

April 5, 2023

Affordable Housing Trust Fund Advisory Board  
C/O Ellie Ray  
eray@helenamt.gov  
Helena Community Development  
316 N Park Ave  
Helena, MT 59601

RE: HAHTF Intent to Apply

Dear Advisory Board:

United Housing Partners LLC (UHP) is pleased to submit this application to the Helena Affordable Housing Trust Fund (HAHTF) for funding to create 45 affordable apartments in Helena, Montana.

This letter and attachments meet the requirements of the Affordable Housing Trust Fund Application as it relates to the Spring Submission Deadline.

The project being submitted is as follows:

|                           |  |
|---------------------------|--|
| Name:                     | Twin Creek Apartments                                  |
| City:                     | Helena   |
| County:                   | Lewis and Clark  |
| Developer:                | United Housing Partners LLC                            |
| Managing General Partner: | Twin Creek Apartments Managers LLC                     |
| Project Type:             | Family   |
| Amount Requested:         | \$1,000,000 construction loan/\$400,000 permanent loan |

**Project Description:**

UHP plans to construct 45 income restricted apartments on a 1.76 acre tract of land located at the west corner of Alice Street and Dorothy Street (The Project). The Project will consist of two buildings: a 20-apartment building and a 25-apartment building consisting of a mix of one-, two-, and three-bedroom apartments. The Project will serve a wide range of residents, with nine apartments for residents earning 30% or below of the Average Median Income (AMI), six apartments for residents earning 50% or below AMI, and the remaining 30 apartments for residents earning up to 70% of the AMI.

The tract is appropriately zoned B-2 for “high-density residential uses” as stated in the City Growth Policy. It is already surrounded with other multifamily housing and abuts to R-4 zoning near Janet Park to the east and the undeveloped parcels of the Padbury Ranch to the south extending to the South Helena Interchange. The project will utilize additional financing sources including 9% and 4% Low Income Housing Tax Credits (LIHTCs), and National Housing Trust Funds (NHTFs) and follow the requirements found in the Montana Board of Housing’s (MBOH) Qualified Application Plan (QAP) for 2023 LIHTC fund application, including the threshold for length of affordability, which exceeds the affordability requirements of the HAHTF Program Guidelines.

As UHP’s principal and lead developer, I have over twelve years of experience developing affordable housing throughout the country and first-hand experience working on affordable

housing challenges in Helena, where I was born and raised. UHP is headquartered in Missoula, with an office in Helena. We operate with transparency and grit. Many of our team members and consultants have also worked with Wishcamper Development Partners LLC. Together, we have over 25 years of combined experience in LIHTC and affordable housing development.

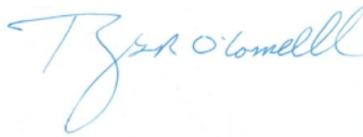
**Financing Plan and Use of Tax Credits:**

The proposed development will utilize a construction/permanent loan, Helena Affordable Housing Trust Funds (HAHTFs), National Housing Trust Funds (NHTFs), Tax Exempt Bonds, as well as LIHTC equity.

The project will maximize the reach of the HAHTF funds to ensure the Project is successfully built and leased with long term affordable rents. Our third-party mini market study shows the need, which the committee is likely already aware of, our proforma and economic analysis shows the financial viability, and our timeline and experience show our capacity to complete the Project.

Most importantly, Twin Creek Apartments will demonstrate clear alignment with the priorities and goals of both this program and the city of Helena. Thank you for your consideration of this project!

Sincerely,



Tyson O'Connell  
<https://uhousingpartners.com>  
Tyson@uhousingpartners.com  
406-531-4745

# Twin Creek Apartments

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United Housing Partners

Helena Affordable Housing Trust Fund Advisory Board  
April 6, 2023

Ellie Ray, Affordable Housing Coordinator  
City of Helena – Senior Planner  
ERay@HelenaMT.gov



UNITED HOUSING PARTNERS

## PROJECT DESCRIPTION

### a. Project's Background, Objectives, Location, Beneficiaries and Physical Details:

United Housing Partners LLC (UHP) was formed in 2022 to develop, rehab and preserve affordable housing. Principal developer, Tyson O'Connell, grew up in Helena and returned to complete the rehabilitation of Fire Tower Apartments (fka Serendipity Apartments) as the lead developer and partner for Wishcamper Development Partners LLC. While working on Fire Tower and reviewing market studies on Helena, Tyson saw a dire need for more workforce and affordable family apartments in the Queen City where housing prices have significantly outpaced wage growth. He built a model specific to these parameters and began searching for the ideal criteria to develop a successful affordable housing project despite current market constraints.

Twin Creek Apartments (the Project) will be built on a 1.76 acre tract of land located at the corner of Alice and Dorothy Streets on Helena's East Side (see Figure 1 below). The Project will be comprised of 45 apartments across two separate buildings (see Exhibit A for site plan and renderings). The Project will be financed with a private loan, competitive and noncompetitive Low Income Housing Tax Credits (LIHTCs), Tax Exempt Bonds, Helena Affordable Housing Trust Funds (HAHTFs), and National Housing Trust Funds (NHTFs). All homes will benefit residents earning under 70% of the area Average Median Income (AMI).

**Figure 1:**



The Project will consist of two buildings: a 20-apartment building and a 25-apartment building consisting of a mix of one-, two-, and three-bedroom apartments. The Project will serve a wide range of residents, with nine apartments for residents earning 30% or below of the AMI, six apartments for residents earning 50% or below the AMI, and the remaining 30 apartments for residents earning 70% or below the

AMI. The Project will incorporate minimal irrigation landscaping and include both a playground and basketball court. All homes will include energy efficient appliances, low flow toilets, LED lighting, and air conditioning.

The Project is located within proximity of various services and amenities such as the Walmart Supercenter & Pharmacy (1.5 miles), Riverwood Health Montana Urgent and Primary Care (1.4 miles), Big Lots (1.4 miles), and St. Peter’s Hospital (3.1 miles).

**b. How the Project Addresses the Applicant’s Identified Affordable Housing Need**

Affordable housing continues to be one of the state’s largest development shortcomings. In October 2022, Governor Gianforte said, “I think this affordability and attainability of housing is probably the biggest issue facing working families in Montana,”<sup>1</sup> and he created a Housing Task Force in 2022 to help find housing solutions. Governor Gianforte has also recently said that the affordable housing crunch is primarily a “supply side problem”<sup>2</sup>, and UHP has designed Twin Creek Apartments to maximize the number of homes, the affordability of those homes, and length of time such homes will remain affordable.

As the capital city, Helena is no exception in its need to expand the number of safe, efficient, and functional homes available to the most vulnerable demographic of our population. Through careful and widespread vetting and research, the UHP team has identified the Project as fitting the most urgent criteria to meet the affordable housing demands of the community. Rocky Mountain Development Council Inc. (“Rocky”), owns and manages 400 affordable apartments in the area and has expressed the need for workforce and family apartments as a greater need than senior specific homes at this time. Twin Creek Apartments is designed around those requests and provides an appropriate mix of one-, two-, and three-bedroom apartments.

**c. Project’s Consistency with HAHTF Priorities and Goals**

The Project will meet HAHTF priorities by maximizing alternative and creative funding sources and significantly surpassing the fund’s minimum 5:1 threshold requirement. Even at the maximum contribution available, the construction loan will cover less than 1/10th the total estimated cost for construction. Using various funding sources, including a private loan, and the UHP team’s extensive experience developing affordable housing, will allow the Project to maximize the number and mix of affordable family apartments at the lowest rents possible while maintaining these affordable rents far into the future. This ensures the City will meet its priority of fully leveraging the impact of the HAHTFs on the community.

Our contingency timeline and construction estimates are conservative, and our experience shows our ability to complete the Project within these stipulated boundaries. UHP has also strategically balanced the mix of home sizes in order to offer greater flexibility in meeting the needs of both senior and family

<sup>1</sup>

<https://montanafreepress.org/2022/10/27/gianforte-pushes-trades-education-construction-as-housing-affordability-fixes/>

<sup>2</sup>

[https://news.mt.gov/Governors-Office/Governor\\_Gianforte\\_Shares\\_Priorities\\_to\\_Further\\_Improve\\_States\\_Business\\_Climate#:~:text=%E2%80%9CThe%20biggest%20issue%20facing%20working,more%20affordable%2C%20attainable%20housing.%E2%80%9D](https://news.mt.gov/Governors-Office/Governor_Gianforte_Shares_Priorities_to_Further_Improve_States_Business_Climate#:~:text=%E2%80%9CThe%20biggest%20issue%20facing%20working,more%20affordable%2C%20attainable%20housing.%E2%80%9D)

beneficiaries as demand changes. Twin Creek Apartments will benefit approximately 164 individuals at a time when fully occupied according to HUD Guidelines for minimum and maximum individuals per household (see Figure 2 below).

**Figure 2:**

| HUD Guidelines |     |     |         | Persons Per Household |                          |
|----------------|-----|-----|---------|-----------------------|--------------------------|
| Bedroom Size   | Min | Max | Average | # of Units            | Avg Individuals per Unit |
| 1              | 1   | 3   | 2       | 12                    | 24                       |
| 2              | 2   | 5   | 3.5     | 17                    | 60                       |
| 3              | 3   | 7   | 5       | 16                    | 80                       |
|                |     |     |         |                       | <b>164</b>               |

Twin Creek Apartments will be subject to oversight from state and federal agencies, tax credit partners, lender parties, as well as property management and internal asset management. Management will qualify residents in conformance with Fair Housing and Landlord Tenant laws, and they will be required to lease homes as per the affordable housing use-restriction secured on the property.

**d. Project’s Consistency with HAHTF Rules & Requirements**

Twin Creek Apartments will be consistent with the rules and requirements of the HAHTF as laid out in the program guidelines updated on September 26, 2022. Because the Project has been designed to meet the stringent threshold requirements of LIHTC funding, Department of Housing and Urban Development (HUD) and National Housing Trust Funds (NHTF), the Project will exceed requirements laid out by the program. The Project will add long term affordable housing serving low-income households within the city limits through the establishment of a Land Use Restrictive Agreement (LURA) from the Montana Board of Housing. All beneficiaries will fall under 70% AMI, below the 80% AMI requirement for the program and 100% of the homes will remain affordable for a minimum of 35-years.

Twin Creek Apartments is in the area described as the ‘East End’ in Helena’s 2019 Growth Policy. It is described as a ‘new urbanist neighborhood’ in the Policy’s land use descriptions, with a mix of commercial and residential uses including several high-density condo and apartment buildings to the east of the site. A sewer main runs along Dorothy Street (bordering the east side of the site), water mains run along both Dorothy and Alice Streets (bordering the south side of the site), and power is also immediately available to the site. This area contains a mix of residential and commercial use, and is a new, up-in-coming neighborhood for families. The community should support and take pride in new affordable housing in this area without the objection faced in other neighborhoods. The parcel has immediate access to major thoroughfares and services, with opportunities at infill that meet the desires of the City laid out in their land use goals. The parcel is already appropriately zoned B-2 allowing for high density housing in compliance with the City’s housing goals, the developer holds full site control through an executed purchase agreement, and construction can begin without delay once all funds are available.

**e. Project’s Justification for HAHTF Funds**

The HAHTF loan will be used for construction and development of the Project. While the Project is partially funded with LIHTCs, Tax Exempt Bonds, NHTFs, and a deferred developer fee, there is still a large gap to fill, in part because UHP has structured the Project to serve 30% AMI beneficiaries, and in order to provide housing for individuals and families of all income levels. Due to the current market conditions and the challenges created by stubborn construction costs and high interest rates, UHP needs HAHTF funding in order to maintain feasibility for a project targeting these beneficiaries.

The HAHTF funding is crucial to the feasibility of the Project. The developer’s proforma shows that private financing at current interest rates, even with LIHTC and NHTF support will create undue financial burden on the Project’s ability to benefit the most underserved section of our community – those falling below 70% of AMI. In order to ensure both short term feasibility and long-term viability for the Project, UHP will seek a private construction loan and permanent loan, LIHTC equity, Tax Exempt Bonds, NHTFs, but the HAHTF contribution amounts requested are vital to the completion of this Project.

**f. Project’s Proposed Terms**

UHP requests \$1,000,000 in HAHTF as a construction loan with a three-year term and 1% interest-only interest rate. As previously noted, the construction loan will cover only a small portion of the total estimated development cost. At the end of the construction loan term, \$600,000 of the construction loan will be paid back and \$400,000 of the construction loan will be converted into a permanent loan with an interest-only interest rate of 1% and an 18-year term amortized over 40 years. This will cover some of the gap left from other sources in order to stabilize the Project and maintain affordable rents far into the future. UHP has built their timeline and cost estimates based on current, active affordable housing projects and many years of experience. UHP feels the requested terms are reasonable given the size and scope of the Project and meets the goals and priorities of the program.

**g. Land Use Processes**

Twin Creek Apartments will not require changes related to zoning or land use. The Project has been well vetted by a civil engineer familiar with area development. He has consulted on the infrastructure needs and geology of the site and sees no undo human or physical environmental concerns in the Project’s preliminary design. The stringent requirements of LIHTC and NHTF programs will require additional third-party reports including a Phase I, preliminary architectural, and geotechnical reports completed prior to the LIHTC Closing.

**QUALIFICATIONS & EXPERIENCE**

**The Developer**

United Housing Partners was formed in October of 2022 with the intent to build and preserve affordable housing. The principal owner is Tyson O’Connell. As the primary developer, Tyson, along with his team, brings extensive capability, capacity, and experience in developing affordable housing with complex funding sources including both LIHTC and HTF funding.

## **Mission & Vision**

The mission of United Housing Partners is to build and rehabilitate affordable housing for communities that need it most. We form strong partnerships with our stakeholders and build sustainable housing that brings pride to communities and dignity to residents. We face challenges and solve problems with integrity, transparency, and grit. We believe affordable housing is critical for family stability, reducing poverty, and increasing economic growth. Unfortunately, there is a shortage of seven million affordable homes in our country, and millions of seniors and families are paying more than they can afford for rent. We use our financial expertise to structure complex financing by leveraging tax exempt bonds, Low Income Housing Tax Credits, and other grant and loan programs to build quality affordable housing that delivers long-term positive impact.

## **The Team**

Prior to starting United Housing, Tyson spent twelve years as an owner and developer at Wishcamper Development Partners LLC and its many related companies (collectively the “Wishcamper Companies”) specializing in affordable housing development throughout the United States. Wishcamper Companies has developed over 16,000 units across 23 states since 1970. Tyson has developed affordable housing in seven states, been a partner in over 4,000 units of affordable housing and served as the primary developer on some of the Wishcamper Companies’ largest and most complex LIHTC developments.

Team member, Lauren Moore also comes to UHP from the Wishcamper Companies and has twelve years of experience in affordable housing development. Lauren has also worked on multiple affordable housing projects in Montana including most recently, River Run Apartments in Great Falls, and Fire Tower Apartments and East Park Villas in Helena. She has deep experience with multiple affordable housing financing programs including city-specific Housing Trust Funds, National Housing Trust Funds (NHTF), HOME Funding, Tax Increment Financing (TIF), Affordable Housing Program (AHP), state and federal LIHTCs, tax exempt bonds, and Community Development Block Grants (CDBG).

Seth O’Connell is a developer that recently joined UHP. He has over seven years as a real estate professional, has worked on several large commercial deals, and is known as a solutions-oriented leader with a knack for building relationships, meeting project demands, and getting things done on deadline.



**Capacity & Experience**



Stillwater Crossing is a 240-apartment project in Bend, Oregon with amenities that included a splash pad, a modern clubhouse with a gym, meeting space, bike repair shop and multiple walking paths. The project was funded with LIHTC, tax exempt bonds, and HTFs and restricted entirely to tenants earning under 60% of AMI. Tyson O’Connell was the lead developer overseeing the project.



Beaverton was another project worked on by UHP staff, contractors, and consultants. It is a 164-home apartment complex developed using LIHTC, TIF, and tax-exempt bonds, and restricted to seniors and families earning between 30-70% of AMI.



Lincoln Tower is a 95-unit apartment complex of one bedroom apartments in Salt Lake City, Utah. The property benefits from a Project-Based Section 8 Housing Assistance Payment (HAP) contract for 100% of the units. The preservation was financed with tax exempt bonds, Low Income Housing Tax Credits, Salt Lake Home Funds, and Salt Lake City Housing Trust Funds. Tyson O’Connell was the primary developer.



Fire Tower Apartments is a 44 apartment project located in the heart of downtown Helena. The project was originally constructed in 1981 as mixed income and market rate housing. In 2020, the project was purchased and rehabilitated by Wishcamper Development Partners and it is now 100% affordable with a Housing Assistance Payment (HAP) Contract on 31 of the apartments. The project was financed with Low Income Housing Tax Credits, a Multifamily Coal Trust Loan, and National Housing Trust Funds. Tyson O’Connell was the primary developer who structured the financing and completed the project that provides critical affordable housing and revitalized a key part of downtown Helena.

## PROJECT FINANCIALS

### Comprehensive Sources & Uses Statement

#### SOURCES & USES SUMMARY

| SOURCES OF FUNDS            |              |           |           | USES OF FUNDS                     |              |           |         |
|-----------------------------|--------------|-----------|-----------|-----------------------------------|--------------|-----------|---------|
|                             | Total        | Per-Unit  | % Total   |                                   | Total        | Per-Unit  | % Total |
| First Mortgage              | \$4,737,893  | \$105,287 | 30.2%     | Acquisition-Related Costs         | \$497,500    | \$11,056  | 3.2%    |
| Subordinate Mortgages       | \$0          | \$0       | 0.0%      | Construction-Related Costs        | \$11,415,886 | \$253,686 | 72.7%   |
| Helena HTF                  | \$400,000    | \$8,889   | 2.5%      | Soft Costs                        | \$1,117,746  | \$24,839  | 7.1%    |
| National HTF                | \$2,081,760  | \$46,261  | 13.2%     | Carrying Costs - Interest, RE/Tax | \$472,063    | \$10,490  | 3.0%    |
| N/A                         | \$0          | \$0       | 0.0%      | First Mortgage Costs              | \$248,584    | \$5,524   | 1.6%    |
| N/A                         | \$0          | \$0       | 0.0%      | Bond Issuance Costs               | \$413,371    | \$9,186   | 2.6%    |
| Letters of Credit           | \$0          | \$0       | 0.0%      | Subordinate, Constr. Loan Costs   | \$33,000     | \$733     | 0.2%    |
| LHHC Equity (Federal)       | \$8,388,309  | \$186,407 | 53.4%     | Equity & LHHC-Related Costs       | \$136,500    | \$3,033   | 0.9%    |
| LHHC Equity (State)         | \$0          | \$0       | 0.0%      | Reserves & Escrows                | \$163,743    | \$3,639   | 1.0%    |
| HTC Equity (Federal)        | \$0          | \$0       | 0.0%      | Resident Services Reserve         | \$0          | \$0       | 0.0%    |
| HTC Equity (State)          | \$0          | \$0       | 0.0%      | Not Used                          | \$0          | \$0       | 0.0%    |
| Interim Income              | \$0          | \$0       | 0.0%      | Not Used                          | \$0          | \$0       | 0.0%    |
| Donated Developer Fee       | \$940,000    | \$20,889  | 6.0%      | Not Used                          | \$0          | \$0       | 0.0%    |
| Additional Deferred Dev Fee | \$104,313    | \$2,318   | 0.7%      | Max Developer Fee                 | \$1,213,882  | \$26,975  | 7.7%    |
|                             | \$15,712,275 | \$349,162 | \$349,162 |                                   | \$15,712,275 | \$349,162 | 100.0%  |

### Rent Schedule & Proforma

See Exhibit B

### Construction Flow of Funds

See Exhibit C

### PROJECT ASSUMPTIONS

Proforma assumptions are continuously vetted by the UHP team as well as specific on-going input from the Project partners. UHP insights stem from the collective experience of having developed or rehabilitated over 15,000 units of affordable housing. With the uncertainty of financing today, UHP has had proactive discussions with some of the industry's leading equity and debt providers to assure that its assumptions and project parameters are attainable.

### MARKET DEMAND

Over the winter, UHP hired Prior & Associates of Denver, Colorado to complete a mini market study with the intent to better quantify the affordable housing need UHP had found in Helena. Prior & Associates are experts in this field, and the findings of their study offer stark support for the Project (see Exhibit D). The market study found a need for 690 affordable homes in Helena which fall within the 30-70% AMI, a rental rate infeasible without HAHTF support. Furthermore, the study estimates 2,091 income- and size-qualified renters in the market area. The Project doesn't solve Helena's need for affordable housing, but it helps.



**UNITED HOUSING PARTNERS**

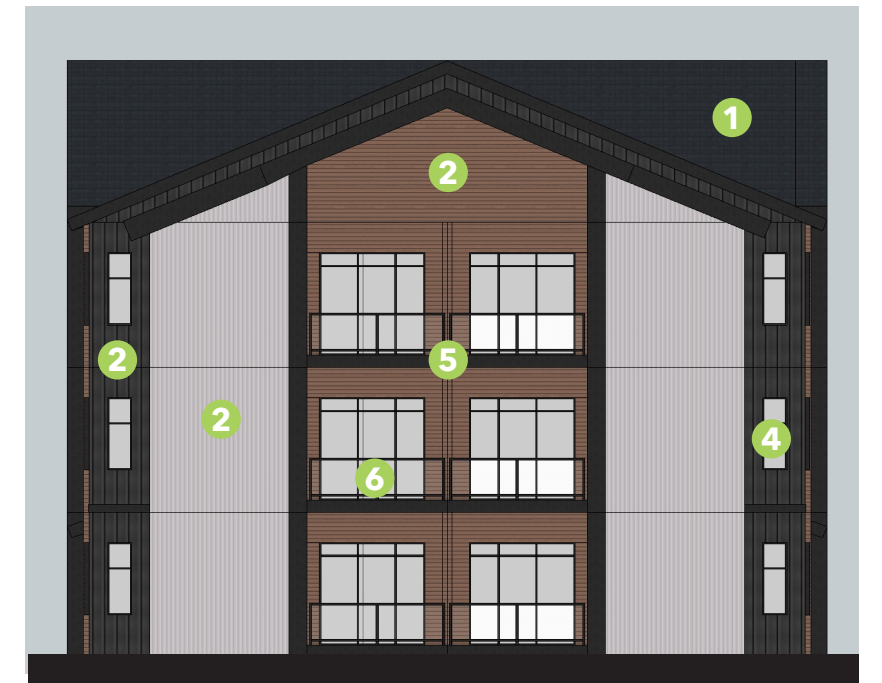
**IMPLEMENTATION SCHEDULE**

|                                |   |
|--------------------------------|---|
| January 2023                   | Purchase Agreement for site control of parcel identified for the Project. |
| April 10, 2023                 | Letter of Intent (LOI) due for Low Income Housing Tax Credits (LIHTC).    |
| April 12, 2023                 | Application deadline for HAHTF.   |
| May 19, 2023                   | Presentations/Board invitations to apply for 2023 LIHTC projects.         |
| June 7, 2023                   | National Housing Trust Funds (HTF) application due.                       |
| August 1, 2023                 | Full submission for LIHTC approved applicants.                            |
| October 2023                   | Award determination for LIHTC funding at October MBOH board meeting.      |
| November 2023 to March 2024    | Design phase.   |
| March 2024 to August 2024      | Bidding phase and permitting processes completed.                         |
| September 2024                 | LIHTC closing.  |
| September 2024 to January 2026 | Construction period (2 phases)  |
| July 2025                      | First Certificate of Occupancy issued.                                    |
| January 2026                   | Final Certificate of Occupancy issued.                                    |
| March 2026                     | Final Lease-Up complete.  |
| April 2026                     | Tax credit certification.   |
| April 2027                     | Permanent loan conversion.  |

## Exhibit A - Elevations, Renderings, & Site Plan



EAST ELEVATION



SOUTH ELEVATION

### BUILDING MATERIALS

- 1 ASPHALT SHINGLES
- 2 COLORED DIAMOND KOTE SIDING
- 3 BLACK-FRAMED ALUMINUM STOREFRONT AT ENTRANCES
- 4 BLACK-FRAMED VINYL WINDOWS AT UNITS
- 5 METAL PANEL
- 6 METAL RAILING

## TWIN CREEK HOUSING CONCEPT - ELEVATIONS

SCALE: 1/16" = 1'-0"



WEST ELEVATION



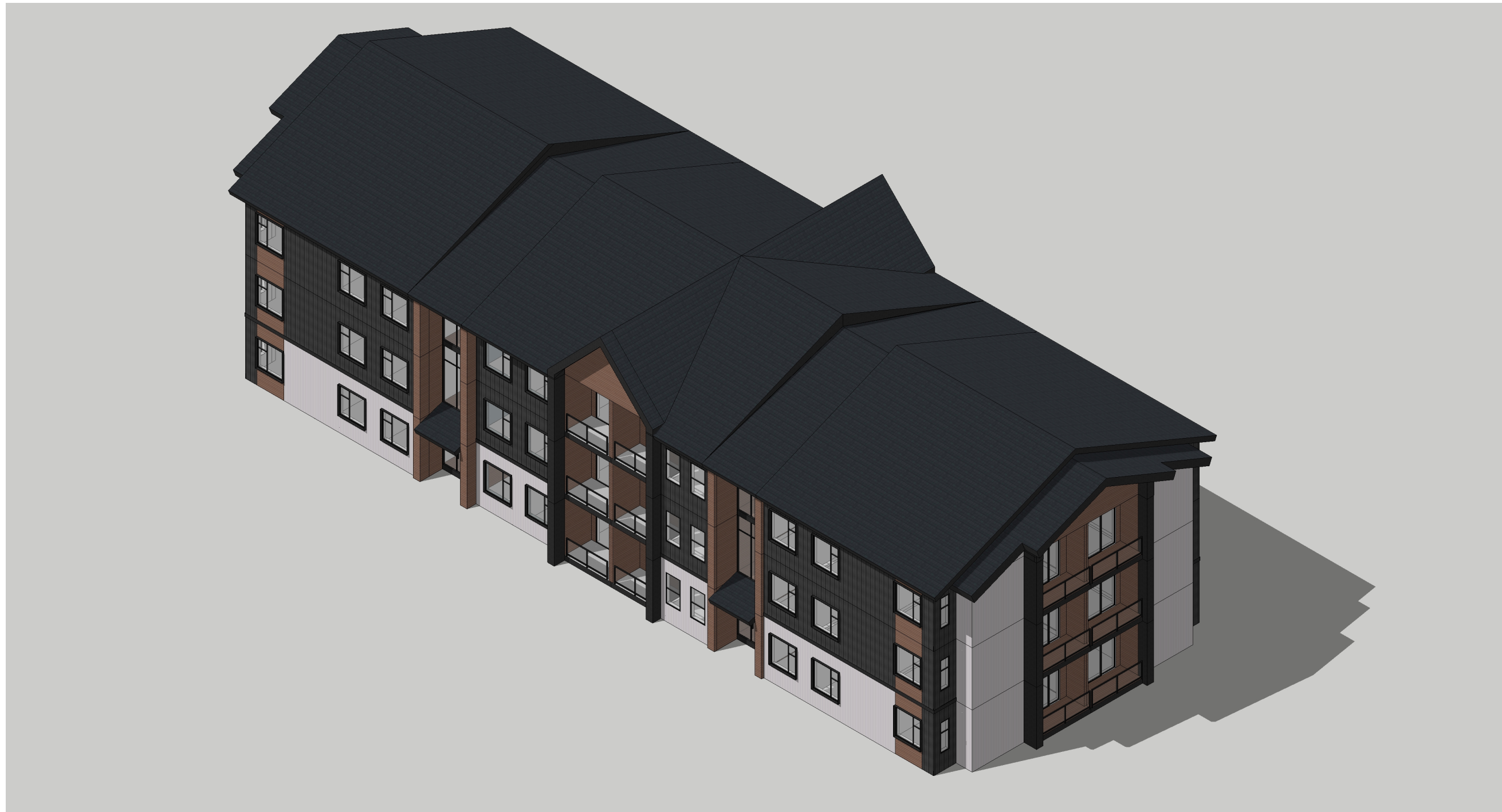
NORTH ELEVATION

**BUILDING MATERIALS**

- 1 ASPHALT SHINGLES
- 2 COLORED DIAMOND KOTE SIDING
- 3 BLACK-FRAMED ALUMINUM STOREFRONT AT ENTRANCES
- 4 BLACK-FRAMED VINYL WINDOWS AT UNITS
- 5 METAL PANEL
- 6 METAL RAILING

TWIN CREEK HOUSING CONCEPT - ELEVATIONS

SCALE: 1/16" = 1'-0"



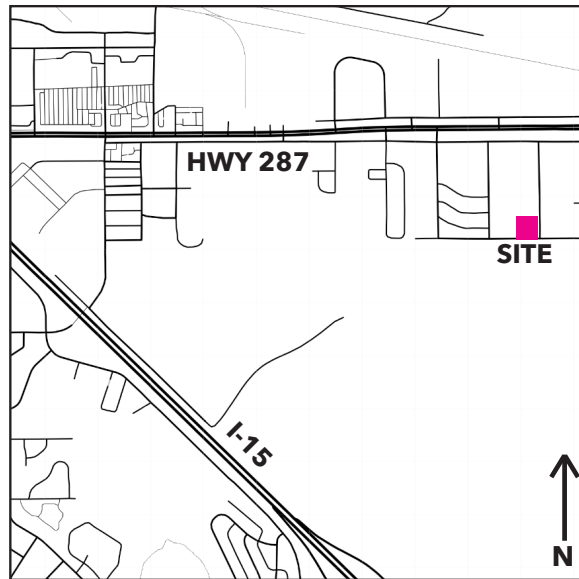
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TWIN CREEK HOUSING CONCEPT - 3D VIEW

SCALE: 1/16" = 1'-0"



methodstudio



**SITE LEGEND**

- 1 BUILDING 1 (22 UNITS)
- 2 BUILDING 2 (24 UNITS)
- 3 COVERED PARKING (40 STALLS)
- 4 SURFACE PARKING (38 STALLS)
- 5 PLAY AREA
- 6 TRASH AREA
- 7 STORMWATER DETENTION AREA
- 8 BICYCLE RACKS
- 9 OFFICE BUILDING
- 10 AUTOMOTIVE BUILDING



TWIN CREEK HOUSING CONCEPT - SITE PLAN

SCALE: 1" = 60'-0"



## Exhibit B - Rent Schedule & Proforma

|  |   |
|--|---|
| <b>City</b>                                | Helena  |
| <b>County</b>                              | Lewis and Clark   |
| <b>Project Name</b>                        | Twin Creek Apartments   |
| <b>Developer Name</b>                      | United Housing Partners<br>LLC  |
| <b>Developer Address</b>                   | PO Box 5669   |
| <b>Developer (City State Zip)</b>          | Missoula, MT 59806  |
| <b>Primary Contact</b>                     | Tyson O'Connell<br><a href="mailto:tyson@uhousingpartners.com">tyson@uhousingpartners.com</a> |
| <b>Email</b>                               | <a href="mailto:tyson@uhousingpartners.com">m</a>   |
| <b>Telephone Number</b>                    | (406) 531-4745  |
| <b>Developer / General Ptnr</b>            | United Housing Partners<br>LLC  |
| <b>Set-aside (small project / general)</b> | General   |
| <b>Set-aside (for-profit / non-profit)</b> | For-Profit  |
| <b>HC Requested (10 yr total)</b>          | \$ 6,500,000  |
| <b>Project Type</b>                        | Family  |
| <b>Construction Type</b>                   | New   |
| <b>Minimum Set-aside</b>                   | Ave Inc   |
| <b>Projected Construction Start</b>        | Sep-24  |
| <b>Projected Completion</b>                | May-26  |

### Unit Numbers

|        | <u>Target</u> |    |
|--------|---------------|----|
| 0-bdrm | 20%           | -  |
| 0-bdrm | 30%           | -  |
| 0-bdrm | 40%           | -  |
| 0-bdrm | 50% (HM/HTF)  | -  |
| 0-bdrm | 50%           | -  |
| 0-bdrm | 60%           | -  |
| 0-bdrm | 70%           | -  |
| 0-bdrm | 80%           | -  |
| 0-bdrm |               | -  |
| 0-bdrm |               | -  |
| 1-bdrm | 20%           | -  |
| 1-bdrm | 30%           | 3  |
| 1-bdrm | 40%           | -  |
| 1-bdrm | 50% (HM/HTF)  | -  |
| 1-bdrm | 50%           | 2  |
| 1-bdrm | 60%           | 2  |
| 1-bdrm | 70%           | 5  |
| 1-bdrm | 80%           | -  |
| 1-bdrm |               | -  |
| 1-bdrm |               | -  |
| 2-bdrm | 20%           | -  |
| 2-bdrm | 30%           | 3  |
| 2-bdrm | 40%           | -  |
| 2-bdrm | 50% (HM/HTF)  | -  |
| 2-bdrm | 50%           | 2  |
| 2-bdrm | 60%           | 2  |
| 2-bdrm | 70%           | 10 |
| 2-bdrm | 80%           | -  |
| 2-bdrm |               | -  |
| 2-bdrm |               | -  |
| 3-bdrm | 20%           | -  |
| 3-bdrm | 30%           | 3  |

|        |              |   |
|--------|--------------|---|
| 3-bdrm | 40%          | - |
| 3-bdrm | 50% (HM/HTF) | - |
| 3-bdrm | 50%          | 2 |
| 3-bdrm | 60%          | 2 |
| 3-bdrm | 70%          | 9 |
| 3-bdrm | 80%          | - |
| 3-bdrm |              | - |
| 3-bdrm |              | - |
| 4-bdrm | 20%          | - |
| 4-bdrm | 30%          | - |
| 4-bdrm | 40%          | - |
| 4-bdrm | 50% (HM/HTF) | - |
| 4-bdrm | 50%          | - |
| 4-bdrm | 60%          | - |
| 4-bdrm | 70%          | - |
| 4-bdrm | 80%          | - |
| 4-bdrm |              | - |
| 4-bdrm |              | - |
| other  | 20%          | - |
| other  | 30%          | - |
| other  | 40%          | - |
| other  | 50% (HM/HTF) | - |
| other  | 50%          | - |
| other  | 60%          | - |
| other  | 70%          | - |
| other  | 80%          | - |
| other  |              | - |
| other  | mkt          | - |
| other  | mgt(60%)     | - |

Total Units 45  
Average Income Targeting 58.00%

**Square Footage**

|                         |        |
|-------------------------|--------|
| Income Restricted Units | 37,754 |
| Managers Unit(s)        | -      |
| Supportive Services     | -      |
| Common Space            | 7,296  |
| Market/Commercial       | -      |
| Total                   | 45,050 |

**Unit Rents**

|        |              |     |
|--------|--------------|-----|
| 0-bdrm | 20%          |     |
| 0-bdrm | 30%          |     |
| 0-bdrm | 40%          |     |
| 0-bdrm | 50% (HM/HTF) |     |
| 0-bdrm | 50%          |     |
| 0-bdrm | 60%          |     |
| 0-bdrm | 70%          |     |
| 0-bdrm | 80%          |     |
| 0-bdrm |              |     |
| 0-bdrm |              |     |
| 1-bdrm | 20%          |     |
| 1-bdrm | 30%          | 553 |
| 1-bdrm | 40%          |     |
| 1-bdrm | 50% (HM/HTF) |     |

|        |              |       |
|--------|--------------|-------|
| 1-bdrm | 50%          | 922   |
| 1-bdrm | 60%          | 1,107 |
| 1-bdrm | 70%          | 1,291 |
| 1-bdrm | 80%          |       |
| 1-bdrm |              |       |
| 1-bdrm |              |       |
| 2-bdrm | 20%          |       |
| 2-bdrm | 30%          | 663   |
| 2-bdrm | 40%          |       |
| 2-bdrm | 50% (HM/HTF) |       |
| 2-bdrm | 50%          | 1,106 |
| 2-bdrm | 60%          | 1,327 |
| 2-bdrm | 70%          | 1,548 |
| 2-bdrm | 80%          |       |
| 2-bdrm |              |       |
| 2-bdrm |              |       |
| 3-bdrm | 20%          |       |
| 3-bdrm | 30%          | 766   |
| 3-bdrm | 40%          |       |
| 3-bdrm | 50% (HM/HTF) |       |
| 3-bdrm | 50%          | 1,278 |
| 3-bdrm | 60%          | 1,533 |
| 3-bdrm | 70%          | 1,789 |
| 3-bdrm | 80%          |       |
| 3-bdrm |              |       |
| 3-bdrm |              |       |
| 4-bdrm | 20%          |       |
| 4-bdrm | 30%          |       |
| 4-bdrm | 40%          |       |
| 4-bdrm | 50% (HM/HTF) |       |
| 4-bdrm | 50%          |       |
| 4-bdrm | 60%          |       |
| 4-bdrm | 70%          |       |
| 4-bdrm | 80%          |       |
| 4-bdrm |              |       |
| 4-bdrm |              |       |
| other  | 20%          |       |
| other  | 30%          |       |
| other  | 40%          |       |
| other  | 50% (HM/HTF) |       |
| other  | 50%          |       |
| other  | 60%          |       |
| other  | 70%          |       |
| other  | 80%          |       |
| other  |              |       |
| other  | mkt          |       |
| other  | mgt(60%)     |       |

**Project Costs**

|                      |            |
|----------------------|------------|
| Land                 | 450,000    |
| Building/Acquisition | 47,500     |
| Site Work            | 424,836    |
| Construction / Rehab | 10,991,050 |
| Soft Costs           | 2,421,264  |

|                           |    |            |
|---------------------------|----|------------|
| Developer Fees            |    | 1,213,882  |
| Reserves                  |    | 163,743    |
| Total Project Costs       | \$ | 15,712,275 |
| Supportive Services Costs |    |            |
| Residential Costs         | \$ | 15,712,275 |

**Financing Sources**

|                              |    |            |
|------------------------------|----|------------|
| Hard Loan                    |    | 4,737,893  |
| Hard Loan                    |    |            |
| Soft Loan                    |    | 400,000    |
| Soft Loan                    |    |            |
| State HOME                   |    |            |
| State CDBG                   |    |            |
| State NHTF                   |    | 2,081,760  |
| Other                        |    |            |
| Other                        |    |            |
| Other                        |    |            |
| Other                        |    |            |
| Deferred Dev Fee             |    | 104,313    |
| HC Equity Competative        |    | 5,524,449  |
| HC Equity Non-Competative    |    | 2,863,860  |
| Total Sources:               | \$ | 15,712,275 |
| % of Project Financed by HC: |    | 53.39%     |

**Costs versus Sources**

|                         |    |            |
|-------------------------|----|------------|
| Total Project Costs     | \$ | 15,712,275 |
| Total Financing Sources | \$ | 15,712,275 |
| Difference              | \$ | -          |

**Bond Projects only**

|  |    |                   |
|--|----|-------------------|
| Permanent Loan Requested                         |    | 4,737,893         |
| Bond Issue Requested                             |    | 8,621,596         |
| Bond Resolution Expected                         | \$ | 10,345,915        |
| Bond Issuer                                      |    | MBOH              |
| Will it be structured as a bond or loan?         |    | Bond              |
| Will it be a private placement or public sale?   |    | Public            |
| Will it be construction only or convert to perm? |    | Construction Only |
| Expected closing date                            |    | Sep-24            |

**Comparative Data for Presentation to the Board**

(additional data may be provided at staff discretion)

**Return on Sale of HTC**

|                    |    |           |
|--------------------|----|-----------|
| HTC Requested      | \$ | 6,500,000 |
| HTC Equity         | \$ | 8,388,309 |
| HTC Return on Sale |    | 1.29      |

**Per Unit Comparison**

|                                |                      |    |         |
|--------------------------------|----------------------|----|---------|
|                                | <b><u>Limits</u></b> |    |         |
| Cost per unit total            | n/a                  | \$ | 349,162 |
| Cost per unit residential only | \$350,000            | \$ | 349,162 |
| Cost per unit Const / Rehab    | n/a                  | \$ | 253,686 |
| Credits per unit               | n/a                  | \$ | 144,444 |

**Per Square Foot Comparison**

|                                      |    |     |
|--------------------------------------|----|-----|
| Construction / Rehab per sq ft       | \$ | 253 |
| Total Project Cost per sq ft         | \$ | 349 |
| Credits per sq ft                    | \$ | 144 |
| Credits per sq ft (residential only) | \$ | 144 |

**Utilities Paid by (Tenant / Owner)**

|        |
|--------|
| Tenant |
|--------|

**Market Study Data:**

Units needed for Targeted AMI's

|     |
|-----|
| 690 |
|-----|

The following items are subject to the corresponding sections of the Applicable QAP. Please refer to the relevant QAP sections for additional details in completing this section.

The Project Location, type (e.g., family or elderly), and Developer specified in the Letter of Intent may not be changed in any current credit year Application. Other information in the Letter of Intent (e.g., cost information, number of units, unit sizes, income targeting, rents, hard and soft loan sources, etc.) will be considered the Applicant's best estimates and may be adjusted in the Application.

***Although the information submitted in this Letter of Intent is preliminary and subject to change, Applicants are encouraged to provide the most accurate information possible in the Letter of Intent and to minimize changes at Application. The information submitted in the Application will be evaluated and considered fully, and less favorable or desirable information in the Application may render the Application less likely to receive an Award of Housing Credits.***

**Development Evaluation Criteria and Selection**

**Lower Income Tenants**

Income and Rent Level Targeting.  
Project-Based Rental Subsidy.

|       |
|-------|
| 58.0% |
| NO    |

**Project Characteristics**

Amenities  
Small Town/Tribal Designation Area  
Affordable Housing Stock  
Historic Preservation

|                   |
|-------------------|
| Grocery & Medical |
| na                |
| na                |
| na                |

**Local Involvement**

Community Input  
Qualified Census Tract / Local  
Community Revitalization Plan  
Communication / Relationships

|                            |
|----------------------------|
| Local Community Input      |
| na                         |
| Local Entity Participation |

**Green & Energy Stds**

|                        |
|------------------------|
| Green & Energy Std Met |
|------------------------|

**Tenant Populations**

Family Projects  
Elderly Projects

|                |
|----------------|
| Family Project |
| na             |





**PRIOR**  
& ASSOCIATES

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## MINI MARKET STUDY

TWIN CREEK APARTMENTS  
349 DOROTHY STREET  
HELENA, MONTANA 59608



### PREPARED FOR:

UNITED HOUSING PARTNERS LLC  
P.O. BOX 5669  
MISSOULA, MONTANA 59806

REPORT DATE: MARCH 29, 2023

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**PREPARED BY:**  
PRIOR & ASSOCIATES  
650 SOUTH CHERRY STREET #425  
DENVER, COLORADO 80246  
INFO@PRIORANDASSOCIATES.COM  
(303) 861-2728

THAD RAHN, PRINCIPAL  
TYLER BOROWY, PRINCIPAL  
JETT DOUGLAS, PROJECT MANAGER


**CERTIFICATION**


Prior & Associates is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the NCHMA educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Prior & Associates is an independent market analyst. No principal or employee of Prior & Associates has any financial interest whatsoever in the development of which this analysis has been undertaken. The relationship of the market analyst is limited to that of an independent market analyst. The fee assessed for the study was not contingent on the outcome of the analysis.


To the best of our knowledge, all data contained in this report is correct to the extent that the local, state and federal recording agencies, and demographic suppliers accurately record and publish this data. All projections were based on current professionally accepted methodology.

This mini market study is prepared for United Housing Partners and the purpose of submitting a letter of intent to the Montana Board of Housing (MBOH) to fund Twin Creek Apartments with Low Income Housing Tax Credits.

By: Prior & Associates

By:   
\_\_\_\_\_  
Thad Rahn  
Principal

By:   
\_\_\_\_\_  
Tyler Borowy  
Principal

By:   
\_\_\_\_\_  
Jett Douglas  
Project Manager



## I. PROJECT DESCRIPTION

### A. Summary

|                      |  |
|----------------------|--|
| Client:              | United Housing Partners LLC  |
| Project Name:        | Twin Creek Apartments  |
| Location:            | 349 Dorothy Street, Helena, Lewis & Clark County                   |
| Primary Market Area: | City of Helena   |
| Proposed Units:      | 45   |
| Type:                | Family Tax Credit 4% (25 Units) & 9% (20 Units) - New Construction |

### B. Unit Mix

The following table illustrates the subject’s unit mix by unit type and unit size:

| SUBJECT'S UNIT MIX |                |                 |               |
|--------------------|----------------|-----------------|---------------|
| Unit Type          | Square Footage | Number of Units | %             |
| One Bedroom        | 617            | 12              | 26.7%         |
| Two Bedrooms       | 750            | 17              | 37.8%         |
| Three Bedrooms     | 1,100          | 16              | 35.6%         |
| <b>Total</b>       |                | <b>45</b>       | <b>100.0%</b> |

Source: Project Sponsor

The following table lists the subject's proposed unit distribution by unit type, size, income restriction and anticipated monthly rent.

| UNIT TYPES, SIZES AND RENTS |                 |                |                    |                          |                   |                        |                   |                          |
|-----------------------------|-----------------|----------------|--------------------|--------------------------|-------------------|------------------------|-------------------|--------------------------|
| Unit Type                   | Number of Units | Square Footage | % of Median Income | Maximum Gross LIHTC Rent | Utility Allowance | Maximum Net LIHTC Rent | Proposed Net Rent | Proposed Net Rent per SF |
| 1BR/1BA                     | 3               | 617            | 30%                | \$553                    | \$102             | \$451                  | \$451             | \$0.73                   |
| 1BR/1BA                     | 2               | 617            | 50%                | \$922                    | \$102             | \$820                  | \$820             | \$1.33                   |
| 1BR/1BA                     | 2               | 617            | 60%                | \$1,107                  | \$102             | \$1,005                | \$1,005           | \$1.63                   |
| 1BR/1BA                     | 5               | 617            | 60%/70%            | \$1,291                  | \$102             | \$1,189                | \$1,189           | \$1.93                   |
| 2BR/1BA                     | 3               | 750            | 30%                | \$663                    | \$130             | \$533                  | \$533             | \$0.71                   |
| 2BR/1BA                     | 2               | 750            | 50%                | \$1,106                  | \$130             | \$976                  | \$976             | \$1.30                   |
| 2BR/1BA                     | 2               | 750            | 60%                | \$1,327                  | \$130             | \$1,197                | \$1,197           | \$1.60                   |
| 2BR/1BA                     | 10              | 750            | 60%/70%            | \$1,548                  | \$130             | \$1,418                | \$1,418           | \$1.89                   |
| 3BR/2BA                     | 3               | 1,100          | 30%                | \$766                    | \$159             | \$607                  | \$607             | \$0.55                   |
| 3BR/2BA                     | 2               | 1,100          | 50%                | \$1,278                  | \$159             | \$1,119                | \$1,119           | \$1.02                   |
| 3BR/2BA                     | 2               | 1,100          | 60%                | \$1,533                  | \$159             | \$1,374                | \$1,374           | \$1.25                   |
| 3BR/2BA                     | 9               | 1,100          | 60%/70%            | \$1,789                  | \$159             | \$1,630                | \$1,630           | \$1.48                   |

Source: Project Sponsor; HUD; Helena Housing Authority

If 70% AMI maximum rents are not attainable, these will be 60% AMI units

The subject’s AMI threshold distribution is illustrated below.

| SUBJECT'S UNITS BY AMI |           |               |               |
|------------------------|-----------|---------------|---------------|
| AMI Level              | Units     |               | Overall       |
|                        | #         | % Of Total    |               |
| 30% AMI (9%)           | 4         | 8.9%          | 20.0%         |
| 30% AMI (4%)           | 5         | 11.1%         |               |
| 50% AMI (9%)           | 6         | 13.3%         | 13.3%         |
| 60% AMI (4%)           | 6         | 13.3%         | 13.3%         |
| 70% AMI (9%)           | 10        | 22.2%         | 53.3%         |
| 70% AMI (4%)           | 14        | 31.1%         |               |
| <b>Total</b>           | <b>45</b> | <b>100.0%</b> | <b>100.0%</b> |

Source: Project Sponsor

## II. CURRENT POPULATION ESTIMATES

### A. Total Population

From 2010 to 2022, population increased 0.7% per year in Helena, which is the primary market area (PMA), and 1.0% annually in Lewis & Clark County. Claritas forecasts that the PMA's population will increase 0.8% per year, to 31,906 through 2027. This projected annual rate of growth is less than the projected 1.1% annual increase for the county.

| POPULATION TRENDS    |          |        |                 |                       |           |
|----------------------|----------|--------|-----------------|-----------------------|-----------|
|                      | Estimate |        | Projection 2027 | Average Annual Change |           |
|                      | 2010     | 2022   |                 | 2010-2022             | 2022-2027 |
| Lewis & Clark County | 63,395   | 71,664 | 75,629          | 1.0%                  | 1.1%      |
| Helena (PMA)         | 28,190   | 30,687 | 31,906          | 0.7%                  | 0.8%      |

Source: U.S. Census, Claritas, Ribbon Demographics

### B. Total Households

Since 2010, the PMA has added an average of 135 households per year, while Lewis & Clark County gained an average of 354 households annually. The PMA is projected to gain 146 households per year through 2027, which accounts for 37.5% of the county's household gain. The PMA's projected annual household growth rate (1.0%) is equal to than its rate from 2010 through 2022 (1.0%). Of the 14,326 households in the PMA, 7,267 are senior (55+) and 7,059 are non-senior households.

| HOUSEHOLDS, 2010-2027           |            |                 |            |
|---------------------------------|------------|-----------------|------------|
|                                 | Households | Annual Increase | % Increase |
| <b>Lewis &amp; Clark County</b> |            |                 |            |
| 2010                            | 26,694     |                 |            |
| Base Year-2011-2015             | 26,753     | 17              | 0.1%       |
| 2022                            | 30,944     | 493             | 1.7%       |
| 2027                            | 32,890     | 389             | 1.2%       |
| <b>Helena (PMA)</b>             |            |                 |            |
| 2010                            | 12,704     |                 |            |
| Base Year-2011-2015             | 12,911     | 59              | 0.5%       |
| 2022                            | 14,326     | 166             | 1.2%       |
| 2027                            | 15,056     | 146             | 1.0%       |

Source: U.S. Census, Claritas, Ribbon Demographics

### C. Renter Household Size

In 2022, there are 1.81 persons per renter household in Lewis & Clark County and 1.66 in the PMA. Of the PMA's renter households, 60% have one person, 24% two, 14% three or four, and 3% have five or

more. The subject's units are targeted to households with between one and five persons, which account for 99% of PMA renter households.

| HOUSEHOLD SIZE, PMA 2022 |               |               |              |               |
|--------------------------|---------------|---------------|--------------|---------------|
| Persons In Household     | Total         | % Of Total    | Renters      | % Of Renters  |
| 1                        | 5,901         | 41.2%         | 3,766        | 60.1%         |
| 2                        | 4,811         | 33.6%         | 1,482        | 23.7%         |
| 3                        | 1,799         | 12.6%         | 581          | 9.3%          |
| 4                        | 1,182         | 8.3%          | 271          | 4.3%          |
| 5                        | 467           | 3.3%          | 128          | 2.0%          |
| 6 Or More                | 166           | 1.2%          | 34           | 0.5%          |
| <b>Total</b>             | <b>14,326</b> | <b>100.0%</b> | <b>6,262</b> | <b>100.0%</b> |

Source: Claritas, Ribbon Demographics

### D. Households by Tenure

In 2022, renters comprise 43.7% of all households in the PMA and 30.0% in Lewis & Clark County. Claritas projects that the renter rate in the PMA will decrease slightly, to 43.6%, in 2027 and that the PMA will gain an average of 60 renter households annually over the next five years. Of the 6,262 renters in the PMA, 2,489 are over the age of 55 and 3,773 are under.

| HOUSEHOLD TENURE, PMA |        |        |        |
|-----------------------|--------|--------|--------|
|                       | 2022   | 2027   | Annual |
| Total Households      | 14,326 | 15,056 | 146    |
| Owners                | 8,064  | 8,494  | 86     |
| Renters               | 6,262  | 6,562  | 60     |
| % Renter              | 43.7%  | 43.6%  | -0.03% |

Source: Claritas, Ribbon Demographics

### E. Qualified Renter Households

The following table indicates the number of income-eligible renter households in the PMA at 30%, 40%, 50% and 60% AMI. The amounts are calculated using a 35% rent-to-income ratio and 1.5 persons per bedroom, per Montana Board of Housing (MBOH) market study guidelines. The lowest tenant-paid rents and five-person income maximums at each AMI threshold are used to account for all income-qualified renter households. Larger household sizes are not considered since they would require five bedrooms, which do not exist in the PMA.

| INCOME ELIGIBILITY CALCULATIONS TABLE |                          |                            |                  |
|---------------------------------------|--------------------------|----------------------------|------------------|
| % of Median Income                    | Targeted Income Range    | Eligible Renter Households | % of PMA Renters |
| 30% AMI                               | \$15,463-\$34,230        | 664                        | 10.6%            |
| 40% AMI                               | \$21,806-\$42,480        | 540                        | 8.6%             |
| 50% AMI                               | \$28,114-\$53,100        | 549                        | 8.8%             |
| 60% AMI                               | \$35,417-\$68,460        | 578                        | 9.2%             |
| 70% AMI                               | \$40,766-\$74,340        | 564                        | 9.0%             |
| <b>Overall</b>                        | <b>\$15,463-\$74,340</b> | <b>2,605</b>               | <b>41.6%</b>     |
| <b>Overall w/o 70% AMI</b>            | <b>\$15,463-\$68,460</b> | <b>2,211</b>               | <b>35.3%</b>     |

Source: Claritas; Ribbon Demographics; Analysis by Prior & Associates

### F. Income Eligible Range by Bedroom Size

The following table indicates the targeted income band for each of the subject’s unit types and by AMI threshold, based on MBOH market study guidelines. The overall income range for its one-

bedroom units is \$15,463 to \$47,220 with 60% AMI units and \$55,090 with 70% AMI units, while the income bands are \$18,274 to \$53,100/\$61,950 for all two-bedroom dwellings and \$20,811 to \$63,720/\$74,340 for three-bedroom units, with the higher amounts depending on whether the sponsor elects the average income test.

| INCOME ELIGIBLE RANGE BY BEDROOM SIZE |                    |                   |                            |                |
|---------------------------------------|--------------------|-------------------|----------------------------|----------------|
| Unit Type                             | % of Median Income | Proposed Net Rent | Minimum Income (35% Ratio) | Maximum Income |
| 1BR/1BA                               | 30%                | \$451             | \$15,463                   | \$23,610       |
| 1BR/1BA                               | 50%                | \$820             | \$28,114                   | \$39,350       |
| 1BR/1BA                               | 60%                | \$1,005           | \$34,457                   | \$47,220       |
| 1BR/1BA                               | 70%                | \$1,189           | \$40,766                   | \$55,090       |
| 2BR/1BA                               | 30%                | \$533             | \$18,274                   | \$26,550       |
| 2BR/1BA                               | 50%                | \$976             | \$33,463                   | \$44,250       |
| 2BR/1BA                               | 60%                | \$1,197           | \$41,040                   | \$53,100       |
| 2BR/1BA                               | 70%                | \$1,418           | \$48,617                   | \$61,950       |
| 3BR/2BA                               | 30%                | \$607             | \$20,811                   | \$31,860       |
| 3BR/2BA                               | 50%                | \$1,119           | \$38,366                   | \$53,100       |
| 3BR/2BA                               | 60%                | \$1,374           | \$47,109                   | \$63,720       |
| 3BR/2BA                               | 70%                | \$1,630           | \$55,886                   | \$74,340       |

Source: Project Sponsor; HUD; Analysis by Prior & Associates

**G. Eligible Households/Units Needed**

To determine the number of units needed a 33.0% turnover rate is utilized, which is equal to the average turnover rate for subsidized housing in Region VIII, which includes Montana, as reported by the National Apartment Association. When utilizing this turnover/mobility rate, there are 690 units needed overall, including 560 for one-bedroom dwellings, and 202 and 115 for the two- and three-bedroom dwellings, respectively, and assuming that the subject will have 70% AMI units. Since there is overlap between the income bands of most AMI thresholds and household size based on number of bedrooms, the total does not match the sum by bedroom type.

| ELIGIBLE HOUSEHOLDS & UNITS NEEDED W/ 70% AMI |         |         |         |         |       |
|---|---------|---------|---------|---------|-------|
| % of Median Income                            | 30% AMI | 50% AMI | 60% AMI | 70% AMI | Total |
| <b>One Bedroom</b>                            |         |         |         |         |       |
| Eligible Households                           | 572     | 428     | 452     | 428     | 1,698 |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     | 33%   |
| Total Needed                                  | 189     | 141     | 149     | 141     | 560   |
| <b>Two Bedroom</b>                            |         |         |         |         |       |
| Eligible Households                           | 137     | 137     | 168     | 171     | 613   |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     | 33%   |
| Total Needed                                  | 45      | 45      | 55      | 56      | 202   |
| <b>Three Bedroom</b>                          |         |         |         |         |       |
| Eligible Households                           | 80      | 89      | 95      | 84      | 349   |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     | 33%   |
| Total Needed                                  | 26      | 29      | 31      | 28      | 115   |
| <b>All Units</b>                              |         |         |         |         |       |
| Eligible Households                           | 664     | 549     | 578     | 564     | 2,091 |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     | 33%   |
| Total Needed                                  | 219     | 181     | 191     | 186     | 690   |

Source: Claritas; HUD; Analysis by Prior & Associates

The following table illustrates the units needed if the subject does not have 70% AMI units, which lowers to 560 overall.

| ELIGIBLE HOUSEHOLDS & UNITS NEEDED W/ 70% AMI |         |         |         |         |
|---|---------|---------|---------|---------|
| % of Median Income                            | 30% AMI | 50% AMI | 60% AMI | Overall |
| <b>One Bedroom</b>                            |         |         |         |         |
| Eligible Households                           | 572     | 428     | 452     | 1,391   |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     |
| Total Needed                                  | 189     | 141     | 149     | 459     |
| <b>Two Bedrooms</b>                           |         |         |         |         |
| Eligible Households                           | 137     | 137     | 168     | 451     |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     |
| Total Needed                                  | 45      | 45      | 55      | 149     |
| <b>Three Bedrooms</b>                         |         |         |         |         |
| Eligible Households                           | 80      | 89      | 95      | 262     |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     |
| Total Needed                                  | 26      | 29      | 31      | 86      |
| <b>All Units</b>                              |         |         |         |         |
| Eligible Households                           | 664     | 549     | 578     | 1,697   |
| Units Needed %                                | 33%     | 33%     | 33%     | 33%     |
| Total Needed                                  | 219     | 181     | 191     | 560     |

Source: Claritas; HUD; Analysis by Prior & Associates

### III. REQUIRED MARKET SHARE

#### 1. Capture Rate

There are 560 units needed in the PMA restricted to renter households with incomes up to 30%, 50% or 60% AMI, which increases to 690 using 70% AMI as the maximum income. Based on Montana Board of Housing market study guidelines, the subject’s capture rate is 6.5% with 70% AMI units and 8.0% without and using the 60% AMI maximums.

| CAPTURE RATES                               |             |             |
|---|-------------|-------------|
|   | w/ 70% AMI  | w/o 70% AMI |
| Income Eligible Renters Moving in Next Year | 690         | 560         |
| Proposed LIHTC units-Subject                | 45          | 45          |
| <b>Capture Rate</b>                         | <b>6.5%</b> | <b>8.0%</b> |

Source: Claritas, Analysis by Prior & Associates

#### 2. Absorption Rate

The subject’s absorption rate as defined by Montana Board of Housing is 63.0%. The projected lease-up rate will be determined after completion of a site visit and full market survey.

| ABSORPTION RATES                             |              |              |
|--|--------------|--------------|
|  | w/ 70% AMI   | w/o 70% AMI  |
| Proposed LIHTC Units-Subject                 | 45           | 45           |
| Existing Family LIHTC Units (30-60%/70% AMI) | 308          | 308          |
| Total  | 353          | 353          |
| Units Required                               | 690          | 560          |
| <b>Absorption Rate</b>                       | <b>51.2%</b> | <b>63.0%</b> |

Source: Claritas, Analysis by Prior & Associates

### 3. Penetration Rate

The subject’s penetration rate is 2.5% with 70% AMI units and 3.2% without and considering the 60% AMI maximum incomes.

| PENETRATION RATES                                |              |              |
|--|--------------|--------------|
|  | w/ 70% AMI   | w/o 70% AMI  |
| Total Income Eligible Renter Households          | 2,091        | 1,697        |
| Existing Family LIHTC Units (30-60% AMI)         | (308)        | (308)        |
| Family LIHTC Units Planned/Under Construction    | 0            | 0            |
| <b>Total</b>                                     | <b>1,783</b> | <b>1,389</b> |
| Proposed LIHTC units-Subject                     | 45           | 45           |
| <b>Penetration Rate</b>                          | <b>2.5%</b>  | <b>3.2%</b>  |
| Source: Claritas, Analysis by Prior & Associates |              |              |

## IV. HOUSING INVENTORY

### A. Tax Credit Inventory

The PMA has 15 LIHTC projects containing 635 income-restricted units. Of these, seven are age-restricted projects containing 351 dwellings and nine are non-age-restricted properties with 284 total dwellings. The subject will compete directly with 284 of the units in terms of target market and income restrictions. Because this is an MBOH mini market study, rent and vacancy surveys have not yet been conducted.

| PMA TAX CREDIT INVENTORY         |                                |              |             |
|----------------------------------|--------------------------------|--------------|-------------|
| Name                             | Year Constructed/<br>Renovated | Project Type | LIHTC Units |
| Fire Tower Apts.                 | 2021                           | Family LIHTC | 20          |
| Fire Tower Apts.                 | 2021                           | Sr. LIHTC    | 24          |
| Red Alder 4%                     | 2020                           | Family LIHTC | 48          |
| Red Alder 9%                     | 2020                           | Family LIHTC | 37          |
| Freedoms Path                    | 2019                           | Family LIHTC | 42          |
| Wilder Apartments                | 2005                           | Family LIHTC | 31          |
| Pheasant Glen                    | 2003                           | Family LIHTC | 32          |
| Ptarmigan Residences             | 2001                           | Family LIHTC | 22          |
| Roadrunner Residence             | 1999                           | Family LIHTC | 16          |
| Shadow Mountain Apartments       | 1995                           | Family LIHTC | 36          |
| Guardian Apartments              | 2016                           | Sr. LIHTC    | 118         |
| River Rock Residences            | 2013                           | Sr. LIHTC    | 32          |
| Eagles Manor II                  | 2009                           | Sr. LIHTC    | 43          |
| Eagles Manor III                 | 2008                           | Sr. LIHTC    | 30          |
| Eagles Manor I Penkay            | 2005                           | Sr. LIHTC    | 66          |
| East Park Villas                 | 1997                           | Sr. LIHTC    | 38          |
| <b>Total</b>                     |                                |              | <b>635</b>  |
| Source: Montana Board of Housing |                                |              |             |

### B. Other Affordable & Government Subsidized

In addition to the 635 LIHTC units referenced in Section A, there are five non-LIHTC income-restricted properties in Helena with 532 units, including 41 that are restricted to seniors and 25 with special needs set-asides.

| PMA OTHER AFFORDABLE INVENTORY  |                                |                    |             |
|---------------------------------|--------------------------------|--------------------|-------------|
| Name                            | Year Constructed/<br>Renovated | Project Type       | Total Units |
| Rocky Mountain Front            | 1970s                          | USDA-RD            | 8           |
| Broadwater Village              | 1972                           | Sect. 236          | 92          |
| ASI-HELENA (Queen City Estates) | N/A                            | Special Needs      | 25          |
| Aspen Village                   | N/A                            | Sect. 202 (Senior) | 41          |
| Samuel V Stewart Homes          | N/A                            | Public Housing     | 366         |
| <b>Total</b>                    |                                |                    | <b>532</b>  |

Source: Montana Board of Housing; HUD; USDA-RD

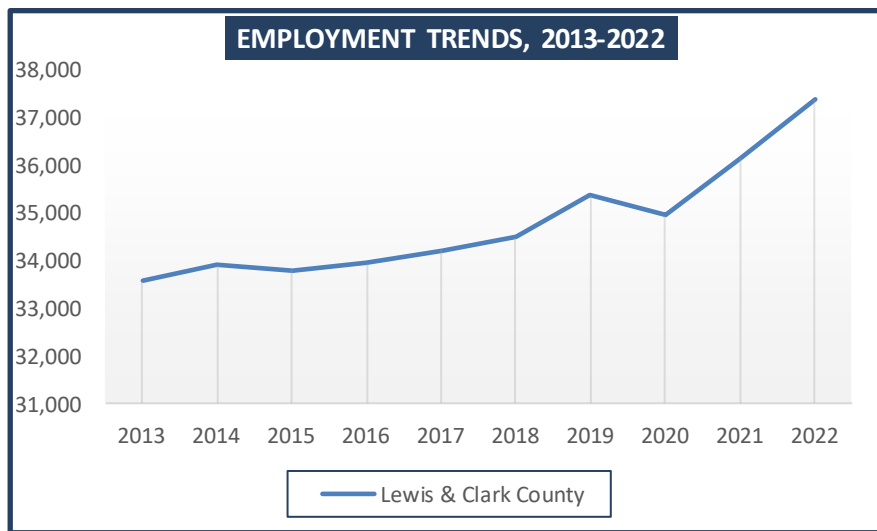
**C. Market-Rate Rental Housing**

Market-rate rental housing has not yet been identified or surveyed for the purposes of the MBOH mini market study.

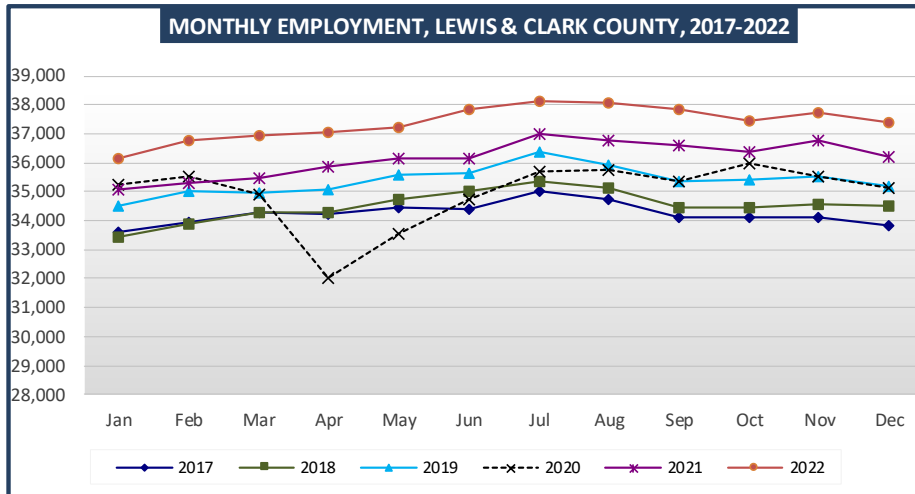
**V. ECONOMIC TRENDS**

Employment in Lewis & Clark County rose an average of 1.2% per year from 2013 to 2022. In 2014, employment grew 1.0%, followed by a decrease of 0.3% in 2015, annual increases of 1.1% through 2019, a decline of 1.2% in 2020 and annual increases of 3.4% through 2022.

Employment in Helena climbed an average of 1.9% annually from 2013 to 2022. From 2013 through 2019, employment grew 1.7% per year, then decreased 0.5% in 2020 and rose 3.4% in 2021 and 2022.

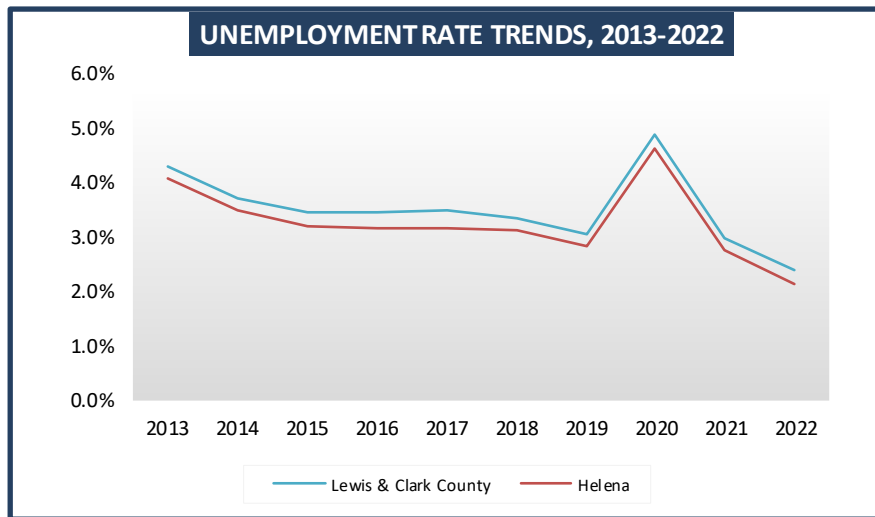


Over the past 12 months, employment has grown. The county's December 2022 employment level (37,376) grew 3.2% from its December 2021 level (36,207). The city's December 2022 employment level (18,725) climbed 3.2% from its December 2021 level (18,139). From January through December 2022, average monthly employment in the county was 3.4% higher than the same period in 2021, 6.7% higher than in 2020, 5.6% higher than 2019 and 8.2% higher than the average in the 12-month period in 2018.



The unemployment rate in Lewis & Clark County decreased from 4.3% to 2.4% between 2013 and 2022. It declined from 4.3% in 2013 to 3.4% in 2015, then fluctuated between 3.4% and 3.5% through 2017 and lowered to 3.1% in 2019, followed by an increase to 4.9% in 2020 and a decrease to 2.4% in 2022. The county's 2022 rate was less than its ten-year average of 3.5%.

The unemployment rate in Helena dropped from 4.1% to 2.1% between 2013 and 2022. The rate decreased from 4.1% in 2013 to 3.2% in 2016, was between 3.1% and 3.2% through 2018, followed by a decrease to 2.8% in 2019, an increase to 4.6% in 2020, and a decline to 2.1% in 2022. The city's 2022 rate was lower than its ten-year average of 3.3%.



In December 2022, the unemployment rates were 2.1% in the county, 1.9% in the city, 2.4% in the state and 3.3% in the country. The following table shows the monthly employment in the county since the start of 2018.



| MONTHLY UNEMPLOYMENT RATES - LEWIS & CLARK COUNTY |      |      |      |       |      |      |      |      |      |      |      |      |
|---|------|------|------|-------|------|------|------|------|------|------|------|------|
| Year  | Jan  | Feb  | Mar  | Apr   | May  | Jun  | Jul  | Aug  | Sep  | Oct  | Nov  | Dec  |
| 2018  | 4.5% | 4.2% | 4.0% | 3.1%  | 2.7% | 3.5% | 3.0% | 3.2% | 2.7% | 2.9% | 3.0% | 3.4% |
| 2019  | 4.2% | 3.6% | 3.6% | 2.7%  | 2.4% | 3.1% | 2.8% | 3.0% | 2.6% | 2.7% | 2.8% | 3.2% |
| 2020  | 4.0% | 3.7% | 4.1% | 10.5% | 6.9% | 5.9% | 5.3% | 4.3% | 3.7% | 3.1% | 3.3% | 3.8% |
| 2021  | 4.3% | 4.2% | 3.8% | 3.0%  | 2.6% | 3.3% | 2.8% | 2.7% | 2.1% | 2.3% | 2.2% | 2.3% |
| 2022  | 3.0% | 2.6% | 2.4% | 2.4%  | 2.2% | 2.6% | 2.5% | 2.5% | 2.1% | 2.3% | 1.9% | 2.1% |

Source: Bureau of Labor Statistics

## VI. ANALYST RECOMMENDATION

There are 2,091 total income- and size-qualified renter households in the market area for the proposed 45-unit subject with income restrictions up to 70% AMI. Additionally, there is new unit demand for 690 units needed in the PMA from tenant turnover and mobility, including 219 at 30% AMI, 181 at 50% AMI, and 191 and 186 units at 60% and 70% AMI, respectively. These amounts result in an overall capture rate of 6.5% for the subject, as well as an absorption rate of 51.2%. There are 284 existing family LIHTC units in the PMA and no new tax credit projects planned or under construction, resulting in a penetration rate of 2.5% for the subject, which indicates that the PMA is far from market saturation and can support affordable rental units. Using the 60% AMI maximums, the capture rate would be 8.0%, while the absorption and penetration rates would be 63.0% and 3.2%, respectively.

According to Claritas, between 2010 and 2022, the population increased 0.7% per year in Helena and 1.0% annually in Lewis & Clark County. Claritas forecasts that the PMA's population will increase 0.8% per year, to 31,906 by 2027. The market area is expected to add 146 households per year over the next five years, including 60 renters. In December 2022, the unemployment rates were 2.1% in the county and 1.9% in the city, regional rates that are lower than the same month during the preceding ten years. Furthermore, after recovering from impacts of the pandemic, employment increased 3.4% in 2021 and 2022 in both the county and city.

Based on all factors considered in this preliminary review, it is the analysts' opinion that the proposed subject is positioned well to capture pent-up demand, should attain its required market share without difficulty and is recommended to proceed with development.

## MARKET STUDY SUMMARY

|                              |                       |
|------------------------------|-----------------------|
| <b>Market Study Company:</b> | Prior & Associates    |
| <b>Project Name:</b>         | Twin Creek Apartments |
| <b>Project Market Area:</b>  | Helena, MT            |

Is the project, as proposed, viable?

Average (comparable/achievable) market unit rents in immediate area and the percent the proposed project rents are below these rents.

|           | Market Rents       | % Project Rents Below |   |
|-----------|--------------------|-----------------------|---|
| 0 bedroom |                    |                       |   |
| 1 bedroom | N/A for Mini Study |                       |   |
| 2 bedroom | N/A for Mini Study |                       |   |
| 3 bedroom | N/A for Mini Study |                       |   |
| 4 bedroom |                    |                       | Reference page: <input style="width: 50px;" type="text"/> |
| 5 bedroom |                    |                       |   |

# of all New Units Needed:  Reference page:

# of units needed for the targeted AMI of the project:  Reference page:

Vacancy Rate:  Reference page:

Months to Lease-up:  Reference page:

Capture Rate:  Reference page:   
 (projected income eligible tenants who will move in next year/proposed units)

Absorption Rate:  Reference page:   
 (proposed units/existing LIH, market area units required)

Penetration Rate:  Reference page:   
 (existing LIH units/total eligible households)

Number of LI households that can afford rent of proposed project:  Reference page:

Distance (miles) to: (only fill this out at full market study)

miles to grocery store (convenience store does not count)

miles to medical services appropriate and available to all prospective tenants (e.g., hospital, doctor offices, etc.) and are one of the following:

A Project is located within 1½ miles of the specified amenity or essential service.

Public or contracted transportation (not including taxi or school bus service) is reasonably available to the specified amenity or service (i.e., the Project is located within ¼ mile of fixed bus stop or on a same day call basis) (or letter from provider committing to establish such service); or

Where applicable, the specified amenity or service is available via a no-charge delivery service to the Project Location (all distances must be as specified in the Project's market study).

| Renter Households       |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 75           | 11           | 30           | 7            | 1                    | 0                     | 124        |
| \$10,000-20,000         | 82           | 40           | 11           | 0            | 0                    | 0                     | 133        |
| \$20,000-30,000         | 38           | 41           | 9            | 6            | 4                    | 1                     | 99         |
| \$30,000-40,000         | 26           | 9            | 10           | 0            | 2                    | 1                     | 48         |
| \$40,000-50,000         | 48           | 42           | 8            | 4            | 4                    | 2                     | 108        |
| \$50,000-60,000         | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$60,000-75,000         | 7            | 7            | 4            | 0            | 1                    | 0                     | 19         |
| \$75,000-100,000        | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$100,000-125,000       | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$125,000-150,000       | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$150,000-200,000       | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$200,000+              | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| <b>Total</b>            | <b>276</b>   | <b>150</b>   | <b>72</b>    | <b>17</b>    | <b>12</b>            | <b>4</b>              | <b>531</b> |

| Renter Households       |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 55 to 64 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 221          | 18           | 0            | 0            | 0                    | 0                     | 239        |
| \$10,000-20,000         | 137          | 2            | 8            | 1            | 0                    | 0                     | 148        |
| \$20,000-30,000         | 81           | 39           | 4            | 0            | 1                    | 0                     | 125        |
| \$30,000-40,000         | 33           | 40           | 0            | 0            | 1                    | 0                     | 74         |
| \$40,000-50,000         | 23           | 3            | 0            | 0            | 0                    | 0                     | 26         |
| \$50,000-60,000         | 35           | 13           | 2            | 0            | 1                    | 0                     | 51         |
| \$60,000-75,000         | 15           | 0            | 0            | 1            | 2                    | 0                     | 18         |
| \$75,000-100,000        | 23           | 0            | 0            | 0            | 2                    | 0                     | 25         |
| \$100,000-125,000       | 22           | 5            | 0            | 0            | 1                    | 0                     | 28         |
| \$125,000-150,000       | 19           | 5            | 0            | 0            | 1                    | 0                     | 25         |
| \$150,000-200,000       | 11           | 1            | 0            | 0            | 1                    | 0                     | 13         |
| \$200,000+              | 16           | 19           | 2            | 0            | 0                    | 0                     | 37         |
| <b>Total</b>            | <b>636</b>   | <b>145</b>   | <b>16</b>    | <b>2</b>     | <b>10</b>            | <b>0</b>              | <b>809</b> |

| Renter Households       |              |              |              |              |                      |                       |              |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 25 to 34 Years      |              |              |              |              |                      |                       |              |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |              |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000              | 55           | 16           | 1            | 13           | 2                    | 0                     | 87           |
| \$10,000-20,000         | 98           | 41           | 14           | 0            | 0                    | 0                     | 153          |
| \$20,000-30,000         | 79           | 50           | 19           | 14           | 3                    | 1                     | 166          |
| \$30,000-40,000         | 111          | 19           | 21           | 5            | 5                    | 3                     | 164          |
| \$40,000-50,000         | 52           | 72           | 10           | 7            | 5                    | 2                     | 148          |
| \$50,000-60,000         | 31           | 25           | 15           | 8            | 5                    | 2                     | 86           |
| \$60,000-75,000         | 23           | 29           | 18           | 3            | 3                    | 2                     | 78           |
| \$75,000-100,000        | 37           | 38           | 15           | 14           | 3                    | 0                     | 107          |
| \$100,000-125,000       | 2            | 11           | 2            | 5            | 3                    | 1                     | 24           |
| \$125,000-150,000       | 0            | 0            | 7            | 2            | 1                    | 0                     | 10           |
| \$150,000-200,000       | 1            | 4            | 0            | 1            | 0                    | 0                     | 6            |
| \$200,000+              | 3            | 5            | 0            | 2            | 0                    | 0                     | 10           |
| <b>Total</b>            | <b>492</b>   | <b>310</b>   | <b>122</b>   | <b>74</b>    | <b>30</b>            | <b>11</b>             | <b>1,039</b> |

| Renter Households       |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 65 to 74 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 47           | 6            | 0            | 0            | 0                    | 0                     | 53         |
| \$10,000-20,000         | 138          | 7            | 0            | 0            | 0                    | 0                     | 145        |
| \$20,000-30,000         | 38           | 6            | 0            | 0            | 1                    | 0                     | 45         |
| \$30,000-40,000         | 19           | 19           | 0            | 0            | 1                    | 0                     | 39         |
| \$40,000-50,000         | 28           | 0            | 0            | 0            | 1                    | 0                     | 29         |
| \$50,000-60,000         | 24           | 0            | 0            | 0            | 1                    | 0                     | 25         |
| \$60,000-75,000         | 0            | 67           | 0            | 0            | 1                    | 0                     | 68         |
| \$75,000-100,000        | 16           | 21           | 0            | 0            | 1                    | 0                     | 38         |
| \$100,000-125,000       | 0            | 11           | 0            | 0            | 1                    | 0                     | 12         |
| \$125,000-150,000       | 3            | 23           | 0            | 0            | 1                    | 0                     | 27         |
| \$150,000-200,000       | 11           | 1            | 0            | 0            | 0                    | 0                     | 12         |
| \$200,000+              | 10           | 0            | 0            | 0            | 1                    | 0                     | 11         |
| <b>Total</b>            | <b>334</b>   | <b>161</b>   | <b>0</b>     | <b>0</b>     | <b>9</b>             | <b>0</b>              | <b>504</b> |

| Renter Households       |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 35 to 44 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 55           | 14           | 1            | 11           | 2                    | 0                     | 83         |
| \$10,000-20,000         | 91           | 37           | 13           | 0            | 0                    | 0                     | 141        |
| \$20,000-30,000         | 65           | 40           | 17           | 10           | 3                    | 1                     | 136        |
| \$30,000-40,000         | 82           | 16           | 16           | 4            | 5                    | 2                     | 125        |
| \$40,000-50,000         | 46           | 62           | 8            | 6            | 4                    | 2                     | 128        |
| \$50,000-60,000         | 29           | 21           | 14           | 7            | 4                    | 2                     | 77         |
| \$60,000-75,000         | 23           | 26           | 15           | 3            | 3                    | 2                     | 72         |
| \$75,000-100,000        | 42           | 41           | 15           | 15           | 2                    | 0                     | 115        |
| \$100,000-125,000       | 4            | 16           | 2            | 7            | 3                    | 1                     | 33         |
| \$125,000-150,000       | 1            | 1            | 9            | 3            | 1                    | 0                     | 15         |
| \$150,000-200,000       | 0            | 6            | 0            | 1            | 0                    | 0                     | 7          |
| \$200,000+              | 8            | 10           | 1            | 4            | 0                    | 0                     | 23         |
| <b>Total</b>            | <b>446</b>   | <b>290</b>   | <b>111</b>   | <b>71</b>    | <b>27</b>            | <b>10</b>             | <b>955</b> |

| Renter Households       |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 75 to 84 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 9            | 0            | 0            | 0            | 1                    | 0                     | 10         |
| \$10,000-20,000         | 107          | 0            | 0            | 0            | 0                    | 0                     | 107        |
| \$20,000-30,000         | 80           | 2            | 0            | 0            | 0                    | 0                     | 82         |
| \$30,000-40,000         | 16           | 0            | 0            | 0            | 0                    | 0                     | 16         |
| \$40,000-50,000         | 15           | 25           | 0            | 0            | 1                    | 0                     | 41         |
| \$50,000-60,000         | 13           | 0            | 0            | 0            | 1                    | 0                     | 14         |
| \$60,000-75,000         | 10           | 4            | 0            | 0            | 1                    | 0                     | 15         |
| \$75,000-100,000        | 6            | 0            | 0            | 0            | 1                    | 0                     | 7          |
| \$100,000-125,000       | 9            | 0            | 0            | 0            | 1                    | 0                     | 10         |
| \$125,000-150,000       | 8            | 0            | 0            | 0            | 0                    | 0                     | 8          |
| \$150,000-200,000       | 1            | 0            | 0            | 0            | 0                    | 0                     | 1          |
| \$200,000+              | 5            | 0            | 0            | 0            | 0                    | 0                     | 5          |
| <b>Total</b>            | <b>279</b>   | <b>31</b>    | <b>0</b>     | <b>0</b>     | <b>6</b>             | <b>0</b>              | <b>316</b> |

| Renter Households       |              |              |              |              |                      |                       |              |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 45 to 54 Years      |              |              |              |              |                      |                       |              |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |              |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000              | 140          | 23           | 7            | 14           | 4                    | 1                     | 189          |
| \$10,000-20,000         | 55           | 45           | 8            | 0            | 0                    | 0                     | 108          |
| \$20,000-30,000         | 52           | 61           | 12           | 9            | 5                    | 2                     | 141          |
| \$30,000-40,000         | 94           | 20           | 16           | 6            | 4                    | 3                     | 143          |
| \$40,000-50,000         | 45           | 47           | 6            | 8            | 4                    | 1                     | 111          |
| \$50,000-60,000         | 26           | 18           | 43           | 9            | 4                    | 1                     | 101          |
| \$60,000-75,000         | 33           | 29           | 26           | 5            | 4                    | 2                     | 99           |
| \$75,000-100,000        | 59           | 49           | 24           | 26           | 3                    | 1                     | 162          |
| \$100,000-125,000       | 5            | 23           | 4            | 7            | 4                    | 1                     | 44           |
| \$125,000-150,000       | 0            | 0            | 21           | 4            | 1                    | 0                     | 26           |
| \$150,000-200,000       | 2            | 11           | 0            | 3            | 1                    | 0                     | 17           |
| \$200,000+              | 4            | 9            | 1            | 14           | 0                    | 0                     | 28           |
| <b>Total</b>            | <b>515</b>   | <b>335</b>   | <b>168</b>   | <b>105</b>   | <b>34</b>            | <b>12</b>             | <b>1,169</b> |

| Renter Households       |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years           |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 12           | 2            | 2            | 0            | 0                    | 0                     | 16         |
| \$10,000-20,000         | 45           | 0            | 0            | 0            | 0                    | 0                     | 45         |
| \$20,000-30,000         | 24           | 4            | 10           | 0            | 0                    | 0                     | 38         |
| \$30,000-40,000         | 7            | 9            | 0            | 0            | 0                    | 0                     | 16         |
| \$40,000-50,000         | 14           | 2            | 5            | 0            | 0                    | 0                     | 21         |
| \$50,000-60,000         | 2            | 0            | 7            | 0            | 1                    | 0                     | 10         |
| \$60,000-75,000         | 5            | 0            | 5            | 0            | 0                    | 0                     | 10         |
| \$75,000-100,000        | 1            | 2            | 4            | 0            | 0                    | 0                     | 7          |
| \$100,000-125,000       | 1            | 0            | 1            | 0            | 0                    | 0                     | 2          |
| \$125,000-150,000       | 1            | 0            | 2            | 0            | 0                    | 0                     | 3          |
| \$150,000-200,000       | 1            | 0            | 1            | 0            | 0                    | 0                     | 2          |
| \$200,000+              | 1            | 0            | 0            | 0            | 0                    | 0                     | 1          |
| <b>Total</b>            | <b>114</b>   | <b>19</b>    | <b>37</b>    | <b>0</b>     | <b>1</b>             | <b>0</b>              | <b>171</b> |

HISTA 2.2 Estimates

Primary Market Area

Claritas

| Owner Households        |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 4            | 18           | 3            | 1            | 1                    | 0                     | 27         |
| \$10,000-20,000         | 2            | 8            | 1            | 1            | 0                    | 0                     | 12         |
| \$20,000-30,000         | 23           | 2            | 9            | 2            | 1                    | 0                     | 37         |
| \$30,000-40,000         | 2            | 3            | 2            | 4            | 0                    | 0                     | 11         |
| \$40,000-50,000         | 11           | 7            | 1            | 9            | 1                    | 0                     | 29         |
| \$50,000-60,000         | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$60,000-75,000         | 3            | 11           | 8            | 11           | 3                    | 3                     | 39         |
| \$75,000-100,000        | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$100,000-125,000       | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$125,000-150,000       | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$150,000-200,000       | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$200,000+              | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| <b>Total</b>            | <b>45</b>    | <b>49</b>    | <b>24</b>    | <b>28</b>    | <b>6</b>             | <b>3</b>              | <b>155</b> |

| Owner Households        |              |              |              |              |                      |                       |              |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 55 to 64 Years      |              |              |              |              |                      |                       |              |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |              |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000              | 23           | 21           | 1            | 2            | 2                    | 0                     | 49           |
| \$10,000-20,000         | 40           | 11           | 1            | 1            | 1                    | 1                     | 55           |
| \$20,000-30,000         | 72           | 51           | 2            | 0            | 2                    | 0                     | 127          |
| \$30,000-40,000         | 106          | 54           | 0            | 0            | 1                    | 0                     | 161          |
| \$40,000-50,000         | 59           | 50           | 23           | 1            | 0                    | 0                     | 133          |
| \$50,000-60,000         | 71           | 95           | 3            | 0            | 0                    | 0                     | 169          |
| \$60,000-75,000         | 75           | 138          | 24           | 19           | 1                    | 0                     | 257          |
| \$75,000-100,000        | 100          | 188          | 16           | 25           | 15                   | 8                     | 352          |
| \$100,000-125,000       | 41           | 130          | 51           | 2            | 6                    | 3                     | 233          |
| \$125,000-150,000       | 10           | 124          | 20           | 2            | 1                    | 0                     | 157          |
| \$150,000-200,000       | 7            | 79           | 33           | 5            | 5                    | 2                     | 131          |
| \$200,000+              | 7            | 44           | 16           | 1            | 1                    | 0                     | 69           |
| <b>Total</b>            | <b>611</b>   | <b>985</b>   | <b>190</b>   | <b>58</b>    | <b>35</b>            | <b>14</b>             | <b>1,893</b> |

| Owner Households        |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 25 to 34 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 7            | 0            | 3            | 10           | 0                    | 0                     | 20         |
| \$10,000-20,000         | 7            | 11           | 7            | 1            | 0                    | 0                     | 26         |
| \$20,000-30,000         | 18           | 2            | 10           | 4            | 1                    | 0                     | 35         |
| \$30,000-40,000         | 14           | 24           | 21           | 8            | 4                    | 1                     | 72         |
| \$40,000-50,000         | 13           | 6            | 2            | 10           | 1                    | 1                     | 33         |
| \$50,000-60,000         | 24           | 13           | 11           | 11           | 9                    | 5                     | 73         |
| \$60,000-75,000         | 5            | 46           | 36           | 42           | 22                   | 10                    | 161        |
| \$75,000-100,000        | 3            | 45           | 36           | 54           | 15                   | 7                     | 160        |
| \$100,000-125,000       | 4            | 39           | 28           | 23           | 5                    | 2                     | 101        |
| \$125,000-150,000       | 6            | 21           | 31           | 20           | 7                    | 5                     | 90         |
| \$150,000-200,000       | 0            | 4            | 6            | 6            | 3                    | 2                     | 21         |
| \$200,000+              | 1            | 2            | 7            | 6            | 6                    | 3                     | 25         |
| <b>Total</b>            | <b>102</b>   | <b>213</b>   | <b>198</b>   | <b>195</b>   | <b>73</b>            | <b>36</b>             | <b>817</b> |

| Owner Households        |              |              |              |              |                      |                       |              |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 65 to 74 Years      |              |              |              |              |                      |                       |              |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |              |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000              | 26           | 15           | 2            | 0            | 0                    | 0                     | 43           |
| \$10,000-20,000         | 50           | 19           | 0            | 0            | 0                    | 0                     | 69           |
| \$20,000-30,000         | 129          | 49           | 0            | 0            | 1                    | 0                     | 179          |
| \$30,000-40,000         | 60           | 57           | 0            | 2            | 1                    | 0                     | 120          |
| \$40,000-50,000         | 91           | 64           | 19           | 0            | 0                    | 0                     | 174          |
| \$50,000-60,000         | 12           | 107          | 6            | 0            | 1                    | 0                     | 126          |
| \$60,000-75,000         | 24           | 139          | 2            | 6            | 1                    | 0                     | 172          |
| \$75,000-100,000        | 26           | 103          | 3            | 23           | 0                    | 0                     | 155          |
| \$100,000-125,000       | 14           | 111          | 6            | 0            | 1                    | 0                     | 132          |
| \$125,000-150,000       | 18           | 40           | 3            | 0            | 1                    | 0                     | 62           |
| \$150,000-200,000       | 6            | 34           | 3            | 0            | 0                    | 0                     | 43           |
| \$200,000+              | 1            | 41           | 14           | 0            | 0                    | 0                     | 56           |
| <b>Total</b>            | <b>457</b>   | <b>779</b>   | <b>58</b>    | <b>31</b>    | <b>6</b>             | <b>0</b>              | <b>1,331</b> |

| Owner Households        |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 35 to 44 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 6            | 0            | 3            | 9            | 0                    | 0                     | 18         |
| \$10,000-20,000         | 5            | 10           | 7            | 1            | 1                    | 0                     | 24         |
| \$20,000-30,000         | 17           | 2            | 9            | 3            | 0                    | 0                     | 31         |
| \$30,000-40,000         | 11           | 20           | 15           | 7            | 3                    | 1                     | 57         |
| \$40,000-50,000         | 13           | 6            | 2            | 10           | 1                    | 0                     | 32         |
| \$50,000-60,000         | 23           | 12           | 10           | 9            | 7                    | 4                     | 65         |
| \$60,000-75,000         | 5            | 42           | 34           | 41           | 21                   | 9                     | 152        |
| \$75,000-100,000        | 4            | 49           | 36           | 57           | 17                   | 8                     | 171        |
| \$100,000-125,000       | 5            | 53           | 37           | 33           | 5                    | 4                     | 137        |
| \$125,000-150,000       | 8            | 26           | 43           | 26           | 13                   | 6                     | 122        |
| \$150,000-200,000       | 0            | 6            | 9            | 13           | 6                    | 3                     | 37         |
| \$200,000+              | 2            | 5            | 12           | 9            | 13                   | 7                     | 48         |
| <b>Total</b>            | <b>99</b>    | <b>231</b>   | <b>217</b>   | <b>218</b>   | <b>87</b>            | <b>42</b>             | <b>894</b> |

| Owner Households        |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 75 to 84 Years      |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 26           | 20           | 1            | 0            | 1                    | 0                     | 48         |
| \$10,000-20,000         | 60           | 9            | 0            | 0            | 0                    | 0                     | 69         |
| \$20,000-30,000         | 72           | 11           | 1            | 0            | 0                    | 0                     | 84         |
| \$30,000-40,000         | 40           | 43           | 1            | 0            | 1                    | 0                     | 85         |
| \$40,000-50,000         | 36           | 48           | 1            | 0            | 1                    | 0                     | 86         |
| \$50,000-60,000         | 27           | 34           | 0            | 1            | 0                    | 0                     | 62         |
| \$60,000-75,000         | 13           | 75           | 14           | 0            | 1                    | 0                     | 103        |
| \$75,000-100,000        | 2            | 52           | 10           | 2            | 0                    | 0                     | 66         |
| \$100,000-125,000       | 14           | 15           | 2            | 0            | 1                    | 0                     | 32         |
| \$125,000-150,000       | 3            | 6            | 2            | 0            | 0                    | 0                     | 11         |
| \$150,000-200,000       | 7            | 5            | 0            | 0            | 0                    | 0                     | 12         |
| \$200,000+              | 6            | 6            | 0            | 0            | 0                    | 0                     | 12         |
| <b>Total</b>            | <b>306</b>   | <b>324</b>   | <b>32</b>    | <b>3</b>     | <b>5</b>             | <b>0</b>              | <b>670</b> |

| Owner Households        |              |              |              |              |                      |                       |              |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 45 to 54 Years      |              |              |              |              |                      |                       |              |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |              |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000              | 7            | 4            | 5            | 4            | 1                    | 1                     | 22           |
| \$10,000-20,000         | 5            | 16           | 6            | 1            | 0                    | 0                     | 28           |
| \$20,000-30,000         | 28           | 1            | 16           | 3            | 1                    | 0                     | 49           |
| \$30,000-40,000         | 16           | 26           | 21           | 7            | 4                    | 1                     | 75           |
| \$40,000-50,000         | 11           | 8            | 0            | 8            | 1                    | 1                     | 29           |
| \$50,000-60,000         | 58           | 26           | 16           | 9            | 6                    | 4                     | 119          |
| \$60,000-75,000         | 6            | 59           | 54           | 54           | 21                   | 9                     | 203          |
| \$75,000-100,000        | 4            | 71           | 56           | 82           | 20                   | 11                    | 244          |
| \$100,000-125,000       | 12           | 77           | 47           | 72           | 13                   | 8                     | 229          |
| \$125,000-150,000       | 11           | 37           | 61           | 39           | 20                   | 10                    | 178          |
| \$150,000-200,000       | 0            | 26           | 54           | 65           | 16                   | 7                     | 168          |
| \$200,000+              | 2            | 22           | 29           | 19           | 12                   | 5                     | 89           |
| <b>Total</b>            | <b>160</b>   | <b>373</b>   | <b>365</b>   | <b>363</b>   | <b>115</b>           | <b>57</b>             | <b>1,433</b> |

| Owner Households        |              |              |              |              |                      |                       |            |
|-------------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years           |              |              |              |              |                      |                       |            |
| Base Year 2011-2015 ACS |              |              |              |              |                      |                       |            |
|                         | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000              | 12           | 3            | 0            | 3            | 1                    | 0                     | 19         |
| \$10,000-20,000         | 45           | 3            | 0            | 4            | 3                    | 1                     | 56         |
| \$20,000-30,000         | 15           | 14           | 0            | 0            | 2                    | 1                     | 32         |
| \$30,000-40,000         | 8            | 14           | 1            | 0            | 2                    | 0                     | 25         |
| \$40,000-50,000         | 10           | 10           | 0            | 1            | 2                    | 0                     | 23         |
| \$50,000-60,000         | 12           | 3            | 0            | 2            | 2                    | 0                     | 19         |
| \$60,000-75,000         | 7            | 4            | 4            | 0            | 2                    | 0                     | 17         |
| \$75,000-100,000        | 6            | 7            | 0            | 0            | 2                    | 0                     | 15         |
| \$100,000-125,000       | 2            | 3            | 0            | 0            | 1                    | 0                     | 6          |
| \$125,000-150,000       | 2            | 2            | 0            | 1            | 0                    | 0                     | 5          |
| \$150,000-200,000       | 3            | 0            | 0            | 0            | 0                    | 0                     | 3          |
| \$200,000+              | 1            | 1            | 1            | 0            | 1                    | 0                     | 4          |
| <b>Total</b>            | <b>123</b>   | <b>64</b>    | <b>6</b>     | <b>11</b>    | <b>18</b>            | <b>2</b>              | <b>224</b> |

HISTA 2.2 Estimates

Primary Market Area

Claritas

| Renter Households   |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 20           | 3            | 25           | 2            | 1                    | 0                     | 51         |
| \$10,000-20,000     | 127          | 81           | 20           | 0            | 1                    | 0                     | 229        |
| \$20,000-30,000     | 26           | 19           | 5            | 6            | 2                    | 1                     | 59         |
| \$30,000-40,000     | 35           | 5            | 6            | 1            | 1                    | 0                     | 48         |
| \$40,000-50,000     | 6            | 6            | 0            | 2            | 1                    | 0                     | 15         |
| \$50,000-60,000     | 18           | 5            | 9            | 2            | 0                    | 0                     | 34         |
| \$60,000-75,000     | 26           | 12           | 13           | 1            | 4                    | 2                     | 58         |
| \$75,000-100,000    | 5            | 2            | 0            | 4            | 0                    | 0                     | 11         |
| \$100,000-125,000   | 0            | 2            | 0            | 0            | 0                    | 0                     | 2          |
| \$125,000-150,000   | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$150,000-200,000   | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$200,000+          | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| <b>Total</b>        | <b>263</b>   | <b>135</b>   | <b>78</b>    | <b>18</b>    | <b>10</b>            | <b>3</b>              | <b>507</b> |

| Renter Households   |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 55 to 64 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 94           | 7            | 0            | 0            | 0                    | 0                     | 101        |
| \$10,000-20,000     | 130          | 2            | 2            | 0            | 0                    | 0                     | 134        |
| \$20,000-30,000     | 97           | 35           | 4            | 0            | 2                    | 0                     | 138        |
| \$30,000-40,000     | 30           | 14           | 1            | 0            | 1                    | 0                     | 46         |
| \$40,000-50,000     | 48           | 2            | 0            | 0            | 1                    | 0                     | 51         |
| \$50,000-60,000     | 20           | 5            | 0            | 0            | 0                    | 0                     | 25         |
| \$60,000-75,000     | 28           | 0            | 0            | 0            | 2                    | 0                     | 30         |
| \$75,000-100,000    | 22           | 0            | 0            | 0            | 2                    | 0                     | 24         |
| \$100,000-125,000   | 33           | 5            | 0            | 0            | 1                    | 0                     | 39         |
| \$125,000-150,000   | 37           | 9            | 1            | 0            | 1                    | 0                     | 48         |
| \$150,000-200,000   | 20           | 5            | 1            | 0            | 0                    | 0                     | 26         |
| \$200,000+          | 79           | 20           | 3            | 0            | 0                    | 0                     | 102        |
| <b>Total</b>        | <b>638</b>   | <b>104</b>   | <b>12</b>    | <b>0</b>     | <b>10</b>            | <b>0</b>              | <b>764</b> |

| Renter Households   |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 25 to 34 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 34           | 6            | 4            | 6            | 2                    | 0                     | 52           |
| \$10,000-20,000     | 49           | 29           | 5            | 0            | 0                    | 0                     | 83           |
| \$20,000-30,000     | 56           | 34           | 9            | 11           | 5                    | 1                     | 116          |
| \$30,000-40,000     | 98           | 14           | 20           | 2            | 2                    | 1                     | 137          |
| \$40,000-50,000     | 57           | 33           | 19           | 11           | 8                    | 3                     | 131          |
| \$50,000-60,000     | 59           | 36           | 29           | 9            | 6                    | 2                     | 141          |
| \$60,000-75,000     | 37           | 30           | 31           | 4            | 2                    | 2                     | 106          |
| \$75,000-100,000    | 74           | 44           | 17           | 13           | 1                    | 0                     | 149          |
| \$100,000-125,000   | 6            | 18           | 4            | 9            | 5                    | 2                     | 44           |
| \$125,000-150,000   | 1            | 0            | 5            | 2            | 1                    | 0                     | 9            |
| \$150,000-200,000   | 3            | 10           | 0            | 4            | 1                    | 0                     | 18           |
| \$200,000+          | 9            | 12           | 1            | 3            | 0                    | 0                     | 25           |
| <b>Total</b>        | <b>483</b>   | <b>266</b>   | <b>144</b>   | <b>74</b>    | <b>33</b>            | <b>11</b>             | <b>1,011</b> |

| Renter Households   |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 65 to 74 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 71           | 4            | 0            | 0            | 0                    | 0                     | 75         |
| \$10,000-20,000     | 216          | 3            | 0            | 0            | 0                    | 0                     | 219        |
| \$20,000-30,000     | 52           | 6            | 0            | 0            | 1                    | 0                     | 59         |
| \$30,000-40,000     | 25           | 29           | 0            | 0            | 1                    | 0                     | 55         |
| \$40,000-50,000     | 27           | 0            | 0            | 0            | 0                    | 0                     | 27         |
| \$50,000-60,000     | 22           | 0            | 0            | 0            | 1                    | 0                     | 23         |
| \$60,000-75,000     | 0            | 50           | 0            | 0            | 1                    | 0                     | 51         |
| \$75,000-100,000    | 29           | 53           | 0            | 0            | 1                    | 0                     | 83         |
| \$100,000-125,000   | 1            | 16           | 0            | 0            | 1                    | 0                     | 18         |
| \$125,000-150,000   | 21           | 83           | 0            | 0            | 1                    | 0                     | 105        |
| \$150,000-200,000   | 80           | 4            | 0            | 0            | 1                    | 0                     | 85         |
| \$200,000+          | 35           | 2            | 0            | 0            | 1                    | 0                     | 38         |
| <b>Total</b>        | <b>579</b>   | <b>250</b>   | <b>0</b>     | <b>0</b>     | <b>9</b>             | <b>0</b>              | <b>838</b> |

| Renter Households   |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 35 to 44 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 37           | 5            | 1            | 6            | 1                    | 0                     | 50           |
| \$10,000-20,000     | 83           | 40           | 10           | 0            | 0                    | 0                     | 133          |
| \$20,000-30,000     | 64           | 36           | 13           | 12           | 3                    | 2                     | 130          |
| \$30,000-40,000     | 102          | 18           | 26           | 1            | 5                    | 1                     | 153          |
| \$40,000-50,000     | 66           | 46           | 17           | 12           | 8                    | 3                     | 152          |
| \$50,000-60,000     | 72           | 46           | 28           | 12           | 5                    | 2                     | 165          |
| \$60,000-75,000     | 41           | 33           | 36           | 4            | 3                    | 1                     | 118          |
| \$75,000-100,000    | 98           | 72           | 25           | 17           | 1                    | 1                     | 214          |
| \$100,000-125,000   | 12           | 33           | 10           | 13           | 9                    | 4                     | 81           |
| \$125,000-150,000   | 1            | 2            | 14           | 4            | 1                    | 0                     | 22           |
| \$150,000-200,000   | 7            | 31           | 2            | 9            | 1                    | 0                     | 50           |
| \$200,000+          | 29           | 33           | 2            | 8            | 1                    | 0                     | 73           |
| <b>Total</b>        | <b>612</b>   | <b>395</b>   | <b>184</b>   | <b>98</b>    | <b>38</b>            | <b>14</b>             | <b>1,341</b> |

| Renter Households   |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 75 to 84 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 30           | 0            | 0            | 0            | 1                    | 0                     | 31         |
| \$10,000-20,000     | 125          | 0            | 0            | 0            | 0                    | 0                     | 125        |
| \$20,000-30,000     | 82           | 1            | 0            | 0            | 0                    | 0                     | 83         |
| \$30,000-40,000     | 43           | 0            | 0            | 0            | 0                    | 0                     | 43         |
| \$40,000-50,000     | 18           | 19           | 0            | 0            | 1                    | 0                     | 38         |
| \$50,000-60,000     | 16           | 0            | 0            | 0            | 1                    | 0                     | 17         |
| \$60,000-75,000     | 8            | 4            | 0            | 0            | 1                    | 0                     | 13         |
| \$75,000-100,000    | 15           | 0            | 0            | 0            | 1                    | 0                     | 16         |
| \$100,000-125,000   | 24           | 0            | 0            | 0            | 1                    | 0                     | 25         |
| \$125,000-150,000   | 64           | 2            | 0            | 0            | 0                    | 0                     | 66         |
| \$150,000-200,000   | 34           | 1            | 0            | 0            | 0                    | 0                     | 35         |
| \$200,000+          | 23           | 1            | 0            | 0            | 0                    | 0                     | 24         |
| <b>Total</b>        | <b>482</b>   | <b>28</b>    | <b>0</b>     | <b>0</b>     | <b>6</b>             | <b>0</b>              | <b>516</b> |

| Renter Households   |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 45 to 54 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 49           | 6            | 1            | 5            | 0                    | 0                     | 61         |
| \$10,000-20,000     | 58           | 16           | 8            | 0            | 0                    | 0                     | 82         |
| \$20,000-30,000     | 70           | 42           | 17           | 9            | 2                    | 1                     | 141        |
| \$30,000-40,000     | 66           | 5            | 11           | 1            | 1                    | 0                     | 84         |
| \$40,000-50,000     | 54           | 54           | 7            | 6            | 3                    | 1                     | 125        |
| \$50,000-60,000     | 9            | 7            | 9            | 3            | 1                    | 0                     | 29         |
| \$60,000-75,000     | 32           | 27           | 24           | 2            | 3                    | 1                     | 89         |
| \$75,000-100,000    | 71           | 55           | 22           | 16           | 1                    | 1                     | 166        |
| \$100,000-125,000   | 8            | 28           | 7            | 15           | 5                    | 2                     | 65         |
| \$125,000-150,000   | 1            | 0            | 15           | 1            | 1                    | 0                     | 18         |
| \$150,000-200,000   | 7            | 5            | 2            | 8            | 1                    | 0                     | 23         |
| \$200,000+          | 6            | 7            | 2            | 15           | 1                    | 0                     | 31         |
| <b>Total</b>        | <b>431</b>   | <b>252</b>   | <b>125</b>   | <b>81</b>    | <b>19</b>            | <b>6</b>              | <b>914</b> |

| Renter Households   |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years       |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 22           | 0            | 5            | 0            | 0                    | 0                     | 27         |
| \$10,000-20,000     | 85           | 0            | 0            | 0            | 0                    | 0                     | 85         |
| \$20,000-30,000     | 62           | 5            | 6            | 0            | 0                    | 0                     | 73         |
| \$30,000-40,000     | 8            | 40           | 0            | 0            | 1                    | 0                     | 49         |
| \$40,000-50,000     | 31           | 0            | 7            | 0            | 0                    | 0                     | 38         |
| \$50,000-60,000     | 2            | 1            | 2            | 0            | 1                    | 0                     | 6          |
| \$60,000-75,000     | 17           | 0            | 5            | 0            | 0                    | 0                     | 22         |
| \$75,000-100,000    | 1            | 2            | 2            | 0            | 1                    | 0                     | 6          |
| \$100,000-125,000   | 14           | 1            | 5            | 0            | 0                    | 0                     | 20         |
| \$125,000-150,000   | 18           | 1            | 4            | 0            | 0                    | 0                     | 23         |
| \$150,000-200,000   | 10           | 1            | 1            | 0            | 0                    | 0                     | 12         |
| \$200,000+          | 8            | 1            | 1            | 0            | 0                    | 0                     | 10         |
| <b>Total</b>        | <b>278</b>   | <b>52</b>    | <b>38</b>    | <b>0</b>     | <b>3</b>             | <b>0</b>              | <b>371</b> |



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HISTA 2.2 Estimates

Primary Market Area

Claritas

| Owner Households    |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 1            | 5            | 1            | 1            | 1                    | 0                     | 9          |
| \$10,000-20,000     | 3            | 34           | 13           | 0            | 0                    | 0                     | 50         |
| \$20,000-30,000     | 8            | 0            | 4            | 0            | 0                    | 0                     | 12         |
| \$30,000-40,000     | 2            | 2            | 2            | 0            | 1                    | 0                     | 7          |
| \$40,000-50,000     | 1            | 3            | 0            | 0            | 0                    | 0                     | 4          |
| \$50,000-60,000     | 6            | 1            | 2            | 3            | 0                    | 0                     | 12         |
| \$60,000-75,000     | 3            | 11           | 12           | 16           | 5                    | 2                     | 49         |
| \$75,000-100,000    | 0            | 3            | 3            | 2            | 2                    | 2                     | 12         |
| \$100,000-125,000   | 1            | 1            | 1            | 3            | 1                    | 0                     | 7          |
| \$125,000-150,000   | 0            | 1            | 0            | 0            | 0                    | 0                     | 1          |
| \$150,000-200,000   | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$200,000+          | 0            | 1            | 0            | 0            | 0                    | 0                     | 1          |
| <b>Total</b>        | <b>25</b>    | <b>62</b>    | <b>38</b>    | <b>25</b>    | <b>10</b>            | <b>4</b>              | <b>164</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 55 to 64 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 6            | 10           | 1            | 1            | 3                    | 0                     | 21           |
| \$10,000-20,000     | 23           | 7            | 1            | 0            | 1                    | 0                     | 32           |
| \$20,000-30,000     | 71           | 39           | 3            | 0            | 2                    | 0                     | 115          |
| \$30,000-40,000     | 77           | 13           | 1            | 0            | 0                    | 0                     | 91           |
| \$40,000-50,000     | 75           | 52           | 13           | 2            | 0                    | 0                     | 142          |
| \$50,000-60,000     | 37           | 28           | 1            | 1            | 0                    | 0                     | 67           |
| \$60,000-75,000     | 81           | 127          | 18           | 14           | 2                    | 0                     | 242          |
| \$75,000-100,000    | 128          | 195          | 15           | 19           | 22                   | 11                    | 390          |
| \$100,000-125,000   | 45           | 148          | 34           | 1            | 6                    | 2                     | 236          |
| \$125,000-150,000   | 15           | 99           | 9            | 0            | 4                    | 1                     | 128          |
| \$150,000-200,000   | 28           | 130          | 50           | 10           | 10                   | 4                     | 232          |
| \$200,000+          | 23           | 99           | 30           | 3            | 2                    | 2                     | 159          |
| <b>Total</b>        | <b>609</b>   | <b>947</b>   | <b>176</b>   | <b>51</b>    | <b>52</b>            | <b>20</b>             | <b>1,855</b> |

| Owner Households    |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 25 to 34 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 1            | 1            | 1            | 1            | 1                    | 0                     | 5          |
| \$10,000-20,000     | 1            | 7            | 2            | 0            | 1                    | 0                     | 11         |
| \$20,000-30,000     | 14           | 0            | 8            | 1            | 0                    | 0                     | 23         |
| \$30,000-40,000     | 6            | 9            | 3            | 6            | 2                    | 0                     | 26         |
| \$40,000-50,000     | 19           | 6            | 1            | 9            | 0                    | 0                     | 35         |
| \$50,000-60,000     | 46           | 14           | 13           | 5            | 1                    | 1                     | 80         |
| \$60,000-75,000     | 7            | 33           | 44           | 41           | 13                   | 5                     | 143        |
| \$75,000-100,000    | 5            | 34           | 33           | 44           | 12                   | 6                     | 134        |
| \$100,000-125,000   | 13           | 35           | 37           | 39           | 8                    | 3                     | 135        |
| \$125,000-150,000   | 10           | 28           | 37           | 16           | 7                    | 4                     | 102        |
| \$150,000-200,000   | 1            | 14           | 25           | 33           | 8                    | 4                     | 85         |
| \$200,000+          | 1            | 4            | 24           | 8            | 11                   | 6                     | 54         |
| <b>Total</b>        | <b>124</b>   | <b>185</b>   | <b>228</b>   | <b>203</b>   | <b>64</b>            | <b>29</b>             | <b>833</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 65 to 74 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 34           | 15           | 1            | 1            | 0                    | 0                     | 51           |
| \$10,000-20,000     | 67           | 23           | 0            | 0            | 0                    | 0                     | 90           |
| \$20,000-30,000     | 92           | 36           | 1            | 0            | 0                    | 0                     | 129          |
| \$30,000-40,000     | 68           | 59           | 0            | 3            | 0                    | 0                     | 130          |
| \$40,000-50,000     | 103          | 44           | 8            | 0            | 0                    | 0                     | 155          |
| \$50,000-60,000     | 33           | 126          | 8            | 0            | 1                    | 0                     | 168          |
| \$60,000-75,000     | 24           | 95           | 4            | 4            | 1                    | 0                     | 128          |
| \$75,000-100,000    | 34           | 185          | 2            | 26           | 1                    | 0                     | 248          |
| \$100,000-125,000   | 31           | 182          | 14           | 0            | 0                    | 0                     | 227          |
| \$125,000-150,000   | 104          | 118          | 16           | 0            | 0                    | 0                     | 238          |
| \$150,000-200,000   | 28           | 115          | 10           | 2            | 1                    | 0                     | 156          |
| \$200,000+          | 10           | 132          | 10           | 2            | 1                    | 0                     | 155          |
| <b>Total</b>        | <b>628</b>   | <b>1,130</b> | <b>74</b>    | <b>38</b>    | <b>5</b>             | <b>0</b>              | <b>1,875</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 35 to 44 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 2            | 1            | 1            | 1            | 0                    | 0                     | 5            |
| \$10,000-20,000     | 1            | 8            | 2            | 0            | 0                    | 0                     | 11           |
| \$20,000-30,000     | 14           | 0            | 9            | 1            | 1                    | 0                     | 25           |
| \$30,000-40,000     | 6            | 8            | 3            | 7            | 1                    | 0                     | 25           |
| \$40,000-50,000     | 16           | 5            | 1            | 10           | 2                    | 1                     | 35           |
| \$50,000-60,000     | 46           | 15           | 16           | 4            | 2                    | 1                     | 84           |
| \$60,000-75,000     | 10           | 36           | 45           | 44           | 13                   | 5                     | 153          |
| \$75,000-100,000    | 6            | 47           | 44           | 57           | 15                   | 7                     | 176          |
| \$100,000-125,000   | 18           | 62           | 65           | 61           | 15                   | 6                     | 227          |
| \$125,000-150,000   | 14           | 57           | 58           | 26           | 11                   | 5                     | 171          |
| \$150,000-200,000   | 1            | 31           | 57           | 61           | 17                   | 7                     | 174          |
| \$200,000+          | 6            | 17           | 59           | 19           | 24                   | 10                    | 135          |
| <b>Total</b>        | <b>140</b>   | <b>287</b>   | <b>360</b>   | <b>291</b>   | <b>101</b>           | <b>42</b>             | <b>1,221</b> |

| Owner Households    |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 75 to 84 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 27           | 22           | 2            | 0            | 1                    | 0                     | 52         |
| \$10,000-20,000     | 77           | 5            | 0            | 0            | 1                    | 0                     | 83         |
| \$20,000-30,000     | 55           | 3            | 0            | 0            | 0                    | 0                     | 58         |
| \$30,000-40,000     | 42           | 49           | 1            | 0            | 0                    | 0                     | 92         |
| \$40,000-50,000     | 31           | 37           | 1            | 0            | 0                    | 0                     | 69         |
| \$50,000-60,000     | 30           | 58           | 0            | 0            | 1                    | 0                     | 89         |
| \$60,000-75,000     | 5            | 49           | 7            | 0            | 1                    | 0                     | 62         |
| \$75,000-100,000    | 1            | 86           | 8            | 0            | 1                    | 0                     | 96         |
| \$100,000-125,000   | 32           | 28           | 2            | 0            | 0                    | 0                     | 62         |
| \$125,000-150,000   | 26           | 21           | 5            | 0            | 1                    | 0                     | 53         |
| \$150,000-200,000   | 14           | 13           | 2            | 0            | 0                    | 0                     | 29         |
| \$200,000+          | 8            | 6            | 2            | 0            | 1                    | 0                     | 17         |
| <b>Total</b>        | <b>348</b>   | <b>377</b>   | <b>30</b>    | <b>0</b>     | <b>7</b>             | <b>0</b>              | <b>762</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 45 to 54 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 1            | 0            | 1            | 1            | 1                    | 0                     | 4            |
| \$10,000-20,000     | 1            | 4            | 2            | 0            | 0                    | 0                     | 7            |
| \$20,000-30,000     | 21           | 0            | 13           | 1            | 0                    | 0                     | 35           |
| \$30,000-40,000     | 5            | 4            | 6            | 3            | 1                    | 0                     | 19           |
| \$40,000-50,000     | 7            | 6            | 1            | 5            | 0                    | 0                     | 19           |
| \$50,000-60,000     | 26           | 8            | 4            | 1            | 1                    | 0                     | 40           |
| \$60,000-75,000     | 4            | 30           | 28           | 33           | 16                   | 6                     | 117          |
| \$75,000-100,000    | 6            | 40           | 37           | 44           | 15                   | 6                     | 148          |
| \$100,000-125,000   | 9            | 57           | 52           | 40           | 7                    | 4                     | 169          |
| \$125,000-150,000   | 6            | 45           | 48           | 18           | 9                    | 4                     | 130          |
| \$150,000-200,000   | 1            | 30           | 39           | 102          | 20                   | 9                     | 201          |
| \$200,000+          | 8            | 32           | 80           | 41           | 13                   | 5                     | 179          |
| <b>Total</b>        | <b>95</b>    | <b>256</b>   | <b>311</b>   | <b>289</b>   | <b>83</b>            | <b>34</b>             | <b>1,068</b> |

| Owner Households    |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years       |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 9            | 2            | 0            | 3            | 2                    | 0                     | 16         |
| \$10,000-20,000     | 61           | 1            | 0            | 8            | 4                    | 2                     | 76         |
| \$20,000-30,000     | 16           | 9            | 0            | 0            | 3                    | 1                     | 29         |
| \$30,000-40,000     | 4            | 12           | 0            | 0            | 2                    | 0                     | 18         |
| \$40,000-50,000     | 7            | 6            | 0            | 0            | 1                    | 0                     | 14         |
| \$50,000-60,000     | 43           | 1            | 0            | 0            | 2                    | 0                     | 46         |
| \$60,000-75,000     | 7            | 3            | 1            | 0            | 0                    | 0                     | 11         |
| \$75,000-100,000    | 5            | 39           | 0            | 0            | 2                    | 0                     | 46         |
| \$100,000-125,000   | 3            | 4            | 0            | 0            | 0                    | 0                     | 7          |
| \$125,000-150,000   | 3            | 5            | 0            | 1            | 1                    | 0                     | 10         |
| \$150,000-200,000   | 6            | 1            | 0            | 2            | 0                    | 0                     | 9          |
| \$200,000+          | 2            | 2            | 0            | 0            | 0                    | 0                     | 4          |
| <b>Total</b>        | <b>166</b>   | <b>85</b>    | <b>1</b>     | <b>14</b>    | <b>17</b>            | <b>3</b>              | <b>286</b> |

HISTA 2.2 Estimates

Primary Market Area

Claritas

| Renter Households     |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 26           | 3            | 28           | 3            | 1                    | 0                     | 61         |
| \$10,000-20,000       | 137          | 76           | 21           | 0            | 0                    | 0                     | 234        |
| \$20,000-30,000       | 30           | 21           | 5            | 5            | 3                    | 1                     | 65         |
| \$30,000-40,000       | 42           | 7            | 7            | 1            | 2                    | 0                     | 59         |
| \$40,000-50,000       | 11           | 6            | 1            | 0            | 1                    | 0                     | 19         |
| \$50,000-60,000       | 28           | 6            | 12           | 2            | 0                    | 0                     | 48         |
| \$60,000-75,000       | 43           | 17           | 17           | 1            | 5                    | 2                     | 85         |
| \$75,000-100,000      | 9            | 5            | 3            | 3            | 0                    | 0                     | 20         |
| \$100,000-125,000     | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$125,000-150,000     | 0            | 0            | 1            | 0            | 0                    | 0                     | 1          |
| \$150,000-200,000     | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$200,000+            | 0            | 0            | 0            | 1            | 0                    | 0                     | 1          |
| <b>Total</b>          | <b>326</b>   | <b>141</b>   | <b>95</b>    | <b>16</b>    | <b>12</b>            | <b>3</b>              | <b>593</b> |

| Renter Households     |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 55 to 64 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 71           | 7            | 0            | 0            | 0                    | 0                     | 78         |
| \$10,000-20,000       | 93           | 0            | 1            | 0            | 0                    | 0                     | 94         |
| \$20,000-30,000       | 94           | 30           | 2            | 0            | 1                    | 0                     | 127        |
| \$30,000-40,000       | 26           | 9            | 0            | 0            | 0                    | 0                     | 35         |
| \$40,000-50,000       | 37           | 1            | 1            | 1            | 0                    | 0                     | 40         |
| \$50,000-60,000       | 16           | 3            | 0            | 1            | 1                    | 0                     | 21         |
| \$60,000-75,000       | 21           | 0            | 0            | 0            | 3                    | 0                     | 24         |
| \$75,000-100,000      | 21           | 1            | 0            | 1            | 2                    | 0                     | 25         |
| \$100,000-125,000     | 33           | 5            | 0            | 0            | 2                    | 1                     | 41         |
| \$125,000-150,000     | 34           | 7            | 1            | 0            | 1                    | 0                     | 43         |
| \$150,000-200,000     | 27           | 5            | 1            | 0            | 1                    | 0                     | 34         |
| \$200,000+            | 98           | 21           | 4            | 0            | 1                    | 1                     | 125        |
| <b>Total</b>          | <b>571</b>   | <b>89</b>    | <b>10</b>    | <b>3</b>     | <b>12</b>            | <b>2</b>              | <b>687</b> |

| Renter Households     |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 25 to 34 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 28           | 3            | 4            | 3            | 1                    | 0                     | 39         |
| \$10,000-20,000       | 31           | 14           | 5            | 1            | 0                    | 0                     | 51         |
| \$20,000-30,000       | 44           | 29           | 5            | 8            | 4                    | 1                     | 91         |
| \$30,000-40,000       | 82           | 7            | 14           | 3            | 3                    | 0                     | 109        |
| \$40,000-50,000       | 47           | 31           | 13           | 7            | 7                    | 3                     | 108        |
| \$50,000-60,000       | 51           | 23           | 29           | 7            | 3                    | 2                     | 115        |
| \$60,000-75,000       | 39           | 24           | 30           | 3            | 2                    | 0                     | 98         |
| \$75,000-100,000      | 73           | 34           | 12           | 10           | 1                    | 0                     | 130        |
| \$100,000-125,000     | 5            | 18           | 4            | 10           | 4                    | 1                     | 42         |
| \$125,000-150,000     | 1            | 1            | 4            | 3            | 2                    | 0                     | 11         |
| \$150,000-200,000     | 3            | 9            | 1            | 1            | 1                    | 0                     | 15         |
| \$200,000+            | 15           | 12           | 0            | 3            | 0                    | 0                     | 30         |
| <b>Total</b>          | <b>419</b>   | <b>205</b>   | <b>121</b>   | <b>59</b>    | <b>28</b>            | <b>7</b>              | <b>839</b> |

| Renter Households     |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 65 to 74 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 79           | 4            | 0            | 0            | 0                    | 0                     | 83           |
| \$10,000-20,000       | 209          | 1            | 0            | 0            | 0                    | 0                     | 210          |
| \$20,000-30,000       | 67           | 6            | 0            | 0            | 1                    | 0                     | 74           |
| \$30,000-40,000       | 29           | 35           | 0            | 0            | 1                    | 0                     | 65           |
| \$40,000-50,000       | 32           | 1            | 0            | 0            | 1                    | 0                     | 34           |
| \$50,000-60,000       | 33           | 1            | 0            | 1            | 1                    | 0                     | 36           |
| \$60,000-75,000       | 1            | 56           | 0            | 1            | 1                    | 0                     | 59           |
| \$75,000-100,000      | 35           | 62           | 0            | 1            | 1                    | 0                     | 99           |
| \$100,000-125,000     | 1            | 19           | 0            | 1            | 1                    | 0                     | 22           |
| \$125,000-150,000     | 22           | 106          | 1            | 0            | 1                    | 0                     | 130          |
| \$150,000-200,000     | 117          | 8            | 0            | 0            | 1                    | 0                     | 126          |
| \$200,000+            | 64           | 3            | 0            | 1            | 1                    | 0                     | 69           |
| <b>Total</b>          | <b>689</b>   | <b>302</b>   | <b>1</b>     | <b>5</b>     | <b>10</b>            | <b>0</b>              | <b>1,007</b> |

| Renter Households     |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 35 to 44 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 35           | 3            | 3            | 3            | 2                    | 0                     | 46           |
| \$10,000-20,000       | 59           | 30           | 6            | 0            | 0                    | 0                     | 95           |
| \$20,000-30,000       | 66           | 32           | 11           | 11           | 5                    | 1                     | 126          |
| \$30,000-40,000       | 113          | 12           | 25           | 1            | 2                    | 1                     | 154          |
| \$40,000-50,000       | 58           | 47           | 13           | 9            | 7                    | 3                     | 137          |
| \$50,000-60,000       | 81           | 40           | 34           | 12           | 5                    | 2                     | 174          |
| \$60,000-75,000       | 52           | 32           | 39           | 3            | 4                    | 2                     | 132          |
| \$75,000-100,000      | 112          | 77           | 26           | 17           | 2                    | 1                     | 235          |
| \$100,000-125,000     | 12           | 35           | 13           | 17           | 9                    | 4                     | 90           |
| \$125,000-150,000     | 1            | 2            | 14           | 4            | 1                    | 0                     | 22           |
| \$150,000-200,000     | 11           | 40           | 2            | 10           | 1                    | 0                     | 64           |
| \$200,000+            | 47           | 41           | 2            | 10           | 1                    | 0                     | 101          |
| <b>Total</b>          | <b>647</b>   | <b>391</b>   | <b>188</b>   | <b>97</b>    | <b>39</b>            | <b>14</b>             | <b>1,376</b> |

| Renter Households     |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 75 to 84 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 34           | 1            | 1            | 0            | 1                    | 0                     | 37         |
| \$10,000-20,000       | 118          | 0            | 1            | 0            | 0                    | 0                     | 119        |
| \$20,000-30,000       | 91           | 2            | 0            | 0            | 0                    | 0                     | 93         |
| \$30,000-40,000       | 45           | 0            | 0            | 0            | 0                    | 0                     | 45         |
| \$40,000-50,000       | 18           | 14           | 0            | 0            | 1                    | 0                     | 33         |
| \$50,000-60,000       | 20           | 1            | 0            | 1            | 1                    | 0                     | 23         |
| \$60,000-75,000       | 9            | 6            | 0            | 0            | 1                    | 0                     | 16         |
| \$75,000-100,000      | 16           | 0            | 0            | 0            | 1                    | 0                     | 17         |
| \$100,000-125,000     | 33           | 0            | 0            | 0            | 0                    | 0                     | 33         |
| \$125,000-150,000     | 79           | 2            | 0            | 0            | 0                    | 0                     | 81         |
| \$150,000-200,000     | 51           | 1            | 0            | 0            | 0                    | 0                     | 52         |
| \$200,000+            | 34           | 1            | 0            | 0            | 0                    | 0                     | 35         |
| <b>Total</b>          | <b>548</b>   | <b>28</b>    | <b>2</b>     | <b>1</b>     | <b>5</b>             | <b>0</b>              | <b>584</b> |

| Renter Households     |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 45 to 54 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 47           | 5            | 2            | 5            | 0                    | 0                     | 59           |
| \$10,000-20,000       | 52           | 17           | 5            | 0            | 0                    | 0                     | 74           |
| \$20,000-30,000       | 85           | 40           | 17           | 9            | 3                    | 1                     | 155          |
| \$30,000-40,000       | 81           | 7            | 14           | 3            | 1                    | 0                     | 106          |
| \$40,000-50,000       | 52           | 42           | 6            | 3            | 3                    | 1                     | 107          |
| \$50,000-60,000       | 14           | 9            | 9            | 4            | 1                    | 1                     | 38           |
| \$60,000-75,000       | 43           | 28           | 32           | 2            | 1                    | 1                     | 107          |
| \$75,000-100,000      | 100          | 66           | 23           | 16           | 2                    | 1                     | 208          |
| \$100,000-125,000     | 8            | 40           | 10           | 19           | 7                    | 3                     | 87           |
| \$125,000-150,000     | 1            | 1            | 20           | 4            | 1                    | 0                     | 27           |
| \$150,000-200,000     | 16           | 13           | 3            | 9            | 2                    | 0                     | 43           |
| \$200,000+            | 19           | 13           | 3            | 23           | 2                    | 0                     | 60           |
| <b>Total</b>          | <b>518</b>   | <b>281</b>   | <b>144</b>   | <b>97</b>    | <b>23</b>            | <b>8</b>              | <b>1,071</b> |

| Renter Households     |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years         |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 24           | 0            | 4            | 0            | 0                    | 0                     | 28         |
| \$10,000-20,000       | 84           | 0            | 0            | 0            | 0                    | 0                     | 84         |
| \$20,000-30,000       | 66           | 6            | 11           | 0            | 0                    | 0                     | 83         |
| \$30,000-40,000       | 9            | 49           | 0            | 0            | 1                    | 0                     | 59         |
| \$40,000-50,000       | 25           | 0            | 5            | 0            | 0                    | 0                     | 30         |
| \$50,000-60,000       | 2            | 1            | 5            | 0            | 1                    | 0                     | 9          |
| \$60,000-75,000       | 19           | 0            | 3            | 0            | 0                    | 0                     | 22         |
| \$75,000-100,000      | 1            | 2            | 4            | 0            | 0                    | 0                     | 8          |
| \$100,000-125,000     | 16           | 1            | 5            | 0            | 0                    | 0                     | 22         |
| \$125,000-150,000     | 25           | 1            | 4            | 0            | 0                    | 0                     | 30         |
| \$150,000-200,000     | 13           | 1            | 1            | 0            | 0                    | 0                     | 15         |
| \$200,000+            | 12           | 1            | 2            | 0            | 0                    | 0                     | 15         |
| <b>Total</b>          | <b>296</b>   | <b>62</b>    | <b>44</b>    | <b>0</b>     | <b>3</b>             | <b>0</b>              | <b>405</b> |

HISTA 2.2 Estimates

Primary Market Area

Claritas

| Owner Households      |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 0            | 6            | 0            | 2            | 1                    | 0                     | 9          |
| \$10,000-20,000       | 5            | 34           | 10           | 0            | 0                    | 0                     | 49         |
| \$20,000-30,000       | 14           | 0            | 4            | 1            | 0                    | 0                     | 19         |
| \$30,000-40,000       | 2            | 4            | 1            | 1            | 0                    | 0                     | 8          |
| \$40,000-50,000       | 2            | 2            | 1            | 0            | 1                    | 0                     | 6          |
| \$50,000-60,000       | 10           | 1            | 2            | 4            | 1                    | 0                     | 18         |
| \$60,000-75,000       | 8            | 11           | 15           | 14           | 6                    | 2                     | 56         |
| \$75,000-100,000      | 0            | 2            | 3            | 4            | 3                    | 2                     | 14         |
| \$100,000-125,000     | 2            | 2            | 0            | 1            | 2                    | 0                     | 7          |
| \$125,000-150,000     | 0            | 1            | 0            | 0            | 0                    | 0                     | 1          |
| \$150,000-200,000     | 0            | 0            | 1            | 0            | 0                    | 0                     | 1          |
| \$200,000+            | 1            | 0            | 0            | 1            | 0                    | 0                     | 2          |
| <b>Total</b>          | <b>44</b>    | <b>63</b>    | <b>37</b>    | <b>28</b>    | <b>14</b>            | <b>4</b>              | <b>190</b> |

| Owner Households      |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 55 to 64 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 7            | 9            | 1            | 1            | 2                    | 0                     | 20           |
| \$10,000-20,000       | 16           | 7            | 1            | 0            | 2                    | 0                     | 26           |
| \$20,000-30,000       | 57           | 34           | 2            | 1            | 2                    | 0                     | 96           |
| \$30,000-40,000       | 65           | 10           | 0            | 0            | 0                    | 0                     | 75           |
| \$40,000-50,000       | 44           | 39           | 12           | 0            | 0                    | 0                     | 95           |
| \$50,000-60,000       | 35           | 33           | 1            | 0            | 1                    | 0                     | 70           |
| \$60,000-75,000       | 75           | 105          | 17           | 17           | 1                    | 0                     | 215          |
| \$75,000-100,000      | 120          | 168          | 12           | 16           | 17                   | 8                     | 341          |
| \$100,000-125,000     | 42           | 141          | 28           | 2            | 7                    | 2                     | 222          |
| \$125,000-150,000     | 14           | 84           | 7            | 0            | 3                    | 0                     | 108          |
| \$150,000-200,000     | 26           | 129          | 51           | 10           | 11                   | 4                     | 231          |
| \$200,000+            | 30           | 123          | 38           | 3            | 2                    | 1                     | 197          |
| <b>Total</b>          | <b>531</b>   | <b>882</b>   | <b>170</b>   | <b>50</b>    | <b>48</b>            | <b>15</b>             | <b>1,696</b> |

| Owner Households      |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 25 to 34 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 1            | 1            | 0            | 1            | 0                    | 0                     | 3          |
| \$10,000-20,000       | 3            | 6            | 1            | 0            | 0                    | 0                     | 10         |
| \$20,000-30,000       | 15           | 0            | 6            | 2            | 0                    | 0                     | 23         |
| \$30,000-40,000       | 3            | 8            | 4            | 4            | 1                    | 0                     | 20         |
| \$40,000-50,000       | 10           | 4            | 0            | 5            | 1                    | 0                     | 20         |
| \$50,000-60,000       | 49           | 13           | 11           | 3            | 1                    | 1                     | 78         |
| \$60,000-75,000       | 7            | 27           | 33           | 28           | 11                   | 4                     | 110        |
| \$75,000-100,000      | 6            | 25           | 24           | 30           | 12                   | 5                     | 102        |
| \$100,000-125,000     | 12           | 33           | 29           | 30           | 8                    | 3                     | 115        |
| \$125,000-150,000     | 8            | 20           | 28           | 14           | 5                    | 1                     | 76         |
| \$150,000-200,000     | 1            | 17           | 18           | 34           | 10                   | 5                     | 85         |
| \$200,000+            | 3            | 4            | 35           | 9            | 8                    | 5                     | 64         |
| <b>Total</b>          | <b>118</b>   | <b>158</b>   | <b>189</b>   | <b>160</b>   | <b>57</b>            | <b>24</b>             | <b>706</b> |

| Owner Households      |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 65 to 74 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 36           | 14           | 2            | 1            | 0                    | 0                     | 53           |
| \$10,000-20,000       | 65           | 20           | 0            | 0            | 1                    | 0                     | 86           |
| \$20,000-30,000       | 107          | 37           | 0            | 0            | 0                    | 0                     | 144          |
| \$30,000-40,000       | 79           | 57           | 0            | 1            | 0                    | 0                     | 137          |
| \$40,000-50,000       | 87           | 28           | 8            | 1            | 1                    | 0                     | 125          |
| \$50,000-60,000       | 41           | 150          | 7            | 2            | 1                    | 0                     | 201          |
| \$60,000-75,000       | 32           | 97           | 8            | 6            | 0                    | 0                     | 143          |
| \$75,000-100,000      | 42           | 218          | 2            | 29           | 1                    | 1                     | 293          |
| \$100,000-125,000     | 45           | 225          | 19           | 1            | 1                    | 0                     | 291          |
| \$125,000-150,000     | 133          | 132          | 15           | 0            | 0                    | 0                     | 280          |
| \$150,000-200,000     | 39           | 163          | 11           | 2            | 1                    | 0                     | 216          |
| \$200,000+            | 16           | 219          | 16           | 2            | 1                    | 0                     | 254          |
| <b>Total</b>          | <b>722</b>   | <b>1,360</b> | <b>88</b>    | <b>45</b>    | <b>7</b>             | <b>1</b>              | <b>2,223</b> |

| Owner Households      |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 35 to 44 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 2            | 0            | 1            | 1            | 1                    | 0                     | 5            |
| \$10,000-20,000       | 2            | 8            | 1            | 0            | 0                    | 0                     | 11           |
| \$20,000-30,000       | 18           | 0            | 8            | 2            | 0                    | 0                     | 28           |
| \$30,000-40,000       | 5            | 10           | 3            | 5            | 1                    | 0                     | 24           |
| \$40,000-50,000       | 11           | 4            | 1            | 5            | 0                    | 0                     | 21           |
| \$50,000-60,000       | 54           | 15           | 13           | 3            | 1                    | 1                     | 87           |
| \$60,000-75,000       | 11           | 35           | 41           | 35           | 12                   | 4                     | 138          |
| \$75,000-100,000      | 7            | 47           | 38           | 44           | 16                   | 7                     | 159          |
| \$100,000-125,000     | 25           | 71           | 66           | 62           | 17                   | 8                     | 249          |
| \$125,000-150,000     | 16           | 56           | 57           | 29           | 12                   | 4                     | 174          |
| \$150,000-200,000     | 2            | 38           | 61           | 73           | 21                   | 8                     | 203          |
| \$200,000+            | 8            | 21           | 94           | 25           | 31                   | 13                    | 192          |
| <b>Total</b>          | <b>161</b>   | <b>305</b>   | <b>384</b>   | <b>284</b>   | <b>112</b>           | <b>45</b>             | <b>1,291</b> |

| Owner Households      |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 75 to 84 Years    |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 24           | 19           | 2            | 0            | 1                    | 0                     | 46         |
| \$10,000-20,000       | 74           | 3            | 0            | 0            | 1                    | 0                     | 78         |
| \$20,000-30,000       | 70           | 5            | 0            | 1            | 0                    | 0                     | 76         |
| \$30,000-40,000       | 46           | 48           | 0            | 0            | 1                    | 0                     | 95         |
| \$40,000-50,000       | 27           | 34           | 1            | 0            | 1                    | 0                     | 63         |
| \$50,000-60,000       | 37           | 62           | 1            | 1            | 1                    | 0                     | 102        |
| \$60,000-75,000       | 6            | 50           | 8            | 2            | 1                    | 0                     | 67         |
| \$75,000-100,000      | 1            | 94           | 9            | 2            | 1                    | 0                     | 107        |
| \$100,000-125,000     | 40           | 30           | 3            | 0            | 0                    | 0                     | 73         |
| \$125,000-150,000     | 30           | 20           | 4            | 0            | 1                    | 0                     | 55         |
| \$150,000-200,000     | 20           | 16           | 2            | 0            | 0                    | 0                     | 38         |
| \$200,000+            | 17           | 10           | 2            | 0            | 0                    | 0                     | 29         |
| <b>Total</b>          | <b>392</b>   | <b>391</b>   | <b>32</b>    | <b>6</b>     | <b>8</b>             | <b>0</b>              | <b>829</b> |

| Owner Households      |              |              |              |              |                      |                       |              |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 45 to 54 Years    |              |              |              |              |                      |                       |              |
| Year 2027 Projections |              |              |              |              |                      |                       |              |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000            | 1            | 0            | 1            | 2            | 1                    | 0                     | 5            |
| \$10,000-20,000       | 1            | 3            | 1            | 0            | 0                    | 0                     | 5            |
| \$20,000-30,000       | 22           | 0            | 14           | 1            | 0                    | 0                     | 37           |
| \$30,000-40,000       | 2            | 6            | 2            | 4            | 2                    | 0                     | 16           |
| \$40,000-50,000       | 6            | 6            | 0            | 3            | 0                    | 0                     | 15           |
| \$50,000-60,000       | 31           | 8            | 5            | 1            | 0                    | 0                     | 45           |
| \$60,000-75,000       | 7            | 31           | 31           | 26           | 15                   | 5                     | 115          |
| \$75,000-100,000      | 7            | 43           | 37           | 39           | 14                   | 6                     | 146          |
| \$100,000-125,000     | 13           | 69           | 60           | 44           | 10                   | 6                     | 202          |
| \$125,000-150,000     | 10           | 54           | 47           | 17           | 11                   | 5                     | 144          |
| \$150,000-200,000     | 2            | 38           | 46           | 138          | 21                   | 8                     | 253          |
| \$200,000+            | 16           | 49           | 128          | 58           | 16                   | 5                     | 272          |
| <b>Total</b>          | <b>118</b>   | <b>307</b>   | <b>372</b>   | <b>333</b>   | <b>90</b>            | <b>35</b>             | <b>1,255</b> |

| Owner Households      |              |              |              |              |                      |                       |            |
|-----------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years         |              |              |              |              |                      |                       |            |
| Year 2027 Projections |              |              |              |              |                      |                       |            |
|                       | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000            | 8            | 1            | 0            | 5            | 1                    | 0                     | 15         |
| \$10,000-20,000       | 59           | 1            | 0            | 10           | 2                    | 1                     | 73         |
| \$20,000-30,000       | 19           | 8            | 0            | 0            | 2                    | 1                     | 30         |
| \$30,000-40,000       | 5            | 8            | 0            | 0            | 3                    | 0                     | 16         |
| \$40,000-50,000       | 4            | 7            | 0            | 0            | 2                    | 0                     | 13         |
| \$50,000-60,000       | 53           | 2            | 0            | 0            | 1                    | 0                     | 56         |
| \$60,000-75,000       | 7            | 4            | 1            | 0            | 0                    | 0                     | 12         |
| \$75,000-100,000      | 5            | 44           | 0            | 0            | 1                    | 0                     | 50         |
| \$100,000-125,000     | 4            | 4            | 0            | 0            | 0                    | 0                     | 8          |
| \$125,000-150,000     | 4            | 5            | 0            | 1            | 2                    | 0                     | 12         |
| \$150,000-200,000     | 6            | 1            | 0            | 5            | 0                    | 0                     | 12         |
| \$200,000+            | 4            | 2            | 0            | 0            | 1                    | 0                     | 7          |
| <b>Total</b>          | <b>178</b>   | <b>87</b>    | <b>1</b>     | <b>21</b>    | <b>15</b>            | <b>2</b>              | <b>304</b> |



HISTA 2.2 Estimates

County

Claritas

| Renter Households       |            |            |           |           |            |            |            |
|-------------------------|------------|------------|-----------|-----------|------------|------------|------------|
| Age 15 to 24 Years      |            |            |           |           |            |            |            |
| Base Year 2011-2015 ACS |            |            |           |           |            |            |            |
|                         | 1-Pers     | 2-Pers     | 3-Pers    | 4-Pers    | 5-Pers     | 6+-Pers    | Total      |
|                         | HH         | HH         | HH        | HH        | Estimates* | Estimates* | Total      |
| \$0-10,000              | 80         | 16         | 32        | 9         | 1          | 0          | 138        |
| \$10,000-20,000         | 97         | 55         | 15        | 0         | 0          | 0          | 167        |
| \$20,000-30,000         | 46         | 56         | 14        | 13        | 7          | 2          | 138        |
| \$30,000-40,000         | 48         | 9          | 16        | 2         | 2          | 1          | 78         |
| \$40,000-50,000         | 52         | 75         | 10        | 5         | 5          | 3          | 150        |
| \$50,000-60,000         | 0          | 0          | 0         | 0         | 2          | 1          | 3          |
| \$60,000-75,000         | 8          | 12         | 8         | 4         | 2          | 0          | 34         |
| \$75,000-100,000        | 0          | 1          | 0         | 0         | 0          | 0          | 1          |
| \$100,000-125,000       | 0          | 0          | 0         | 0         | 0          | 0          | 0          |
| \$125,000-150,000       | 0          | 0          | 0         | 0         | 0          | 0          | 0          |
| \$150,000-200,000       | 0          | 0          | 0         | 0         | 0          | 0          | 0          |
| \$200,000+              | 0          | 0          | 0         | 0         | 0          | 0          | 0          |
| <b>Total</b>            | <b>331</b> | <b>224</b> | <b>95</b> | <b>33</b> | <b>19</b>  | <b>7</b>   | <b>709</b> |

| Renter Households       |            |            |           |           |            |            |              |
|-------------------------|------------|------------|-----------|-----------|------------|------------|--------------|
| Age 55 to 64 Years      |            |            |           |           |            |            |              |
| Base Year 2011-2015 ACS |            |            |           |           |            |            |              |
|                         | 1-Pers     | 2-Pers     | 3-Pers    | 4-Pers    | 5-Pers     | 6+-Pers    | Total        |
|                         | HH         | HH         | HH        | HH        | Estimates* | Estimates* | Total        |
| \$0-10,000              | 254        | 21         | 9         | 0         | 0          | 0          | 284          |
| \$10,000-20,000         | 177        | 5          | 17        | 1         | 0          | 0          | 200          |
| \$20,000-30,000         | 92         | 100        | 6         | 20        | 7          | 3          | 228          |
| \$30,000-40,000         | 66         | 92         | 0         | 16        | 3          | 0          | 177          |
| \$40,000-50,000         | 55         | 5          | 2         | 1         | 0          | 0          | 63           |
| \$50,000-60,000         | 41         | 18         | 4         | 2         | 1          | 0          | 66           |
| \$60,000-75,000         | 15         | 1          | 1         | 1         | 7          | 2          | 27           |
| \$75,000-100,000        | 30         | 23         | 2         | 0         | 3          | 0          | 58           |
| \$100,000-125,000       | 27         | 40         | 2         | 0         | 1          | 0          | 70           |
| \$125,000-150,000       | 25         | 12         | 1         | 0         | 2          | 0          | 40           |
| \$150,000-200,000       | 16         | 6          | 1         | 0         | 1          | 0          | 24           |
| \$200,000+              | 23         | 25         | 2         | 0         | 1          | 0          | 51           |
| <b>Total</b>            | <b>821</b> | <b>348</b> | <b>47</b> | <b>41</b> | <b>26</b>  | <b>5</b>   | <b>1,288</b> |

| Renter Households       |            |            |            |            |            |            |              |
|-------------------------|------------|------------|------------|------------|------------|------------|--------------|
| Age 25 to 34 Years      |            |            |            |            |            |            |              |
| Base Year 2011-2015 ACS |            |            |            |            |            |            |              |
|                         | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers     | 5-Pers     | 6+-Pers    | Total        |
|                         | HH         | HH         | HH         | HH         | Estimates* | Estimates* | Total        |
| \$0-10,000              | 67         | 25         | 5          | 14         | 2          | 0          | 113          |
| \$10,000-20,000         | 151        | 59         | 33         | 0          | 0          | 0          | 243          |
| \$20,000-30,000         | 90         | 79         | 28         | 25         | 7          | 4          | 233          |
| \$30,000-40,000         | 169        | 21         | 33         | 12         | 5          | 3          | 243          |
| \$40,000-50,000         | 64         | 95         | 17         | 8          | 7          | 3          | 194          |
| \$50,000-60,000         | 38         | 29         | 21         | 13         | 15         | 6          | 122          |
| \$60,000-75,000         | 37         | 43         | 36         | 14         | 6          | 3          | 139          |
| \$75,000-100,000        | 52         | 47         | 30         | 16         | 6          | 1          | 152          |
| \$100,000-125,000       | 6          | 12         | 4          | 6          | 4          | 1          | 33           |
| \$125,000-150,000       | 2          | 2          | 8          | 4          | 2          | 1          | 19           |
| \$150,000-200,000       | 1          | 4          | 0          | 1          | 0          | 0          | 6            |
| \$200,000+              | 5          | 5          | 1          | 2          | 0          | 0          | 13           |
| <b>Total</b>            | <b>682</b> | <b>421</b> | <b>216</b> | <b>115</b> | <b>54</b>  | <b>22</b>  | <b>1,510</b> |

| Renter Households       |            |            |           |          |            |            |            |
|-------------------------|------------|------------|-----------|----------|------------|------------|------------|
| Age 65 to 74 Years      |            |            |           |          |            |            |            |
| Base Year 2011-2015 ACS |            |            |           |          |            |            |            |
|                         | 1-Pers     | 2-Pers     | 3-Pers    | 4-Pers   | 5-Pers     | 6+-Pers    | Total      |
|                         | HH         | HH         | HH        | HH       | Estimates* | Estimates* | Total      |
| \$0-10,000              | 61         | 7          | 0         | 0        | 0          | 0          | 68         |
| \$10,000-20,000         | 167        | 7          | 0         | 0        | 0          | 0          | 174        |
| \$20,000-30,000         | 58         | 30         | 16        | 0        | 1          | 0          | 105        |
| \$30,000-40,000         | 25         | 21         | 5         | 0        | 1          | 0          | 52         |
| \$40,000-50,000         | 37         | 4          | 1         | 0        | 2          | 0          | 44         |
| \$50,000-60,000         | 29         | 9          | 0         | 9        | 2          | 0          | 49         |
| \$60,000-75,000         | 0          | 76         | 0         | 0        | 1          | 0          | 77         |
| \$75,000-100,000        | 21         | 25         | 0         | 0        | 1          | 0          | 47         |
| \$100,000-125,000       | 1          | 13         | 1         | 0        | 1          | 0          | 16         |
| \$125,000-150,000       | 3          | 35         | 0         | 0        | 2          | 0          | 40         |
| \$150,000-200,000       | 13         | 1          | 0         | 0        | 0          | 0          | 14         |
| \$200,000+              | 11         | 4          | 0         | 0        | 3          | 2          | 20         |
| <b>Total</b>            | <b>426</b> | <b>232</b> | <b>23</b> | <b>9</b> | <b>14</b>  | <b>2</b>   | <b>706</b> |

| Renter Households       |            |            |            |            |            |            |              |
|-------------------------|------------|------------|------------|------------|------------|------------|--------------|
| Age 35 to 44 Years      |            |            |            |            |            |            |              |
| Base Year 2011-2015 ACS |            |            |            |            |            |            |              |
|                         | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers     | 5-Pers     | 6+-Pers    | Total        |
|                         | HH         | HH         | HH         | HH         | Estimates* | Estimates* | Total        |
| \$0-10,000              | 66         | 21         | 4          | 13         | 2          | 0          | 106          |
| \$10,000-20,000         | 139        | 54         | 31         | 0          | 0          | 0          | 224          |
| \$20,000-30,000         | 77         | 62         | 25         | 20         | 7          | 3          | 194          |
| \$30,000-40,000         | 125        | 18         | 25         | 9          | 5          | 2          | 184          |
| \$40,000-50,000         | 55         | 83         | 12         | 7          | 7          | 3          | 167          |
| \$50,000-60,000         | 35         | 24         | 24         | 11         | 10         | 5          | 109          |
| \$60,000-75,000         | 37         | 39         | 31         | 13         | 7          | 3          | 130          |
| \$75,000-100,000        | 56         | 51         | 33         | 19         | 5          | 1          | 165          |
| \$100,000-125,000       | 7          | 18         | 7          | 9          | 9          | 5          | 55           |
| \$125,000-150,000       | 4          | 4          | 11         | 4          | 2          | 0          | 25           |
| \$150,000-200,000       | 1          | 6          | 6          | 1          | 1          | 0          | 15           |
| \$200,000+              | 8          | 11         | 1          | 5          | 0          | 0          | 25           |
| <b>Total</b>            | <b>610</b> | <b>391</b> | <b>210</b> | <b>111</b> | <b>55</b>  | <b>22</b>  | <b>1,399</b> |

| Renter Households       |            |           |          |          |            |            |            |
|-------------------------|------------|-----------|----------|----------|------------|------------|------------|
| Age 75 to 84 Years      |            |           |          |          |            |            |            |
| Base Year 2011-2015 ACS |            |           |          |          |            |            |            |
|                         | 1-Pers     | 2-Pers    | 3-Pers   | 4-Pers   | 5-Pers     | 6+-Pers    | Total      |
|                         | HH         | HH        | HH       | HH       | Estimates* | Estimates* | Total      |
| \$0-10,000              | 16         | 0         | 0        | 0        | 1          | 0          | 17         |
| \$10,000-20,000         | 149        | 0         | 0        | 0        | 0          | 0          | 149        |
| \$20,000-30,000         | 111        | 14        | 0        | 0        | 0          | 0          | 125        |
| \$30,000-40,000         | 29         | 0         | 1        | 0        | 0          | 0          | 30         |
| \$40,000-50,000         | 30         | 26        | 1        | 0        | 1          | 0          | 58         |
| \$50,000-60,000         | 40         | 0         | 0        | 0        | 1          | 0          | 41         |
| \$60,000-75,000         | 15         | 6         | 0        | 0        | 2          | 0          | 23         |
| \$75,000-100,000        | 13         | 0         | 0        | 0        | 1          | 0          | 14         |
| \$100,000-125,000       | 14         | 0         | 1        | 0        | 1          | 0          | 16         |
| \$125,000-150,000       | 11         | 0         | 0        | 0        | 1          | 0          | 12         |
| \$150,000-200,000       | 2          | 0         | 0        | 0        | 0          | 0          | 2          |
| \$200,000+              | 9          | 0         | 0        | 0        | 0          | 0          | 9          |
| <b>Total</b>            | <b>439</b> | <b>46</b> | <b>3</b> | <b>0</b> | <b>8</b>   | <b>0</b>   | <b>496</b> |

| Renter Households       |            |            |            |            |            |            |              |
|-------------------------|------------|------------|------------|------------|------------|------------|--------------|
| Age 45 to 54 Years      |            |            |            |            |            |            |              |
| Base Year 2011-2015 ACS |            |            |            |            |            |            |              |
|                         | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers     | 5-Pers     | 6+-Pers    | Total        |
|                         | HH         | HH         | HH         | HH         | Estimates* | Estimates* | Total        |
| \$0-10,000              | 154        | 36         | 10         | 26         | 5          | 1          | 232          |
| \$10,000-20,000         | 95         | 76         | 19         | 0          | 0          | 0          | 190          |
| \$20,000-30,000         | 76         | 97         | 31         | 32         | 14         | 6          | 256          |
| \$30,000-40,000         | 202        | 21         | 35         | 19         | 4          | 3          | 284          |
| \$40,000-50,000         | 66         | 84         | 13         | 9          | 5          | 2          | 179          |
| \$50,000-60,000         | 38         | 23         | 58         | 19         | 24         | 11         | 173          |
| \$60,000-75,000         | 50         | 46         | 50         | 19         | 7          | 3          | 175          |
| \$75,000-100,000        | 79         | 65         | 49         | 33         | 6          | 2          | 234          |
| \$100,000-125,000       | 12         | 25         | 12         | 8          | 12         | 5          | 74           |
| \$125,000-150,000       | 2          | 2          | 25         | 10         | 2          | 0          | 41           |
| \$150,000-200,000       | 2          | 11         | 13         | 3          | 1          | 0          | 30           |
| \$200,000+              | 8          | 9          | 1          | 14         | 0          | 0          | 32           |
| <b>Total</b>            | <b>784</b> | <b>495</b> | <b>316</b> | <b>192</b> | <b>80</b>  | <b>33</b>  | <b>1,900</b> |

| Renter Households       |            |           |           |          |            |            |            |
|-------------------------|------------|-----------|-----------|----------|------------|------------|------------|
| Age 85+ Years           |            |           |           |          |            |            |            |
| Base Year 2011-2015 ACS |            |           |           |          |            |            |            |
|                         | 1-Pers     | 2-Pers    | 3-Pers    | 4-Pers   | 5-Pers     | 6+-Pers    | Total      |
|                         | HH         | HH        | HH        | HH       | Estimates* | Estimates* | Total      |
| \$0-10,000              | 16         | 3         | 3         | 0        | 0          | 0          | 22         |
| \$10,000-20,000         | 52         | 2         | 0         | 1        | 0          | 0          | 55         |
| \$20,000-30,000         | 31         | 5         | 12        | 0        | 0          | 0          | 48         |
| \$30,000-40,000         | 14         | 12        | 0         | 0        | 0          | 0          | 26         |
| \$40,000-50,000         | 18         | 3         | 6         | 0        | 0          | 0          | 27         |
| \$50,000-60,000         | 5          | 1         | 9         | 0        | 1          | 0          | 16         |
| \$60,000-75,000         | 7          | 1         | 6         | 0        | 0          | 0          | 14         |
| \$75,000-100,000        | 3          | 2         | 5         | 2        | 0          | 0          | 12         |
| \$100,000-125,000       | 2          | 2         | 2         | 0        | 0          | 0          | 6          |
| \$125,000-150,000       | 2          | 0         | 2         | 0        | 0          | 0          | 4          |
| \$150,000-200,000       | 2          | 0         | 1         | 0        | 0          | 0          | 3          |
| \$200,000+              | 1          | 0         | 1         | 0        | 0          | 0          | 2          |
| <b>Total</b>            | <b>153</b> | <b>31</b> | <b>47</b> | <b>3</b> | <b>1</b>   | <b>0</b>   | <b>235</b> |





**HISTA 2.2 Estimates**

**County**

Claritas

| Owner Households    |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 15 to 24 Years  |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 1            | 6            | 1            | 3            | 1                    | 0                     | 12         |
| \$10,000-20,000     | 12           | 48           | 23           | 2            | 0                    | 0                     | 85         |
| \$20,000-30,000     | 21           | 1            | 9            | 4            | 1                    | 0                     | 36         |
| \$30,000-40,000     | 9            | 10           | 8            | 12           | 2                    | 1                     | 42         |
| \$40,000-50,000     | 4            | 21           | 1            | 6            | 5                    | 3                     | 40         |
| \$50,000-60,000     | 15           | 17           | 13           | 6            | 10                   | 5                     | 66         |
| \$60,000-75,000     | 9            | 26           | 28           | 31           | 13                   | 6                     | 113        |
| \$75,000-100,000    | 5            | 10           | 14           | 17           | 5                    | 2                     | 53         |
| \$100,000-125,000   | 1            | 2            | 4            | 5            | 4                    | 0                     | 16         |
| \$125,000-150,000   | 0            | 1            | 0            | 0            | 0                    | 0                     | 1          |
| \$150,000-200,000   | 0            | 0            | 0            | 0            | 0                    | 0                     | 0          |
| \$200,000+          | 1            | 1            | 0            | 0            | 0                    | 0                     | 2          |
| <b>Total</b>        | <b>78</b>    | <b>143</b>   | <b>101</b>   | <b>86</b>    | <b>41</b>            | <b>17</b>             | <b>466</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 55 to 64 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 34           | 48           | 5            | 1            | 3                    | 0                     | 91           |
| \$10,000-20,000     | 82           | 55           | 5            | 4            | 1                    | 0                     | 147          |
| \$20,000-30,000     | 144          | 125          | 12           | 12           | 23                   | 8                     | 324          |
| \$30,000-40,000     | 169          | 69           | 21           | 6            | 0                    | 0                     | 265          |
| \$40,000-50,000     | 194          | 170          | 43           | 2            | 1                    | 0                     | 410          |
| \$50,000-60,000     | 86           | 97           | 7            | 11           | 1                    | 0                     | 202          |
| \$60,000-75,000     | 128          | 330          | 34           | 18           | 7                    | 3                     | 520          |
| \$75,000-100,000    | 247          | 520          | 36           | 61           | 23                   | 11                    | 898          |
| \$100,000-125,000   | 95           | 371          | 75           | 27           | 33                   | 15                    | 616          |
| \$125,000-150,000   | 41           | 211          | 99           | 36           | 19                   | 12                    | 418          |
| \$150,000-200,000   | 69           | 375          | 71           | 57           | 15                   | 7                     | 594          |
| \$200,000+          | 107          | 238          | 145          | 10           | 7                    | 5                     | 512          |
| <b>Total</b>        | <b>1,396</b> | <b>2,609</b> | <b>553</b>   | <b>245</b>   | <b>133</b>           | <b>61</b>             | <b>4,997</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 25 to 34 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 9            | 3            | 4            | 15           | 1                    | 0                     | 32           |
| \$10,000-20,000     | 14           | 18           | 7            | 2            | 1                    | 0                     | 42           |
| \$20,000-30,000     | 38           | 5            | 24           | 10           | 2                    | 1                     | 80           |
| \$30,000-40,000     | 35           | 27           | 37           | 30           | 10                   | 5                     | 144          |
| \$40,000-50,000     | 38           | 76           | 10           | 42           | 15                   | 10                    | 191          |
| \$50,000-60,000     | 75           | 58           | 39           | 19           | 23                   | 15                    | 229          |
| \$60,000-75,000     | 25           | 86           | 85           | 84           | 41                   | 18                    | 339          |
| \$75,000-100,000    | 29           | 74           | 118          | 118          | 38                   | 18                    | 395          |
| \$100,000-125,000   | 19           | 98           | 74           | 75           | 28                   | 13                    | 307          |
| \$125,000-150,000   | 23           | 74           | 82           | 40           | 12                   | 6                     | 237          |
| \$150,000-200,000   | 2            | 69           | 42           | 84           | 26                   | 15                    | 238          |
| \$200,000+          | 2            | 24           | 58           | 31           | 18                   | 9                     | 142          |
| <b>Total</b>        | <b>309</b>   | <b>612</b>   | <b>580</b>   | <b>550</b>   | <b>215</b>           | <b>110</b>            | <b>2,376</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 65 to 74 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 86           | 24           | 1            | 1            | 0                    | 0                     | 112          |
| \$10,000-20,000     | 290          | 82           | 0            | 3            | 0                    | 0                     | 375          |
| \$20,000-30,000     | 265          | 144          | 6            | 1            | 0                    | 0                     | 416          |
| \$30,000-40,000     | 115          | 209          | 21           | 3            | 14                   | 9                     | 371          |
| \$40,000-50,000     | 141          | 281          | 18           | 1            | 0                    | 0                     | 441          |
| \$50,000-60,000     | 107          | 266          | 10           | 19           | 16                   | 8                     | 426          |
| \$60,000-75,000     | 67           | 210          | 4            | 23           | 5                    | 3                     | 312          |
| \$75,000-100,000    | 78           | 541          | 26           | 52           | 1                    | 0                     | 698          |
| \$100,000-125,000   | 57           | 466          | 51           | 65           | 0                    | 0                     | 639          |
| \$125,000-150,000   | 136          | 227          | 83           | 8            | 0                    | 0                     | 454          |
| \$150,000-200,000   | 63           | 221          | 36           | 15           | 4                    | 1                     | 340          |
| \$200,000+          | 63           | 207          | 17           | 26           | 4                    | 2                     | 319          |
| <b>Total</b>        | <b>1,468</b> | <b>2,878</b> | <b>273</b>   | <b>217</b>   | <b>44</b>            | <b>23</b>             | <b>4,903</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 35 to 44 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 11           | 2            | 3            | 12           | 0                    | 0                     | 28           |
| \$10,000-20,000     | 13           | 20           | 6            | 2            | 0                    | 0                     | 41           |
| \$20,000-30,000     | 37           | 5            | 21           | 12           | 3                    | 1                     | 79           |
| \$30,000-40,000     | 33           | 33           | 35           | 31           | 12                   | 5                     | 149          |
| \$40,000-50,000     | 33           | 79           | 7            | 41           | 20                   | 11                    | 191          |
| \$50,000-60,000     | 76           | 52           | 40           | 15           | 23                   | 14                    | 220          |
| \$60,000-75,000     | 29           | 89           | 87           | 92           | 40                   | 19                    | 356          |
| \$75,000-100,000    | 34           | 91           | 145          | 149          | 45                   | 23                    | 487          |
| \$100,000-125,000   | 25           | 160          | 129          | 116          | 50                   | 23                    | 503          |
| \$125,000-150,000   | 36           | 127          | 133          | 62           | 19                   | 10                    | 387          |
| \$150,000-200,000   | 1            | 136          | 94           | 150          | 47                   | 23                    | 451          |
| \$200,000+          | 7            | 64           | 132          | 70           | 35                   | 15                    | 323          |
| <b>Total</b>        | <b>335</b>   | <b>858</b>   | <b>832</b>   | <b>752</b>   | <b>294</b>           | <b>144</b>            | <b>3,215</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 75 to 84 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 44           | 49           | 4            | 3            | 1                    | 0                     | 101          |
| \$10,000-20,000     | 167          | 61           | 1            | 0            | 1                    | 0                     | 230          |
| \$20,000-30,000     | 119          | 96           | 2            | 0            | 0                    | 0                     | 217          |
| \$30,000-40,000     | 59           | 149          | 4            | 0            | 0                    | 0                     | 212          |
| \$40,000-50,000     | 83           | 108          | 3            | 0            | 0                    | 0                     | 194          |
| \$50,000-60,000     | 65           | 104          | 2            | 0            | 1                    | 0                     | 172          |
| \$60,000-75,000     | 20           | 94           | 9            | 0            | 1                    | 0                     | 124          |
| \$75,000-100,000    | 41           | 146          | 14           | 2            | 1                    | 0                     | 204          |
| \$100,000-125,000   | 47           | 91           | 19           | 4            | 1                    | 0                     | 162          |
| \$125,000-150,000   | 46           | 45           | 7            | 1            | 1                    | 0                     | 100          |
| \$150,000-200,000   | 24           | 31           | 3            | 3            | 0                    | 0                     | 61           |
| \$200,000+          | 17           | 18           | 4            | 1            | 1                    | 0                     | 41           |
| <b>Total</b>        | <b>732</b>   | <b>992</b>   | <b>72</b>    | <b>14</b>    | <b>8</b>             | <b>0</b>              | <b>1,818</b> |

| Owner Households    |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 45 to 54 Years  |              |              |              |              |                      |                       |              |
| Year 2022 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 10           | 6            | 4            | 7            | 1                    | 0                     | 28           |
| \$10,000-20,000     | 6            | 13           | 7            | 1            | 1                    | 0                     | 28           |
| \$20,000-30,000     | 49           | 8            | 30           | 9            | 1                    | 0                     | 97           |
| \$30,000-40,000     | 24           | 15           | 36           | 22           | 9                    | 4                     | 110          |
| \$40,000-50,000     | 20           | 72           | 13           | 43           | 15                   | 10                    | 173          |
| \$50,000-60,000     | 47           | 29           | 15           | 7            | 8                    | 4                     | 110          |
| \$60,000-75,000     | 20           | 77           | 64           | 76           | 41                   | 15                    | 293          |
| \$75,000-100,000    | 34           | 96           | 164          | 159          | 51                   | 24                    | 528          |
| \$100,000-125,000   | 20           | 188          | 129          | 102          | 50                   | 26                    | 515          |
| \$125,000-150,000   | 26           | 145          | 118          | 59           | 18                   | 10                    | 376          |
| \$150,000-200,000   | 1            | 149          | 76           | 226          | 60                   | 28                    | 540          |
| \$200,000+          | 11           | 116          | 187          | 136          | 42                   | 21                    | 513          |
| <b>Total</b>        | <b>268</b>   | <b>914</b>   | <b>843</b>   | <b>847</b>   | <b>297</b>           | <b>142</b>            | <b>3,311</b> |

| Owner Households    |              |              |              |              |                      |                       |            |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|------------|
| Age 85+ Years       |              |              |              |              |                      |                       |            |
| Year 2022 Estimates |              |              |              |              |                      |                       |            |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total      |
| \$0-10,000          | 16           | 6            | 0            | 4            | 4                    | 1                     | 31         |
| \$10,000-20,000     | 93           | 22           | 4            | 12           | 22                   | 8                     | 161        |
| \$20,000-30,000     | 29           | 31           | 5            | 2            | 16                   | 6                     | 89         |
| \$30,000-40,000     | 9            | 26           | 2            | 0            | 7                    | 2                     | 46         |
| \$40,000-50,000     | 20           | 13           | 0            | 0            | 3                    | 2                     | 38         |
| \$50,000-60,000     | 51           | 7            | 0            | 0            | 6                    | 1                     | 65         |
| \$60,000-75,000     | 13           | 6            | 1            | 0            | 1                    | 0                     | 21         |
| \$75,000-100,000    | 9            | 50           | 0            | 0            | 5                    | 1                     | 65         |
| \$100,000-125,000   | 6            | 9            | 2            | 0            | 1                    | 0                     | 18         |
| \$125,000-150,000   | 6            | 7            | 0            | 1            | 3                    | 2                     | 19         |
| \$150,000-200,000   | 7            | 3            | 0            | 2            | 0                    | 0                     | 12         |
| \$200,000+          | 5            | 2            | 0            | 0            | 1                    | 1                     | 9          |
| <b>Total</b>        | <b>264</b>   | <b>182</b>   | <b>14</b>    | <b>21</b>    | <b>69</b>            | <b>24</b>             | <b>574</b> |



### HISTA 2.2 Estimates

### County

Claritas

| Renter Households     |            |            |            |           |            |            |            |
|-----------------------|------------|------------|------------|-----------|------------|------------|------------|
| Age 15 to 24 Years    |            |            |            |           |            |            |            |
| Year 2027 Projections |            |            |            |           |            |            |            |
|                       | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers    | 5-Pers     | 6+-Pers    | Total      |
|                       | HH         | HH         | HH         | HH        | Estimates* | Estimates* |            |
| \$0-10,000            | 29         | 5          | 31         | 3         | 1          | 0          | 69         |
| \$10,000-20,000       | 167        | 86         | 36         | 0         | 0          | 0          | 289        |
| \$20,000-30,000       | 39         | 37         | 16         | 13        | 7          | 4          | 116        |
| \$30,000-40,000       | 55         | 7          | 13         | 4         | 1          | 0          | 80         |
| \$40,000-50,000       | 18         | 15         | 1          | 0         | 1          | 0          | 35         |
| \$50,000-60,000       | 29         | 8          | 16         | 7         | 8          | 4          | 72         |
| \$60,000-75,000       | 45         | 20         | 19         | 8         | 5          | 2          | 99         |
| \$75,000-100,000      | 19         | 7          | 7          | 3         | 0          | 0          | 36         |
| \$100,000-125,000     | 2          | 0          | 1          | 0         | 0          | 0          | 3          |
| \$125,000-150,000     | 0          | 0          | 1          | 0         | 0          | 0          | 1          |
| \$150,000-200,000     | 0          | 0          | 0          | 0         | 0          | 0          | 0          |
| \$200,000+            | 0          | 0          | 0          | 1         | 0          | 0          | 1          |
| <b>Total</b>          | <b>403</b> | <b>185</b> | <b>141</b> | <b>39</b> | <b>23</b>  | <b>10</b>  | <b>801</b> |

| Renter Households     |            |            |           |           |            |            |              |
|-----------------------|------------|------------|-----------|-----------|------------|------------|--------------|
| Age 55 to 64 Years    |            |            |           |           |            |            |              |
| Year 2027 Projections |            |            |           |           |            |            |              |
|                       | 1-Pers     | 2-Pers     | 3-Pers    | 4-Pers    | 5-Pers     | 6+-Pers    | Total        |
|                       | HH         | HH         | HH        | HH        | Estimates* | Estimates* |              |
| \$0-10,000            | 96         | 18         | 6         | 0         | 0          | 0          | 120          |
| \$10,000-20,000       | 117        | 0          | 9         | 0         | 0          | 0          | 126          |
| \$20,000-30,000       | 112        | 69         | 2         | 14        | 5          | 2          | 204          |
| \$30,000-40,000       | 47         | 38         | 1         | 18        | 0          | 0          | 104          |
| \$40,000-50,000       | 80         | 3          | 5         | 2         | 0          | 0          | 90           |
| \$50,000-60,000       | 22         | 5          | 0         | 6         | 1          | 0          | 34           |
| \$60,000-75,000       | 26         | 0          | 0         | 0         | 8          | 2          | 36           |
| \$75,000-100,000      | 26         | 21         | 3         | 1         | 2          | 0          | 53           |
| \$100,000-125,000     | 35         | 42         | 0         | 0         | 2          | 1          | 80           |
| \$125,000-150,000     | 49         | 19         | 4         | 0         | 2          | 0          | 74           |
| \$150,000-200,000     | 40         | 18         | 3         | 2         | 2          | 1          | 66           |
| \$200,000+            | 139        | 38         | 8         | 4         | 1          | 1          | 191          |
| <b>Total</b>          | <b>789</b> | <b>271</b> | <b>41</b> | <b>47</b> | <b>23</b>  | <b>7</b>   | <b>1,178</b> |

| Renter Households     |            |            |            |            |            |            |              |
|-----------------------|------------|------------|------------|------------|------------|------------|--------------|
| Age 25 to 34 Years    |            |            |            |            |            |            |              |
| Year 2027 Projections |            |            |            |            |            |            |              |
|                       | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers     | 5-Pers     | 6+-Pers    | Total        |
|                       | HH         | HH         | HH         | HH         | Estimates* | Estimates* |              |
| \$0-10,000            | 35         | 31         | 8          | 6          | 1          | 0          | 81           |
| \$10,000-20,000       | 64         | 28         | 19         | 2          | 0          | 0          | 113          |
| \$20,000-30,000       | 58         | 51         | 15         | 35         | 13         | 6          | 178          |
| \$30,000-40,000       | 137        | 6          | 25         | 13         | 3          | 0          | 184          |
| \$40,000-50,000       | 69         | 54         | 22         | 9          | 10         | 4          | 168          |
| \$50,000-60,000       | 58         | 27         | 41         | 18         | 17         | 9          | 170          |
| \$60,000-75,000       | 51         | 43         | 54         | 16         | 5          | 1          | 170          |
| \$75,000-100,000      | 94         | 42         | 30         | 11         | 4          | 1          | 182          |
| \$100,000-125,000     | 8          | 20         | 9          | 13         | 9          | 4          | 63           |
| \$125,000-150,000     | 3          | 2          | 7          | 6          | 3          | 0          | 21           |
| \$150,000-200,000     | 3          | 9          | 9          | 2          | 1          | 0          | 24           |
| \$200,000+            | 20         | 13         | 1          | 4          | 0          | 0          | 38           |
| <b>Total</b>          | <b>600</b> | <b>326</b> | <b>240</b> | <b>135</b> | <b>66</b>  | <b>25</b>  | <b>1,392</b> |

| Renter Households     |            |            |           |           |            |            |              |
|-----------------------|------------|------------|-----------|-----------|------------|------------|--------------|
| Age 65 to 74 Years    |            |            |           |           |            |            |              |
| Year 2027 Projections |            |            |           |           |            |            |              |
|                       | 1-Pers     | 2-Pers     | 3-Pers    | 4-Pers    | 5-Pers     | 6+-Pers    | Total        |
|                       | HH         | HH         | HH        | HH        | Estimates* | Estimates* |              |
| \$0-10,000            | 122        | 5          | 0         | 0         | 0          | 0          | 127          |
| \$10,000-20,000       | 233        | 2          | 0         | 0         | 0          | 0          | 235          |
| \$20,000-30,000       | 97         | 39         | 32        | 0         | 1          | 0          | 169          |
| \$30,000-40,000       | 51         | 44         | 10        | 0         | 1          | 0          | 106          |
| \$40,000-50,000       | 66         | 5          | 0         | 0         | 1          | 0          | 72           |
| \$50,000-60,000       | 38         | 21         | 0         | 21        | 1          | 0          | 81           |
| \$60,000-75,000       | 1          | 63         | 0         | 1         | 1          | 0          | 66           |
| \$75,000-100,000      | 44         | 67         | 0         | 1         | 1          | 0          | 113          |
| \$100,000-125,000     | 7          | 25         | 0         | 1         | 1          | 0          | 34           |
| \$125,000-150,000     | 24         | 157        | 2         | 2         | 1          | 0          | 186          |
| \$150,000-200,000     | 145        | 8          | 1         | 0         | 1          | 0          | 155          |
| \$200,000+            | 88         | 15         | 3         | 2         | 10         | 6          | 124          |
| <b>Total</b>          | <b>916</b> | <b>451</b> | <b>48</b> | <b>28</b> | <b>19</b>  | <b>6</b>   | <b>1,468</b> |

| Renter Households     |            |            |            |            |            |            |              |
|-----------------------|------------|------------|------------|------------|------------|------------|--------------|
| Age 35 to 44 Years    |            |            |            |            |            |            |              |
| Year 2027 Projections |            |            |            |            |            |            |              |
|                       | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers     | 5-Pers     | 6+-Pers    | Total        |
|                       | HH         | HH         | HH         | HH         | Estimates* | Estimates* |              |
| \$0-10,000            | 44         | 30         | 6          | 4          | 2          | 0          | 86           |
| \$10,000-20,000       | 98         | 45         | 25         | 1          | 0          | 0          | 169          |
| \$20,000-30,000       | 75         | 55         | 19         | 29         | 14         | 6          | 198          |
| \$30,000-40,000       | 151        | 10         | 34         | 10         | 2          | 1          | 208          |
| \$40,000-50,000       | 82         | 70         | 19         | 11         | 10         | 4          | 196          |
| \$50,000-60,000       | 83         | 43         | 48         | 19         | 20         | 11         | 224          |
| \$60,000-75,000       | 62         | 47         | 60         | 18         | 5          | 3          | 195          |
| \$75,000-100,000      | 132        | 81         | 51         | 19         | 5          | 3          | 291          |
| \$100,000-125,000     | 17         | 37         | 20         | 20         | 15         | 7          | 116          |
| \$125,000-150,000     | 6          | 5          | 20         | 9          | 2          | 0          | 42           |
| \$150,000-200,000     | 11         | 42         | 14         | 9          | 1          | 0          | 77           |
| \$200,000+            | 53         | 43         | 5          | 13         | 1          | 0          | 115          |
| <b>Total</b>          | <b>814</b> | <b>508</b> | <b>321</b> | <b>162</b> | <b>77</b>  | <b>35</b>  | <b>1,917</b> |

| Renter Households     |            |           |          |          |            |            |            |
|-----------------------|------------|-----------|----------|----------|------------|------------|------------|
| Age 75 to 84 Years    |            |           |          |          |            |            |            |
| Year 2027 Projections |            |           |          |          |            |            |            |
|                       | 1-Pers     | 2-Pers    | 3-Pers   | 4-Pers   | 5-Pers     | 6+-Pers    | Total      |
|                       | HH         | HH        | HH       | HH       | Estimates* | Estimates* |            |
| \$0-10,000            | 51         | 2         | 1        | 0        | 1          | 0          | 55         |
| \$10,000-20,000       | 187        | 0         | 1        | 0        | 0          | 0          | 188        |
| \$20,000-30,000       | 149        | 13        | 0        | 0        | 0          | 0          | 162        |
| \$30,000-40,000       | 86         | 1         | 0        | 0        | 0          | 0          | 87         |
| \$40,000-50,000       | 27         | 14        | 0        | 0        | 1          | 0          | 42         |
| \$50,000-60,000       | 73         | 2         | 0        | 1        | 1          | 0          | 77         |
| \$60,000-75,000       | 12         | 9         | 0        | 0        | 1          | 0          | 22         |
| \$75,000-100,000      | 47         | 0         | 0        | 0        | 1          | 0          | 48         |
| \$100,000-125,000     | 55         | 1         | 0        | 0        | 0          | 0          | 56         |
| \$125,000-150,000     | 114        | 4         | 0        | 0        | 0          | 0          | 118        |
| \$150,000-200,000     | 67         | 1         | 0        | 0        | 0          | 0          | 68         |
| \$200,000+            | 55         | 1         | 0        | 0        | 0          | 0          | 56         |
| <b>Total</b>          | <b>923</b> | <b>48</b> | <b>2</b> | <b>1</b> | <b>5</b>   | <b>0</b>   | <b>979</b> |

| Renter Households     |            |            |            |            |            |            |              |
|-----------------------|------------|------------|------------|------------|------------|------------|--------------|
| Age 45 to 54 Years    |            |            |            |            |            |            |              |
| Year 2027 Projections |            |            |            |            |            |            |              |
|                       | 1-Pers     | 2-Pers     | 3-Pers     | 4-Pers     | 5-Pers     | 6+-Pers    | Total        |
|                       | HH         | HH         | HH         | HH         | Estimates* | Estimates* |              |
| \$0-10,000            | 49         | 21         | 4          | 11         | 0          | 0          | 85           |
| \$10,000-20,000       | 72         | 27         | 11         | 0          | 0          | 0          | 110          |
| \$20,000-30,000       | 106        | 67         | 31         | 30         | 8          | 5          | 247          |
| \$30,000-40,000       | 114        | 6          | 19         | 9          | 1          | 0          | 149          |
| \$40,000-50,000       | 74         | 59         | 11         | 4          | 4          | 2          | 154          |
| \$50,000-60,000       | 17         | 11         | 15         | 9          | 9          | 4          | 65           |
| \$60,000-75,000       | 54         | 46         | 52         | 12         | 3          | 2          | 169          |
| \$75,000-100,000      | 119        | 70         | 48         | 18         | 5          | 3          | 263          |
| \$100,000-125,000     | 15         | 41         | 22         | 22         | 12         | 6          | 118          |
| \$125,000-150,000     | 4          | 4          | 25         | 14         | 1          | 0          | 48           |
| \$150,000-200,000     | 17         | 12         | 10         | 9          | 2          | 0          | 50           |
| \$200,000+            | 28         | 14         | 9          | 29         | 4          | 1          | 85           |
| <b>Total</b>          | <b>669</b> | <b>378</b> | <b>257</b> | <b>167</b> | <b>49</b>  | <b>23</b>  | <b>1,543</b> |

| Renter Households     |            |           |           |          |            |            |            |
|-----------------------|------------|-----------|-----------|----------|------------|------------|------------|
| Age 85+ Years         |            |           |           |          |            |            |            |
| Year 2027 Projections |            |           |           |          |            |            |            |
|                       | 1-Pers     | 2-Pers    | 3-Pers    | 4-Pers   | 5-Pers     | 6+-Pers    | Total      |
|                       | HH         | HH        | HH        | HH       | Estimates* | Estimates* |            |
| \$0-10,000            | 31         | 0         | 5         | 0        | 0          | 0          | 36         |
| \$10,000-20,000       | 102        | 8         | 0         | 0        | 0          | 0          | 110        |
| \$20,000-30,000       | 82         | 10        | 14        | 5        | 0          | 0          | 111        |
| \$30,000-40,000       | 15         | 53        | 0         | 0        | 1          | 0          | 69         |
| \$40,000-50,000       | 30         | 1         | 6         | 0        | 0          | 0          | 37         |
| \$50,000-60,000       | 10         | 2         | 6         | 0        | 1          | 0          | 19         |
| \$60,000-75,000       | 22         | 2         | 4         | 0        | 0          | 0          | 28         |
| \$75,000-100,000      | 5          | 3         | 5         | 0        | 1          | 0          | 14         |
| \$100,000-125,000     | 21         | 2         | 6         | 1        | 0          | 0          | 30         |
| \$125,000-150,000     | 27         | 1         | 5         | 0        | 0          | 0          | 33         |
| \$150,000-200,000     | 16         | 1         | 1         | 0        | 0          | 0          | 18         |
| \$200,000+            | 13         | 1         | 2         | 0        | 0          | 0          | 16         |
| <b>Total</b>          | <b>374</b> | <b>84</b> | <b>54</b> | <b>6</b> | <b>3</b>   | <b>0</b>   | <b>521</b> |



**POPULATION DATA**

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Claritas

**PMA**

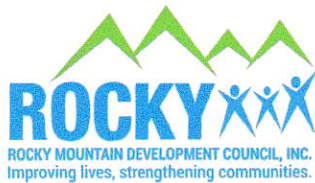
| Population by Age & Sex |               |               |               |                               |               |               |               |                              |               |               |               |  |
|-------------------------|---------------|---------------|---------------|-------------------------------|---------------|---------------|---------------|------------------------------|---------------|---------------|---------------|--|
| Census 2010             |               |               |               | Current Year Estimates - 2022 |               |               |               | Five-Year Projections - 2027 |               |               |               |  |
| Age                     | Male          | Female        | Total         | Age                           | Male          | Female        | Total         | Age                          | Male          | Female        | Total         |  |
| 0 to 4 Years            | 824           | 830           | 1,654         | 0 to 4 Years                  | 813           | 847           | 1,660         | 0 to 4 Years                 | 839           | 845           | 1,684         |  |
| 5 to 9 Years            | 776           | 755           | 1,531         | 5 to 9 Years                  | 854           | 820           | 1,674         | 5 to 9 Years                 | 872           | 847           | 1,719         |  |
| 10 to 14 Years          | 807           | 696           | 1,503         | 10 to 14 Years                | 887           | 875           | 1,762         | 10 to 14 Years               | 895           | 876           | 1,771         |  |
| 15 to 17 Years          | 514           | 457           | 971           | 15 to 17 Years                | 522           | 526           | 1,048         | 15 to 17 Years               | 583           | 589           | 1,172         |  |
| 18 to 20 Years          | 707           | 786           | 1,493         | 18 to 20 Years                | 665           | 693           | 1,358         | 18 to 20 Years               | 721           | 769           | 1,490         |  |
| 21 to 24 Years          | 860           | 911           | 1,771         | 21 to 24 Years                | 725           | 686           | 1,411         | 21 to 24 Years               | 814           | 805           | 1,619         |  |
| 25 to 34 Years          | 1,830         | 1,758         | 3,588         | 25 to 34 Years                | 1,797         | 1,754         | 3,551         | 25 to 34 Years               | 1,568         | 1,426         | 2,994         |  |
| 35 to 44 Years          | 1,443         | 1,503         | 2,946         | 35 to 44 Years                | 2,211         | 2,108         | 4,319         | 35 to 44 Years               | 2,257         | 2,239         | 4,496         |  |
| 45 to 54 Years          | 1,980         | 2,173         | 4,153         | 45 to 54 Years                | 1,580         | 1,601         | 3,181         | 45 to 54 Years               | 1,878         | 1,821         | 3,699         |  |
| 55 to 64 Years          | 2,081         | 2,140         | 4,221         | 55 to 64 Years                | 1,910         | 2,184         | 4,094         | 55 to 64 Years               | 1,733         | 1,977         | 3,710         |  |
| 65 to 74 Years          | 981           | 1,155         | 2,136         | 65 to 74 Years                | 1,864         | 2,035         | 3,899         | 65 to 74 Years               | 2,191         | 2,424         | 4,615         |  |
| 75 to 84 Years          | 507           | 836           | 1,343         | 75 to 84 Years                | 770           | 1,015         | 1,785         | 75 to 84 Years               | 839           | 1,105         | 1,944         |  |
| 85 Years and Up         | 273           | 607           | 880           | 85 Years and Up               | 306           | 639           | 945           | 85 Years and Up              | 331           | 662           | 993           |  |
| <b>Total</b>            | <b>13,583</b> | <b>14,607</b> | <b>28,190</b> | <b>Total</b>                  | <b>14,904</b> | <b>15,783</b> | <b>30,687</b> | <b>Total</b>                 | <b>15,521</b> | <b>16,385</b> | <b>31,906</b> |  |
| 62+ Years               | n/a           | n/a           | 5,398         | 62+ Years                     | n/a           | n/a           | 7,932         | 62+ Years                    | n/a           | n/a           | 8,804         |  |

Source: Claritas; Ribbon Demographics

**County**

| Population by Age & Sex |               |               |               |                               |               |               |               |                              |               |               |               |  |
|-------------------------|---------------|---------------|---------------|-------------------------------|---------------|---------------|---------------|------------------------------|---------------|---------------|---------------|--|
| Census 2010             |               |               |               | Current Year Estimates - 2022 |               |               |               | Five-Year Projections - 2027 |               |               |               |  |
| Age                     | Male          | Female        | Total         | Age                           | Male          | Female        | Total         | Age                          | Male          | Female        | Total         |  |
| 0 to 4 Years            | 2,025         | 1,923         | 3,948         | 0 to 4 Years                  | 2,089         | 2,045         | 4,134         | 0 to 4 Years                 | 2,185         | 2,093         | 4,278         |  |
| 5 to 9 Years            | 2,051         | 1,939         | 3,990         | 5 to 9 Years                  | 2,143         | 2,066         | 4,209         | 5 to 9 Years                 | 2,191         | 2,135         | 4,326         |  |
| 10 to 14 Years          | 2,101         | 1,909         | 4,010         | 10 to 14 Years                | 2,203         | 2,105         | 4,308         | 10 to 14 Years               | 2,247         | 2,188         | 4,435         |  |
| 15 to 17 Years          | 1,229         | 1,199         | 2,428         | 15 to 17 Years                | 1,308         | 1,256         | 2,564         | 15 to 17 Years               | 1,438         | 1,391         | 2,829         |  |
| 18 to 20 Years          | 1,264         | 1,275         | 2,539         | 18 to 20 Years                | 1,375         | 1,341         | 2,716         | 18 to 20 Years               | 1,510         | 1,485         | 2,995         |  |
| 21 to 24 Years          | 1,505         | 1,509         | 3,014         | 21 to 24 Years                | 1,646         | 1,543         | 3,189         | 21 to 24 Years               | 1,875         | 1,785         | 3,660         |  |
| 25 to 34 Years          | 3,810         | 3,750         | 7,560         | 25 to 34 Years                | 4,116         | 4,067         | 8,183         | 25 to 34 Years               | 3,993         | 3,785         | 7,778         |  |
| 35 to 44 Years          | 3,637         | 3,781         | 7,418         | 35 to 44 Years                | 4,663         | 4,500         | 9,163         | 35 to 44 Years               | 4,711         | 4,687         | 9,398         |  |
| 45 to 54 Years          | 4,897         | 5,283         | 10,180        | 45 to 54 Years                | 4,008         | 4,121         | 8,129         | 45 to 54 Years               | 4,385         | 4,333         | 8,718         |  |
| 55 to 64 Years          | 4,794         | 4,757         | 9,551         | 55 to 64 Years                | 4,910         | 5,408         | 10,318        | 55 to 64 Years               | 4,683         | 5,185         | 9,868         |  |
| 65 to 74 Years          | 2,475         | 2,468         | 4,943         | 65 to 74 Years                | 4,672         | 4,698         | 9,370         | 65 to 74 Years               | 5,616         | 5,727         | 11,343        |  |
| 75 to 84 Years          | 1,088         | 1,459         | 2,547         | 75 to 84 Years                | 1,790         | 2,066         | 3,856         | 75 to 84 Years               | 1,968         | 2,354         | 4,322         |  |
| 85 Years and Up         | 424           | 843           | 1,267         | 85 Years and Up               | 541           | 984           | 1,525         | 85 Years and Up              | 616           | 1,063         | 1,679         |  |
| <b>Total</b>            | <b>31,300</b> | <b>32,095</b> | <b>63,395</b> | <b>Total</b>                  | <b>35,464</b> | <b>36,200</b> | <b>71,664</b> | <b>Total</b>                 | <b>37,418</b> | <b>38,211</b> | <b>75,629</b> |  |
| 62+ Years               | n/a           | n/a           | 0             | 62+ Years                     | n/a           | n/a           | 0             | 62+ Years                    | n/a           | n/a           | 0             |  |

Source: Claritas; Ribbon Demographics



**ROCKY MOUNTAIN DEVELOPMENT COUNCIL, INC.**  
P.O. Box 1717 | 200 South Cruse Avenue | Helena, MT 59624-1717  
phone: 406.447.1680 | toll free: 800.356.6544 | fax: 406.447.1629

April 4, 2023

Montana Housing  
PO Box 200528  
Helena, MT 59620-0528

RE: Letter of Support – Twin Creek Apartments

To Whom It May Concern:

I am writing this letter in strong support of the proposed Twin Creek Apartments. Helena is in need of housing more now than ever. The demand far exceeds the supply and our community members are facing homelessness at an alarming rate.

Twin Creek Apartments will be built on the Eastside of Helena on the corner of Alice St and Dorothy Street. This area contains a mix of residential and commercial use, with significant new home construction and the community should support and take pride in new affordable housing. Rocky Mountain Development Council Inc. ("Rocky"), owns and manages 384 affordable apartments in the area and has seen the need for workforce and family apartments as a higher priority than senior specific homes in Helena. United Housing Partners, has recognized this need, and Twin Creek Apartments will have one, two, and three bedroom homes with homes set aside for families earning 30%, 50%, 60%, and 70% Area Median Income (AMI).

We currently have 466 unduplicated households on our Red Alder wait list alone. This would be an approximate wait of 5 years! Please consider funding United Housing Partners' Twin Creek Apartments to address this dire need.

Thank you,

Liz Mogstad, Affordable Housing Director  
Rocky Mountain Development Council, Inc.