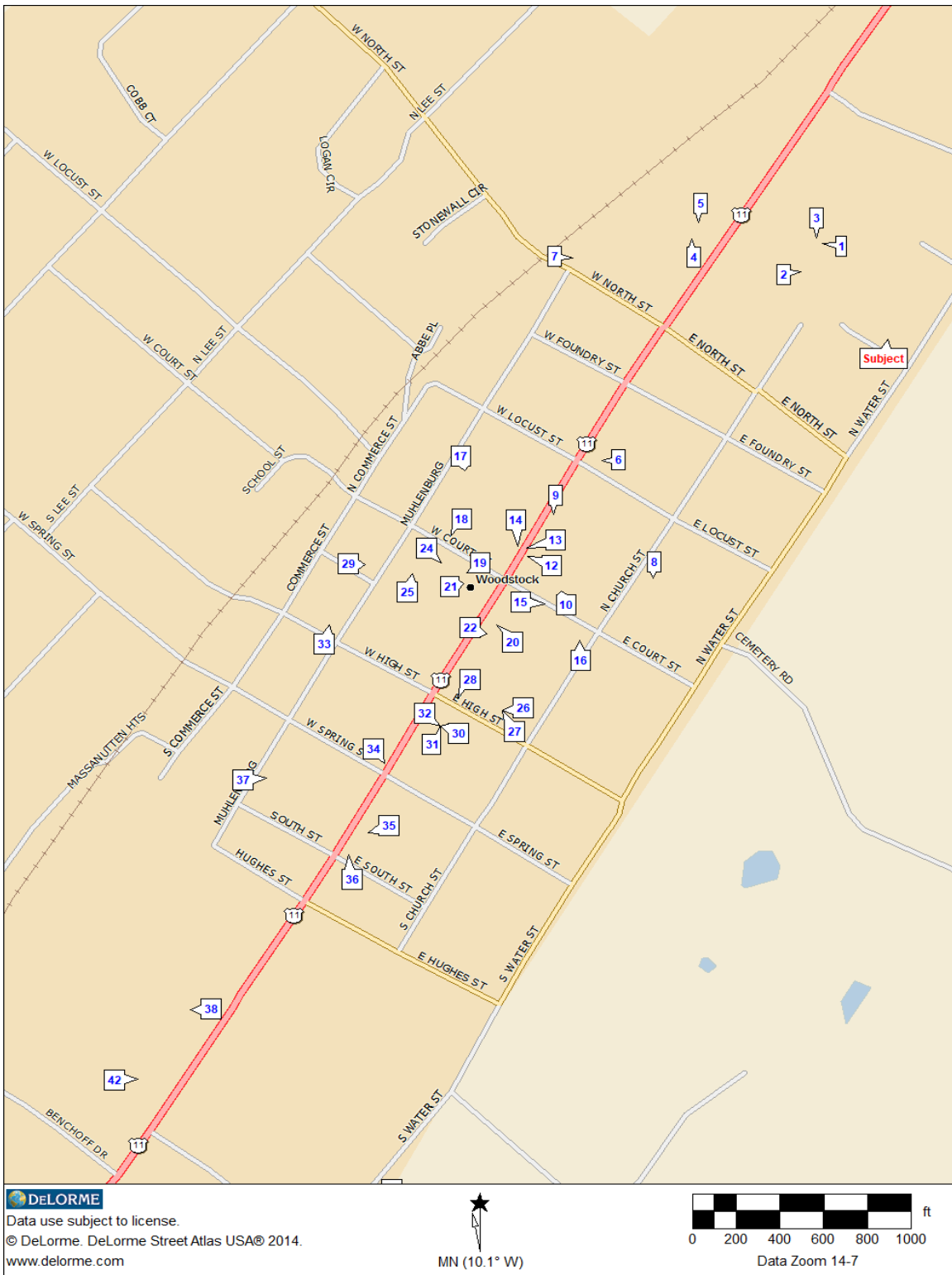


Community Services Map

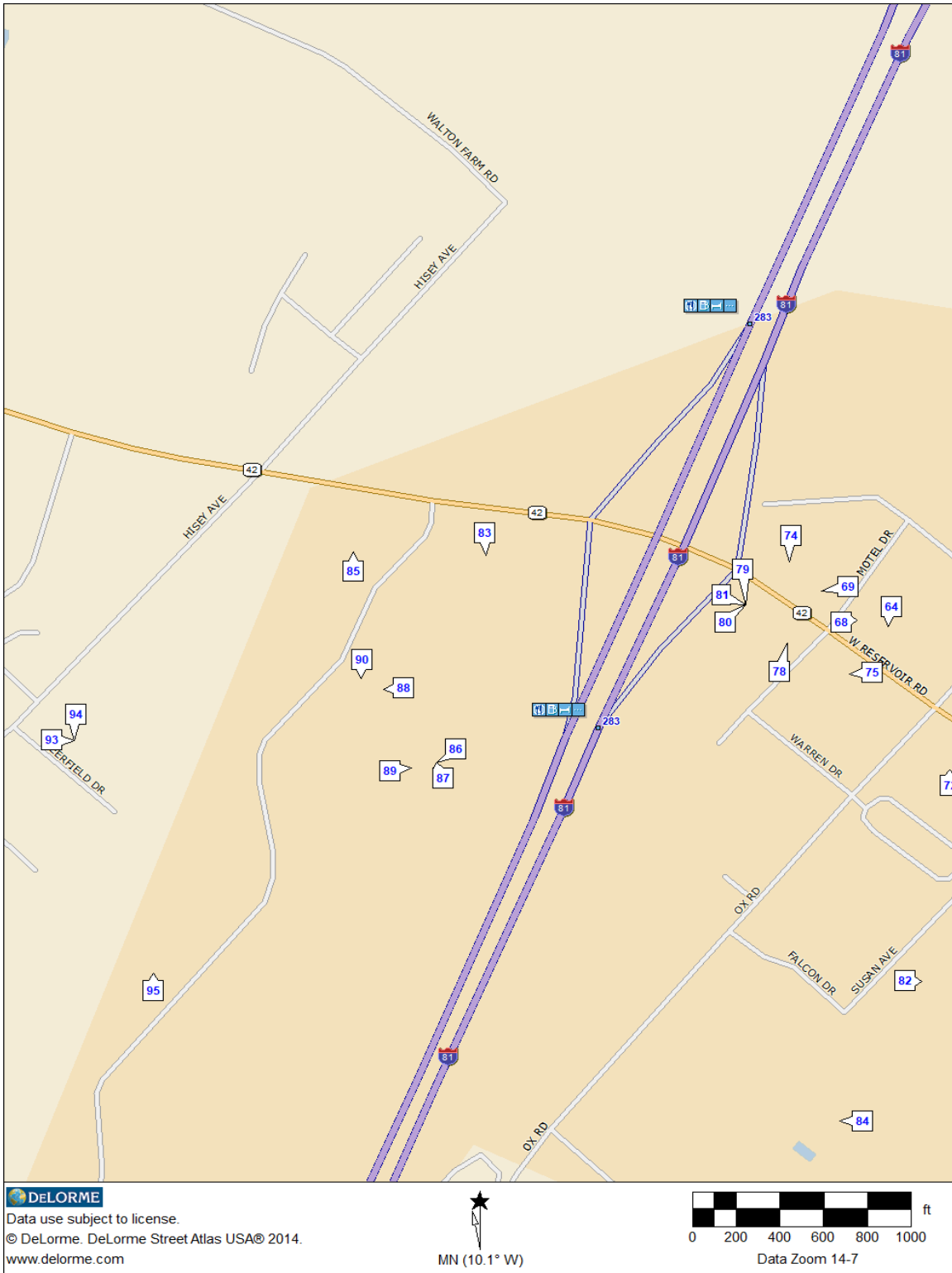


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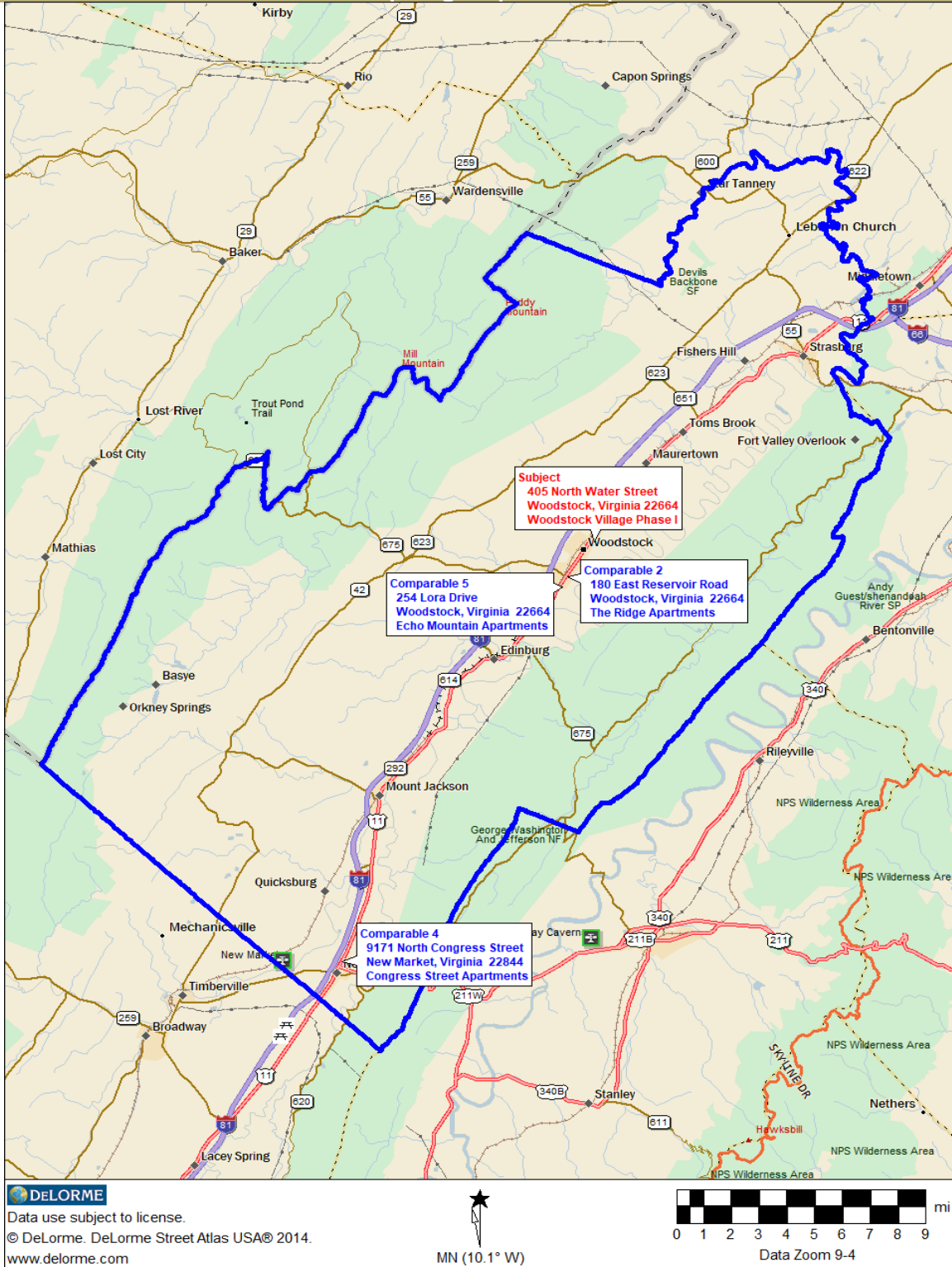








**Competing Properties Map**



*\*Royal Arms Apartments, Shenandoah Commons and Skyline Vista were deemed non-competitive as these properties are located outside of the primary market area. However, due to lack of comparable affordable developments in the market area, the properties were utilized in the analysis for comparison purposes.*



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### Summary of Site Strengths and Weaknesses

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

Weaknesses – The site has no apparent weaknesses.

PRIMARY MARKET AREA



## Delineation of Market Area

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

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



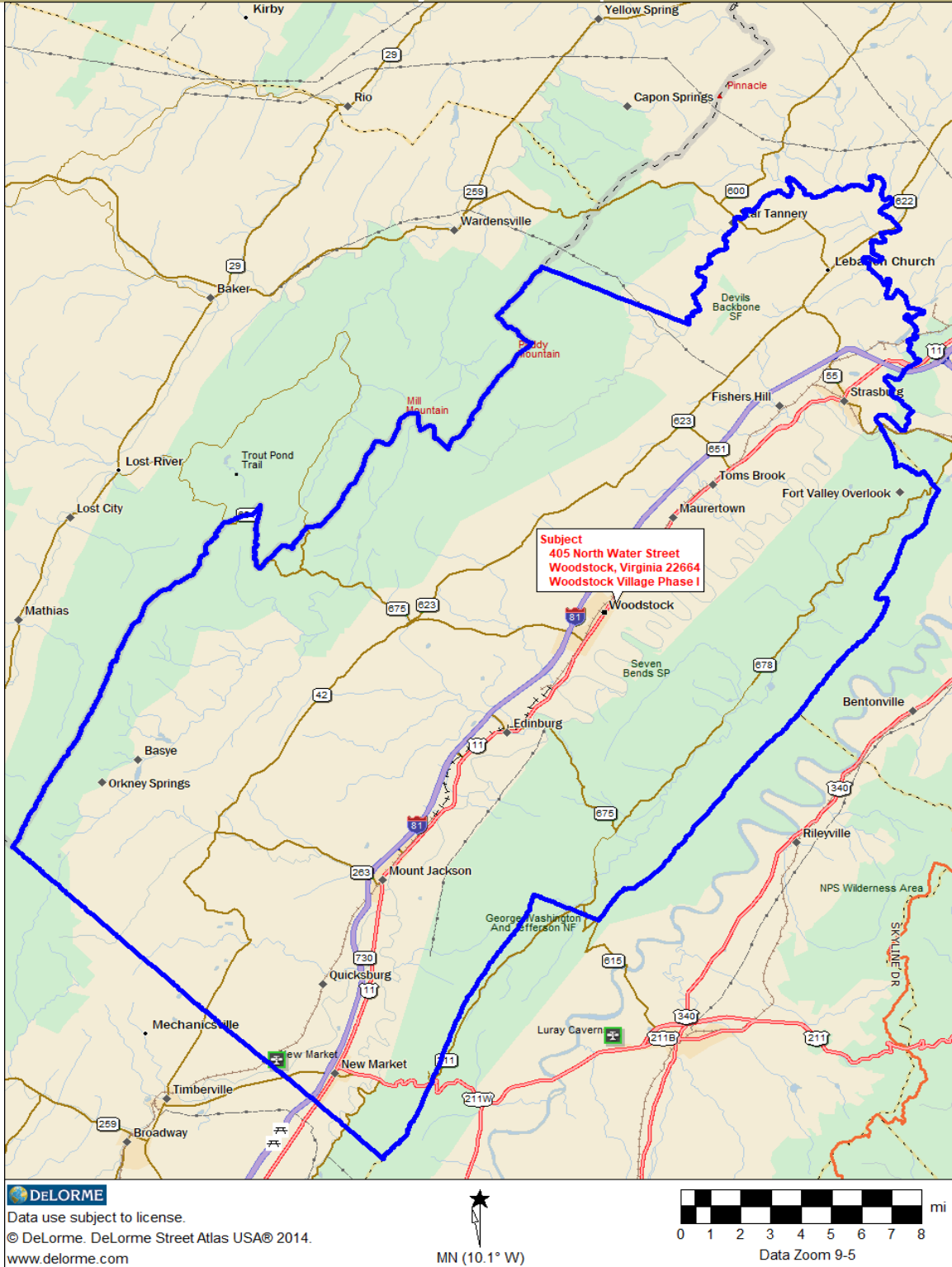


- 
- Non-Geographic Factors: Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The determination of the market area is based on the boundaries between governmental units. In such a method, county, division or town boundaries become the boundaries of the market area. The primary market area consists of Shenandoah County, which consist of the following census tracts: 0401.00, 0402.01, 0402.02, 0403.00, 0404.00, 0405.00, 0406.00, 0407.00 and 0408.00. North – Fredrick County and West Virginia State Line; South – Rockingham and Page Counties; East –Warren and Page Counties; and West – West Virginia State Line. This is the area from which the subject would normally draw its applicants.



### Primary Market Area Map



## MARKET AREA EMPLOYMENT TRENDS



Employment and Economy

The economy of Woodstock is based on construction; 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 8.2 percent in 2009 and 2010 and was at its lowest in 2019 with 2.5 percent. The rate for Shenandoah County in December 2020 was 3.9 percent. The number employed has increased 1.0 percent per year since 2005.

LABOR FORCE AND EMPLOYMENT TRENDS FOR SHENANDOAH COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	19,521	18,920	96.9%	601	3.1%
2006	19,786	19,188	97.0%	598	3.0%
2007	20,009	19,372	96.8%	637	3.2%
2008	20,290	19,346	95.3%	944	4.7%
2009	20,232	18,576	91.8%	1,656	8.2%
2010	20,831	19,117	91.8%	1,714	8.2%
2011	21,084	19,597	92.9%	1,487	7.1%
2012	20,834	19,508	93.6%	1,326	6.4%
2013	20,940	19,764	94.4%	1,176	5.6%
2014	21,222	20,159	95.0%	1,063	5.0%
2015	21,034	20,135	95.7%	899	4.3%
2016	20,799	20,008	96.2%	791	3.8%
2017	21,621	20,891	96.6%	730	3.4%
2018	22,169	21,528	97.1%	641	2.9%
2019	22,426	21,863	97.5%	563	2.5%
2020**	22,017	21,150	96.1%	867	3.9%

\* Data based on place of residence.

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

Source: U.S. Bureau of Labor Statistics

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

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

\* Data based on place of residence.

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

Source: U.S. Bureau of Labor Statistics



According to the U.S. Bureau of Labor Statistics, unemployment trends for Shenandoah County are in line with the unemployment trends for the State of Virginia.

CHANGE IN TOTAL EMPLOYMENT FOR SHENANDOAH COUNTY				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	197	39	1.0%	0.2%
2010-2015	1,018	204	5.3%	1.1%

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 Shenandoah County increased an average of 0.6 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR SHENANDOAH COUNTY			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	19,117	541	8.2%
2011	19,597	480	7.1%
2012	19,508	(89)	6.4%
2013	19,764	256	5.6%
2014	20,159	395	5.0%
2015	20,135	(24)	4.3%
2016	20,008	(127)	3.8%
2017	20,891	883	3.4%
2018	21,528	637	2.9%
2019	21,863	335	2.5%

Source: U.S. Bureau of Labor Statistics

The above table show the changes in employment and percent unemployed since 2010. The unemployment rate for Shenandoah County has fluctuated from 2.5 percent to 8.2 percent. The fluctuations for Shenandoah County are in line with the unemployment trends for State of Virginia.



Major Employers

Major employers for the Shenandoah Valley Region are shown in the following table:

MAJOR EMPLOYERS			
Name	Product/Service	Location	Total Employees
Andros Foods North America*	Food Manufacturing	Shenandoah County	100-300
Artisan Packaging	Plastic Manufacturing	City of Harrisonburg	300-600
Augusta Health	Healthcare	Augusta County	2,000-2,200
Berry Global	Plastic Manufacturing	City of Waynesboro	50-150
Best Buy Distribution	Distribution Center	City of Staunton	25-100
Cadence	Medical Device Manufacturing	City of Staunton	200
Cargill	Food Manufacturing	Rockingham County	1,500-2,500
Carmeuse Lime & Stone*	Lime & Stone Producer	Shenandoah County	50-100
ComSonics	Electronics Manufacturing	Rockingham County	100-300
Daikin Applied*	HVAC manufacturing	Augusta County	500-1,000
DanoneWave*	Food Manufacturing	Rockingham County	300-600
DASCOM Americas*	LED Lighting Producer	Augusta County	50-100
Degesch America, Inc.*	Stored Pest Control Product	Augusta County	25-100
Devil's Backbone Brewing Company	Beverage Manufacturing	Rockbridge County	25-50
Dynamic Aviation	Aviation Solutions	Rockingham County	500-750
Everbrite Corporation	Sign & Display Manufacturing	City of Buena Vista	100-150
Flow Alkaline Water*	Beverage Manufacturing	Augusta County	25-50
Georges, Inc.	Food Manufacturing	Shenandoah County & City of	150-300
Graphic Packaging International	Packaging Manufacturing	City of Staunton	100-250
Heatex America*	Heat Exchanger Manufacturing	Rockbridge County	50-100
Hershey Chocolate of Virginia	Food Manufacturing	Augusta County	500-1,000
Hollister Incorporated	Healthcare Manufacturing	Augusta County	500-1,000
Howell Metal	Plumbing & HVAC Manufacturing	Shenandoah County	150+
IAC Group*	Automotive Components Manufacturing	Shenandoah County	50-150
InterChange Group	3PL, Distribution, Logistics Provider	Rockingham County & Augusta County	25-100
Intrapac, Inc.	Aluminum Products Packaging	Rockingham County	300-600
James Madison University	Higher Education	City of Harrisonburg	2,500-5,000
Kerry Group (formerly Ariake)*	Food Manufacturing	City of Harrisonburg	90-100
Lehigh Cement Group*	Cement & Concrete Product	City of Waynesboro	50-100
LSC Communications	Printing Manufacturer	City of Harrisonburg & Rockingham	500-1,000
Marshalls Distribution Center	Distribution Center	Rockingham County	600-1,000
Massanutten Resort	Recreational Resort	Rockingham County	1,000+
McKee Foods Corporation	Food Manufacturing	Augusta County	500-1,000
Merck	Pharmaceutical Manufacturing	Rockingham County	1,000-1,500
Mercury Paper*	Paper Products Manufacturing	Shenandoah County	50-100
Modine	HVAC manufacturing	City of Buena Vista	100-300
Mohawk	Textile Manufacturing	Rockbridge County	100-300
Molson Coors Beverage Company*	Beverage Manufacturing	Rockingham County	300-600
Montebello Packaging*	Aluminum Manufacturing	City of Harrisonburg	300-600
Munters*	Data Center Systems Cooling	City of Buena Vista	50-100
Neuman Aluminum*	Aluminum Manufacturing	City of Waynesboro	50-99
NIBCO	Copper Fitting Manufacturing	Augusta County	250-500
Packaging Corp of America	Packaging Manufacturing	City of Harrisonburg	50-100
Pactiv	Food Storage Manufacturing	Augusta County	25-50
Perdue Farms, Inc.	Food Manufacturing	Rockingham County	600-900
Pilgrim's Pride Corporation*	Food Manufacturing	Rockingham County	1,500-2,500
Ply Gem	Building Supply Manufacturing	Rockingham County	250-500
Provides U.S. Inc.*	Heat Exchanger Manufacturing	Augusta County	25-50
Rexnord Industries	Gear Drive Manufacturing	Augusta County	50-100
Rosetta Stone	Language Learning Product Development	City of Harrisonburg	300-600
Route 11 Potato Chips	Food Manufacturing	Shenandoah County	25-50
Sentara RMH Medical Center	Healthcare	Rockingham County	2,500-5,000
Sercos*	Government Contracting	City of Harrisonburg	100-300
Shamrock Farms	Beverage Manufacturing	Augusta County	100+
Shenandoah Growers	Food Manufacturing	City of Harrisonburg	50-75
Shenandoah Valley Organic	Food Manufacturing	City of Harrisonburg & Rockingham	300-600
Speyside Bourbon Stave Mill*	Agribusiness	Bath County	50-100
Sumitomo Drive Technologies*	Power Transmission Manufacturing	Augusta County	25-50
Sunlite Plastics	Medical Tubing Manufacturing	Augusta County	50-100
Sysco Food Service	Food Distribution	Rockingham County	300-599
Target Distribution Center	Distribution Center	Augusta County	500+
Tenneco Automotive Inc.	Vehicle Part Manufacturing	City of Harrisonburg	600-1,000
The Lycra Company	Polymer Manufacturing	City of Waynesboro	100-300
The Omni Homestead	Recreational Resort	Bath County	500-1000
TruckVault	Vehicle Part Manufacturing	Shenandoah County	50-100
Valley Building Supply, Inc.	Concrete Products	City of Harrisonburg	100-300
VF Jeanswear	Distribution Center	Page County	50-100
Walmart Distribution Center	Distribution Center	Rockingham County	600-999

Source: Virginia Employment Commission



Place of Work Employment

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	SHENANDOAH COUNTY		WOODSTOCK	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	724	3.5%	56	2.5%
Construction	1,950	9.4%	142	6.3%
Manufacturing	2,461	11.9%	256	11.4%
Wholesale Trade	521	2.5%	121	5.4%
Retail Trade	2,725	13.1%	359	16.0%
Transportation, Communication & Utilities	1,974	9.5%	245	10.9%
Information	481	2.3%	14	0.6%
Finance, Insurance & Real Estate	783	3.8%	131	5.8%
Professional & Related Services	837	4.0%	56	2.5%
Educational, Health & Social Services	4,358	21.0%	453	20.2%
Entertainment & Recreation Services	1,578	7.6%	162	7.2%
Other	1,050	5.1%	117	5.2%
Public Administration	1,304	6.3%	133	5.9%

Source: Claritas and Ribbon Demographics

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

Future Employment Trends

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

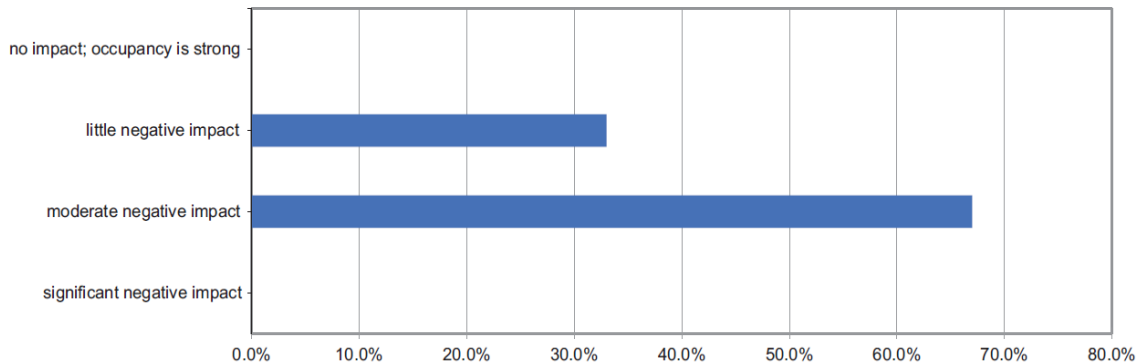
Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel, work and shop away from their homes. These measures have had a significant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

According to the April 2020 PwC Investor Sentiment Update, between 60 and 70 percent of surveyed investors active in the apartment sector believe the U.S. economy is already in a recession. More than 80 percent of those same investors believe apartment fundamentals are already seeing a negative impact



due to COVID-19. The remaining investors believe negative impact will be seen within three months. Overall, the majority of the surveyed investors believe apartment occupancy will see moderate negative impact due to the pandemic.

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



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

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

According to the Virginia State Department of Health, as of February 4, 2020, the State of Virginia has had 516,398 confirmed cases of COVID-19 around the state, 3,462 of which were in Shenandoah County. Therefore, Shenandoah County contains approximately 0.6 percent of all positive cases. In addition, of the total 3,462 confirmed cases in Loudoun County, approximately 2.7 percent, or 94 cases, have resulted in death.

According to the Virginia Employment Commission, there have been no Worker Adjustment and Retraining Notifications (W.A.R.N.) notices issued for Shenandoah County since January 2018.

**Economic Development**

According to Jen Weaver, Administrative Coordinator, the Shenandoah Valley Partnership provides economic services for Augusta, Bath, Highland, Page, Rockbridge, Rockingham and Shenandoah Counties. She stated the region has had numerous new and expanding business with several being located in Shenandoah County. A few of the more notable new and expanding business are as listed below; however, Ms. Weaver stated this list is far from “all-encompassing”.

- International Automotive Components Group, a global supplier of automotive components and systems, will invest \$4.6 million into expands its existing facility in the Town of Strasburg. The venture will create 47 new jobs.
- Shenandoah Valley Organic, a family-owned organic chicken company will establish a second 75,000-square-foot, state-of-the-art facility. The new facility will increase production capacity and retail packing and create 110 new jobs.





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- Valley Guard Supply, a local mask manufacturer, announced it will expand its current operations and create 45 new jobs.
  - A new strip mall is currently under construction in the City of Woodstock. Once complete, the building will contain just over 11,000 square feet and contain six tenants, including Starbucks and a Virginia ABC store.
  - A new First Bank and Trust Company recently opened in the City of Woodstock. The new 8,100-square-foot banking facility offers complete range of lending products including agricultural, business, commercial and consumer loans. The new building also provide leased space to several other tenants in the community.
  - Ariake, U.S.A., Inc., a leading manufacturer of quality stock bases and seasoning for the food industry announced its fifth expansion that will add an additional 20,000-square feet to its existing facility and will create an additional 22 jobs.
  - TruckVault, Inc., the leading manufacturer of secure in-vehicle equipment storage solutions in the sport, public safety and commercial fleet markets, will establish a new manufacturing facility in in Shenandoah County. The company will invest \$1.5 million into the new facility and create 60 new jobs.

Ms. Weaver further reported that the area has had a few small business closures due the COVID-19 pandemic. However, she stated that since July of 2020, the Shenandoah Chamber of Commerce, Shenandoah Valley Economic Development Partnership and the Virginia Economic Development came together to assist over 30 small businesses through its Small Business COVID-19 Assistance Program. She reported that this will allow these small businesses to rapidly re-open as restriction are lifted as well as maintain operations and employees and avoid accumulating debt. Therefore, due to the current efforts, it is believed the area will not have any long-term impact from the pandemic. The phone number for the Shenandoah Valley Partnership is 540-568-1300.

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



**Wages**

The average annual wage of employees in Shenandoah County was \$43,098 in 2019. Wages have been increasing 2.3 percent per year. Wages in the mining; construction; manufacturing; retail trade; leisure and hospitality; education and health services; and other services sectors are within the proposed income limits for the subject's units.

<b>AVERAGE ANNUAL WAGE BY SECTOR</b>			
<b>INDUSTRY</b>	<b>2018</b>	<b>2019</b>	<b>ANNUAL PERCENT INCREASE</b>
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	\$33,069	\$31,747	-4.0%
Construction	\$38,144	\$41,660	9.2%
Manufacturing	\$39,608	\$41,146	3.9%
Transportation and Warehousing	\$54,361	\$55,907	2.8%
Utilities	\$59,303	\$60,737	2.4%
Wholesale Trade	\$43,750	\$45,208	3.3%
Retail Trade	\$25,228	\$26,083	3.4%
Leisure and Hospitality	\$15,448	\$15,811	2.3%
Education and Health Services	\$37,612	\$38,157	1.4%
Professional and Business Services	\$70,955	\$64,709	-8.8%
Financial Activities	\$43,737	\$46,970	7.4%
Information	\$60,618	\$65,273	7.7%
Other Services	\$25,751	\$26,861	4.3%
Public Administration (Local Government)	N/A*	N/A*	N/A*

Source: U.S. Bureau of Labor Statistics

\*Data was not available.

**Employment Outside the County**

For residents employed in the primary market area in 2020, the travel time to work from the site is less than 44 minutes. For the majority of those employed in other parts of the county, the travel time would be within 59 minutes. According to the chart below, 27.5 percent have a travel time of less than 15 minutes; 30.4 percent have a travel time of 15 to 29 minutes; and 42.1 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.

<b>ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS</b>		
<b>TRAVEL TIME IN MINUTES</b>	<b>NUMBER OF COMMUTERS</b>	<b>PERCENT</b>
Less than 15	5,353	27.5%
15-29	5,927	30.4%
30-44	3,811	19.6%
45-59	1,575	8.1%
60+	2,811	14.4%
Total Commuters	19,477	

Source: Claritas, Ribbon Demographics



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### Summary of Employment Trends in Market Area

Households who have between one and five persons and annual incomes below \$58,720 are potential tenants for the units at the subject property when considering Rental Assistance. Without considering Rental Assistance, households who have between one and five persons and annual incomes between \$13,097 and \$58,720 are potential tenants for the units at the subject property. Major employers shown on Page 61 are included in the manufacturing; education and health services; and leisure and hospitality services sectors. The available employment is well-suited to the targeted population of the existing development.

**MARKET AREA DEMOGRAPHIC DATA**



**Population and Households Trends and Analysis**

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

In 2000, this geographic primary market area contained an estimated population of 35,075. By 2010, population in this primary market area had increased by 19.7 percent to 41,993. In 2021, the population in this market area increased by 3.9 percent to 43,618. It is projected that between 2021 and 2026, population in the market area is expected to slightly increase 2.2 percent to 44,586. Population estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the population growth could be impacted by the COVID-19 if there is long-term economic impacts in the area.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>SHENANDOAH COUNTY</b>	2000	35,075				
Estimated Projected	2010	41,993	6,918	19.7%	692	2.0%
	2021	43,618	1,625	3.9%	148	0.4%
	2026	44,586	968	2.2%	194	0.4%
<b>WOODSTOCK</b>	2000	3,952				
Estimated Projected	2010	5,097	1,145	29.0%	115	2.9%
	2021	5,577	480	9.4%	44	0.9%
	2026	5,721	144	2.6%	29	0.5%

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



CHANGE IN POPULATION BY AGE GROUPS						
SHENANDOAH COUNTY						
AGE	2010	2021	CHANGE	2022	2026	CHANGE
0-4	2,475	2,516	1.7%	2,527	2,572	1.8%
5-9	2,496	2,488	-0.3%	2,500	2,547	1.9%
10-14	2,598	2,543	-2.1%	2,538	2,519	-0.8%
15-17	1,660	1,586	-4.5%	1,590	1,608	1.1%
18-20	1,359	1,429	5.2%	1,439	1,478	2.7%
21-24	1,723	1,876	8.9%	1,915	2,070	8.1%
25-34	4,419	4,850	9.8%	4,835	4,773	-1.3%
35-44	5,375	4,811	-10.5%	4,840	4,954	2.4%
45-54	6,317	5,342	-15.4%	5,240	4,832	-7.8%
55-64	5,803	6,227	7.3%	6,194	6,063	-2.1%
65-74	4,268	5,766	35.1%	5,967	6,769	13.4%
75-84	2,469	3,040	23.1%	3,063	3,157	3.1%
85+	1,031	1,144	11.0%	1,164	1,244	6.9%
Total Population	41,993	43,618	3.9%	43,812	44,586	1.8%
Elderly % Population	32.3%	37.1%	12.0%	37.4%	38.7%	1.2%
WOODSTOCK						
AGE	2010	2021	CHANGE	2022	2026	CHANGE
0-4	374	400	7.0%	403	414	2.8%
5-9	311	395	27.0%	396	399	0.8%
10-14	289	390	34.9%	391	394	0.8%
15-17	172	208	20.9%	215	244	13.4%
18-20	183	180	-1.6%	187	215	15.0%
21-24	253	219	-13.4%	229	269	17.5%
25-34	611	647	5.9%	632	574	-9.2%
35-44	584	669	14.6%	675	701	3.8%
45-54	627	586	-6.5%	589	600	1.9%
55-64	607	598	-1.5%	590	556	-5.7%
65-74	449	586	30.5%	597	639	7.1%
75-84	409	455	11.2%	456	460	0.9%
85+	228	244	7.0%	246	256	3.9%
Total Population	5,097	5,577	9.4%	5,606	5,721	2.1%
Elderly % Population	33.2%	33.8%	11.2%	33.7%	33.4%	-0.3%

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



### Housing Market

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

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

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

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

### Tenure

The percentage of renters in Shenandoah County in 2021 was 28.5 percent and is not expected to statistically change in 2026. For the Town of Woodstock, the percentage for 2021 was 40.6 percent and expected increase to 50.1 percent in 2026. Household estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the household growth could be impacted by the COVID-19 if there is long-term economic impacts in the area.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
<b>SHENANDOAH COUNTY</b>	2000	14,284	10,405	72.8%	3,879	27.2%
	2010	17,076	12,207	71.5%	4,869	28.5%
Estimated Projected	2021	17,655	12,617	71.5%	5,038	28.5%
	2026	18,020	12,886	71.5%	5,134	28.5%
<b>WOODSTOCK</b>	2000	1,622	917	56.5%	705	43.5%
	2010	2,099	1,158	55.2%	941	44.8%
Estimated Projected	2021	2,262	1,344	59.4%	918	40.6%
	2026	2,770	1,382	49.9%	1,388	50.1%

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



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
<b>SHENANDOAH COUNTY</b>	25-34	944	1,016	1,960
	35-44	1,724	1,008	2,732
	45-54	2,555	876	3,431
	55-64	2,745	643	3,388
	65-74	2,229	399	2,628
	75+	1,881	511	2,392
<b>WOODSTOCK</b>	25-34	108	198	306
	35-44	125	172	297
	45-54	173	145	318
	55-64	225	130	355
	65-74	201	55	256
	75+	313	125	438

Source: U.S. Census Bureau

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

HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	SHENANDOAH COUNTY	WOODSTOCK
1 person	2,853	327
2 persons	5,279	569
3 persons	2,080	229
4 persons	1,526	139
5 or more persons	888	80
<b>RENTER-OCCUPIED</b>		
1 person	1,729	328
2 persons	1,401	219
3 persons	742	135
4 persons	557	124
5 or more persons	600	112

Source: Claritas and Ribbon Demographics





According to the U.S. Census Bureau, in 2021 there were 2.47 persons per household in Shenandoah County and 2.46 in Woodstock. The subject's units are most suitable for households with one and five persons, who account for 100 percent of the primary market area family renter households.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	1,729	34.4%
2 persons	1,401	27.9%
3 persons	742	14.8%
4 persons	557	11.1%
5 or more persons	600	11.9%
<b>TOTAL</b>	<b>5,029</b>	<b>100.0%</b>

Source: Claritas and Ribbon Demographics



The following table shows significant characteristics of the market area housing stock in 2010. In 2010 there were 14,399 single-family housing units, 2,241 multifamily housing units and 676 mobile homes in the market area. Of the 676 mobile homes in the market area, 216 were rental mobile homes. The data in the following table also shows that there were 31 rental units lacking complete plumbing and 290 rental units that are overcrowded. There were 1,469 units built prior to 1939. According to the U.S. Census Bureau, there were 423 rental units built since 2000.

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>		
	<b>SHENANDOAH COUNTY</b>	<b>WOODSTOCK</b>
<b>TOTAL HOUSING UNITS</b>	20,876	2,421
<b>OCCUPANCY AND TENURE</b>		
Occupied Housing Units	17,076	2,099
Owner-Occupied	12,207	1,158
Percent Owner-Occupied	71.5%	55.2%
Renter-Occupied	4,869	941
<b>VACANT HOUSING UNITS</b>		
For seasonal, recreational, etc.	2094	31
Persons per owner-occupied unit	2.41	2.22
Persons per renter-occupied unit	2.49	2.4
<b>TENURE BY YEAR STRUCTURE BUILT</b>		
<b>RENTER-OCCUPIED</b>		
2005 or later	158	28
2000-2004	265	39
1990-1999	577	163
1980-1989	1,149	174
1970-1979	715	95
1960-1969	473	112
1950-1959	302	18
1940-1949	169	0
1939 or earlier	1,469	240
<b>PERSONS PER ROOM: RENTER</b>		
0.50 or less	3,660	669
0.51-1.00	1,327	149
1.01-1.50	229	51
1.51-2.00	61	0
2.01 or more	0	0
<b>PLUMBING FACILITIES - PERSON/ROOM: RENTER-OCCUPIED</b>		
Lacking Complete Plumbing Facilities:		
1.00 or less	31	0
1.01-1.50	0	0
1.51 or more	0	0

Source: U.S. Census Bureau



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
	NUMBER	PERCENT	NUMBER	PERCENT
<b>SHENANDOAH COUNTY</b>				
1, Detached	10,794	89.7%	2,478	47.0%
1, Attached	661	5.5%	466	8.8%
2	11	0.1%	363	6.9%
3 to 4	10	0.1%	372	7.0%
5 to 9	26	0.2%	661	12.5%
10 to 19	18	0.1%	432	8.2%
20 to 49	22	0.2%	90	1.7%
50 or more	37	0.3%	199	3.8%
Mobile Home, Trailer, Other	460	3.8%	216	4.1%
<b>TOTAL</b>	<b>12,039</b>	<b>100.0%</b>	<b>5,277</b>	<b>100.0%</b>
<b>WOODSTOCK</b>				
1, Detached	1,160	76.0%	180	20.7%
1, Attached	292	19.1%	117	13.5%
2	0	0.0%	66	7.6%
3 to 4	0	0.0%	132	15.2%
5 to 9	19	1.2%	188	21.6%
10 to 19	0	0.0%	139	16.0%
20 to 49	19	1.2%	18	2.1%
50 or more	37	2.4%	29	3.3%
Mobile Home, Trailer, Other	0	0.0%	0	0.0%
<b>TOTAL</b>	<b>1,527</b>	<b>100.0%</b>	<b>869</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 76 shows household incomes for the market area for all households. However, we are primarily concerned with incomes of renters within the target incomes below \$58,720, or 69.7 percent, of income eligible households when considering Rental Assistance. Without considering Rental Assistance, renters with annual incomes between \$13,097 and \$58,720, or 55.8 percent. 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 (\$382 / 35% = \$1,091.42 x 12 = \$13,097). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. However, the subject contains Rental Assistance for all units. Therefore, tenants will never be required to pay more than 30 percent of their income towards rent. Therefore, when considering the Rental Assistance, there is no lower income limit.

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

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$382	\$0	\$58,720	69.7%	3,578
All Unit Types (30%)	\$382	\$0	\$22,020	25.2%	1,293
All Unit Types (50%)	\$617	\$0	\$36,700	45.2%	2,321
All Unit Types (60%)	\$617	\$0	\$44,040	54.7%	2,809
All Unit Types (80%)	\$657	\$0	\$58,720	69.7%	3,578
1 BR (All)	\$382	\$0	\$43,520	62.5%	1,977
1 BR (30%)	\$382	\$0	\$16,320	22.2%	704
1 BR (50%)	\$617	\$0	\$27,200	40.0%	1,265
1 BR (60%)	\$617	\$0	\$32,640	48.6%	1,538
1 BR (80%)	\$657	\$0	\$43,520	62.5%	1,977
2 BR (All)	\$459	\$0	\$48,960	53.9%	1,152
2 BR (30%)	\$459	\$0	\$18,360	12.7%	271
2 BR (50%)	\$704	\$0	\$30,600	30.2%	644
2 BR (60%)	\$704	\$0	\$36,720	39.9%	853
2 BR (80%)	\$757	\$0	\$48,960	53.9%	1,152
3 BR (All)	\$529	\$0	\$58,720	62.2%	1,226
3 BR (30%)	\$529	\$0	\$22,020	15.7%	309
3 BR (50%)	\$785	\$0	\$36,700	30.4%	598
3 BR (60%)	\$785	\$0	\$44,040	41.4%	817
3 BR (80%)	\$840	\$0	\$58,720	62.2%	1,226

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$382	\$13,097	\$58,720	55.8%	2,866
All Unit Types (30%)	\$382	\$13,097	\$22,020	11.3%	580
All Unit Types (50%)	\$617	\$21,154	\$36,700	21.3%	1,093
All Unit Types (60%)	\$617	\$21,154	\$44,040	30.8%	1,580
All Unit Types (80%)	\$657	\$22,526	\$58,720	43.8%	2,248
1 BR (All)	\$382	\$13,097	\$43,520	45.0%	1,422
1 BR (30%)	\$382	\$13,097	\$16,320	14.0%	442
1 BR (50%)	\$617	\$21,154	\$27,200	10.4%	328
1 BR (60%)	\$617	\$21,154	\$32,640	19.0%	601
1 BR (80%)	\$657	\$22,526	\$43,520	30.5%	966
2 BR (All)	\$459	\$15,737	\$48,960	43.1%	922
2 BR (30%)	\$459	\$15,737	\$18,360	8.0%	171
2 BR (50%)	\$704	\$24,137	\$30,600	9.9%	212
2 BR (60%)	\$704	\$24,137	\$36,720	19.7%	421
2 BR (80%)	\$757	\$25,954	\$48,960	30.9%	661
3 BR (All)	\$529	\$18,137	\$58,720	50.1%	987
3 BR (30%)	\$529	\$18,137	\$22,020	3.6%	71
3 BR (50%)	\$785	\$26,914	\$36,700	9.6%	190
3 BR (60%)	\$785	\$26,914	\$44,040	20.7%	408
3 BR (80%)	\$840	\$28,800	\$58,720	39.5%	779



<b>Renter Households</b>						
All Age Groups						
Year 2021 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	340	107	45	43	18	<b>553</b>
\$10,000-20,000	370	142	52	34	88	<b>686</b>
\$20,000-30,000	317	228	116	69	28	<b>758</b>
\$30,000-40,000	210	235	106	18	67	<b>636</b>
\$40,000-50,000	139	160	61	189	153	<b>702</b>
\$50,000-60,000	103	120	64	73	51	<b>411</b>
\$60,000-75,000	30	54	217	32	31	<b>364</b>
\$75,000-100,000	65	88	28	34	99	<b>314</b>
\$100,000-125,000	35	180	32	44	51	<b>342</b>
\$125,000-150,000	31	17	12	3	5	<b>68</b>
\$150,000-200,000	18	46	6	15	9	<b>94</b>
\$200,000+	<u>71</u>	<u>24</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u><b>101</b></u>
<b>Total</b>	<b>1,729</b>	<b>1,401</b>	<b>742</b>	<b>557</b>	<b>600</b>	<b>5,029</b>

<b>Owner Households</b>						
All Age Groups						
Year 2021 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	300	66	20	10	20	<b>416</b>
\$10,000-20,000	485	177	68	27	6	<b>763</b>
\$20,000-30,000	501	350	62	24	70	<b>1,007</b>
\$30,000-40,000	255	347	195	26	20	<b>843</b>
\$40,000-50,000	164	413	130	24	86	<b>817</b>
\$50,000-60,000	227	504	187	40	56	<b>1,014</b>
\$60,000-75,000	335	790	154	160	137	<b>1,576</b>
\$75,000-100,000	227	1,110	486	421	123	<b>2,367</b>
\$100,000-125,000	175	660	235	320	24	<b>1,414</b>
\$125,000-150,000	55	396	309	125	86	<b>971</b>
\$150,000-200,000	71	157	172	253	178	<b>831</b>
\$200,000+	<u>58</u>	<u>309</u>	<u>62</u>	<u>96</u>	<u>82</u>	<u><b>607</b></u>
<b>Total</b>	<b>2,853</b>	<b>5,279</b>	<b>2,080</b>	<b>1,526</b>	<b>888</b>	<b>12,626</b>



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE		
INCOME	SHENANDOAH COUNTY	WOODSTOCK
Less than \$10,000		
Less than 20%	0	0
20-24%	0	0
25-29%	16	0
30-34%	0	0
35%+	415	170
Not Computed	159	48
\$10,000 - \$19,999		
Less than 20%	53	37
20-24%	45	0
25-29%	34	0
30-34%	72	0
35%+	805	141
Not Computed	93	0
\$20,000 - \$34,999		
Less than 20%	109	18
20-24%	263	29
25-29%	149	20
30-34%	132	30
35%+	397	43
Not Computed	125	28
\$35,000 - \$49,999		
Less than 20%	271	19
20-24%	273	104
25-29%	143	16
30-34%	174	0
35%+	83	0
Not Computed	140	68
\$50,000 - \$74,999		
Less than 20%	414	16
20-24%	184	28
25-29%	14	0
30-34%	60	0
35%+	19	0
Not Computed	60	0
\$75,000 or more		
Less than 20%	447	34
20-24%	25	0
25-29%	0	0
30-34%	0	0
35%+	0	0
Not Computed	103	20
<b>TOTAL</b>	<b>5,277</b>	<b>869</b>

Source: U.S. Census Bureau



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

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2021			2026		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
<b>SHENANDOAH COUNTY</b>									
Less than \$15,000	346	704	1,080	175	588	775	156	459	762
\$15,000 - \$24,999	508	449	779	362	327	794	298	247	761
\$25,000 - \$34,999	486	573	483	329	486	815	326	409	845
\$35,000 - \$49,999	930	966	714	714	650	747	636	527	764
\$50,000 - \$74,999	1,112	1,545	1,052	856	1,297	1,267	804	1,104	1,373
\$75,000 - \$99,999	759	1,159	388	954	992	666	935	880	762
\$100,000 - \$149,999	716	998	227	775	1,208	693	915	1,291	948
\$150,000 - \$199,999	75	243	20	190	537	164	254	643	263
\$200,000+	86	78	74	125	401	213	186	550	378
<b>TOTAL</b>	<b>16,550</b>			<b>17,100</b>			<b>17,476</b>		
<b>WOODSTOCK</b>									
Less than \$15,000	14	107	190	23	66	106	15	52	94
\$15,000 - \$24,999	38	107	118	101	38	133	79	29	127
\$25,000 - \$34,999	36	47	113	53	77	158	61	69	162
\$35,000 - \$49,999	170	60	113	89	84	83	105	88	102
\$50,000 - \$74,999	113	107	214	158	159	156	134	128	153
\$75,000 - \$99,999	68	221	79	123	76	51	133	81	67
\$100,000 - \$149,999	52	154	33	81	85	76	86	90	95
\$150,000 - \$199,999	0	15	0	25	37	6	39	58	12
\$200,000+	29	0	39	3	82	40	3	97	55
<b>TOTAL</b>	<b>2,237</b>			<b>2,169</b>			<b>2,214</b>		

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





### Sources of Demand

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

### Required Unit Mix

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

The following table illustrates the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 1.7 percent of the renter housing demand; one-bedroom units should account for 39.6 percent; two-bedroom units should account for 28.3 percent; three-bedroom units should account for 28.1 percent, and units with four or more bedrooms should account for 2.3 percent of the renter housing demand in the market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	86	1,643	0	0	0	1,729
2 Persons	0	350	1,051	0	0	1,401
3 Persons	0	0	371	371	0	742
4 Persons	0	0	0	501	56	557
5 or More Persons	0	0	0	540	60	600
<b>TOTAL</b>	<b>86</b>	<b>1,993</b>	<b>1,422</b>	<b>1,412</b>	<b>116</b>	<b>5,029</b>
<b>PERCENT</b>	<b>1.7%</b>	<b>39.6%</b>	<b>28.3%</b>	<b>28.1%</b>	<b>2.3%</b>	<b>100.0%</b>

### Eligible Households

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



The following table uses the tax credit income limits to determine the upper range of eligibility for each unit when considering Rental Assistance and without Rental Assistance.

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITH RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$382	\$0	\$58,720	69.7%	3,578
All Unit Types (30%)	\$382	\$0	\$22,020	25.2%	1,293
All Unit Types (50%)	\$617	\$0	\$36,700	45.2%	2,321
All Unit Types (60%)	\$617	\$0	\$44,040	54.7%	2,809
All Unit Types (80%)	\$657	\$0	\$58,720	69.7%	3,578
1 BR (All)	\$382	\$0	\$43,520	62.5%	1,977
1 BR (30%)	\$382	\$0	\$16,320	22.2%	704
1 BR (50%)	\$617	\$0	\$27,200	40.0%	1,265
1 BR (60%)	\$617	\$0	\$32,640	48.6%	1,538
1 BR (80%)	\$657	\$0	\$43,520	62.5%	1,977
2 BR (All)	\$459	\$0	\$48,960	53.9%	1,152
2 BR (30%)	\$459	\$0	\$18,360	12.7%	271
2 BR (50%)	\$704	\$0	\$30,600	30.2%	644
2 BR (60%)	\$704	\$0	\$36,720	39.9%	853
2 BR (80%)	\$757	\$0	\$48,960	53.9%	1,152
3 BR (All)	\$529	\$0	\$58,720	62.2%	1,226
3 BR (30%)	\$529	\$0	\$22,020	15.7%	309
3 BR (50%)	\$785	\$0	\$36,700	30.4%	598
3 BR (60%)	\$785	\$0	\$44,040	41.4%	817
3 BR (80%)	\$840	\$0	\$58,720	62.2%	1,226

INCOME-ELIGIBLE RENTER HOUSEHOLDS - WITHOUT RENTAL ASSISTANCE					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$382	\$13,097	\$58,720	55.8%	2,866
All Unit Types (30%)	\$382	\$13,097	\$22,020	11.3%	580
All Unit Types (50%)	\$617	\$21,154	\$36,700	21.3%	1,093
All Unit Types (60%)	\$617	\$21,154	\$44,040	30.8%	1,580
All Unit Types (80%)	\$657	\$22,526	\$58,720	43.8%	2,248
1 BR (All)	\$382	\$13,097	\$43,520	45.0%	1,422
1 BR (30%)	\$382	\$13,097	\$16,320	14.0%	442
1 BR (50%)	\$617	\$21,154	\$27,200	10.4%	328
1 BR (60%)	\$617	\$21,154	\$32,640	19.0%	601
1 BR (80%)	\$657	\$22,526	\$43,520	30.5%	966
2 BR (All)	\$459	\$15,737	\$48,960	43.1%	922
2 BR (30%)	\$459	\$15,737	\$18,360	8.0%	171
2 BR (50%)	\$704	\$24,137	\$30,600	9.9%	212
2 BR (60%)	\$704	\$24,137	\$36,720	19.7%	421
2 BR (80%)	\$757	\$25,954	\$48,960	30.9%	661
3 BR (All)	\$529	\$18,137	\$58,720	50.1%	987
3 BR (30%)	\$529	\$18,137	\$22,020	3.6%	71
3 BR (50%)	\$785	\$26,914	\$36,700	9.6%	190
3 BR (60%)	\$785	\$26,914	\$44,040	20.7%	408
3 BR (80%)	\$840	\$28,800	\$58,720	39.5%	779



**Penetration Rate**

There are no planned or under construction developments that will directly compete with the subject. There are no vacant LIHTC units in the market area. The subject is an existing Rural Development property that contains 46 units, one of which are vacant. Therefore, the total affordable inventory would be one unit. The chart below indicates a penetration rate of 0.03 percent for the market area, when considering the subject's Rental Assistance.

<b>REQUIRED PENETRATION RATE - WITH RENTAL ASSISTANCE</b>	
Income Eligible Renter Households	3,578
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Vacant Units in Subject	1
Total Inventory	1
Penetration Rate	0.03%

There are no planned or under construction developments that will directly compete with the subject. There are no vacant LIHTC units in the market area. The subject is an existing Rural Development property that contains 46 units, one of which are vacant. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant. The chart below indicates a penetration rate of 1.6 percent for the market area, without considering the subject's subsidies and if entirely vacant.

<b>REQUIRED PENETRATION RATE - WITHOUT RENTAL ASSISTANCE</b>	
Income Eligible Renter Households	2,866
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Units in Subject	46
Total Inventory	46
Penetration Rate	1.6%



**Demand Analysis**

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

REQUIRED NET DEMAND - WITH RENTAL ASSISTANCE					
	All Units @ 30% (\$0 - \$22,020)	All Units @ 50% (\$0 - \$36,700)	All Units @ 60% (\$0 - \$44,040)	All Units @ 80% (\$0 - \$58,720)	Project Total (\$0 - \$58,720)
<b>Income Restrictions:</b>					
<b>Demand from New Household Growth</b>					
New Rental Households	5	9	11	14	14
<b>PLUS</b>					
Existing Households - Rent Overburdened	1,273	1,626	1,667	1,707	1,707
<b>PLUS</b>					
Existing Households - Substandard Housing	81	145	176	224	224
<b>PLUS</b>					
Existing Qualifying Tenants Likely to Remain After Renovation	5	17	8	15	45
<b>EQUALS</b>					
<b>Total Demand</b>	<b>1,364</b>	<b>1,797</b>	<b>1,862</b>	<b>1,960</b>	<b>1,990</b>
<b>MINUS</b>					
Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)	0	0	0	0	0
<b>EQUALS</b>					
<b>NET DEMAND</b>	<b>1,364</b>	<b>1,797</b>	<b>1,862</b>	<b>1,960</b>	<b>1,990</b>
<b>ABSORPTION PERIOD</b>					
	N/A	N/A	N/A	N/A	N/A

\*See Page 84 for absorption period explanation.



## Demand Analysis Summary –Considering Rental Assistance

Overall the market shows a net demand of 1,990 units for the subject's rehabilitated units. The subject is an existing development that contains 46 units. The overall capture rate for all units at or below 60 percent is 2.3 percent. However, the property is 98 percent occupied, with one vacant unit. In addition, the subject will retain its Rental Assistance once rehabilitation is complete. Therefore, all current tenants are expected to remain income-qualified. Therefore, the capture rate including only the vacant units is 0.1 percent.

**New Rental Households:** The demand from new household growth is calculated by taking the new rental households projected between 2021 and 2026 divided by five years as the subject is an existing property. The new household growth number of 73 was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ( $73 \times 69.7\% \times 28.5\% = 14$ ). The subject will attract tenants with incomes below \$44,040. The demand from new household growth is 14 for all units.

**Existing Households – Rent Overburdened:** The total number of rent overburdened households is 1,707 for all units. The appropriate household size percentage was applied this number to derive the existing households – rent overburdened shown on the demand chart on the previous page.

**Existing Households – Substandard Housing:** The total number of substandard households in the market area was 224. The appropriate household size percentage was applied and the resulting number of substandard households as shown on the demand chart on the previous page.

**Existing Qualifying Tenants Likely to Remain After Renovation:** The property is currently a Rural Development property. As complete, the property will remain a Rural Development property as well be a tax credit property at 30, 50, 60 and 80 percent of the area median income. Since the property will retain its Rental Assistance, it is anticipated that all current residents will remain income-qualified. The property is currently 98 percent occupied, with one vacant unit.

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

**Total Net Demand:** Overall the market shows a net demand of 1,990 units for all units. The subject is an existing development that contains 46 units. The overall capture rate for all units at or below 80 percent is 2.3 percent. However, the property is 98 percent occupied, with one vacant unit. In addition, the subject will retain its Rental Assistance once rehabilitation is complete. Therefore, all current tenants are expected to remain income-qualified. Therefore, the capture rate including only the vacant units is 0.1 percent. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that property will continue to be viable within the market area.

**Absorption Period:** Woodstock Village Phase I is an existing 46-unit family complex. The development is currently 98 percent occupied, with one vacant unit. The rehabilitation will not permanently displace any current tenants. Furthermore, as the property will retain its Rental Assistance for all units, all current residents are anticipated to remain income-qualified. Consequently, the subject will not need to absorb any additional units to remain stabilized.



The following table contains the summary demand estimates for the units without considering Rental Assistance.

REQUIRED NET DEMAND - WITHOUT RENTAL ASSISTANCE					
	All Units @ 30% (\$13,097 - \$22,020)	All Units @ 50% (\$21,154 - \$36,700)	All Units @ 60% (\$21,154 - \$44,040)	All Units @ 80% (\$22,526 - \$58,720)	Project Total (\$13,097 - \$58,720)
<b>Income Restrictions:</b>					
<b>Demand from New Household Growth</b>					
<b>New Rental Households</b>	2	4	6	9	12
<b>PLUS</b>					
<b>Existing Households - Rent Overburdened</b>	609	376	416	420	1,042
<b>PLUS</b>					
<b>Existing Households - Substandard Housing</b>	36	68	99	141	179
<b>PLUS</b>					
<b>Existing Qualifying Tenants Likely to Remain After Renovation</b>	0	0	0	0	0
<b>EQUALS</b>					
<b>Total Demand</b>	<b>647</b>	<b>448</b>	<b>521</b>	<b>570</b>	<b>1,233</b>
<b>MINUS</b>					
<b>Supply (Includes Directly Comparable Vacant Units Completed or in Pipeline in the PMA)</b>	0	0	0	0	0
<b>EQUALS</b>					
<b>NET DEMAND</b>	<b>647</b>	<b>448</b>	<b>521</b>	<b>570</b>	<b>1,233</b>
<b>ABSORPTION PERIOD</b>					
	<b>1 Month</b>	<b>2-3 Months</b>	<b>3-4 Months</b>	<b>1 Month</b>	<b>6 -7 Months</b>

\*See Page 86 for absorption period explanation.



## Demand Analysis Summary – Without Considering Rental Assistance

Overall the market shows a net demand of 1,233 units for the subject's rehabilitated units. The overall capture rate for all units at or below 80 percent is 3.7 percent. The subject is an existing Rural Development property that contains 46 units and is currently 98 percent occupied, with one vacant unit. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant.

**New Rental Households:** The demand from new household growth is calculated by taking the new rental households projected between 2021 and 2026 divided by five years as the subject is an existing property. The new household growth number of seven was then multiplied by the percent of income qualified tenants in the market area and percent plan to rent ( $73 \times 43.8\% \times 28.5\% = 9$ ). The subject will attract tenants with incomes between \$13,097 and \$58,720. The demand from new household growth is 9 for all units.

**Existing Households – Rent Overburdened:** The total number of rent overburdened households is 1,042 for all units. The appropriate household size percentage was applied this number to derive the existing households – rent overburdened shown on the demand chart on the previous page.

**Existing Households – Substandard Housing:** The total number of substandard households in the market area was 179. The appropriate household size percentage was applied and the resulting number of substandard households as shown on the demand chart on the previous page.

**Existing Qualifying Tenants Likely to Remain After Renovation:** The subject is an existing Rural Development property that contains 48 units and is currently 98 percent occupied. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant.

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

**Total Net Demand:** Overall the market shows a net demand of 1,233 units for the subject's rehabilitated units. The overall capture rate for all units at or below 80 percent is 3.7 percent. The subject is an existing Rural Development property that contains 46 units and is currently 98 percent occupied, with one vacant unit. However, when considering the subject without its Rental Assistance, it is unlikely all tenants would remain income-qualified for the units. Therefore, the analysis is conducted as though the subject were entirely vacant. Based on the occupancy rates of apartment complexes in the market area, the existing waiting lists, the projected population and household growth and the economic factors, it is believed that property will continue to be viable within the market area.

**Absorption Period:** Woodstock Village Phase I is an existing 46-unit family complex. The development is currently 98 percent occupied, with one vacant unit. However, an absorption period was established as if the development were a vacant Low Income Housing Tax Credit Development. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that a 95+ percent occupancy level can be achieved in six to seven months. Our interviews with apartment managers substantiate the absorption rate. It is believed that the subject will absorb six to eight units per month; therefore, reaching a stable occupancy level within six to seven months.



**Capture Rate Analysis**

The following tables contain the capture rates for the entire property as well as for the vacant units only at the property.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE					
	All Units @ 30% (\$0 - \$22,020)	All Units @ 50% (\$0 - \$36,700)	All Units @ 60% (\$0 - \$44,040)	All Units @ 80% (\$0 - \$58,720)	Project Total (\$0 - \$58,720)
<b>Income Restrictions:</b>					
All Units at Subject	0.4%	1.0%	0.4%	0.8%	2.3%
Vacant Units at Subject	0.0%	0.1%	0.0%	0.0%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE					
	All Units @ 30% (\$13,097 - \$22,020)	All Units @ 50% (\$21,154 - \$36,700)	All Units @ 60% (\$21,154 - \$44,040)	All Units @ 80% (\$22,526 - \$58,720)	Project Total (\$13,097 - \$58,720)
<b>Income Restrictions:</b>					
All Units at Subject	0.8%	4.0%	1.5%	2.6%	3.7%

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE	
	Project Total (\$0 - \$58,720)
<b>Income Restrictions:</b>	
Project Wide Capture Rate - All Units	2.3%
Project Wide Capture Rate - Vacant Units	0.1%
Project Wide Absorption Rate	N/A

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE	
	Project Total (\$13,097 - \$58,720)
<b>Income Restrictions:</b>	
Project Wide Capture Rate - All Units	3.7%
Project Wide Absorption Rate	6 -7 Months

Overall the market shows a net demand of 1,233 units for all units without considering the Rental Assistance, and a net demand of 1,990 unit for all units when considering Rental Assistance. The subject is an existing Rural Development property that contains 46 units, one of which is vacant. The overall capture rate for the subject considering Rental Assistance is 2.3 percent. However, the complex will retain its Rental Assistance after rehabilitation, as well as be 100 percent LIHTC at 30, 50, 60 and 80 percent of the area median income. Therefore, all residents are expected to remain income-qualified for the subject's units. Furthermore, the rehabilitation of the property will not permanently displace any tenants. Therefore, when considering only the subject's vacant units, the capture rate is 0.1 percent.

If the subject were to lose its Rental Assistance, it would be unlikely all residents would remain income-qualified. Therefore, when considering the property without its Rental Assistance, the analysis was completed as though the subject were entirely vacant. The overall capture rate for all units without considering Rental Assistance is 3.7 percent, which is good. Therefore, it was determined the subject would be viable in the market area if the property were to lose its Rental Assistance.



## SUPPLY ANALYSIS



**Housing Profile**

**Market Area Overview**

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

**Housing Inventory**

From 2005 through December 2020, permit issuing jurisdictions in Shenandoah County estimated 1,993 single-family and multifamily dwelling permits. Multifamily units were estimated at 3.2 percent of the planned construction activity.

<b>BUILDING PERMITS ISSUED (SHENANDOAH COUNTY)</b>			
<b>YEAR</b>	<b>SINGLE-FAMILY</b>	<b>MULTIFAMILY</b>	<b>TOTAL</b>
2005	561	0	561
2006	477	2	479
2007	258	6	264
2008	135	12	147
2009	102	6	108
2010	80	10	90
2011	87	10	97
2012	67	18	85
2013	75	0	75
2014	87	0	87
2015	0	0	0
2016	0	0	0
2017	0	0	0
2018	0	0	0
2019	0	0	0
2020*	0	0	0
<b>TOTAL</b>	<b>1,929</b>	<b>64</b>	<b>1,993</b>

*\*Preliminary Numbers through December 2020*  
 Source: SOCDS

**Projects under Construction**

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

**Planned Projects**

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

**Unit Condition**

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



### Unit Types

Single-family homes comprise 55.8 percent of the rental units, while multifamily units comprise 40.1 percent of the rental units.

RENTER HOUSING UNITS BY UNIT TYPE		
TYPE	NUMBER	PERCENT
Single-Family	2,944	55.8%
Multifamily	2,117	40.1%
Mobile Homes & Other	216	4.1%
<b>TOTAL</b>	<b>5,277</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Age of Rental Units

Rental housing construction in the market area peaked in the 1980s and then began declining again in the 1990s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	158	3.0%
2000-2004	265	5.0%
1990-1999	577	10.9%
1980-1989	1,149	21.8%
1970-1979	715	13.5%
1960-1969	473	9.0%
1950-1959	302	5.7%
1940-1949	169	3.2%
1939 or earlier	1,469	27.8%
<b>TOTAL</b>	<b>5,277</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Unit Size

The average size of the units in the surveyed developments is 695 square feet for one-bedroom units, 915 square feet for two-bedroom units, and 1,100 for the three-bedroom units. The subject's unit sizes are within the range of the surveyed comparables. In addition, the subject is an existing development that is 98 percent occupied, within only one vacant unit. Therefore, it is believed the subject's unit sizes do not have a negative impact on the subject's marketability.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	492	950	695	596	-14.2%
2 BR	675	1,236	915	746	-18.5%
3 BR	840	1,300	1,100	916	-16.7%

Source: Gill Group Field Survey



**Rental Vacancy Rates**

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

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

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

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

Source: U.S. Census Bureau



**Vacancy Analysis**

The vacancy rate for the surveyed affordable housing units is 0.2 percent. Due to the lack of comparable affordable properties located in the market area, our search was expanded to neighboring areas. The following table shows the vacancy rates for the affordable housing verified in the area:

<b>AFFORDABLE HOUSING VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Woodstock Village Phase I	46	1	2.0%
Royal Arms Apartments	144	0	0.0%
The Ridge Apartments	100	0	0.0%
Shenandoah Commons	119	0	0.0%
Congress Street Apartments	36	0	0.0%
Echo Mountain Apartments	50	0	0.0%
Skyline Vista	82	0	0.0%
<b>Totals</b>	<b>577</b>	<b>1</b>	<b>0.2%</b>

The current vacancy rate in surveyed market-rate apartment complexes is 2.2 percent. Due to the lack of conventional properties located in the market area, our search was expanded to neighboring areas. The following table shows the vacancy rates for each property verified in the area.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Orchard Crest Apartments	199	0	0.0%
Mountain View Apartments	62	0	0.0%
Lakeview Townhomes	43	0	0.0%
Rose Hill Apartments	56	0	0.0%
New Valley Apartments	32	1	3.0%
North Gate Garden Building I	30	0	0.0%
Jennifer Apartments	36	0	0.0%
Pemberton Village Apartments	120	6	5.0%
Peppertree Apartments	194	10	5.0%
<b>Totals</b>	<b>772</b>	<b>17</b>	<b>2.2%</b>

**Lease Terms and Concessions**

The typical lease is twelve months. At the time of the writing of this report, none of the properties were offering a rental concession.



### Turnover Rates

The comparables indicated a range of 28.0 percent to 38.0 percent, with an average of 32.0 percent. Apartment managers in the market area reported that the turnover rates were stable throughout the year. Therefore, the analyst selected the annual turnover rate of 32.0 percent.

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Jennifer Apartments	28.0%
Peppertree Apartments	34.0%
Royal Arms Apartments	38.0%
The Ridge Apartments	35.0%
Shenandoah Commons	29.0%
Echo Mountain Apartments	30.0%
Skyline Apartments	30.0%
<b>Average Annual Turnover</b>	<b>32.0%</b>

### Likely Impact of Existing Development on Rental Occupancy Rates

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



**Existing Comparables**

The following table summarizes the existing affordable housing complexes within the primary market area and the immediate vicinity. Royal Arms Apartments, Shenandoah Commons and Skyline Vista were deemed non-competitive as these properties are located outside of the primary market area. However, due to lack of comparable affordable developments in the market area, the properties were utilized in the analysis for comparison purposes. Additional information for all restricted properties can be found on Pages 95-100.

Woodstock Village Phase I	Type	Existing/ Planned	Population Served	Number of Units of Each Type	Unit Size/Rent/ Number Vacant	Amenities
Royal Arms Apartments 401 East Criser Road Front Royal, Virginia 540-635-8080	Sec.8/ Sec.236 /LIHTC	Existing	Family	1/1 - 36 2/1 - 72 3/1.5 - 36	678 SF - \$1,012 - 0 826 SF - \$779-\$1,112 - 0 1,035 SF - \$879-\$1,250 - 0	Refrigerator, Range/Oven, Garbage Disposal, Carpet, Wood Composite, Blinds, Walk-In Closet (2/3 BD), Coat Closet, Meeting Room, Swimming Pool, Picnic Area, Exercise Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Common Area Wi-Fi, Granite Countertops
The Ridge Apartments 180 East Reservoir Road, Woodstock, Virginia 540-459-3590	LIHTC	Existing	Family	1/1 - 4 1/1 - 4 1/1 - 4 2/1.5 - 26 2/1.5 - 18 2/1.5 - 4 3/2 - 8 3/2 - 16 3/2 - 16	730 SF - \$540 - 0 835 SF - \$540 - 0 850 SF - \$540 - 0 872 SF - \$640 - 0 1,040 SF - \$640 - 0 1,041 SF - \$640 - 0 1,188 SF - \$735 - 0 1,288 SF - \$735 - 0 1,300 SF - \$735 - 0	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Coat Closet, Balcony, Patio, Meeting Room, Picnic Area, Playground, Basketball Court, Laundry Facility, On-Site Management, On-Site Maintenance
Shenandoah Commons 9 Shenandoah Commons Way Front Royal, Virginia 540-622-6846	LIHTC	Existing	Family	2/1.5 - 57 2/2 - 35 3/2 - 27	872 SF - \$1,011 - 0 895 SF - \$1,011 - 0 1,101 SF - \$1,160 - 0	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave (Select), Washer (Optional), Dryer (Optional), Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Exercise Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance
Congress Street Apartments 9171 North Congress Street New Market, Virginia 540-740-3284	LIHTC	Existing	Family	1/1 - 4 2/1.5 - 24 3/2 - 8	676 SF - \$535-\$545 - 0 832 SF - \$590-\$600 - 0 1,080 SF - \$670-\$680 - 0	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio (Select), Meeting Room, Picnic Area, Playground, Basketball Court, Laundry Facility, On-Site Management, On-Site Maintenance
Echo Mountain Apartments 254 Lora Drive Woodstock, Virginia 540-459-9712	LIHTC	Existing	Family	1/1 - 10 2/1.5 - 30 3/1.5 - 10	653 SF - \$530-\$646 - 0 911 SF - \$634-\$773 - 0 1,078 SF - \$726-\$886 - 0	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Picnic Area, Playground, Business Center, Laundry Facility, On-Site Management
Skyline Vista 343 Kendrick Lane Front Royal, Virginia 540-622-6146	LIHTC	Existing	Family	1/1 - Unk 2/1 - Unk 3/1 - Unk	618 SF - \$680 - 0 917 SF - \$685 - 0 1,026 SF - \$720 - 0	Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Laundry Facility



**Comparable Profile Pages**  
**COMPARABLE APARTMENT RENTAL NO. 1**



Property Type: Section 8/236/LIHTC /Walk-Up  
 Property Name: Royal Arms Apartments  
 Address: 401 East Criser Road Front  
 Royal, VA 22630  
 Verification: Kelsey, 540-635-8080  
 January 29, 2021, By Telephone  
 Distance From Subject: 25.3 Miles

**Year Opening/Significant Renovation Amenities**

1974/2019  
 Refrigerator, Range/Oven, Garbage Disposal, Carpet, Wood Composite, Blinds, Walk-In Closet (2/3 BD), Coat Closet, Meeting Room, Swimming Pool, Picnic Area, Exercise Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Common Area Wi-Fi, Granite Countertops

**Utilities (Type/Responsibility)**

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

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Unit Mix</u>		<u>Utility Allowance</u>	<u>Gross Rent</u>
			<u>Size SF</u>	<u>Collected Rent/Mo.</u>		
1/1	36	0	678	\$1,012	\$62	\$1,074
2/1 (60%)	72	0	826	\$779	\$62	\$841
2/1		0	826	\$1,112	\$77	\$1,189
3/1.5 (60%)	35	0	1,035	\$879	\$77	\$956
3/1.5		0	1,035	\$1,250	\$80	\$1,327
3/1.5 (Non-Rev)	1	0	1,035	N/A	N/A	N/A

**Occupancy** 100%  
**Total Units** 144  
**No. of Buildings** 4  
**Construction Type** Stucco  
**HVAC** Central Elec/Central Elec  
**Stories** 3  
**Waiting List** 2 Years  
**Turnover Rate** 38%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 60 percent of the area median income. The complex maintains a two-year waiting list. The annual turnover rate is 38 percent. The development offers a utility allowance of \$62 per month for one-bedroom units; \$77 per month for two-bedroom units; and \$80 per month for three-bedroom units. The complex was renovated in 2019 and consisted of a complete update to the interior of units and repairs to the exteriors of the buildings.





**COMPARABLE APARTMENT RENTAL NO. 2**



Property Type: LIHTC/Walk-Up  
 Property Name: The Ridge Apartments  
 Address: 180 East Reservoir Road  
 Woodstock, VA 22664  
 Verification: Linda; 540-459-3590  
 January 29, 2021, By Telephone  
 Distance From Subject: 1.7 Miles

**Year Opening/Significant Renovation Amenities**

2003  
 Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Coat Closet, Balcony, Patio, Meeting Room, Picnic Area, Playground, Basketball Court, Laundry Facility, On-Site Management, On-Site Maintenance

**Utilities (Type/Responsibility)**

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

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1 (60%)	4	0	730	\$540	\$95	\$635
1/1 (60%)	4	0	835	\$540	\$95	\$635
1/1 (60%)	4	0	850	\$540	\$95	\$635
2/1.5 (60%)	26	0	872	\$640	\$116	\$756
2/1.5 (60%)	18	0	1,040	\$640	\$116	\$756
2/1.5 (60%)	4	0	1,041	\$640	\$116	\$756
3/2 (60%)	8	0	1,188	\$735	\$137	\$872
3/2 (60%)	16	0	1,288	\$735	\$137	\$872
3/2 (60%)	16	0	1,300	\$735	\$137	\$872

**Occupancy** 100%  
**Total Units** 100  
**No. of Buildings** 5  
**Construction Type** Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 75 Applicants  
**Turnover Rate** 35%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 40 and 60 percent of the area median income. The complex maintains a waiting list with 75 applicants. The annual turnover rate is 35 percent. The development offers a utility allowance of \$95 per month for one-bedroom units; \$116 per month for two-bedroom units; and \$137 per month for three-bedroom units.



**COMPARABLE APARTMENT RENTAL NO. 3**



Property Type: LIHTC/Walk-Up  
 Property Name: Shenandoah Commons  
 Address: 9 Shenandoah Commons Way  
 Front Royal, VA 22630  
 Verification: Jessica; 540-622-6846  
 January 29, 2021, By Telephone  
 Distance From Subject: 27.8 Miles

**Year Opening/Significant Renovation  
 Amenities**

1998  
 Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave (Select), Washer (Optional), Dryer (Optional), Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Exercise Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Utilities (Type/Responsibility)**

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

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
2/1.5	57	0	872	\$1,011	Unknown	Unknown
2/2	35	0	895	\$1,011	Unknown	Unknown
3/2	27	0	1,101	\$1,160	Unknown	Unknown

**Occupancy** 100%  
**Total Units** 119  
**No. of Buildings** 10  
**Construction Type** Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 3  
**Waiting List** 6 Months to One-Year  
**Turnover Rate** 29%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 60 percent of the area median income. The complex maintains a six-month to one-year waiting list. The annual turnover rate is 29 percent. The development replaced all flooring in 2019.



**COMPARABLE APARTMENT RENTAL NO. 4**



Property Type: LIHTC/Walk-Up  
 Property Name: Congress Street Apartments  
 Address: 9171 North Congress Street  
 New Market, VA 22844  
 Verification: Tiffany; 540-740-3284  
 January 29, 2021, By Telephone  
 Distance From Subject: 21.3 Miles

**Year Opening/Significant Renovation Amenities**

2000  
 Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Patio (Select), Meeting Room, Picnic Area, Playground, Basketball Court, Laundry Facility, On-Site Management, On-Site Maintenance

**Utilities (Type/Responsibility)**

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

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1 (50%)	4	0	676	\$535	\$65	\$600
1/1 (50%)		0	676	\$545	\$65	\$610
2/1.5 (50%)	24	0	832	\$590	\$83	\$673
2/1.5 (50%)		0	832	\$600	\$83	\$683
3/2 (50%)	8	0	1,080	\$670	\$114	\$784
3/2 (50%)		0	1,080	\$680	\$114	\$794

**Occupancy** 100%  
**Total Units** 36  
**No. of Buildings** 3  
**Construction Type** Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 6 Months to One-Year  
**Turnover Rate** N/A  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 50 percent of the area median income. The complex maintains a six-month to one-year waiting list. The annual turnover rate was not disclosed. The development offers a utility allowance of \$65 per month for one-bedroom units; \$83 per month for two-bedroom units; and \$114 per month for three-bedroom units.



**COMPARABLE APARTMENT RENTAL NO. 5**



Property Type: LIHTC//Townhouse  
 Property Name: Echo Mountain Apartments  
 Address: 254 Lora Drive  
 Woodstock, VA 22664  
 Verification: Shirley; 540-459-9712  
 January 29, 2021, By Telephone  
 Distance From Subject: 2.4 Miles

**Year Opening/Significant Renovation Amenities**

1998  
 Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Picnic Area, Playground, Business Center, Laundry Facility, On-Site Management

**Utilities (Type/Responsibility)**

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

**Unit 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	10	0	653	\$530	Unknown	Unknown
1/1		0	653	\$646	Unknown	Unknown
2/1.5	30	0	911	\$634	Unknown	Unknown
2/1.5		0	911	\$773	Unknown	Unknown
3/1.5	10	0	1,078	\$726	Unknown	Unknown
3/1.5		0	1,078	\$886	Unknown	Unknown

**Occupancy** 100%  
**Total Units** 50  
**No. of Buildings** 7  
**Construction Type** Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 60 Applicants  
**Turnover Rate** 30%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 60 percent of the area median income. The complex maintains a waiting list with 60 applicants. The annual turnover rate is 30 percent.



**COMPARABLE APARTMENT RENTAL NO. 6**



Property Type: LIHTC/Walk-Up  
 Property Name: Skyline Vista  
 Address: 343 Kendrick Lane  
 Front Royal, VA 22630  
 Verification: Holly; 540-622-6146  
 January 29, 2021, By Telephone  
 Distance From Subject: 25.5 Miles

**Year Opening/Significant Renovation Amenities**

1948/2007  
 Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Laundry Facility

**Utilities (Type/Responsibility)**

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

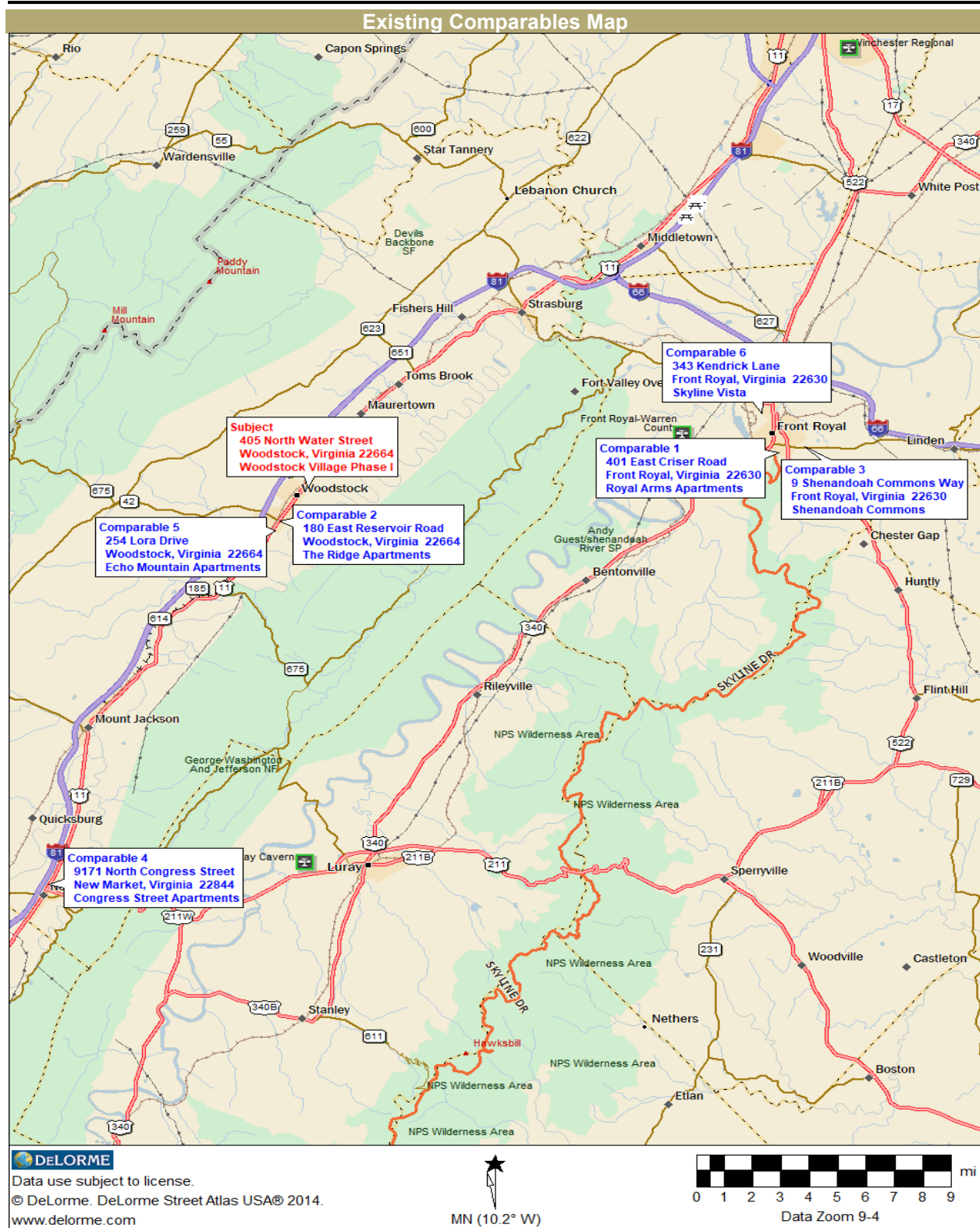
**Unit Mix**

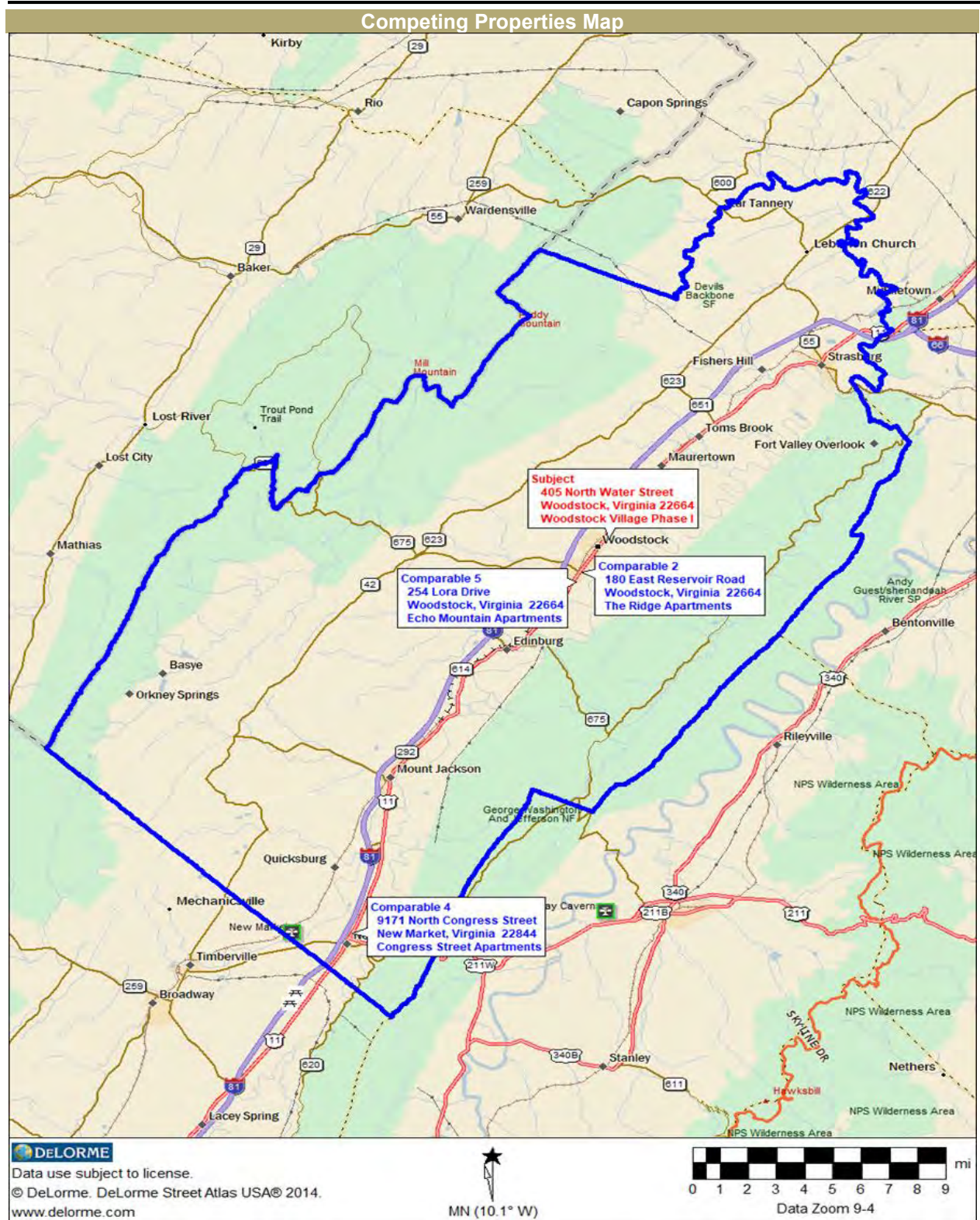
<u>Unit Type</u>	<u>No. of Units</u>	<u>No. Vacant</u>	<u>Size SF</u>	<u>Collected Rent/Mo.</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
1/1 (60%)	Unknown	0	618	\$680	\$105	\$785
2/1 (60%)	Unknown	0	917	\$685	\$122	\$807
3/1 (60%)	Unknown	0	1,026	\$720	\$141	\$861

**Occupancy** 100%  
**Total Units** 82  
**No. of Buildings** 15  
**Construction Type** Stucco  
**HVAC** Central Elec/Central Elec  
**Stories** 2  
**Waiting List** 40 Applicants  
**Turnover Rate** 30%  
**Absorption Rate** N/A

**Remarks**

The property is designated for families at 40, 50 and 60 percent of the area median income. However, the contact provided only the rental rates for units set at 60 percent of the area median income. The complex maintains a waiting list with 40 applicants. The annual turnover rate is 30 percent. The development offers a utility allowance of \$105 per month for one-bedroom units; \$122 per month for two-bedroom units; and \$141 per month for three-bedroom units.





*\*Royal Arms Apartments, Shenandoah Commons and Skyline Vista were deemed non-competitive as these properties are located outside of the primary market area. However, due to lack of comparable affordable developments in the market area, the properties were utilized in the analysis for comparison purposes.*



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### Additional Developments

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

Charles Street Station – Strasburg, VA - Unconfirmed  
Crystal Chase Apartments - Strasburg, VA - Unconfirmed  
Valley Vista Apartments – Woodstock, VA - Unconfirmed  
Forest Glen – Strasburg, VA - Unconfirmed

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

Orchard Crest Apartments- Winchester, VA  
Mountain View Apartments- Woodstock, VA  
Lakeview Townhomes – Woodstock, VA  
Rose Hill Apartments – Edinburg, VA  
New Valley Apartments – Mount Jackson, VA  
North Gate Garden Building I – Woodstock, VA  
Jennifer Apartments – Strasburg, VA  
Pemberton Village Apartments – Winchester, VA  
Peppertree Apartments – Winchester, VA





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### Market Rent Analysis

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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.

Woodstock Village Phase I  
 405 North Water Street  
 Woodstock, Virginia 22664



HUD-Forms 92273 – As Complete

**One-Bedroom Units (596 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

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

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

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)			B. Comparable Property No. 2 (address)			C. Comparable Property No. 3 (address)			D. Comparable Property No. 4 (address)			E. Comparable Property No. 5 (address)		
One-Bedroom	Woodstock Village Phase I 405 North Water Street Woodstock, Shenandoah, VA	Orchard Crest Apartments 2524 Wilson Boulevard Winchester, Frederick, VA			Mountain View Apartments 149 Valley Vista Drive Woodstock, Shenandoah, VA			Lakeview Townhomes 259 Lakeview Drive Woodstock, Shenandoah, VA			Rose Hill Apartments 1020 Rose Bud Court Edinburg, Shenandoah, VA			New Valley Apartments 6306 Railroad Street Mount Jackson, Shenandoah, VA		
Characteristics	Data	Data	Adjustments	Data	Data	Adjustments	Data	Data	Adjustments	Data	Data	Adjustments	Data	Data	Adjustments	
3. Effective Date of Rental	01/2021	01/2021		01/2021			01/2021			01/2021			01/2021			
4. Type of Project/Stories	WU/3	WU/3		E/3			WU/2			WU/2			WU/2			
5. Floor of Unit in Building	Varies	Varies		Varies			Varies			Varies			Varies			
6. Project Occupancy %	98%	100%		100%			100%			100%			97%			
7. Concessions	N	N		N			N			N			N			
8. Year Built	1986/Proposed	1974	\$80	1982	\$80		1975/2008	\$80		1989/2020			1985	\$80		
9. Sq. Ft. Area	596	510	\$30	550	\$15		700	(\$35)		492	\$35		950	(\$115)		
10. Number of Bedrooms	1	1		1			2	(\$70)		1			1			
11. Number of Baths	10	10		10			10			10			10			
12. Number of Rooms	3	3		3			4			3			3			
13. Balc./Terrace/Patio	N	N		Y	(\$5)		N			Y	(\$5)		Y	(\$5)		
14. Garage or Carport	L/O	L/O		L/O			L/O			L/O			L/O			
15. Equipment a. A/C	C	C		C			C			W	\$15		PTAC	\$15		
b. Range/Refrigerator	RF	RF		RF			RF			RF			RF			
c. Disposal	D	Y		Y			N			Y			N			
d. Microwave/Dishwasher	D	N	\$10	MD	(\$5)		N	\$10		N	\$10		D			
e. Washer/Dryer	L	L		L			L			L			L			
f. Carpet	C	C		C			C			C			C			
g. Drapes	B	B		B			B			B			B			
h. Pool/Rec. Area	R	N	\$10	ER	(\$5)		N	\$10		N	\$10		N	\$10		
16. Services a. Heat/Type	N/E	Y/G	(\$13)	N/E			N/E			N/E			N/E			
b. Cooling	N/E	Y/E	(\$7)	N/E			N/E			N/E			N/E			
c. Cook/Type	N/E	Y/G	(\$2)	N/E			N/E			N/E			N/E			
d. Electricity	N	Y	(\$15)	N			N			N			N			
e. Hot Water	N/E	Y/E	(\$13)	N/E			N/E			N/E			N/E			
f. Cold Water/Sewer	N	Y	(\$49)	Y	(\$49)		N			Y	(\$49)		Y	(\$49)		
g. Trash	Y	Y		Y			Y			Y			Y			
17. Storage	N	N		N			N			N			N			
18. Project Location	Average	Superior	(\$30)	Similar			Similar			Inferior	\$60		Inferior	\$45		
19. Security	N	N		Y	(\$10)		N			Y	(\$5)		N			
20. Clubhouse/Meeting Room	N	N		MR	(\$5)		N			N			N			
21. Special Features	I	N	\$10	CTI			N	\$10		N	\$10		N	\$10		
22. Business Center / Nbdh Netwk	N	N		N			N			N			N			
23. Unit Rent Per Month		\$800		\$700			\$750			\$625			\$550			
24. Total Adjustment			\$11		\$16			(\$75)			\$81			(\$9)		
25. Indicated Rent		\$811		\$716			\$675			\$706			\$541			
26. Correlated Subject Rent	\$700															
	high rent	\$811	low rent	\$541	60% range	\$595	to	\$757								
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>Janice J. Hill</i>		01/29/21												

Previous editions are obsolete

form HUD-92273 (07/2003)

Woodstock Village Phase I  
405 North Water Street  
Woodstock, Virginia 22664



**Two-Bedroom Units (746 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

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

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

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1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)
Two-Bedroom	Woodstock Village Phase I 405 North Water Street Woodstock, Shenandoah, VA	Orchard Crest Apartments 2524 Wilson Boulevard Winchester, Frederick, VA	Mountain View Apartments 149 Valley Vista Drive Woodstock, Shenandoah, VA	Lakeview Townhomes 259 Lakeview Drive Woodstock, Shenandoah, VA	Rose Hill Apartments 1020 Rose Bud Court Edinburg, Shenandoah, VA	New Valley Apartments 6306 Railroad Street MOUNT JACKSON, SHENANDOAH, VA
3. Effective Date of Rental	01/2021	01/2021	01/2021	01/2021	01/2021	01/2021
4. Type of Project/Stories	WU/3	WU/3	E/3	WU/2	WU/2	WU/2
5. Floor of Unit in Building	Varies	Varies	Varies	Varies	Varies	Varies
6. Project Occupancy %	98%	100%	100%	100%	100%	97%
7. Concessions	N	N	N	N	N	N
8. Year Built	1986/Proposed	1974	1982	1975/2008	1989/2020	1985
9. Sq. Ft. Area	746	675	750	700	900	1003
10. Number of Bedrooms	2	2	2	2	2	2
11. Number of Baths	10	10	2.0	10	2.0	10
12. Number of Rooms	4	4	4	4	4	4
13. Balc./Terrace/Patio	N	N	Y	N	Y	Y
14. Garage or Carport	L/O	L/O	L/O	L/O	L/O	L/O
15. Equipment	a. A/C b. Range/Refrigerator c. Disposal d. Microwave/Dishwasher e. Washer/Dryer f. Carpet g. Drapes h. Pool/Rec. Area	C RF Y N L C B N	C RF Y MD L C B ER	C RF N N L C B N	C RF Y D L C B N	PTAC RF N D L C B N
16. Services	a. Heat/Type b. Cooling c. Cook/Type d. Electricity e. Hot Water f. Cold Water/Sewer g. Trash	N/E N/E N/E Y N/E Y Y	Y/G Y/E Y/G Y N/E Y Y	N/E N/E N/E N N/E Y Y	N/E N/E N/E N N/E Y Y	N/E N/E N/E N N/E Y Y
17. Storage	N	N	N	N	N	N
18. Project Location	Average	Superior	Similar	Similar	Inferior	Inferior
19. Security	N	N	Y	N	Y	N
20. Clubhouse/Meeting Room	N	N	MR	N	N	N
21. Special Features	I	N	CTI	N	N	N
22. Business Center / Nbdh Netwk	N	N	N	N	N	N
23. Unit Rent Per Month		\$900	\$850	\$750	\$725	\$650
24. Total Adjustment			(\$36)	(\$33)	\$40	(\$43)
25. Indicated Rent		\$864	\$817	\$790	\$682	\$682
26. Correlated Subject Rent	\$785					
	high rent	\$864	low rent	\$682	60% range	\$718 to \$828

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

Appraiser's Signature: *Janice S. Hill* Date (mm/dd/yy): 01/29/21

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

Woodstock Village Phase I  
405 North Water Street  
Woodstock, Virginia 22664



**Three-Bedroom Units (916 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	Woodstock Village Phase I 405 North Water Street Woodstock, Shenandoah, VA	Orchard Crest Apartments 2524 Wilson Boulevard Winchester, Frederick, VA		Mountain View Apartments 149 Valley Vista Drive Woodstock, Shenandoah, VA		Lakeview Townhomes 259 Lakeview Drive Woodstock, Shenandoah, VA		Rose Hill Apartments 1020 Rose Bud Court Edinburg, Shenandoah, VA		New Valley Apartments 6306 Railroad Street MOUNT JACKSON, SHENANDOAH, VA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	01/2021	01/2021		01/2021		01/2021		01/2021		01/2021	
4. Type of Project/Stories	WU/3	WU/3		E/3		T/2		WU/2		WU/2	
5. Floor of Unit in Building	Varies	Varies		Varies		Varies		Varies		Varies	
6. Project Occupancy %	98%	100%		100%		100%		100%		97%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1986/Proposed	1974	\$80	1982	\$80	1975/2008		1989/2020		1985	\$80
9. Sq. Ft. Area	916	840	\$20	750	\$40	1100	(\$45)	1020	(\$25)	1003	(\$20)
10. Number of Bedrooms	3	3		2	\$70	3		3		2	\$70
11. Number of Baths	10	10		2.0	(\$20)	1.5	(\$10)	2.0	(\$20)	10	
12. Number of Rooms	5	5		4		5		5		4	
13. Balc./Terrace/Patio	N	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$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		PTAC	\$5
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	D	Y		Y		N		Y		N	
d. Microwave/Dishwasher	D	N	\$10	MD	(\$5)	N	\$10	D	(\$10)	D	\$10
e. Washer/Dryer	L	L		L		L		L		L	
f. Carpet	C	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	R	N	\$10	ER	(\$5)	N	\$10	N	\$10	N	\$10
16. Services a. Heat/Type	N/E	Y/G	(\$20)	N/E		N/E		N/E		N/E	
b. Cooling	N/E	Y/E	(\$11)	N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	Y/G	(\$7)	N/E		N/E		N/E		N/E	
d. Electricity	N	Y	(\$23)	N		N		N		N	
e. Hot Water	N/E	Y/E	(\$20)	N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	N	Y	(\$77)	Y	(\$77)	N		Y	(\$77)	Y	(\$77)
g. Trash	Y	Y		Y		Y		Y		Y	
17. Storage	N	N		N		N		N		N	
18. Project Location	Average	Superior	(\$45)	Similar		Similar		Inferior	\$80	Inferior	\$55
19. Security	N	N		Y	(\$10)	N		Y	(\$5)	N	
20. Clubhouse/Meeting Room	N	N		MR	(\$5)	N		N		N	
21. Special Features	I	N	\$10	CTI		N	\$10	N	\$10	N	\$10
22. Business Center / Nbd Netwk	N	N		N		N		N		N	
23. Unit Rent Per Month		\$1025		\$850		\$1100		\$825		\$650	
24. Total Adjustment			(\$73)		\$63		(\$30)		(\$32)		\$138
25. Indicated Rent		\$952		\$913		\$1070		\$793		\$788	
26. Correlated Subject Rent	\$925	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1070	low rent	\$788	60% range \$844 to \$1,014						
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>Janice J. Hill</i>		Date (mm/dd/yy) 01/29/21		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**

**Woodstock Village Phase I**

**Primary Unit Types – One-Bedroom Units (596 SF), Two-Bedroom Units (746 SF) and Three-Bedroom Units (916 SF)**

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

Rent comparability grids were prepared for the primary unit types with 596, 746 and 916 square feet. Comparable apartments used include the following: Orchard Crest Apartments (Comparable 1), Mountain View Apartments (Comparable 2), Lakeview Townhomes (Comparable 3), Rose Hill Apartments (Comparable 4) and New Valley Apartments (Comparable 5).

**Structure/Stories –** The subject is located in three-story walk-up style buildings. Comparables 1, 3, 4 and 5 are located in two- and three-story walk-up style buildings. Comparable 2 is located in a three-story elevator building. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

**Project Occupancy –** The subject is currently 98 percent occupied. The occupancy rates of the comparables range from 97 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 1986. It will undergo a substantial renovation and will be in good condition. Comparable 1 was built in 1974, and Comparable 2 was constructed in 1982. Comparable 3 was built in 1975 and renovated in 2008. Comparable 4 was constructed in 1989 and renovated in 2020. Comparable 5 was constructed in 1985. Comparables 1, 2 and 5 are considered to be in average condition. Comparables 3 and 4 are considered to be in good condition.

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
Orchard Crest Apartments	Average	\$760	\$827	\$929	\$839
Mountain View Apartments	Average	\$665	\$780	\$890	\$778
New Valley Apartments	Average	\$490	\$645	\$765	\$633
<b>Average Rent (Average Condition)</b>		<b>\$638</b>	<b>\$751</b>	<b>\$861</b>	<b>\$750</b>
Lakeview Townhomes	Good	\$704	\$833	\$1,127	\$888
Rose Hill Apartments	Good	\$735	\$725	\$850	\$770
<b>Average Rent (Good Condition)</b>		<b>\$720</b>	<b>\$779</b>	<b>\$989</b>	<b>\$829</b>
<b>Difference Average vs. Good</b>		<b>(\$81)</b>	<b>(\$28)</b>	<b>(\$127)</b>	<b>(\$79)</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 is in average condition. Comparables 1, 2 and 5 were considered average in condition and were adjusted upward \$80 per month. Comparables 3 and 4 were rated in good condition and were not adjusted. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of \$20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

**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 \$0.32, for the two-bedroom comparison is \$0.27 and for the three-bedroom comparison is \$0.25. 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 and three-bedroom units. All comparables contain two-bedroom units. However, due to the lack of conventional one- and three-bedroom units in the area, a two-bedroom apartment was used to compare to the subject’s one-bedroom units and two two-bedroom



apartments were used to compare to the subject's three-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted \$70 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 \$68 to \$73, with an average of \$70 per month. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a \$70 adjustment was determined for bedroom.

	Comp 3	Comp 4
<b>2 BR Rent</b>	\$1,000	\$725
<b>2 BR Size</b>	1,000	900
<b>3 BR Rent</b>	\$1,100	\$825
<b>3 BR Size</b>	1,100	1,020
<b>Size Adj Factor</b>	\$0.27	\$0.27
<b>Size Difference</b>	100	120
<b>Indicated Size Adj.</b>	\$27	\$32
<b>Adjusted 3 BR Rent</b>	\$1,073	\$793
<b>Indicated BR Adj.</b>	<b>\$73</b>	<b>\$68</b>

**# of Baths** – The subject contains one bath in all unit types. Comparables 1 and 5 are similar. Comparables 2 and 4 contain two baths in the two- and three-bedroom unit types. Comparable 3 contains one and one-half-baths in the three-bedroom units. 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 and \$20 full bath per month adjustments were selected.

**Balcony/Patio** – The subject does not contain balconies and/or patios. Comparables 1 and 3 are considered similar to the subject. Comparables 2, 4 and 5 contain balconies and/or patios and were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

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

**AC: Central/Wall** – The subject contains central air conditioning as do Comparables 1, 2 and 3. The one-bedroom units at Comparable 4 contain through-the-wall air conditioning and the two- and three-bedroom units contain central air conditioning. Comparable 5 contains through-the-wall 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. Although there is little market data available concerning units with central air conditioning versus through-the-wall or window air conditioning, central air conditioning is the preferred form of cooling. Therefore, properties with this cooling type are considered superior to all other types. Air conditioning in this area of the country costs less annually than in areas where the temperature is warmer



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throughout the year. After considering all factors, a \$15 adjustment was considered appropriate for differences in cooling types.

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

**Garbage Disposal** – The subject does not contain a garbage disposal in the units. All of the comparables except Comparables 3 and 5 contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

**Microwave/Dishwasher** – The subject will contain dishwashers once rehabilitation is complete. Comparables 1 and 3 do not contain any of these features. Comparable 2 contains a microwave and dishwasher. Comparable 4 contains a dishwasher in the two- and three-bedroom units. Comparable 5 contains a dishwasher. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust \$10 per month for dishwashers.

**Washer/Dryer** – The subject contains a laundry facility. All comparables are similar. No adjustment was needed.

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

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

**Pool/Recreation Areas** – The subject contains a playground and basketball court. None of the comparables, except Comparable 2, contain these features. Comparable 2 contains an exercise room, picnic area and car wash area. 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.

**Heat** – The subject does not have this utility provided. None of the comparables, except Comparable 1, have this utility provided. Therefore, Comparable 1 was adjusted downward \$13 for the one-bedroom units, \$16 for the two-bedroom units and \$20 for the three-bedroom units based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Shenandoah County. The amount was substantiated through local utility providers.

**Cooling** – The subject does not have this utility provided. None of the comparables, except Comparable 1, have this utility provided. Therefore, Comparable 1 was adjusted downward \$7 for the one-bedroom units, \$9 for the two-bedroom units and \$11 for the three-bedroom units based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Shenandoah County. The amount was substantiated through local utility providers.

**Cooking** – The subject does not have this utility provided. None of the comparables, except Comparable 1, have this utility provided. Therefore, Comparable 1 was adjusted downward \$2 for the one-bedroom units, \$3 for the two-bedroom units and \$7 for the three-bedroom units based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Shenandoah County. The amount was substantiated through local utility providers.

**Electricity** – The subject does not have this utility provided. None of the comparables, except Comparable 1, have this utility provided. Therefore, Comparable 1 was adjusted downward \$15 for the





one-bedroom units, \$19 for the two-bedroom units and \$23 for the three-bedroom units based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Shenandoah County. The amount was substantiated through local utility providers.

**Hot Water** – The subject does not have this utility provided. None of the comparables, except Comparable 1, have this utility provided. Therefore, Comparable 1 was adjusted downward \$13 for the one-bedroom units, \$16 for the two-bedroom units and \$20 for the three-bedroom units based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Shenandoah County. The amount was substantiated through local utility providers.

**Cold Water/Sewer** – The subject will not provide cold water and sewer. Comparable 3 is similar to the subject. Comparables 1, 2, 4 and 5 provide water and sewer. Therefore, the comparables with these utilities provided were adjusted downward \$49 for the one-bedroom units, \$63 for the two-bedroom units and \$77 for the three-bedroom units based on the Allowances for Tenant-Furnished Utilities and Other Services provided for Shenandoah County. The amount was substantiated through local utility providers.

**Trash** – The subject provides this utility. All comparables are similar. No adjustment was needed.

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

**Location** – The subject’s neighborhood is rated average, with easy access to all services available within the village 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. The comparison between the subject and comparables is shown in the following table:

Location Characteristics				
	Woodstock	Winchester	Edinburg	Mount Jackson
<b>Livability</b>	70	77	58	61
<b>Amenities</b>	A	A	F	D
<b>Cost of Living</b>	C	D	B	B
<b>Crime</b>	B	C	A	A
<b>Employment</b>	D	C	F	D
<b>Housing</b>	F	F	F	F
<b>Schools</b>	A	A	F	F
<b>Walkscore</b>	46	49	41	23
<b>Population</b>	5,577	28,301	1,133	1,935
<b>Median Rent</b>	\$743	\$937	\$618	\$767
<b>Median Housing Value</b>	\$246,859	\$283,487	\$226,923	\$197,554
<b>Median Income</b>	\$51,163	\$63,393	\$65,309	\$50,439

*Source: AreaVibes, Walkscore, Nielsen Claritas and Ribbon Demographics, 2020 Data*

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



Location Weighting Table				
	Woodstock	Winchester	Edinburg	Mount Jackson
<b>Livability</b>	4	4	3	4
<b>Amenities</b>	5	5	1	2
<b>Cost of Living</b>	3	2	4	4
<b>Crime</b>	4	3	5	5
<b>Employment</b>	2	3	1	2
<b>Housing</b>	1	1	1	1
<b>Schools</b>	5	5	1	1
<b>Walkscore</b>	2	2	2	1
<b>Population</b>	1	2	1	1
<b>Median Rent</b>	3	4	3	3
<b>Median Housing Value</b>	3	4	3	3
<b>Median Income</b>	3	4	4	3
<b>Total</b>	<b>36</b>	<b>39</b>	<b>29</b>	<b>30</b>
<b>% Different</b>	---	<b>-8.3%</b>	<b>19.4%</b>	<b>16.7%</b>
<b>50% Difference</b>	---	<b>-4.2%</b>	<b>9.7%</b>	<b>8.3%</b>

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

Comparable 1			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$800	-4.2%	-\$33
2 BR	\$900	-4.2%	-\$38
3 BR	\$1,025	-4.2%	-\$43
Comparable 4			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$625	9.7%	\$61
2 BR	\$725	9.7%	\$70
3 BR	\$825	9.7%	\$80
Comparable 5			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
1 BR	\$550	8.3%	\$46
2 BR	\$650	8.3%	\$54
3 BR	\$650	8.3%	\$54

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

**Security** – The subject does not contain security features. None of the comparables, except Comparables 2 and 4, contain security features. Comparable 2 contains intercom/electronic entry. Comparable 4 contains video surveillance. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added



protection for residents at the properties. Intercom/electronic entry limits access to the buildings. Therefore, properties with intercom/electronic entry are considered superior to properties with video surveillance which does not limit access. Consequently, intercom/electronic entry are considered \$5 superior to video surveillance. After considering all factors, Comparable 2 was adjusted downward \$10 per month and Comparable 4 was adjusted downward \$5 per month.

**Clubhouse/Meeting Room** – The subject does not contain any of these features. None of the comparables, except comparable 2, contain these features. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted \$5 per feature compared to properties without any of these features.

**Special Features** – The subject will contain dishwashers. None of the comparables, except Comparable 2, contain special features. Comparable 2 contains ceramic tile and common area wi-fi. The market did not indicate a rent differential based on ceramic tile. Therefore, no adjustments were needed for ceramic tile. Common area wi-fi is a convenience to the property. This feature is valuable to residents as it allows access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected.

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

**Conclusion of Market Rents – As Complete**

The adjusted rents range from \$541 to \$811 for the one-bedroom comparison; from \$682 to \$864 for the two-bedroom comparison; and from \$788 to \$1,070 for the three-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **596 SF One-Bedroom Units** - **\$700**
- **746 SF Two-Bedroom Units** - **\$785**
- **916 SF Three-Bedroom Units** - **\$925**

The developer is proposing affordable rents as follows: \$249, \$484 and \$524 for one-bedroom units; \$301, \$546 and \$599 for two-bedroom units; and \$399, \$585 and \$640 for three-bedroom units. In addition, the maximum net tax credit rents are \$249, \$504, \$632 and \$819 for one-bedroom units; \$301, \$607, \$760 and \$1,066 for two-bedroom units; and \$329, \$683, \$859 and \$1,213 for three-bedroom units, respectively. These rents are at or below the achievable rents determined on the rent grids and above the maximum net tax credit rents. The below table shows the subject’s proposed unit mix and proposed rental rate for each unit type at each AMI.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	1	596	30%	\$382	\$382	\$133	\$249
1/1	5	596	50%	\$637	\$617	\$133	\$484
1/1	2	596	60%	\$765	\$617	\$133	\$484
1/1	4	596	80%	\$952	\$657	\$133	\$524
2/1	3	746	30%	\$459	\$459	\$158	\$301
2/1	11	746	50%	\$765	\$704	\$158	\$546
2/1	4	746	60%	\$918	\$704	\$158	\$546
2/1	9	746	80%	\$1,224	\$757	\$158	\$599
3/1	1	916	30%	\$529	\$529	\$200	\$329
3/1	2	916	50%	\$883	\$785	\$200	\$585
3/1	2	916	60%	\$1,059	\$785	\$200	\$585
3/1	2	916	80%	\$1,413	\$840	\$200	\$640



## Evaluation of the Development

### Project Design

Woodstock Village Phase I is comprised of four three-story walk-up buildings containing 46 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs. The property is not a scattered site development.

### Project Amenities

The property will provide the following project amenities: playground, laundry facility, on-site management, on-site maintenance and asphalt parking areas with approximately 85 parking spaces. Upon completion of renovation, the accessory building will offer free Wi-Fi. The subject's project amenities are competitive with the comparables in the market area.

### Parking

The complex contains open asphalt parking areas with approximately 85 parking spaces. This is a parking ratio of 1.85 spaces per unit. This is similar the majority of the comparables in the market area.

### Unit Mix

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

### Utilities

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

### Unit Amenities

Each unit contains the following amenities: refrigerator, range/oven, carpet and vinyl floor coverings, blinds, walk-in closet and coat closet. Upon completion of renovation, the units will also contain a dishwasher. The unit amenities are competitive with the comparables in the market area.

### Tenant Services

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

### Impact of Existing/Planned Rental Housing

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



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### Summary of Developments Strength and Weaknesses

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#### **Strengths**

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

#### **Weaknesses**

- There are no apparent weaknesses.

## LOCAL PERSPECTIVE AND INTERVIEWS



## Local Interviews

### **Shenandoah County Housing Department**

Brenda H. Drew, Program Coordinator with the Shenandoah County Department of Social Services, the agency covers Page, Shenandoah and Warren Counties. She reported that the agency has approximately 300 vouchers, all of which are currently allocated. In addition, Ms. Drew stated the agency does have a waiting list; however, it is currently closed. Furthermore, she was unsure of the number of current applicants on the waiting list. Ms. Drew indicated approximately 10 households leave the program annually. She also indicated the current housing is insufficient for the needs of the county, and one-, two- and three-bedroom units are most needed. The telephone number for the Shenandoah County Department of Social Services is 540-459-6226.

### **Woodstock City Hall/Planning Department**

According to Lemuel Hancock, Urban Designer and Neighborhood Planner with the Woodstock City Hall and Planning Department, the subject is zoned R-3, High Density Residential District. Therefore, the subject is of a legal, conforming use. He noted that the land to the north, south and west are also zoned R-3. However, he stated the land to the east is county zoned, therefore, he was unable to disclose the zoning district. Mr. Hancock reported that there is no limit to the number of building permits that can be issued in a year, and that there have not been any multifamily developments constructed in the area since 2015. Mr. Hancock stated the area is in need of additional rental housing as the majority of the current rental housing is full occupied and in need of rehabilitations. He further indicated that the area is experiencing growth and that the current housing stock will not be sufficient to keep up with the growing demand. The telephone number for the Woodstock City Hall and Planning Department is 540-459-3621.

### **Woodstock Police Department**

According to Sergeant John Fox with the Woodstock Police Department, there are no “high crime” areas in the city as overall it is a smaller city. However, there does tend to be more calls from the central or downtown area as it is majority residential as is more densely populated. He noted that the subject is located in a more rural areas of the city and is considered a “pretty quiet” area. He stated there has not been any drug-related or violent crimes reported in the subject’s neighborhood in the last year. Sergeant Fox further reported the city’s crime rate is holding steady, and the subject specifically does not have any crime issues that he is aware of. The phone number for the Woodstock Police Department is 540-459-2141.

### **Economic Development**

According to Jen Weaver, Administrative Coordinator, the Shenandoah Valley Partnership provides economic services for Augusta, Bath, Highland, Page, Rockbridge, Rockingham and Shenandoah Counties. She stated the region has had numerous new and expanding business with several being located in Shenandoah County. A few of the more notable new and expanding business are as listed below; however, Ms. Weaver stated this list is far from “all-encompassing”.

- International Automotive Components Group, a global supplier of automotive components and systems, will invest \$4.6 million into expands its existing facility in the Town of Strasburg. The venture will create 47 new jobs.
- Shenandoah Valley Organic, a family-owned organic chicken company will establish a second 75,000-square-foot, state-of-the-art facility. The new facility will increase production capacity and retail packing and create 110 new jobs.
- Valley Guard Supply, a local mask manufacturer, announced it will expand its current operations and create 45 new jobs.
- A new strip mall is currently under construction in the City of Woodstock. Once complete, the building will contain just over 11,000 square feet and contain six tenants, including Starbucks and a Virginia ABC store.
- A new First Bank and Trust Company recently opened in the City of Woodstock. The new 8,100-square-foot banking facility offers complete range of lending products including agricultural,



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business, commercial and consumer loans. The new building also provide leased space to several other tenants in the community.

- Ariake, U.S.A., Inc., a leading manufacturer of quality stock bases and seasoning for the food industry announced its fifth expansion that will add an additional 20,000-square feet to its existing facility and will create an additional 22 jobs.
- TruckVault, Inc., the leading manufacturer of secure in-vehicle equipment storage solutions in the sport, public safety and commercial fleet markets, will establish a new manufacturing facility in in Shenandoah County. The company will invest \$1.5 million into the new facility and create 60 new jobs.

Ms. Weaver further reported that the area has had a few small business closures due the COVID-19 pandemic. However, she stated that since July of 2020, the Shenandoah Chamber of Commerce, Shenandoah Valley Economic Development Partnership and the Virginia Economic Development came together to assist over 30 small businesses through its Small Business COVID-19 Assistance Program. She reported that this will allow these small businesses to rapidly re-open as restriction are lifted as well as maintain operations and employees and avoid accumulating debt. Therefore, due to the current efforts, it is believed the area will not have any long-term impact from the pandemic. The phone number for the Shenandoah Valley Partnership is 540-568-1300.



## RECOMMENDATIONS AND CONCLUSIONS



**Recommendations and Conclusions**

**Project Description**

The subject, Woodstock Village Phase I, is an existing Rural Development multifamily development that contains 46 rental units, all of which contain Rental Assistance. The property is applying for an allocation of Low-Income Housing Tax Credits which will set the income eligibility to individuals earning 40, 50 and 60 percent of the area median income, or below \$44,040, annually.

Woodstock Village Phase I is comprised of four three-story walk-up buildings containing 46 units and an accessory building containing a laundry facility, office and maintenance area. The buildings are of frame construction with siding exterior and asphalt shingle roofs.

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

Unit Type	# of Units	Square Footage	Total Square Footage
1/1	12	596	7,152
2/1	27	746	20,142
3/1	7	916	6,412
	<b>46</b>		<b>33,706</b>

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	1	596	30%	\$382	\$382	\$133	\$249
1/1	5	596	50%	\$637	\$617	\$133	\$484
1/1	2	596	60%	\$765	\$617	\$133	\$484
1/1	4	596	80%	\$952	\$657	\$133	\$524
2/1	3	746	30%	\$459	\$459	\$158	\$301
2/1	11	746	50%	\$765	\$704	\$158	\$546
2/1	4	746	60%	\$918	\$704	\$158	\$546
2/1	9	746	80%	\$1,224	\$757	\$158	\$599
3/1	1	916	30%	\$529	\$529	\$200	\$329
3/1	2	916	50%	\$883	\$785	\$200	\$585
3/1	2	916	60%	\$1,059	\$785	\$200	\$585
3/1	2	916	80%	\$1,413	\$840	\$200	\$640

**Income Averaging**

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

**Housing Profile**

The rental housing stock in the market area is comprised of single-family homes and market-rate and subsidized/income-restricted apartment complexes. The current vacancy rate in surveyed subsidized/income-restricted apartment complexes is 0.2 percent. The current vacancy rate in surveyed market-rate apartment complexes is 2.2 percent.

The rehabilitated development will not have an adverse impact on the market area. There were only three income-restricted developments confirmed in the market area that will directly compete with the subject. All three properties are currently 100 percent occupied and maintain waiting lists from which the subject could draw residents. Therefore, the market area is not saturated.



**Market Feasibility**

The following tables contain the capture rates for the entire property as well as for the vacant units only at the property.

CAPTURE RATE BY INCOME LIMITS - WITH RENTAL ASSISTANCE					
	All Units @ 30% (\$0 - \$22,020)	All Units @ 50% (\$0 - \$36,700)	All Units @ 60% (\$0 - \$44,040)	All Units @ 80% (\$0 - \$58,720)	Project Total (\$0 - \$58,720)
<b>Income Restrictions:</b>					
All Units at Subject	0.4%	1.0%	0.4%	0.8%	2.3%
Vacant Units at Subject	0.0%	0.1%	0.0%	0.0%	0.1%

CAPTURE RATE BY INCOME LIMITS - WITHOUT RENTAL ASSISTANCE					
	All Units @ 30% (\$13,097 - \$22,020)	All Units @ 50% (\$21,154 - \$36,700)	All Units @ 60% (\$21,154 - \$44,040)	All Units @ 80% (\$22,526 - \$58,720)	Project Total (\$13,097 - \$58,720)
<b>Income Restrictions:</b>					
All Units at Subject	0.8%	4.0%	1.5%	2.6%	3.7%

Overall the market shows a net demand of 1,233 units for all units without considering the Rental Assistance, and a net demand of 1,990 unit for all units when considering Rental Assistance. The subject is an existing Rural Development property that contains 46 units, one of which is vacant. The overall capture rate for the subject considering Rental Assistance is 2.3 percent. However, the complex will retain its Rental Assistance after rehabilitation, as well as be 100 percent LIHTC at 30, 50, 60 and 80 percent of the area median income. Therefore, all residents are expected to remain income-qualified for the subject's units. Furthermore, the rehabilitation of the property will not permanently displace any tenants. Therefore, when considering only the subject's vacant units, the capture rate is 0.1 percent.

If the subject were to lose its Rental Assistance, it would be unlikely all residents would remain income-qualified. Therefore, when considering the property without its Rental Assistance, the analysis was completed as though the subject were entirely vacant. The overall capture rate for all units without considering Rental Assistance is 3.7 percent, which is good. Therefore, it was determined the subject would be viable in the market area if the property were to lose its Rental Assistance.

**Evaluation of Project**

The subject is located at 405 North Water Street. Therefore, the subject has average visibility and easy access. The subject's site plan and project design are similar to competing apartment developments. The subject's unit mix of one-, two- and three-bedroom units is suitable in the market. The subject's unit and project amenities are competitive with the surveyed comparables. The subject's rents will provide a good value to prospective tenants.

**Positive/Negative Attributes**

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

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



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### 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.
- Woodstock Village Phase I is an existing 46-unit Rural Development family complex. Based on the occupancy level of existing affordable apartment complexes that were surveyed and the projected economic factors, it is believed that when the rehabilitation is completed, the subject property will continue to meet the demand for affordable housing in the market area.
- According to the past, present and future demographic and economic trends within the primary market area, it is the opinion of the analyst that the existing development is suitable for the market area. Given the current acceptable vacancy rates for affordable properties, the development will not have an adverse effect on the existing rental comparables and the anticipated pipeline additions to the rental base.

**MARKET STUDY ANALYST STATEMENT OF EXPERIENCE**



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### Qualifications of the Analyst

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



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[jon.richmond@gillgroup.com](mailto:jon.richmond@gillgroup.com)

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<b>OVERVIEW</b>	Multifamily and commercial experience specializing in work for private contractors, the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Has completed over 100 market studies in the past five years.
<b>ACCREDITATIONS</b>	<b>State Certified Real Estate Appraiser</b> Missouri State License Number 2014040824  <b>Housing Credit Certified Professional (HCCP)</b> <b>National Council of Affordable Housing Market Analysts (NCAHMA)</b>
<b>EMPLOYMENT</b>	<b>Hanley Wood</b> 2001 – 2005 Specialized in Market Research Coordination by providing residential construction information for residential real estate development and new home construction.  <b>Gill Group</b> 2005 – Present Specializes in multi-family market studies, appraisals, and physical inspections.
<b>EDUCATION</b>	<b>Bachelor of Science in Business Administration/Management</b> <i>The University of Phoenix</i> <b>Advanced Microsoft Excel Training</b> <i>New Horizons Microsoft Excel 2003-Level 2</i> <b>State Registered Appraiser of Real Estate</b> <i>Steve W. Vehmeier Appraisal School</i> <b>General Education Classes</b> <i>Manatee Community College</i>
<b>EXPERIENCE (2008 TO PRESENT)</b>	Provider of appraisals for HUD, Public Housing Authorities, Property Management Companies, Non-Profit Entities, For-Profit Entities, Commercial Property Chains, Banks and Lenders everywhere.  Inspector for Gill Group  Provides Property Condition Assessments for the following property types: <ul style="list-style-type: none"><li>• Multi-Family</li><li>• Office</li></ul> Provided Inspections for the following property types



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

#### RECENT PROJECTS

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





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#### OVERVIEW

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

#### ACCREDITATIONS

##### State Certified General Real Estate Appraiser

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

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



**EXPERIENCE  
(1991 TO PRESENT)**

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

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

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

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

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

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

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

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

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

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

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

**EDUCATION**

**Bachelor of Arts Degree**

*Southeast Missouri State University*

**Associate of Arts Degree**

*Three Rivers Community College*



**HUD/FHA Appraiser Training**

*Arkansas State Office*

**Multifamily Accelerated Processing Valuation (MAP)**

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

**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.*



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573-624-2942 (fax)

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



**Report Writing & Valuation Analysis**

*Appraisal Institute*

**National USPA Update**

*McKissock*

**EXPERIENCE  
(1991 TO PRESENT)**

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

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

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

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

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



## Certificate of Membership

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



Formerly known as  
NCAHMA

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

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



Thomas Amdur  
President, NH&RA





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

Handwritten signature of Samuel T. Gill in black ink.

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Samuel T. Gill  
Market Analyst

Handwritten signature of Janice F. Gill in black ink.

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Janice F. Gill, MAI  
Market Analyst

March 16, 2021

**ADDENDUM A – DATA SOURCES**

2000 U.S Census

2010 U.S. Census

American Community Survey

Nielsen Claritas (A nationally recognized demographics forecaster)

Ribbon Demographics (A nationally recognized demographics forecaster)

U.S. Bureau of Labor Statistics

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

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

**ADDENDUM B – MARKET STUDY TERMINOLOGY**

**Absorption Period**

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

**Absorption Rate**

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

**Acceptable Rent Burden**

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

**Affordable Housing**

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

**Amenity**

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

**Annual Demand**

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

**Area Median Income (AMI)**

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

**Assisted Housing**

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

**Attached Housing**

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

**Basic Rent**

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

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

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

**Capture Rate**

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

**Census Tract**

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

**Central Business District (CBD)**

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

**Community Development Corporation (CDC)**

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

**Comparable Property**

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

**Competitive Property**

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

**Concession**

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

**Condominium**

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

**Contract Rent**

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

**Demand**

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

**Difficult Development Area (DDA)**

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

**Detached Housing**

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

**Effective Rents**

Market Rents less concessions.

**Elderly or Senior Housing**

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

**Extremely Low Income**

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

**Fair Market Rent (FMR)**

The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40 percent of the rental units have rents below the FMR. In rental markets with a shortage of lower-priced rental units, HUD may approve the use of Fair Market Rents that are as high as the 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	11
<b>Scope of Work</b>		
2	Scope of Work	16
<b>Project Description</b>		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	21
4	Utilities (and utility sources) included in rent	21
5	Target market/population description	20
6	Project description including unit features and community amenities	20
7	Date of construction/preliminary completion	20
8	If rehabilitation, scope of work, existing rents, and existing vacancies	21
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9	Concise description of the site and adjacent parcels	28
10	Site photos/maps	26; 29
11	Map of community services	47
12	Site evaluation/neighborhood including visibility, accessibility and crime	44
<b>Market Area</b>		
13	PMA description	51
14	PMA Map	53
<b>Employment and Economy</b>		
15	At-Place employment trends	55
16	Employment by sector	57
17	Unemployment rates	55
18	Area major employers/employment centers and proximity to site	56
19	Recent or planned employment expansions/reductions	57
<b>Demographic Characteristics</b>		
20	Population and household estimates and projections	50
21	Area building permits	80
22	Population and household characteristics including income, tenure, and size	60
23	For senior or special needs projects, provide data specific to target market	N/A
<b>Competitive Environment</b>		
24	Comparable property profiles and photos	84
25	Map of comparable properties	89
26	Existing rental housing evaluation including vacancy and rents	82
27	Comparison of subject property to comparable properties	102
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	102

### NCHMA Market Study Index

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

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



ADDENDUM D – SUBJECT DATA



USDA  
Rural Development

H. Stephen Vaughan  
Area Specialist

Northeast Region  
Multifamily Housing  
Rural Housing Service

100 USDA Drive  
Wytheville, VA 24382

Phone: 276-484-9380

October 20, 2020

TM Associates  
1375 Picard Drive  
Suite 150  
Rockville, MD 20850

Attn: Debra New

### NOTICE OF APPROVED BUDGET AND RENT AND UTILITY ALLOWANCE CHANGE

Dear Ms. New:

You are hereby notified that Rural Development has reviewed the proposed 2021 Budget and request for a change in the shelter costs for Woodstock Village Apartments and considered all justifications provided by the project management [and comments provided by the tenant]. The Rural Development has approved the proposed 2021 Budget and the following rent rates listed below. The changes for all units will become effective on January 1, 2021. The changes are needed for the following reasons:

5.1 % increase in operating cost / change in utility allowance

The approved changes are as follows:

UNIT SIZE	PRESENT RENT		APPROVED RENT	
	BASIC	NOTE RATE	BASIC	NOTE RATE
1BR	502	705	532	735
2BR	570	827	600	857
3BR	615	882	645	912

The approved utility allowance changes are as follows:

UNIT SIZE	PRESENT UTILITY ALLOWANCE	PROPOSED UTILITY ALLOWANCE	APPROVED UTILITY ALLOWANCE
1BR	86	85	85
2BR	96	96	96
3BR	146	140	140

Should you have any questions or concerns, you may contact Rural Development. The Rural Development Servicing Office address is:

RURAL DEVELOPMENT  
100 USDA Drive  
Wytheville, VA 24382  
Phone (276) 484-9380

You must notify the tenants of Rural Development approval of the rent and/or utility allowance changes by posting this letter in the same manner as the "NOTICE TO TENANTS OF PROPOSED RENT AND UTILITY ALLOWANCE CHANGE" (HB Letter 203 – 3560). This notification must be posted in a conspicuous place and cannot be substituted for the usual written notice to each individual tenant.

This approval does not authorize you to violate the terms of any lease you currently have with your tenants.

For those tenants receiving rental assistance (RA), their costs for rent and utility will continue to be based on the higher of 30 percent of their adjusted monthly income or 10 percent of gross monthly income. If the tenants are receiving Housing and Urban Development (HUD) Section 8 subsidy assistance, their cost for rent and utilities will be determined by the current HUD formula.

Your application for RA units on behalf of eligible tenants is on hand. Since more RA units are not currently available, the approved rate and/or allowance charges are subject to your acceptance of the RA units should they become available.

These rates and/or utility allowance changes are conditioned on the requirement that you carry out energy conservation measures and operating practices as determined necessary by the project energy audit. Rural Development assistance may be available to finance any needed improvements.

You may file an appeal regarding the rate and/or utility allowance changes as approved within 30 days of the date of this notice. See attached Form HB-3-3560, "Request for Appeal of Adverse Action," for your appeal rights. A request for a hearing must be sent to the USDA National Appeals Division, Eastern Regional Office, P. O. Box 68806, Indianapolis, IN 46268-0806, postmarked no later than 30 Days from the date of the attached letter.

You must inform the tenants of their right to request an explanation of the rate and/or utility allowance changes approval decision within 30 days of the date of this notice by writing to:

Area Specialist  
USDA, Rural Development  
100 USDA Drive  
Wytheville, VA 24382

All tenants are required to pay the changed amount of rent as indicated in the notice of approval.

• • • • •

Any tenant who does not wish to pay the Rural Development approved rent changes may give the owner a 30 day notice that they will vacate. The tenant will suffer no penalty as a result of this decision to vacate, and will not be required to pay the changed rent. However, if the tenant later decides to remain in the unit, the tenant will be required to pay the changed rent from the effective date of the changed rent.

Should you have any questions regarding the above information please contact Steve Vaughan at 276-484-9380.

Sincerely,

*H. STEPHEN VAUGHAN*

H. STEPHEN VAUGHAN  
Area Specialist

/hsv

Encl. Approved Budget

Proposed Budget

Project Name:	WOODSTOCK VILLAGE LP
Borrower Name:	WOODSTOCK VILLAGE APARTMENTS
Borrower ID and Project No:	695465773 02-2
Date of Operation:	10/25/1984

De 52A

Loan/Transfer Amount:	
Note Rate Payment:	
IC Payment:	\$3,180.00

Reporting Period
<input checked="" type="checkbox"/> Annual
<input type="checkbox"/> Quarterly
<input type="checkbox"/> Monthly

Budget Type
<input type="checkbox"/> Initial
<input type="checkbox"/> Regular Report
<input checked="" type="checkbox"/> Rent Change
<input type="checkbox"/> SMR
<input type="checkbox"/> Other Servicing

Project Rental Type
<input checked="" type="checkbox"/> Family
<input type="checkbox"/> Elderly
<input type="checkbox"/> Congregate
<input type="checkbox"/> Group Home
<input type="checkbox"/> Mixed LH

Profit Type
<input type="checkbox"/> Full Profit
<input checked="" type="checkbox"/> Limited Profit
<input type="checkbox"/> Non-Profit

I hereby request \_\_\_ units of RA. Current number of RA units \_\_\_ 0 \_\_\_

The following utilities are master metered:
<input type="checkbox"/> Gas
<input checked="" type="checkbox"/> Electricity
<input type="checkbox"/> Water
<input type="checkbox"/> Sewer
<input type="checkbox"/> Trash
<input type="checkbox"/> Other

Borrower Accounting Method
<input type="checkbox"/> Cash
<input type="checkbox"/> Accrual

46 UN. 75  
0 RA

Project Name: WOODSTOCK VILLAGE LP State: 55 Servicing Office: 632 County: 7  
 Borrower Name: WOODSTOCK VILLAGE APARTMENTS Borr ID: 695465773 Prj Nbr: 02-2 Paid Code: Active  
 Classification: A Fiscal Year: 2021 Version: 01/01/2021 TRANSMITD Totals: By Project Analyzed: N

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2020	01/01/2020	01/01/2021	
Ending Dates:	12/31/2020	12/31/2020	12/31/2021	
<b>PART I - CASH FLOW STATEMENT</b>				
<b>Operational Cash Sources</b>				
1. Rental Income	308,628.00		325,188.00	5.1%
2. RHS Rental Assist. Received				
3. Application Fee Received				
4. Laundry And Vending	7,500.00		5,000.00	
5. Interest Income	3,188.52		3,188.00	
6. Tenant Charges	1,111.92		1,288.00	
7. Other - Project Sources	0.00		0.00	
8. Less (Vency @ Cntgncy Allw)	-12,345.12		-13,007.52	
9. Less (Agency Aprvd Incentv)	0.00		0.00	
10. Sub-Ttl [(1 thru 7)-(8@9)]	308,083.32		321,656.48	
<b>Non-Operational Cash Sources</b>				
11. Cash - Non Project	0.00		0.00	
12. Authorized Loan (Non-RHS)	0.00		0.00	
13. Transfer From Reserve	58,000.00		121,350.00	
14. Sub-Total (11 thru 13)	58,000.00		121,350.00	
15. Total Cash Sources (10+14)	366,083.32		443,006.48	
<b>Operational Cash Uses</b>				
16. Ttl O&M Exp (From Part II)	248,436.38		261,383.84	
17. RHS Debt Payment	38,160.00		38,160.00	
18. RHS Payment (Overage)				
19. RHS Payment (Late Fee)				
20. Reductn In Prior Yr Pyles				
21. Tenant Utility Payments				
22. Transfer to Reserve	15,000.00		15,000.00	
23. RTN Owner/NP Asset Mgt Fee	6,315.96		6,316.00	2019
24. Sub-Total (16 thru 23)	307,912.34		320,859.84	
<b>Non-Operational Cash Uses</b>				
25. Authzd Debt Pymnt (NonRHS)	0.00		0.00	
26. Capital Budget (III 4-6)	58,000.00		121,350.00	
27. Miscellaneous	0.00		500.00	
28. Sub-Total (25 thru 27)	58,000.00		121,850.00	
29. Total Cash Uses (24+28)	365,912.34		442,709.84	
30. Net (Deficit) (15-29)	170.98		296.64	
<b>Cash Balance</b>				
31. Beginning Cash Balance	65,257.31		28,075.00	
32. Accrual To Cash Adjustment				
33. Ending Cash Bal (30+31+32)	65,428.29		28,371.64	

Proposed Budget

Project Name: WOODSTOCK VILLAGE LP State: 55 Servicing Office: 632 County: 7  
 Borrower Name: WOODSTOCK VILLAGE APARTMENTS Borr ID: 695465773 Prj Nbr: 02-2 Paid Code: Active  
 Classification: A Fiscal Year: 2021 Version: 01/01/2021 TRANSMITD Totals: By Project Analyzed: N

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2020	01/01/2020	01/01/2021	
Ending Dates:	12/31/2020	12/31/2020	12/31/2021	
<b>PART II - O&amp;M EXPENSE SCHEDULE</b>				
1. Maint. @ Repairs Payroll	32,345.48		36,275.84	
2. Maint. @ Repairs Supply	6,500.00		8,600.00	
3. Maint. @ Repairs Contract	5,000.00		5,500.00	
4. Painting	3,300.00		3,550.00	
5. Snow Removal	875.00		650.00	
6. Elevator Maint./Contract	0.00		0.00	
7. Grounds	5,000.00		5,600.00	MOWING
8. Services	1,698.00		4,798.00	EXTERMINATING
9. Cptl Bgt(Part V operating)	25,885.00		13,400.00	
10. Other Operating Expenses	0.00		0.00	
11. Sub-Ttl O&M (1 thru 10)	80,603.48		78,373.84	
12. Electricity	4,119.97		6,150.00	
13. Water	18,680.00		24,000.00	
14. Sewer	27,769.97		28,840.00	
15. Fuel (Oil/Coal/Gas)	0.00		0.00	
16. Garbage @ Trash Removal	4,200.00		4,200.00	
17. Other Utilities	0.00		0.00	
18. Sub-Ttl Util. (12 thru 17)	54,769.94		63,190.00	
19. Site Management Payroll	21,686.88		22,329.20	
20. Management Fee	35,880.00		36,984.00	
21. Project Auditing Expense	5,540.00		5,540.00	67 ✓
22. Proj. Bookkeeping/Accting	0.00		0.00	
23. Legal Expenses	800.00		800.00	
24. Advertising	915.00		1,038.00	
25. Phone @ Answering Service	2,000.00		2,900.00	
26. Office Supplies	3,750.00		6,070.00	
27. Office Furniture @ Equip.	0.00		0.00	
28. Training Expense	950.00		1,000.00	
29. Hlth Ins. @ Other Benefits	8,627.20		9,053.84	
30. Payroll Taxes	6,372.58		6,933.54	
31. Workmans Compensation	1,080.90		1,211.42	
32. Other Admin. Expenses	0.00		500.00	UTILITY STUDY
33. Sub-Ttl Admin (19 thru 32)	87,602.56		94,360.00	
34. Real Estate Taxes	12,525.48		12,525.00	
35. Special Assessments	0.00		0.00	
36. Othr Taxes, Lcnsees, Permts	189.12		189.00	LICENSES, PERMITS
37. Property @ Liability Ins.	12,674.88		12,675.00	
38. Fidelity Coverage Ins.	70.92		71.00	
39. Other Insurance	0.00		0.00	
40. Sub-Ttl Tx/In (34 thru 39)	25,460.40		25,460.00	
41. Ttl O&M Exps (11+18+33+40)	248,436.38		261,383.84	

Project Name: WOODSTOCK VILLAGE LP State: 55 Servicing Office: 632 County: 7  
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Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2020	01/01/2020	01/01/2021	
Ending Dates:	12/31/2020	12/31/2020	12/31/2021	
<b>PART III - ACCT BUDGET/STATUS</b>				
<b>Reserve Account</b>				
1. Beginning Balance	240,211.18		253,868.00	
2. Transfer to Reserve	15,000.00		15,000.00	
<b>Transfer From Reserve</b>				
3. Operating Deficit	0.00		0.00	
4. Cptl Bgt (Part V reserve)	58,000.00		121,350.00	
5. Building & Equip Repair	0.00		0.00	
6. Othr Non-Operating Expenses	0.00		0.00	
7. Total (3 thru 6)	58,000.00		121,350.00	
8. Ending Balance [(1+2)-7])	197,211.18		147,518.00	
<b>General Operating Account</b>				
Beginning Balance				
Ending Balance				
<b>Real Estate Tax And Ins Escrow</b>				
Beginning Balance				
Ending Balance				
<b>Tenant Security Deposit Acct</b>				
Beginning Balance				
Ending Balance				
Number of Applicants on Waiting List	0	Reserve Acct. Req. Balance	144,528.36	
Number of Applicants Needing RA		Amount Ahead/Behind	101,409.64	



Project Name: WOODSTOCK VILLAGE LP State: 55 Servicing Office: 632 County: 7  
 Borrower Name: WOODSTOCK VILLAGE APARTMENTS Borr ID: 695465773 Prj Mbr: 02-2 Paid Code: Active  
 Classification: A Fiscal Year: 2021 Version: 01/01/2021 TRANSMITD Totals: By Project Analyzed: N

**PART IV RENT SCHEDULE**

**A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: 01/01/2020**

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
H	1	All			0	502	705	0	0	0	0	86
H	2	All			0	570	827	0	0	0	0	96
N	3	All			7	615	882	0	51,660	74,088	0	146
N	1	All			12	502	705	0	72,288	101,520	0	86
N	2	All			27	570	827	0	184,680	267,948	0	96
H	3	All			0	615	882	0	0	0	0	146
<b>CURRENT RENT TOTALS</b>									<b>308,628</b>	<b>443,556</b>	<b>0</b>	

**EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2020**

Unit Description					Utility Types						
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Water	Other	Total Allow
H	1	All			86	0	0	0	0	0	86
H	2	All			96	0	0	0	0	0	96
N	3	All			146	0	0	0	0	0	146
N	1	All			86	0	0	0	0	0	86
N	2	All			96	0	0	0	0	0	96
H	3	All			146	0	0	0	0	0	146

**B. PROPOSED CHANGE OF RENTS/UTILITY ALLOWANCE: 01/01/2021**

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
H	1	All			0	532	735	0	0	0	0	85
H	2	All			0	600	857	0	0	0	0	104
N	3	All			7	645	912	0	54,180	76,608	0	140
N	1	All			12	532	735	0	76,608	105,840	0	85
N	2	All			27	600	857	0	194,400	277,668	0	104
H	3	All			0	645	912	0	0	0	0	140
<b>PROPOSED RENT TOTALS</b>									<b>325,188</b>	<b>460,116</b>	<b>0</b>	

**EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2021**

Unit Description					Utility Types						
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Water	Other	Total Allow
H	1	All			85	0	0	0	0	0	85
H	2	All			104	0	0	0	0	0	104
N	3	All			140	0	0	0	0	0	140
N	1	All			85	0	0	0	0	0	85
N	2	All			104	0	0	0	0	0	104
H	3	All			140	0	0	0	0	0	140

1 - +30  
 2 - +30  
 3 - +20

UA  
 1 (-1)  
 2 (+8)  
 3 (-6)

Project Name: WOODSTOCK VILLAGE LP State: 55 Servicing Office: 632 County: 7  
 Borrower Name: WOODSTOCK VILLAGE APARTMENTS Borr ID: 695465773 Prj Nbr: 02-2 Paid Code: Active  
 Classification: A Fiscal Year: 2021 Version: 01/01/2021 TRANSMITD Totals: By Project Analyzed: N

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2020	01/01/2021	01/01/2020	01/01/2021	01/01/2020	01/01/2020	01/01/2020
Ending Dates:	12/31/2020		12/31/2020		12/31/2020	12/31/2020	12/31/2020
<b>ANNUAL CAPITAL BUDGET</b>							
<b>Appliances</b>							
Appliances - Range	2	650.00	0.00	650.00	0.00	0.00	0
Appliances - Refrigerator	2	700.00	0.00	700.00	0.00	0.00	0
Appliances - Range Hood	0	0.00	0.00	0.00	0.00	0.00	0
Appliances - Washers @ Dryers	0	0.00	0.00	0.00	0.00	0.00	0
Appliances - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Carpet and Vinyl</b>							
Carpet @ Vinyl - 1 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 2 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 3 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 4 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Cabinets</b>							
Cabinets - Kitchens	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Bathroom	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Doors</b>							
Doors - Exterior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Interior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Window Coverings</b>							
Window Coverings - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Heat and Air Conditioning</b>							
Heat @ Air - Heating	2	0.00	0.00	10,400.00	0.00	0.00	0
Heat @ Air - Air Conditioning	0	0.00	0.00	0.00	0.00	0.00	0
Heat @ Air - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Plumbing</b>							
Plumbing - Water Heater	1	0.00	0.00	800.00	0.00	0.00	0
Plumbing - Bath Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Kitchen Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Faucets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Toilets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Major Electrical</b>							
Major Electrical - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Structures</b>							
Structures - Windows	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Screens	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Walls	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Roofing	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Siding	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Exterior Painting	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Other	0	0.00	0.00	0.00	0.00	0.00	0

Project Name: WOODSTOCK VILLAGE LP State: 55 Servicing Office: 632 County: 7  
 Borrower Name: WOODSTOCK VILLAGE APARTMENTS Borr ID: 695465773 Prj Nbr: 02-2 Paid Code: Active  
 Classification: A Fiscal Year: 2021 Version: 01/01/2021 TRANSMITD Totals: By Project Analyzed: N

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2020	01/01/2021	01/01/2020	01/01/2021	01/01/2020	01/01/2020	01/01/2020
Ending Dates:	12/31/2020		12/31/2020		12/31/2020	12/31/2020	12/31/2020
<b>Paving</b>							
Paving - Asphalt	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Concrete	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Seal and Stripe	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Landscape and Grounds</b>							
Lndscp@Grnds - Landscaping	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Lawn Equipment	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Fencin	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Recreation Area	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Signs	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Accessibility Features</b>							
Accessibility Features - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Accessibility Features - Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Automation Equipment</b>							
Automation Equip. -Site Mngt.	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Common Area	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Other	0	0.00	0.00	0.00	0.00	0.00	0
<b>Other</b>							
List: ?	0	120,000.0 0	0.00	850.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
<b>Total Capital Expenses</b>	<b>0</b>	<b>121,350.0 0</b>	<b>0.00</b>	<b>13,400.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>

Project Name: WOODSTOCK VILLAGE LP	State: 55	Servicing Office: 632	County: 7
Borrower Name: WOODSTOCK VILLAGE APARTMENTS	Borr ID: 695465773	Prj Nbr: 02-2	Paid Code: Active
Classification: A	Fiscal Year: 2021	Version: 01/01/2021 TRANSMITD	Totals: By Project Analyzed: N

Part VI - SIGNATURES, DATES AND COMMENTS

Warning	Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representation, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."
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I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

(Date Submitted)	TM ASSOCIATES MANAGEMENT, INC (Management Agency)	MA215143 (MA#)
(Date)	(Signature of Borrower or Borrower's Representative)	
	(Title)	
[Signature]	AUGUSTINE APRA... SPECIALIST	10/20/20
Agency Approval (Rural Development Approval Official):		(Date)

Report: FIN1000

Multi-Family Information System (MFIS)

Date: 10/19/202

Proposed Budget

Page: 9 of 9

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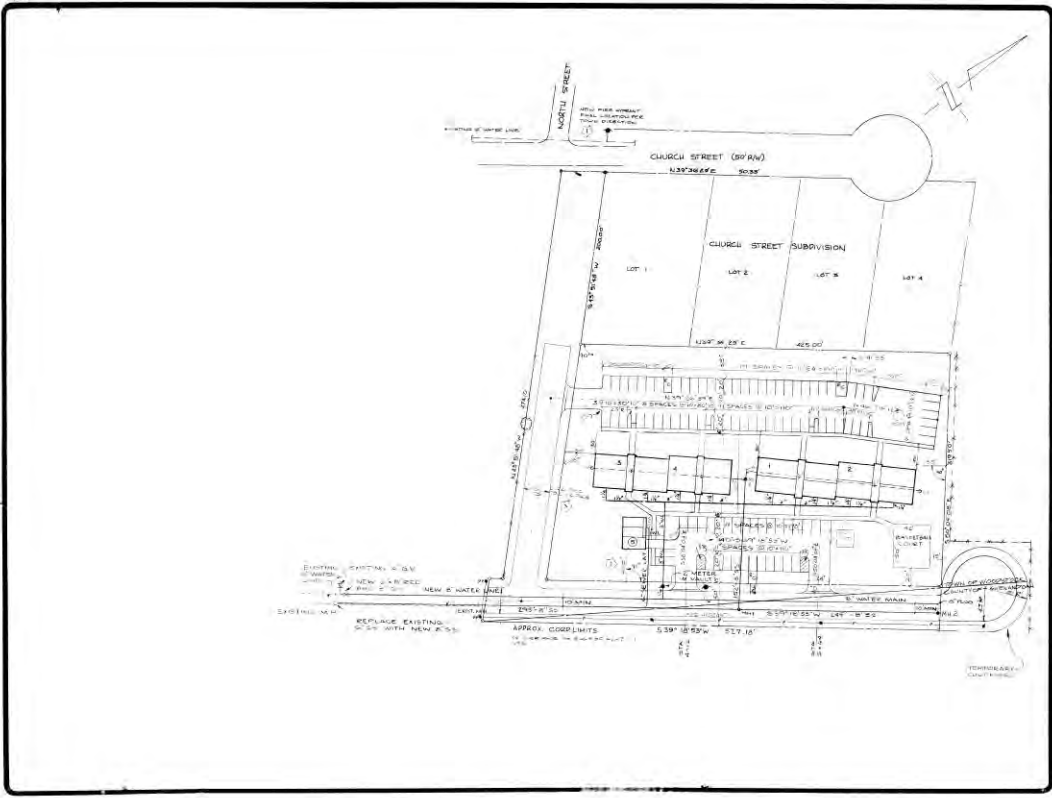
Project Name: WOODSTOCK VILLAGE LP	State: 55	Servicing Office: 632	County: 7
Borrower Name: WOODSTOCK VILLAGE APARTMENTS	Borr ID: 695465773	Prj Nbr: 02-2	Paid Code: Active
Classification: A	Fiscal Year: 2021	Version: 01/01/2021 TRANSMITD	Totals: By Project Analyzed: N

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SPVS Comment:  
Batched/ I# 092820

Narrative:





NO.	DATE	REVISIONS



**BRADLEY & ASSOCIATES**  
 ARCHITECTS/  
 PLANNERS  
 P.O. BOX 8127  
 ROANOKE, VA 24014

WOODSTOCK VILLAGE  
 APARTMENTS  
 WOODSTOCK, VIRGINIA

DESCRIPTION  
 UNIT & LAYOUT  
 PRELIMINARY LAYOUT

DATE: 11/15/85  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 SHEET: C-2

Prepared By: Larry B. Canterbury, Jr., President/Owner  
 Canterbury Construction, Inc.  
 118 East Main Street  
 Oak Hill, West Virginia 25901

February 22, 2017  
 Woodstock Village Phase I

UNIT INSPECTION REPORT  
 12-1BR, 27-2BR & 7-3BR=46 UNITS

Woodstock Village Phase I  
 405 N. Water Street  
 Weirton, VA 26064  
 800459-2030

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
<b>LIVING/DINING AREA:</b>					
17 SEER-9 (HSPF) HVAC Unit	New	46	EA \$6,000.00	\$276,000	Var. Size & Description
Fresh Air ERV & Exhaust	New	46	EA \$500.00	\$23,000	
Ceiling & Pkg	New	23	UN \$2,450.00	\$56,350	
Linoleum @ DR, Kit, Clo, & Entry	New	23	UN \$1,210.00	\$27,830	
Cover Glasses Door	New	14	EA \$200.00	\$2,800	30% Replacement
Storage Cabinet @ D.R.	New	14	EA \$200.00	\$2,800	30% Replacement
Ceiling Light/Fan	New	46	EA \$175.00	\$8,050	ES - CFL
Doors/Repairs	New	23	UN \$650.00	\$14,950	
<b>KITCHEN:</b>					
Kitchen Cabinets	New	46	UN \$2,500.00	\$115,000	
Countertops	New	46	UN \$340.00	\$15,640	
Sink Faucet	New	46	EA \$130.00	\$5,980	
S.S. Single Basin Sink	New	41	EA \$90.00	\$3,690	
S.S. Rear Drain Sink	New	5	EA \$380.00	\$1,900	
Fluorescent Light Fixtures	New	46	EA \$115.00	\$5,290	ES
G.P.C./S	New	230	EA \$45.00	\$10,350	
ADA Bath/Lights	New	5	EA \$450.00	\$2,250	
Handicap Remodeling	New	46	EA \$150.00	\$6,900	
Remodeling Sinks	New	5	EA \$100.00	\$500	
Remodeling	New	46	EA \$227.00	\$10,442	
Remodeling	New	34	EA \$630.00	\$21,420	
10 G.F. Remodeling	New	7	EA \$660.00	\$4,620	
Over-By-Size Remodeling	New	5	EA \$800.00	\$4,000	
Disposables	New	41	EA \$350.00	\$14,350	
H.C. Disposables	New	5	EA \$435.00	\$2,175	
Disposables/Glass	New	46	EA \$150.00	\$6,900	
Cabinet Panels	New	41	EA \$421.00	\$17,261	
Self-Cleaning Ranges	New	5	EA \$580.00	\$2,900	
Free-Style Range Ranges	New	46	EA \$50.00	\$2,300	
Range Sinks/Guards	New	46	EA \$65.00	\$2,990	
Sink Drains - Wrap	New	5	EA \$100.00	\$500	
HVAC Cover Doors	New	14	EA \$200.00	\$2,800	30% Replacement
<b>HALLWAY &amp; STAIRS:</b>					
Light Fixtures	New	14	EA \$200.00	\$2,800	30% Replacement
6" Flat w/ 4" Spring Door	New	1	EA \$500.00	\$500	
2BR Mechanical Cabinet	New	27	EA \$400.00	\$10,800	Walls
96" Ex Water Heaters - Exhaust	New	46	EA \$600.00	\$27,600	
Smoke Detectors	New	41	EA \$100.00	\$4,100	Hard Wires & Battery
H.C. Smoke Detectors	New	5	EA \$200.00	\$1,000	Hard Wires & Battery
Light Fixtures	New	46	EA \$110.00	\$5,060	
Mechanical Room Light Fixtures	New	46	EA \$105.00	\$4,830	
<b>BATHROOM:</b>					
Vanity and Mirror Tops	New	41	EA \$285.00	\$11,685	
Lavatory Fixtures	New	46	EA \$90.00	\$4,140	
Bathroom Doors	New	14	EA \$200.00	\$2,800	30% Replacement
Water Closets	New	41	EA \$295.00	\$12,095	
H.C. Water Closets	New	5	EA \$250.00	\$1,250	
Toilet Tissue Compartments	New	5	EA \$150.00	\$750	
Wash Hand Lavatory	New	5	EA \$285.00	\$1,425	
Lat. Sinks & Drain Wrap (GFC)	New	5	EA \$100.00	\$500	
Mechanical Closets	New	46	EA \$95.00	\$4,370	
Mech. Cabinet Light Fixtures	New	46	EA \$118.00	\$5,428	ES - CFL
Exhaust Fan Sinks with Light Fix.	New	46	EA \$145.00	\$6,670	70 CFM/S Sinks
Hand Drain Bathing	New	46	EA \$150.00	\$6,900	
Disposables/Groceries/ Shower Head	New	46	EA \$385.00	\$17,710	2.0 GPM
H.C. w/ Hair Shower	New	5	EA \$160.00	\$800	
Power Showers	New	5	EA \$6,000.00	\$30,000	Covers @ Shower
Grab Bars	New	5	EA \$250.00	\$1,250	
Toilet Accessories	New	46	EA \$120.00	\$5,520	
Mirrors	New	5	EA \$35.00	\$175	
<b>MASTER BEDROOM</b>					
B.R. Door	New	14	EA \$200.00	\$2,800	
B.R. Cover Door	New	14	EA \$200.00	\$2,800	
Smoke Detector	New	41	EA \$100.00	\$4,100	Hard Wires & Battery
H.C. Smoke Detector	New	5	EA \$200.00	\$1,000	Hard Wires & Battery
Light Fixtures @ Closet	New	46	EA \$110.00	\$5,060	
Area Heaters	New	16	EA \$275.00	\$4,400	



Prepared By: Larry B. Canterbury, Jr., President/Owner  
 Canterbury Construction, Inc.  
 118 East Main Street  
 Oak Hill, West Virginia 25901

February 22, 2017  
 Westwood Village Phase I

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
<b>BEDROOM #2</b>					
B.R. Door	New	11	EA \$200.00	\$2,200	30% Replacement
B.R. Closet Door	New	11	EA \$200.00	\$2,200	30% Replacement
Smoke Detector	New	22	EA \$100.00	\$2,200	Hard Wires & Battery
H.C. Smoke Detector	New	5	EA \$200.00	\$1,000	Hard Wires & Battery
Water Heater Closet Door	New	14	EA \$200.00	\$2,800	30% Replacement
Grates for Water Heater Clo. Doors	New	46	EA \$50.00	\$2,300	
<b>BEDROOM #3</b>					
B.R. Door	New	5	EA \$200.00	\$1,000	
B.R. Closet Door	New	5	EA \$200.00	\$1,000	
Smoke Detector	New	5	EA \$100.00	\$500	Hard Wires & Battery
H.C. Smoke Detector	New	2	EA \$200.00	\$400	Hard Wires & Battery
App Grates for 3BR HC Unit	New	2	EA \$550.00	\$1,100	

SITE INSPECTION REPORT

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
Stumps	New	1	LS \$1,800.00	\$1,800	
Trim Trees	New	1	LS \$3,950.00	\$3,950	
Paint Stumps	New	1	EA \$3,500.00	\$3,500	
Lighting in Project Stumps	New	1	LS \$1,500.00	\$1,500	
Site Lighting	New	1	LS \$7,500.00	\$7,500	Allowance
Handicap Paving Signs/Posts	New	8	EA \$150.00	\$900	
Handicap Ramps	New	6	EA \$2,250.00	\$13,500	
Maintenance	New	3	EA \$1,600.00	\$4,800	
Driveway Pave	New	2	EA \$2,800.00	\$5,600	Per Drawings
Driveway/Shoulder	New	2	EA \$2,250.00	\$4,500	Per Drawings
Driveway	New	1	LS \$4,500.00	\$4,500	
Cracking & Tearing	New	1	LS \$4,000.00	\$4,000	
Concrete Counter-top Pave	New	23	EA \$175.00	\$4,025	
Grass Mark Debris	Repair	46	EA \$100.00	\$4,600	
Bonuses	New	3	EA \$975.00	\$2,925	
Open Hardware & Paint Measure	New	1	LS \$4,500.00	\$4,500	
Water Gutter @ Budget	New	8	EA \$220.00	\$1,760	

BUILDING INSPECTION REPORT

DESCRIPTION OF WORK	REPAIR OR NEW	AMOUNT OR NO.	UNIT COST	TOTAL COST	COMMENTS
Stumps	New	285	SQ \$250.00	\$71,250	
1/2" OSB @ Rafters - Allowance	New	100	SH \$40.00	\$4,000	
Ridge Vents	New	92	EA \$35.00	\$3,220	
Sims & Furring	New	2550	LF \$6.50	\$16,575	
Gutter & Downspout	New	2200	LF \$4.00	\$8,800	
30% Brak pan/AJS	New	20	K \$500.00	\$10,000	Footings not included
James Hardie Siding	New	234	SQ \$610.00	\$142,740	
Stair Insulation R-2	New	1080	EA \$23.61	\$25,487	
Asst Inspection at R-49	New	1	LS \$16,500.00	\$16,500	
Vinyl Windows	New	1	LS \$70,000.00	\$70,000	
Common Units to ADA	New	5	EA \$2,000.00	\$10,000	
Exterior Doors - Fiberglass	New	44	EA \$550.00	\$24,200	
Door Windows/Windows	New	44	EA \$25.00	\$1,100	
Unit Entry Lights	New	46	EA \$110.00	\$5,060	
Paint Exterior Doors	New	40	EA \$65.00	\$2,600	
Unit Numbers	New	46	EA \$35.00	\$1,610	
Building Numbers	New	5	EA \$175.00	\$875	
Entry Lockers and Deadbolts	New	41	EA \$150.00	\$6,150	
Letter Entry Locksets	New	8	EA \$165.00	\$1,320	
TV Cables to Buildings	New	87	EA \$125.00	\$10,875	
Re-align Interior Door Hardware	New	338	EA \$40.00	\$13,520	
Non-compartments & egresses	New	1	LS \$22,800.00	\$22,800	
Mini Buses	New	45	UN \$145.00	\$6,525	
Submeters	New	46	EA \$100.00	\$4,600	
Moist Breaker Boxes @ 1BR	New	12	EA \$300.00	\$3,600	
Firestop & Drywall @ 1BR Units	New	12	EA \$400.00	\$4,800	
Demol-Bldg Wall @ 2BR Kitchen	New	27	EA \$450.00	\$12,150	
Electrical for 2BR Wall Replacement	New	27	EA \$225.00	\$6,075	
Fire & PVC Lockers @ 2BR Units	New	10	EA \$385.00	\$3,850	
Wall Sheeting @ 1BR Living Gr.	New	12	EA \$120.00	\$1,440	
<b>SUBTOTAL</b>				<b>\$1,489,385</b>	
<b>GENERAL REQUIREMENTS</b>				<b>\$89,363</b>	
<b>GENERAL OVERHEAD</b>				<b>\$29,787</b>	
<b>BUILDER'S PROFIT</b>				<b>\$89,363</b>	\$36,010.03
<b>TOTAL HARD COSTS</b>				<b>\$1,697,898</b>	

**ADDENDUM E – DEMOGRAPHICS DATA**

**HISTA 2.2 Summary Data      Shenandoah County**

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Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total Change	Percent Change
\$0-10,000	-2	-2	-1	1	-4	-8	-12%
\$10,000-20,000	-8	-4	1	-7	-1	-19	-36%
\$20,000-30,000	-24	-14	-5	0	-3	-46	-31%
\$30,000-40,000	-11	-11	-16	-5	0	-43	-23%
\$40,000-50,000	-16	-20	-12	-4	-1	-53	-20%
\$50,000-60,000	-4	-17	-20	-9	-7	-57	-18%
\$60,000-75,000	-10	-42	3	-21	-2	-72	-12%
\$75,000-100,000	-5	-35	-31	-37	-6	-114	-9%
\$100,000-125,000	-3	-8	0	-5	0	-7	-1%
\$125,000-150,000	-1	12	41	20	13	85	16%
\$150,000-200,000	0	5	26	34	7	72	16%
\$200,000+	-1	43	18	23	10	100	32%
<b>Total Change</b>	<b>-85</b>	<b>-93</b>	<b>13</b>	<b>-9</b>	<b>12</b>	<b>-162</b>	<b>-3%</b>
<b>Percent Change</b>	<b>-18%</b>	<b>-8%</b>	<b>1%</b>	<b>-1%</b>	<b>2%</b>	<b>-3%</b>	

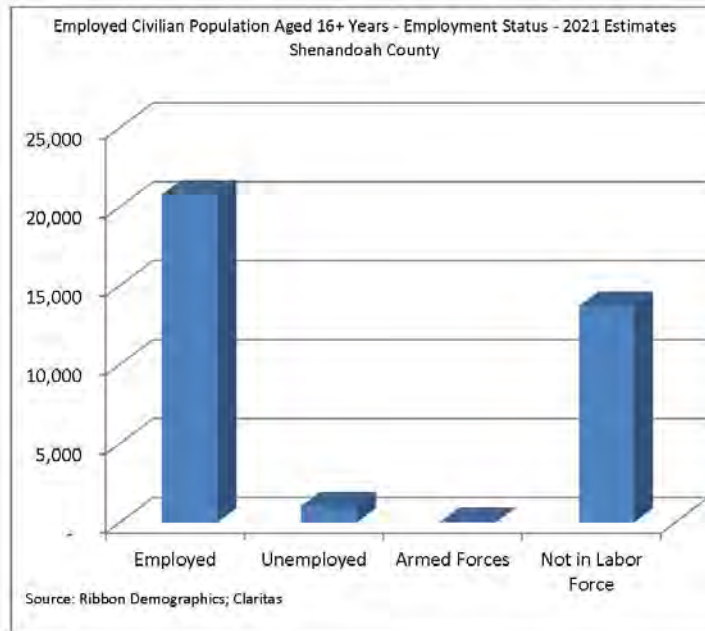
Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total Change	Percent Change
\$0-10,000	-4	-5	-2	-2	0	-13	-4%
\$10,000-20,000	-31	-6	-11	-3	0	-51	-7%
\$20,000-30,000	-13	-40	-4	-3	-7	-67	-8%
\$30,000-40,000	17	-5	-1	-1	0	10	2%
\$40,000-50,000	3	-23	3	0	-8	-24	-4%
\$50,000-60,000	3	11	-7	-1	1	7	1%
\$60,000-75,000	23	-12	14	-1	0	24	3%
\$75,000-100,000	29	22	1	-6	-1	45	4%
\$100,000-125,000	22	73	16	22	2	135	17%
\$125,000-150,000	22	70	16	0	5	113	27%
\$150,000-200,000	25	54	22	-1	8	108	28%
\$200,000+	48	68	12	7	-9	135	46%
<b>Total Change</b>	<b>144</b>	<b>208</b>	<b>59</b>	<b>11</b>	<b>0</b>	<b>422</b>	<b>5%</b>
<b>Percent Change</b>	<b>6%</b>	<b>5%</b>	<b>7%</b>	<b>4%</b>	<b>0%</b>	<b>5%</b>	

Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total Change	Percent Change
\$0-10,000	1	-1	-1	-3	0	-4	-1%
\$10,000-20,000	-20	-6	1	-1	0	-26	-4%
\$20,000-30,000	-6	-28	-2	-1	-5	-42	-6%
\$30,000-40,000	15	2	8	-1	0	24	5%
\$40,000-50,000	5	-10	2	0	2	-1	0%
\$50,000-60,000	7	17	-3	-1	1	21	4%
\$60,000-75,000	22	15	15	0	0	52	7%
\$75,000-100,000	31	50	0	-4	-1	76	9%
\$100,000-125,000	22	72	16	19	0	129	23%
\$125,000-150,000	20	51	14	1	4	90	35%
\$150,000-200,000	18	44	7	1	-1	69	39%
\$200,000+	38	47	2	2	-3	86	51%
<b>Total Change</b>	<b>154</b>	<b>253</b>	<b>62</b>	<b>13</b>	<b>-3</b>	<b>479</b>	<b>8%</b>
<b>Percent Change</b>	<b>8%</b>	<b>8%</b>	<b>13%</b>	<b>12%</b>	<b>-3%</b>	<b>8%</b>	

Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	Total	Total
\$0-10,000	-6	-7	-3	-1	-4	-21	-5%
\$10,000-20,000	-39	-10	-10	-10	-1	-70	-9%
\$20,000-30,000	-37	-54	-9	-3	-10	-113	-11%
\$30,000-40,000	6	-16	-17	-6	0	-33	-4%
\$40,000-50,000	-13	-42	-9	-4	-9	-77	-9%
\$50,000-60,000	-1	-6	27	-10	-6	-5	-5%
\$60,000-75,000	13	-54	17	-22	-2	-48	-3%
\$75,000-100,000	24	-13	-30	-43	-7	-69	-3%
\$100,000-125,000	19	65	25	17	2	128	9%
\$125,000-150,000	21	82	57	20	18	198	20%
\$150,000-200,000	23	59	48	33	15	180	22%
\$200,000+	47	111	30	21	16	235	39%
<b>Total</b>	<b>59</b>	<b>115</b>	<b>72</b>	<b>2</b>	<b>12</b>	<b>260</b>	<b>2%</b>
<b>Percent Change</b>	<b>2%</b>	<b>2%</b>	<b>3%</b>	<b>0%</b>	<b>1%</b>	<b>2%</b>	

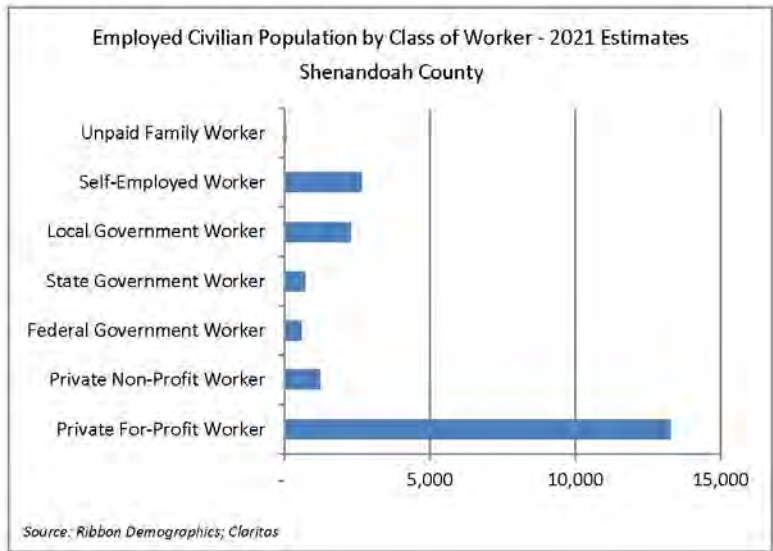
Employed Civilian Population Aged 16+ Years	
Employment Status	
<i>Current Year Estimates - 2021</i>	
Shenandoah County	
Status	Number
Employed	20,765
Unemployed	1,032
Armed Forces	44
Not in Labor Force	13,708
Unemployed	4.73%

*Source: Ribbon Demographics; Claritas*



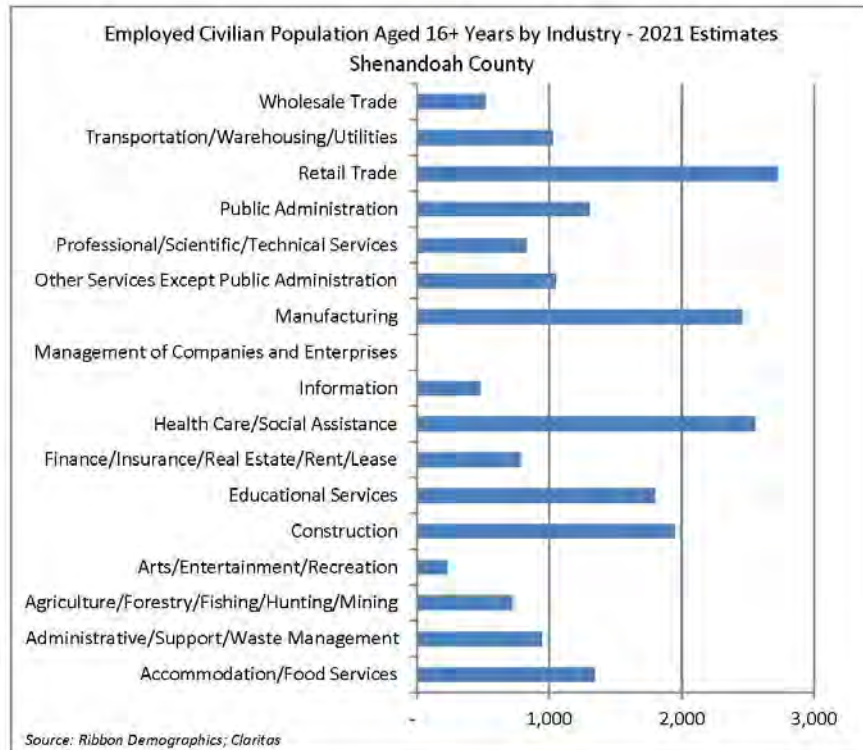
Employed Civilian Population by Class of Worker		
Current Year Estimates - 2021		
Shenandoah County		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	13,290	64.1%
Private Non-Profit Worker	1,209	5.8%
Federal Government Worker	573	2.8%
State Government Worker	709	3.4%
Local Government Worker	2,263	10.9%
Self-Employed Worker	2,660	12.8%
Unpaid Family Worker	42	0.2%
<b>Total:</b>	<b>20,746</b>	<b>100.0%</b>

*Source: Ribbon Demographics; Claritas*



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2021		
Shenandoah County		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,345	6.5%
Administrative/Support/Waste Management	947	4.6%
Agriculture/Forestry/Fishing/Hunting/Mining	724	3.5%
Arts/Entertainment/Recreation	233	1.1%
Construction	1,950	9.4%
Educational Services	1,800	8.7%
Finance/Insurance/Real Estate/Rent/Lease	783	3.8%
Health Care/Social Assistance	2,558	12.3%
Information	481	2.3%
Management of Companies and Enterprises	10	0.0%
Manufacturing	2,461	11.9%
Other Services Except Public Administration	1,050	5.1%
Professional/Scientific/Technical Services	827	4.0%
Public Administration	1,304	6.3%
Retail Trade	2,725	13.1%
Transportation/Warehousing/Utilities	1,027	5.0%
Wholesale Trade	521	2.5%
<b>Total:</b>	<b>20,746</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

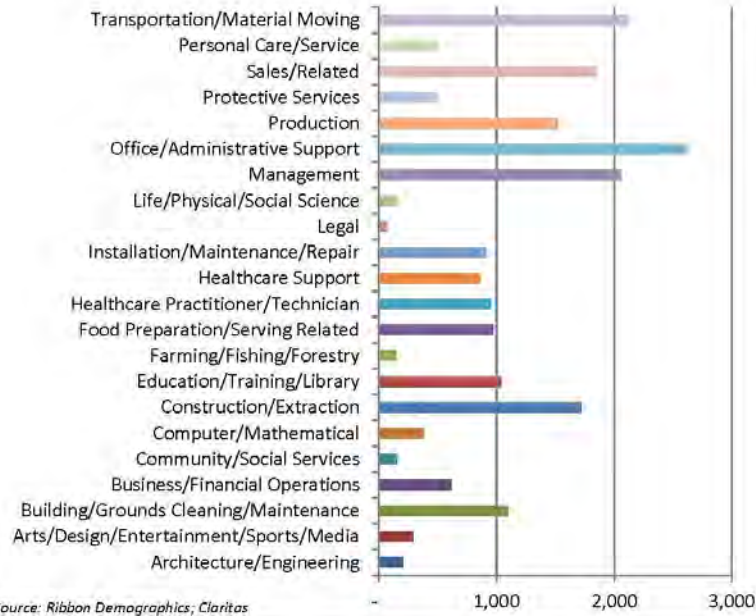


Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2021		
Shenandoah County		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	207	1.0%
Arts/Design/Entertainment/Sports/Media	294	1.4%
Building/Grounds Cleaning/Maintenance	1,098	5.3%
Business/Financial Operations	619	3.0%
Community/Social Services	159	0.8%
Computer/Mathematical	383	1.8%
Construction/Extraction	1,719	8.3%
Education/Training/Library	1,044	5.0%
Farming/Fishing/Forestry	152	0.7%
Food Preparation/Serving Related	972	4.7%
Healthcare Practitioner/Technician	957	4.6%
Healthcare Support	861	4.2%
Installation/Maintenance/Repair	916	4.4%
Legal	66	0.3%
Life/Physical/Social Science	150	0.7%
Management	2,056	9.9%
Office/Administrative Support	2,616	12.6%
Production	1,520	7.3%
Protective Services	485	2.3%
Sales/Related	1,846	8.9%
Personal Care/Service	497	2.4%
Transportation/Material Moving	2,129	10.3%
<b>Total:</b>	<b>20,746</b>	<b>100.0%</b>
White Collar	10,397	50.1%
Blue Collar	6,284	30.3%
Service and Farming	4,065	19.6%
<b>Total:</b>	<b>20,746</b>	<b>100.0%</b>

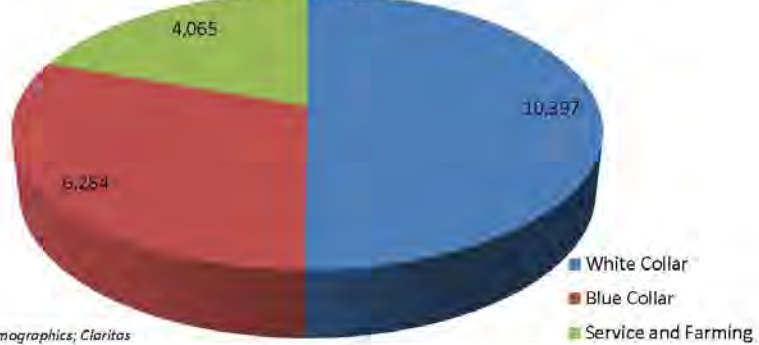
Source: Ribbon Demographics; Claritas



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

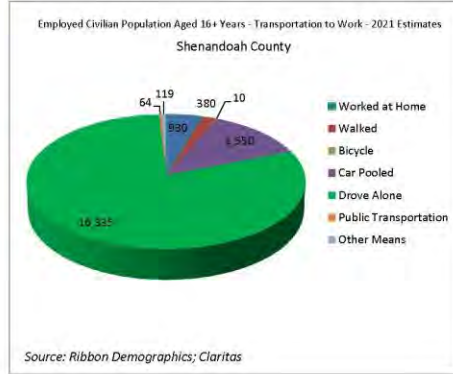


Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates  
Shenandoah County



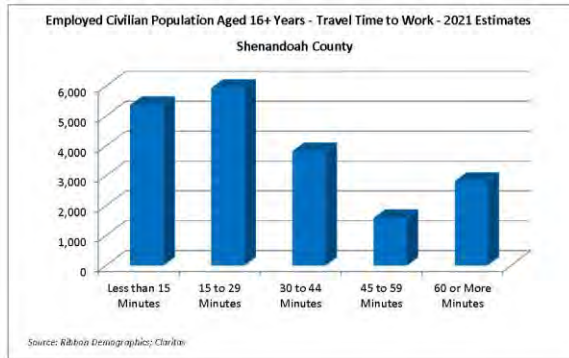
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2021 Shenandoah County		
Transportation Mode	Number	Percent
Worked at Home	930	4.6%
Walked	380	1.9%
Bicycle	10	0.0%
Car Pooled	2,550	12.5%
Drove Alone	16,335	80.1%
Public Transportation	64	0.3%
Other Means	119	0.6%
<b>Total:</b>	<b>20,388</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2021 Shenandoah County		
Travel Time	Number	Percent
Less than 15 Minutes	5,353	27.5%
15 to 29 Minutes	5,927	30.4%
30 to 44 Minutes	3,811	19.6%
45 to 59 Minutes	1,575	8.1%
60 or More Minutes	2,811	14.4%
<b>Total:</b>	<b>19,477</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

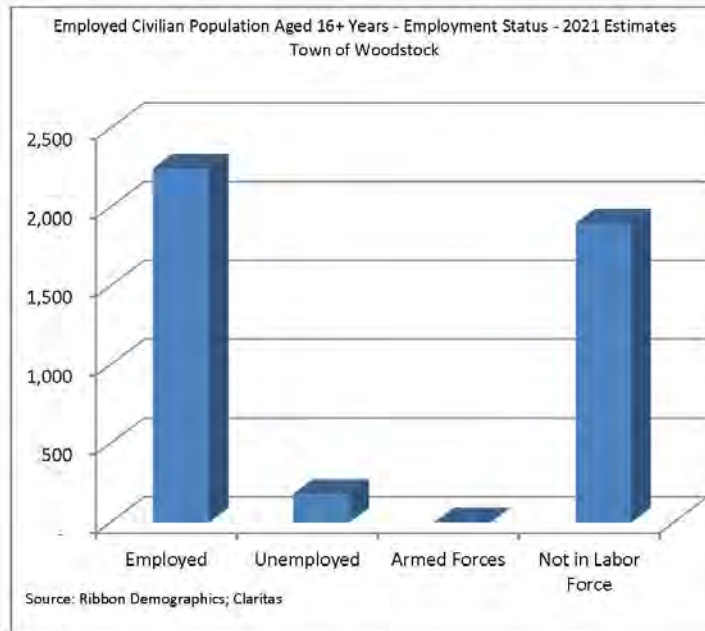


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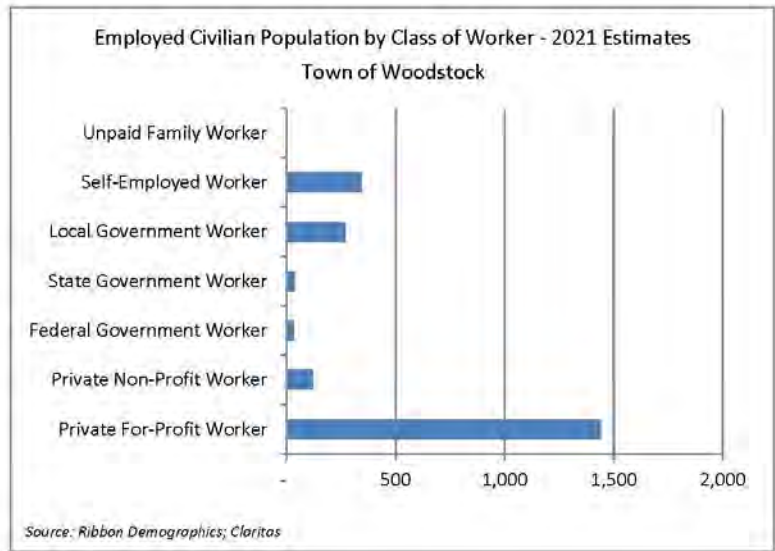
Employed Civilian Population Aged 16+ Years	
Employment Status	
<i>Current Year Estimates - 2021</i>	
Town of Woodstock	
Status	Number
Employed	2,245
Unemployed	181
Armed Forces	-
Not in Labor Force	1,897
Unemployed	7.46%

*Source: Ribbon Demographics; Claritas*



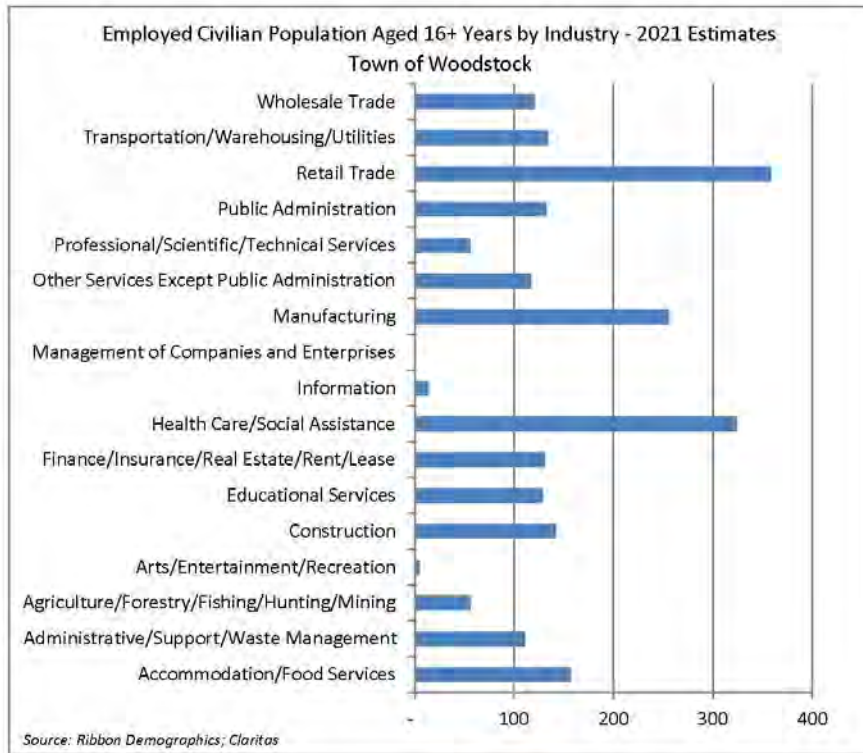
Employed Civilian Population by Class of Worker		
Current Year Estimates - 2021		
Town of Woodstock		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	1,441	64.2%
Private Non-Profit Worker	121	5.4%
Federal Government Worker	34	1.5%
State Government Worker	36	1.6%
Local Government Worker	270	12.0%
Self-Employed Worker	343	15.3%
Unpaid Family Worker	-	0.0%
<b>Total:</b>	<b>2,245</b>	<b>100.0%</b>

*Source: Ribbon Demographics; Claritas*



Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2021		
Town of Woodstock		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	157	7.0%
Administrative/Support/Waste Management	111	4.9%
Agriculture/Forestry/Fishing/Hunting/Mining	56	2.5%
Arts/Entertainment/Recreation	5	0.2%
Construction	142	6.3%
Educational Services	129	5.7%
Finance/Insurance/Real Estate/Rent/Lease	131	5.8%
Health Care/Social Assistance	324	14.4%
Information	14	0.6%
Management of Companies and Enterprises	-	0.0%
Manufacturing	256	11.4%
Other Services Except Public Administration	117	5.2%
Professional/Scientific/Technical Services	56	2.5%
Public Administration	133	5.9%
Retail Trade	359	16.0%
Transportation/Warehousing/Utilities	134	6.0%
Wholesale Trade	121	5.4%
<b>Total:</b>	<b>2,245</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

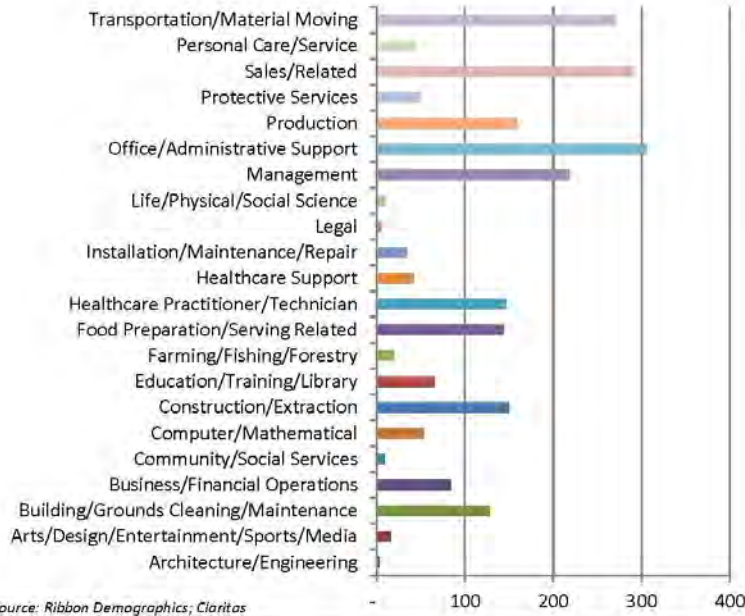


Employed Civilian Population Aged 16+ Years by Occupation		
Current Year Estimates - 2021		
Town of Woodstock		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	3	0.1%
Arts/Design/Entertainment/Sports/Media	16	0.7%
Building/Grounds Cleaning/Maintenance	128	5.7%
Business/Financial Operations	84	3.7%
Community/Social Services	9	0.4%
Computer/Mathematical	53	2.4%
Construction/Extraction	150	6.7%
Education/Training/Library	66	2.9%
Farming/Fishing/Forestry	19	0.8%
Food Preparation/Serving Related	144	6.4%
Healthcare Practitioner/Technician	146	6.5%
Healthcare Support	42	1.9%
Installation/Maintenance/Repair	34	1.5%
Legal	5	0.2%
Life/Physical/Social Science	9	0.4%
Management	218	9.7%
Office/Administrative Support	306	13.6%
Production	159	7.1%
Protective Services	49	2.2%
Sales/Related	291	13.0%
Personal Care/Service	43	1.9%
Transportation/Material Moving	271	12.1%
<b>Total:</b>	<b>2,245</b>	<b>100.0%</b>
White Collar	1,206	53.7%
Blue Collar	614	27.3%
Service and Farming	425	18.9%
<b>Total:</b>	<b>2,245</b>	<b>100.0%</b>

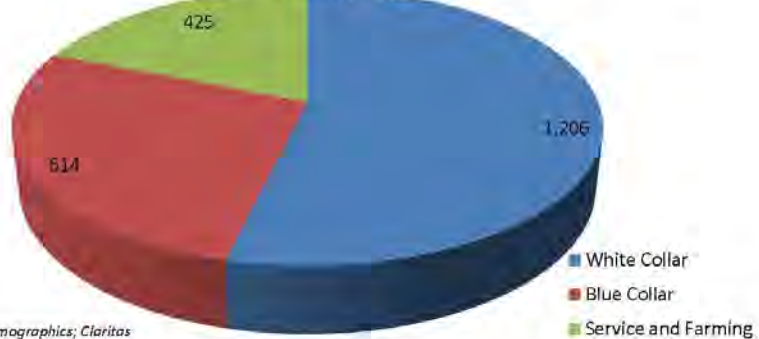
Source: Ribbon Demographics; Claritas



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

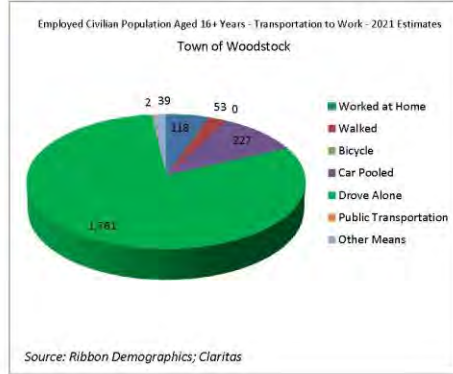


Employed Civilian Population Aged 16+ Years by Occupation - 2021 Estimates  
Town of Woodstock



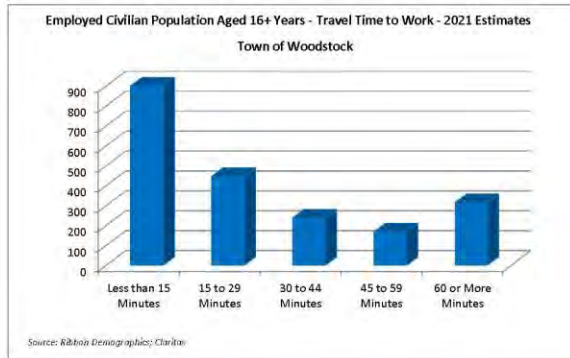
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2021 Town of Woodstock		
Transportation Mode	Number	Percent
Worked at Home	118	5.4%
Walked	53	2.4%
Bicycle	0	0.0%
Car Pooled	227	10.3%
Drove Alone	1,761	80.0%
Public Transportation	2	0.1%
Other Means	39	1.8%
<b>Total:</b>	<b>2,200</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2021 Town of Woodstock		
Travel Time	Number	Percent
Less than 15 Minutes	900	43.5%
15 to 29 Minutes	447	21.6%
30 to 44 Minutes	238	11.5%
45 to 59 Minutes	168	8.1%
60 or More Minutes	316	15.3%
<b>Total:</b>	<b>2,069</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



HOUSEHOLD DATA

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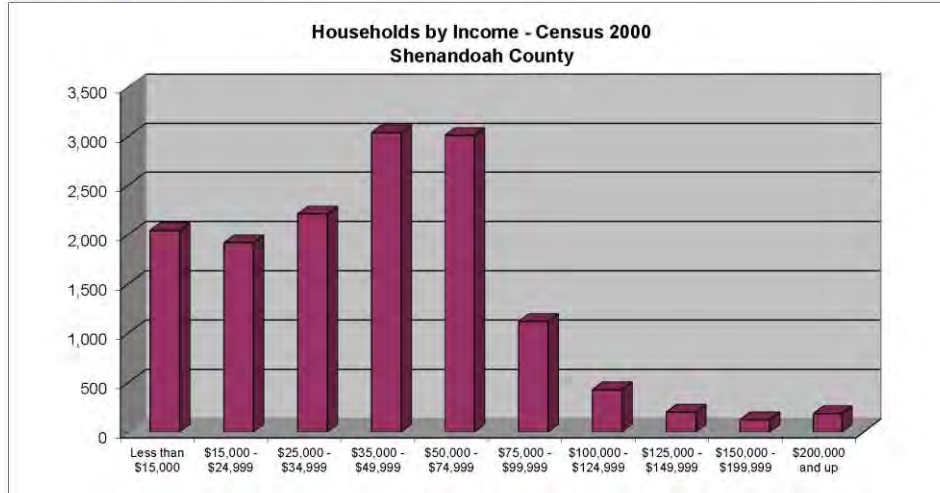
Households by Income and Age										
Shenandoah County										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	59	221	275	279	285	366	414	144	<b>2,043</b>	<b>14.3%</b>
\$15,000 - \$24,999	93	219	331	221	337	353	290	74	<b>1,918</b>	<b>13.4%</b>
\$25,000 - \$34,999	58	349	471	337	354	350	235	55	<b>2,209</b>	<b>15.5%</b>
\$35,000 - \$49,999	115	519	635	612	522	380	213	45	<b>3,041</b>	<b>21.3%</b>
\$50,000 - \$74,999	57	489	790	737	476	281	153	29	<b>3,012</b>	<b>21.1%</b>
\$75,000 - \$99,999	11	89	217	347	268	112	65	10	<b>1,119</b>	<b>7.8%</b>
\$100,000 - \$124,999	0	20	106	163	73	34	29	4	<b>429</b>	<b>3.0%</b>
\$125,000 - \$149,999	0	1	35	57	62	25	18	4	<b>202</b>	<b>1.4%</b>
\$150,000 - \$199,999	0	0	23	53	21	16	10	2	<b>125</b>	<b>0.9%</b>
\$200,000 and up	0	13	37	61	27	33	13	2	<b>186</b>	<b>1.3%</b>
<b>Total</b>	<b>393</b>	<b>1,920</b>	<b>2,920</b>	<b>2,867</b>	<b>2,425</b>	<b>1,950</b>	<b>1,440</b>	<b>369</b>	<b>14,284</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.8%</b>	<b>13.4%</b>	<b>20.4%</b>	<b>20.1%</b>	<b>17.0%</b>	<b>13.7%</b>	<b>10.1%</b>	<b>2.6%</b>		

Source: Claritas; Ribbon Demographics

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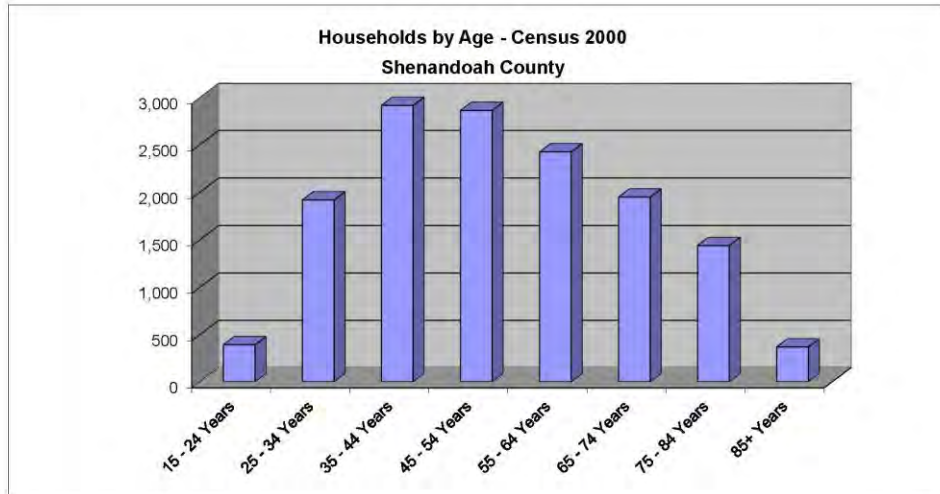


Source: Claritas; Ribbon Demographics

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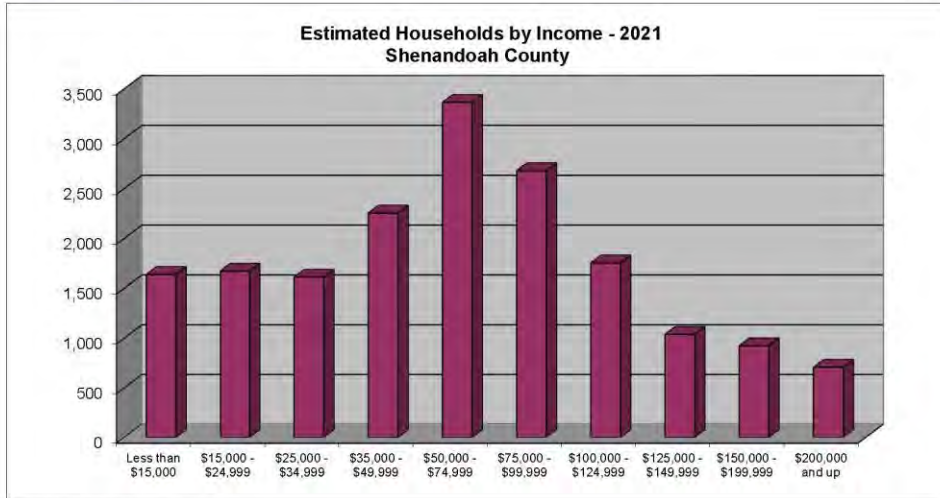
Households by Income and Age										
Shenandoah County										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	127	93	87	205	400	332	266	130	1,640	9.3%
\$15,000 - \$24,999	41	166	173	150	245	378	338	182	1,673	9.5%
\$25,000 - \$34,999	46	168	149	200	264	364	298	123	1,612	9.1%
\$35,000 - \$49,999	160	333	330	275	381	412	270	95	2,256	12.8%
\$50,000 - \$74,999	124	388	376	551	658	743	403	122	3,365	19.1%
\$75,000 - \$99,999	39	434	513	448	519	485	189	54	2,681	15.2%
\$100,000 - \$124,999	0	225	340	319	329	370	144	29	1,756	9.9%
\$125,000 - \$149,999	2	139	210	220	236	156	63	13	1,039	5.9%
\$150,000 - \$199,999	0	84	151	269	277	101	33	10	925	5.2%
\$200,000 and up	0	36	79	205	222	125	35	6	708	4.0%
<b>Total</b>	<b>539</b>	<b>2,066</b>	<b>2,408</b>	<b>2,842</b>	<b>3,531</b>	<b>3,466</b>	<b>2,039</b>	<b>764</b>	<b>17,655</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.1%</b>	<b>11.7%</b>	<b>13.6%</b>	<b>16.1%</b>	<b>20.0%</b>	<b>19.6%</b>	<b>11.5%</b>	<b>4.3%</b>		

Source: Claritas; Ribbon Demographics

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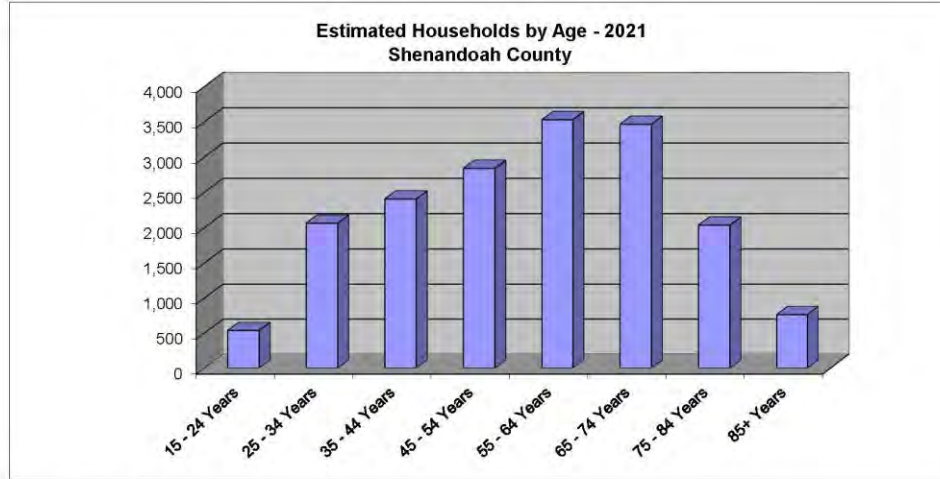
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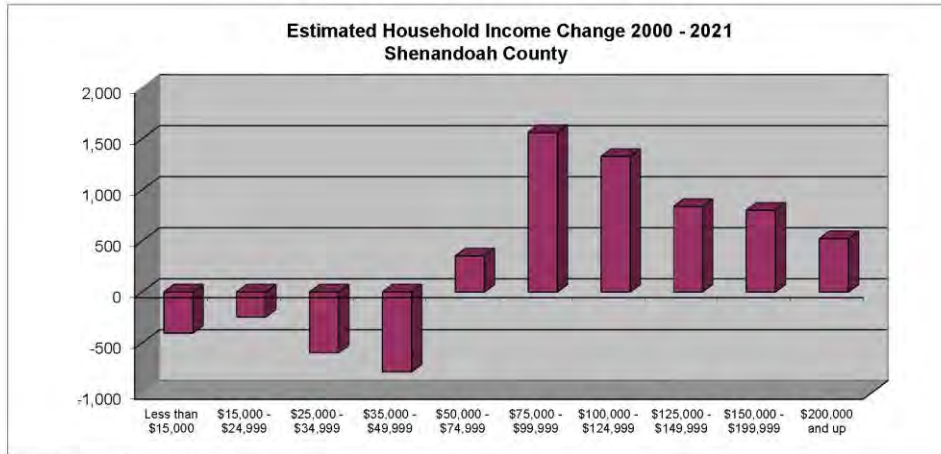
Households by Income and Age										
Shenandoah County										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	68	-128	-188	-74	115	-34	-148	-14	-403	-19.7%
\$15,000 - \$24,999	-52	-53	-158	-71	-92	25	48	108	-245	-12.8%
\$25,000 - \$34,999	-12	-181	-322	-137	-90	14	63	68	-597	-27.0%
\$35,000 - \$49,999	45	-186	-305	-337	-141	32	57	50	-785	-25.8%
\$50,000 - \$74,999	67	-101	-414	-186	182	462	250	93	353	11.7%
\$75,000 - \$99,999	28	345	296	101	251	373	124	44	1,562	139.6%
\$100,000 - \$124,999	0	205	234	156	256	336	115	25	1,327	309.3%
\$125,000 - \$149,999	2	138	175	163	174	131	45	9	837	414.4%
\$150,000 - \$199,999	0	84	128	216	256	85	23	8	800	640.0%
\$200,000 and up	0	23	42	144	195	92	22	4	522	280.6%
<b>Total</b>	<b>146</b>	<b>146</b>	<b>-512</b>	<b>-25</b>	<b>1,106</b>	<b>1,516</b>	<b>599</b>	<b>395</b>	<b>3,371</b>	<b>23.6%</b>
<b>Percent Change</b>	<b>37.2%</b>	<b>7.6%</b>	<b>-17.5%</b>	<b>-0.9%</b>	<b>45.6%</b>	<b>77.7%</b>	<b>41.6%</b>	<b>107.0%</b>	<b>23.6%</b>	

Source: Claritas; Ribbon Demographics

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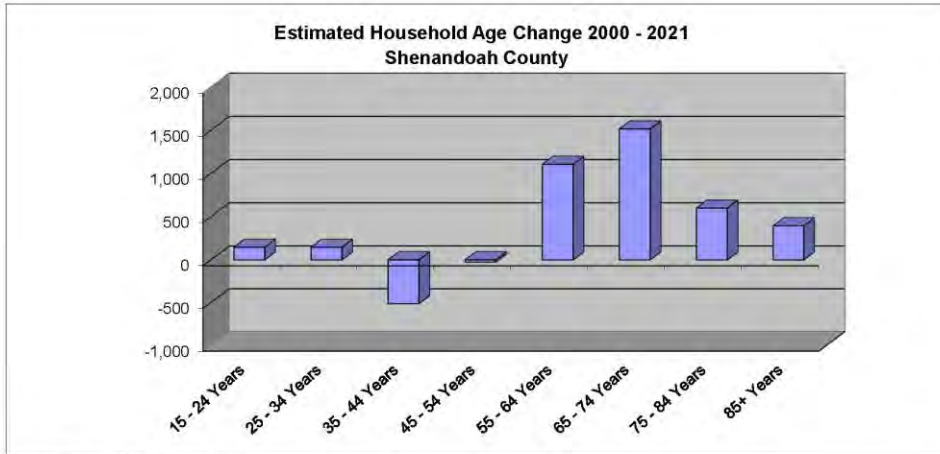


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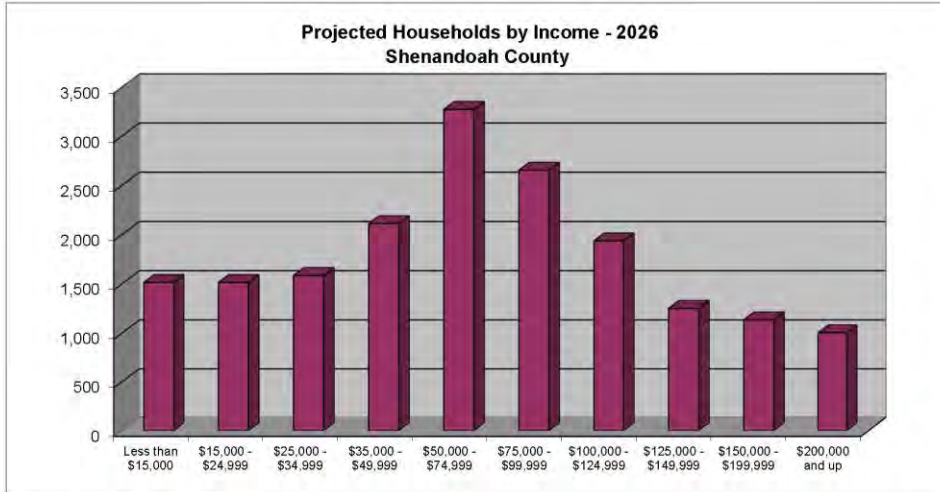
Households by Income and Age										
Shenandoah County										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	131	81	81	160	333	349	252	133	1,520	8.4%
\$15,000 - \$24,999	41	142	149	111	194	385	317	180	1,519	8.4%
\$25,000 - \$34,999	56	155	140	167	239	399	301	133	1,590	8.8%
\$35,000 - \$49,999	174	292	296	211	333	442	268	99	2,115	11.7%
\$50,000 - \$74,999	142	359	354	450	590	831	413	137	3,276	18.2%
\$75,000 - \$99,999	47	418	503	383	481	561	204	61	2,658	14.8%
\$100,000 - \$124,999	0	240	372	302	339	476	174	38	1,941	10.8%
\$125,000 - \$149,999	3	166	256	235	270	226	81	18	1,255	7.0%
\$150,000 - \$199,999	0	105	192	295	333	154	44	16	1,139	6.3%
\$200,000 and up	0	52	115	255	303	214	56	12	1,007	5.6%
<b>Total</b>	<b>594</b>	<b>2,010</b>	<b>2,458</b>	<b>2,569</b>	<b>3,415</b>	<b>4,037</b>	<b>2,110</b>	<b>827</b>	<b>18,020</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.3%</b>	<b>11.2%</b>	<b>13.6%</b>	<b>14.3%</b>	<b>19.0%</b>	<b>22.4%</b>	<b>11.7%</b>	<b>4.6%</b>		

Source: Claritas, Ribbon Demographics

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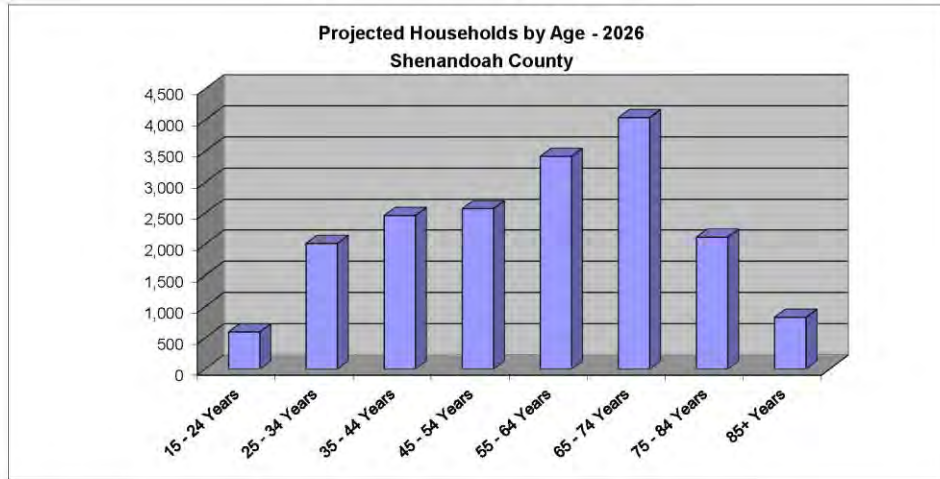


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Households by Income and Age										
Shenandoah County										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	4	-12	-6	-45	-67	17	-14	3	-120	-7.3%
\$15,000 - \$24,999	0	-24	-24	-39	-51	7	-21	-2	-154	-9.2%
\$25,000 - \$34,999	10	-13	-9	-33	-25	35	3	10	-22	-1.4%
\$35,000 - \$49,999	14	-41	-34	-64	-48	30	-2	4	-141	-6.3%
\$50,000 - \$74,999	18	-29	-22	-101	-68	88	10	15	-89	-2.6%
\$75,000 - \$99,999	8	-16	-10	-65	-38	76	15	7	-23	-0.9%
\$100,000 - \$124,999	0	15	32	-17	10	106	30	9	185	10.5%
\$125,000 - \$149,999	1	27	46	15	34	70	18	5	216	20.8%
\$150,000 - \$199,999	0	21	41	26	56	53	11	6	214	23.1%
\$200,000 and up	0	16	36	50	81	89	21	6	299	42.2%
<b>Total</b>	<b>55</b>	<b>-56</b>	<b>50</b>	<b>-273</b>	<b>-116</b>	<b>571</b>	<b>71</b>	<b>63</b>	<b>365</b>	<b>2.1%</b>
<b>Percent Change</b>	<b>10.2%</b>	<b>-2.7%</b>	<b>2.1%</b>	<b>-9.6%</b>	<b>-3.3%</b>	<b>16.5%</b>	<b>3.5%</b>	<b>8.2%</b>	<b>2.1%</b>	

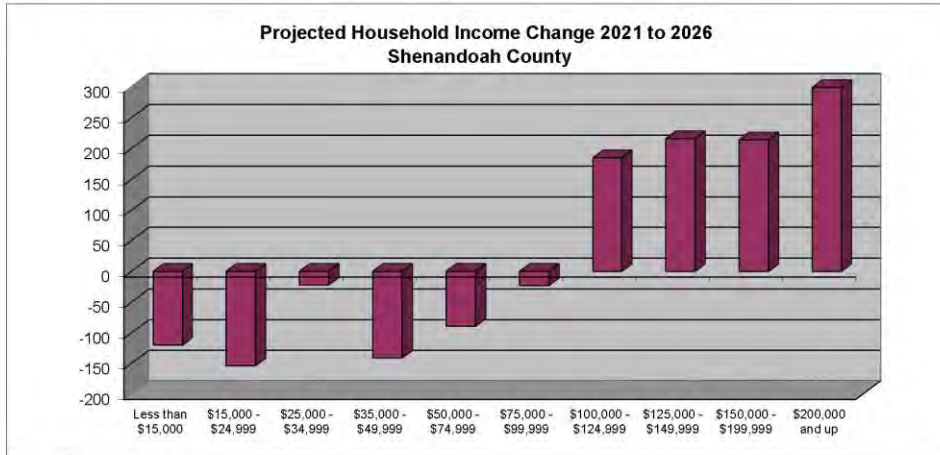
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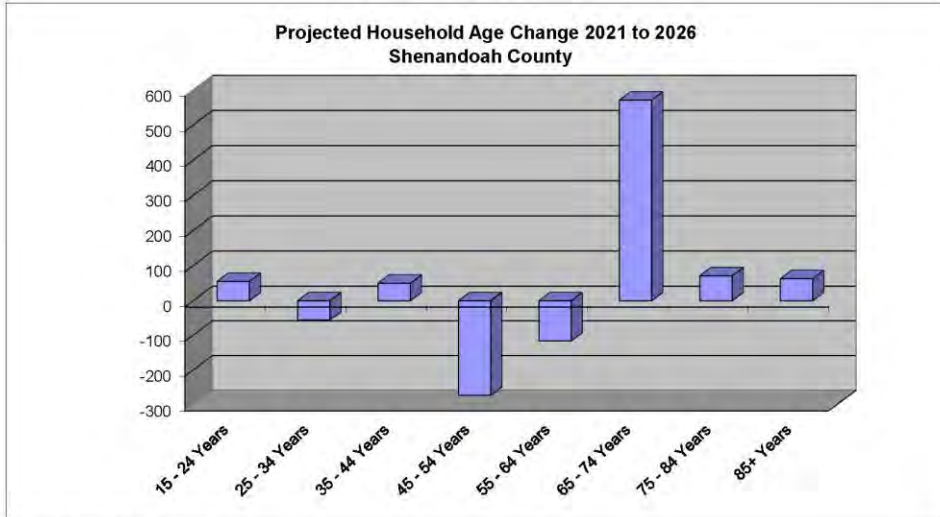


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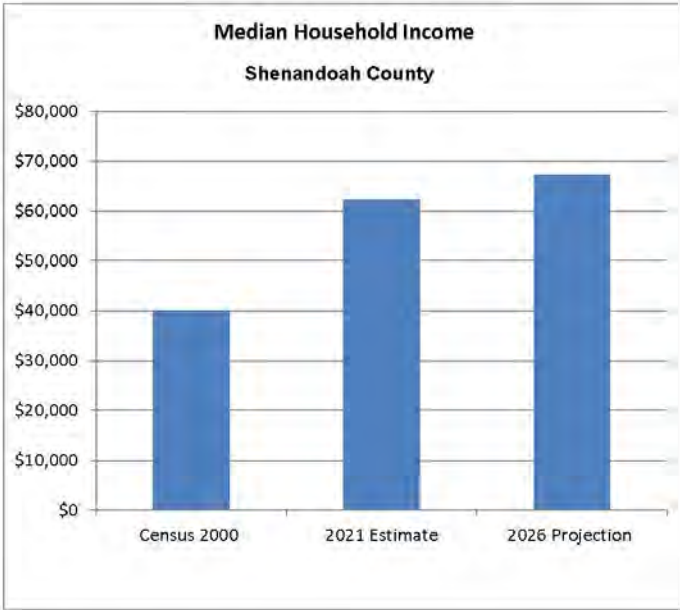
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Median Household Income Shenandoah County		
Census 2000	2021 Estimate	2026 Projection
\$39,794	\$62,233	\$67,292



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Median Household Income by Area Shenandoah County			
Geography ID	Census 2000	2021 Estimate	2026 Projection
51171	\$39,794	\$62,233	\$67,292

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

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

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

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



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

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

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

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

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

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

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

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



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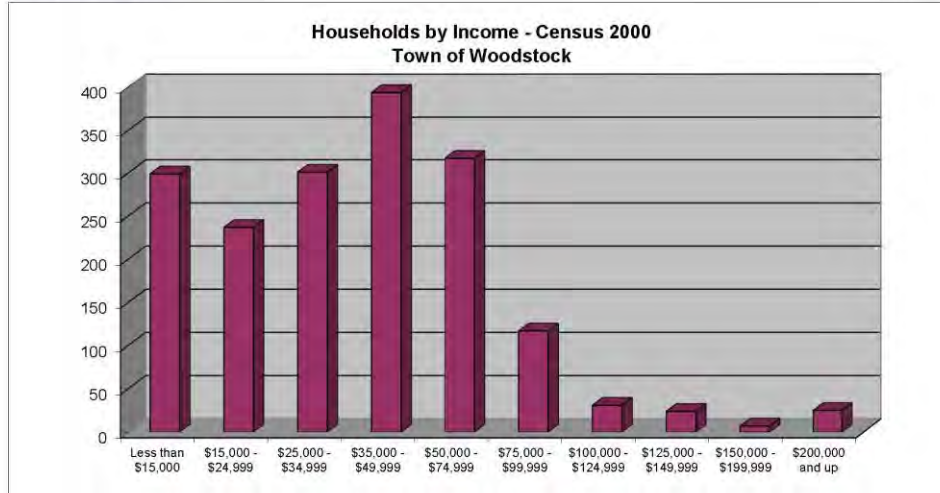
Households by Income and Age										
Town of Woodstock										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	14	73	44	38	30	25	55	20	299	17.1%
\$15,000 - \$24,999	12	6	48	12	29	52	62	16	237	13.5%
\$25,000 - \$34,999	15	69	22	56	32	68	32	7	301	17.2%
\$35,000 - \$49,999	4	78	49	93	83	34	43	10	394	22.5%
\$50,000 - \$74,999	6	37	75	67	46	25	51	10	317	18.1%
\$75,000 - \$99,999	0	12	14	31	31	17	10	2	117	6.7%
\$100,000 - \$124,999	0	0	0	7	17	0	6	1	31	1.8%
\$125,000 - \$149,999	0	0	0	0	6	18	0	0	24	1.4%
\$150,000 - \$199,999	0	0	0	7	0	0	0	0	7	0.4%
\$200,000 and up	0	0	10	8	0	7	0	0	25	1.4%
<b>Total</b>	<b>51</b>	<b>275</b>	<b>262</b>	<b>319</b>	<b>274</b>	<b>246</b>	<b>259</b>	<b>66</b>	<b>1,752</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.9%</b>	<b>15.7%</b>	<b>15.0%</b>	<b>18.2%</b>	<b>15.6%</b>	<b>14.0%</b>	<b>14.8%</b>	<b>3.8%</b>		

Source: Claritas; Ribbon Demographics

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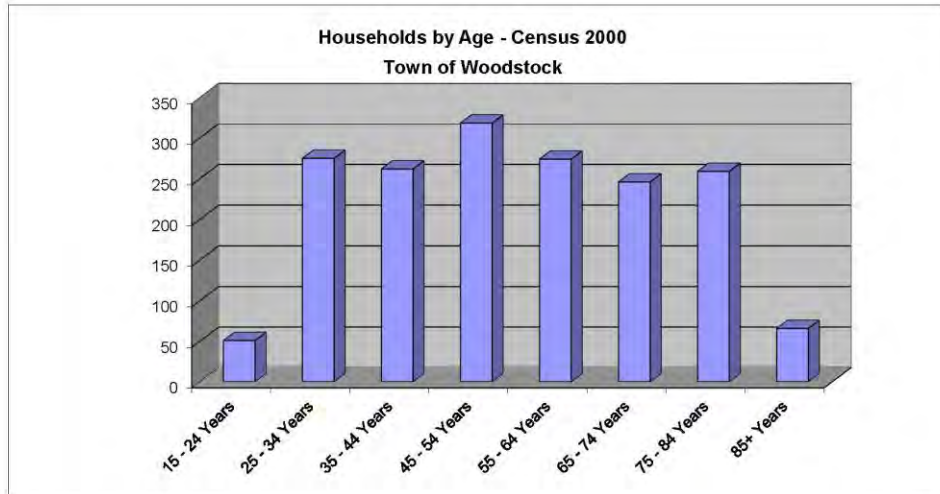


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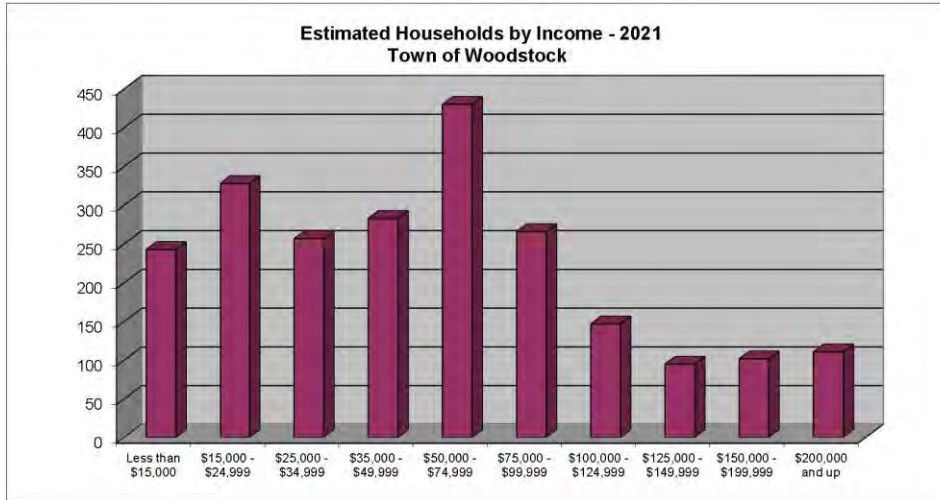
Households by Income and Age										
Town of Woodstock										
Current Year Estimates - 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	55	14	12	29	49	32	34	18	243	10.7%
\$15,000 - \$24,999	0	37	38	23	33	64	82	51	328	14.5%
\$25,000 - \$34,999	2	28	28	26	30	51	61	31	257	11.4%
\$35,000 - \$49,999	39	52	56	23	24	39	36	14	283	12.5%
\$50,000 - \$74,999	13	73	76	71	76	56	47	18	430	19.0%
\$75,000 - \$99,999	2	47	59	47	47	36	20	8	266	11.8%
\$100,000 - \$124,999	0	12	22	31	27	32	18	5	147	6.5%
\$125,000 - \$149,999	0	18	28	15	13	14	7	0	95	4.2%
\$150,000 - \$199,999	0	15	26	28	27	5	1	0	102	4.5%
\$200,000 and up	0	1	4	39	35	22	8	2	111	4.9%
<b>Total</b>	<b>111</b>	<b>297</b>	<b>349</b>	<b>332</b>	<b>361</b>	<b>351</b>	<b>314</b>	<b>147</b>	<b>2,262</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.9%</b>	<b>13.1%</b>	<b>15.4%</b>	<b>14.7%</b>	<b>16.0%</b>	<b>15.5%</b>	<b>13.9%</b>	<b>6.5%</b>		

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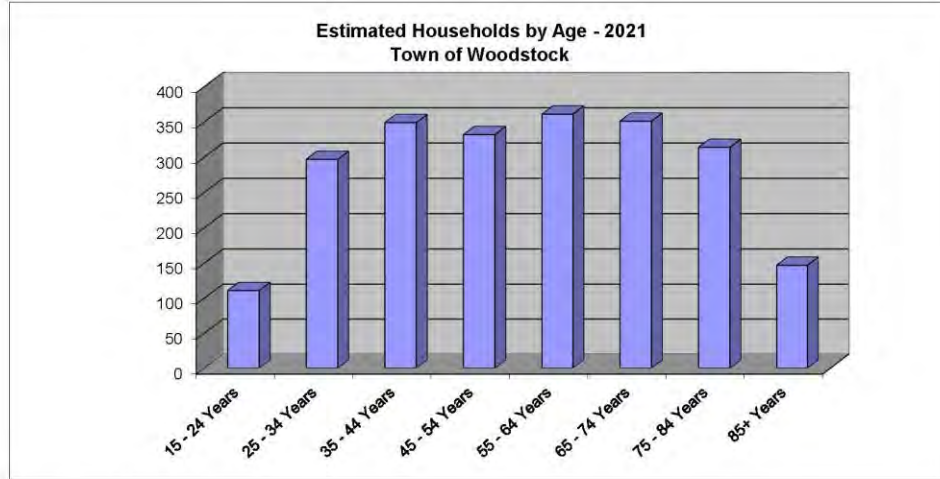


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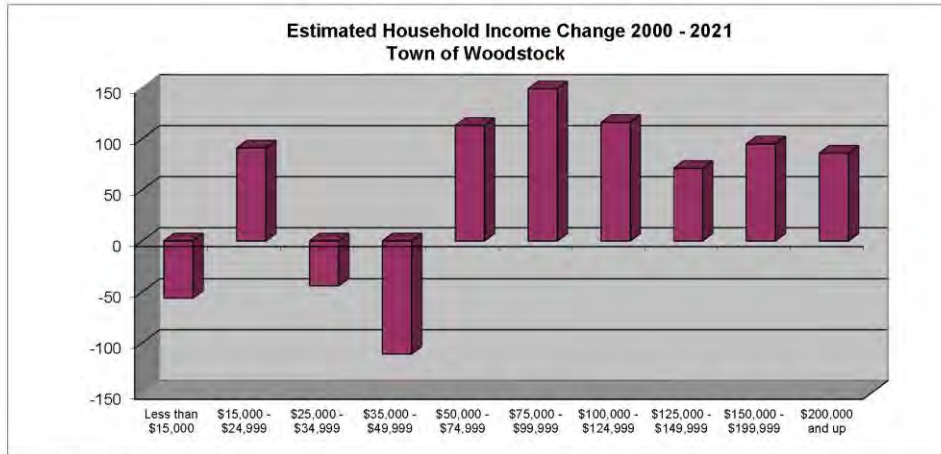
Households by Income and Age										
Town of Woodstock										
Estimated Change - 2000 to 2021										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	41	-59	-32	-9	19	7	-21	-2	-56	-18.7%
\$15,000 - \$24,999	-12	31	-10	11	4	12	20	35	91	38.4%
\$25,000 - \$34,999	-13	-41	6	-30	-2	-17	29	24	-44	-14.6%
\$35,000 - \$49,999	35	-26	7	-70	-59	5	-7	4	-111	-28.2%
\$50,000 - \$74,999	7	36	1	4	30	31	-4	8	113	35.6%
\$75,000 - \$99,999	2	35	45	16	16	19	10	6	149	127.4%
\$100,000 - \$124,999	0	12	22	24	10	32	12	4	116	374.2%
\$125,000 - \$149,999	0	18	28	15	7	-4	7	0	71	295.8%
\$150,000 - \$199,999	0	15	26	21	27	5	1	0	95	1357.1%
\$200,000 and up	0	1	-6	31	35	15	8	2	86	344.0%
<b>Total</b>	<b>60</b>	<b>22</b>	<b>87</b>	<b>13</b>	<b>87</b>	<b>105</b>	<b>55</b>	<b>81</b>	<b>510</b>	<b>29.1%</b>
<b>Percent Change</b>	<b>117.6%</b>	<b>8.0%</b>	<b>33.2%</b>	<b>4.1%</b>	<b>31.8%</b>	<b>42.7%</b>	<b>21.2%</b>	<b>122.7%</b>	<b>29.1%</b>	

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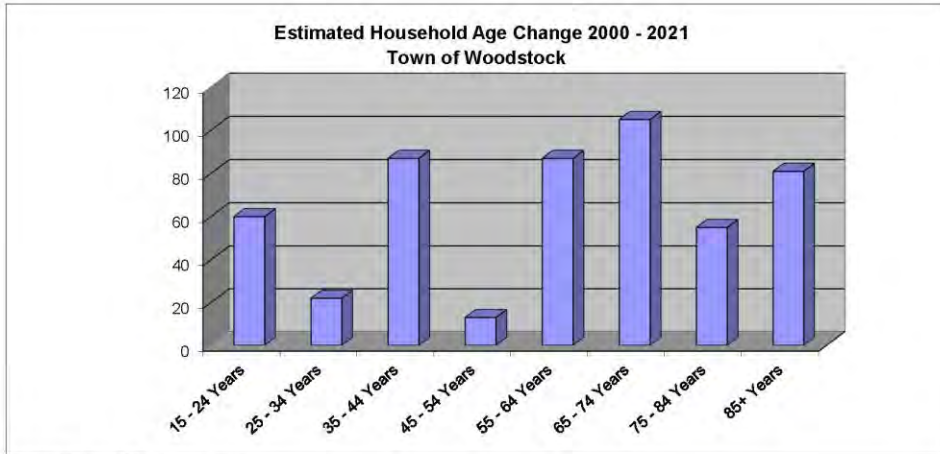
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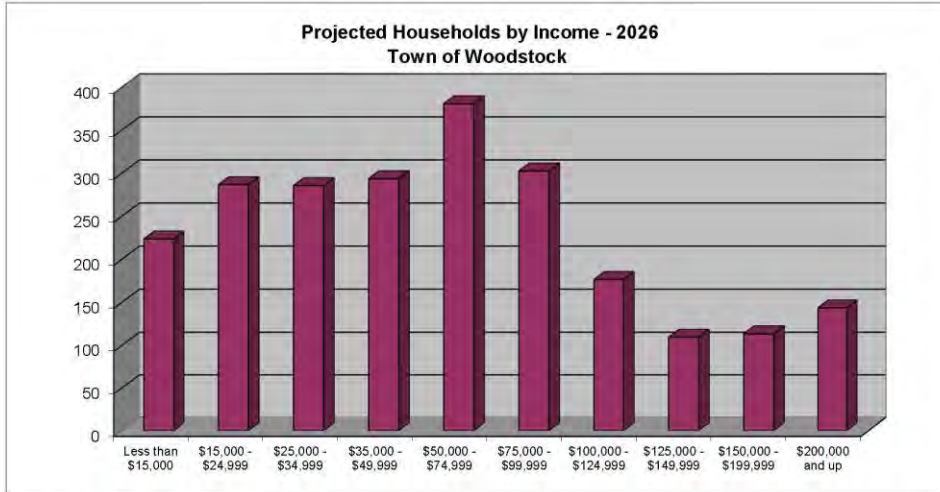
Households by Income and Age										
Town of Woodstock										
Five Year Projections - 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	66	7	10	25	40	29	31	16	224	9.7%
\$15,000 - \$24,999	0	29	33	21	25	58	74	47	287	12.4%
\$25,000 - \$34,999	4	32	34	30	30	57	64	35	286	12.3%
\$35,000 - \$49,999	46	48	61	19	22	40	40	18	294	12.7%
\$50,000 - \$74,999	16	55	71	62	61	53	44	19	381	16.4%
\$75,000 - \$99,999	5	49	68	54	48	44	25	10	303	13.1%
\$100,000 - \$124,999	0	13	26	36	28	43	24	7	177	7.6%
\$125,000 - \$149,999	0	17	31	17	15	20	9	1	110	4.7%
\$150,000 - \$199,999	0	15	33	31	27	7	1	0	114	4.9%
\$200,000 and up	0	2	4	50	41	33	11	3	144	6.2%
<b>Total</b>	<b>137</b>	<b>267</b>	<b>371</b>	<b>345</b>	<b>337</b>	<b>384</b>	<b>323</b>	<b>156</b>	<b>2,320</b>	<b>100.0%</b>
<b>Percent</b>	<b>5.9%</b>	<b>11.5%</b>	<b>16.0%</b>	<b>14.9%</b>	<b>14.5%</b>	<b>16.6%</b>	<b>13.9%</b>	<b>6.7%</b>		

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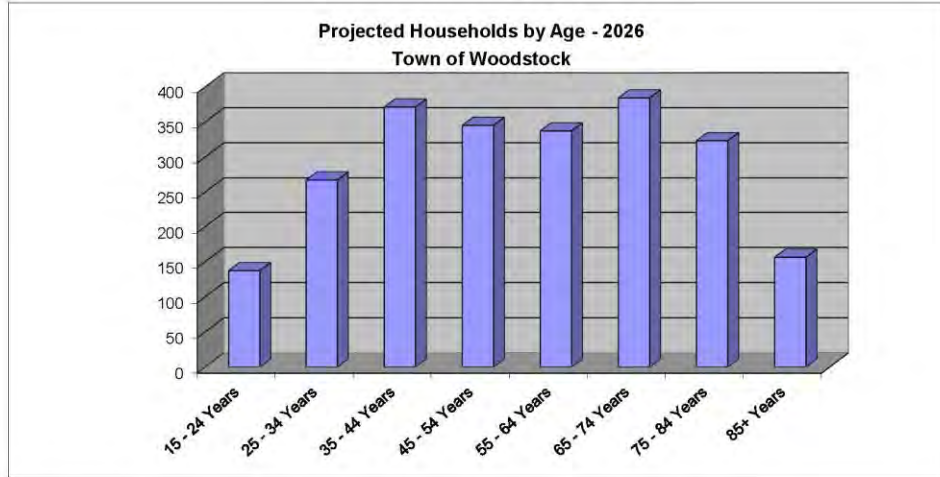


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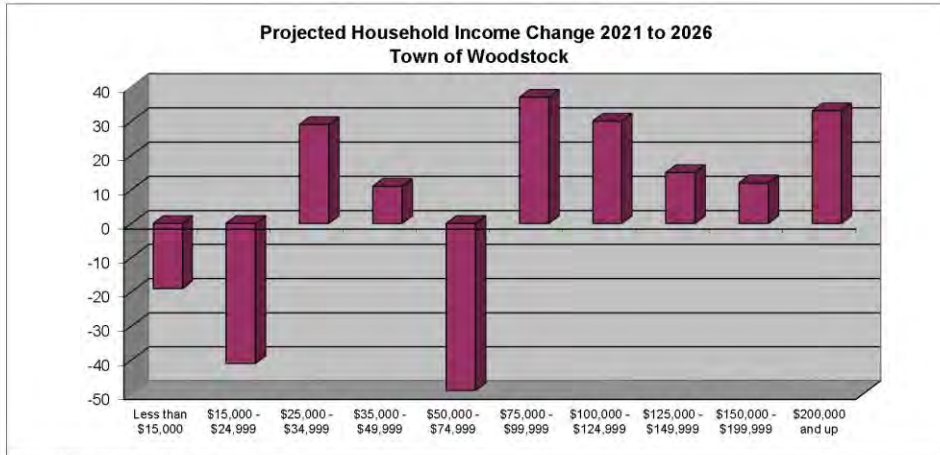
Households by Income and Age										
Town of Woodstock										
Projected Change - 2021 to 2026										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	11	-7	-2	-4	-9	-3	-3	-2	-19	-7.8%
\$15,000 - \$24,999	0	-8	-5	-2	-8	-6	-8	-4	-41	-12.5%
\$25,000 - \$34,999	2	4	6	4	0	6	3	4	29	11.3%
\$35,000 - \$49,999	7	-4	5	-4	-2	1	4	4	11	3.9%
\$50,000 - \$74,999	3	-18	-5	-9	-15	-3	-3	1	-49	-11.4%
\$75,000 - \$99,999	3	2	9	7	1	8	5	2	37	13.9%
\$100,000 - \$124,999	0	1	4	5	1	11	6	2	30	20.4%
\$125,000 - \$149,999	0	-1	3	2	2	6	2	1	15	15.8%
\$150,000 - \$199,999	0	0	7	3	0	2	0	0	12	11.8%
\$200,000 and up	0	1	0	11	6	11	3	1	33	29.7%
<b>Total</b>	<b>26</b>	<b>-30</b>	<b>22</b>	<b>13</b>	<b>-24</b>	<b>33</b>	<b>9</b>	<b>9</b>	<b>58</b>	<b>2.6%</b>
<b>Percent Change</b>	<b>23.4%</b>	<b>-10.1%</b>	<b>6.3%</b>	<b>3.9%</b>	<b>-6.6%</b>	<b>9.4%</b>	<b>2.9%</b>	<b>6.1%</b>	<b>2.6%</b>	

Source: Claritas; Ribbon Demographics

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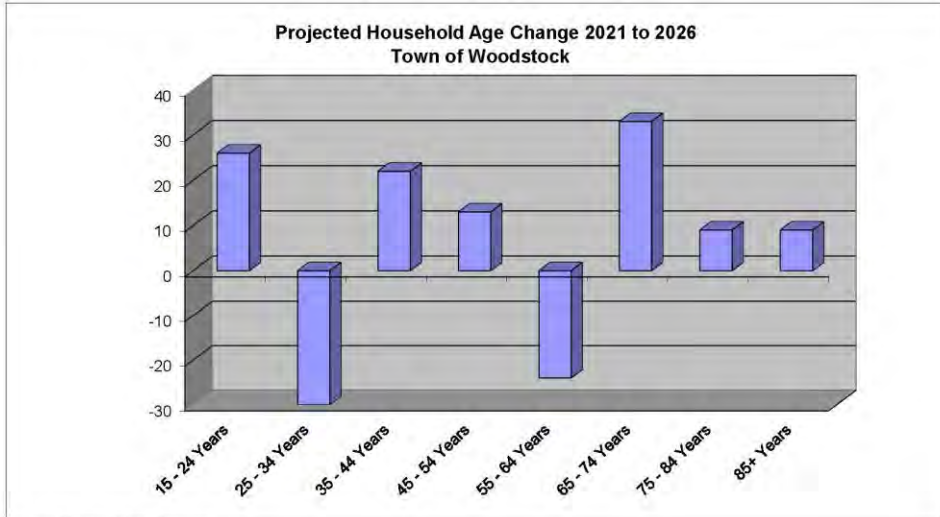


Source: Claritas, Ribbon Demographics

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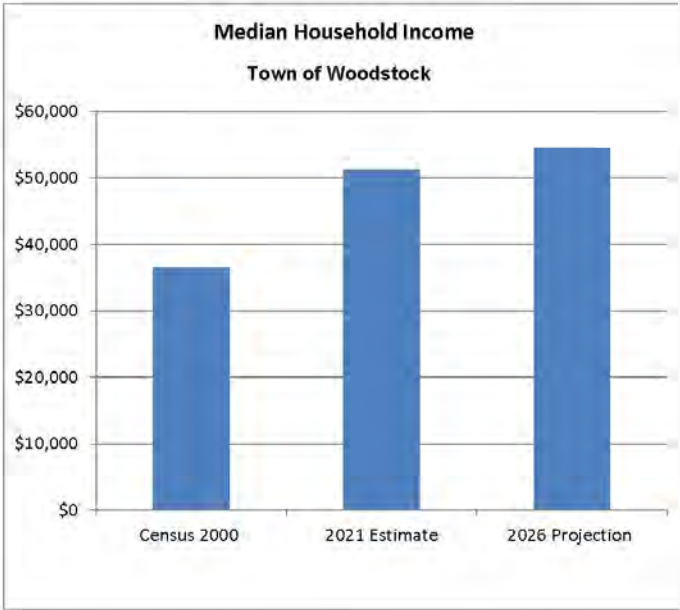
Source: Claritas; Ribbon Demographics

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Median Household Income Town of Woodstock		
Census 2000	2021 Estimate	2026 Projection
\$36,485	\$51,163	\$54,528





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Median Household Income by Area			
Town of Woodstock			
Geography ID	Census 2000	2021 Estimate	2026 Projection
5187712	\$36,485	\$51,163	\$54,528

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

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

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

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

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

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

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



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

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

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

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

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

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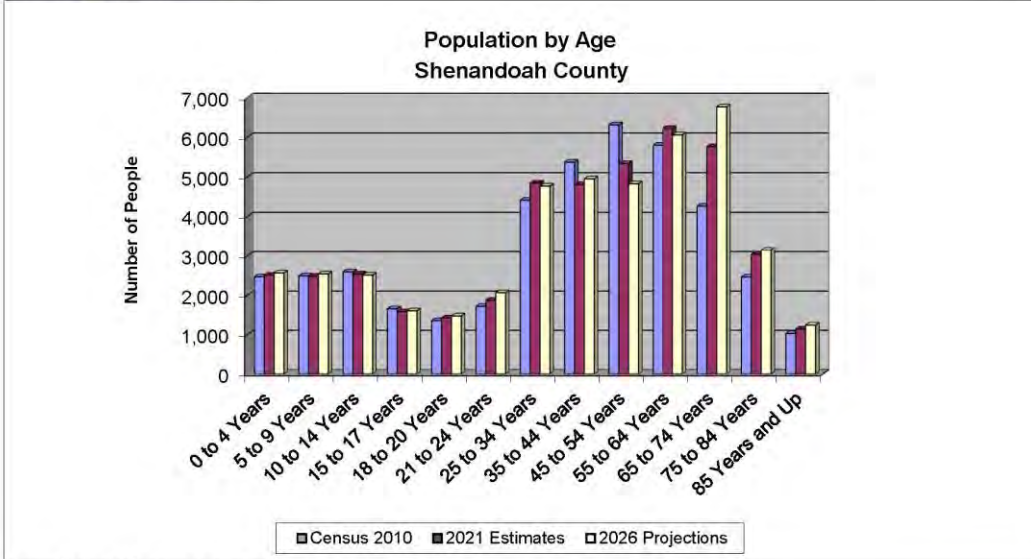
Population by Age & Sex Shenandoah County												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,256	1,219	<b>2,475</b>	0 to 4 Years	1,279	1,237	<b>2,516</b>	0 to 4 Years	1,314	1,258	<b>2,572</b>	
5 to 9 Years	1,254	1,242	<b>2,496</b>	5 to 9 Years	1,260	1,228	<b>2,488</b>	5 to 9 Years	1,294	1,253	<b>2,547</b>	
10 to 14 Years	1,303	1,295	<b>2,598</b>	10 to 14 Years	1,286	1,257	<b>2,543</b>	10 to 14 Years	1,275	1,244	<b>2,519</b>	
15 to 17 Years	880	780	<b>1,660</b>	15 to 17 Years	805	781	<b>1,586</b>	15 to 17 Years	809	799	<b>1,608</b>	
18 to 20 Years	742	617	<b>1,359</b>	18 to 20 Years	727	702	<b>1,429</b>	18 to 20 Years	756	722	<b>1,478</b>	
21 to 24 Years	839	884	<b>1,723</b>	21 to 24 Years	943	933	<b>1,876</b>	21 to 24 Years	1,052	1,018	<b>2,070</b>	
25 to 34 Years	2,221	2,198	<b>4,419</b>	25 to 34 Years	2,389	2,461	<b>4,850</b>	25 to 34 Years	2,370	2,403	<b>4,773</b>	
35 to 44 Years	2,645	2,730	<b>5,375</b>	35 to 44 Years	2,414	2,397	<b>4,811</b>	35 to 44 Years	2,460	2,494	<b>4,954</b>	
45 to 54 Years	3,126	3,191	<b>6,317</b>	45 to 54 Years	2,673	2,669	<b>5,342</b>	45 to 54 Years	2,411	2,421	<b>4,832</b>	
55 to 64 Years	2,898	2,905	<b>5,803</b>	55 to 64 Years	3,024	3,203	<b>6,227</b>	55 to 64 Years	2,974	3,089	<b>6,063</b>	
65 to 74 Years	1,985	2,283	<b>4,268</b>	65 to 74 Years	2,749	3,017	<b>5,766</b>	65 to 74 Years	3,223	3,546	<b>6,769</b>	
75 to 84 Years	1,050	1,419	<b>2,469</b>	75 to 84 Years	1,400	1,640	<b>3,040</b>	75 to 84 Years	1,469	1,688	<b>3,157</b>	
85 Years and Up	330	701	<b>1,031</b>	85 Years and Up	397	747	<b>1,144</b>	85 Years and Up	438	806	<b>1,244</b>	
<b>Total</b>	<b>20,529</b>	<b>21,464</b>	<b>41,993</b>	<b>Total</b>	<b>21,346</b>	<b>22,272</b>	<b>43,618</b>	<b>Total</b>	<b>21,845</b>	<b>22,741</b>	<b>44,586</b>	
62+ Years	n/a	n/a	9,471	62+ Years	n/a	n/a	11,794	62+ Years	n/a	n/a	13,049	
<b>Median Age:</b>			<b>42.9</b>	<b>Median Age:</b>			<b>44.4</b>	<b>Median Age:</b>			<b>44.5</b>	

Source: Claritas; Ribbon Demographics

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Percent Population by Age & Sex Shenandoah County												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.0%	2.9%	<b>5.9%</b>	0 to 4 Years	2.9%	2.8%	<b>5.8%</b>	0 to 4 Years	2.9%	2.8%	<b>5.8%</b>	
5 to 9 Years	3.0%	3.0%	<b>5.9%</b>	5 to 9 Years	2.9%	2.8%	<b>5.7%</b>	5 to 9 Years	2.9%	2.8%	<b>5.7%</b>	
10 to 14 Years	3.1%	3.1%	<b>6.2%</b>	10 to 14 Years	2.9%	2.9%	<b>5.8%</b>	10 to 14 Years	2.9%	2.8%	<b>5.6%</b>	
15 to 17 Years	2.1%	1.9%	<b>4.0%</b>	15 to 17 Years	1.8%	1.8%	<b>3.6%</b>	15 to 17 Years	1.8%	1.8%	<b>3.6%</b>	
18 to 20 Years	1.8%	1.5%	<b>3.2%</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	2.0%	2.1%	<b>4.1%</b>	21 to 24 Years	2.2%	2.1%	<b>4.3%</b>	21 to 24 Years	2.4%	2.3%	<b>4.6%</b>	
25 to 34 Years	5.3%	5.2%	<b>10.5%</b>	25 to 34 Years	5.5%	5.6%	<b>11.1%</b>	25 to 34 Years	5.3%	5.4%	<b>10.7%</b>	
35 to 44 Years	6.3%	6.5%	<b>12.8%</b>	35 to 44 Years	5.5%	5.5%	<b>11.0%</b>	35 to 44 Years	5.5%	5.6%	<b>11.1%</b>	
45 to 54 Years	7.4%	7.6%	<b>15.0%</b>	45 to 54 Years	6.1%	6.1%	<b>12.2%</b>	45 to 54 Years	5.4%	5.4%	<b>10.8%</b>	
55 to 64 Years	6.9%	6.9%	<b>13.8%</b>	55 to 64 Years	6.9%	7.3%	<b>14.3%</b>	55 to 64 Years	6.7%	6.9%	<b>13.6%</b>	
65 to 74 Years	4.7%	5.4%	<b>10.2%</b>	65 to 74 Years	6.3%	6.9%	<b>13.2%</b>	65 to 74 Years	7.2%	8.0%	<b>15.2%</b>	
75 to 84 Years	2.5%	3.4%	<b>5.9%</b>	75 to 84 Years	3.2%	3.8%	<b>7.0%</b>	75 to 84 Years	3.3%	3.8%	<b>7.1%</b>	
85 Years and Up	0.8%	1.7%	<b>2.5%</b>	85 Years and Up	0.9%	1.7%	<b>2.6%</b>	85 Years and Up	1.0%	1.8%	<b>2.8%</b>	
<b>Total</b>	<b>48.9%</b>	<b>51.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.9%</b>	<b>51.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>49.0%</b>	<b>51.0%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	22.6%	62+ Years	n/a	n/a	27.0%	62+ Years	n/a	n/a	29.3%	

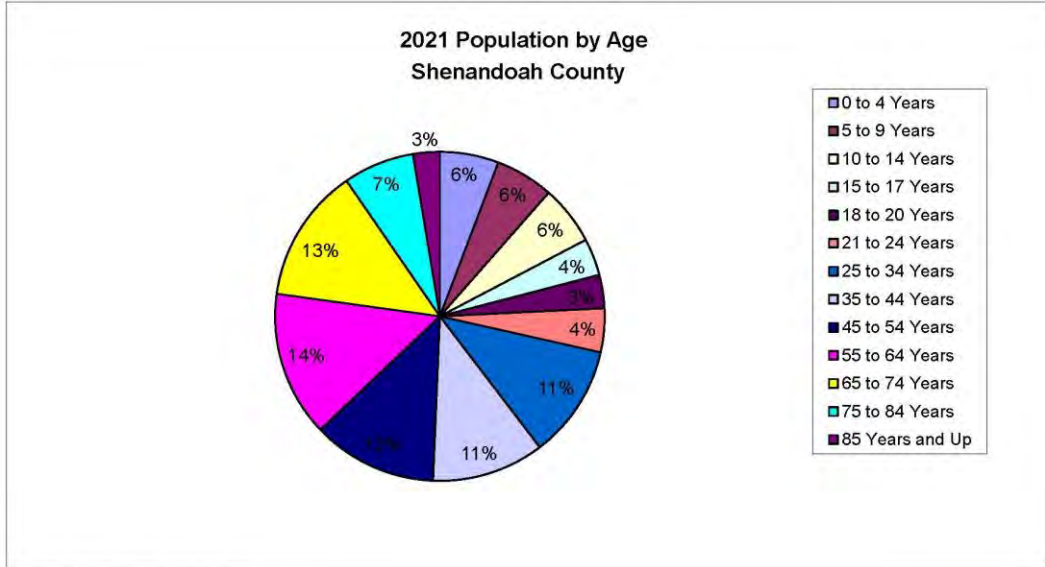
Source: Claritas; Ribbon Demographics



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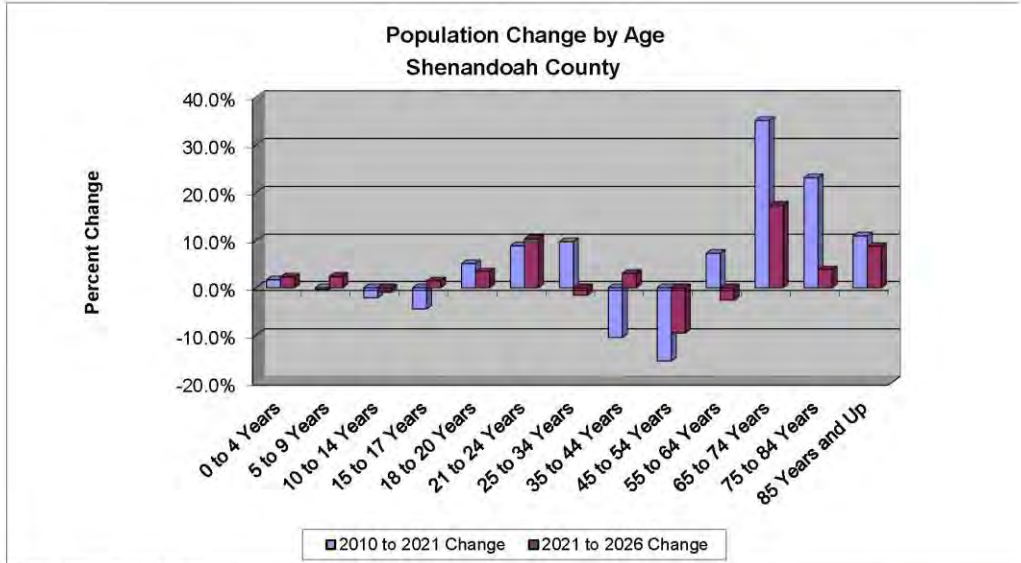
<b>Changes in Population by Age &amp; Sex</b> Shenandoah County									
<i>Estimated Change - 2010 to 2021</i>					<i>Projected Change - 2021 to 2026</i>				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	23	18	<b>41</b>	<b>1.7%</b>	0 to 4 Years	35	21	<b>56</b>	<b>2.2%</b>
5 to 9 Years	6	-14	<b>-8</b>	<b>-0.3%</b>	5 to 9 Years	34	25	<b>59</b>	<b>2.4%</b>
10 to 14 Years	-17	-38	<b>-55</b>	<b>-2.1%</b>	10 to 14 Years	-11	-13	<b>-24</b>	<b>-0.9%</b>
15 to 17 Years	-75	1	<b>-74</b>	<b>-4.5%</b>	15 to 17 Years	4	18	<b>22</b>	<b>1.4%</b>
18 to 20 Years	-15	85	<b>70</b>	<b>5.2%</b>	18 to 20 Years	29	20	<b>49</b>	<b>3.4%</b>
21 to 24 Years	104	49	<b>153</b>	<b>8.9%</b>	21 to 24 Years	109	85	<b>194</b>	<b>10.3%</b>
25 to 34 Years	168	263	<b>431</b>	<b>9.8%</b>	25 to 34 Years	-19	-58	<b>-77</b>	<b>-1.6%</b>
35 to 44 Years	-231	-333	<b>-564</b>	<b>-10.5%</b>	35 to 44 Years	46	97	<b>143</b>	<b>3.0%</b>
45 to 54 Years	-453	-522	<b>-975</b>	<b>-15.4%</b>	45 to 54 Years	-262	-248	<b>-510</b>	<b>-9.5%</b>
55 to 64 Years	126	298	<b>424</b>	<b>7.3%</b>	55 to 64 Years	-50	-114	<b>-164</b>	<b>-2.6%</b>
65 to 74 Years	764	734	<b>1,498</b>	<b>35.1%</b>	65 to 74 Years	474	529	<b>1,003</b>	<b>17.4%</b>
75 to 84 Years	350	221	<b>571</b>	<b>23.1%</b>	75 to 84 Years	69	48	<b>117</b>	<b>3.8%</b>
85 Years and Up	67	46	<b>113</b>	<b>11.0%</b>	85 Years and Up	41	59	<b>100</b>	<b>8.7%</b>
<b>Total</b>	<b>817</b>	<b>808</b>	<b>1,625</b>	<b>3.9%</b>	<b>Total</b>	<b>499</b>	<b>469</b>	<b>968</b>	<b>2.2%</b>
62+ Years	n/a	n/a	2,323	<b>24.5%</b>	62+ Years	n/a	n/a	1,255	<b>10.6%</b>

Source: Claritas, Ribbon Demographics

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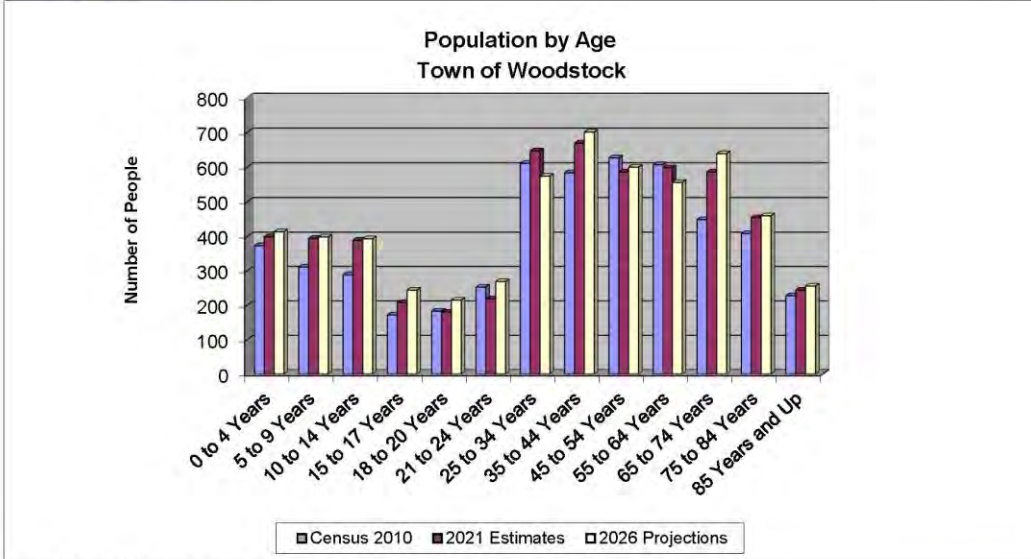
Population by Age & Sex Town of Woodstock											
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	188	186	<b>374</b>	0 to 4 Years	203	197	<b>400</b>	0 to 4 Years	213	201	<b>414</b>
5 to 9 Years	152	159	<b>311</b>	5 to 9 Years	200	195	<b>395</b>	5 to 9 Years	202	197	<b>399</b>
10 to 14 Years	142	147	<b>289</b>	10 to 14 Years	195	195	<b>390</b>	10 to 14 Years	199	195	<b>394</b>
15 to 17 Years	87	85	<b>172</b>	15 to 17 Years	103	105	<b>208</b>	15 to 17 Years	122	122	<b>244</b>
18 to 20 Years	99	84	<b>183</b>	18 to 20 Years	89	91	<b>180</b>	18 to 20 Years	108	107	<b>215</b>
21 to 24 Years	128	125	<b>253</b>	21 to 24 Years	110	109	<b>219</b>	21 to 24 Years	134	135	<b>269</b>
25 to 34 Years	306	305	<b>611</b>	25 to 34 Years	324	323	<b>647</b>	25 to 34 Years	288	286	<b>574</b>
35 to 44 Years	287	297	<b>584</b>	35 to 44 Years	330	339	<b>669</b>	35 to 44 Years	351	350	<b>701</b>
45 to 54 Years	296	331	<b>627</b>	45 to 54 Years	287	299	<b>586</b>	45 to 54 Years	292	308	<b>600</b>
55 to 64 Years	284	323	<b>607</b>	55 to 64 Years	272	326	<b>598</b>	55 to 64 Years	255	301	<b>556</b>
65 to 74 Years	180	269	<b>449</b>	65 to 74 Years	248	338	<b>586</b>	65 to 74 Years	267	372	<b>639</b>
75 to 84 Years	150	259	<b>409</b>	75 to 84 Years	181	274	<b>455</b>	75 to 84 Years	195	265	<b>460</b>
85 Years and Up	66	162	<b>228</b>	85 Years and Up	77	167	<b>244</b>	85 Years and Up	74	182	<b>256</b>
<b>Total</b>	<b>2,365</b>	<b>2,732</b>	<b>5,097</b>	<b>Total</b>	<b>2,619</b>	<b>2,958</b>	<b>5,577</b>	<b>Total</b>	<b>2,700</b>	<b>3,021</b>	<b>5,721</b>
62+ Years	n/a	n/a	1,269	62+ Years	n/a	n/a	1,469	62+ Years	n/a	n/a	1,521
<b>Median Age:</b>			<b>41.1</b>	<b>Median Age:</b>			<b>40.2</b>	<b>Median Age:</b>			<b>40.0</b>

Source: Claritas; Ribbon Demographics

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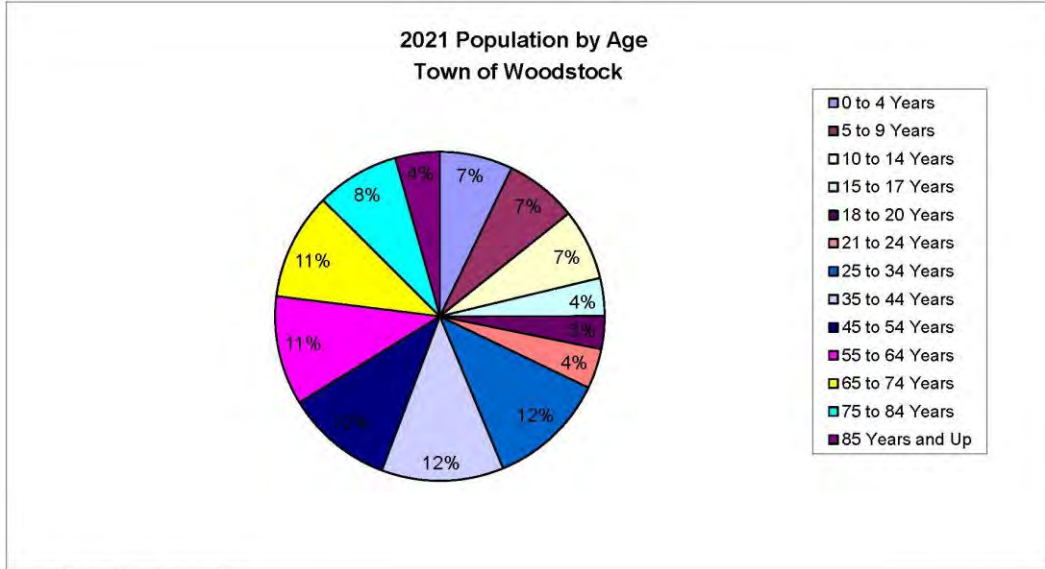
Percent Population by Age & Sex Town of Woodstock												
Census 2010				Current Year Estimates - 2021				Five-Year Projections - 2026				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.7%	3.6%	<b>7.3%</b>	0 to 4 Years	3.6%	3.5%	<b>7.2%</b>	0 to 4 Years	3.7%	3.5%	<b>7.2%</b>	
5 to 9 Years	3.0%	3.1%	<b>6.1%</b>	5 to 9 Years	3.6%	3.5%	<b>7.1%</b>	5 to 9 Years	3.5%	3.4%	<b>7.0%</b>	
10 to 14 Years	2.8%	2.9%	<b>5.7%</b>	10 to 14 Years	3.5%	3.5%	<b>7.0%</b>	10 to 14 Years	3.5%	3.4%	<b>6.9%</b>	
15 to 17 Years	1.7%	1.7%	<b>3.4%</b>	15 to 17 Years	1.8%	1.9%	<b>3.7%</b>	15 to 17 Years	2.1%	2.1%	<b>4.3%</b>	
18 to 20 Years	1.9%	1.6%	<b>3.6%</b>	18 to 20 Years	1.6%	1.6%	<b>3.2%</b>	18 to 20 Years	1.9%	1.9%	<b>3.8%</b>	
21 to 24 Years	2.5%	2.5%	<b>5.0%</b>	21 to 24 Years	2.0%	2.0%	<b>3.9%</b>	21 to 24 Years	2.3%	2.4%	<b>4.7%</b>	
25 to 34 Years	6.0%	6.0%	<b>12.0%</b>	25 to 34 Years	5.8%	5.8%	<b>11.6%</b>	25 to 34 Years	5.0%	5.0%	<b>10.0%</b>	
35 to 44 Years	5.6%	5.8%	<b>11.5%</b>	35 to 44 Years	5.9%	6.1%	<b>12.0%</b>	35 to 44 Years	6.1%	6.1%	<b>12.3%</b>	
45 to 54 Years	5.8%	6.5%	<b>12.3%</b>	45 to 54 Years	5.1%	5.4%	<b>10.5%</b>	45 to 54 Years	5.1%	5.4%	<b>10.5%</b>	
55 to 64 Years	5.6%	6.3%	<b>11.9%</b>	55 to 64 Years	4.9%	5.8%	<b>10.7%</b>	55 to 64 Years	4.5%	5.3%	<b>9.7%</b>	
65 to 74 Years	3.5%	5.3%	<b>8.8%</b>	65 to 74 Years	4.4%	6.1%	<b>10.5%</b>	65 to 74 Years	4.7%	6.5%	<b>11.2%</b>	
75 to 84 Years	2.9%	5.1%	<b>8.0%</b>	75 to 84 Years	3.2%	4.9%	<b>8.2%</b>	75 to 84 Years	3.4%	4.6%	<b>8.0%</b>	
85 Years and Up	1.3%	3.2%	<b>4.5%</b>	85 Years and Up	1.4%	3.0%	<b>4.4%</b>	85 Years and Up	1.3%	3.2%	<b>4.5%</b>	
<b>Total</b>	<b>46.4%</b>	<b>53.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.0%</b>	<b>53.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.2%</b>	<b>52.8%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	24.9%	62+ Years	n/a	n/a	26.3%	62+ Years	n/a	n/a	26.6%	

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Changes in Population by Age & Sex									
Town of Woodstock									
Estimated Change - 2010 to 2021					Projected Change - 2021 to 2026				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	15	11	26	7.0%	0 to 4 Years	10	4	14	3.5%
5 to 9 Years	48	36	84	27.0%	5 to 9 Years	2	2	4	1.0%
10 to 14 Years	53	48	101	34.9%	10 to 14 Years	4	0	4	1.0%
15 to 17 Years	16	20	36	20.9%	15 to 17 Years	19	17	36	17.3%
18 to 20 Years	-10	7	-3	-1.6%	18 to 20 Years	19	16	35	19.4%
21 to 24 Years	-18	-16	-34	-13.4%	21 to 24 Years	24	26	50	22.8%
25 to 34 Years	18	18	36	5.9%	25 to 34 Years	-36	-37	-73	-11.3%
35 to 44 Years	43	42	85	14.6%	35 to 44 Years	21	11	32	4.8%
45 to 54 Years	-9	-32	-41	-6.5%	45 to 54 Years	5	9	14	2.4%
55 to 64 Years	-12	3	-9	-1.5%	55 to 64 Years	-17	-25	-42	-7.0%
65 to 74 Years	68	69	137	30.5%	65 to 74 Years	19	34	53	9.0%
75 to 84 Years	31	15	46	11.2%	75 to 84 Years	14	-9	5	1.1%
85 Years and Up	11	5	16	7.0%	85 Years and Up	-3	15	12	4.9%
<b>Total</b>	<b>254</b>	<b>226</b>	<b>480</b>	<b>9.4%</b>	<b>Total</b>	<b>81</b>	<b>63</b>	<b>144</b>	<b>2.6%</b>
62+ Years	n/a	n/a	200	15.8%	62+ Years	n/a	n/a	52	3.5%

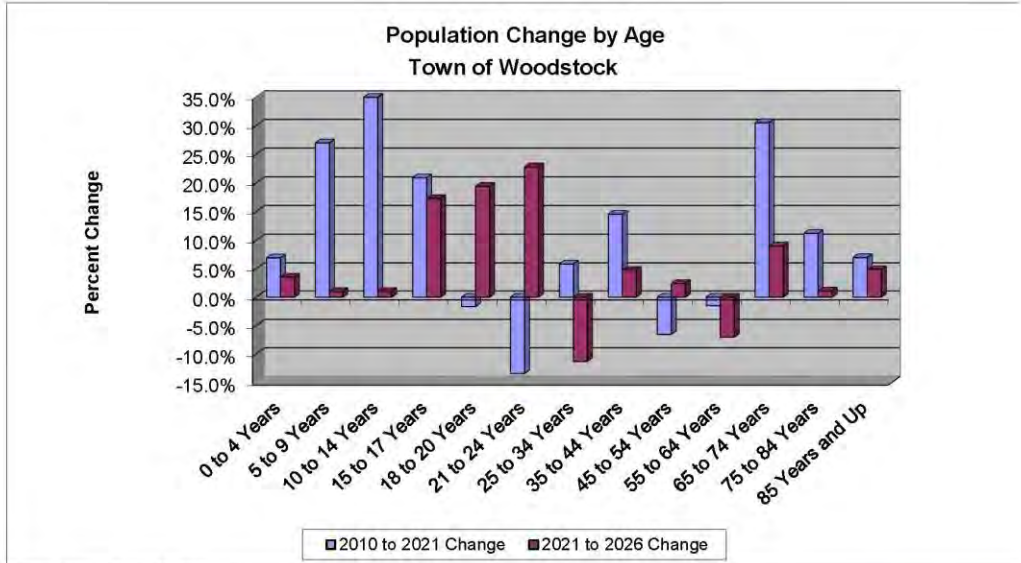
Source: Claritas, Ribbon Demographics



POPULATION DATA

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Claritas



Source: Claritas; Ribbon Demographics

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	12	16	0	8	1	37
\$10,000-20,000	10	12	30	10	8	70
\$20,000-30,000	9	37	23	14	4	87
\$30,000-40,000	33	18	0	0	23	74
\$40,000-50,000	0	21	0	54	42	117
\$50,000-60,000	0	0	0	0	8	8
\$60,000-75,000	0	0	53	0	0	53
\$75,000-100,000	0	10	0	0	9	19
\$100,000-125,000	0	0	0	18	0	18
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>64</b>	<b>114</b>	<b>106</b>	<b>104</b>	<b>95</b>	<b>483</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	32	10	0	0	0	42
\$10,000-20,000	48	8	0	0	0	56
\$20,000-30,000	52	0	0	0	0	52
\$30,000-40,000	13	8	0	0	0	21
\$40,000-50,000	23	23	0	0	0	46
\$50,000-60,000	12	39	0	0	0	51
\$60,000-75,000	2	0	25	0	0	27
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	1	0	0	0	3	4
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>185</b>	<b>89</b>	<b>25</b>	<b>0</b>	<b>3</b>	<b>302</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	19	1	0	0	0	20
\$10,000-20,000	48	8	0	0	0	56
\$20,000-30,000	52	0	0	0	0	52
\$30,000-40,000	13	0	0	0	0	13
\$40,000-50,000	23	12	0	0	0	35
\$50,000-60,000	0	13	0	0	0	13
\$60,000-75,000	2	0	25	0	0	27
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>160</b>	<b>35</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>220</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	44	26	0	8	1	79
\$10,000-20,000	58	20	30	10	8	126
\$20,000-30,000	61	37	23	14	4	139
\$30,000-40,000	46	26	0	0	23	95
\$40,000-50,000	23	44	0	54	42	163
\$50,000-60,000	12	39	0	0	8	59
\$60,000-75,000	2	0	78	0	0	80
\$75,000-100,000	0	10	0	0	9	19
\$100,000-125,000	1	0	0	18	3	22
\$125,000-150,000	2	0	0	0	0	2
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>249</b>	<b>203</b>	<b>131</b>	<b>104</b>	<b>98</b>	<b>785</b>

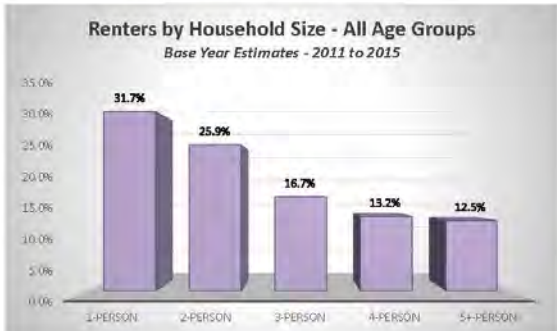
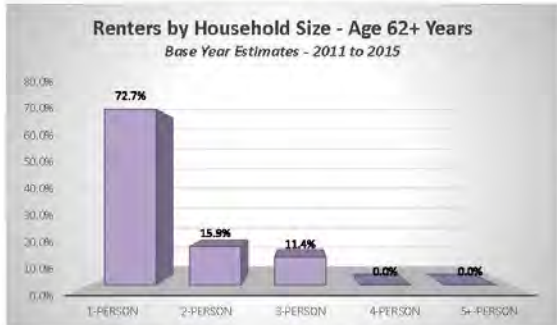
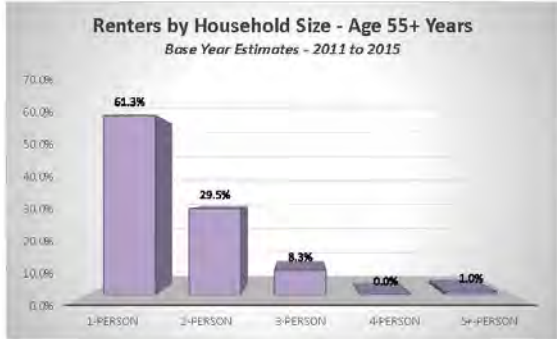
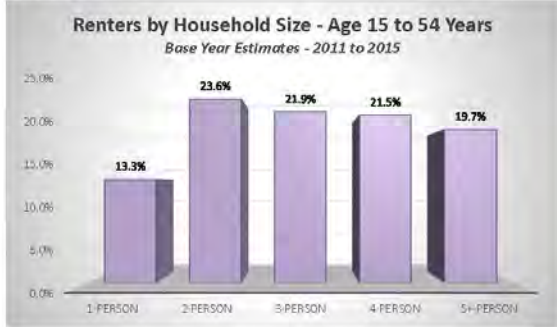
HISTA 2.2 Summary Data **Town of Woodstock**  
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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	2.5%	3.3%	0.0%	1.7%	0.2%	7.7%
\$10,000-20,000	2.1%	2.5%	6.2%	2.1%	1.7%	14.5%
\$20,000-30,000	1.9%	7.7%	4.8%	2.9%	0.8%	18.0%
\$30,000-40,000	6.8%	3.7%	0.0%	0.0%	4.8%	15.3%
\$40,000-50,000	0.0%	4.3%	0.0%	11.3%	8.7%	24.2%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	1.7%	1.7%
\$60,000-75,000	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%
\$75,000-100,000	0.0%	2.1%	0.0%	0.0%	1.9%	3.9%
\$100,000-125,000	0.0%	0.0%	0.0%	3.7%	0.0%	3.7%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>13.3%</b>	<b>23.6%</b>	<b>21.9%</b>	<b>21.5%</b>	<b>19.7%</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	10.6%	3.3%	0.0%	0.0%	0.0%	13.9%
\$10,000-20,000	15.9%	2.6%	0.0%	0.0%	0.0%	18.5%
\$20,000-30,000	17.2%	0.0%	0.0%	0.0%	0.0%	17.2%
\$30,000-40,000	4.3%	2.6%	0.0%	0.0%	0.0%	7.0%
\$40,000-50,000	7.6%	7.6%	0.0%	0.0%	0.0%	15.2%
\$50,000-60,000	4.0%	12.9%	0.0%	0.0%	0.0%	16.9%
\$60,000-75,000	0.7%	0.0%	8.3%	0.0%	0.0%	8.9%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.3%	0.0%	0.0%	0.0%	1.0%	1.3%
\$125,000-150,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$150,000-200,000	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>61.3%</b>	<b>29.5%</b>	<b>8.3%</b>	<b>0.0%</b>	<b>1.0%</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	8.6%	0.5%	0.0%	0.0%	0.0%	9.1%
\$10,000-20,000	21.8%	3.6%	0.0%	0.0%	0.0%	25.4%
\$20,000-30,000	23.6%	0.0%	0.0%	0.0%	0.0%	23.6%
\$30,000-40,000	5.9%	0.0%	0.0%	0.0%	0.0%	5.9%
\$40,000-50,000	10.5%	5.5%	0.0%	0.0%	0.0%	15.9%
\$50,000-60,000	0.0%	5.9%	0.0%	0.0%	0.0%	5.9%
\$60,000-75,000	0.9%	0.0%	11.4%	0.0%	0.0%	12.3%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
\$125,000-150,000	0.9%	0.0%	0.0%	0.0%	0.0%	0.9%
\$150,000-200,000	0.0%	0.5%	0.0%	0.0%	0.0%	0.5%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>72.7%</b>	<b>15.9%</b>	<b>11.4%</b>	<b>0.0%</b>	<b>0.0%</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	5.6%	3.3%	0.0%	1.0%	0.1%	10.1%
\$10,000-20,000	7.4%	2.5%	3.8%	1.3%	1.0%	16.1%
\$20,000-30,000	7.8%	4.7%	2.9%	1.8%	0.5%	17.7%
\$30,000-40,000	5.9%	3.3%	0.0%	0.0%	2.9%	12.1%
\$40,000-50,000	2.9%	5.6%	0.0%	6.9%	5.4%	20.8%
\$50,000-60,000	1.5%	5.0%	0.0%	0.0%	1.0%	7.5%
\$60,000-75,000	0.3%	0.0%	9.9%	0.0%	0.0%	10.2%
\$75,000-100,000	0.0%	1.3%	0.0%	0.0%	1.1%	2.4%
\$100,000-125,000	0.1%	0.0%	0.0%	2.3%	0.4%	2.8%
\$125,000-150,000	0.3%	0.0%	0.0%	0.0%	0.0%	0.3%
\$150,000-200,000	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>31.7%</b>	<b>25.9%</b>	<b>16.7%</b>	<b>13.2%</b>	<b>12.5%</b>	<b>100.0%</b>





HISTA 2.2 Summary Data **Town of Woodstock**

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10	0	0	0	0	10
\$10,000-20,000	0	10	0	13	0	23
\$20,000-30,000	27	3	0	0	4	34
\$30,000-40,000	0	0	4	0	0	4
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	0	36	0	43	79
\$60,000-75,000	11	19	0	0	11	41
\$75,000-100,000	0	49	4	67	9	129
\$100,000-125,000	0	23	20	36	0	79
\$125,000-150,000	0	0	15	0	15	30
\$150,000-200,000	0	0	21	26	0	47
\$200,000+	0	24	0	0	0	24
<b>Total</b>	<b>48</b>	<b>128</b>	<b>100</b>	<b>142</b>	<b>82</b>	<b>500</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	20	13	1	0	0	34
\$10,000-20,000	87	9	26	0	0	122
\$20,000-30,000	84	67	8	0	0	159
\$30,000-40,000	54	44	17	0	0	115
\$40,000-50,000	1	49	15	0	0	65
\$50,000-60,000	17	38	6	0	0	61
\$60,000-75,000	14	63	0	0	0	77
\$75,000-100,000	16	89	24	0	0	129
\$100,000-125,000	14	51	0	9	0	74
\$125,000-150,000	0	22	0	0	0	22
\$150,000-200,000	0	6	12	0	0	18
\$200,000+	1	23	0	0	0	24
<b>Total</b>	<b>308</b>	<b>474</b>	<b>109</b>	<b>9</b>	<b>0</b>	<b>900</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	20	10	0	0	0	30
\$10,000-20,000	87	9	3	0	0	99
\$20,000-30,000	53	67	8	0	0	128
\$30,000-40,000	37	44	17	0	0	98
\$40,000-50,000	1	43	10	0	0	54
\$50,000-60,000	17	38	6	0	0	61
\$60,000-75,000	14	35	0	0	0	49
\$75,000-100,000	16	70	4	0	0	90
\$100,000-125,000	4	39	0	0	0	43
\$125,000-150,000	0	12	0	0	0	12
\$150,000-200,000	0	6	1	0	0	7
\$200,000+	1	7	0	0	0	8
<b>Total</b>	<b>250</b>	<b>380</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>679</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	30	13	1	0	0	44
\$10,000-20,000	87	19	26	13	0	145
\$20,000-30,000	111	70	8	0	4	193
\$30,000-40,000	54	44	21	0	0	119
\$40,000-50,000	1	49	15	0	0	65
\$50,000-60,000	17	38	42	0	43	140
\$60,000-75,000	25	82	0	0	11	118
\$75,000-100,000	16	138	28	67	9	258
\$100,000-125,000	14	74	20	45	0	153
\$125,000-150,000	0	22	15	0	15	52
\$150,000-200,000	0	6	33	26	0	65
\$200,000+	1	47	0	0	0	48
<b>Total</b>	<b>356</b>	<b>602</b>	<b>209</b>	<b>151</b>	<b>82</b>	<b>1,400</b>

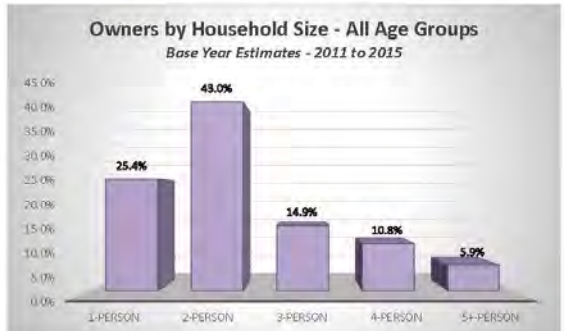
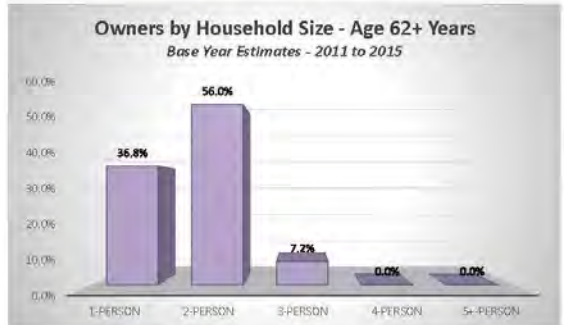
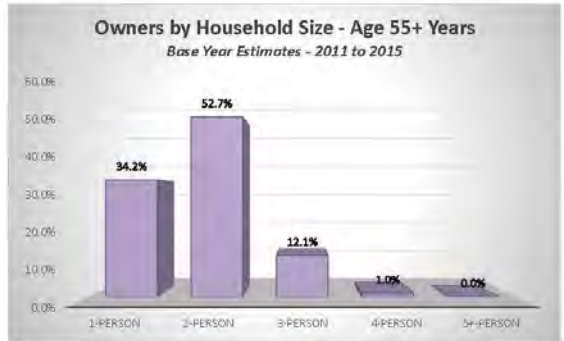
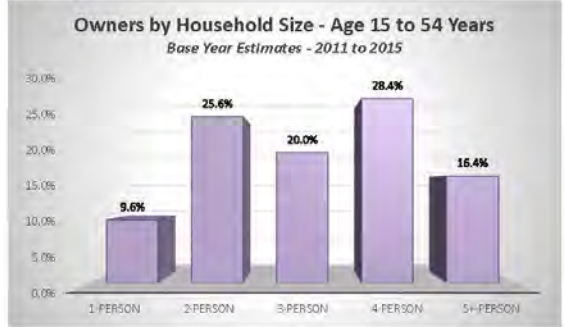
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<b>Percent Owner Households</b>						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.0%	0.0%	0.0%	0.0%	0.0%	2.0%
\$10,000-20,000	0.0%	2.0%	0.0%	2.6%	0.0%	4.6%
\$20,000-30,000	5.4%	0.6%	0.0%	0.0%	0.8%	6.8%
\$30,000-40,000	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	0.0%	0.0%	7.2%	0.0%	8.6%	15.8%
\$60,000-75,000	2.2%	3.8%	0.0%	0.0%	2.2%	8.2%
\$75,000-100,000	0.0%	9.8%	0.8%	13.4%	1.8%	25.8%
\$100,000-125,000	0.0%	4.6%	4.0%	7.2%	0.0%	15.8%
\$125,000-150,000	0.0%	0.0%	3.0%	0.0%	3.0%	6.0%
\$150,000-200,000	0.0%	0.0%	4.2%	5.2%	0.0%	9.4%
\$200,000+	0.0%	4.8%	0.0%	0.0%	0.0%	4.8%
<b>Total</b>	<b>9.6%</b>	<b>25.6%</b>	<b>20.0%</b>	<b>28.4%</b>	<b>16.4%</b>	<b>100.0%</b>

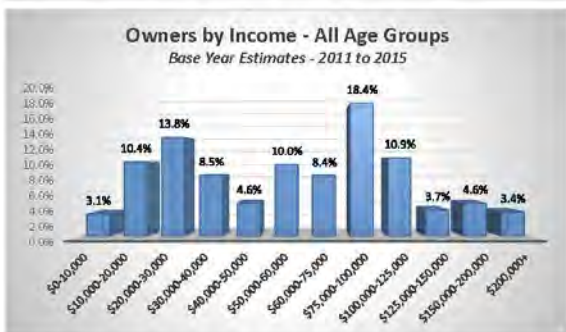
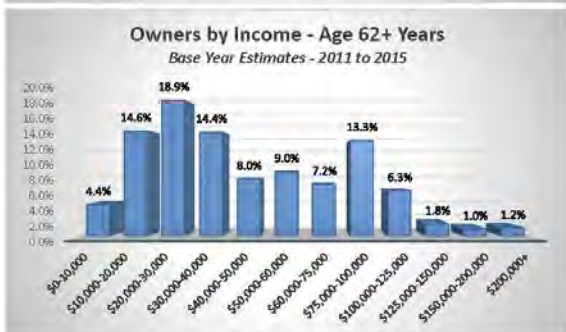
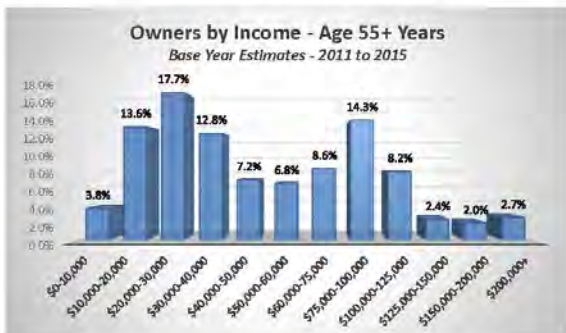
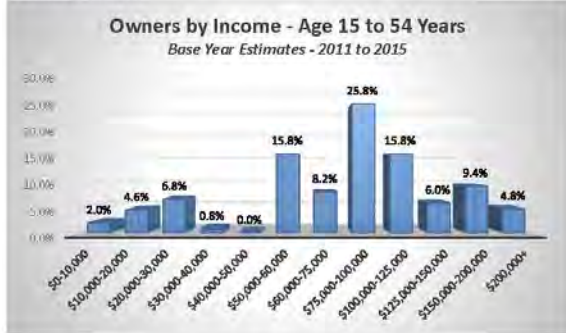
<b>Percent Owner Households</b>						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.2%	1.4%	0.1%	0.0%	0.0%	3.8%
\$10,000-20,000	9.7%	1.0%	2.9%	0.0%	0.0%	13.6%
\$20,000-30,000	9.3%	7.4%	0.9%	0.0%	0.0%	17.7%
\$30,000-40,000	6.0%	4.9%	1.9%	0.0%	0.0%	12.8%
\$40,000-50,000	0.1%	5.4%	1.7%	0.0%	0.0%	7.2%
\$50,000-60,000	1.9%	4.2%	0.7%	0.0%	0.0%	6.8%
\$60,000-75,000	1.6%	7.0%	0.0%	0.0%	0.0%	8.6%
\$75,000-100,000	1.8%	9.9%	2.7%	0.0%	0.0%	14.5%
\$100,000-125,000	1.6%	5.7%	0.0%	1.0%	0.0%	8.2%
\$125,000-150,000	0.0%	2.4%	0.0%	0.0%	0.0%	2.4%
\$150,000-200,000	0.0%	0.7%	1.3%	0.0%	0.0%	2.0%
\$200,000+	0.1%	2.6%	0.0%	0.0%	0.0%	2.7%
<b>Total</b>	<b>34.2%</b>	<b>52.7%</b>	<b>12.1%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.9%	1.5%	0.0%	0.0%	0.0%	4.4%
\$10,000-20,000	12.8%	1.3%	0.4%	0.0%	0.0%	14.6%
\$20,000-30,000	7.8%	9.9%	1.2%	0.0%	0.0%	18.9%
\$30,000-40,000	5.4%	6.5%	2.5%	0.0%	0.0%	14.4%
\$40,000-50,000	0.1%	6.3%	1.5%	0.0%	0.0%	8.0%
\$50,000-60,000	2.5%	5.6%	0.9%	0.0%	0.0%	9.0%
\$60,000-75,000	2.1%	5.2%	0.0%	0.0%	0.0%	7.2%
\$75,000-100,000	2.4%	10.3%	0.6%	0.0%	0.0%	13.3%
\$100,000-125,000	0.6%	5.7%	0.0%	0.0%	0.0%	6.3%
\$125,000-150,000	0.0%	1.8%	0.0%	0.0%	0.0%	1.8%
\$150,000-200,000	0.0%	0.9%	0.1%	0.0%	0.0%	1.0%
\$200,000+	0.1%	1.0%	0.0%	0.0%	0.0%	1.2%
<b>Total</b>	<b>36.8%</b>	<b>56.0%</b>	<b>7.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.1%	0.9%	0.1%	0.0%	0.0%	3.1%
\$10,000-20,000	6.2%	1.4%	1.9%	0.9%	0.0%	10.4%
\$20,000-30,000	7.9%	5.0%	0.6%	0.0%	0.3%	13.8%
\$30,000-40,000	3.9%	3.1%	1.5%	0.0%	0.0%	8.5%
\$40,000-50,000	0.1%	3.5%	1.1%	0.0%	0.0%	4.6%
\$50,000-60,000	1.2%	2.7%	3.0%	0.0%	3.1%	10.0%
\$60,000-75,000	1.8%	5.9%	0.6%	0.0%	0.8%	8.4%
\$75,000-100,000	1.1%	9.9%	2.0%	4.8%	0.6%	18.4%
\$100,000-125,000	1.0%	5.2%	1.4%	3.2%	0.0%	10.9%
\$125,000-150,000	0.0%	1.6%	1.1%	0.0%	1.1%	3.7%
\$150,000-200,000	0.0%	0.4%	2.4%	1.9%	0.0%	4.6%
\$200,000+	0.1%	3.4%	0.0%	0.0%	0.0%	3.4%
<b>Total</b>	<b>25.4%</b>	<b>43.6%</b>	<b>14.9%</b>	<b>10.8%</b>	<b>5.9%</b>	<b>100.0%</b>







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Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	22	16	0	8	1	47
\$10,000-20,000	10	22	30	23	8	93
\$20,000-30,000	36	40	23	14	8	121
\$30,000-40,000	33	18	4	0	23	78
\$40,000-50,000	0	21	0	54	42	117
\$50,000-60,000	0	0	36	0	51	87
\$60,000-75,000	11	19	53	0	11	94
\$75,000-100,000	0	59	4	67	18	148
\$100,000-125,000	0	23	30	54	0	97
\$125,000-150,000	0	0	15	0	15	30
\$150,000-200,000	0	0	21	26	0	47
\$200,000+	0	24	0	0	0	24
<b>Total</b>	<b>112</b>	<b>242</b>	<b>206</b>	<b>246</b>	<b>177</b>	<b>983</b>

Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	52	23	1	0	0	76
\$10,000-20,000	135	17	26	0	0	178
\$20,000-30,000	136	67	8	0	0	211
\$30,000-40,000	67	52	17	0	0	136
\$40,000-50,000	24	72	15	0	0	111
\$50,000-60,000	29	77	6	0	0	112
\$60,000-75,000	16	63	25	0	0	104
\$75,000-100,000	16	89	24	0	0	129
\$100,000-125,000	15	51	0	9	3	78
\$125,000-150,000	2	22	0	0	0	24
\$150,000-200,000	0	7	12	0	0	19
\$200,000+	1	22	0	0	0	23
<b>Total</b>	<b>493</b>	<b>563</b>	<b>134</b>	<b>9</b>	<b>3</b>	<b>1,202</b>

Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	39	11	0	0	0	50
\$10,000-20,000	135	17	3	0	0	155
\$20,000-30,000	105	67	8	0	0	180
\$30,000-40,000	50	44	17	0	0	111
\$40,000-50,000	24	55	10	0	0	89
\$50,000-60,000	17	51	6	0	0	74
\$60,000-75,000	16	35	25	0	0	76
\$75,000-100,000	16	70	4	0	0	90
\$100,000-125,000	5	39	0	0	0	44
\$125,000-150,000	2	12	0	0	0	14
\$150,000-200,000	0	7	1	0	0	8
\$200,000+	1	7	0	0	0	8
<b>Total</b>	<b>410</b>	<b>415</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>899</b>

Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	74	39	1	8	1	123
\$10,000-20,000	145	39	56	23	8	271
\$20,000-30,000	172	107	31	14	8	332
\$30,000-40,000	100	70	21	0	23	214
\$40,000-50,000	24	93	15	54	42	228
\$50,000-60,000	29	77	42	0	51	199
\$60,000-75,000	27	82	78	0	11	198
\$75,000-100,000	16	148	28	67	18	277
\$100,000-125,000	15	74	20	63	3	175
\$125,000-150,000	2	22	15	0	15	54
\$150,000-200,000	0	7	33	26	0	66
\$200,000+	1	47	0	0	0	48
<b>Total</b>	<b>605</b>	<b>805</b>	<b>340</b>	<b>255</b>	<b>180</b>	<b>2,185</b>

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Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.2%	1.6%	0.0%	0.8%	0.1%	4.8%
\$10,000-20,000	1.0%	2.2%	3.1%	2.3%	0.8%	9.5%
\$20,000-30,000	3.7%	4.1%	2.3%	1.4%	0.8%	12.3%
\$30,000-40,000	3.4%	1.8%	0.4%	0.0%	2.3%	7.9%
\$40,000-50,000	0.0%	2.1%	0.0%	5.5%	4.3%	11.9%
\$50,000-60,000	0.0%	0.0%	3.7%	0.0%	5.2%	8.9%
\$60,000-75,000	1.1%	1.9%	5.4%	0.0%	1.1%	9.6%
\$75,000-100,000	0.0%	6.0%	0.4%	6.8%	1.8%	15.1%
\$100,000-125,000	0.0%	2.3%	2.0%	5.5%	0.0%	9.9%
\$125,000-150,000	0.0%	0.0%	1.5%	0.0%	1.5%	3.1%
\$150,000-200,000	0.0%	0.0%	2.1%	2.6%	0.0%	4.8%
\$200,000+	0.0%	2.4%	0.0%	0.0%	0.0%	2.4%
<b>Total</b>	<b>11.4%</b>	<b>24.6%</b>	<b>21.0%</b>	<b>25.0%</b>	<b>18.0%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.3%	1.9%	0.1%	0.0%	0.0%	6.3%
\$10,000-20,000	11.2%	1.4%	2.2%	0.0%	0.0%	14.8%
\$20,000-30,000	11.3%	5.6%	0.7%	0.0%	0.0%	17.6%
\$30,000-40,000	5.6%	4.3%	1.4%	0.0%	0.0%	11.3%
\$40,000-50,000	2.0%	6.0%	1.2%	0.0%	0.0%	9.2%
\$50,000-60,000	2.4%	6.4%	0.5%	0.0%	0.0%	9.3%
\$60,000-75,000	1.3%	5.2%	2.1%	0.0%	0.0%	8.7%
\$75,000-100,000	1.3%	7.4%	2.0%	0.0%	0.0%	10.7%
\$100,000-125,000	1.2%	4.2%	0.0%	0.7%	0.2%	6.5%
\$125,000-150,000	0.2%	1.8%	0.0%	0.0%	0.0%	2.0%
\$150,000-200,000	0.0%	0.6%	1.0%	0.0%	0.0%	1.6%
\$200,000+	0.1%	1.9%	0.0%	0.0%	0.0%	2.0%
<b>Total</b>	<b>41.0%</b>	<b>46.8%</b>	<b>11.1%</b>	<b>0.7%</b>	<b>0.2%</b>	<b>100.0%</b>

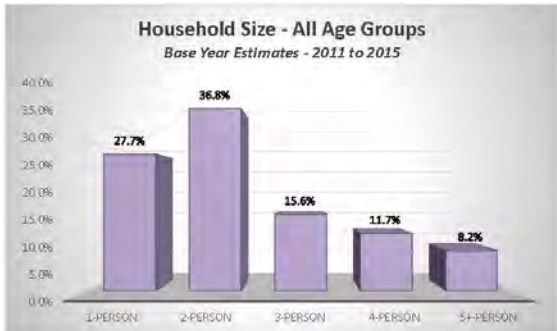
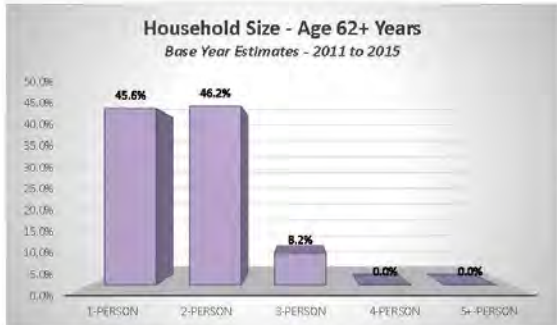
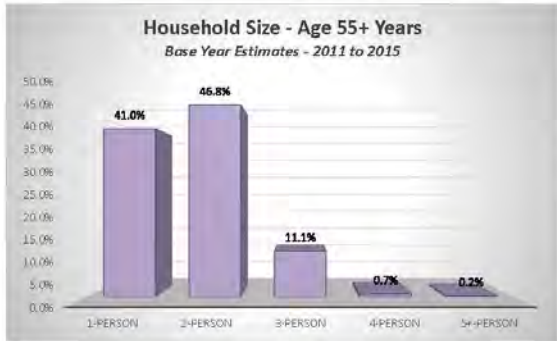
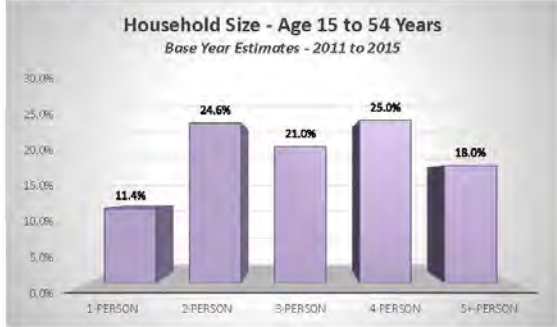
Percent Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.3%	1.2%	0.0%	0.0%	0.0%	5.6%
\$10,000-20,000	15.0%	1.9%	0.3%	0.0%	0.0%	17.2%
\$20,000-30,000	11.7%	7.5%	0.9%	0.0%	0.0%	20.0%
\$30,000-40,000	5.6%	4.9%	1.9%	0.0%	0.0%	12.3%
\$40,000-50,000	2.7%	6.1%	1.1%	0.0%	0.0%	9.9%
\$50,000-60,000	1.9%	5.7%	0.7%	0.0%	0.0%	8.2%
\$60,000-75,000	1.8%	3.9%	2.8%	0.0%	0.0%	8.5%
\$75,000-100,000	1.8%	7.8%	0.4%	0.0%	0.0%	10.0%
\$100,000-125,000	0.6%	4.3%	0.0%	0.0%	0.0%	4.9%
\$125,000-150,000	0.2%	1.3%	0.0%	0.0%	0.0%	1.6%
\$150,000-200,000	0.0%	0.8%	0.1%	0.0%	0.0%	0.9%
\$200,000+	0.1%	0.8%	0.0%	0.0%	0.0%	0.9%
<b>Total</b>	<b>45.6%</b>	<b>46.2%</b>	<b>8.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

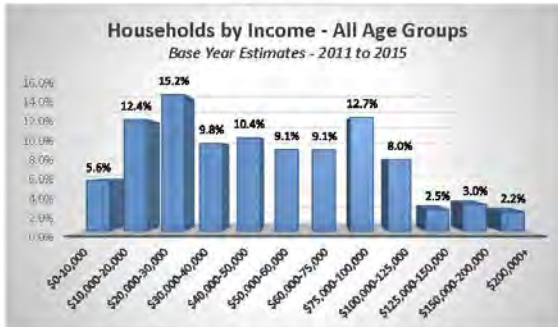
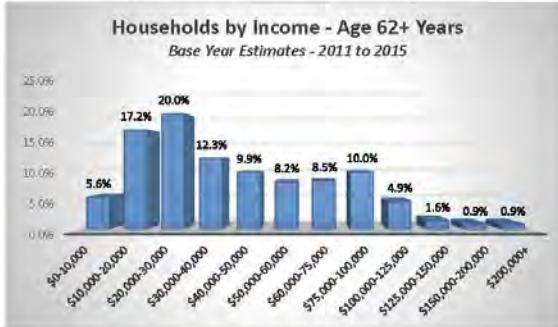
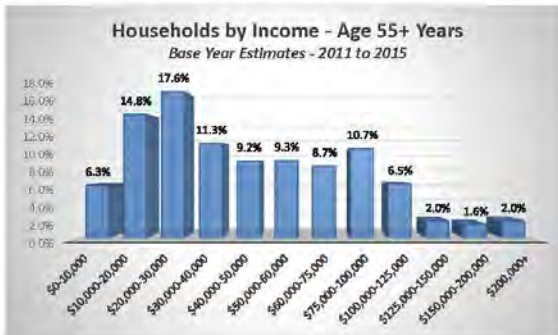
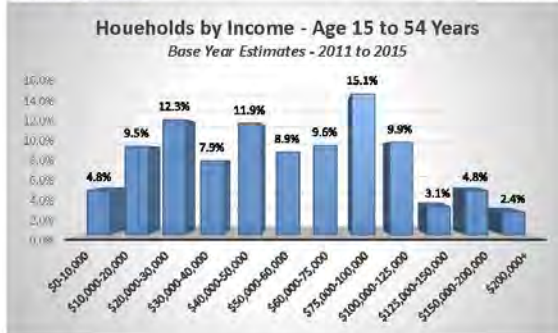
Percent Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.4%	1.8%	0.0%	0.4%	0.0%	5.6%
\$10,000-20,000	6.6%	1.8%	2.6%	1.1%	0.4%	12.4%
\$20,000-30,000	7.9%	4.9%	1.4%	0.6%	0.4%	15.2%
\$30,000-40,000	4.6%	3.2%	1.0%	0.0%	1.1%	9.8%
\$40,000-50,000	1.1%	4.3%	0.7%	3.5%	1.9%	10.4%
\$50,000-60,000	1.3%	3.5%	1.9%	0.0%	2.3%	9.1%
\$60,000-75,000	1.2%	3.8%	3.6%	0.0%	0.5%	9.1%
\$75,000-100,000	0.7%	6.8%	1.3%	3.1%	0.8%	12.7%
\$100,000-125,000	0.7%	3.4%	0.9%	2.9%	0.1%	8.0%
\$125,000-150,000	0.1%	1.0%	0.7%	0.0%	0.7%	2.5%
\$150,000-200,000	0.0%	0.3%	1.3%	1.2%	0.0%	3.0%
\$200,000+	0.0%	2.2%	0.0%	0.0%	0.0%	2.2%
<b>Total</b>	<b>27.7%</b>	<b>36.8%</b>	<b>15.6%</b>	<b>11.7%</b>	<b>8.2%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	23	24	0	14	2	63
\$10,000-20,000	13	12	14	13	12	64
\$20,000-30,000	13	41	13	18	3	88
\$30,000-40,000	45	23	4	0	32	104
\$40,000-50,000	0	22	0	59	36	117
\$50,000-60,000	0	0	0	0	9	9
\$60,000-75,000	3	4	81	0	2	90
\$75,000-100,000	0	17	0	0	14	31
\$100,000-125,000	0	0	0	20	0	20
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>97</b>	<b>143</b>	<b>112</b>	<b>124</b>	<b>110</b>	<b>586</b>

Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	29	4	0	0	0	33
\$10,000-20,000	55	11	0	0	0	66
\$20,000-30,000	91	0	0	0	0	91
\$30,000-40,000	7	7	0	0	0	14
\$40,000-50,000	19	19	0	0	0	38
\$50,000-60,000	6	29	0	0	0	35
\$60,000-75,000	9	1	21	0	0	31
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	5	1	0	0	2	8
\$125,000-150,000	2	1	0	0	0	3
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	8	2	2	0	0	12
<b>Total</b>	<b>231</b>	<b>76</b>	<b>23</b>	<b>0</b>	<b>2</b>	<b>332</b>

Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	26	1	0	0	0	27
\$10,000-20,000	55	11	0	0	0	66
\$20,000-30,000	91	0	0	0	0	91
\$30,000-40,000	6	0	0	0	0	6
\$40,000-50,000	19	11	0	0	0	30
\$50,000-60,000	0	12	0	0	0	12
\$60,000-75,000	9	1	21	0	0	31
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	5	1	0	0	0	6
\$125,000-150,000	2	1	0	0	0	3
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	8	2	2	0	0	12
<b>Total</b>	<b>221</b>	<b>41</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>285</b>

Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	52	28	0	14	2	96
\$10,000-20,000	68	23	14	13	12	130
\$20,000-30,000	104	41	13	18	3	179
\$30,000-40,000	52	20	4	0	32	118
\$40,000-50,000	19	41	0	59	36	155
\$50,000-60,000	6	29	0	0	9	44
\$60,000-75,000	12	5	102	0	2	121
\$75,000-100,000	0	17	0	0	14	31
\$100,000-125,000	5	1	0	20	2	28
\$125,000-150,000	2	1	0	0	0	3
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	8	2	2	0	0	12
<b>Total</b>	<b>328</b>	<b>219</b>	<b>135</b>	<b>124</b>	<b>112</b>	<b>918</b>



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HISTA 2.2 Summary Data

Town of Woodstock

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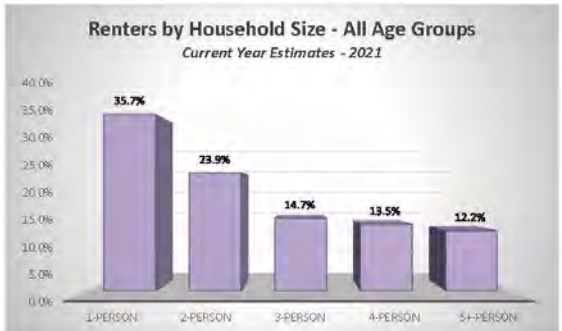
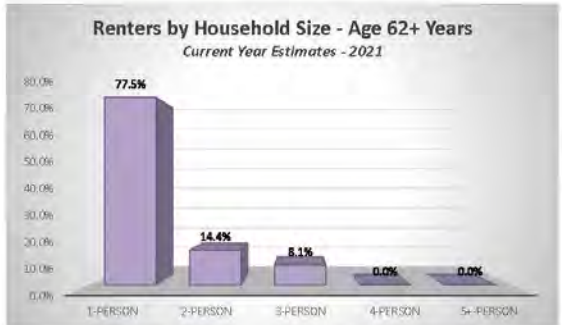
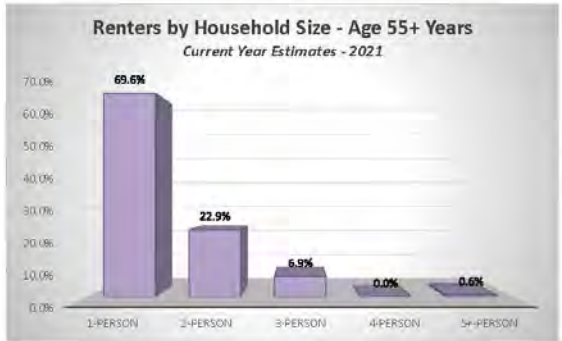
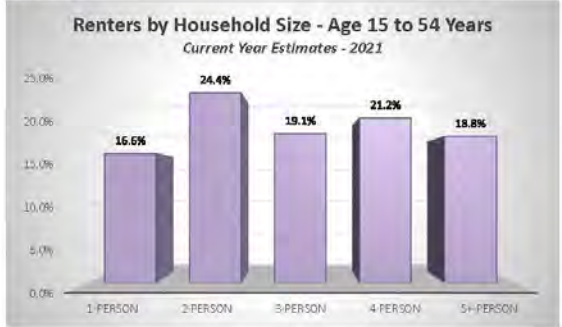
Demographic Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.9%	4.1%	0.0%	2.4%	0.3%	10.8%
\$10,000-20,000	2.2%	2.0%	2.4%	2.2%	2.0%	10.9%
\$20,000-30,000	2.2%	7.0%	2.2%	3.1%	0.5%	15.0%
\$30,000-40,000	7.7%	3.9%	0.7%	0.0%	5.5%	17.7%
\$40,000-50,000	0.0%	3.8%	0.0%	10.1%	6.1%	20.0%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	1.5%	1.5%
\$60,000-75,000	0.5%	0.7%	13.8%	0.0%	0.3%	15.4%
\$75,000-100,000	0.0%	2.9%	0.0%	0.0%	2.4%	5.3%
\$100,000-125,000	0.0%	0.0%	0.0%	3.4%	0.0%	3.4%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>16.6%</b>	<b>24.4%</b>	<b>19.1%</b>	<b>21.2%</b>	<b>18.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	8.7%	1.2%	0.0%	0.0%	0.0%	9.9%
\$10,000-20,000	16.6%	3.3%	0.0%	0.0%	0.0%	19.9%
\$20,000-30,000	27.4%	0.0%	0.0%	0.0%	0.0%	27.4%
\$30,000-40,000	2.1%	2.1%	0.0%	0.0%	0.0%	4.2%
\$40,000-50,000	5.7%	5.7%	0.0%	0.0%	0.0%	11.4%
\$50,000-60,000	1.8%	8.7%	0.0%	0.0%	0.0%	10.5%
\$60,000-75,000	2.7%	0.3%	6.3%	0.0%	0.0%	9.3%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	1.5%	0.3%	0.0%	0.0%	0.6%	2.4%
\$125,000-150,000	0.6%	0.3%	0.0%	0.0%	0.0%	0.9%
\$150,000-200,000	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
\$200,000+	2.4%	0.6%	0.6%	0.0%	0.0%	3.6%
<b>Total</b>	<b>69.6%</b>	<b>22.9%</b>	<b>6.9%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.1%	0.4%	0.0%	0.0%	0.0%	9.5%
\$10,000-20,000	19.3%	3.9%	0.0%	0.0%	0.0%	23.2%
\$20,000-30,000	31.9%	0.0%	0.0%	0.0%	0.0%	31.9%
\$30,000-40,000	2.1%	0.0%	0.0%	0.0%	0.0%	2.1%
\$40,000-50,000	6.7%	3.9%	0.0%	0.0%	0.0%	10.5%
\$50,000-60,000	0.0%	4.2%	0.0%	0.0%	0.0%	4.2%
\$60,000-75,000	3.2%	0.4%	7.4%	0.0%	0.0%	10.9%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	1.8%	0.4%	0.0%	0.0%	0.0%	2.1%
\$125,000-150,000	0.7%	0.4%	0.0%	0.0%	0.0%	1.1%
\$150,000-200,000	0.0%	0.4%	0.0%	0.0%	0.0%	0.4%
\$200,000+	2.8%	0.7%	0.7%	0.0%	0.0%	4.2%
<b>Total</b>	<b>77.5%</b>	<b>14.4%</b>	<b>8.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.7%	3.1%	0.0%	1.5%	0.2%	10.5%
\$10,000-20,000	7.4%	2.5%	1.5%	1.4%	1.3%	14.2%
\$20,000-30,000	11.3%	4.5%	1.4%	2.0%	0.3%	19.5%
\$30,000-40,000	5.7%	3.3%	0.4%	0.0%	3.5%	12.9%
\$40,000-50,000	2.1%	4.5%	0.0%	6.4%	3.9%	16.9%
\$50,000-60,000	0.7%	3.2%	0.0%	0.0%	1.0%	4.8%
\$60,000-75,000	1.3%	0.5%	11.1%	0.0%	0.2%	13.2%
\$75,000-100,000	0.0%	1.9%	0.0%	0.0%	1.5%	3.4%
\$100,000-125,000	0.5%	0.1%	0.0%	2.2%	0.2%	3.1%
\$125,000-150,000	0.2%	0.1%	0.0%	0.0%	0.0%	0.3%
\$150,000-200,000	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
\$200,000+	0.9%	0.2%	0.2%	0.0%	0.0%	1.3%
<b>Total</b>	<b>35.7%</b>	<b>23.9%</b>	<b>14.7%</b>	<b>13.5%</b>	<b>12.2%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data      Town of Woodstock**

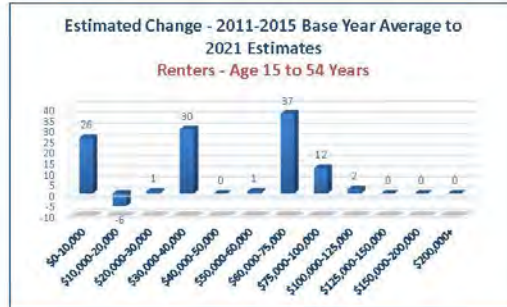
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Renter Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Change	Percent Change
\$0-10,000	11	8	0	6	1	26	70%
\$10,000-20,000	3	0	-16	3	4	-6	-9%
\$20,000-30,000	4	4	-10	4	-1	1	1%
\$30,000-40,000	12	5	4	0	3	30	41%
\$40,000-50,000	0	1	0	-5	-6	0	0%
\$50,000-60,000	0	0	0	0	1	1	13%
\$60,000-75,000	3	4	29	0	2	37	70%
\$75,000-100,000	0	7	0	0	5	12	62%
\$100,000-125,000	0	0	0	2	0	2	11%
\$125,000-150,000	0	0	0	0	0	0	#DIV/0!
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	0	0	0	0	0	#DIV/0!
<b>Total Change</b>	<b>33</b>	<b>29</b>	<b>6</b>	<b>20</b>	<b>15</b>	<b>103</b>	<b>21%</b>
<b>Percent Change</b>	<b>32%</b>	<b>25%</b>	<b>6%</b>	<b>19%</b>	<b>16%</b>	<b>21%</b>	

Renter Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Change	Percent Change
\$0-10,000	-3	-6	0	0	0	-9	-21%
\$10,000-20,000	7	3	0	0	0	10	18%
\$20,000-30,000	39	0	0	0	0	39	75%
\$30,000-40,000	-6	-1	0	0	0	-7	-33%
\$40,000-50,000	-4	-4	0	0	0	-8	-17%
\$50,000-60,000	-6	-10	0	0	0	-16	-34%
\$60,000-75,000	7	1	-4	0	0	4	15%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	4	1	0	0	-1	4	100%
\$125,000-150,000	0	1	0	0	0	1	50%
\$150,000-200,000	0	0	0	0	0	0	0%
\$200,000+	2	2	2	0	0	12	#DIV/0!
<b>Total Change</b>	<b>46</b>	<b>-13</b>	<b>-2</b>	<b>0</b>	<b>-1</b>	<b>30</b>	<b>10%</b>
<b>Percent Change</b>	<b>25%</b>	<b>-15%</b>	<b>-8%</b>	<b>#DIV/0!</b>	<b>-33%</b>	<b>10%</b>	

Renter Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Change	Percent Change
\$0-10,000	7	0	0	0	0	7	35%
\$10,000-20,000	7	3	0	0	0	10	18%
\$20,000-30,000	39	0	0	0	0	39	75%
\$30,000-40,000	-7	0	0	0	0	-7	-34%
\$40,000-50,000	-4	-1	0	0	0	-5	-14%
\$50,000-60,000	0	-1	0	0	0	-1	-8%
\$60,000-75,000	7	1	-4	0	0	4	15%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	4	1	0	0	0	5	50%
\$125,000-150,000	0	1	0	0	0	1	50%
\$150,000-200,000	0	0	0	0	0	0	0%
\$200,000+	2	2	2	0	0	12	#DIV/0!
<b>Total Change</b>	<b>61</b>	<b>6</b>	<b>-2</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>30%</b>
<b>Percent Change</b>	<b>38%</b>	<b>17%</b>	<b>-8%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>30%</b>	

Renter Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Household	
						Total	Total
\$0-10,000	8	2	0	6	1	17	22%
\$10,000-20,000	10	3	-16	3	4	4	3%
\$20,000-30,000	43	4	-10	4	-1	40	29%
\$30,000-40,000	6	4	4	0	0	23	24%
\$40,000-50,000	-4	-3	0	3	-6	-8	-5%
\$50,000-60,000	-6	-10	0	0	1	-15	-25%
\$60,000-75,000	10	5	24	0	2	41	51%
\$75,000-100,000	0	7	0	0	5	12	63%
\$100,000-125,000	4	1	0	-2	-3	6	27%
\$125,000-150,000	0	1	0	0	0	1	50%
\$150,000-200,000	0	0	0	0	0	0	0%
\$200,000+	2	2	2	0	0	12	#DIV/0!
<b>Total</b>	<b>70</b>	<b>16</b>	<b>4</b>	<b>20</b>	<b>14</b>	<b>133</b>	<b>17%</b>
<b>Percent Change</b>	<b>32%</b>	<b>8%</b>	<b>3%</b>	<b>19%</b>	<b>14%</b>	<b>17%</b>	



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Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2	0	0	0	0	2
\$10,000-20,000	0	3	0	4	0	7
\$20,000-30,000	14	0	0	0	3	17
\$30,000-40,000	0	0	0	0	0	0
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	0	34	0	27	61
\$60,000-75,000	22	34	0	0	17	73
\$75,000-100,000	0	43	4	69	8	124
\$100,000-125,000	0	14	11	20	0	45
\$125,000-150,000	0	0	36	0	25	61
\$150,000-200,000	0	0	29	40	0	69
\$200,000+	0	44	0	0	0	44
<b>Total</b>	<b>38</b>	<b>138</b>	<b>114</b>	<b>133</b>	<b>80</b>	<b>503</b>

Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	41	2	0	0	0	43
\$10,000-20,000	54	15	41	0	0	110
\$20,000-30,000	83	60	7	0	0	150
\$30,000-40,000	28	28	12	0	0	68
\$40,000-50,000	0	27	9	0	0	36
\$50,000-60,000	20	22	3	0	0	45
\$60,000-75,000	18	68	0	0	0	86
\$75,000-100,000	16	74	21	0	0	111
\$100,000-125,000	17	50	1	6	0	74
\$125,000-150,000	3	28	0	0	0	31
\$150,000-200,000	1	11	20	0	0	32
\$200,000+	8	46	1	0	0	55
<b>Total</b>	<b>289</b>	<b>431</b>	<b>115</b>	<b>6</b>	<b>0</b>	<b>841</b>

Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	41	2	0	0	0	43
\$10,000-20,000	54	15	2	0	0	71
\$20,000-30,000	64	60	7	0	0	131
\$30,000-40,000	20	28	12	0	0	60
\$40,000-50,000	0	26	6	0	0	32
\$50,000-60,000	20	22	3	0	0	45
\$60,000-75,000	18	38	0	0	0	56
\$75,000-100,000	16	58	3	0	0	77
\$100,000-125,000	11	44	1	0	0	56
\$125,000-150,000	3	18	0	0	0	21
\$150,000-200,000	1	11	0	0	0	12
\$200,000+	8	20	1	0	0	29
<b>Total</b>	<b>256</b>	<b>342</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>633</b>

Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	43	2	0	0	0	45
\$10,000-20,000	54	18	41	4	0	117
\$20,000-30,000	97	60	7	0	3	167
\$30,000-40,000	28	28	12	0	0	68
\$40,000-50,000	0	27	9	0	0	36
\$50,000-60,000	20	22	37	0	27	106
\$60,000-75,000	40	102	0	0	17	159
\$75,000-100,000	16	117	25	69	8	235
\$100,000-125,000	17	64	12	26	0	119
\$125,000-150,000	3	28	36	0	25	92
\$150,000-200,000	1	11	49	40	0	101
\$200,000+	8	90	1	0	0	99
<b>Total</b>	<b>327</b>	<b>569</b>	<b>229</b>	<b>139</b>	<b>80</b>	<b>1,344</b>

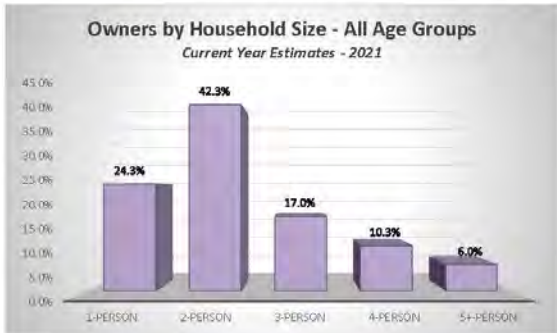
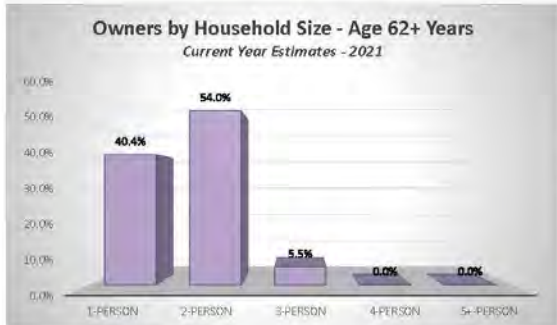
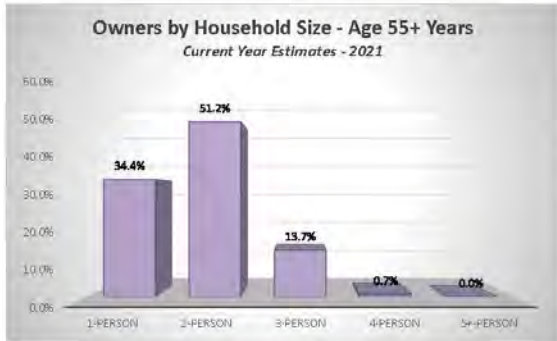
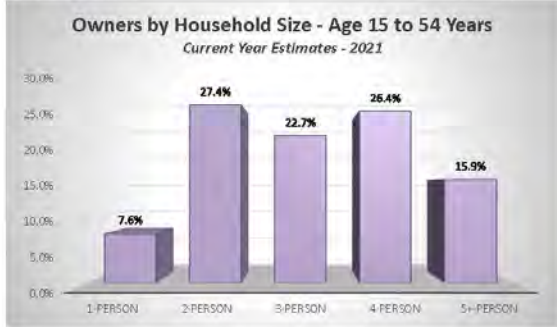
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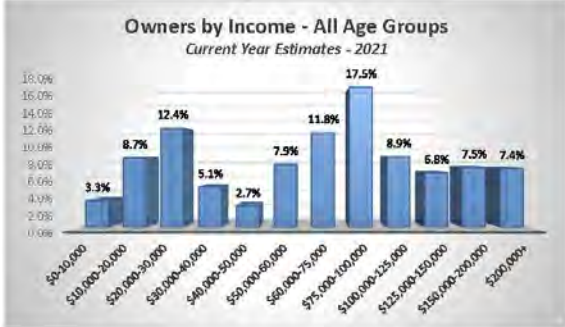
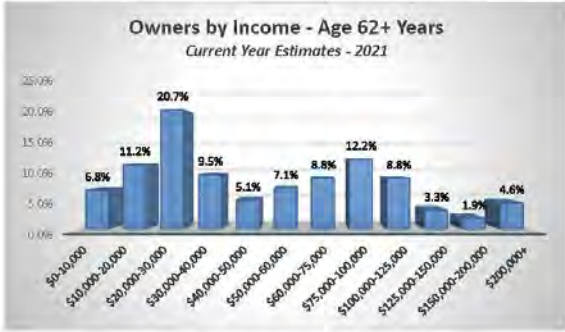
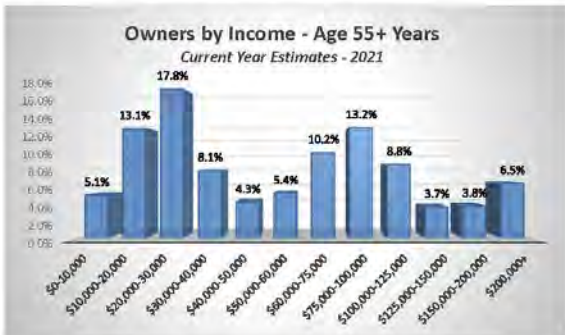
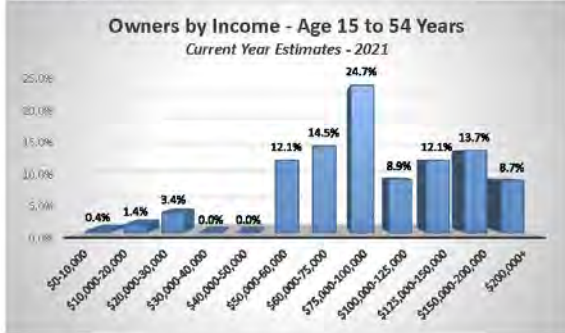
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
\$10,000-20,000	0.0%	0.6%	0.0%	0.8%	0.0%	1.4%
\$20,000-30,000	2.8%	0.0%	0.0%	0.0%	0.6%	3.4%
\$30,000-40,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	0.0%	0.0%	6.8%	0.0%	3.4%	12.1%
\$60,000-75,000	4.4%	6.8%	0.0%	0.0%	3.4%	14.5%
\$75,000-100,000	0.0%	8.5%	0.8%	13.7%	1.6%	24.7%
\$100,000-125,000	0.0%	2.8%	2.2%	4.0%	0.0%	8.9%
\$125,000-150,000	0.0%	0.0%	7.2%	0.0%	5.0%	12.1%
\$150,000-200,000	0.0%	0.0%	5.8%	8.0%	0.0%	13.7%
\$200,000+	0.0%	8.7%	0.0%	0.0%	0.0%	8.7%
<b>Total</b>	<b>7.6%</b>	<b>27.4%</b>	<b>22.7%</b>	<b>26.4%</b>	<b>15.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.9%	0.2%	0.0%	0.0%	0.0%	5.1%
\$10,000-20,000	6.4%	1.8%	4.9%	0.0%	0.0%	13.1%
\$20,000-30,000	9.9%	7.1%	0.8%	0.0%	0.0%	17.8%
\$30,000-40,000	3.3%	3.3%	1.4%	0.0%	0.0%	8.1%
\$40,000-50,000	0.0%	3.2%	1.1%	0.0%	0.0%	4.3%
\$50,000-60,000	2.4%	2.6%	0.4%	0.0%	0.0%	5.4%
\$60,000-75,000	2.1%	8.1%	0.0%	0.0%	0.0%	10.2%
\$75,000-100,000	1.9%	8.8%	2.5%	0.0%	0.0%	13.2%
\$100,000-125,000	2.0%	5.9%	0.1%	0.7%	0.0%	8.8%
\$125,000-150,000	0.4%	3.3%	0.0%	0.0%	0.0%	3.7%
\$150,000-200,000	0.1%	1.3%	2.4%	0.0%	0.0%	3.8%
\$200,000+	1.0%	5.5%	0.1%	0.0%	0.0%	6.5%
<b>Total</b>	<b>34.4%</b>	<b>51.2%</b>	<b>13.7%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.5%	0.3%	0.0%	0.0%	0.0%	6.8%
\$10,000-20,000	8.3%	2.4%	0.3%	0.0%	0.0%	11.2%
\$20,000-30,000	10.1%	9.5%	1.1%	0.0%	0.0%	20.7%
\$30,000-40,000	3.2%	4.4%	1.9%	0.0%	0.0%	9.5%
\$40,000-50,000	0.0%	4.1%	0.9%	0.0%	0.0%	5.1%
\$50,000-60,000	3.2%	3.5%	0.5%	0.0%	0.0%	7.1%
\$60,000-75,000	2.8%	6.0%	0.0%	0.0%	0.0%	8.8%
\$75,000-100,000	2.5%	9.2%	0.5%	0.0%	0.0%	12.2%
\$100,000-125,000	1.7%	7.0%	0.2%	0.0%	0.0%	8.9%
\$125,000-150,000	0.5%	2.8%	0.0%	0.0%	0.0%	3.3%
\$150,000-200,000	0.2%	1.7%	0.0%	0.0%	0.0%	1.9%
\$200,000+	1.3%	3.2%	0.2%	0.0%	0.0%	4.6%
<b>Total</b>	<b>40.4%</b>	<b>54.0%</b>	<b>5.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.2%	0.1%	0.0%	0.0%	0.0%	3.3%
\$10,000-20,000	4.0%	1.3%	3.1%	0.3%	0.0%	8.7%
\$20,000-30,000	7.2%	4.5%	0.5%	0.0%	0.2%	12.4%
\$30,000-40,000	2.1%	2.1%	0.9%	0.0%	0.0%	5.1%
\$40,000-50,000	0.0%	2.0%	0.7%	0.0%	0.0%	2.7%
\$50,000-60,000	1.5%	1.6%	2.8%	0.0%	2.0%	7.9%
\$60,000-75,000	3.0%	7.6%	0.0%	0.0%	1.3%	11.8%
\$75,000-100,000	1.2%	8.7%	1.9%	5.1%	0.6%	17.5%
\$100,000-125,000	1.3%	4.8%	0.9%	1.9%	0.0%	8.9%
\$125,000-150,000	0.2%	2.1%	2.7%	0.0%	1.9%	6.8%
\$150,000-200,000	0.1%	0.8%	3.6%	3.0%	0.0%	7.5%
\$200,000+	0.6%	6.7%	0.1%	0.0%	0.0%	7.4%
<b>Total</b>	<b>24.3%</b>	<b>42.3%</b>	<b>17.0%</b>	<b>10.3%</b>	<b>6.0%</b>	<b>100.0%</b>





**HISTA 2.2 Summary Data**

**Town of Woodstock**

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Prepared by Clarkes

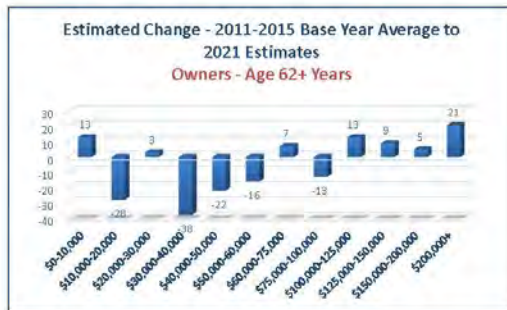
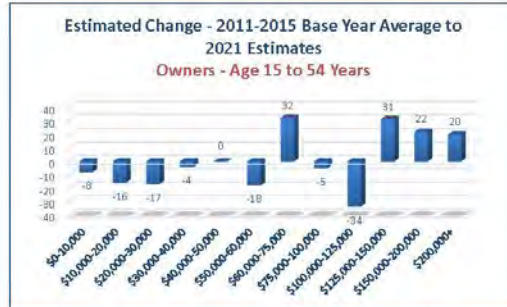
Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-8	0	0	0	0	-8	-50%
\$10,000-20,000	0	-7	0	-9	0	-16	-70%
\$20,000-30,000	-13	-3	0	0	-1	-17	-50%
\$30,000-40,000	0	0	-4	0	0	-4	-100%
\$40,000-50,000	0	0	0	0	0	0	#DIV/0!
\$50,000-60,000	0	0	-2	0	-16	-18	-23%
\$60,000-75,000	11	15	0	0	6	32	78%
\$75,000-100,000	0	-6	0	2	-1	-5	-4%
\$100,000-125,000	0	-9	-9	-16	0	-34	-43%
\$125,000-150,000	0	0	21	0	10	31	103%
\$150,000-200,000	0	0	8	14	0	22	47%
\$200,000+	0	20	0	0	0	20	83%
<b>Total Change</b>	<b>-10</b>	<b>10</b>	<b>14</b>	<b>-9</b>	<b>-2</b>	<b>3</b>	<b>1%</b>
<b>Percent Change</b>	<b>-21%</b>	<b>8%</b>	<b>14%</b>	<b>-6%</b>	<b>-2%</b>	<b>1%</b>	

Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	21	-11	-1	0	0	9	26%
\$10,000-20,000	-33	6	15	0	0	-12	-10%
\$20,000-30,000	-1	-7	-1	0	0	-9	-6%
\$30,000-40,000	-26	-16	-5	0	0	-47	-41%
\$40,000-50,000	-1	-22	-6	0	0	-29	-45%
\$50,000-60,000	3	-16	-3	0	0	-16	-26%
\$60,000-75,000	4	5	0	0	0	9	12%
\$75,000-100,000	0	-15	-1	0	0	-16	-14%
\$100,000-125,000	3	-1	1	-3	0	0	0%
\$125,000-150,000	3	6	0	0	0	9	41%
\$150,000-200,000	1	5	8	0	0	14	78%
\$200,000+	2	23	1	0	0	31	129%
<b>Total Change</b>	<b>-19</b>	<b>-43</b>	<b>6</b>	<b>-3</b>	<b>0</b>	<b>-59</b>	<b>-7%</b>
<b>Percent Change</b>	<b>-6%</b>	<b>-9%</b>	<b>6%</b>	<b>-33%</b>	<b>#DIV/0!</b>	<b>-7%</b>	

Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	21	-8	0	0	0	13	43%
\$10,000-20,000	-33	6	-1	0	0	-28	-28%
\$20,000-30,000	11	-7	-1	0	0	3	2%
\$30,000-40,000	-17	-16	-5	0	0	-38	-39%
\$40,000-50,000	-1	-17	-4	0	0	-22	-41%
\$50,000-60,000	3	-16	-3	0	0	-16	-26%
\$60,000-75,000	4	3	0	0	0	7	14%
\$75,000-100,000	0	-12	-1	0	0	-13	-14%
\$100,000-125,000	7	5	1	0	0	13	30%
\$125,000-150,000	3	6	0	0	0	9	75%
\$150,000-200,000	1	5	-1	0	0	5	71%
\$200,000+	2	13	1	0	0	21	263%
<b>Total Change</b>	<b>6</b>	<b>-38</b>	<b>-14</b>	<b>0</b>	<b>0</b>	<b>-46</b>	<b>-7%</b>
<b>Percent Change</b>	<b>2%</b>	<b>-10%</b>	<b>-29%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>-7%</b>	

Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	13	-11	-1	0	0	1	2%
\$10,000-20,000	-33	-1	15	9	0	-8	-19%
\$20,000-30,000	-14	-10	-1	0	-1	-26	-13%
\$30,000-40,000	-26	-16	-9	0	0	-51	-43%
\$40,000-50,000	-1	-22	-6	0	0	-29	-45%
\$50,000-60,000	3	-16	-5	0	-16	-34	-24%
\$60,000-75,000	15	20	0	0	6	41	35%
\$75,000-100,000	0	-21	-3	2	-1	-23	-9%
\$100,000-125,000	3	-10	-8	19	0	-34	-22%
\$125,000-150,000	3	6	21	0	10	40	77%
\$150,000-200,000	1	5	16	14	0	36	55%
\$200,000+	2	42	1	0	0	51	166%
<b>Total</b>	<b>-29</b>	<b>-33</b>	<b>20</b>	<b>-12</b>	<b>-2</b>	<b>-56</b>	<b>-4%</b>
<b>Percent Change</b>	<b>-8%</b>	<b>-5%</b>	<b>10%</b>	<b>-8%</b>	<b>-2%</b>	<b>-4%</b>	





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Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	25	24	0	14	2	65
\$10,000-20,000	13	15	14	17	12	71
\$20,000-30,000	27	41	13	18	6	105
\$30,000-40,000	45	23	4	0	32	104
\$40,000-50,000	0	22	0	59	36	117
\$50,000-60,000	0	0	34	0	36	70
\$60,000-75,000	25	38	81	0	19	163
\$75,000-100,000	0	60	4	69	22	155
\$100,000-125,000	0	14	11	40	0	65
\$125,000-150,000	0	0	36	0	25	61
\$150,000-200,000	0	0	29	40	0	69
\$200,000+	0	44	0	0	0	44
<b>Total</b>	<b>135</b>	<b>281</b>	<b>226</b>	<b>257</b>	<b>190</b>	<b>1,089</b>

Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	70	6	0	0	0	76
\$10,000-20,000	109	26	41	0	0	176
\$20,000-30,000	174	60	7	0	0	241
\$30,000-40,000	35	35	12	0	0	82
\$40,000-50,000	19	46	9	0	0	74
\$50,000-60,000	26	51	3	0	0	80
\$60,000-75,000	27	69	21	0	0	117
\$75,000-100,000	16	74	21	0	0	111
\$100,000-125,000	22	51	1	6	2	82
\$125,000-150,000	5	29	0	0	0	34
\$150,000-200,000	1	12	20	0	0	33
\$200,000+	16	48	3	0	0	67
<b>Total</b>	<b>520</b>	<b>507</b>	<b>138</b>	<b>6</b>	<b>2</b>	<b>1,173</b>

Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	67	3	0	0	0	70
\$10,000-20,000	109	26	2	0	0	137
\$20,000-30,000	155	60	7	0	0	222
\$30,000-40,000	26	28	12	0	0	66
\$40,000-50,000	19	37	6	0	0	62
\$50,000-60,000	20	34	3	0	0	57
\$60,000-75,000	27	39	21	0	0	87
\$75,000-100,000	16	58	3	0	0	77
\$100,000-125,000	16	45	1	0	0	62
\$125,000-150,000	5	19	0	0	0	24
\$150,000-200,000	1	12	0	0	0	13
\$200,000+	16	22	3	0	0	41
<b>Total</b>	<b>477</b>	<b>383</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>918</b>

Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	95	30	0	14	2	141
\$10,000-20,000	122	41	55	17	12	247
\$20,000-30,000	201	101	20	18	6	346
\$30,000-40,000	80	58	16	0	32	186
\$40,000-50,000	19	68	9	59	36	191
\$50,000-60,000	26	51	37	0	36	150
\$60,000-75,000	52	107	102	0	19	280
\$75,000-100,000	16	134	25	69	22	266
\$100,000-125,000	22	65	12	46	2	147
\$125,000-150,000	5	29	36	0	25	95
\$150,000-200,000	1	12	49	40	0	102
\$200,000+	16	92	3	0	0	111
<b>Total</b>	<b>655</b>	<b>788</b>	<b>364</b>	<b>263</b>	<b>192</b>	<b>2,262</b>

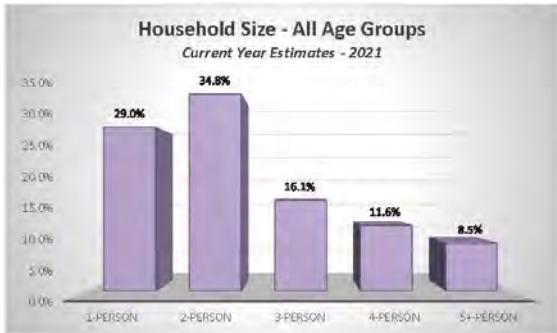
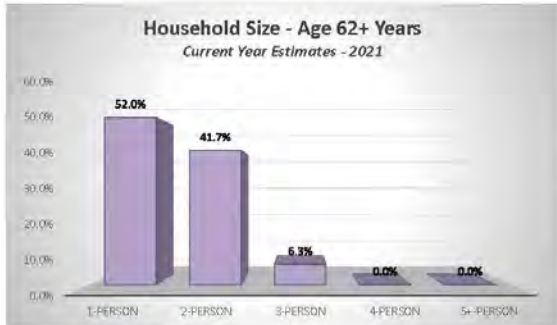
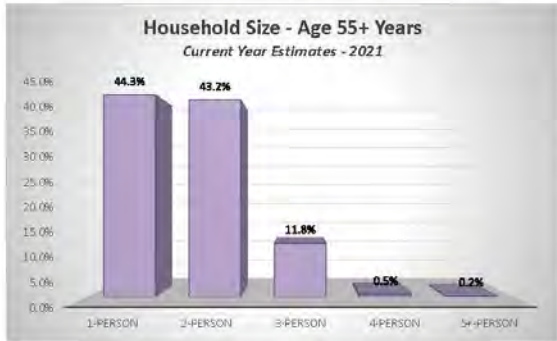
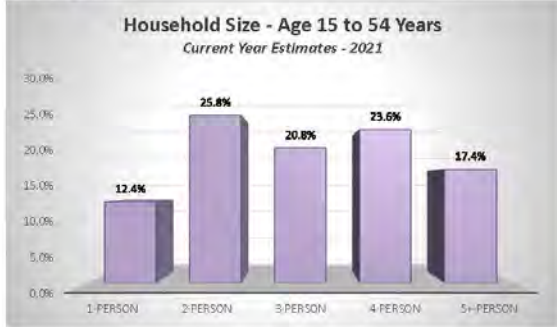
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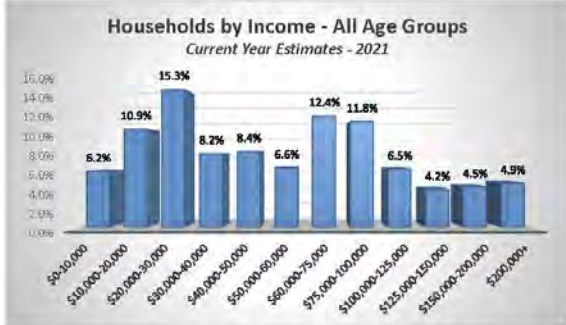
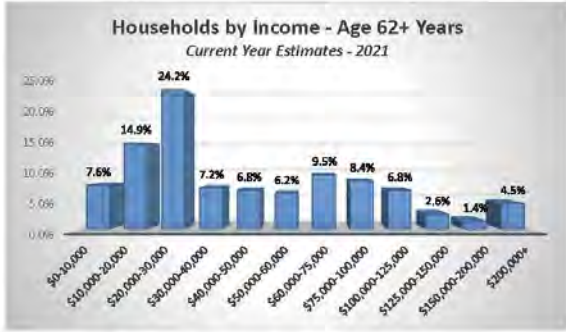
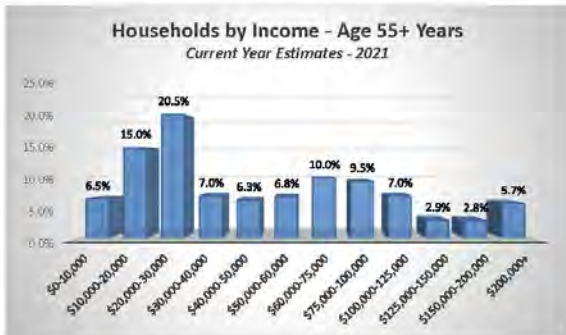
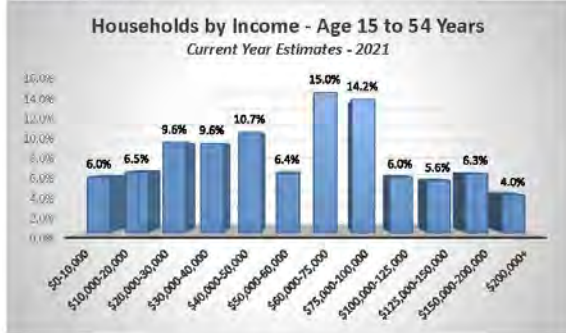
Percent Renter & Owner Households						
Age 18 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.3%	2.2%	0.0%	1.3%	0.2%	6.0%
\$10,000-20,000	1.2%	1.4%	1.3%	1.6%	1.1%	6.5%
\$20,000-30,000	2.5%	3.8%	1.2%	1.7%	0.6%	9.6%
\$30,000-40,000	4.1%	2.1%	0.4%	0.0%	2.9%	9.6%
\$40,000-50,000	0.0%	2.0%	0.0%	5.4%	3.3%	10.7%
\$50,000-60,000	0.0%	0.0%	3.1%	0.0%	3.3%	6.4%
\$60,000-75,000	2.3%	3.5%	7.4%	0.0%	1.7%	15.0%
\$75,000-100,000	0.0%	5.5%	0.4%	6.3%	2.0%	14.2%
\$100,000-125,000	0.0%	1.3%	1.0%	3.7%	0.0%	6.0%
\$125,000-150,000	0.0%	0.0%	3.3%	0.0%	2.3%	5.6%
\$150,000-200,000	0.0%	0.0%	2.7%	3.7%	0.0%	6.3%
\$200,000+	0.0%	4.0%	0.0%	0.0%	0.0%	4.0%
<b>Total</b>	<b>12.4%</b>	<b>25.8%</b>	<b>20.8%</b>	<b>23.6%</b>	<b>17.4%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.0%	0.5%	0.0%	0.0%	0.0%	6.5%
\$10,000-20,000	9.3%	2.2%	3.3%	0.0%	0.0%	15.0%
\$20,000-30,000	14.8%	3.1%	0.6%	0.0%	0.0%	20.5%
\$30,000-40,000	3.0%	3.0%	1.0%	0.0%	0.0%	7.0%
\$40,000-50,000	1.6%	3.9%	0.8%	0.0%	0.0%	6.3%
\$50,000-60,000	2.2%	4.3%	0.3%	0.0%	0.0%	6.8%
\$60,000-75,000	2.3%	5.9%	1.8%	0.0%	0.0%	10.0%
\$75,000-100,000	1.4%	6.3%	1.8%	0.0%	0.0%	9.5%
\$100,000-125,000	1.9%	4.3%	0.1%	0.5%	0.2%	7.0%
\$125,000-150,000	0.4%	2.5%	0.0%	0.0%	0.0%	2.9%
\$150,000-200,000	0.1%	1.0%	1.7%	0.0%	0.0%	2.8%
\$200,000+	1.4%	4.1%	0.3%	0.0%	0.0%	5.7%
<b>Total</b>	<b>44.3%</b>	<b>43.2%</b>	<b>11.8%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.3%	0.3%	0.0%	0.0%	0.0%	7.6%
\$10,000-20,000	11.9%	2.8%	0.2%	0.0%	0.0%	14.9%
\$20,000-30,000	16.9%	6.5%	0.8%	0.0%	0.0%	24.2%
\$30,000-40,000	2.8%	3.1%	1.3%	0.0%	0.0%	7.2%
\$40,000-50,000	2.1%	4.0%	0.7%	0.0%	0.0%	6.8%
\$50,000-60,000	2.2%	3.7%	0.3%	0.0%	0.0%	6.2%
\$60,000-75,000	2.9%	4.2%	2.3%	0.0%	0.0%	9.5%
\$75,000-100,000	1.7%	6.3%	0.3%	0.0%	0.0%	8.4%
\$100,000-125,000	1.7%	4.9%	0.1%	0.0%	0.0%	6.8%
\$125,000-150,000	0.5%	2.1%	0.0%	0.0%	0.0%	2.6%
\$150,000-200,000	0.1%	1.3%	0.0%	0.0%	0.0%	1.4%
\$200,000+	1.7%	2.4%	0.3%	0.0%	0.0%	4.5%
<b>Total</b>	<b>52.0%</b>	<b>41.7%</b>	<b>6.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.2%	1.3%	0.0%	0.6%	0.1%	6.2%
\$10,000-20,000	5.4%	1.8%	3.4%	0.8%	0.5%	10.9%
\$20,000-30,000	8.9%	4.5%	0.9%	0.8%	0.3%	15.3%
\$30,000-40,000	3.5%	2.6%	0.7%	0.0%	1.4%	8.2%
\$40,000-50,000	0.8%	3.0%	0.4%	2.6%	1.6%	8.4%
\$50,000-60,000	1.1%	2.3%	1.6%	0.0%	1.6%	6.6%
\$60,000-75,000	2.3%	4.7%	4.5%	0.0%	0.8%	12.4%
\$75,000-100,000	0.7%	5.9%	1.1%	3.1%	1.0%	11.8%
\$100,000-125,000	1.0%	2.9%	0.5%	2.0%	0.1%	6.5%
\$125,000-150,000	0.2%	1.3%	1.6%	0.0%	1.1%	4.2%
\$150,000-200,000	0.0%	0.5%	2.2%	1.8%	0.0%	4.5%
\$200,000+	0.7%	4.1%	0.1%	0.0%	0.0%	4.9%
<b>Total</b>	<b>29.0%</b>	<b>34.8%</b>	<b>16.1%</b>	<b>11.6%</b>	<b>8.5%</b>	<b>100.0%</b>





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Town of Woodstock

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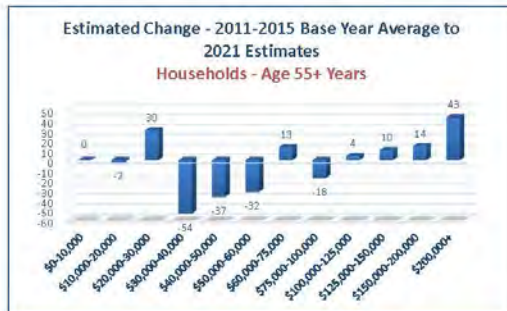
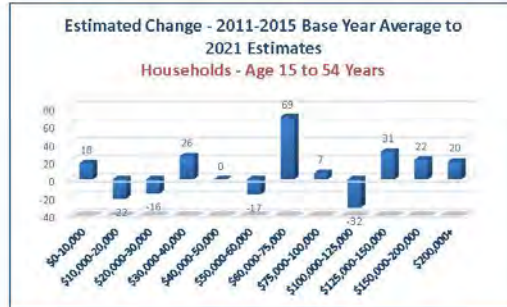
Prepared by Clark

Renter & Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	3	8	0	6	1	18	38%
\$10,000-20,000	3	-7	-16	-6	4	-22	-24%
\$20,000-30,000	-9	1	-10	4	-2	-16	-13%
\$30,000-40,000	12	5	0	0	3	26	33%
\$40,000-50,000	0	1	0	5	-6	0	0%
\$50,000-60,000	0	0	-2	0	-15	-17	-20%
\$60,000-75,000	14	12	28	0	8	69	73%
\$75,000-100,000	0	1	0	2	4	7	5%
\$100,000-125,000	0	-9	-9	-14	0	-32	-33%
\$125,000-150,000	0	0	21	0	10	31	103%
\$150,000-200,000	0	0	8	14	0	22	47%
\$200,000+	0	20	0	0	0	20	83%
<b>Total Change</b>	<b>23</b>	<b>39</b>	<b>20</b>	<b>11</b>	<b>13</b>	<b>106</b>	<b>11%</b>
<b>Percent Change</b>	<b>21%</b>	<b>16%</b>	<b>10%</b>	<b>4%</b>	<b>7%</b>	<b>11%</b>	

Renter & Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	19	-17	-1	0	0	0	0%
\$10,000-20,000	-26	9	15	0	0	-2	-1%
\$20,000-30,000	39	-7	-1	0	0	30	14%
\$30,000-40,000	-32	-17	-5	0	0	-54	-40%
\$40,000-50,000	-5	-26	-6	0	0	-37	-33%
\$50,000-60,000	-3	-26	-3	0	0	-32	-29%
\$60,000-75,000	11	6	-4	0	0	13	12%
\$75,000-100,000	0	-15	-2	0	0	-18	-14%
\$100,000-125,000	7	0	1	-3	-1	-4	-5%
\$125,000-150,000	3	7	0	0	0	10	42%
\$150,000-200,000	1	5	8	0	0	14	34%
\$200,000+	12	22	2	0	0	43	179%
<b>Total Change</b>	<b>27</b>	<b>-56</b>	<b>4</b>	<b>-3</b>	<b>-1</b>	<b>-29</b>	<b>-2%</b>
<b>Percent Change</b>	<b>5%</b>	<b>-10%</b>	<b>3%</b>	<b>-33%</b>	<b>-33%</b>	<b>-2%</b>	

Renter & Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	29	-8	0	0	0	20	40%
\$10,000-20,000	-26	9	-1	0	0	-18	-12%
\$20,000-30,000	50	-7	-1	0	0	42	23%
\$30,000-40,000	-24	-16	-9	0	0	-45	-41%
\$40,000-50,000	-5	-18	-4	0	0	-27	-30%
\$50,000-60,000	3	-17	-3	0	0	-17	-23%
\$60,000-75,000	11	4	-4	0	0	11	14%
\$75,000-100,000	0	-12	-1	0	0	-13	-14%
\$100,000-125,000	11	6	1	0	0	18	41%
\$125,000-150,000	3	7	0	0	0	10	71%
\$150,000-200,000	1	5	-1	0	0	5	63%
\$200,000+	12	12	2	0	0	33	433%
<b>Total Change</b>	<b>67</b>	<b>-32</b>	<b>-16</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>2%</b>
<b>Percent Change</b>	<b>16%</b>	<b>-8%</b>	<b>-22%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>2%</b>	

Renter & Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	21	-9	-1	6	1	18	15%
\$10,000-20,000	-23	2	-1	-6	4	-24	-9%
\$20,000-30,000	29	-6	-11	4	-2	14	4%
\$30,000-40,000	-20	-12	-5	0	0	-28	-13%
\$40,000-50,000	-5	-25	-6	3	-6	-37	-16%
\$50,000-60,000	-3	-26	-5	0	-15	-49	-25%
\$60,000-75,000	25	25	24	0	8	82	41%
\$75,000-100,000	0	-14	-3	2	4	-11	-4%
\$100,000-125,000	7	-9	-8	-17	-3	-28	-16%
\$125,000-150,000	3	7	21	0	10	41	76%
\$150,000-200,000	1	5	16	14	0	36	55%
\$200,000+	12	42	2	0	0	63	137%
<b>Total</b>	<b>50</b>	<b>-17</b>	<b>24</b>	<b>8</b>	<b>12</b>	<b>77</b>	<b>4%</b>
<b>Percent Change</b>	<b>8%</b>	<b>-2%</b>	<b>7%</b>	<b>3%</b>	<b>7%</b>	<b>4%</b>	





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Town of Woodstock

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Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	20	22	0	15	2	59
\$10,000-20,000	14	12	14	9	9	58
\$20,000-30,000	9	36	14	15	3	77
\$30,000-40,000	52	30	4	0	33	119
\$40,000-50,000	0	22	0	60	41	123
\$50,000-60,000	0	0	0	0	7	7
\$60,000-75,000	4	3	77	0	1	85
\$75,000-100,000	0	24	0	0	17	41
\$100,000-125,000	0	0	0	27	0	27
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
<b>Total</b>	<b>99</b>	<b>149</b>	<b>109</b>	<b>126</b>	<b>113</b>	<b>596</b>

Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	26	2	0	0	0	28
\$10,000-20,000	51	9	0	0	0	60
\$20,000-30,000	94	0	0	0	0	94
\$30,000-40,000	10	7	0	0	0	17
\$40,000-50,000	23	21	0	0	0	44
\$50,000-60,000	5	27	0	0	0	32
\$60,000-75,000	9	1	20	0	0	30
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	7	1	0	0	3	11
\$125,000-150,000	3	1	0	0	0	4
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	13	5	2	0	0	21
<b>Total</b>	<b>241</b>	<b>75</b>	<b>23</b>	<b>0</b>	<b>3</b>	<b>342</b>

Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	23	0	0	0	0	23
\$10,000-20,000	51	9	0	0	0	60
\$20,000-30,000	94	0	0	0	0	94
\$30,000-40,000	9	0	0	0	0	9
\$40,000-50,000	23	13	0	0	0	36
\$50,000-60,000	0	13	0	0	0	13
\$60,000-75,000	9	1	20	0	0	30
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	7	1	0	0	0	8
\$125,000-150,000	3	1	0	0	0	4
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	13	5	2	0	0	21
<b>Total</b>	<b>232</b>	<b>44</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>299</b>

Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	46	24	0	15	2	87
\$10,000-20,000	65	21	14	9	9	118
\$20,000-30,000	103	36	14	15	3	171
\$30,000-40,000	62	37	4	0	33	136
\$40,000-50,000	23	43	0	60	41	167
\$50,000-60,000	5	27	0	0	7	39
\$60,000-75,000	13	4	97	0	1	115
\$75,000-100,000	0	24	0	0	17	41
\$100,000-125,000	7	1	0	27	3	38
\$125,000-150,000	3	1	0	0	0	4
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	13	5	2	0	0	21
<b>Total</b>	<b>340</b>	<b>224</b>	<b>132</b>	<b>126</b>	<b>116</b>	<b>938</b>



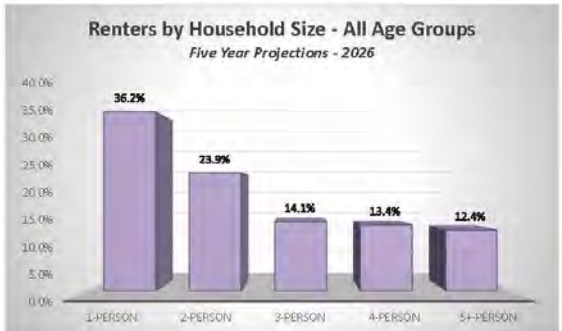
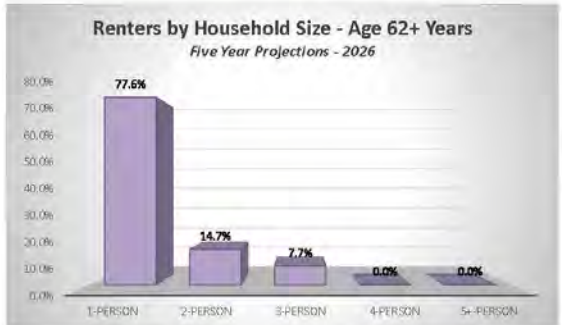
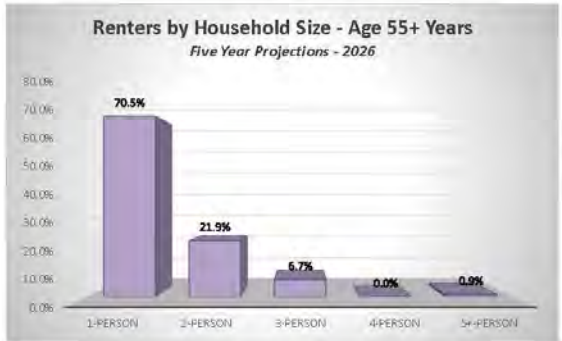
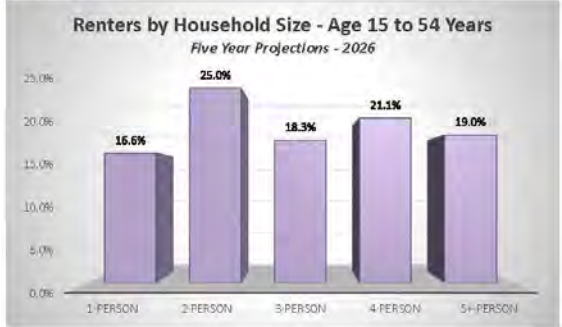
**HISTA 2.2 Summary Data      Town of Woodstock**  
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Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.4%	3.7%	0.0%	2.5%	0.3%	9.9%
\$10,000-20,000	2.3%	2.0%	2.3%	1.5%	1.5%	9.7%
\$20,000-30,000	1.5%	6.0%	2.3%	2.5%	0.5%	12.9%
\$30,000-40,000	8.7%	5.0%	0.7%	0.0%	5.5%	20.0%
\$40,000-50,000	0.0%	3.7%	0.0%	10.1%	6.9%	20.6%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	1.2%	1.2%
\$60,000-75,000	0.7%	0.5%	12.9%	0.0%	0.2%	14.3%
\$75,000-100,000	0.0%	4.6%	0.0%	0.0%	2.9%	6.9%
\$100,000-125,000	0.0%	0.0%	0.0%	4.5%	0.0%	4.5%
\$125,000-150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$150,000-200,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total</b>	<b>16.6%</b>	<b>25.0%</b>	<b>18.3%</b>	<b>21.1%</b>	<b>19.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.6%	0.6%	0.0%	0.0%	0.0%	8.2%
\$10,000-20,000	14.9%	2.6%	0.0%	0.0%	0.0%	17.5%
\$20,000-30,000	27.5%	0.0%	0.0%	0.0%	0.0%	27.5%
\$30,000-40,000	2.9%	2.0%	0.0%	0.0%	0.0%	5.0%
\$40,000-50,000	6.7%	6.1%	0.0%	0.0%	0.0%	12.9%
\$50,000-60,000	1.5%	7.9%	0.0%	0.0%	0.0%	9.4%
\$60,000-75,000	2.6%	0.3%	5.8%	0.0%	0.0%	8.8%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	2.0%	0.3%	0.0%	0.0%	0.9%	3.2%
\$125,000-150,000	0.9%	0.3%	0.0%	0.0%	0.0%	1.2%
\$150,000-200,000	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
\$200,000+	3.8%	1.5%	0.9%	0.0%	0.0%	6.1%
<b>Total</b>	<b>70.5%</b>	<b>21.9%</b>	<b>6.7%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	7.7%	0.0%	0.0%	0.0%	0.0%	7.7%
\$10,000-20,000	17.1%	3.0%	0.0%	0.0%	0.0%	20.1%
\$20,000-30,000	31.4%	0.0%	0.0%	0.0%	0.0%	31.4%
\$30,000-40,000	3.0%	0.0%	0.0%	0.0%	0.0%	3.0%
\$40,000-50,000	7.7%	4.3%	0.0%	0.0%	0.0%	12.0%
\$50,000-60,000	0.0%	4.3%	0.0%	0.0%	0.0%	4.3%
\$60,000-75,000	3.0%	0.3%	6.7%	0.0%	0.0%	10.0%
\$75,000-100,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$100,000-125,000	2.3%	0.3%	0.0%	0.0%	0.0%	2.7%
\$125,000-150,000	1.0%	0.3%	0.0%	0.0%	0.0%	1.3%
\$150,000-200,000	0.0%	0.3%	0.0%	0.0%	0.0%	0.3%
\$200,000+	4.3%	1.7%	1.0%	0.0%	0.0%	7.0%
<b>Total</b>	<b>77.6%</b>	<b>14.7%</b>	<b>7.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.9%	2.6%	0.0%	1.6%	0.2%	9.3%
\$10,000-20,000	6.9%	2.2%	1.5%	1.0%	1.0%	12.6%
\$20,000-30,000	11.0%	3.8%	1.5%	1.6%	0.3%	18.2%
\$30,000-40,000	6.6%	3.9%	0.4%	0.0%	3.5%	14.5%
\$40,000-50,000	2.5%	4.6%	0.0%	6.4%	4.4%	17.9%
\$50,000-60,000	0.5%	2.9%	0.0%	0.0%	0.7%	4.2%
\$60,000-75,000	1.4%	0.4%	10.3%	0.0%	0.1%	12.3%
\$75,000-100,000	0.0%	2.6%	0.0%	0.0%	1.8%	4.4%
\$100,000-125,000	0.7%	0.1%	0.0%	2.9%	0.3%	4.1%
\$125,000-150,000	0.3%	0.1%	0.0%	0.0%	0.0%	0.4%
\$150,000-200,000	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
\$200,000+	1.4%	0.5%	0.3%	0.0%	0.0%	2.2%
<b>Total</b>	<b>36.2%</b>	<b>23.9%</b>	<b>14.1%</b>	<b>13.4%</b>	<b>12.4%</b>	<b>100.0%</b>





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Renter Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-3	-2	0	1	0	-4	-6%
\$10,000-20,000	1	0	0	-4	-3	-6	-9%
\$20,000-30,000	-4	-5	-1	-3	0	-11	-13%
\$30,000-40,000	7	7	0	0	1	15	14%
\$40,000-50,000	0	0	0	1	-5	6	5%
\$50,000-60,000	0	0	0	0	-2	-2	-22%
\$60,000-75,000	1	-1	-4	0	-1	-5	-6%
\$75,000-100,000	0	7	0	0	3	10	32%
\$100,000-125,000	0	0	0	7	0	7	35%
\$125,000-150,000	0	0	0	0	0	0	#DIV/0!
\$150,000-200,000	0	0	0	0	0	0	#DIV/0!
\$200,000+	0	0	0	0	0	0	#DIV/0!
<b>Total Change</b>	<b>2</b>	<b>6</b>	<b>-3</b>	<b>2</b>	<b>3</b>	<b>10</b>	<b>2%</b>
<b>Percent Change</b>	<b>2%</b>	<b>4%</b>	<b>-3%</b>	<b>2%</b>	<b>3%</b>	<b>2%</b>	

Renter Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-3	-2	0	0	0	-5	-15%
\$10,000-20,000	-4	-2	0	0	0	-6	-9%
\$20,000-30,000	3	0	0	0	0	3	3%
\$30,000-40,000	3	0	0	0	0	3	21%
\$40,000-50,000	4	2	0	0	0	6	16%
\$50,000-60,000	-1	-2	0	0	0	-3	-9%
\$60,000-75,000	0	0	-1	0	0	-1	-3%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	2	0	0	0	1	3	28%
\$125,000-150,000	1	0	0	0	0	1	33%
\$150,000-200,000	0	0	0	0	0	0	0%
\$200,000+	2	3	1	0	0	6	75%
<b>Total Change</b>	<b>10</b>	<b>-1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>3%</b>
<b>Percent Change</b>	<b>4%</b>	<b>-1%</b>	<b>0%</b>	<b>#DIV/0!</b>	<b>50%</b>	<b>3%</b>	

Renter Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-3	-1	0	0	0	-4	-15%
\$10,000-20,000	-4	-2	0	0	0	-6	-9%
\$20,000-30,000	3	0	0	0	0	3	3%
\$30,000-40,000	3	0	0	0	0	3	50%
\$40,000-50,000	4	2	0	0	0	6	20%
\$50,000-60,000	0	1	0	0	0	1	8%
\$60,000-75,000	0	0	-1	0	0	-1	-3%
\$75,000-100,000	0	0	0	0	0	0	#DIV/0!
\$100,000-125,000	2	0	0	0	0	2	33%
\$125,000-150,000	1	0	0	0	0	1	33%
\$150,000-200,000	0	0	0	0	0	0	0%
\$200,000+	2	3	1	0	0	6	75%
<b>Total Change</b>	<b>11</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>5%</b>
<b>Percent Change</b>	<b>3%</b>	<b>7%</b>	<b>0%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>5%</b>	

Renter Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-6	-4	0	1	0	-9	-9%
\$10,000-20,000	-3	-2	0	-4	-3	-12	-9%
\$20,000-30,000	-1	-5	-1	-3	0	-8	-4%
\$30,000-40,000	10	7	0	0	1	18	15%
\$40,000-50,000	4	2	0	1	5	12	8%
\$50,000-60,000	-1	-2	0	0	-2	-5	-11%
\$60,000-75,000	1	-1	-5	0	-1	-6	-5%
\$75,000-100,000	0	7	0	0	3	10	32%
\$100,000-125,000	2	0	0	7	1	10	36%
\$125,000-150,000	1	0	0	0	0	1	33%
\$150,000-200,000	0	0	0	0	0	0	0%
\$200,000+	2	3	1	0	0	6	75%
<b>Total</b>	<b>12</b>	<b>5</b>	<b>-3</b>	<b>2</b>	<b>4</b>	<b>20</b>	<b>2%</b>
<b>Percent Change</b>	<b>4%</b>	<b>2%</b>	<b>-2%</b>	<b>2%</b>	<b>4%</b>	<b>2%</b>	





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Town of Woodstock

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Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8	0	0	0	0	8
\$10,000-20,000	0	1	0	4	0	5
\$20,000-30,000	13	2	0	0	1	16
\$30,000-40,000	0	0	0	0	0	0
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	0	27	0	25	52
\$60,000-75,000	19	25	0	0	16	60
\$75,000-100,000	0	46	5	72	12	135
\$100,000-125,000	0	12	13	23	0	48
\$125,000-150,000	0	0	37	0	28	65
\$150,000-200,000	0	0	39	40	0	79
\$200,000+	0	56	0	0	0	56
<b>Total</b>	<b>40</b>	<b>142</b>	<b>121</b>	<b>139</b>	<b>82</b>	<b>524</b>

Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	36	2	0	0	0	38
\$10,000-20,000	50	12	33	0	0	95
\$20,000-30,000	77	51	6	0	0	134
\$30,000-40,000	31	30	16	0	0	77
\$40,000-50,000	0	29	10	0	0	39
\$50,000-60,000	20	20	3	0	0	43
\$60,000-75,000	19	53	0	0	0	72
\$75,000-100,000	22	82	23	0	0	127
\$100,000-125,000	23	62	1	5	0	91
\$125,000-150,000	5	35	1	0	0	41
\$150,000-200,000	2	12	20	0	0	34
\$200,000+	13	52	2	0	0	67
<b>Total</b>	<b>298</b>	<b>440</b>	<b>115</b>	<b>5</b>	<b>0</b>	<b>858</b>

Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	36	2	0	0	0	38
\$10,000-20,000	50	12	2	0	0	64
\$20,000-30,000	62	51	6	0	0	119
\$30,000-40,000	23	30	16	0	0	69
\$40,000-50,000	0	28	8	0	0	36
\$50,000-60,000	20	20	3	0	0	43
\$60,000-75,000	19	29	0	0	0	48
\$75,000-100,000	22	67	4	0	0	93
\$100,000-125,000	16	56	1	0	0	73
\$125,000-150,000	5	24	1	0	0	30
\$150,000-200,000	2	12	0	0	0	14
\$200,000+	13	21	2	0	0	36
<b>Total</b>	<b>268</b>	<b>352</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>663</b>

Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	44	2	0	0	0	46
\$10,000-20,000	50	13	33	4	0	100
\$20,000-30,000	90	53	6	0	1	150
\$30,000-40,000	31	30	16	0	0	77
\$40,000-50,000	0	29	10	0	0	39
\$50,000-60,000	20	20	30	0	25	95
\$60,000-75,000	38	78	0	0	16	132
\$75,000-100,000	22	128	28	72	12	262
\$100,000-125,000	23	74	14	28	0	139
\$125,000-150,000	5	35	38	0	28	106
\$150,000-200,000	2	12	59	40	0	113
\$200,000+	13	108	2	0	0	123
<b>Total</b>	<b>338</b>	<b>582</b>	<b>236</b>	<b>144</b>	<b>82</b>	<b>1,382</b>



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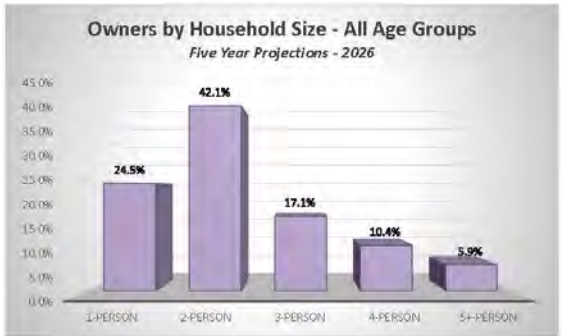
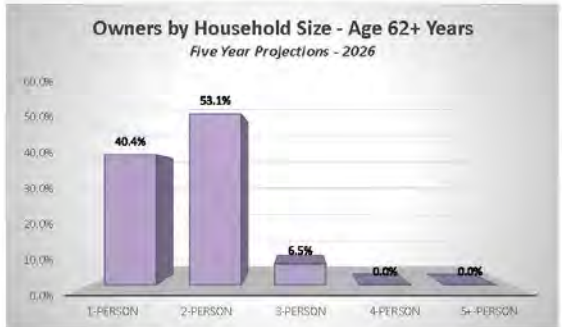
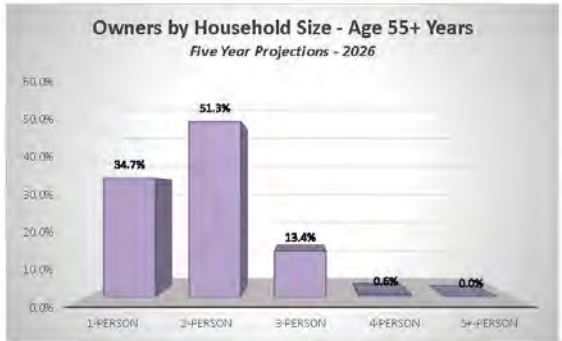
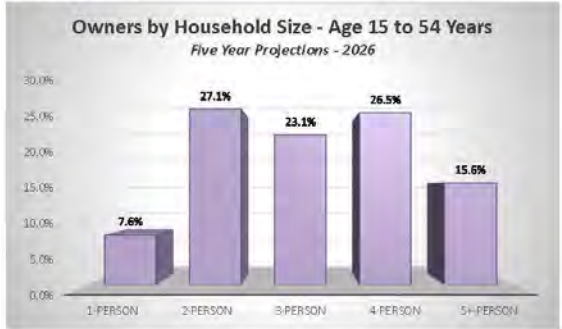
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Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.5%	0.0%	0.0%	0.0%	0.0%	1.5%
\$10,000-20,000	0.0%	0.2%	0.0%	0.8%	0.0%	1.0%
\$20,000-30,000	2.5%	0.4%	0.0%	0.0%	0.2%	3.1%
\$30,000-40,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$40,000-50,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$50,000-60,000	0.0%	0.0%	5.2%	0.0%	4.8%	9.9%
\$60,000-75,000	3.6%	4.8%	0.0%	0.0%	3.1%	11.5%
\$75,000-100,000	0.0%	8.8%	1.0%	13.7%	2.3%	25.8%
\$100,000-125,000	0.0%	2.3%	2.5%	4.4%	0.0%	9.2%
\$125,000-150,000	0.0%	0.0%	7.1%	0.0%	5.3%	12.4%
\$150,000-200,000	0.0%	0.0%	7.4%	7.0%	0.0%	15.1%
\$200,000+	0.0%	10.7%	0.0%	0.0%	0.0%	10.7%
<b>Total</b>	<b>7.6%</b>	<b>27.1%</b>	<b>23.1%</b>	<b>26.5%</b>	<b>15.6%</b>	<b>100.0%</b>

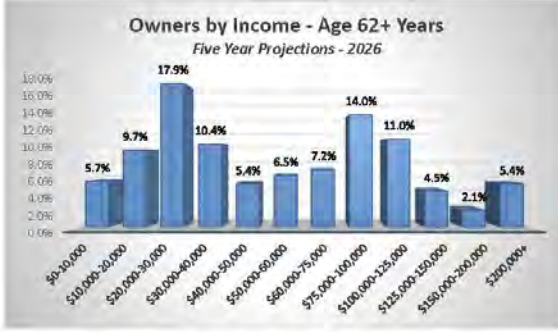
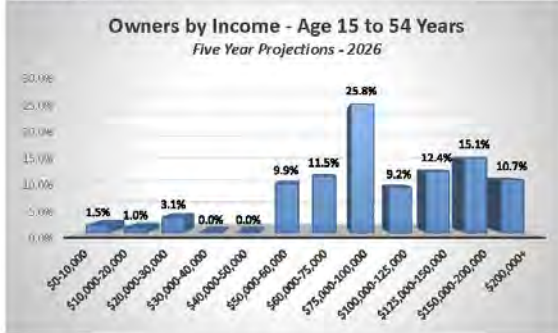
Percent Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	4.2%	0.2%	0.0%	0.0%	0.0%	4.4%
\$10,000-20,000	5.8%	1.4%	3.8%	0.0%	0.0%	11.1%
\$20,000-30,000	9.0%	5.9%	0.7%	0.0%	0.0%	15.6%
\$30,000-40,000	3.6%	3.5%	1.9%	0.0%	0.0%	9.0%
\$40,000-50,000	0.0%	3.4%	1.2%	0.0%	0.0%	4.5%
\$50,000-60,000	2.3%	2.3%	0.3%	0.0%	0.0%	5.0%
\$60,000-75,000	2.2%	6.2%	0.0%	0.0%	0.0%	8.4%
\$75,000-100,000	2.6%	9.6%	2.7%	0.0%	0.0%	14.8%
\$100,000-125,000	2.7%	7.2%	0.1%	0.6%	0.0%	10.6%
\$125,000-150,000	0.6%	4.1%	0.1%	0.0%	0.0%	4.8%
\$150,000-200,000	0.2%	1.4%	2.3%	0.0%	0.0%	4.0%
\$200,000+	1.5%	6.1%	0.2%	0.0%	0.0%	7.8%
<b>Total</b>	<b>34.7%</b>	<b>51.3%</b>	<b>13.4%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	5.4%	0.3%	0.0%	0.0%	0.0%	5.7%
\$10,000-20,000	7.5%	1.8%	0.3%	0.0%	0.0%	9.7%
\$20,000-30,000	9.4%	7.7%	0.9%	0.0%	0.0%	17.9%
\$30,000-40,000	3.5%	4.5%	2.4%	0.0%	0.0%	10.4%
\$40,000-50,000	0.0%	4.2%	1.2%	0.0%	0.0%	5.4%
\$50,000-60,000	3.0%	3.0%	0.5%	0.0%	0.0%	6.5%
\$60,000-75,000	2.9%	4.4%	0.0%	0.0%	0.0%	7.2%
\$75,000-100,000	3.3%	10.1%	0.6%	0.0%	0.0%	14.0%
\$100,000-125,000	2.4%	8.4%	0.2%	0.0%	0.0%	11.0%
\$125,000-150,000	0.8%	3.6%	0.2%	0.0%	0.0%	4.5%
\$150,000-200,000	0.3%	1.8%	0.0%	0.0%	0.0%	2.1%
\$200,000+	2.0%	3.2%	0.3%	0.0%	0.0%	5.4%
<b>Total</b>	<b>40.4%</b>	<b>53.1%</b>	<b>6.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2026 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.2%	0.1%	0.0%	0.0%	0.0%	3.3%
\$10,000-20,000	3.6%	0.9%	2.4%	0.3%	0.0%	7.2%
\$20,000-30,000	6.5%	3.8%	0.4%	0.0%	0.1%	10.9%
\$30,000-40,000	2.2%	2.2%	1.2%	0.0%	0.0%	5.6%
\$40,000-50,000	0.0%	2.1%	0.7%	0.0%	0.0%	2.8%
\$50,000-60,000	1.4%	1.4%	2.2%	0.0%	1.8%	6.9%
\$60,000-75,000	2.7%	5.6%	0.0%	0.0%	1.2%	9.6%
\$75,000-100,000	1.6%	9.3%	2.0%	5.2%	0.9%	19.0%
\$100,000-125,000	1.7%	5.4%	1.0%	2.0%	0.0%	10.1%
\$125,000-150,000	0.4%	2.5%	2.7%	0.0%	2.0%	7.7%
\$150,000-200,000	0.1%	0.9%	4.3%	2.9%	0.0%	8.2%
\$200,000+	0.9%	2.8%	0.1%	0.0%	0.0%	3.9%
<b>Total</b>	<b>24.5%</b>	<b>42.1%</b>	<b>17.1%</b>	<b>10.4%</b>	<b>5.9%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data      Town of Woodstock**

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<b>Owner Households</b>							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Change	
						Percent Change	
\$0-10,000	6	0	0	0	0	6	300%
\$10,000-20,000	0	-2	0	0	0	-2	-29%
\$20,000-30,000	-1	2	0	0	-2	-1	-6%
\$30,000-40,000	0	0	0	0	0	0	#DIV/0!
\$40,000-50,000	0	0	0	0	0	0	#DIV/0!
\$50,000-60,000	0	0	-7	0	-2	-9	-15%
\$60,000-75,000	-3	9	0	0	-1	-13	-18%
\$75,000-100,000	0	3	1	3	4	11	9%
\$100,000-125,000	0	-2	2	3	0	-3	7%
\$125,000-150,000	0	0	1	0	3	4	7%
\$150,000-200,000	0	0	10	0	0	10	14%
\$200,000+	0	12	0	0	0	12	27%
<b>Total Change</b>	<b>2</b>	<b>4</b>	<b>7</b>	<b>6</b>	<b>2</b>	<b>21</b>	<b>4%</b>
<b>Percent Change</b>	<b>5%</b>	<b>3%</b>	<b>6%</b>	<b>5%</b>	<b>3%</b>	<b>4%</b>	

<b>Owner Households</b>							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Change	
						Percent Change	
\$0-10,000	-5	0	0	0	0	-5	-12%
\$10,000-20,000	-4	9	-8	0	0	-15	-14%
\$20,000-30,000	-6	-9	-1	0	0	-16	-11%
\$30,000-40,000	3	2	4	0	0	9	13%
\$40,000-50,000	0	2	1	0	0	3	8%
\$50,000-60,000	0	-3	0	0	0	-2	-4%
\$60,000-75,000	1	-15	0	0	0	-14	-16%
\$75,000-100,000	6	8	2	0	0	16	14%
\$100,000-125,000	6	12	0	-1	0	17	23%
\$125,000-150,000	2	7	1	0	0	10	32%
\$150,000-200,000	1	1	0	0	0	2	6%
\$200,000+	-1	6	1	0	0	12	22%
<b>Total Change</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>-1</b>	<b>0</b>	<b>17</b>	<b>2%</b>
<b>Percent Change</b>	<b>3%</b>	<b>2%</b>	<b>0%</b>	<b>-1%</b>	<b>#DIV/0!</b>	<b>2%</b>	

<b>Owner Households</b>							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Change	
						Percent Change	
\$0-10,000	-5	0	0	0	0	-5	-12%
\$10,000-20,000	-4	-3	0	0	0	-7	-10%
\$20,000-30,000	-2	-9	-1	0	0	-12	-9%
\$30,000-40,000	3	2	4	0	0	9	15%
\$40,000-50,000	0	2	2	0	0	4	13%
\$50,000-60,000	0	-2	0	0	0	-2	-4%
\$60,000-75,000	1	-9	0	0	0	-8	-14%
\$75,000-100,000	6	9	1	0	0	16	21%
\$100,000-125,000	5	12	0	0	0	17	30%
\$125,000-150,000	2	6	1	0	0	9	43%
\$150,000-200,000	1	1	0	0	0	2	17%
\$200,000+	-1	1	1	0	0	2	24%
<b>Total Change</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>5%</b>
<b>Percent Change</b>	<b>5%</b>	<b>3%</b>	<b>23%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>5%</b>	

<b>Owner Households</b>							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person	2-Person	3-Person	4-Person	5+ Person	Total	
	Household	Household	Household	Household	Household	Total	
\$0-10,000	1	0	0	0	0	1	2%
\$10,000-20,000	-4	3	-8	0	0	-17	-15%
\$20,000-30,000	-7	-7	-1	0	-2	-17	-10%
\$30,000-40,000	3	2	4	0	0	9	13%
\$40,000-50,000	0	2	1	0	0	3	8%
\$50,000-60,000	0	-2	-7	0	-2	-11	-10%
\$60,000-75,000	-2	-24	0	0	-1	-27	-17%
\$75,000-100,000	6	11	3	3	4	27	11%
\$100,000-125,000	6	10	2	2	0	30	17%
\$125,000-150,000	2	7	2	0	3	14	15%
\$150,000-200,000	1	1	10	0	0	12	12%
\$200,000+	-1	12	1	0	0	24	24%
<b>Total</b>	<b>11</b>	<b>13</b>	<b>7</b>	<b>5</b>	<b>2</b>	<b>38</b>	<b>3%</b>
<b>Percent Change</b>	<b>3%</b>	<b>2%</b>	<b>3%</b>	<b>4%</b>	<b>2%</b>	<b>3%</b>	



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Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	28	22	0	15	2	67
\$10,000-20,000	14	13	14	13	9	63
\$20,000-30,000	22	38	14	15	4	93
\$30,000-40,000	52	30	4	0	33	119
\$40,000-50,000	0	22	0	60	41	123
\$50,000-60,000	0	0	27	0	32	59
\$60,000-75,000	23	28	77	0	17	145
\$75,000-100,000	0	70	5	72	29	176
\$100,000-125,000	0	12	13	30	0	75
\$125,000-150,000	0	0	37	0	28	65
\$150,000-200,000	0	0	39	40	0	79
\$200,000+	0	26	0	0	0	26
<b>Total</b>	<b>139</b>	<b>291</b>	<b>230</b>	<b>265</b>	<b>195</b>	<b>1,120</b>

Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	62	4	0	0	0	66
\$10,000-20,000	101	21	33	0	0	155
\$20,000-30,000	171	51	6	0	0	228
\$30,000-40,000	41	37	16	0	0	94
\$40,000-50,000	23	50	10	0	0	83
\$50,000-60,000	25	47	3	0	0	75
\$60,000-75,000	28	54	20	0	0	102
\$75,000-100,000	22	82	23	0	0	127
\$100,000-125,000	30	63	1	5	3	102
\$125,000-150,000	8	36	1	0	0	45
\$150,000-200,000	2	13	20	0	0	35
\$200,000+	26	27	2	0	0	55
<b>Total</b>	<b>539</b>	<b>515</b>	<b>138</b>	<b>5</b>	<b>3</b>	<b>1,200</b>

Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	59	2	0	0	0	61
\$10,000-20,000	101	21	2	0	0	124
\$20,000-30,000	156	51	6	0	0	213
\$30,000-40,000	32	30	16	0	0	78
\$40,000-50,000	23	41	8	0	0	72
\$50,000-60,000	20	33	3	0	0	56
\$60,000-75,000	28	30	20	0	0	78
\$75,000-100,000	22	67	4	0	0	93
\$100,000-125,000	23	57	1	0	0	81
\$125,000-150,000	8	25	1	0	0	34
\$150,000-200,000	2	13	0	0	0	15
\$200,000+	26	26	2	0	0	54
<b>Total</b>	<b>500</b>	<b>396</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>962</b>

Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	90	26	0	15	2	133
\$10,000-20,000	115	34	47	13	9	218
\$20,000-30,000	193	89	20	15	4	321
\$30,000-40,000	93	67	20	0	33	213
\$40,000-50,000	23	72	10	60	41	206
\$50,000-60,000	25	47	30	0	32	134
\$60,000-75,000	51	82	97	0	17	247
\$75,000-100,000	22	152	28	72	29	303
\$100,000-125,000	30	75	14	55	3	177
\$125,000-150,000	8	36	38	0	28	110
\$150,000-200,000	2	13	59	40	0	114
\$200,000+	26	113	2	0	0	141
<b>Total</b>	<b>678</b>	<b>806</b>	<b>368</b>	<b>270</b>	<b>198</b>	<b>2,320</b>

**HISTA 2.2 Summary Data      Town of Woodstock**  
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Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.5%	2.0%	0.0%	1.3%	0.2%	6.0%
\$10,000-20,000	1.3%	1.2%	1.3%	1.2%	0.8%	5.6%
\$20,000-30,000	2.0%	3.4%	1.3%	1.3%	0.4%	8.3%
\$30,000-40,000	4.6%	2.7%	0.4%	0.0%	2.9%	10.6%
\$40,000-50,000	0.0%	2.0%	0.0%	5.4%	3.7%	11.0%
\$50,000-60,000	0.0%	0.0%	2.4%	0.0%	2.9%	5.3%
\$60,000-75,000	2.1%	2.5%	6.9%	0.0%	1.5%	12.9%
\$75,000-100,000	0.0%	6.3%	0.4%	6.4%	2.6%	15.7%
\$100,000-125,000	0.0%	1.1%	1.2%	4.5%	0.0%	6.7%
\$125,000-150,000	0.0%	0.0%	3.3%	0.0%	2.5%	5.8%
\$150,000-200,000	0.0%	0.0%	3.5%	3.6%	0.0%	7.1%
\$200,000+	0.0%	5.0%	0.0%	0.0%	0.0%	5.0%
<b>Total</b>	<b>12.4%</b>	<b>26.0%</b>	<b>20.5%</b>	<b>23.7%</b>	<b>17.4%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.2%	0.3%	0.0%	0.0%	0.0%	5.5%
\$10,000-20,000	8.4%	1.8%	2.8%	0.0%	0.0%	12.9%
\$20,000-30,000	14.3%	4.3%	0.5%	0.0%	0.0%	19.0%
\$30,000-40,000	3.4%	3.1%	1.3%	0.0%	0.0%	7.8%
\$40,000-50,000	1.9%	4.2%	0.8%	0.0%	0.0%	6.9%
\$50,000-60,000	2.1%	3.9%	0.3%	0.0%	0.0%	6.3%
\$60,000-75,000	2.3%	4.5%	1.7%	0.0%	0.0%	8.5%
\$75,000-100,000	1.8%	6.8%	1.9%	0.0%	0.0%	10.6%
\$100,000-125,000	2.5%	5.3%	0.1%	0.4%	0.3%	8.5%
\$125,000-150,000	0.7%	3.0%	0.1%	0.0%	0.0%	3.8%
\$150,000-200,000	0.2%	1.1%	1.7%	0.0%	0.0%	2.9%
\$200,000+	2.2%	4.8%	0.4%	0.0%	0.0%	7.4%
<b>Total</b>	<b>44.9%</b>	<b>42.9%</b>	<b>11.5%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>100.0%</b>

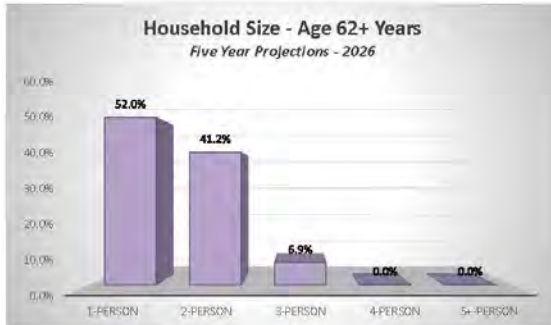
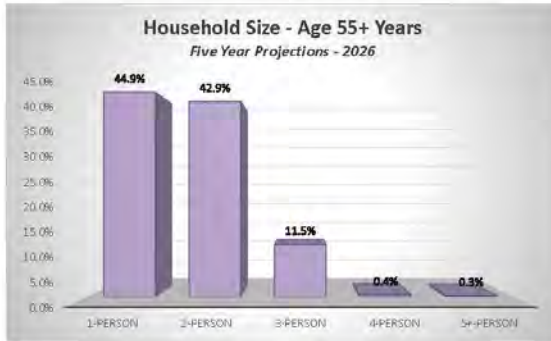
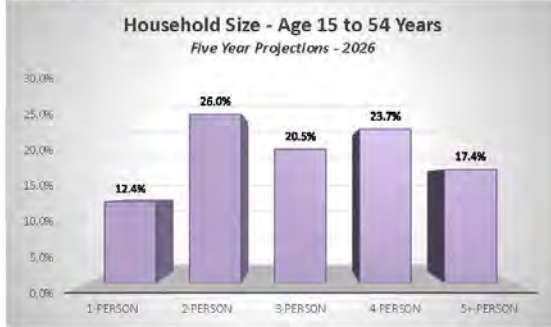
Percent Renter & Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.1%	0.2%	0.0%	0.0%	0.0%	6.3%
\$10,000-20,000	10.5%	2.2%	0.2%	0.0%	0.0%	12.9%
\$20,000-30,000	16.2%	5.3%	0.6%	0.0%	0.0%	22.1%
\$30,000-40,000	3.3%	3.1%	1.7%	0.0%	0.0%	8.1%
\$40,000-50,000	2.4%	4.3%	0.8%	0.0%	0.0%	7.5%
\$50,000-60,000	2.1%	3.4%	0.3%	0.0%	0.0%	5.8%
\$60,000-75,000	2.9%	3.1%	2.1%	0.0%	0.0%	8.1%
\$75,000-100,000	2.3%	7.0%	0.4%	0.0%	0.0%	9.7%
\$100,000-125,000	2.4%	5.9%	0.1%	0.0%	0.0%	8.4%
\$125,000-150,000	0.8%	2.6%	0.1%	0.0%	0.0%	3.5%
\$150,000-200,000	0.2%	1.4%	0.0%	0.0%	0.0%	1.6%
\$200,000+	2.7%	2.7%	0.5%	0.0%	0.0%	5.9%
<b>Total</b>	<b>52.0%</b>	<b>41.2%</b>	<b>6.9%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100.0%</b>

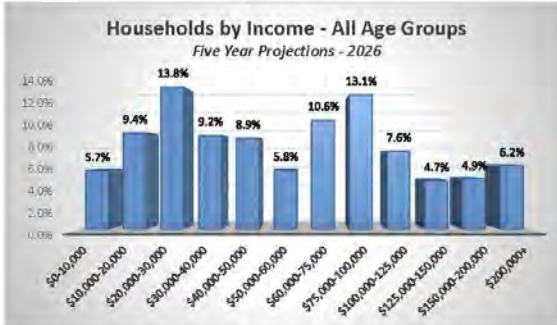
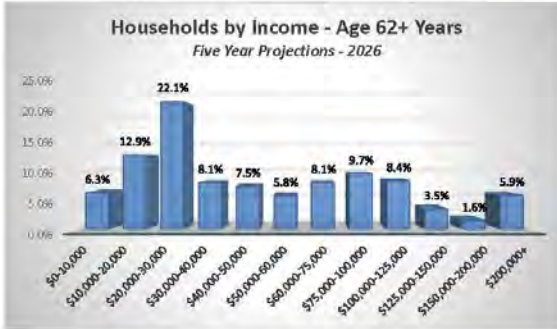
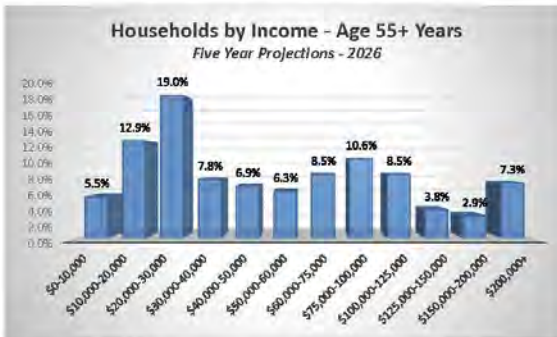
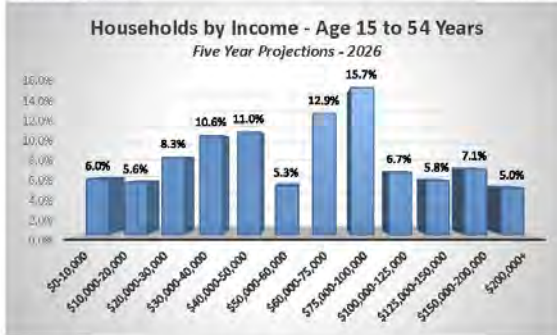
Percent Renter & Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.9%	1.1%	0.0%	0.6%	0.1%	5.7%
\$10,000-20,000	5.0%	1.5%	2.0%	0.6%	0.4%	9.4%
\$20,000-30,000	8.3%	3.8%	0.9%	0.6%	0.2%	13.8%
\$30,000-40,000	4.0%	2.9%	0.9%	0.0%	1.4%	9.2%
\$40,000-50,000	1.0%	3.1%	0.4%	2.6%	1.8%	8.9%
\$50,000-60,000	1.1%	2.0%	1.3%	0.0%	1.4%	5.8%
\$60,000-75,000	2.2%	3.5%	4.2%	0.0%	0.7%	10.6%
\$75,000-100,000	0.9%	6.6%	1.2%	3.1%	1.3%	13.1%
\$100,000-125,000	1.3%	3.2%	0.6%	2.4%	0.1%	7.6%
\$125,000-150,000	0.3%	1.6%	1.6%	0.0%	1.2%	4.7%
\$150,000-200,000	0.1%	0.6%	2.5%	1.7%	0.0%	4.9%
\$200,000+	1.1%	4.9%	0.2%	0.0%	0.0%	6.2%
<b>Total</b>	<b>29.2%</b>	<b>34.7%</b>	<b>15.9%</b>	<b>11.6%</b>	<b>8.5%</b>	<b>100.0%</b>

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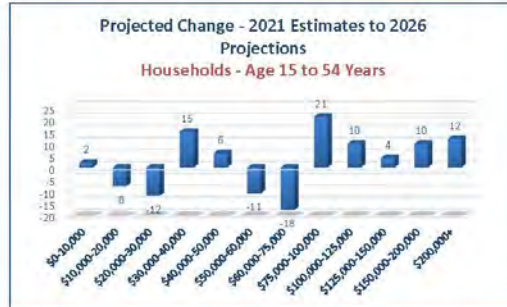
Renter & Owner Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	3	-2	0	1	0	2	3%
\$10,000-20,000	1	-2	0	-4	-3	-8	-11%
\$20,000-30,000	-5	-3	1	-3	-2	-12	-11%
\$30,000-40,000	7	7	0	0	1	15	14%
\$40,000-50,000	0	0	0	1	5	6	5%
\$50,000-60,000	0	0	-7	0	-4	-11	-16%
\$60,000-75,000	-2	-10	-4	0	-2	-18	-11%
\$75,000-100,000	0	10	1	3	7	21	14%
\$100,000-125,000	0	-2	2	10	0	10	15%
\$125,000-150,000	0	0	1	0	3	4	7%
\$150,000-200,000	0	0	10	0	0	10	14%
\$200,000+	0	12	0	0	0	12	27%
<b>Total Change</b>	<b>4</b>	<b>10</b>	<b>4</b>	<b>8</b>	<b>5</b>	<b>31</b>	<b>3%</b>
<b>Percent Change</b>	<b>3%</b>	<b>4%</b>	<b>2%</b>	<b>3%</b>	<b>3%</b>		

Renter & Owner Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-3	-2	0	0	0	-10	-12%
\$10,000-20,000	-8	-5	-8	0	0	-21	-12%
\$20,000-30,000	-3	-9	-1	0	0	-13	-5%
\$30,000-40,000	6	2	4	0	0	12	15%
\$40,000-50,000	4	4	1	0	0	9	12%
\$50,000-60,000	-1	-4	0	0	0	-5	-6%
\$60,000-75,000	1	-15	-1	0	0	-15	-12%
\$75,000-100,000	6	9	2	0	0	16	14%
\$100,000-125,000	8	12	0	-1	1	20	24%
\$125,000-150,000	3	7	1	0	0	11	12%
\$150,000-200,000	1	1	0	0	0	2	6%
\$200,000+	10	0	2	0	0	12	31%
<b>Total Change</b>	<b>19</b>	<b>8</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>27</b>	<b>2%</b>
<b>Percent Change</b>	<b>4%</b>	<b>2%</b>	<b>0%</b>	<b>-17%</b>	<b>50%</b>		<b>2%</b>

Renter & Owner Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-8	-1	0	0	0	-9	-13%
\$10,000-20,000	-8	-5	0	0	0	-13	-9%
\$20,000-30,000	1	-9	-1	0	0	-9	-4%
\$30,000-40,000	6	2	4	0	0	12	18%
\$40,000-50,000	4	4	2	0	0	10	16%
\$50,000-60,000	0	-1	0	0	0	-1	-2%
\$60,000-75,000	1	-9	-1	0	0	-9	-10%
\$75,000-100,000	6	9	1	0	0	16	21%
\$100,000-125,000	7	12	0	0	0	19	31%
\$125,000-150,000	3	6	1	0	0	10	12%
\$150,000-200,000	1	1	0	0	0	2	15%
\$200,000+	10	4	2	0	0	16	39%
<b>Total Change</b>	<b>23</b>	<b>13</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>5%</b>
<b>Percent Change</b>	<b>3%</b>	<b>3%</b>	<b>14%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>		<b>5%</b>

Renter & Owner Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	-5	-4	0	1	0	-8	-6%
\$10,000-20,000	-7	-7	-8	-4	-3	-29	-12%
\$20,000-30,000	-8	-12	0	-3	-2	-25	-7%
\$30,000-40,000	13	9	4	0	1	27	15%
\$40,000-50,000	4	4	1	1	5	15	8%
\$50,000-60,000	-1	-4	-7	0	-4	-16	-11%
\$60,000-75,000	-1	-25	-5	0	-2	-33	-12%
\$75,000-100,000	6	16	3	3	7	37	14%
\$100,000-125,000	8	10	2	9	1	30	20%
\$125,000-150,000	3	7	2	0	3	15	16%
\$150,000-200,000	1	1	10	0	0	12	12%
\$200,000+	10	21	2	0	0	33	30%
<b>Total</b>	<b>23</b>	<b>18</b>	<b>4</b>	<b>7</b>	<b>6</b>	<b>88</b>	<b>3%</b>
<b>Percent Change</b>	<b>4%</b>	<b>2%</b>	<b>1%</b>	<b>3%</b>	<b>3%</b>		<b>3%</b>





**HISTA 2.2 Summary Data      Shenandoah County**

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<b>Renter Households</b>						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	96	65	44	43	14	262
\$10,000-20,000	99	64	86	32	66	347
\$20,000-30,000	127	174	150	82	39	572
\$30,000-40,000	89	213	139	20	55	516
\$40,000-50,000	8	122	48	165	161	504
\$50,000-60,000	66	42	57	57	61	283
\$60,000-75,000	4	35	112	49	34	234
\$75,000-100,000	35	21	8	16	63	143
\$100,000-125,000	3	136	8	39	19	208
\$125,000-150,000	1	6	6	1	0	14
\$150,000-200,000	3	12	1	5	7	28
\$200,000+	2	0	0	1	1	4
Total	533	890	659	510	520	3,112

<b>Renter Households</b>						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	265	48	10	2	4	329
\$10,000-20,000	307	44	2	6	1	360
\$20,000-30,000	174	100	5	4	1	284
\$30,000-40,000	62	86	1	6	2	157
\$40,000-50,000	105	58	3	3	1	170
\$50,000-60,000	44	78	4	13	3	142
\$60,000-75,000	16	35	64	3	11	129
\$75,000-100,000	8	38	12	11	1	70
\$100,000-125,000	6	15	9	2	15	47
\$125,000-150,000	9	3	4	2	1	19
\$150,000-200,000	13	6	2	3	2	26
\$200,000+	36	4	1	1	0	44
Total	1,045	515	119	56	42	1,777

<b>Renter Households</b>						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	177	27	3	1	3	211
\$10,000-20,000	206	42	2	5	1	256
\$20,000-30,000	157	91	5	4	1	258
\$30,000-40,000	61	46	0	4	2	113
\$40,000-50,000	79	39	3	2	1	124
\$50,000-60,000	10	35	2	13	1	61
\$60,000-75,000	15	7	62	1	5	90
\$75,000-100,000	7	33	4	5	0	49
\$100,000-125,000	3	5	9	2	8	27
\$125,000-150,000	9	2	3	2	0	16
\$150,000-200,000	9	5	2	1	2	19
\$200,000+	25	2	3	1	0	31
Total	758	334	98	41	24	1,255

<b>Renter Households</b>						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+ Person	
	Household	Household	Household	Household	Household	Total
\$0-10,000	361	113	54	45	18	591
\$10,000-20,000	406	108	88	38	67	707
\$20,000-30,000	301	274	155	86	40	856
\$30,000-40,000	151	299	140	26	57	673
\$40,000-50,000	113	180	51	168	162	674
\$50,000-60,000	110	120	61	70	64	425
\$60,000-75,000	20	70	176	52	45	363
\$75,000-100,000	43	89	20	27	64	213
\$100,000-125,000	9	151	17	41	34	252
\$125,000-150,000	10	9	10	3	1	33
\$150,000-200,000	16	18	3	8	9	54
\$200,000+	38	4	3	2	1	48
Total	1,578	1,405	778	566	562	4,889

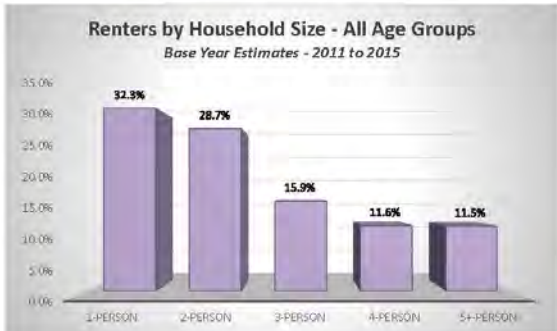
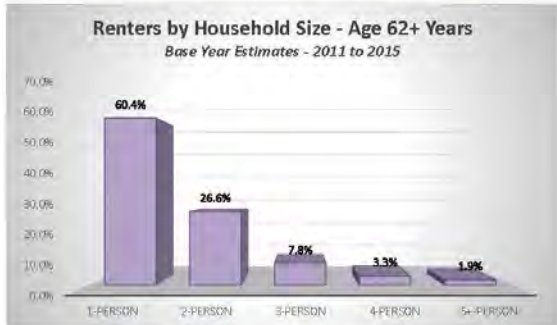
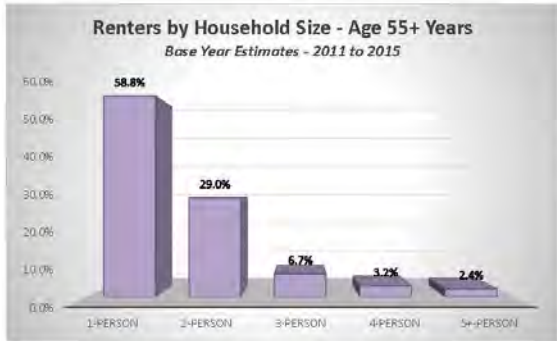
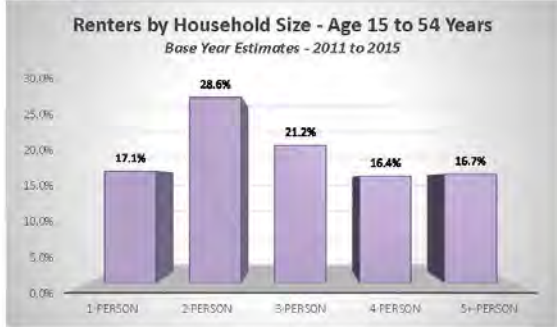
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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	3.1%	2.1%	1.4%	1.4%	0.4%	8.4%
\$10,000-20,000	3.2%	2.1%	2.8%	1.0%	2.1%	11.2%
\$20,000-30,000	4.1%	5.6%	4.8%	2.6%	1.3%	18.4%
\$30,000-40,000	2.9%	6.8%	4.5%	0.6%	1.8%	16.6%
\$40,000-50,000	0.3%	3.9%	1.5%	5.3%	5.2%	16.2%
\$50,000-60,000	2.1%	1.3%	1.8%	1.8%	2.0%	9.1%
\$60,000-75,000	0.1%	1.1%	3.6%	1.6%	1.1%	7.5%
\$75,000-100,000	1.1%	0.7%	0.3%	0.5%	2.0%	4.6%
\$100,000-125,000	0.1%	4.4%	0.3%	1.3%	0.6%	6.6%
\$125,000-150,000	0.0%	0.2%	0.2%	0.0%	0.0%	0.4%
\$150,000-200,000	0.1%	0.4%	0.0%	0.2%	0.2%	0.9%
\$200,000+	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%
<b>Total</b>	<b>17.1%</b>	<b>28.6%</b>	<b>21.2%</b>	<b>16.4%</b>	<b>16.7%</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	14.9%	2.7%	0.6%	0.1%	0.2%	18.5%
\$10,000-20,000	17.3%	2.5%	0.1%	0.3%	0.1%	20.3%
\$20,000-30,000	9.8%	5.6%	0.3%	0.2%	0.1%	16.0%
\$30,000-40,000	3.5%	4.8%	0.1%	0.3%	0.1%	8.8%
\$40,000-50,000	5.9%	3.3%	0.2%	0.2%	0.1%	9.6%
\$50,000-60,000	2.5%	4.4%	0.2%	0.7%	0.2%	8.0%
\$60,000-75,000	0.9%	2.0%	3.6%	0.2%	0.6%	7.3%
\$75,000-100,000	0.5%	2.1%	0.7%	0.6%	0.1%	3.9%
\$100,000-125,000	0.3%	0.8%	0.5%	0.1%	0.8%	2.6%
\$125,000-150,000	0.5%	0.2%	0.2%	0.1%	0.1%	1.1%
\$150,000-200,000	0.7%	0.3%	0.1%	0.2%	0.1%	1.5%
\$200,000+	2.0%	0.2%	0.2%	0.1%	0.0%	2.5%
<b>Total</b>	<b>58.8%</b>	<b>29.0%</b>	<b>6.7%</b>	<b>3.2%</b>	<b>2.4%</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	14.1%	2.2%	0.2%	0.1%	0.2%	16.8%
\$10,000-20,000	16.4%	3.3%	0.2%	0.4%	0.1%	20.4%
\$20,000-30,000	12.5%	7.3%	0.4%	0.3%	0.1%	20.6%
\$30,000-40,000	4.9%	3.7%	0.0%	0.3%	0.2%	9.0%
\$40,000-50,000	6.3%	3.1%	0.2%	0.2%	0.1%	9.9%
\$50,000-60,000	0.8%	2.8%	0.2%	1.0%	0.1%	4.9%
\$60,000-75,000	1.2%	0.6%	4.9%	0.1%	0.4%	7.2%
\$75,000-100,000	0.6%	2.6%	0.3%	0.4%	0.0%	3.9%
\$100,000-125,000	0.2%	0.4%	0.7%	0.2%	0.6%	2.2%
\$125,000-150,000	0.7%	0.2%	0.2%	0.2%	0.0%	1.3%
\$150,000-200,000	0.7%	0.4%	0.2%	0.1%	0.2%	1.5%
\$200,000+	2.0%	0.2%	0.2%	0.1%	0.0%	2.5%
<b>Total</b>	<b>60.4%</b>	<b>26.6%</b>	<b>7.8%</b>	<b>3.3%</b>	<b>1.9%</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	7.4%	2.3%	1.1%	0.9%	0.4%	12.1%
\$10,000-20,000	8.3%	2.2%	1.8%	0.8%	1.4%	14.5%
\$20,000-30,000	6.2%	5.6%	3.2%	1.8%	0.8%	17.5%
\$30,000-40,000	3.1%	6.1%	2.9%	0.5%	1.2%	13.8%
\$40,000-50,000	2.3%	3.7%	1.0%	3.4%	3.3%	13.6%
\$50,000-60,000	2.2%	2.5%	1.2%	1.4%	1.3%	8.7%
\$60,000-75,000	0.4%	1.4%	3.6%	1.1%	0.9%	7.4%
\$75,000-100,000	0.9%	1.2%	0.4%	0.6%	1.3%	4.4%
\$100,000-125,000	0.2%	3.1%	0.3%	0.8%	0.7%	5.2%
\$125,000-150,000	0.2%	0.2%	0.2%	0.1%	0.0%	0.7%
\$150,000-200,000	0.3%	0.4%	0.1%	0.2%	0.2%	1.1%
\$200,000+	0.8%	0.1%	0.1%	0.0%	0.0%	1.0%
<b>Total</b>	<b>32.3%</b>	<b>28.7%</b>	<b>15.9%</b>	<b>11.6%</b>	<b>11.5%</b>	<b>100.0%</b>





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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	89	13	10	5	23	140
\$10,000-20,000	52	33	26	22	16	149
\$20,000-30,000	145	72	26	24	16	283
\$30,000-40,000	50	60	163	42	32	347
\$40,000-50,000	105	86	69	25	73	358
\$50,000-60,000	70	106	192	65	69	502
\$60,000-75,000	75	241	107	226	109	758
\$75,000-100,000	37	349	308	317	86	1,097
\$100,000-125,000	16	178	139	209	24	566
\$125,000-150,000	1	52	115	82	64	314
\$150,000-200,000	0	23	54	175	91	343
\$200,000+	0	64	19	20	22	135
<b>Total</b>	<b>640</b>	<b>1,277</b>	<b>1,228</b>	<b>1,222</b>	<b>625</b>	<b>4,992</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	182	82	13	7	7	291
\$10,000-20,000	592	260	65	21	0	938
\$20,000-30,000	447	507	55	31	70	1,110
\$30,000-40,000	245	344	122	5	2	718
\$40,000-50,000	91	413	97	9	21	631
\$50,000-60,000	154	467	40	9	3	673
\$60,000-75,000	230	565	40	7	11	853
\$75,000-100,000	82	549	110	39	37	817
\$100,000-125,000	100	361	55	112	1	629
\$125,000-150,000	21	180	19	2	6	228
\$150,000-200,000	29	64	50	12	35	190
\$200,000+	22	94	8	2	10	137
<b>Total</b>	<b>2,195</b>	<b>3,886</b>	<b>674</b>	<b>287</b>	<b>203</b>	<b>7,215</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	171	56	5	3	5	240
\$10,000-20,000	549	260	8	8	0	825
\$20,000-30,000	378	380	38	13	68	877
\$30,000-40,000	163	298	72	4	2	539
\$40,000-50,000	73	340	75	5	1	494
\$50,000-60,000	110	334	33	6	3	486
\$60,000-75,000	166	377	31	2	8	584
\$75,000-100,000	72	371	19	22	1	485
\$100,000-125,000	61	197	46	33	1	338
\$125,000-150,000	19	85	17	2	5	128
\$150,000-200,000	26	42	6	4	5	83
\$200,000+	16	30	4	1	1	52
<b>Total</b>	<b>1,804</b>	<b>2,780</b>	<b>354</b>	<b>103</b>	<b>100</b>	<b>5,141</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	271	95	23	12	30	431
\$10,000-20,000	644	293	91	43	16	1,087
\$20,000-30,000	592	579	81	55	86	1,393
\$30,000-40,000	295	404	285	47	34	1,065
\$40,000-50,000	196	499	166	34	94	989
\$50,000-60,000	224	573	232	74	72	1,175
\$60,000-75,000	305	806	147	233	120	1,611
\$75,000-100,000	119	898	418	356	123	1,914
\$100,000-125,000	116	539	194	321	25	1,195
\$125,000-150,000	22	232	134	84	70	542
\$150,000-200,000	29	87	104	187	126	533
\$200,000+	22	158	27	33	32	272
<b>Total</b>	<b>2,835</b>	<b>5,163</b>	<b>1,902</b>	<b>1,479</b>	<b>828</b>	<b>12,207</b>

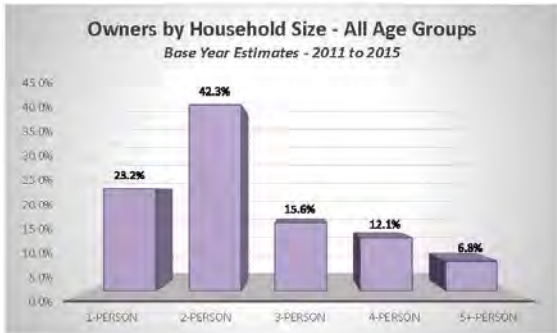
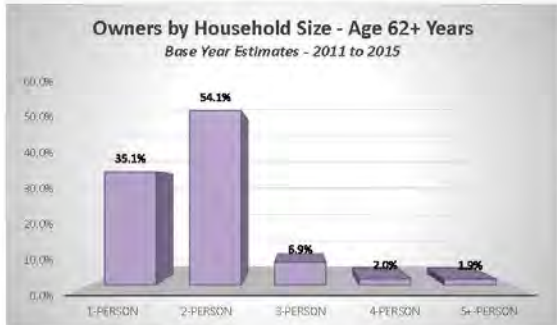
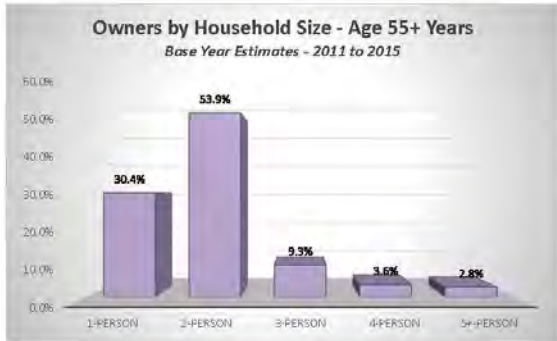
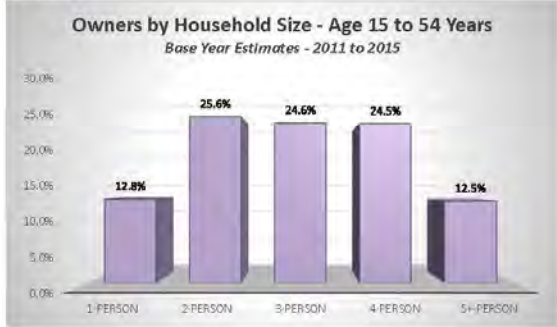
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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.8%	0.2%	0.2%	0.1%	0.5%	2.8%
\$10,000-20,000	1.0%	0.7%	0.5%	0.4%	0.3%	3.0%
\$20,000-30,000	2.9%	1.4%	0.5%	0.5%	0.3%	5.7%
\$30,000-40,000	1.0%	1.2%	3.3%	0.8%	0.6%	7.0%
\$40,000-50,000	2.1%	1.7%	1.4%	0.5%	1.5%	7.2%
\$50,000-60,000	1.4%	2.1%	3.8%	1.3%	1.4%	10.1%
\$60,000-75,000	1.5%	4.8%	2.1%	4.5%	2.2%	15.2%
\$75,000-100,000	0.7%	7.0%	6.2%	6.1%	1.7%	22.0%
\$100,000-125,000	0.3%	3.6%	2.8%	4.2%	0.5%	11.3%
\$125,000-150,000	0.0%	1.0%	2.3%	1.6%	1.3%	6.3%
\$150,000-200,000	0.0%	0.5%	1.1%	3.5%	1.8%	6.9%
\$200,000+	0.0%	1.3%	0.4%	0.6%	0.4%	2.7%
<b>Total</b>	<b>12.8%</b>	<b>25.6%</b>	<b>24.6%</b>	<b>24.5%</b>	<b>12.5%</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	2.4%	1.1%	0.2%	0.1%	0.1%	4.0%
\$10,000-20,000	8.2%	3.6%	0.9%	0.3%	0.0%	13.0%
\$20,000-30,000	6.2%	7.0%	0.8%	0.4%	1.0%	15.4%
\$30,000-40,000	3.4%	4.8%	1.7%	0.1%	0.0%	10.0%
\$40,000-50,000	1.3%	5.7%	1.3%	0.1%	0.3%	8.7%
\$50,000-60,000	2.1%	6.5%	0.6%	0.1%	0.0%	9.3%
\$60,000-75,000	3.2%	7.8%	0.6%	0.1%	0.2%	11.8%
\$75,000-100,000	1.1%	7.6%	1.5%	0.5%	0.5%	11.3%
\$100,000-125,000	1.4%	5.0%	0.8%	1.6%	0.0%	8.7%
\$125,000-150,000	0.3%	2.5%	0.3%	0.0%	0.1%	3.2%
\$150,000-200,000	0.4%	0.9%	0.7%	0.2%	0.5%	2.6%
\$200,000+	0.3%	1.3%	0.1%	0.0%	0.1%	1.9%
<b>Total</b>	<b>50.4%</b>	<b>53.9%</b>	<b>9.3%</b>	<b>3.6%</b>	<b>2.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.3%	1.1%	0.1%	0.1%	0.1%	4.7%
\$10,000-20,000	10.7%	5.1%	0.2%	0.2%	0.0%	16.0%
\$20,000-30,000	7.4%	7.4%	0.7%	0.3%	1.3%	17.1%
\$30,000-40,000	3.2%	5.8%	1.4%	0.1%	0.0%	10.5%
\$40,000-50,000	1.4%	6.6%	1.5%	0.1%	0.0%	9.6%
\$50,000-60,000	2.1%	6.5%	0.6%	0.1%	0.1%	9.5%
\$60,000-75,000	3.2%	7.3%	0.6%	0.0%	0.2%	11.4%
\$75,000-100,000	1.4%	7.2%	0.4%	0.4%	0.0%	9.4%
\$100,000-125,000	1.2%	3.8%	0.9%	0.6%	0.0%	6.6%
\$125,000-150,000	0.4%	1.7%	0.3%	0.0%	0.1%	2.5%
\$150,000-200,000	0.5%	0.8%	0.1%	0.1%	0.1%	1.6%
\$200,000+	0.3%	0.8%	0.1%	0.0%	0.0%	1.2%
<b>Total</b>	<b>35.1%</b>	<b>54.1%</b>	<b>6.9%</b>	<b>2.0%</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	2.2%	0.8%	0.2%	0.1%	0.2%	3.5%
\$10,000-20,000	5.3%	2.4%	0.7%	0.4%	0.1%	8.9%
\$20,000-30,000	4.8%	4.7%	0.7%	0.5%	0.7%	11.4%
\$30,000-40,000	2.4%	3.2%	2.3%	0.4%	0.3%	8.7%
\$40,000-50,000	1.6%	4.1%	1.4%	0.3%	0.8%	8.1%
\$50,000-60,000	1.8%	4.7%	1.9%	0.6%	0.6%	9.6%
\$60,000-75,000	2.5%	6.6%	1.2%	1.9%	1.0%	13.2%
\$75,000-100,000	1.0%	7.4%	3.4%	2.9%	1.0%	15.7%
\$100,000-125,000	1.0%	4.4%	1.6%	2.6%	0.2%	9.8%
\$125,000-150,000	0.2%	1.9%	1.1%	0.7%	0.6%	4.4%
\$150,000-200,000	0.2%	0.7%	0.9%	1.5%	1.0%	4.4%
\$200,000+	0.2%	1.3%	0.2%	0.3%	0.3%	2.2%
<b>Total</b>	<b>23.2%</b>	<b>42.3%</b>	<b>15.6%</b>	<b>12.1%</b>	<b>6.8%</b>	<b>100.0%</b>

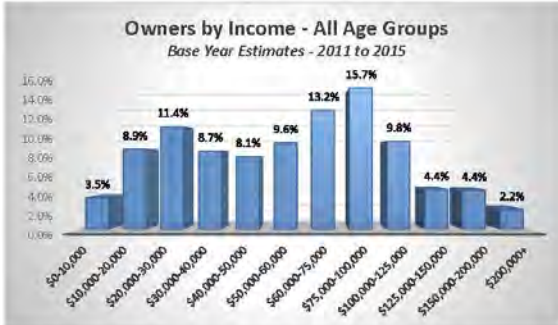
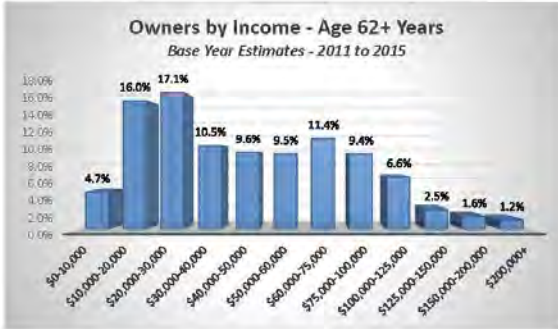
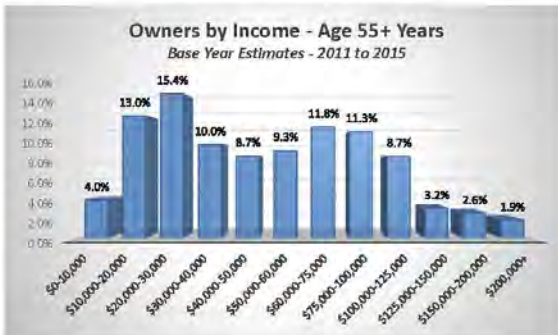
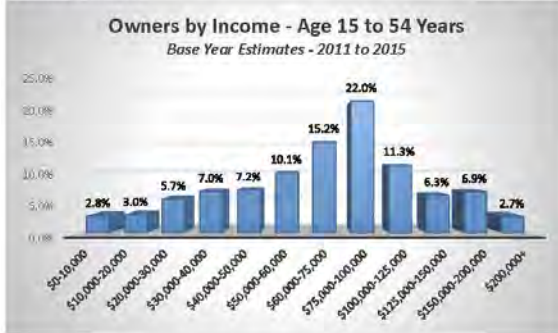




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Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	185	78	54	48	37	402
\$10,000-20,000	151	97	112	54	82	496
\$20,000-30,000	272	246	176	106	55	855
\$30,000-40,000	139	273	302	62	87	863
\$40,000-50,000	113	208	117	190	234	862
\$50,000-60,000	136	148	249	122	130	785
\$60,000-75,000	79	276	219	275	143	992
\$75,000-100,000	72	370	316	333	149	1,240
\$100,000-125,000	19	314	147	248	43	771
\$125,000-150,000	2	58	121	83	64	328
\$150,000-200,000	3	35	55	180	98	371
\$200,000+	2	64	10	21	22	139
<b>Total</b>	<b>1,173</b>	<b>2,167</b>	<b>1,887</b>	<b>1,732</b>	<b>1,145</b>	<b>8,104</b>

Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	447	130	23	9	11	620
\$10,000-20,000	899	304	67	27	1	1,298
\$20,000-30,000	621	607	60	35	71	1,394
\$30,000-40,000	307	430	123	11	4	875
\$40,000-50,000	196	471	100	12	22	801
\$50,000-60,000	198	545	44	22	6	815
\$60,000-75,000	246	600	104	10	22	982
\$75,000-100,000	90	587	122	50	38	887
\$100,000-125,000	106	376	64	114	16	676
\$125,000-150,000	30	183	23	4	7	247
\$150,000-200,000	42	70	52	15	37	216
\$200,000+	58	98	11	1	10	181
<b>Total</b>	<b>3,240</b>	<b>4,401</b>	<b>793</b>	<b>313</b>	<b>245</b>	<b>8,992</b>

Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	348	83	8	4	8	451
\$10,000-20,000	755	302	10	13	1	1,081
\$20,000-30,000	535	471	43	17	69	1,135
\$30,000-40,000	224	344	72	8	4	652
\$40,000-50,000	152	379	78	7	2	618
\$50,000-60,000	120	369	35	19	4	547
\$60,000-75,000	181	384	93	3	13	674
\$75,000-100,000	79	404	23	27	1	534
\$100,000-125,000	64	202	55	35	9	365
\$125,000-150,000	28	87	20	4	5	144
\$150,000-200,000	35	47	8	5	7	102
\$200,000+	31	32	7	2	1	73
<b>Total</b>	<b>2,562</b>	<b>3,114</b>	<b>452</b>	<b>144</b>	<b>124</b>	<b>6,396</b>

Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	632	208	77	57	48	1,022
\$10,000-20,000	1,050	401	179	81	83	1,794
\$20,000-30,000	893	853	236	141	126	2,249
\$30,000-40,000	446	703	425	72	91	1,738
\$40,000-50,000	309	679	217	202	256	1,663
\$50,000-60,000	334	693	293	144	136	1,600
\$60,000-75,000	325	876	323	285	165	1,974
\$75,000-100,000	162	957	438	383	187	2,127
\$100,000-125,000	125	690	211	362	59	1,447
\$125,000-150,000	32	241	144	87	71	575
\$150,000-200,000	45	105	107	195	135	587
\$200,000+	60	162	30	35	33	320
<b>Total</b>	<b>4,413</b>	<b>6,568</b>	<b>2,680</b>	<b>2,045</b>	<b>1,390</b>	<b>17,096</b>

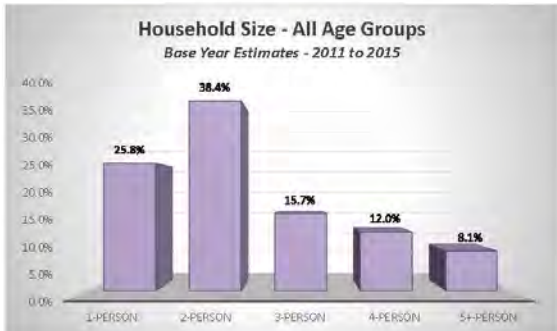
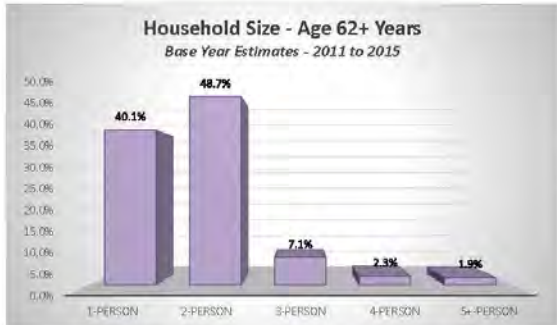
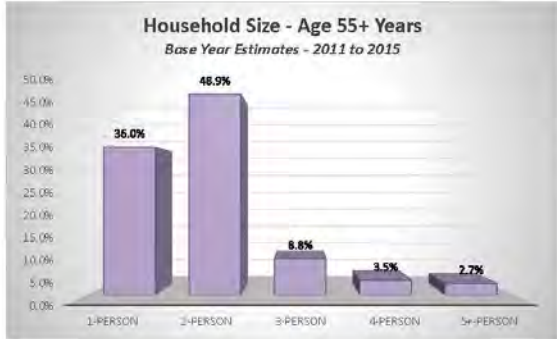
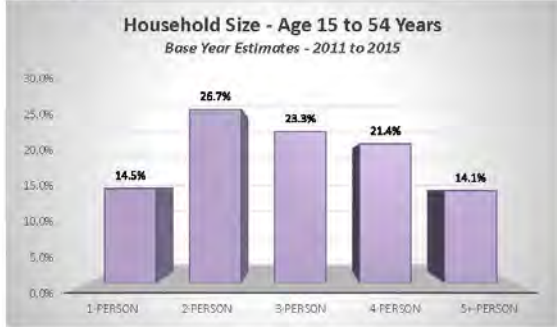
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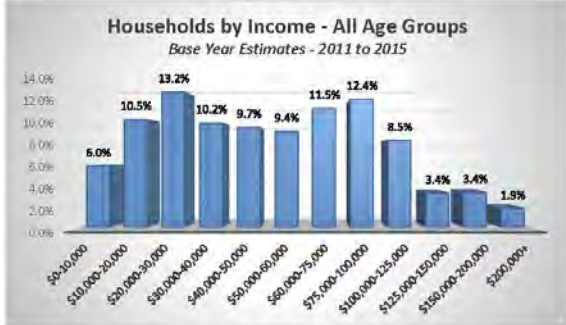
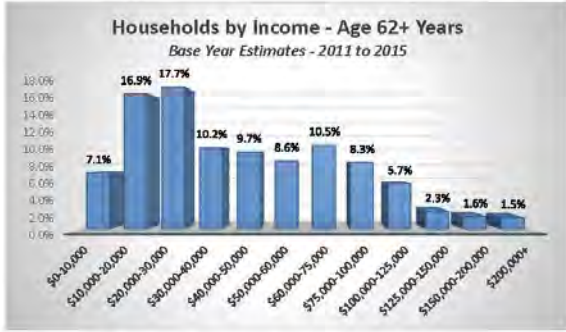
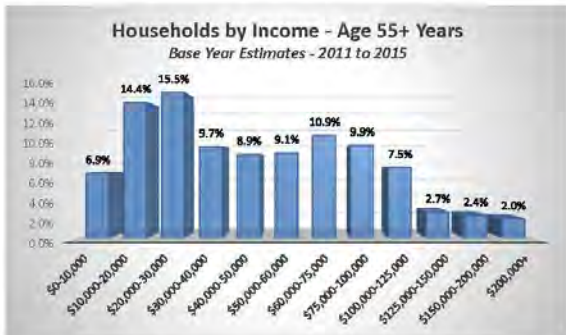
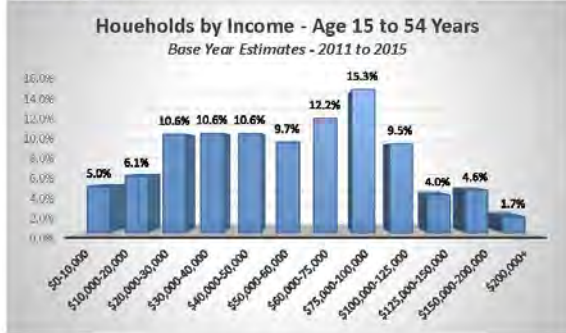
Percent Renter & Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.3%	1.0%	0.7%	0.6%	0.5%	5.0%
\$10,000-20,000	1.9%	1.2%	1.4%	0.7%	1.0%	6.1%
\$20,000-30,000	3.4%	3.0%	2.2%	1.3%	0.7%	10.6%
\$30,000-40,000	1.7%	3.4%	3.7%	0.8%	1.1%	10.6%
\$40,000-50,000	1.4%	2.6%	1.4%	2.3%	2.9%	10.6%
\$50,000-60,000	1.7%	1.8%	3.1%	1.5%	1.6%	9.7%
\$60,000-75,000	1.0%	3.4%	2.7%	3.4%	1.8%	12.2%
\$75,000-100,000	0.9%	4.6%	3.9%	4.1%	1.8%	15.3%
\$100,000-125,000	0.2%	3.9%	1.8%	3.1%	0.3%	9.5%
\$125,000-150,000	0.0%	0.7%	1.5%	1.0%	0.8%	4.0%
\$150,000-200,000	0.0%	0.4%	0.7%	2.2%	1.2%	4.6%
\$200,000+	0.0%	0.8%	0.2%	0.4%	0.3%	1.7%
<b>Total</b>	<b>14.5%</b>	<b>26.7%</b>	<b>23.3%</b>	<b>21.4%</b>	<b>14.1%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.0%	1.4%	0.3%	0.1%	0.1%	6.9%
\$10,000-20,000	10.0%	3.4%	0.7%	0.3%	0.0%	14.4%
\$20,000-30,000	6.9%	6.8%	0.7%	0.4%	0.8%	15.5%
\$30,000-40,000	3.4%	4.8%	1.4%	0.1%	0.0%	9.7%
\$40,000-50,000	2.2%	5.2%	1.1%	0.1%	0.2%	8.9%
\$50,000-60,000	2.2%	6.1%	0.5%	0.2%	0.1%	9.1%
\$60,000-75,000	2.7%	6.7%	1.2%	0.1%	0.2%	10.9%
\$75,000-100,000	1.0%	6.5%	1.4%	0.6%	0.4%	9.9%
\$100,000-125,000	1.2%	4.2%	0.7%	1.3%	0.2%	7.5%
\$125,000-150,000	0.3%	2.0%	0.3%	0.0%	0.1%	2.7%
\$150,000-200,000	0.5%	0.8%	0.6%	0.2%	0.4%	2.4%
\$200,000+	0.6%	1.1%	0.1%	0.0%	0.1%	2.0%
<b>Total</b>	<b>36.0%</b>	<b>48.9%</b>	<b>8.8%</b>	<b>3.5%</b>	<b>2.7%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.4%	1.3%	0.1%	0.1%	0.1%	7.1%
\$10,000-20,000	11.8%	4.7%	0.2%	0.2%	0.0%	16.9%
\$20,000-30,000	8.4%	7.4%	0.7%	0.3%	1.1%	17.7%
\$30,000-40,000	3.5%	5.4%	1.1%	0.1%	0.1%	10.2%
\$40,000-50,000	2.4%	5.9%	1.2%	0.1%	0.0%	9.7%
\$50,000-60,000	1.9%	5.8%	0.5%	0.3%	0.1%	8.6%
\$60,000-75,000	2.8%	6.0%	1.5%	0.0%	0.2%	10.5%
\$75,000-100,000	1.2%	6.3%	0.4%	0.4%	0.0%	8.3%
\$100,000-125,000	1.0%	3.2%	0.9%	0.5%	0.1%	5.7%
\$125,000-150,000	0.4%	1.4%	0.3%	0.1%	0.1%	2.3%
\$150,000-200,000	0.5%	0.7%	0.1%	0.1%	0.1%	1.6%
\$200,000+	0.6%	0.7%	0.1%	0.0%	0.0%	1.5%
<b>Total</b>	<b>40.1%</b>	<b>48.7%</b>	<b>7.1%</b>	<b>2.3%</b>	<b>1.9%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.7%	1.2%	0.5%	0.3%	0.3%	6.0%
\$10,000-20,000	6.1%	2.3%	1.0%	0.5%	0.5%	10.5%
\$20,000-30,000	5.2%	5.0%	1.4%	0.8%	0.7%	13.2%
\$30,000-40,000	2.6%	4.1%	2.5%	0.4%	0.5%	10.2%
\$40,000-50,000	1.8%	4.0%	1.3%	1.2%	1.5%	9.7%
\$50,000-60,000	2.0%	4.1%	1.7%	0.8%	0.8%	9.4%
\$60,000-75,000	1.9%	5.1%	1.9%	1.7%	1.0%	11.5%
\$75,000-100,000	0.9%	5.6%	2.6%	2.2%	1.1%	12.4%
\$100,000-125,000	0.7%	4.0%	1.2%	2.1%	0.3%	8.5%
\$125,000-150,000	0.2%	1.4%	0.8%	0.5%	0.4%	3.4%
\$150,000-200,000	0.3%	0.6%	0.6%	1.1%	0.8%	3.4%
\$200,000+	0.4%	0.9%	0.2%	0.2%	0.2%	1.9%
<b>Total</b>	<b>25.8%</b>	<b>38.4%</b>	<b>15.7%</b>	<b>12.0%</b>	<b>8.1%</b>	<b>100.0%</b>







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Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	114	64	41	42	17	278
\$10,000-20,000	62	95	46	32	87	322
\$20,000-30,000	103	123	107	64	28	425
\$30,000-40,000	114	138	104	14	64	434
\$40,000-50,000	14	109	55	185	153	516
\$50,000-60,000	60	48	62	49	50	269
\$60,000-75,000	3	24	153	30	19	229
\$75,000-100,000	49	37	12	28	98	224
\$100,000-125,000	9	157	18	41	30	255
\$125,000-150,000	5	7	9	1	4	26
\$150,000-200,000	3	35	2	11	6	57
\$200,000+	2	2	1	1	0	6
<b>Total</b>	<b>539</b>	<b>840</b>	<b>610</b>	<b>498</b>	<b>556</b>	<b>3,043</b>

Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	226	43	4	1	1	275
\$10,000-20,000	308	47	6	2	1	364
\$20,000-30,000	214	105	9	5	0	333
\$30,000-40,000	96	97	2	4	3	202
\$40,000-50,000	125	51	6	4	0	186
\$50,000-60,000	43	72	2	24	1	142
\$60,000-75,000	27	30	64	2	12	135
\$75,000-100,000	16	51	16	6	1	90
\$100,000-125,000	26	23	14	3	21	87
\$125,000-150,000	26	10	3	2	1	42
\$150,000-200,000	15	11	4	4	3	37
\$200,000+	68	21	2	2	0	93
<b>Total</b>	<b>1,190</b>	<b>561</b>	<b>132</b>	<b>59</b>	<b>44</b>	<b>1,986</b>

Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	152	31	1	1	1	186
\$10,000-20,000	206	45	4	2	1	258
\$20,000-30,000	202	101	8	5	0	316
\$30,000-40,000	94	70	2	3	3	172
\$40,000-50,000	70	35	5	3	0	113
\$50,000-60,000	18	42	2	23	1	86
\$60,000-75,000	26	8	52	2	5	93
\$75,000-100,000	14	43	10	0	1	68
\$100,000-125,000	25	14	14	3	16	72
\$125,000-150,000	25	10	3	1	0	39
\$150,000-200,000	14	10	2	3	3	32
\$200,000+	26	16	2	1	0	45
<b>Total</b>	<b>872</b>	<b>425</b>	<b>105</b>	<b>47</b>	<b>31</b>	<b>1,480</b>

Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	340	107	45	43	18	553
\$10,000-20,000	370	142	52	34	88	686
\$20,000-30,000	317	228	116	69	28	758
\$30,000-40,000	210	235	106	18	67	636
\$40,000-50,000	139	160	61	189	153	702
\$50,000-60,000	103	120	64	73	51	411
\$60,000-75,000	30	54	217	32	31	364
\$75,000-100,000	65	88	28	34	99	314
\$100,000-125,000	35	180	32	44	51	342
\$125,000-150,000	31	17	12	3	5	68
\$150,000-200,000	18	46	6	15	9	94
\$200,000+	21	24	2	3	0	101
<b>Total</b>	<b>1,729</b>	<b>1,401</b>	<b>742</b>	<b>587</b>	<b>600</b>	<b>5,029</b>



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Shenandoah County

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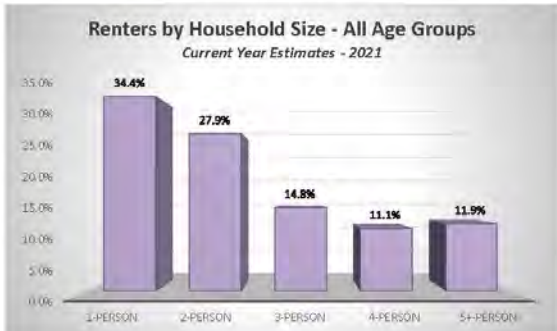
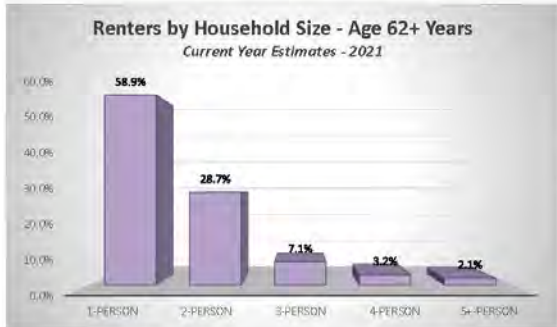
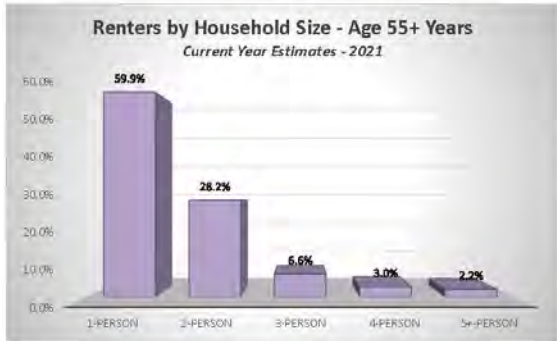
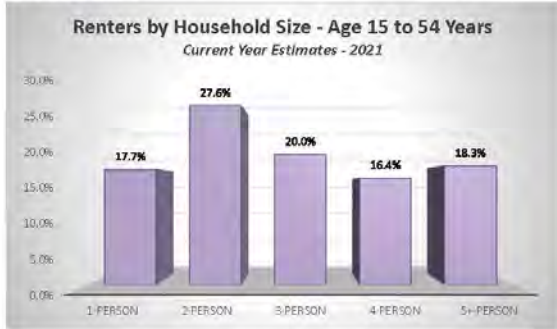
Demography Counts

Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.7%	2.1%	1.3%	1.4%	0.6%	9.1%
\$10,000-20,000	2.0%	3.1%	1.5%	1.1%	2.9%	10.6%
\$20,000-30,000	3.4%	4.0%	3.5%	2.1%	0.9%	14.0%
\$30,000-40,000	3.7%	4.5%	3.4%	0.5%	2.1%	14.3%
\$40,000-50,000	0.5%	3.6%	1.8%	6.1%	5.0%	17.0%
\$50,000-60,000	2.0%	1.6%	2.0%	1.6%	1.6%	8.8%
\$60,000-75,000	0.1%	0.8%	3.0%	1.0%	0.6%	7.5%
\$75,000-100,000	1.6%	1.2%	0.4%	0.9%	3.2%	7.4%
\$100,000-125,000	0.3%	5.2%	0.6%	1.3%	1.0%	8.4%
\$125,000-150,000	0.2%	0.2%	0.3%	0.0%	0.1%	0.9%
\$150,000-200,000	0.1%	1.2%	0.1%	0.4%	0.2%	1.9%
\$200,000+	0.1%	0.1%	0.0%	0.0%	0.0%	0.3%
<b>Total</b>	<b>17.7%</b>	<b>27.6%</b>	<b>20.0%</b>	<b>16.4%</b>	<b>18.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	11.4%	2.2%	0.2%	0.1%	0.1%	13.8%
\$10,000-20,000	15.5%	2.4%	0.3%	0.1%	0.1%	18.3%
\$20,000-30,000	10.8%	5.3%	0.5%	0.3%	0.0%	16.8%
\$30,000-40,000	4.8%	4.9%	0.1%	0.2%	0.2%	10.2%
\$40,000-50,000	6.3%	2.6%	0.3%	0.2%	0.0%	9.4%
\$50,000-60,000	2.2%	3.6%	0.1%	1.2%	0.1%	7.2%
\$60,000-75,000	1.4%	1.5%	3.2%	0.1%	0.6%	6.8%
\$75,000-100,000	0.8%	2.6%	0.8%	0.3%	0.1%	4.5%
\$100,000-125,000	1.3%	1.2%	0.7%	0.2%	1.1%	4.4%
\$125,000-150,000	1.3%	0.5%	0.2%	0.1%	0.1%	2.1%
\$150,000-200,000	0.8%	0.6%	0.2%	0.2%	0.2%	1.9%
\$200,000+	3.4%	1.1%	0.1%	0.1%	0.0%	4.7%
<b>Total</b>	<b>59.9%</b>	<b>28.2%</b>	<b>6.6%</b>	<b>3.0%</b>	<b>2.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10.3%	2.1%	0.1%	0.1%	0.1%	12.6%
\$10,000-20,000	13.9%	3.0%	0.3%	0.1%	0.1%	17.4%
\$20,000-30,000	13.6%	6.8%	0.5%	0.3%	0.0%	21.4%
\$30,000-40,000	6.4%	4.7%	0.1%	0.2%	0.2%	11.6%
\$40,000-50,000	4.7%	2.4%	0.3%	0.2%	0.0%	7.6%
\$50,000-60,000	1.2%	2.8%	0.1%	1.6%	0.1%	5.8%
\$60,000-75,000	1.8%	0.5%	3.5%	0.1%	0.3%	6.3%
\$75,000-100,000	0.9%	2.9%	0.7%	0.0%	0.1%	4.6%
\$100,000-125,000	1.7%	0.9%	0.9%	0.2%	1.1%	4.9%
\$125,000-150,000	1.7%	0.7%	0.2%	0.1%	0.0%	2.6%
\$150,000-200,000	0.9%	0.7%	0.1%	0.2%	0.2%	2.2%
\$200,000+	1.8%	1.1%	0.1%	0.1%	0.0%	3.0%
<b>Total</b>	<b>58.9%</b>	<b>28.7%</b>	<b>7.1%</b>	<b>3.2%</b>	<b>2.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.8%	2.1%	0.9%	0.9%	0.4%	11.0%
\$10,000-20,000	7.4%	2.8%	1.0%	0.7%	1.7%	13.6%
\$20,000-30,000	6.3%	4.5%	2.3%	1.4%	0.6%	15.1%
\$30,000-40,000	4.2%	4.7%	2.1%	0.4%	1.3%	12.6%
\$40,000-50,000	2.8%	3.2%	1.2%	3.8%	3.0%	14.0%
\$50,000-60,000	2.0%	2.4%	1.3%	1.5%	1.0%	8.2%
\$60,000-75,000	0.6%	1.1%	4.3%	0.6%	0.6%	7.2%
\$75,000-100,000	1.3%	1.7%	0.6%	0.7%	2.0%	6.2%
\$100,000-125,000	0.7%	3.6%	0.6%	0.9%	1.0%	6.8%
\$125,000-150,000	0.6%	0.3%	0.2%	0.1%	0.1%	1.4%
\$150,000-200,000	0.4%	0.9%	0.1%	0.3%	0.2%	1.9%
\$200,000+	1.4%	0.5%	0.1%	0.1%	0.0%	2.0%
<b>Total</b>	<b>34.4%</b>	<b>27.9%</b>	<b>14.8%</b>	<b>11.1%</b>	<b>11.9%</b>	<b>100.0%</b>







**HISTA 2.2 Summary Data**

**Shenandoah County**

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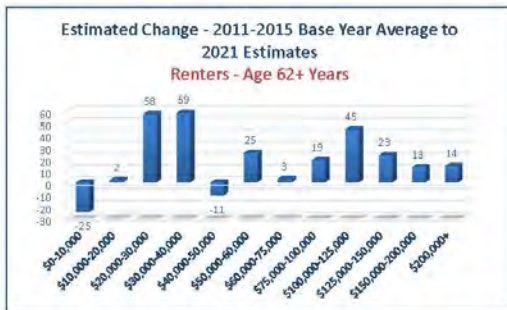
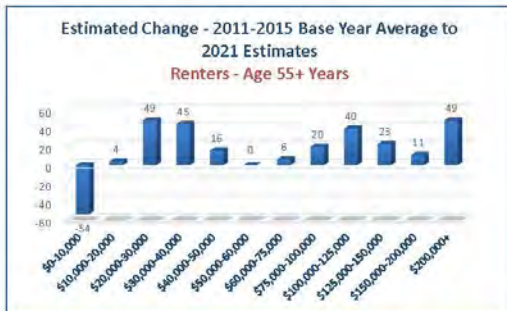
10/26/2011 10:16:11 AM

Renter Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	18	-1	-3	-1	3	16	6%
\$10,000-20,000	-37	51	-40	0	21	-25	-7%
\$20,000-30,000	-24	-51	-43	-18	-11	-147	-26%
\$30,000-40,000	25	-75	-35	-6	9	-82	-16%
\$40,000-50,000	6	-15	7	20	-8	12	2%
\$50,000-60,000	-6	6	5	-8	-11	-14	-5%
\$60,000-75,000	-1	-11	43	-19	-15	-5	-2%
\$75,000-100,000	14	16	4	12	35	81	57%
\$100,000-125,000	6	21	10	2	11	50	24%
\$125,000-150,000	4	1	-9	0	4	12	8%
\$150,000-200,000	0	23	1	0	-1	29	161%
\$200,000+	1	3	1	0	-1	4	100%
<b>Total Change</b>	<b>6</b>	<b>-50</b>	<b>-49</b>	<b>-12</b>	<b>36</b>	<b>-69</b>	<b>-2%</b>
<b>Percent Change</b>	<b>1%</b>	<b>-6%</b>	<b>-7%</b>	<b>-2%</b>	<b>7%</b>	<b>-2%</b>	

Renter Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-39	-5	-6	-1	-3	-54	-18%
\$10,000-20,000	1	3	4	4	0	4	1%
\$20,000-30,000	40	5	4	1	-3	49	17%
\$30,000-40,000	34	11	1	-2	1	45	29%
\$40,000-50,000	20	-7	3	1	-1	16	9%
\$50,000-60,000	-1	-6	-2	11	-2	0	0%
\$60,000-75,000	11	-5	0	-1	1	6	5%
\$75,000-100,000	8	13	4	-5	0	20	29%
\$100,000-125,000	20	8	5	1	6	40	85%
\$125,000-150,000	17	7	-1	0	0	23	121%
\$150,000-200,000	2	5	2	1	1	11	42%
\$200,000+	32	12	-1	1	0	49	111%
<b>Total Change</b>	<b>145</b>	<b>46</b>	<b>13</b>	<b>3</b>	<b>2</b>	<b>209</b>	<b>12%</b>
<b>Percent Change</b>	<b>18%</b>	<b>9%</b>	<b>11%</b>	<b>5%</b>	<b>5%</b>	<b>12%</b>	

Renter Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-25	4	-2	0	-2	-25	-12%
\$10,000-20,000	0	3	2	-3	0	2	1%
\$20,000-30,000	45	10	3	1	-1	58	22%
\$30,000-40,000	33	24	2	-1	1	59	52%
\$40,000-50,000	-9	-4	2	1	-1	-11	-9%
\$50,000-60,000	8	7	0	10	0	25	41%
\$60,000-75,000	11	1	-10	1	0	3	3%
\$75,000-100,000	7	10	6	-5	1	19	39%
\$100,000-125,000	22	5	5	1	8	45	167%
\$125,000-150,000	16	8	0	-1	0	23	144%
\$150,000-200,000	5	5	0	2	1	13	68%
\$200,000+	1	15	-1	0	0	14	45%
<b>Total Change</b>	<b>114</b>	<b>91</b>	<b>7</b>	<b>6</b>	<b>7</b>	<b>225</b>	<b>18%</b>
<b>Percent Change</b>	<b>15%</b>	<b>27%</b>	<b>7%</b>	<b>15%</b>	<b>29%</b>	<b>18%</b>	

Renter Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	21	-6	-9	-2	0	-8	-6%
\$10,000-20,000	-36	34	-36	-4	21	-21	-3%
\$20,000-30,000	16	-46	-39	-17	-12	-98	-11%
\$30,000-40,000	59	-64	-34	-8	10	-37	-5%
\$40,000-50,000	26	-20	10	21	-9	28	4%
\$50,000-60,000	-7	0	3	3	-13	-14	-3%
\$60,000-75,000	10	-16	41	-20	-14	1	0%
\$75,000-100,000	22	29	8	7	35	101	47%
\$100,000-125,000	26	29	15	3	17	90	36%
\$125,000-150,000	21	8	2	0	4	35	106%
\$150,000-200,000	2	28	3	7	0	40	74%
\$200,000+	31	20	0	1	-1	50	110%
<b>Total</b>	<b>151</b>	<b>-4</b>	<b>-36</b>	<b>-9</b>	<b>58</b>	<b>140</b>	<b>3%</b>
<b>Percent Change</b>	<b>10%</b>	<b>0%</b>	<b>-5%</b>	<b>-2%</b>	<b>7%</b>	<b>2%</b>	



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Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	46	5	4	2	9	66
\$10,000-20,000	24	10	1	13	5	53
\$20,000-30,000	90	30	15	4	10	149
\$30,000-40,000	33	30	85	23	19	190
\$40,000-50,000	72	67	55	18	58	270
\$50,000-60,000	48	60	124	36	53	321
\$60,000-75,000	76	179	91	154	120	620
\$75,000-100,000	69	325	344	382	90	1,210
\$100,000-125,000	21	215	155	214	24	629
\$125,000-150,000	4	76	265	118	82	545
\$150,000-200,000	1	27	72	226	121	447
\$200,000+	1	121	35	90	65	312
<b>Total</b>	<b>485</b>	<b>1,145</b>	<b>1,246</b>	<b>1,280</b>	<b>656</b>	<b>4,812</b>

Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	254	61	16	8	11	350
\$10,000-20,000	461	167	67	14	1	710
\$20,000-30,000	411	320	47	20	60	858
\$30,000-40,000	222	317	110	3	1	653
\$40,000-50,000	92	346	75	6	28	547
\$50,000-60,000	179	444	63	4	3	693
\$60,000-75,000	259	611	63	6	17	956
\$75,000-100,000	158	785	142	39	33	1,157
\$100,000-125,000	154	445	80	106	0	785
\$125,000-150,000	51	320	44	7	4	426
\$150,000-200,000	70	130	100	27	57	384
\$200,000+	57	188	27	6	17	295
<b>Total</b>	<b>2,368</b>	<b>4,134</b>	<b>834</b>	<b>246</b>	<b>232</b>	<b>7,814</b>

Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	228	48	10	4	9	299
\$10,000-20,000	407	167	3	2	1	580
\$20,000-30,000	373	275	40	7	58	753
\$30,000-40,000	159	273	69	3	0	504
\$40,000-50,000	66	294	59	4	1	424
\$50,000-60,000	133	378	51	4	3	569
\$60,000-75,000	211	436	58	1	14	720
\$75,000-100,000	142	610	32	24	2	810
\$100,000-125,000	116	323	69	50	0	558
\$125,000-150,000	45	165	39	5	1	255
\$150,000-200,000	53	93	17	5	11	179
\$200,000+	44	110	18	2	2	177
<b>Total</b>	<b>1,977</b>	<b>3,172</b>	<b>465</b>	<b>111</b>	<b>103</b>	<b>5,828</b>

Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	300	66	20	10	20	416
\$10,000-20,000	485	177	68	27	6	763
\$20,000-30,000	501	350	62	24	70	1,007
\$30,000-40,000	255	347	195	26	20	843
\$40,000-50,000	164	413	130	24	86	817
\$50,000-60,000	227	504	187	40	56	1,014
\$60,000-75,000	335	790	154	160	137	1,576
\$75,000-100,000	227	1,110	486	421	123	2,367
\$100,000-125,000	175	660	235	320	24	1,414
\$125,000-150,000	55	396	309	125	86	971
\$150,000-200,000	71	157	172	253	178	831
\$200,000+	58	309	62	96	82	607
<b>Total</b>	<b>2,853</b>	<b>5,279</b>	<b>2,080</b>	<b>1,526</b>	<b>888</b>	<b>12,626</b>

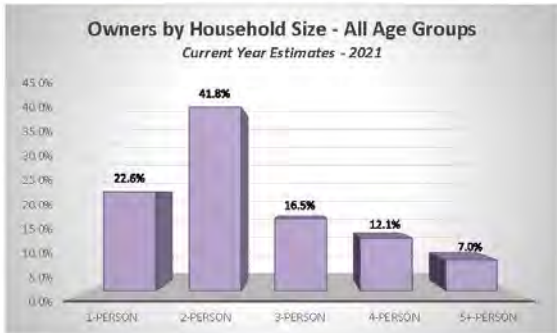
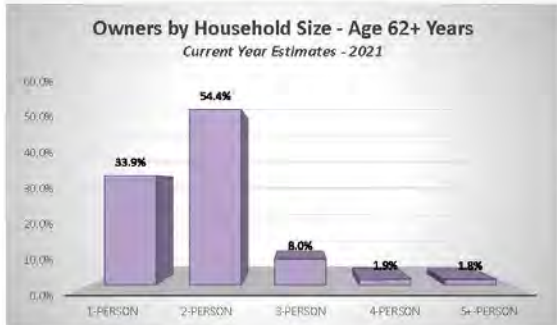
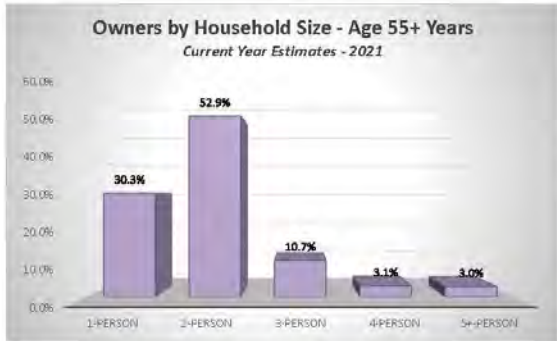
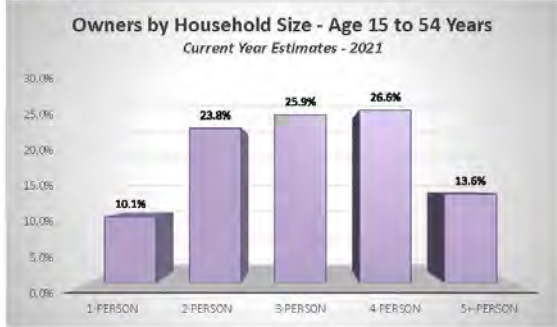
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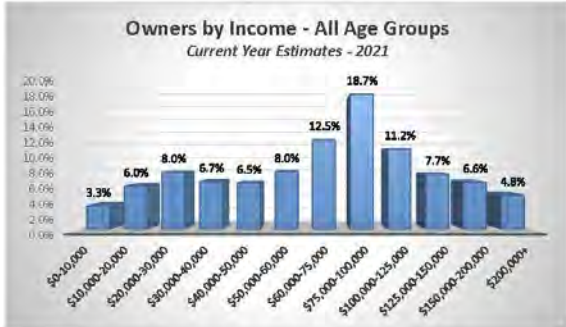
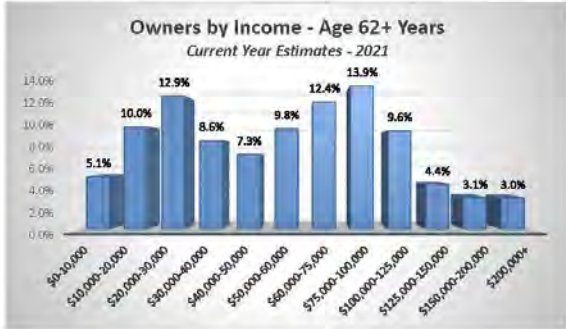
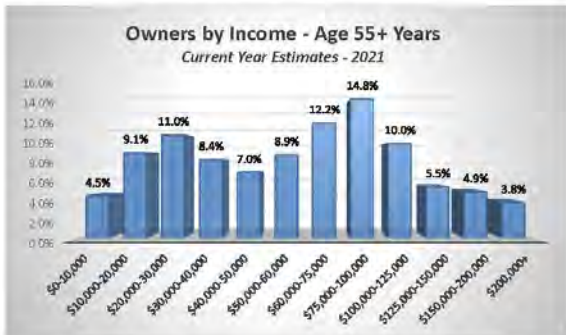
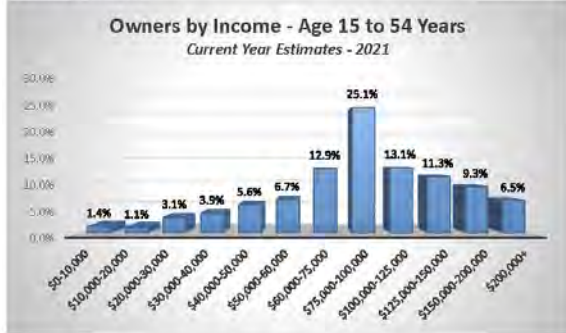
Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	1.0%	0.1%	0.1%	0.0%	0.2%	1.4%
\$10,000-20,000	0.5%	0.2%	0.0%	0.3%	0.1%	1.1%
\$20,000-30,000	1.9%	0.6%	0.3%	0.1%	0.2%	3.1%
\$30,000-40,000	0.7%	0.6%	1.8%	0.5%	0.4%	3.9%
\$40,000-50,000	1.5%	1.4%	1.1%	0.4%	1.2%	5.6%
\$50,000-60,000	1.0%	1.2%	2.6%	0.7%	1.1%	6.7%
\$60,000-75,000	1.6%	3.7%	1.9%	3.2%	2.5%	12.9%
\$75,000-100,000	1.4%	6.8%	7.1%	7.9%	1.9%	25.1%
\$100,000-125,000	0.4%	4.5%	3.2%	4.4%	0.5%	13.1%
\$125,000-150,000	0.1%	1.6%	5.5%	2.5%	1.7%	11.3%
\$150,000-200,000	0.0%	0.6%	1.5%	4.7%	2.5%	9.3%
\$200,000+	0.0%	2.5%	0.7%	1.9%	1.4%	6.5%
<b>Total</b>	<b>10.1%</b>	<b>23.8%</b>	<b>25.9%</b>	<b>26.6%</b>	<b>13.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.3%	0.8%	0.2%	0.1%	0.1%	4.5%
\$10,000-20,000	5.9%	2.1%	0.9%	0.2%	0.0%	9.1%
\$20,000-30,000	5.3%	4.1%	0.6%	0.3%	0.8%	11.0%
\$30,000-40,000	2.8%	4.1%	1.4%	0.0%	0.6%	8.4%
\$40,000-50,000	1.2%	4.4%	1.0%	0.1%	0.4%	7.0%
\$50,000-60,000	2.3%	5.7%	0.8%	0.1%	0.0%	8.9%
\$60,000-75,000	3.3%	7.8%	0.8%	0.1%	0.2%	12.2%
\$75,000-100,000	2.0%	10.0%	1.8%	0.5%	0.4%	14.8%
\$100,000-125,000	2.0%	5.7%	1.0%	1.4%	0.0%	10.0%
\$125,000-150,000	0.7%	4.1%	0.6%	0.1%	0.1%	5.5%
\$150,000-200,000	0.9%	1.7%	1.3%	0.3%	0.7%	4.9%
\$200,000+	0.7%	2.4%	0.3%	0.1%	0.2%	3.8%
<b>Total</b>	<b>30.3%</b>	<b>52.9%</b>	<b>10.7%</b>	<b>3.1%</b>	<b>3.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.9%	0.8%	0.2%	0.1%	0.2%	5.1%
\$10,000-20,000	7.0%	2.9%	0.1%	0.0%	0.0%	10.0%
\$20,000-30,000	6.4%	4.7%	0.7%	0.1%	1.0%	12.9%
\$30,000-40,000	2.7%	4.7%	1.2%	0.1%	0.0%	8.6%
\$40,000-50,000	1.1%	5.0%	1.0%	0.1%	0.0%	7.3%
\$50,000-60,000	2.3%	6.5%	0.9%	0.1%	0.1%	9.8%
\$60,000-75,000	3.6%	7.5%	1.0%	0.0%	0.2%	12.4%
\$75,000-100,000	2.4%	10.5%	0.5%	0.4%	0.0%	13.9%
\$100,000-125,000	2.0%	5.5%	1.2%	0.5%	0.0%	9.6%
\$125,000-150,000	0.8%	2.8%	0.7%	0.1%	0.0%	4.4%
\$150,000-200,000	0.9%	1.6%	0.3%	0.1%	0.2%	3.1%
\$200,000+	0.8%	1.9%	0.3%	0.0%	0.1%	3.0%
<b>Total</b>	<b>33.9%</b>	<b>54.4%</b>	<b>8.0%</b>	<b>1.9%</b>	<b>1.8%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.4%	0.5%	0.2%	0.1%	0.2%	3.3%
\$10,000-20,000	3.8%	1.4%	0.5%	0.2%	0.0%	6.0%
\$20,000-30,000	4.0%	2.8%	0.5%	0.2%	0.6%	8.0%
\$30,000-40,000	2.0%	2.7%	1.5%	0.2%	0.2%	6.7%
\$40,000-50,000	1.3%	3.3%	1.0%	0.2%	0.7%	6.5%
\$50,000-60,000	1.8%	4.0%	1.5%	0.3%	0.4%	8.0%
\$60,000-75,000	2.7%	6.3%	1.2%	1.3%	1.1%	12.5%
\$75,000-100,000	1.8%	8.8%	3.8%	3.3%	1.0%	18.7%
\$100,000-125,000	1.4%	5.2%	1.9%	2.5%	0.2%	11.2%
\$125,000-150,000	0.4%	3.1%	2.4%	1.0%	0.7%	7.7%
\$150,000-200,000	0.6%	1.2%	1.4%	2.0%	1.1%	6.6%
\$200,000+	0.5%	2.4%	0.5%	0.8%	0.6%	4.8%
<b>Total</b>	<b>22.6%</b>	<b>41.8%</b>	<b>16.5%</b>	<b>12.1%</b>	<b>7.0%</b>	<b>100.0%</b>





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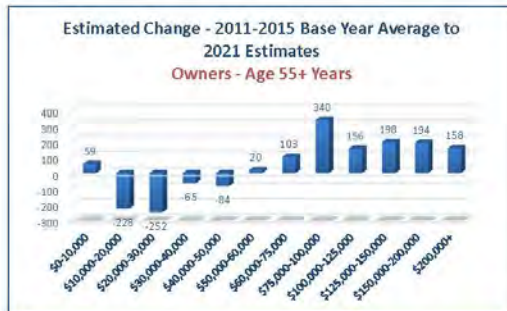
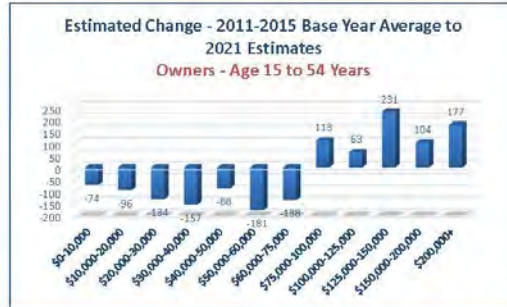
Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-43	-8	-6	-3	-14	-74	-53%
\$10,000-20,000	-28	-23	-25	-9	-11	-96	-64%
\$20,000-30,000	-55	-42	-11	-20	-6	-134	-47%
\$30,000-40,000	-17	-30	-78	-19	-13	-157	-45%
\$40,000-50,000	-33	-19	-14	-7	-15	-88	-25%
\$50,000-60,000	-22	-46	-63	-20	-16	-181	-36%
\$60,000-75,000	1	-62	-16	-72	11	-138	-18%
\$75,000-100,000	32	-24	36	65	4	113	10%
\$100,000-125,000	5	37	16	5	0	63	11%
\$125,000-150,000	3	24	150	36	10	231	74%
\$150,000-200,000	1	4	18	51	30	104	30%
\$200,000+	1	27	16	60	63	177	131%
<b>Total Change</b>	<b>-155</b>	<b>-152</b>	<b>18</b>	<b>58</b>	<b>31</b>	<b>-180</b>	<b>-4%</b>
<b>Percent Change</b>	<b>-24%</b>	<b>-10%</b>	<b>1%</b>	<b>5%</b>	<b>5%</b>	<b>-4%</b>	

Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	72	-21	3	1	-2	59	20%
\$10,000-20,000	-191	-93	2	-9	1	-288	-24%
\$20,000-30,000	36	-107	-8	-11	-10	-232	-23%
\$30,000-40,000	-23	-27	-12	-2	-1	-65	-9%
\$40,000-50,000	1	-67	-22	-3	7	-84	-13%
\$50,000-60,000	25	-23	33	-5	0	30	3%
\$60,000-75,000	29	-46	23	-1	6	103	12%
\$75,000-100,000	76	236	32	0	-4	340	42%
\$100,000-125,000	54	94	25	-8	-1	156	25%
\$125,000-150,000	30	140	25	5	-2	198	87%
\$150,000-200,000	41	66	50	15	22	194	102%
\$200,000+	35	94	19	2	2	158	115%
<b>Total Change</b>	<b>173</b>	<b>248</b>	<b>160</b>	<b>-11</b>	<b>29</b>	<b>599</b>	<b>8%</b>
<b>Percent Change</b>	<b>8%</b>	<b>6%</b>	<b>24%</b>	<b>-4%</b>	<b>14%</b>	<b>8%</b>	

Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	57	-8	5	1	4	59	25%
\$10,000-20,000	-142	-93	-5	-6	1	-245	-30%
\$20,000-30,000	-5	-105	2	-6	-10	-124	-14%
\$30,000-40,000	-4	-25	-3	-1	-2	-35	-6%
\$40,000-50,000	-7	-46	-16	-1	0	-70	-11%
\$50,000-60,000	23	-44	18	-2	0	83	17%
\$60,000-75,000	45	59	27	-1	6	136	23%
\$75,000-100,000	70	239	13	2	1	325	67%
\$100,000-125,000	55	126	23	17	-1	220	65%
\$125,000-150,000	26	80	22	3	-4	127	99%
\$150,000-200,000	27	51	11	1	6	96	116%
\$200,000+	28	70	14	1	2	115	185%
<b>Total Change</b>	<b>173</b>	<b>392</b>	<b>111</b>	<b>8</b>	<b>3</b>	<b>687</b>	<b>13%</b>
<b>Percent Change</b>	<b>10%</b>	<b>11%</b>	<b>31%</b>	<b>8%</b>	<b>3%</b>	<b>13%</b>	

Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	29	-29	-3	-2	-10	-15	-3%
\$10,000-20,000	-159	-116	-23	-16	-10	-324	-30%
\$20,000-30,000	-91	-229	-19	-31	-16	-386	-28%
\$30,000-40,000	-40	-57	-90	-21	-14	-222	-21%
\$40,000-50,000	-32	-96	-36	-10	-8	-172	-17%
\$50,000-60,000	3	-69	-45	-34	-16	-161	-14%
\$60,000-75,000	30	-16	7	-73	17	-35	-2%
\$75,000-100,000	108	212	68	65	0	453	24%
\$100,000-125,000	59	121	41	-1	-1	219	18%
\$125,000-150,000	33	164	175	41	16	429	79%
\$150,000-200,000	42	70	68	66	52	298	56%
\$200,000+	26	121	35	63	20	335	123%
<b>Total</b>	<b>18</b>	<b>116</b>	<b>178</b>	<b>47</b>	<b>60</b>	<b>419</b>	<b>3%</b>
<b>Percent Change</b>	<b>1%</b>	<b>2%</b>	<b>9%</b>	<b>3%</b>	<b>7%</b>	<b>3%</b>	





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Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	160	69	45	44	26	344
\$10,000-20,000	86	105	47	45	92	375
\$20,000-30,000	193	153	122	68	38	574
\$30,000-40,000	147	168	189	37	83	624
\$40,000-50,000	86	176	110	203	211	786
\$50,000-60,000	108	108	186	85	103	590
\$60,000-75,000	79	203	244	184	139	849
\$75,000-100,000	118	362	356	410	188	1,434
\$100,000-125,000	30	372	173	255	54	884
\$125,000-150,000	9	83	274	119	86	571
\$150,000-200,000	4	62	74	237	127	504
\$200,000+	4	124	36	21	65	320
<b>Total</b>	<b>1,024</b>	<b>1,985</b>	<b>1,856</b>	<b>1,778</b>	<b>1,212</b>	<b>7,855</b>

Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	480	104	20	9	12	625
\$10,000-20,000	769	214	73	16	2	1,074
\$20,000-30,000	625	425	56	25	60	1,191
\$30,000-40,000	318	414	112	7	4	855
\$40,000-50,000	217	397	81	10	28	733
\$50,000-60,000	222	516	65	28	4	835
\$60,000-75,000	286	641	127	8	29	1,091
\$75,000-100,000	174	836	158	45	34	1,247
\$100,000-125,000	180	468	94	109	21	872
\$125,000-150,000	77	330	47	9	5	468
\$150,000-200,000	85	141	104	31	60	421
\$200,000+	125	209	29	8	17	388
<b>Total</b>	<b>3,558</b>	<b>4,695</b>	<b>966</b>	<b>305</b>	<b>276</b>	<b>9,300</b>

Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	380	79	11	5	10	485
\$10,000-20,000	613	212	7	4	2	838
\$20,000-30,000	575	376	48	12	58	1,069
\$30,000-40,000	253	343	71	6	3	676
\$40,000-50,000	136	329	64	7	1	537
\$50,000-60,000	151	420	53	27	4	655
\$60,000-75,000	237	444	110	3	19	813
\$75,000-100,000	156	653	42	24	3	878
\$100,000-125,000	141	337	83	53	16	630
\$125,000-150,000	70	175	42	6	1	294
\$150,000-200,000	67	103	19	8	14	211
\$200,000+	70	126	20	2	2	222
<b>Total</b>	<b>2,849</b>	<b>3,597</b>	<b>570</b>	<b>188</b>	<b>134</b>	<b>7,308</b>

Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	640	173	65	53	38	969
\$10,000-20,000	855	319	120	61	94	1,449
\$20,000-30,000	818	578	178	93	98	1,765
\$30,000-40,000	465	582	201	44	87	1,479
\$40,000-50,000	303	573	191	213	239	1,519
\$50,000-60,000	330	624	251	113	107	1,425
\$60,000-75,000	365	844	371	192	168	1,940
\$75,000-100,000	292	1,198	514	455	222	2,681
\$100,000-125,000	210	840	267	364	75	1,756
\$125,000-150,000	86	413	321	128	91	1,039
\$150,000-200,000	89	203	178	268	187	925
\$200,000+	129	333	65	92	82	701
<b>Total</b>	<b>4,582</b>	<b>6,680</b>	<b>2,822</b>	<b>2,083</b>	<b>1,488</b>	<b>17,655</b>

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Percent Renter & Owner Households						
Age 15 to 54 Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.0%	0.9%	0.6%	0.6%	0.3%	4.4%
\$10,000-20,000	1.1%	1.3%	0.6%	0.6%	1.2%	4.8%
\$20,000-30,000	2.5%	1.9%	1.6%	0.9%	0.5%	7.3%
\$30,000-40,000	1.9%	2.1%	2.4%	0.5%	1.1%	7.9%
\$40,000-50,000	1.1%	2.2%	1.4%	2.6%	2.7%	10.0%
\$50,000-60,000	1.4%	1.4%	2.4%	1.1%	1.3%	7.5%
\$60,000-75,000	1.0%	2.6%	3.1%	2.3%	1.8%	10.8%
\$75,000-100,000	1.5%	4.6%	4.5%	5.2%	2.4%	18.3%
\$100,000-125,000	0.4%	4.7%	2.2%	3.2%	0.7%	11.3%
\$125,000-150,000	0.1%	1.1%	3.5%	1.5%	1.1%	7.3%
\$150,000-200,000	0.1%	0.8%	0.9%	3.0%	1.6%	6.4%
\$200,000+	0.1%	1.6%	0.5%	1.2%	0.8%	4.1%
<b>Total</b>	<b>13.0%</b>	<b>25.3%</b>	<b>23.6%</b>	<b>22.6%</b>	<b>15.4%</b>	<b>100.0%</b>

Percent Renter & Owner Households						
Aged 55+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	4.9%	1.1%	0.2%	0.1%	0.1%	6.4%
\$10,000-20,000	7.8%	2.2%	0.7%	0.2%	0.0%	11.0%
\$20,000-30,000	6.4%	4.3%	0.6%	0.3%	0.6%	12.2%
\$30,000-40,000	3.2%	4.2%	1.1%	0.1%	0.0%	8.7%
\$40,000-50,000	2.2%	4.1%	0.8%	0.1%	0.3%	7.5%
\$50,000-60,000	2.3%	5.3%	0.7%	0.3%	0.0%	8.5%
\$60,000-75,000	2.9%	6.5%	1.3%	0.1%	0.3%	11.1%
\$75,000-100,000	1.8%	8.5%	1.6%	0.5%	0.3%	12.7%
\$100,000-125,000	1.8%	4.8%	1.0%	1.1%	0.2%	8.9%
\$125,000-150,000	0.8%	3.4%	0.5%	0.1%	0.1%	4.9%
\$150,000-200,000	0.9%	1.4%	1.1%	0.3%	0.6%	4.3%
\$200,000+	1.3%	2.1%	0.3%	0.1%	0.2%	4.0%
<b>Total</b>	<b>36.3%</b>	<b>47.9%</b>	<b>9.9%</b>	<b>3.1%</b>	<b>2.8%</b>	<b>100.0%</b>

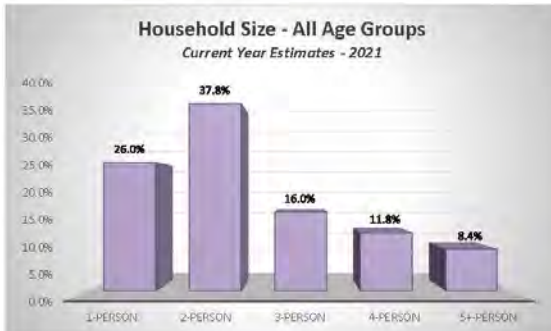
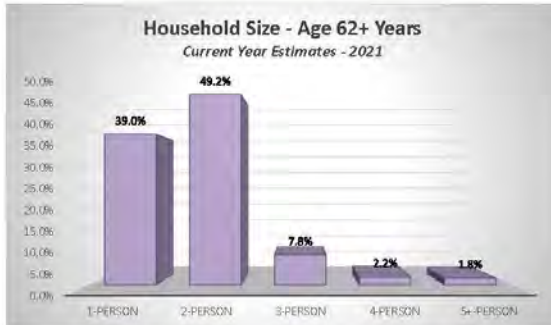
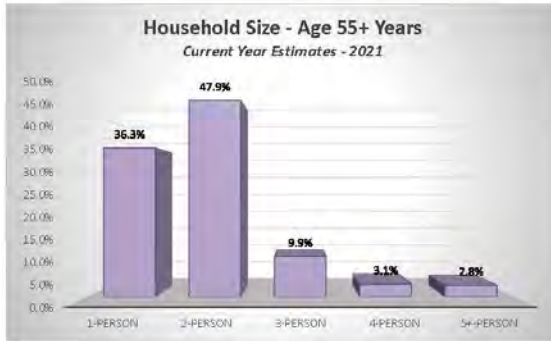
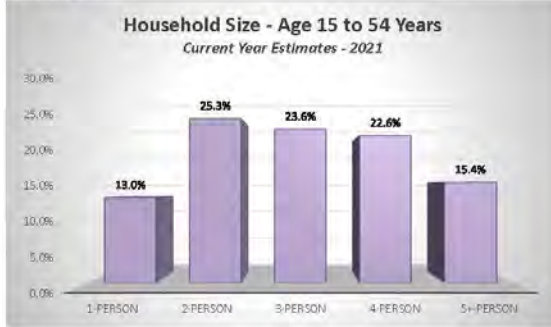
Percent Renter & Owner Households						
Aged 62+ Years						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	5.2%	1.1%	0.2%	0.1%	0.1%	6.6%
\$10,000-20,000	8.4%	2.9%	0.1%	0.1%	0.0%	11.5%
\$20,000-30,000	7.9%	5.1%	0.7%	0.2%	0.8%	14.6%
\$30,000-40,000	3.5%	4.7%	1.0%	0.1%	0.0%	9.3%
\$40,000-50,000	1.9%	4.5%	0.9%	0.1%	0.0%	7.3%
\$50,000-60,000	2.1%	5.7%	0.7%	0.4%	0.1%	9.0%
\$60,000-75,000	3.2%	6.1%	1.5%	0.0%	0.3%	11.1%
\$75,000-100,000	2.1%	8.9%	0.6%	0.3%	0.0%	12.0%
\$100,000-125,000	1.9%	4.6%	1.1%	0.7%	0.2%	8.6%
\$125,000-150,000	1.0%	2.4%	0.6%	0.1%	0.0%	4.0%
\$150,000-200,000	0.9%	1.4%	0.3%	0.1%	0.2%	2.9%
\$200,000+	1.0%	1.7%	0.3%	0.0%	0.0%	3.0%
<b>Total</b>	<b>39.0%</b>	<b>49.2%</b>	<b>7.8%</b>	<b>2.2%</b>	<b>1.8%</b>	<b>100.0%</b>

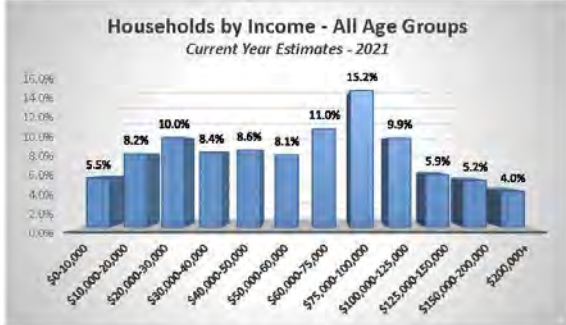
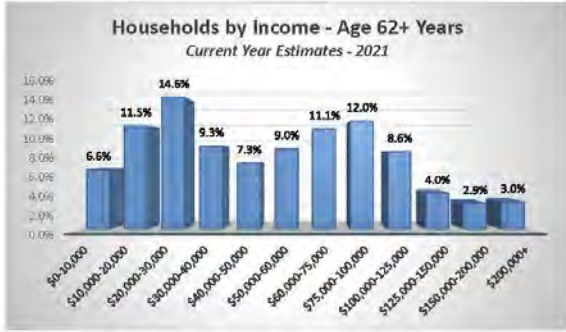
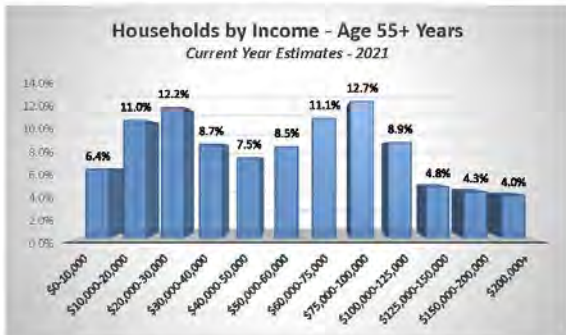
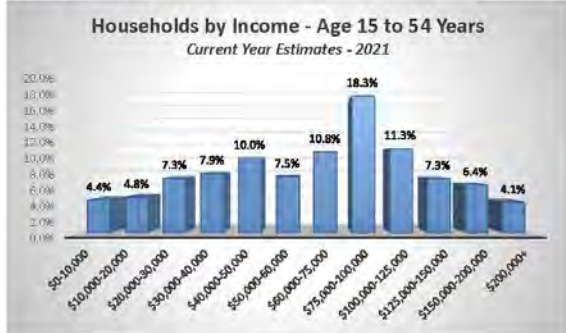
Percent Renter & Owner Households						
All Age Groups						
Year 2021 Estimates						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.6%	1.0%	0.4%	0.3%	0.2%	5.5%
\$10,000-20,000	4.8%	1.8%	0.7%	0.3%	0.3%	8.2%
\$20,000-30,000	4.6%	3.3%	1.0%	0.5%	0.6%	10.0%
\$30,000-40,000	2.6%	3.2%	1.7%	0.2%	0.5%	8.4%
\$40,000-50,000	1.7%	3.2%	1.1%	1.2%	1.4%	8.6%
\$50,000-60,000	1.9%	3.5%	1.4%	0.6%	0.6%	8.1%
\$60,000-75,000	2.1%	4.8%	2.1%	1.1%	1.0%	11.0%
\$75,000-100,000	1.7%	6.8%	2.9%	2.6%	1.3%	15.2%
\$100,000-125,000	1.2%	4.8%	1.5%	2.1%	0.4%	9.9%
\$125,000-150,000	0.5%	2.2%	1.8%	0.7%	0.5%	5.9%
\$150,000-200,000	0.5%	1.1%	1.0%	1.5%	1.1%	5.2%
\$200,000+	0.7%	1.9%	0.4%	0.6%	0.3%	4.0%
<b>Total</b>	<b>26.0%</b>	<b>37.8%</b>	<b>16.0%</b>	<b>11.8%</b>	<b>8.4%</b>	<b>100.0%</b>

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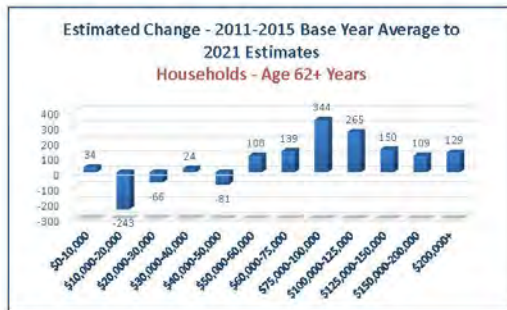
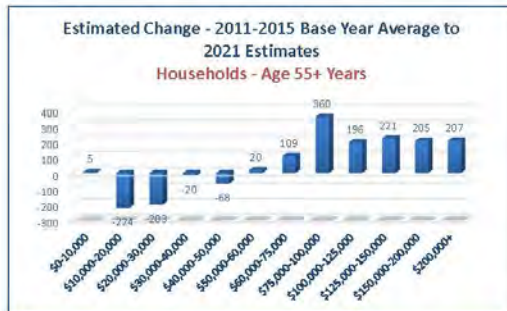
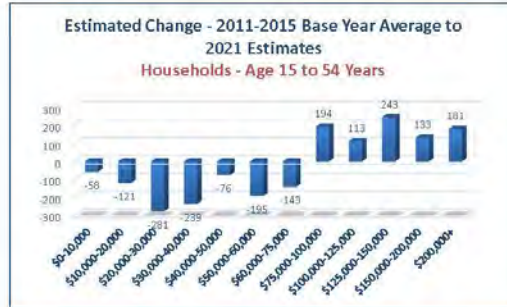
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Renter & Owner Households							
Age 15 to 54 Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-25	-9	-9	-4	-11	-68	-14%
\$10,000-20,000	-65	8	-65	-9	10	-121	-24%
\$20,000-30,000	79	-93	-54	-38	-17	-281	-33%
\$30,000-40,000	8	-105	-113	-23	-4	-239	-28%
\$40,000-50,000	-27	-32	-7	13	-23	-76	-9%
\$50,000-60,000	-28	-40	-63	-37	-27	-195	-25%
\$60,000-75,000	0	-73	25	-91	-4	-143	-14%
\$75,000-100,000	46	-8	40	77	39	194	16%
\$100,000-125,000	11	58	26	7	11	113	15%
\$125,000-150,000	7	25	153	36	22	243	74%
\$150,000-200,000	1	27	19	57	29	133	36%
\$200,000+	2	60	17	60	52	181	150%
<b>Total Change</b>	<b>-149</b>	<b>-182</b>	<b>-31</b>	<b>46</b>	<b>67</b>	<b>-249</b>	<b>-3%</b>
<b>Percent Change</b>	<b>-13%</b>	<b>-8%</b>	<b>-2%</b>	<b>3%</b>	<b>6%</b>	<b>-3%</b>	

Renter & Owner Households							
Aged 55+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	33	-26	-3	0	1	5	1%
\$10,000-20,000	-150	-90	6	-11	1	-244	-17%
\$20,000-30,000	4	-182	-4	-10	-11	-203	-15%
\$30,000-40,000	11	-16	-11	-4	0	-20	-2%
\$40,000-50,000	21	-74	-19	-2	6	-68	-8%
\$50,000-60,000	24	-29	21	6	-2	20	2%
\$60,000-75,000	40	-41	23	-2	7	109	11%
\$75,000-100,000	94	249	36	-5	-4	360	41%
\$100,000-125,000	74	92	30	-5	5	196	29%
\$125,000-150,000	47	147	24	3	-2	221	89%
\$150,000-200,000	-43	71	52	16	23	205	95%
\$200,000+	67	111	18	4	2	202	114%
<b>Total Change</b>	<b>318</b>	<b>294</b>	<b>175</b>	<b>-8</b>	<b>31</b>	<b>808</b>	<b>9%</b>
<b>Percent Change</b>	<b>10%</b>	<b>7%</b>	<b>22%</b>	<b>-3%</b>	<b>13%</b>	<b>9%</b>	

Renter & Owner Households							
Aged 62+ Years							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	32	-4	3	1	2	34	8%
\$10,000-20,000	-142	-90	-3	-9	1	-243	-22%
\$20,000-30,000	40	-95	5	-5	-14	-66	-6%
\$30,000-40,000	29	-1	-1	-2	-1	24	4%
\$40,000-50,000	-16	-50	-14	0	-3	-81	-13%
\$50,000-60,000	31	51	18	8	0	108	20%
\$60,000-75,000	56	60	17	0	6	139	21%
\$75,000-100,000	77	249	19	-3	2	344	61%
\$100,000-125,000	77	135	28	18	7	265	73%
\$125,000-150,000	42	88	22	2	-4	150	104%
\$150,000-200,000	32	56	11	3	7	109	107%
\$200,000+	25	84	13	1	2	122	159%
<b>Total Change</b>	<b>287</b>	<b>483</b>	<b>118</b>	<b>14</b>	<b>10</b>	<b>912</b>	<b>14%</b>
<b>Percent Change</b>	<b>11%</b>	<b>16%</b>	<b>26%</b>	<b>10%</b>	<b>8%</b>	<b>14%</b>	

Renter & Owner Households							
All Age Groups							
Estimated Change - 2011-2015 Base Year Average to 2021 Estimates							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	8	35	-12	-4	-10	-3	-5%
\$10,000-20,000	-195	-82	-59	-20	11	-345	-19%
\$20,000-30,000	-75	-275	-58	-48	-28	-484	-22%
\$30,000-40,000	19	-121	-124	-29	-4	-289	-15%
\$40,000-50,000	-6	-106	-26	11	-17	-141	-9%
\$50,000-60,000	-4	-69	-42	-31	-29	-175	-11%
\$60,000-75,000	40	-32	48	-93	3	-34	-2%
\$75,000-100,000	130	241	76	72	35	554	26%
\$100,000-125,000	85	150	56	2	16	309	21%
\$125,000-150,000	54	172	177	41	20	464	81%
\$150,000-200,000	44	98	71	73	52	338	58%
\$200,000+	62	121	35	64	42	324	121%
<b>Total</b>	<b>169</b>	<b>112</b>	<b>142</b>	<b>38</b>	<b>98</b>	<b>589</b>	<b>3%</b>
<b>Percent Change</b>	<b>4%</b>	<b>2%</b>	<b>5%</b>	<b>2%</b>	<b>7%</b>	<b>3%</b>	





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Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	99	60	41	43	14	257
\$10,000-20,000	55	69	42	23	87	276
\$20,000-30,000	91	106	98	63	30	388
\$30,000-40,000	113	132	101	12	64	422
\$40,000-50,000	12	97	48	180	148	485
\$50,000-60,000	58	39	64	61	50	272
\$60,000-75,000	1	22	143	34	21	221
\$75,000-100,000	46	46	15	31	117	255
\$100,000-125,000	10	173	23	55	33	292
\$125,000-150,000	4	7	11	0	8	30
\$150,000-200,000	3	50	0	15	5	73
\$200,000+	3	4	2	1	0	10
<b>Total</b>	<b>495</b>	<b>805</b>	<b>586</b>	<b>518</b>	<b>577</b>	<b>2,981</b>

Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	218	34	6	4	1	263
\$10,000-20,000	295	44	1	5	1	346
\$20,000-30,000	231	115	8	3	1	358
\$30,000-40,000	108	104	4	5	4	225
\$40,000-50,000	125	58	6	3	0	192
\$50,000-60,000	46	71	4	25	2	148
\$60,000-75,000	26	29	73	5	10	143
\$75,000-100,000	19	54	18	12	2	105
\$100,000-125,000	37	20	17	3	30	107
\$125,000-150,000	34	12	5	4	1	56
\$150,000-200,000	32	11	8	1	3	55
\$200,000+	105	36	8	2	3	155
<b>Total</b>	<b>1,276</b>	<b>588</b>	<b>158</b>	<b>73</b>	<b>58</b>	<b>2,153</b>

Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	152	27	3	4	1	187
\$10,000-20,000	211	41	1	4	1	258
\$20,000-30,000	219	112	7	3	1	342
\$30,000-40,000	107	77	4	5	2	195
\$40,000-50,000	73	42	5	1	0	121
\$50,000-60,000	21	47	3	24	2	97
\$60,000-75,000	25	9	60	4	2	100
\$75,000-100,000	17	47	10	3	2	79
\$100,000-125,000	36	11	17	3	24	91
\$125,000-150,000	33	11	4	3	1	52
\$150,000-200,000	28	10	5	0	3	46
\$200,000+	49	28	8	3	3	91
<b>Total</b>	<b>971</b>	<b>462</b>	<b>127</b>	<b>57</b>	<b>42</b>	<b>1,659</b>

Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	317	94	47	47	15	520
\$10,000-20,000	330	113	43	28	88	622
\$20,000-30,000	322	221	106	66	31	746
\$30,000-40,000	221	236	105	17	68	647
\$40,000-50,000	137	155	54	183	148	677
\$50,000-60,000	104	110	68	86	52	420
\$60,000-75,000	27	51	216	39	31	364
\$75,000-100,000	65	100	33	43	119	360
\$100,000-125,000	47	193	38	58	63	399
\$125,000-150,000	38	19	16	4	9	86
\$150,000-200,000	35	61	8	16	8	128
\$200,000+	108	40	10	4	3	165
<b>Total</b>	<b>1,771</b>	<b>1,393</b>	<b>744</b>	<b>591</b>	<b>635</b>	<b>5,134</b>



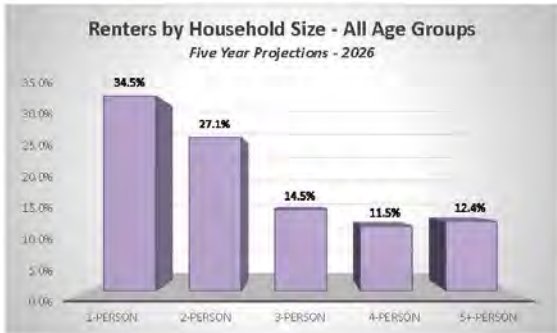
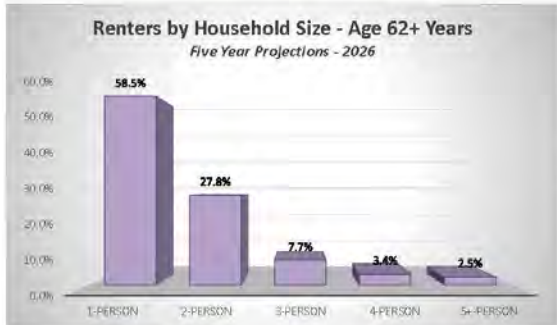
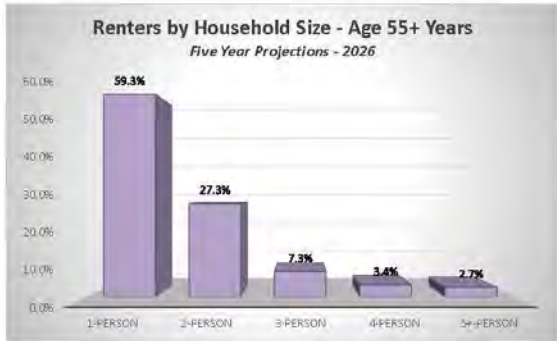
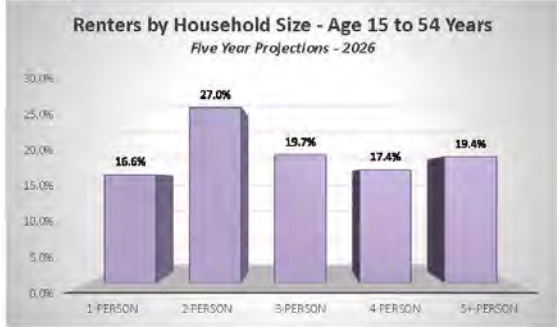
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Percent Renter Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.3%	2.0%	1.4%	1.4%	0.5%	8.6%
\$10,000-20,000	1.8%	2.3%	1.4%	0.8%	2.9%	9.3%
\$20,000-30,000	3.1%	3.6%	3.3%	2.1%	1.0%	13.0%
\$30,000-40,000	3.8%	4.4%	3.4%	0.4%	2.1%	14.2%
\$40,000-50,000	0.4%	3.3%	1.6%	6.0%	5.0%	16.3%
\$50,000-60,000	1.9%	1.3%	2.1%	2.0%	1.7%	9.1%
\$60,000-75,000	0.0%	0.7%	4.8%	1.1%	0.7%	7.4%
\$75,000-100,000	1.5%	1.5%	0.3%	1.0%	3.9%	8.6%
\$100,000-125,000	0.3%	5.8%	0.7%	1.8%	1.1%	9.8%
\$125,000-150,000	0.1%	0.2%	0.4%	0.0%	0.3%	1.0%
\$150,000-200,000	0.1%	1.7%	0.0%	0.5%	0.2%	2.4%
\$200,000+	0.1%	0.1%	0.1%	0.0%	0.0%	0.3%
<b>Total</b>	<b>16.6%</b>	<b>27.0%</b>	<b>19.7%</b>	<b>17.4%</b>	<b>19.4%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	10.1%	1.6%	0.3%	0.2%	0.0%	12.2%
\$10,000-20,000	13.7%	2.0%	0.0%	0.2%	0.0%	16.1%
\$20,000-30,000	10.7%	5.3%	0.4%	0.1%	0.0%	16.6%
\$30,000-40,000	5.0%	4.8%	0.2%	0.2%	0.2%	10.5%
\$40,000-50,000	5.8%	2.7%	0.3%	0.1%	0.0%	8.9%
\$50,000-60,000	2.1%	3.3%	0.2%	1.2%	0.1%	6.9%
\$60,000-75,000	1.2%	1.3%	3.4%	0.2%	0.5%	6.6%
\$75,000-100,000	0.9%	2.5%	0.8%	0.6%	0.1%	4.9%
\$100,000-125,000	1.7%	0.9%	0.8%	0.1%	1.4%	5.0%
\$125,000-150,000	1.6%	0.6%	0.2%	0.2%	0.0%	2.6%
\$150,000-200,000	1.5%	0.5%	0.4%	0.0%	0.1%	2.6%
\$200,000+	4.9%	1.7%	0.4%	0.1%	0.1%	7.2%
<b>Total</b>	<b>59.3%</b>	<b>27.3%</b>	<b>7.3%</b>	<b>3.4%</b>	<b>2.7%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	9.2%	1.6%	0.2%	0.2%	0.1%	11.3%
\$10,000-20,000	12.7%	2.5%	0.1%	0.2%	0.1%	15.6%
\$20,000-30,000	13.2%	6.8%	0.4%	0.2%	0.1%	20.6%
\$30,000-40,000	6.4%	4.6%	0.2%	0.3%	0.1%	11.8%
\$40,000-50,000	4.4%	2.5%	0.3%	0.1%	0.0%	7.3%
\$50,000-60,000	1.3%	2.8%	0.2%	1.4%	0.1%	5.8%
\$60,000-75,000	1.5%	0.5%	3.6%	0.2%	0.1%	6.0%
\$75,000-100,000	1.0%	2.8%	0.6%	0.2%	0.1%	4.8%
\$100,000-125,000	2.2%	0.7%	1.0%	0.2%	1.4%	5.5%
\$125,000-150,000	2.0%	0.7%	0.2%	0.2%	0.1%	3.1%
\$150,000-200,000	1.7%	0.6%	0.3%	0.0%	0.2%	2.8%
\$200,000+	3.0%	1.7%	0.5%	0.2%	0.2%	5.5%
<b>Total</b>	<b>58.5%</b>	<b>27.8%</b>	<b>7.7%</b>	<b>3.4%</b>	<b>2.5%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	6.2%	1.8%	0.9%	0.9%	0.3%	10.1%
\$10,000-20,000	6.8%	2.2%	0.8%	0.5%	1.7%	12.1%
\$20,000-30,000	6.3%	4.3%	2.1%	1.3%	0.6%	14.5%
\$30,000-40,000	4.3%	4.6%	2.0%	0.3%	1.3%	12.6%
\$40,000-50,000	2.7%	3.0%	1.1%	3.6%	2.9%	13.2%
\$50,000-60,000	2.0%	2.1%	1.3%	1.7%	1.0%	8.2%
\$60,000-75,000	0.5%	1.0%	4.2%	0.8%	0.6%	7.1%
\$75,000-100,000	1.3%	1.9%	0.6%	0.8%	2.3%	7.0%
\$100,000-125,000	0.9%	3.8%	0.7%	1.1%	1.2%	7.8%
\$125,000-150,000	0.7%	0.4%	0.3%	0.1%	0.2%	1.7%
\$150,000-200,000	0.7%	1.2%	0.2%	0.3%	0.2%	2.5%
\$200,000+	2.1%	0.8%	0.2%	0.1%	0.1%	3.2%
<b>Total</b>	<b>34.5%</b>	<b>27.1%</b>	<b>14.5%</b>	<b>11.5%</b>	<b>12.4%</b>	<b>100.0%</b>





**HISTA 2.2 Summary Data      Shenandoah County**

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Renter Households							
Age 15 to 54 Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-15	-4	0	1	-3	-21	-8%
\$10,000-20,000	7	-26	-4	-9	0	-46	-14%
\$20,000-30,000	12	-17	-9	-1	2	-37	-9%
\$30,000-40,000	-1	-6	-3	-2	0	-12	-3%
\$40,000-50,000	-2	-12	-7	-5	-5	-31	-6%
\$50,000-60,000	-2	-9	2	12	0	3	1%
\$60,000-75,000	-2	2	10	4	2	-8	-3%
\$75,000-100,000	-3	9	3	3	19	31	14%
\$100,000-125,000	1	16	3	14	3	37	15%
\$125,000-150,000	-1	0	2	-1	4	-4	-1%
\$150,000-200,000	0	15	2	4	-1	16	28%
\$200,000+	2	1	1	2	2	8	25%
<b>Total Change</b>	<b>-44</b>	<b>-35</b>	<b>-24</b>	<b>20</b>	<b>21</b>	<b>-62</b>	<b>-2%</b>
<b>Percent Change</b>	<b>-8%</b>	<b>-4%</b>	<b>-4%</b>	<b>4%</b>	<b>4%</b>	<b>-2%</b>	

Renter Households							
Aged 55+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	-9	-9	2	2	0	-12	-4%
\$10,000-20,000	-13	-8	4	3	0	-18	-5%
\$20,000-30,000	17	10	-1	-2	1	25	8%
\$30,000-40,000	12	7	2	1	1	23	11%
\$40,000-50,000	0	7	0	-1	0	6	3%
\$50,000-60,000	3	-1	2	1	1	6	4%
\$60,000-75,000	-1	1	9	3	-2	8	6%
\$75,000-100,000	3	3	2	6	1	15	12%
\$100,000-125,000	11	-3	3	0	2	20	23%
\$125,000-150,000	8	2	2	2	0	14	34%
\$150,000-200,000	17	0	4	-3	0	18	49%
\$200,000+	32	12	0	1	3	62	67%
<b>Total Change</b>	<b>86</b>	<b>27</b>	<b>26</b>	<b>14</b>	<b>14</b>	<b>167</b>	<b>8%</b>
<b>Percent Change</b>	<b>7%</b>	<b>5%</b>	<b>20%</b>	<b>24%</b>	<b>32%</b>	<b>8%</b>	

Renter Households							
Aged 62+ Years							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total Change	Percent Change
\$0-10,000	0	-4	2	3	0	1	1%
\$10,000-20,000	5	-4	-3	2	0	0	0%
\$20,000-30,000	17	11	-1	-2	1	26	8%
\$30,000-40,000	13	7	2	2	-1	23	13%
\$40,000-50,000	3	0	0	-2	0	1	7%
\$50,000-60,000	3	5	1	1	1	11	13%
\$60,000-75,000	-1	1	8	2	-3	7	8%
\$75,000-100,000	3	4	0	3	1	11	16%
\$100,000-125,000	11	-3	3	0	8	19	26%
\$125,000-150,000	8	1	1	2	1	13	33%
\$150,000-200,000	14	0	3	-3	0	14	44%
\$200,000+	23	12	5	2	3	45	102%
<b>Total Change</b>	<b>99</b>	<b>37</b>	<b>22</b>	<b>10</b>	<b>11</b>	<b>179</b>	<b>12%</b>
<b>Percent Change</b>	<b>11%</b>	<b>9%</b>	<b>21%</b>	<b>21%</b>	<b>35%</b>	<b>12%</b>	

Renter Households							
All Age Groups							
Projected Change - 2021 Estimates to 2026 Projections							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total	Total
\$0-10,000	23	-13	2	4	-3	-33	-6%
\$10,000-20,000	-20	-29	-9	6	0	-64	-9%
\$20,000-30,000	5	-7	-10	-3	3	-12	-2%
\$30,000-40,000	11	1	-1	-1	1	11	2%
\$40,000-50,000	-2	-5	-7	-6	-5	-25	-4%
\$50,000-60,000	1	-10	4	13	1	9	2%
\$60,000-75,000	-3	-3	-1	7	0	0	0%
\$75,000-100,000	0	12	5	9	20	46	15%
\$100,000-125,000	12	13	6	14	12	57	17%
\$125,000-150,000	7	2	4	1	4	18	26%
\$150,000-200,000	17	15	2	1	-1	34	36%
\$200,000+	32	16	2	1	3	64	67%
<b>Total</b>	<b>42</b>	<b>-8</b>	<b>2</b>	<b>34</b>	<b>35</b>	<b>105</b>	<b>2%</b>
<b>Percent Change</b>	<b>2%</b>	<b>-1%</b>	<b>0%</b>	<b>6%</b>	<b>6%</b>	<b>2%</b>	





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Shenandoah County

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Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	44	3	3	3	5	58
\$10,000-20,000	16	6	2	6	4	34
\$20,000-30,000	66	16	10	4	7	103
\$30,000-40,000	22	19	69	18	19	147
\$40,000-50,000	56	47	43	14	57	217
\$50,000-60,000	44	43	104	27	46	264
\$60,000-75,000	66	137	94	133	118	548
\$75,000-100,000	64	290	313	345	84	1,096
\$100,000-125,000	18	207	164	209	24	622
\$125,000-150,000	3	88	306	138	95	630
\$150,000-200,000	1	32	98	260	128	519
\$200,000+	0	164	53	114	81	412
<b>Total</b>	<b>400</b>	<b>1,052</b>	<b>1,259</b>	<b>1,271</b>	<b>668</b>	<b>4,650</b>

Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	250	56	14	6	11	337
\$10,000-20,000	430	161	56	11	1	659
\$20,000-30,000	398	280	43	17	53	791
\$30,000-40,000	239	312	109	2	1	663
\$40,000-50,000	95	324	78	6	20	523
\$50,000-60,000	182	455	56	3	4	700
\$60,000-75,000	282	599	77	5	17	980
\$75,000-100,000	187	807	143	33	32	1,202
\$100,000-125,000	176	518	96	128	2	920
\$125,000-150,000	73	390	60	7	9	539
\$150,000-200,000	95	184	122	26	65	492
\$200,000+	105	256	39	13	17	430
<b>Total</b>	<b>2,512</b>	<b>4,342</b>	<b>893</b>	<b>257</b>	<b>252</b>	<b>8,236</b>

Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	229	47	9	1	9	295
\$10,000-20,000	387	161	4	1	1	554
\$20,000-30,000	367	247	38	6	53	711
\$30,000-40,000	174	275	77	2	0	528
\$40,000-50,000	71	284	61	4	3	423
\$50,000-60,000	140	395	48	3	4	590
\$60,000-75,000	233	451	73	1	14	772
\$75,000-100,000	173	660	32	20	1	886
\$100,000-125,000	138	395	85	69	0	687
\$125,000-150,000	65	216	53	6	5	345
\$150,000-200,000	71	137	24	6	10	248
\$200,000+	83	157	23	2	0	268
<b>Total</b>	<b>2,151</b>	<b>3,425</b>	<b>527</b>	<b>124</b>	<b>100</b>	<b>6,307</b>

Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	294	59	17	9	16	395
\$10,000-20,000	446	167	58	17	5	693
\$20,000-30,000	464	296	53	21	60	894
\$30,000-40,000	261	331	178	20	20	810
\$40,000-50,000	151	371	121	20	77	740
\$50,000-60,000	226	498	160	30	50	964
\$60,000-75,000	348	736	171	138	135	1,528
\$75,000-100,000	251	1,097	456	378	116	2,298
\$100,000-125,000	194	725	260	337	26	1,542
\$125,000-150,000	76	478	366	145	104	1,169
\$150,000-200,000	96	216	220	286	193	1,011
\$200,000+	105	420	92	127	98	842
<b>Total</b>	<b>2,912</b>	<b>5,394</b>	<b>2,152</b>	<b>1,528</b>	<b>900</b>	<b>12,886</b>



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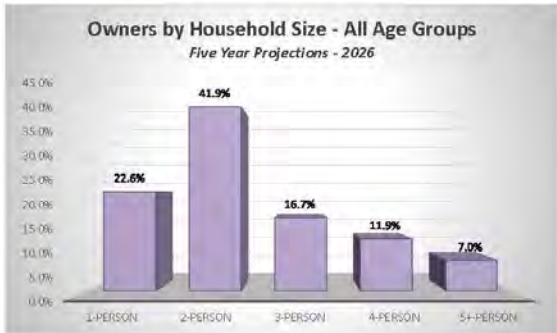
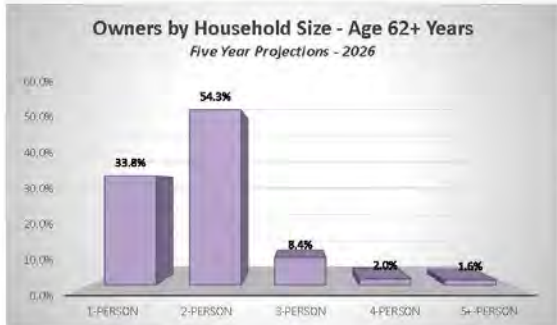
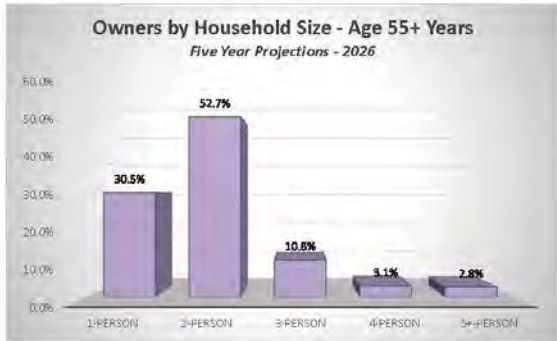
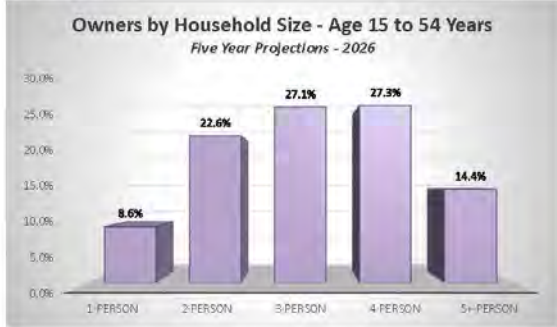
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Percent Owner Households						
Age 15 to 54 Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	0.9%	0.1%	0.1%	0.1%	0.1%	1.2%
\$10,000-20,000	0.3%	0.1%	0.0%	0.1%	0.1%	0.7%
\$20,000-30,000	1.4%	0.3%	0.2%	0.1%	0.2%	2.2%
\$30,000-40,000	0.5%	0.4%	1.5%	0.4%	0.4%	3.2%
\$40,000-50,000	1.2%	1.0%	0.9%	0.3%	1.2%	4.7%
\$50,000-60,000	0.9%	0.9%	2.2%	0.6%	1.0%	5.7%
\$60,000-75,000	1.4%	2.9%	2.0%	2.9%	2.5%	11.8%
\$75,000-100,000	1.4%	6.2%	6.7%	7.4%	1.8%	23.6%
\$100,000-125,000	0.4%	4.5%	3.5%	4.5%	0.5%	13.4%
\$125,000-150,000	0.1%	1.9%	6.6%	3.0%	2.0%	13.5%
\$150,000-200,000	0.0%	0.7%	2.1%	5.6%	2.8%	11.2%
\$200,000+	0.0%	3.4%	1.1%	2.5%	1.7%	8.9%
<b>Total</b>	<b>8.6%</b>	<b>22.6%</b>	<b>27.1%</b>	<b>27.3%</b>	<b>14.4%</b>	<b>100.0%</b>

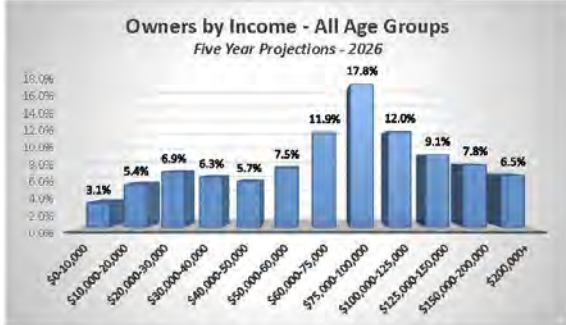
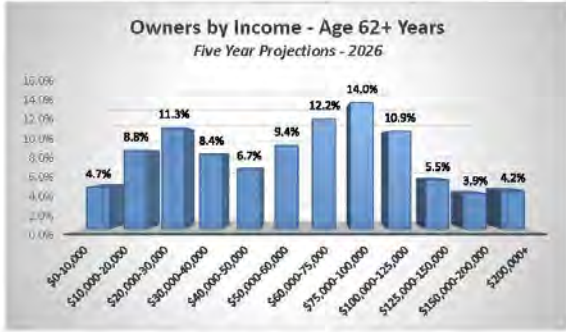
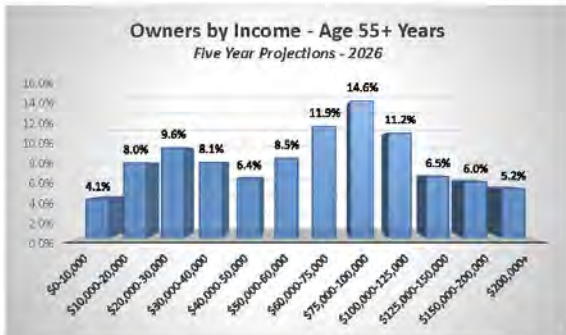
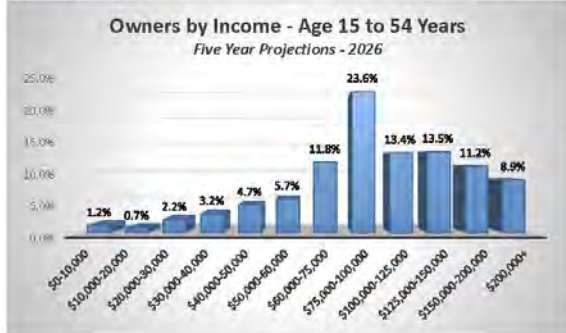
Percent Owner Households						
Aged 55+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.0%	0.7%	0.2%	0.1%	0.1%	4.1%
\$10,000-20,000	5.2%	2.0%	0.7%	0.1%	0.0%	8.0%
\$20,000-30,000	4.8%	3.4%	0.5%	0.2%	0.6%	9.6%
\$30,000-40,000	2.9%	3.8%	1.3%	0.0%	0.0%	8.1%
\$40,000-50,000	1.2%	3.9%	0.9%	0.1%	0.2%	6.4%
\$50,000-60,000	2.2%	5.4%	0.7%	0.0%	0.0%	8.5%
\$60,000-75,000	3.4%	7.3%	0.9%	0.1%	0.2%	11.9%
\$75,000-100,000	2.3%	9.8%	1.7%	0.4%	0.4%	14.6%
\$100,000-125,000	2.1%	6.3%	1.2%	1.6%	0.0%	11.2%
\$125,000-150,000	0.9%	4.7%	0.7%	0.1%	0.1%	6.5%
\$150,000-200,000	1.2%	2.2%	1.5%	0.3%	0.8%	6.0%
\$200,000+	1.3%	3.1%	0.5%	0.2%	0.2%	5.2%
<b>Total</b>	<b>30.5%</b>	<b>52.7%</b>	<b>10.8%</b>	<b>3.1%</b>	<b>2.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	3.6%	0.7%	0.1%	0.0%	0.1%	4.7%
\$10,000-20,000	6.1%	2.6%	0.1%	0.0%	0.0%	8.8%
\$20,000-30,000	5.8%	3.9%	0.6%	0.1%	0.8%	11.3%
\$30,000-40,000	2.8%	4.4%	1.2%	0.0%	0.0%	8.4%
\$40,000-50,000	1.1%	4.5%	1.0%	0.1%	0.0%	6.7%
\$50,000-60,000	2.2%	6.3%	0.8%	0.0%	0.1%	9.4%
\$60,000-75,000	3.7%	7.2%	1.2%	0.0%	0.2%	12.2%
\$75,000-100,000	2.7%	10.5%	0.5%	0.3%	0.0%	14.0%
\$100,000-125,000	2.2%	6.3%	1.3%	1.1%	0.0%	10.9%
\$125,000-150,000	1.0%	3.4%	0.8%	0.1%	0.1%	5.5%
\$150,000-200,000	1.1%	2.2%	0.4%	0.1%	0.2%	3.9%
\$200,000+	1.3%	2.5%	0.4%	0.1%	0.0%	4.2%
<b>Total</b>	<b>33.8%</b>	<b>54.3%</b>	<b>8.4%</b>	<b>2.0%</b>	<b>1.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2026 Projections						
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5+ Person Household	Total
\$0-10,000	2.3%	0.5%	0.1%	0.1%	0.1%	3.1%
\$10,000-20,000	3.5%	1.3%	0.5%	0.1%	0.0%	5.4%
\$20,000-30,000	3.6%	2.3%	0.4%	0.2%	0.5%	6.9%
\$30,000-40,000	2.0%	2.6%	1.4%	0.2%	0.2%	6.3%
\$40,000-50,000	1.2%	2.9%	0.9%	0.2%	0.6%	5.7%
\$50,000-60,000	1.8%	3.9%	1.2%	0.2%	0.4%	7.5%
\$60,000-75,000	2.7%	5.7%	1.3%	1.1%	1.0%	11.9%
\$75,000-100,000	1.9%	8.5%	3.5%	2.9%	0.9%	17.8%
\$100,000-125,000	1.5%	5.6%	2.0%	2.6%	0.2%	12.0%
\$125,000-150,000	0.6%	3.7%	2.8%	1.1%	0.8%	9.1%
\$150,000-200,000	0.7%	1.7%	1.7%	2.2%	1.5%	7.8%
\$200,000+	0.8%	3.3%	0.7%	1.0%	0.8%	6.5%
<b>Total</b>	<b>22.6%</b>	<b>41.9%</b>	<b>16.7%</b>	<b>11.9%</b>	<b>7.0%</b>	<b>100.0%</b>







**ADDENDUM F – FLOOD DATA**

# National Flood Hazard Layer FIRMette



7/20/2017 10:30:37 AM



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

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL POINT

- SPECIAL FLOOD HAZARD AREAS**
    - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one square mile. *Zone 2*
    - 1% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with average areas of less than one square mile. *Zone 3*
    - Area with Reduced Flood Risk due to Levee. See Note 1. *Zone 4*
    - Area with Flood Risk due to Levee. *Zone 5*
  - OTHER AREAS OF FLOOD HAZARD**
    - Area of Minimal Flood Hazard. *Zone 6*
    - Effective IDWRs
    - Area of Unincorporated Flood Hazard. *Zone 7*
  - GENERAL STRUCTURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dam, or Roadwall
  - OTHER FEATURES**
    - 200 Ocean Sounds with 1% Annual Chance
    - 174 Water Surface Boundary
    - Coastal Terrace
    - Base Flood Elevation Line (BFE)
    - Line of Survey
    - Jurisdiction Boundary
    - Coastal Terrace Boundary
    - Profile Boundary
    - 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. It is the user's responsibility to verify the accuracy of the information shown on this map. The information shown on this map is derived from the National Flood Hazard Layer (NFHL) web services provided by FEMA. This map was updated on 1/20/2021 at 6:00 PM and does not reflect changes or information subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map is not valid if the user or viewer of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map controls, data, coordinate identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.