

PART V. HUMAN RESOURCE IMPACTS

Question 24 – Housing

24.A.1 If the proposed development contains residential development, provide the following information on Table 1 for each phase of the development.

**Table 24-1
Number of Dwelling Units in the Development**

Housing Costs Phase 1	Single Family	Multi-Family Townhome/Condo	Mobile Home	Active Adult	Total
Occupied D.U.s (MF Range \$175k - \$350k)	660	245		340	1,245
Housing Costs Phase 2	Single Family	Multi-Family Townhome/Condo	Mobile Home	Active Adult	Total
Occupied D.U.s (MF Range \$175k - \$350k)	770	185		310	1,265
Housing Costs Phase 3	Single Family	Multi-Family Townhome/Condo	Mobile Home	Active Adult	Total
Occupied D.U.s (MF Range \$175k - \$350k)	520	570			1,090

Source: Fishkind and Associates, Inc.

24.A.2 What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these prior to sale?

It is anticipated that lots will be sold as improved parcels. Development of the Elkton DRI is anticipated as a completed mixed use community. Should lots be sold in advance of home construction, it is anticipated that these lots will be ready-to-build, with paved roads, utility connections and infrastructure in place to readily accommodate a new home.

24.A.3 What will be the target market for the residential development (break down by number, percent and type, the number of dwelling units to be marketed for retirees, family, etc.) What portion will be marketed as a second or vacation homes?

The Elkton DRI is designed as a mixed-use community. This community intends to capture various demographic groups. Marketing efforts are anticipated to target those households in all age groups with the income/net worth necessary for purchase. The market conditions will

determine this breakdown; however, the target market for the residential development will likely be a combination of empty nesters/retirees and families.

**Table 24-2
Marketing Targets**

Unit Type: Dwellings	
Empty Nesters/Retirees (1)	20% - 720 Units
Families (2)	55% - 1,980 Units
Single (3)	25% - 900 Units

Source: Fishkind and Associates, Inc.

(1) "Empty nesters" are typically full-time working individuals whose children are no longer living with them. "Retirees" are typically non-working individuals, and typically do not have children living with them.

(2) "Families" have school- age children, and typically work full-time.

(3) "Singles" are unmarried persons

24.B.1 Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit NAICS code numbers located within the local jurisdiction with estimated distances or transit times to the development site.

Table 24-3 provides a summary of the anticipated employment opportunities that will be created by the Elkton DRI. At the completion of the project, there will be approximately 235 jobs created by the 140,000 square feet of retail space and 294 jobs associated with the 80,000 square feet of office space. The 70,000 square feet of industrial space included in Phase 1 is expected to result in the creation of 29 jobs.

**Table 24-3
The Elkton DRI Employment**

NAICS CODE	Retail		Office		Industrial	
	44-45, 722, 7221-7223		52 - 55, 511, 5312, 621		22, 31-33, 48-49	
	Sq. Ft.	Employment	Sq. Ft.	Employment	Sq. Ft.	Employment
Phase 1 2007-2011	90,000	151	40,000	147	28,000	12
Phase 2 2012-2016	50,000	84	40,000	147	42,000	17
TOTAL	140,000	235	80,000	294	70,000	29

Source: Fishkind and Associates, Inc.

As requested by the NEFRC, Fishkind and Associates evaluated the currently approved and existing DRIs whose employment generation could have an affect on the Elkton DRI in order to determine the impacts of that employment to the affordable housing supply during the buildout of the Elkton DRI. The employment associated with the DRIs is located in Table 24-4.

**Table 24-4
Existing DRI Employment**

NAICS	Category	Phase 1	
		SF	Jobs
44-45, 722, 7221-7223	Retail (sq ft)	712,497	1,190
52 - 55, 511, 5312, 621	Office (sq ft)	210,216	701
22, 31-33, 48-49	Industrial (sq ft)	321,900	403
622, 623	Hospital (beds)	267	801
7211	Hotel (rooms)	53	48
	Total		3,143

Source: Fishkind and Associates, Inc.

Fishkind and Associates, Inc. evaluated affordable housing demand generated internally by the project itself. If there is a market-wide shortage caused by other DRIs, the calculations will show this because demand from other DRIs is included in the calculations. However, it is only necessary that the project meet its responsibility for demand created by the project, so in calculating the project need or responsibility, the market wide shortage is “zeroed out” leaving only demand by the project when there is no other market supply available. If, when counting demand from other DRIs, there was excess supply in the market, then demand is netted against the excess supply to reduce the unmet affordable housing needs. Thus the net surplus/shortage is not a simple supply minus demand calculation because of the treatment of demand from existing DRIs.

Fishkind and Associates, Inc. evaluated the affordable housing supply within the 10-mile/20-minute drive market of the Elkton DRI. Fishkind and Associates uses the ECFRPC methodology in terms of taking the lesser of the 10-mile/20-minute radius at any one point. The affordable housing supply includes all parcel sales (single family, mobile home, and condominium) within the 10-mile/20-minute trade area from August 2004 through August 2005. The parcel sales data was obtained from the St. Johns County Property Appraiser. To account for “non-arm’s length transactions” and other transactions which do not represent a true affordable housing opportunity, Fishkind eliminated all sales where the sale price of the home was below the listed just value of the home. In addition, the supply of recent sales that involved the sale of vacant parcels was also removed from the available housing supply. Table 24-5 summarizes the for-sale supply and the employee and existing DRI for-sale housing demand generated by the non-residential development of each phase of the project. Because there was no commercial development beyond Phase 1, no affordable housing analysis was conducted on Phases 2 and 3 of the project.

**Table 24-5
Elkton DRI For-Sale Housing Demand – Phase 1**

Household Income	For-Sale Supply	Existing DRI For-Sale Demand	Elkton DRI For-Sale Demand	Surplus/ (Shortage)
Very Low < (\$28,925)	720	1,442	34	524
Low (\$28,925 - \$46,279)	2,120	326	33	1,787
Moderate (\$46,279 - \$69,420)	3,495	256	37	3,205

Source: Fishkind and Associates, Inc.

As shown in Table 24-5, there are estimated to be 720 units within the 10-mile/20-minute market which qualify as very-low income households; 2,120 units which qualify as low income households; and 3,495 units which qualify as moderate income households for-sale during the 5-year period of Phase 1. Broken down annually, there are expected to be 144 units within the 10-mile/20-minute market which qualify for very-low income households; 424 units which qualify for low income households; and 699 moderate income units for-sale. While there is a shortfall of 18 units (see Affordable Housing Appendix) for the lowest seven incomes in the very-low income bracket, based on the methodology, this shortfall is deemed statistically insignificant and no mitigation is required.

Table 24-6 summarizes the for-sale supply and the employee and existing DRI for-sale housing demand generated by the non-residential development of Phase 2 of the project. Because there was no commercial development beyond Phase 2, no affordable housing analysis was

conducted on Phase 3 of the project.

Table 24-6
The Elkton DRI For-Sale Housing Demand – Phase 2

Household Income	For-Sale Supply	Existing DRI For-Sale Demand	Elkton DRI For-Sale Demand	Surplus/ (Shortage)
Very Low < (\$28,925)	720	380	18	554
Low (\$28,925 - \$46,279)	2,120	265	37	1,836
Moderate (\$46,279 - \$69,420)	3,495	196	24	3,278

Source: Fishkind and Associates, Inc.

As shown in Table 24-6, there are estimated to be 720 units within the 10-mile/20-minute market which qualify as very-low income households; 2,120 units which qualify as low income households; and 3,495 units which qualify as moderate income households for-sale during the 5-year period of Phase 1. Broken down annually, there are expected to be 144 units within the 10-mile/20-minute market which qualify for very-low income households; 424 units which qualify for low income households; and 699 moderate income units for-sale. While there is a shortfall of 9 units (see Affordable Housing Appendix) for the lowest seven incomes in the very-low income bracket, based on the methodology, this shortfall is deemed statistically insignificant and no mitigation is required.

Table 24-7 summarizes the for-rent supply and the employee and existing DRI for-rent housing demand generated by the non-residential development of each phase of the project.

Table 24-7
The Elkton DRI For-Rent Housing Demand – Phase 1

Household Income	For-Rent Supply	Existing DRI For-Rent Demand	Elkton DRI For-Rent Demand	Surplus/ (Shortage)
Very Low < (\$28,925)	730	296	7	638
Low (\$28,925 - \$46,279)	580	67	7	537
Moderate (\$46,279 - \$69,420)	114	53	7	71

Source: Fishkind and Associates, Inc.

As shown in Table 24-7, there are estimated to be 730 units within the 20-minute market which qualify as very-low income households; 580 units which qualify as low income households; and 114 units which qualify as moderate income households for rent during the 5-year period of Phase 1. Broken down annually, there are expected to be 146 units within the 10-mile market which qualify as very-low income households; 116 units which qualify as low income households; and 23 units which qualify as moderate

income units for rent. Based on this analysis there is a surplus of for-rent affordable housing units within all three income categories.

Table 24-8 summarizes the for-rent supply and the employee and existing DRI for-rent housing demand generated by the non-residential development of each phase of the project.

**Table 24-8
The Elkton DRI For-Rent Housing Demand – Phase 2**

Household Income	For-Rent Supply	Existing DRI For-Rent Demand	Elkton DRI For-Rent Demand	Surplus/ (Shortage)
Very Low < (\$28,925)	730	78	4	651
Low (\$28,925 - \$46,279)	580	54	7	543
Moderate (\$46,279 - \$69,420)	114	40	5	80

Source: Fishkind and Associates, Inc.

As shown in Table 24-8 there are estimated to be 730 units within the 20-minute market which qualify as very-low income households; 580 units which qualify as low income households; and 114 units which qualify as moderate income households for rent during the 5-year period of Phase 1. Broken down annually, there are expected to be 146 units within the 10-mile market which qualify as very-low income households; 116 units which qualify as low income households; and 23 units which qualify as moderate income units for rent. Based on this analysis there is a surplus of for-rent affordable housing units within all three income categories.

Fishkind & Associates used census 2000 vacancy rates by occupancy status and the distribution of rent asked for vacant rental units in St. Johns County and to estimate the percentage of rental household demand generated by the Elkton DRI 20-minute market. According to the 2000 census there were 65,471 total housing units in St. Johns County combined; of which 1,044 were vacant rental units. The ECFRPC methodology precludes the use of the first 5% of vacancies. Therefore 1.51% of the total housing units in St. Johns County were assumed to be vacant for-rent. This ratio of vacant for-rent units to total housing units for St. Johns County is then applied to the total number of housing units in the 10-mile/20-minute radius to get an estimated number of vacant for-rent units within the affordable housing market. With 21,539 total housing units in the 10-mile/20-minute radius, the total number of vacant for-rent units is approximately 385.

The percentage of St. Johns County vacant for-rent units at each price point has been further reduced by the resulting escalations in rent since

2000. The Consumer Price Index for Rent of Primary Residence was utilized in calculating the rental rate appreciation since 2000. According to the CPI, rental rates have increased 14% since 2000; therefore, 14% of the vacant rental units at each price point were removed from the dataset. Based on this information and taking into account some rental rates not applicable to the data set, the rental pool of 385 units was reduced to 312 vacant for-rent units. This figure represents the total number of vacant for-rent units available annually. Therefore, the total number of units per phase at each price point is equal to the total number of vacant for-rent units times the number of years in the phase.

Fishkind and Associates, Inc. evaluated the affordable housing supply adjacent to the Elkton DRI site and within a 2 mile, 5 mile, and 10 mile radius of the site. Tables 24-9 and 24-10 show the estimated for-sale and for-rent supply of affordable housing during Phase 1 of the project.

Table 24-9
Phase 1 and 2 For-Sale Housing Supply at 2, 5, & 10 miles

Phase : For-Sale Affordable Housing Supply				
Household Income	Adjacent	2-mile	5-mile	10-mile
Very Low (under \$28,925)	72	144	324	648
Low (\$28,926 - \$46,279)	212	424	954	1,908
Moderate (\$46,280 - \$69,420)	349	699	1,572	3,145

Source: St. Johns County Property Appraiser's Database. Fishkind and Associates, Inc. & 2000 U.S. Census Bureau.

Table 24-10
Phase 1 and 2 For-Rent Housing Supply at 2, 5, & 10 miles

Phase : For-Rent Affordable Housing Supply				
Household Income	Adjacent	2-mile	5-mile	10-mile
Very Low (under \$28,925)	71	142	319	639
Low (\$28,926 - \$46,279)	58	116	261	522
Moderate (\$46,280 - \$69,420)	11	22	51	102

Source: St. Johns County Property Appraiser's Database. Fishkind and Associates, Inc. & 2000 U.S. Census Bureau.

24.B.2 Please describe the locations of employment centers where residents of the project are likely to work, given their expected income profiles, ages, family makeup and other pertinent factors. Travel routes, travel times, and commuting costs should be discussed, as well as the possibility of transportation by means other than the private automobile. Employment opportunities should be described in terms of two-digit SIC codes for jobs located within the project, within the local jurisdiction, within adjacent jurisdictions and the County, and within neighboring counties, as appropriate.

Based on the 3,600 residential units scheduled to be built over the 15-year development period, the worker population in the Elkton DRI is projected to total 6,528 persons – population minus children minus retirees. The Elkton DRI is a mixed-use project that is likely to capture workers internally. In addition, it is expected that a portion of the workers will find employment in the local region.

Fishkind & Associates, Inc. has gathered data from the United States Census Bureau on the average commute times of 48,021 workers in St. Johns County. The data suggests that the majority of St. Johns County residents would be willing to make the commute from the Elkton DRI site to the employment centers in St. Augustine, northern St. Johns County and Palm Coast. Twenty-seven (27%) of those surveyed currently commute more than thirty (30) minutes to their place of employment. Accounting for traffic congestion, driving speeds, and relative distance, we believe the commute time from the Elkton DRI site to job centers in northern St. Johns County and Palm Coast would be between thirty (30) and forty-five (45) minutes; therefore, we can safely assume that a segment of the population would be willing to make these commutes.

Table 24-11
St. Johns County Drive Time to Work

	St. Johns County, Florida
Total:	49,631
Did not work at home:	48,021
Less than 5 minutes	1,282
5 to 9 minutes	6,150
10 to 14 minutes	9,656
15 to 19 minutes	9,160
20 to 24 minutes	6,614
25 to 29 minutes	1,966
30 to 34 minutes	4,316
35 to 39 minutes	970
40 to 44 minutes	1,397
45 to 59 minutes	3,361
60 to 89 minutes	1,933
90 or more minutes	1,216

Source: U.S. Census Bureau (2000).

It is anticipated that almost 553 jobs will result from the construction of the non-residential square footage associated with the Elkton DRI project. Transportation to job centers is currently limited to automobiles except for those that might work and live within the Elkton DRI project, which would be able to walk or bike to work. Daytime employment estimates by industry for the 10-Mile/20-Minute Trade Area are provided in the Table 24-12.

**Table 24-12
Employment and Business Establishment
Estimates by Industry (10-mile/20-min radius)**

	10-mile/20-min radius
Total Employees	24,624
Total Establishments	2,975
Employees, Agricultural, Forestry, Fishing (SIC 01-09)	314
Employees, Mining (SIC 10-14)	0
Employees, Construction (SIC 15-17)	1,324
Employees, Manufacturing (SIC 20-39)	1,806
Employees, Transportation and Communications (SIC 40-49)	662
Employees, Wholesale Trade (SIC 50-51)	1,034
Employees, Retail Trade (SIC 52-59)	6,776
Employees, Finance, Insurance and Real Estate (SIC 60-69)	1,269
Employees, Services (SIC 70-89)	9,461
Employees, Public Administration (SIC 90-98)	1,961
Employees, Unclassified (SIC 99)	17
Establishments, Agricultural, Forestry, Fishing (SIC 01-09)	89
Establishments, Mining (SIC 10-14)	0
Establishments, Construction (SIC 15-17)	260
Establishments, Manufacturing (SIC 20-39)	86
Establishments, Trans. and Communications (SIC 40-49)	83
Establishments, Wholesale Trade (SIC 50-51)	105
Establishments, Retail Trade (SIC 52-59)	660
Establishments, Finance, Ins. And Real Estate (SIC 60-69)	271
Establishments, Services (SIC 70-89)	1,328
Establishments, Public Administration (SIC 90-98)	78
Establishments, Unclassified (SIC 99)	15

Source: U.S. Census Bureau

- C. If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people that will be affected, any special needs of these people, and any provisions for addressing the effects of the relocation or displacement of these people, particularly in regards to their ability to find suitable replacement housing.**

No displacement or relocation of residents will occur as the result of this DRI.

Elkton DRI: Demand Calculation Model Commercial Employment by Income Group - Phase 1

MODEL: St Johns County 2005

Median Income 2005:

Very Low - less than

Commercial by NAICS Code:

Income Group

\$28,925 Low
\$57,850
\$21,700

\$28,925 to

\$46,279 Moderate

\$69,420

Wage Ranges

Number of Emp Total Wages

Heads of House Single Work Income

Multi-Work Income

Income Group	Very Low	Low	High	Midpoint	Number of Emp	Total Wages	Heads of House	Single Work Income	Multi-Work Income			
Very Low	\$8,500	\$11,424	\$11,424	\$9,962	20	\$109,582	4	3	\$9,962	1	\$15,710	
	\$11,425	\$13,924	\$13,924	\$12,675	15	\$190,118	6	5	\$12,675	1	\$19,988	
	\$13,925	\$16,424	\$16,424	\$15,175	21	\$318,665	8	6	\$15,175	2	\$23,930	
	\$16,425	\$18,924	\$18,924	\$17,675	27	\$477,212	10	8	\$17,675	2	\$27,873	
	\$18,925	\$21,424	\$21,424	\$20,175	30	\$605,235	11	8	\$20,175	3	\$31,815	
	\$21,425	\$23,924	\$23,924	\$22,675	31	\$702,910	12	9	\$22,675	3	\$35,758	
	\$23,925	\$26,424	\$26,424	\$25,175	28	\$704,886	11	8	\$25,175	3	\$39,700	
	\$26,425	\$28,924	\$28,924	\$27,675	23	\$636,514	9	7	\$27,675	2	\$43,643	
	\$28,925	\$33,779	\$33,779	\$31,352	27	\$846,504	16	10	\$31,352	6	\$49,442	
	\$33,780	\$36,279	\$36,279	\$35,030	6	\$210,177	4	2	\$35,030	2	\$55,242	
Low	\$36,280	\$38,779	\$38,779	\$37,530	3	\$112,589	2	1	\$37,530	1	\$59,184	
	\$38,780	\$41,279	\$41,279	\$40,030	2	\$80,059	1	1	\$40,030	0	\$63,127	
	\$41,280	\$43,779	\$43,779	\$42,530	1	\$42,530	1	1	\$42,530	0	\$67,069	
	\$43,780	\$46,279	\$46,279	\$45,030	0	\$0	0	0	\$45,030	0	\$71,012	
	\$46,280	\$51,920	\$51,920	\$49,100	0	\$0	0	0	\$49,100	0	\$77,431	
	\$51,921	\$54,420	\$54,420	\$53,171	0	\$0	0	0	\$53,171	0	\$83,850	
	\$54,421	\$56,920	\$56,920	\$55,671	0	\$0	0	0	\$55,671	0	\$87,792	
	\$56,921	\$59,420	\$59,420	\$58,171	0	\$0	0	0	\$58,171	0	\$91,735	
	\$59,421	\$61,920	\$61,920	\$60,671	0	\$0	0	0	\$60,671	0	\$95,677	
	\$61,921	\$64,420	\$64,420	\$63,171	0	\$0	0	0	\$63,171	0	\$99,620	
Moderate	\$64,421	\$66,920	\$66,920	\$65,671	0	\$0	0	0	\$65,671	0	\$103,562	
	\$66,921	\$69,420	\$69,420	\$68,171	0	\$0	0	0	\$68,171	0	\$107,505	
	(A) Total employees and wages of this model:					234	4,737,278	95	69		26	
	(B) Total wages of 225 employees at \$21,700					234	\$5,077,800					
							0.932939068					

Elkton DRI: Demand Calculation Model Industrial Employment by Income Group - Phase 1

MODEL: St Johns County 2005		Median Income 2005:		\$57,850		\$28,925 to		\$46,279 Moderate		\$46,280 to		\$69,420					
Very Low - less than		Industrial by NAICS Code		Midpoint		Number of Empl		Total Wages		Heads of House		Single Worke		Multi-Worke		Income	
Income Group	Wage Ranges	Low	High	Midpoint	Number of Empl	Total Wages	Heads of House	Single	Worke	Multi-Worke	Income	Multi-Worke	Income				
Very Low	\$8,500	\$11,424	\$9,962	1	\$0	0	0	0	0	\$9,962	0	\$15,710					
	\$11,425	\$13,924	\$12,675	0	\$0	0	0	0	0	\$12,675	0	\$19,988					
	\$13,925	\$16,424	\$15,175	0	\$0	0	0	0	0	\$15,175	0	\$23,930					
	\$16,425	\$18,924	\$17,675	0	\$0	0	0	0	0	\$17,675	0	\$27,873					
	\$18,925	\$21,424	\$20,175	0	\$0	0	0	0	0	\$20,175	0	\$31,815					
	\$21,425	\$23,924	\$22,675	0	\$0	0	0	0	0	\$22,675	0	\$35,758					
	\$23,925	\$26,424	\$25,175	0	\$0	0	0	0	0	\$25,175	0	\$39,700					
	\$26,425	\$28,924	\$27,675	0	\$0	0	0	0	0	\$27,675	0	\$43,643					
	\$28,925	\$33,779	\$31,352	0	\$0	0	0	0	0	\$31,352	0	\$49,442					
	\$33,780	\$36,279	\$35,030	0	\$0	0	0	0	0	\$35,030	0	\$55,242					
Low	\$36,280	\$38,779	\$37,530	1	\$37,530	1	1	1	1	\$37,530	0	\$59,184					
	\$38,780	\$41,279	\$40,030	4	\$160,118	2	1	1	1	\$40,030	1	\$63,127					
	\$41,280	\$43,779	\$42,530	7	\$297,707	4	2	2	2	\$42,530	2	\$67,069					
	\$43,780	\$46,279	\$45,030	8	\$360,236	5	3	3	3	\$45,030	2	\$71,012					
	\$46,280	\$51,920	\$49,100	7	\$343,700	5	2	2	2	\$49,100	3	\$77,431					
	\$51,921	\$54,420	\$53,171	0	\$0	0	0	0	0	\$53,171	0	\$83,850					
	\$54,421	\$56,920	\$55,671	0	\$0	0	0	0	0	\$55,671	0	\$87,792					
	\$56,921	\$59,420	\$58,171	0	\$0	0	0	0	0	\$58,171	0	\$91,735					
	\$59,421	\$61,920	\$60,671	0	\$0	0	0	0	0	\$60,671	0	\$95,677					
	\$61,921	\$64,420	\$63,171	0	\$0	0	0	0	0	\$63,171	0	\$99,620					
Moderate	\$64,421	\$66,920	\$65,671	0	\$0	0	0	0	0	\$65,671	0	\$103,562					
	\$66,921	\$69,420	\$68,171	0	\$0	0	0	0	0	\$68,171	0	\$107,505					
	(A) Total employees and wages of this model:				28	1,199,290	17	9	8								
	(B) Total wages of 27 employees at \$44,54				28	\$1,233,500											
					0.972265876												

(A) Total employees and wages of this model:
 (B) Total wages of 27 employees at \$44,54
 \$44,054

Existing DRIs: Demand Calculation Model Commercial Employment by Income Group - Phase 1

MODEL: St. Johns County 2005		Median Income 2005:		\$57,850						
Very Low - less than Commercial by NAICS Code:		\$28,925 Low		\$28,925 to		Moderate				
Income Group	Wage Ranges	Midpoint	Number of Employees	Total Wages	Heads of Household	Single Worker	Income	Multi-Wc	Income	
	Low	High								
Very Low	\$8,500	\$11,424	304	\$1,026,086	39	30	\$9,962	9	\$15,710	
	\$11,425	\$13,924	99	\$1,254,776	38	29	\$12,675	9	\$19,988	
	\$13,925	\$16,424	105	\$1,593,323	40	31	\$15,175	9	\$23,930	
	\$16,425	\$18,924	107	\$1,891,172	41	31	\$17,675	10	\$27,873	
	\$18,925	\$21,424	104	\$2,098,148	40	31	\$20,175	9	\$31,815	
	\$21,425	\$23,924	97	\$2,199,427	37	28	\$22,675	9	\$35,758	
	\$23,925	\$26,424	86	\$2,165,007	33	25	\$25,175	8	\$39,700	
	\$26,425	\$28,924	74	\$2,047,913	28	22	\$27,675	6	\$43,643	
	\$28,925	\$33,779	105	\$3,291,960	63	39	\$31,352	24	\$49,442	
	\$33,780	\$36,279	36	\$1,261,062	22	14	\$35,030	8	\$55,242	
Low	\$36,280	\$38,779	26	\$975,767	16	10	\$37,530	6	\$59,184	
	\$38,780	\$41,279	18	\$720,531	11	7	\$40,030	4	\$63,127	
	\$41,280	\$43,779	12	\$510,354	7	4	\$42,530	3	\$67,069	
	\$43,780	\$46,279	8	\$360,236	5	3	\$45,030	2	\$71,012	
	\$46,280	\$51,920	8	\$392,800	6	3	\$49,100	3	\$77,431	
	\$51,921	\$54,420	1	\$53,171	1	0	\$53,171	1	\$83,850	
	\$54,421	\$56,920	1	\$55,671	1	0	\$55,671	1	\$87,792	
	\$56,921	\$59,420	0	\$0	0	0	\$58,171	0	\$91,735	
	\$59,421	\$61,920	0	\$0	0	0	\$60,671	0	\$95,677	
	\$61,921	\$64,420	0	\$0	0	0	\$63,171	0	\$99,620	
Moderate	\$64,421	\$66,920	0	\$0	0	0	\$65,671	0	\$103,562	
	\$66,921	\$69,420	0	\$0	0	0	\$68,171	0	\$107,505	
	(A) Total employees and wages of this model:			1,191	19,616,540	428	307			
	(B) Total wages of 990 employees at \$17,338			1,191	\$20,649,891					
					0.949958508					

Existing DRIs: Demand Calculation Model Office Employment by Income Group - Phase 1

MODEL: St. Johns County 2005

Median Income 2005: \$57,850

Very Low - less than \$28,925 Low \$47,452

Office by NAICS Code Midpoint

Income Group Wage Ranges

\$28,925 to

\$46,279 Moderate

\$46,280 to \$69,420

Number of Er Total Wages

Heads of Ho Single Worker Income

Multi-Wc Income

Very Low	Low	High	Midpoint	Number of Er Total Wages	Heads of Ho Single Worker Income	Multi-Wc Income
\$8,500	\$11,424	\$9,962	\$0	0	0	\$9,962
\$11,425	\$13,924	\$12,675	\$0	0	0	\$12,675
\$13,925	\$16,424	\$15,175	\$0	0	0	\$15,175
\$16,425	\$18,924	\$17,675	\$0	0	0	\$17,675
\$18,925	\$21,424	\$20,175	\$0	0	0	\$20,175
\$21,425	\$23,924	\$22,675	\$22,675	1	0	\$22,675
\$23,925	\$26,424	\$25,175	\$50,349	2	1	\$25,175
\$26,425	\$28,924	\$27,675	\$110,698	4	2	\$27,675
\$28,925	\$33,779	\$31,352	\$721,096	23	14	\$31,352
\$33,780	\$36,279	\$35,030	\$910,767	26	16	\$35,030
\$36,280	\$38,779	\$37,530	\$1,538,710	41	25	\$37,530
\$38,780	\$41,279	\$40,030	\$2,281,682	57	34	\$40,030
\$41,280	\$43,779	\$42,530	\$3,062,124	72	43	\$42,530
\$43,780	\$46,279	\$45,030	\$3,737,449	83	50	\$45,030
\$46,280	\$51,920	\$49,100	\$9,279,900	189	133	\$49,100
\$51,921	\$54,420	\$53,171	\$3,615,594	68	48	\$53,171
\$54,421	\$56,920	\$55,671	\$2,894,866	52	37	\$55,671
\$56,921	\$59,420	\$58,171	\$2,094,138	36	25	\$58,171
\$59,421	\$61,920	\$60,671	\$1,334,751	22	15	\$60,671
\$61,921	\$64,420	\$63,171	\$821,217	13	9	\$63,171
\$64,421	\$66,920	\$65,671	\$459,694	7	5	\$65,671
\$66,921	\$69,420	\$68,171	\$204,512	3	2	\$68,171
(A) Total employees and wages of this model:				699	459	\$68,171
(B) Total wages of 699 employees at \$47,452				699	237	\$68,171
						\$103,562
						\$107,505

Existing DRIs: Demand Calculation Model Industrial Employment by Income Group - Phase 1

MODEL: St. Johns County 2005		Median Income 2005:		\$57,850							
Very Low - less than		\$28,925 Low									
Industrial by NAICS Code		\$44,803									
Income Group	Wage Ranges	Low	High	Midpoint	Number of E Total Wages	Heads of Hot/Single Worker Income	Moderate	\$46,279	\$46,280 to	Multi-Wc Income	\$69,420
Very Low		\$8,500	\$11,424	\$9,962	2	\$0	0	\$0	\$9,962	0	\$15,710
		\$11,425	\$13,924	\$12,675	0	\$0	0	\$0	\$12,675	0	\$19,988
		\$13,925	\$16,424	\$15,175	0	\$0	0	\$0	\$15,175	0	\$23,930
		\$16,425	\$18,924	\$17,675	0	\$0	0	\$0	\$17,675	0	\$27,873
		\$18,925	\$21,424	\$20,175	0	\$0	0	\$0	\$20,175	0	\$31,815
		\$21,425	\$23,924	\$22,675	0	\$0	0	\$0	\$22,675	0	\$35,758
		\$23,925	\$26,424	\$25,175	0	\$0	0	\$0	\$25,175	0	\$39,700
		\$26,425	\$28,924	\$27,675	0	\$0	0	\$0	\$27,675	0	\$43,643
		\$28,925	\$33,779	\$31,352	1	\$31,352	1	1	\$31,352	0	\$49,442
		\$33,780	\$36,279	\$35,030	5	\$175,148	3	2	\$35,030	1	\$55,242
Low		\$36,280	\$38,779	\$37,530	20	\$750,590	12	7	\$37,530	5	\$59,184
		\$38,780	\$41,279	\$40,030	49	\$1,961,446	29	18	\$40,030	11	\$63,127
		\$41,280	\$43,779	\$42,530	84	\$3,572,478	50	31	\$42,530	19	\$67,069
		\$43,780	\$46,279	\$45,030	98	\$4,412,891	59	37	\$45,030	22	\$71,012
		\$46,280	\$51,920	\$49,100	128	\$6,284,800	90	39	\$49,100	51	\$77,431
		\$51,921	\$54,420	\$53,171	12	\$638,046	8	3	\$53,171	5	\$83,850
		\$54,421	\$56,920	\$55,671	3	\$167,012	2	1	\$55,671	1	\$87,792
		\$56,921	\$59,420	\$58,171	0	\$0	0	0	\$58,171	0	\$91,735
		\$59,421	\$61,920	\$60,671	0	\$0	0	0	\$60,671	0	\$95,677
		\$61,921	\$64,420	\$63,171	0	\$0	0	0	\$63,171	0	\$99,620
Moderate		\$64,421	\$66,920	\$65,671	0	\$0	0	\$0	\$65,671	0	\$103,562
		\$66,921	\$69,420	\$68,171	0	\$0	0	\$0	\$68,171	0	\$107,505
					402	17,993,762	254	139		115	
					402	\$18,010,808					
						0.999053553					

(A) Total employees and wages of this model:

(B) Total wages of 400 employees at \$44,803

\$44,803

Existing DRIs: Demand Calculation Model Hospital Employment by Income Group - Phase 1

MODEL: St. Johns County 2005		Median Income 2005:									
Very Low - less than		\$28,925 Low		\$57,850							
Hospital by NAICS Code		\$22,100									
Income Group	Wage Ranges	Midpoint	Number of E Total Wages	Heads of Hot Single Worker Income	Moderate	\$46,280 to	Multi-Wc Income	\$46,280 to			\$69,420
	Low	High									
Very Low	\$8,500	\$11,424	\$9,962	7	\$59,772	2	2	\$9,962	0	\$15,710	
	\$11,425	\$13,924	\$12,675	21	\$266,165	8	6	\$12,675	2	\$19,988	
	\$13,925	\$16,424	\$15,175	55	\$834,598	21	16	\$15,175	5	\$23,930	
	\$16,425	\$18,924	\$17,675	109	\$1,926,521	42	32	\$17,675	10	\$27,873	
	\$18,925	\$21,424	\$20,175	160	\$3,227,920	61	47	\$20,175	14	\$31,815	
	\$21,425	\$23,924	\$22,675	174	\$3,945,363	67	51	\$22,675	16	\$35,758	
	\$23,925	\$26,424	\$25,175	140	\$3,524,430	54	41	\$25,175	13	\$39,700	
	\$26,425	\$28,924	\$27,675	83	\$2,296,984	32	25	\$27,675	7	\$43,643	
	\$28,925	\$33,779	\$31,352	48	\$1,504,896	29	18	\$31,352	11	\$49,442	
	\$33,780	\$36,279	\$35,030	3	\$105,089	2	1	\$35,030	1	\$55,242	
Low	\$36,280	\$38,779	\$37,530	1	\$37,530	1	1	\$37,530	0	\$59,184	
	\$38,780	\$41,279	\$40,030	0	\$0	0	0	\$40,030	0	\$63,127	
	\$41,280	\$43,779	\$42,530	0	\$0	0	0	\$42,530	0	\$67,069	
	\$43,780	\$46,279	\$45,030	0	\$0	0	0	\$45,030	0	\$71,012	
	\$46,280	\$51,920	\$49,100	0	\$0	0	0	\$49,100	0	\$77,431	
	\$51,921	\$54,420	\$53,171	0	\$0	0	0	\$53,171	0	\$83,850	
	\$54,421	\$56,920	\$55,671	0	\$0	0	0	\$55,671	0	\$87,792	
	\$56,921	\$59,420	\$58,171	0	\$0	0	0	\$58,171	0	\$91,735	
	\$59,421	\$61,920	\$60,671	0	\$0	0	0	\$60,671	0	\$95,677	
	\$61,921	\$64,420	\$63,171	0	\$0	0	0	\$63,171	0	\$99,620	
Moderate	\$64,421	\$66,920	\$65,671	0	\$0	0	0	\$65,671	0	\$103,562	
	\$66,921	\$69,420	\$68,171	0	\$0	0	0	\$68,171	0	\$107,505	
	(A) Total employees and wages of this model:										
	(B) Total wages of 800 employees at \$22,100										
	\$22,100										
	0.983122257										

Existing DRIs: Demand Calculation Model Hotel Employment by Income Group - Phase 1

MODEL: St. Johns County 2005

Median Income 2005: \$57,850

Very Low - less than \$28,925 Low \$17,284

Hotel by NAICS Code

Income Group Wage Ranges Midpoint

Income Group	Wage Ranges	Midpoint	Number of E Total Wages	Heads of Hol Single Worker Income	Moderate	\$46,279	\$28,925 to	\$57,850	\$46,280 to	Multi-Wc Income	
	Low	High									
Very Low	\$8,500	\$11,424	\$9,962	15	2	\$39,848	2	\$9,962	\$9,962	0	
	\$11,425	\$13,924	\$12,675	4	2	\$50,698	2	\$12,675	\$12,675	0	
	\$13,925	\$16,424	\$15,175	4	2	\$60,698	2	\$15,175	\$15,175	0	
	\$16,425	\$18,924	\$17,675	4	2	\$70,698	2	\$17,675	\$17,675	0	
	\$18,925	\$21,424	\$20,175	4	2	\$80,698	2	\$20,175	\$20,175	0	
	\$21,425	\$23,924	\$22,675	4	2	\$90,698	2	\$22,675	\$22,675	0	
	\$23,925	\$26,424	\$25,175	3	1	\$75,524	1	\$25,175	\$25,175	0	
	\$26,425	\$28,924	\$27,675	3	1	\$83,024	1	\$27,675	\$27,675	0	
	\$28,925	\$33,779	\$31,352	4	2	\$125,408	2	\$31,352	\$31,352	1	
	\$33,780	\$36,279	\$35,030	1	1	\$35,030	1	\$35,030	\$35,030	0	
Low	\$36,280	\$38,779	\$37,530	1	1	\$37,530	1	\$37,530	\$37,530	0	
	\$38,780	\$41,279	\$40,030	1	1	\$40,030	1	\$40,030	\$40,030	0	
	\$41,280	\$43,779	\$42,530	0	0	\$0	0	\$42,530	\$42,530	0	
	\$43,780	\$46,279	\$45,030	0	0	\$0	0	\$45,030	\$45,030	0	
	\$46,280	\$51,920	\$49,100	0	0	\$0	0	\$49,100	\$49,100	0	
	\$51,921	\$54,420	\$53,171	0	0	\$0	0	\$53,171	\$53,171	0	
	\$54,421	\$56,920	\$55,671	0	0	\$0	0	\$55,671	\$55,671	0	
	\$56,921	\$59,420	\$58,171	0	0	\$0	0	\$58,171	\$58,171	0	
	\$59,421	\$61,920	\$60,671	0	0	\$0	0	\$60,671	\$60,671	0	
	\$61,921	\$64,420	\$63,171	0	0	\$0	0	\$63,171	\$63,171	0	
Moderate	\$64,421	\$66,920	\$65,671	0	0	\$0	0	\$65,671	\$65,671	0	
	\$66,921	\$69,420	\$68,171	0	0	\$0	0	\$68,171	\$68,171	0	
	(A) Total employees and wages of this model:										
	(B) Total wages of 37 employees at \$17,284										
	\$17,284										
	699,336										
	\$829,632										
	0.842946632										

Elkton DRI Affordability for Very Low, Low, and Moderate Income Households - Phase 1
 OWNER OCCUPIED HOUSING

VEY LOW INCOME	Less than	\$28,925			
	x (0.3)				\$723 / Month
		\$8,678 ÷ 12 =			
-	\$723				
	22.54% % Taxes, Homeowners Insurance, and PMI				
	\$560 at 7.5% / 30-year fixed* =	\$80,109			
	÷ 0.95				(5% Down payment)
		\$84,325			
			Less Than	\$84,325	
VERY LOW INCOME AFFORDABILITY LIMIT					
LOW INCOME	\$28,925	to	\$46,279		
			x (0.3)		
			\$13,884 ÷ 12 =		\$1,157 / Month
-	\$1,157				
	22.54% % Taxes, Homeowners Insurance, and PMI				
	\$896 at 7.5% / 30-year fixed* =	\$128,174			
	÷ 0.95				(5% Down payment)
		\$134,920			
				\$84,326 to	\$134,920
LOW INCOME AFFORDABILITY LIMIT					
MODERATE INCOME	\$46,279	to	\$69,420		
			x (0.3)		
			\$20,826 ÷ 12 =		\$1,736 / Month
-	\$1,736				
	22.56% % Taxes, Homeowners Insurance, and PMI				
	\$1,344 at 7.5% / 30-year fixed* =	\$192,261			
	÷ 0.95				(5% Down payment)
		\$202,380			
				\$134,921 to	\$202,380
MODERATE INCOME AFFORDABILITY LIMIT					

Elkton DRI Affordability for Very Low, Low, and Moderate Income Households - Phase 1
 RENTER-OCCUPIED HOUSING

VERY LOW INCOME: $\$28,925 \times (0.3) = \$8,678 \div 12 = < \$723 / \text{Month}$

Number of Bedrooms	Utility Allowance	Maximun Rent	
		Utilities Included	Utilities Not Included
Efficiency	\$37 <	\$723 <	\$686
1 Bedroom	\$51 <	\$723 <	\$672
2 Bedroom	\$66 <	\$723 <	\$657
3 Bedroom	\$80 <	\$723 <	\$643
4 Bedroom	\$102 <	\$723 <	\$621

LOW INCOME: $\$46,279 \times (0.3) = \$13,279 \div 12 = < \$1,279 / \text{Month}$

Number of Bedrooms	Utility Allowance	Maximun Rent	
		Utilities Included	Utilities Not Included
Efficiency	\$37 <	\$1,157 <	\$1,120
1 Bedroom	\$51 <	\$1,157 <	\$1,106
2 Bedroom	\$66 <	\$1,157 <	\$1,091
3 Bedroom	\$80 <	\$1,157 <	\$1,077
4 Bedroom	\$102 <	\$1,157 <	\$1,055

MODERATE INCOME: $\$69,420 \times (0.3) = \$20,420 \div 12 = < \$1,420 / \text{Month}$

Number of Bedrooms	Utility Allowance	Maximun Rent	
		Utilities Included	Utilities Not Included
Efficiency	\$37 <	\$1,736 <	\$1,699
1 Bedroom	\$51 <	\$1,736 <	\$1,685
2 Bedroom	\$66 <	\$1,736 <	\$1,670
3 Bedroom	\$80 <	\$1,736 <	\$1,656
4 Bedroom	\$102 <	\$1,736 <	\$1,634

Elkton DRI Projected Affordable Housing Demand - Phase 1

Number of Households	Income Affordable...		Monthly Payment	Payment Less Taxes and Insurance	7.0% Mortgage	Home Price
	Income	Rent				
3	\$9,962	\$199	\$249	\$224	\$33,691	\$35,464
5	\$12,675	\$267	\$317	\$285	\$42,864	\$45,120
6	\$15,175	\$329	\$379	\$341	\$51,319	\$54,020
1	\$15,710	\$343	\$393	\$353	\$53,130	\$55,926
8	\$17,675	\$392	\$442	\$398	\$59,774	\$62,920
1	\$19,988	\$450	\$500	\$450	\$67,598	\$71,156
8	\$20,175	\$454	\$504	\$454	\$68,229	\$71,820
9	\$22,675	\$517	\$567	\$510	\$76,683	\$80,719
2	\$23,930	\$548	\$598	\$538	\$80,929	\$85,189
8	\$25,175	\$579	\$629	\$566	\$85,138	\$89,619
7	\$27,675	\$642	\$692	\$623	\$93,593	\$98,519
2	\$27,873	\$647	\$697	\$627	\$94,264	\$99,226
13	\$31,352	\$734	\$784	\$705	\$106,030	\$111,610
3	\$31,815	\$745	\$795	\$716	\$107,596	\$113,259
6	\$35,030	\$826	\$876	\$788	\$118,467	\$124,702
3	\$35,758	\$844	\$894	\$805	\$120,931	\$127,295
8	\$37,530	\$888	\$938	\$844	\$126,922	\$133,602
3	\$39,700	\$943	\$993	\$893	\$134,262	\$141,329
10	\$40,030	\$951	\$1,001	\$901	\$135,377	\$142,502
14	\$42,530	\$1,013	\$1,063	\$957	\$143,831	\$151,401
2	\$43,643	\$1,041	\$1,091	\$982	\$147,597	\$155,365
16	\$45,030	\$1,076	\$1,126	\$1,013	\$152,286	\$160,301
27	\$49,100	\$1,178	\$1,228	\$1,105	\$166,052	\$174,792
8	\$49,442	\$1,186	\$1,236	\$1,112	\$167,209	\$176,009
9	\$53,171	\$1,279	\$1,329	\$1,196	\$179,818	\$189,283
4	\$55,242	\$1,331	\$1,381	\$1,243	\$186,824	\$196,657
7	\$55,671	\$1,342	\$1,392	\$1,253	\$188,273	\$198,182
5	\$58,171	\$1,404	\$1,454	\$1,309	\$196,728	\$207,082
5	\$59,184	\$1,430	\$1,480	\$1,332	\$200,156	\$210,690
3	\$60,671	\$1,467	\$1,517	\$1,365	\$205,183	\$215,982
6	\$63,127	\$1,528	\$1,578	\$1,420	\$213,490	\$224,727
2	\$63,171	\$1,529	\$1,579	\$1,421	\$213,638	\$224,882
1	\$65,671	\$1,592	\$1,642	\$1,478	\$222,092	\$233,781
8	\$67,069	\$1,627	\$1,677	\$1,509	\$226,822	\$238,760
0	\$68,171	\$1,654	\$1,704	\$1,534	\$230,547	\$242,681

Existing DRIs Projected Affordable Housing Demand - Phase 1

Number of Households	Income	Affordable... Rent	Monthly Payment	Payment Less Taxes and Insurance	7.0% Mortgage	Home Price
34	\$9,962	\$199	\$249	\$224	\$33,691	\$35,464
37	\$12,675	\$267	\$317	\$285	\$42,864	\$45,120
49	\$15,175	\$329	\$379	\$341	\$51,319	\$54,020
9	\$15,710	\$343	\$393	\$353	\$53,130	\$55,926
65	\$17,675	\$392	\$442	\$398	\$59,774	\$62,920
11	\$19,988	\$450	\$500	\$450	\$67,598	\$71,156
80	\$20,175	\$454	\$504	\$454	\$68,229	\$71,820
81	\$22,675	\$517	\$567	\$510	\$76,683	\$80,719
14	\$23,930	\$548	\$598	\$538	\$80,929	\$85,189
68	\$25,175	\$579	\$629	\$566	\$85,138	\$89,619
20	\$27,675	\$642	\$692	\$623	\$93,593	\$98,519
50	\$27,873	\$647	\$697	\$627	\$94,264	\$99,226
23	\$31,352	\$734	\$784	\$705	\$106,030	\$111,610
68	\$31,815	\$745	\$795	\$716	\$107,596	\$113,259
28	\$35,030	\$826	\$876	\$788	\$118,467	\$124,702
25	\$35,758	\$844	\$894	\$805	\$120,931	\$127,295
35	\$37,530	\$888	\$938	\$844	\$126,922	\$133,602
21	\$39,700	\$943	\$993	\$893	\$134,262	\$141,329
47	\$40,030	\$951	\$1,001	\$901	\$135,377	\$142,502
62	\$42,530	\$1,013	\$1,063	\$957	\$143,831	\$151,401
13	\$43,643	\$1,041	\$1,091	\$982	\$147,597	\$155,365
71	\$45,030	\$1,076	\$1,126	\$1,013	\$152,286	\$160,301
41	\$49,100	\$1,178	\$1,228	\$1,105	\$166,052	\$174,792
16	\$49,442	\$1,186	\$1,236	\$1,112	\$167,209	\$176,009
100	\$53,171	\$1,279	\$1,329	\$1,196	\$179,818	\$189,283
24	\$55,242	\$1,331	\$1,381	\$1,243	\$186,824	\$196,657
17	\$55,671	\$1,342	\$1,392	\$1,253	\$188,273	\$198,182
11	\$58,171	\$1,404	\$1,454	\$1,309	\$196,728	\$207,082
20	\$59,184	\$1,430	\$1,480	\$1,332	\$200,156	\$210,690
7	\$60,671	\$1,467	\$1,517	\$1,365	\$205,183	\$215,982
28	\$63,127	\$1,528	\$1,578	\$1,420	\$213,490	\$224,727
4	\$63,171	\$1,529	\$1,579	\$1,421	\$213,638	\$224,882
2	\$65,671	\$1,592	\$1,642	\$1,478	\$222,092	\$233,781
38	\$67,069	\$1,627	\$1,677	\$1,509	\$226,822	\$238,760
1	\$68,171	\$1,654	\$1,704	\$1,534	\$230,547	\$242,681

Lake Hideaway DRI Comparison of Demand and Supply in the Housing Supply Area - Phase I

Average Annual Forecast Units

Home Price	Monthly Payment	Condominium num	Mobile Home	Single-Family	Annual Total	For-Sale Supply	For-Rent Supply	Existing DRI For-Sale Phase I		Existing For-Sale Surplus / (Shortage)	Existing For-Rent Surplus / (Shortage)	Existing DRI For-Rent Demand	Elkton DRI Phase 1 For-Sale		Elkton DRI For-Rent Demand	Elkton DRI For-Sale Surplus / (Shortage)	Elkton DRI For-Rent Demand	Elkton DRI For-Sale Surplus / (Shortage)	Elkton DRI For-Rent Demand	Elkton DRI For-Sale Surplus / (Shortage)	
								Demand	Phase I				Elkton DRI For-Sale Demand	Elkton DRI For-Rent Demand							
\$35,464	\$199	0	0	0	0	0	38	28	6	(28)	32	0	32	2	1	(2)	31	2	1	(2)	31
\$45,120	\$267	0	0	0	0	0	28	31	6	(31)	0	0	0	4	1	(4)	20	4	1	(4)	20
\$54,020	\$329	0	0	0	0	0	50	41	8	(41)	0	0	0	5	1	(5)	41	5	1	(5)	41
\$55,926	\$343	0	0	0	0	0	60	7	2	(7)	58	0	58	1	0	(1)	58	1	0	(1)	58
\$62,920	\$392	0	0	0	0	0	25	54	11	(54)	14	0	14	7	1	(7)	13	7	1	(7)	13
\$71,156	\$450	0	0	0	0	0	80	9	2	(9)	78	0	78	1	0	(1)	78	1	0	(1)	78
\$80,719	\$517	14	34	5	53	285	30	66	14	(66)	16	0	16	7	1	(7)	15	7	1	(7)	15
\$85,189	\$548	0	12	8	20	100	65	12	2	88	63	88	63	2	0	87	62	2	0	87	62
\$89,619	\$579	8	13	4	25	125	148	56	12	69	136	69	136	7	1	62	135	7	1	62	135
\$98,519	\$642	18	10	16	44	220	0	17	3	203	0	203	0	6	1	198	149	6	1	198	149
\$99,226	\$647	0	0	2	2	10	158	41	9	(31)	149	0	149	2	0	(2)	149	2	0	(2)	149
\$111,610	\$734	8	18	26	52	260	0	19	4	(19)	241	0	241	11	2	230	303	11	2	230	303
\$113,259	\$745	2	2	2	6	30	315	56	12	(26)	303	0	303	5	1	(5)	303	5	1	(5)	303
\$124,702	\$826	15	16	25	56	280	0	23	5	257	0	257	0	5	1	252	257	5	1	252	257
\$127,295	\$844	6	7	16	29	145	140	21	4	124	136	124	136	2	1	122	135	2	1	122	135
\$133,602	\$888	14	6	17	37	185	45	29	6	156	39	156	39	7	1	149	38	7	1	149	38
\$141,329	\$943	45	8	19	72	360	45	17	4	343	41	343	41	2	1	340	41	2	1	340	41
\$142,502	\$951	6	0	2	8	40	0	39	8	1	(8)	1	1	8	2	(7)	(2)	8	2	(7)	(2)
\$151,401	\$1,013	48	3	29	80	400	35	51	11	349	24	349	24	12	2	337	22	12	2	337	22
\$155,365	\$1,041	22	4	14	40	200	0	11	2	189	0	189	0	2	0	188	(0)	2	0	188	(0)
\$160,301	\$1,076	22	1	21	44	220	0	59	12	161	(12)	161	(12)	13	3	148	(3)	13	3	148	(3)
\$174,792	\$1,178	99	7	82	188	940	35	34	7	906	28	906	28	22	5	884	23	22	5	884	23
\$176,009	\$1,186	11	0	16	27	135	8	13	3	122	5	122	5	7	1	115	3	7	1	115	3
\$189,283	\$1,279	63	1	52	116	580	4	83	17	497	(13)	497	(13)	7	2	490	(2)	7	2	490	(2)
\$196,657	\$1,331	23	1	61	85	425	4	20	4	405	0	405	0	3	1	402	(1)	3	1	402	(1)
\$198,182	\$1,342	3	0	5	8	40	0	14	3	26	(3)	26	(3)	6	1	20	(1)	6	1	20	(1)
\$207,082	\$1,404	23	2	42	67	335	6	9	2	326	4	326	4	4	1	322	3	4	1	322	3
\$210,690	\$1,430	4	0	13	17	85	6	17	3	68	3	68	3	4	1	64	2	4	1	64	2
\$215,982	\$1,467	11	0	26	37	185	12	6	1	179	11	179	11	2	1	177	10	2	1	177	10
\$224,727	\$1,528	17	1	37	55	275	6	23	5	252	1	252	1	5	1	247	0	5	1	247	0
\$224,882	\$1,529	0	0	0	0	0	0	3	1	(3)	5	0	5	2	0	(2)	5	2	0	(2)	5
\$233,781	\$1,592	11	3	33	47	235	0	2	0	233	(0)	233	(0)	1	0	233	(0)	1	0	233	(0)
\$238,760	\$1,627	6	0	24	30	150	18	32	6	118	12	118	12	7	1	112	10	7	1	112	10
\$242,681	\$1,654	6	1	15	22	110	10	1	0	109	10	109	10	0	0	109	10	0	0	109	10

Appendix Table
Elkton DRI DRI Rental Units in the Supply Area

Occupied Housing Units (Census 2000)		
Owner Occupied	44,131	79.82%
Renter Occupied	11,157	20.18%
Vacant Units	1,044	1.89%

Vacancy Status (Census 2000)		
Total Vacant Units	10,183	18.42%
Rental Units	1,044	1.51%

Elkton DRI Rental Unit Estimates by Rent Asked

	St Johns County	% of Total	10 mile	CPI 2000-2005
Total:	1,041			0.142857
Less than \$100	5	0.48%	1	0
\$100 to \$149	18	1.73%	6	5
\$150 to \$199	18	1.73%	6	5
\$200 to \$249	23	2.21%	8	6
\$250 to \$299	48	4.61%	17	14
\$300 to \$349	33	3.17%	12	10
\$350 to \$399	53	5.09%	19	16
\$400 to \$449	41	3.94%	15	12
\$450 to \$499	86	8.26%	31	26
\$500 to \$549	106	10.18%	39	33
\$550 to \$599	98	9.41%	36	30
\$600 to \$649	154	14.79%	56	48
\$650 to \$699	91	8.74%	33	28
\$700 to \$749	57	5.48%	21	18
\$750 to \$799	0	0.00%	0	0
\$800 to \$899	48	4.61%	17	14
\$900 to \$999	13	1.25%	4	3
\$1,000 to \$1,249	40	3.84%	14	12
\$1,250 to \$1,499	28	2.69%	10	8
\$1,500 to \$1,999	44	4.23%	16	13
\$2,000 or more	37	3.55%	13	11
U.S. Census Bureau		1	374	312

Elkton DRI: Demand Calculation Model Commercial Employment by Income Group - Phase 2

MODEL: St Johns County 2005

Median Income 2005: \$57,850

Very Low - less than \$28,925 Low \$21,700

Commercial by NAICS Code:

Income Group

Income Group	Wage Ranges		Number of	Err Total Wages	Heads of			Multi-	Wo Income
	Low	High			Hou Single	Work Income	Income		
Very Low	\$8,500	\$11,424	7	\$39,848	2	0	\$9,962	2	\$15,710
	\$11,425	\$13,924	5	\$63,373	3	1	\$12,675	2	\$19,988
	\$13,925	\$16,424	8	\$121,396	5	1	\$15,175	4	\$23,930
	\$16,425	\$18,924	10	\$176,745	6	1	\$17,675	5	\$27,873
	\$18,925	\$21,424	11	\$221,920	7	2	\$20,175	5	\$31,815
	\$21,425	\$23,924	11	\$249,420	7	2	\$22,675	5	\$35,758
	\$23,925	\$26,424	10	\$251,745	6	1	\$25,175	5	\$39,700
	\$26,425	\$28,924	8	\$221,396	5	1	\$27,675	4	\$43,643
	\$28,925	\$33,779	10	\$313,520	7	3	\$31,352	4	\$49,442
	\$33,780	\$36,279	2	\$70,059	1	0	\$35,030	1	\$55,242
Low	\$36,280	\$38,779	1	\$37,530	1	0	\$37,530	1	\$59,184
	\$38,780	\$41,279	1	\$40,030	1	0	\$40,030	1	\$63,127
	\$41,280	\$43,779	0	\$0	0	0	\$42,530	0	\$67,069
	\$43,780	\$46,279	0	\$0	0	0	\$45,030	0	\$71,012
	\$46,280	\$51,920	0	\$0	0	0	\$49,100	0	\$77,431
	\$51,921	\$54,420	0	\$0	0	0	\$53,171	0	\$83,850
	\$54,421	\$56,920	0	\$0	0	0	\$55,671	0	\$87,792
	\$56,921	\$59,420	0	\$0	0	0	\$58,171	0	\$91,735
	\$59,421	\$61,920	0	\$0	0	0	\$60,671	0	\$95,677
	\$61,921	\$64,420	0	\$0	0	0	\$63,171	0	\$99,620
Moderate	\$64,421	\$66,920	0	\$0	0	0	\$65,671	0	\$103,562
	\$66,921	\$69,420	0	\$0	0	0	\$68,171	0	\$107,505
	(A) Total employees and wages of this model:			84	1,703,759	51	12		39
	(B) Total wages of 81 employees at \$21,700			84	\$1,822,800				
				0.934693329					

Elkton DRI: Demand Calculation Model Industrial Employment by Income Group - Phase 2

MODEL: St Johns County 2005 Median Income 2005: Very Low - less than Industrial by NAICS Code		Wage Ranges		Midpoint	Number of	Em Total Wages	Heads of	Hout Single	Worl Income	Multi-	Wo Income
Income Group	Low	High									
	\$8,500	\$11,424	\$9,962	1	\$0	\$0	0	0	\$9,962	0	\$15,710
	\$11,425	\$13,924	\$12,675	0	\$0	\$0	0	0	\$12,675	0	\$19,988
	\$13,925	\$16,424	\$15,175	0	\$0	\$0	0	0	\$15,175	0	\$23,930
	\$16,425	\$18,924	\$17,675	0	\$0	\$0	0	0	\$17,675	0	\$27,873
	\$18,925	\$21,424	\$20,175	0	\$0	\$0	0	0	\$20,175	0	\$31,815
	\$21,425	\$23,924	\$22,675	0	\$0	\$0	0	0	\$22,675	0	\$35,758
	\$23,925	\$26,424	\$25,175	0	\$0	\$0	0	0	\$25,175	0	\$39,700
	\$26,425	\$28,924	\$27,675	0	\$0	\$0	0	0	\$27,675	0	\$43,643
	\$28,925	\$33,779	\$31,352	0	\$0	\$0	0	0	\$31,352	0	\$49,442
Low	\$33,780	\$36,279	\$35,030	0	\$0	\$0	0	0	\$35,030	0	\$55,242
	\$36,280	\$38,779	\$37,530	1	\$37,530	\$37,530	1	0	\$37,530	1	\$59,184
	\$38,780	\$41,279	\$40,030	3	\$120,089	\$120,089	2	1	\$40,030	1	\$63,127
	\$41,280	\$43,779	\$42,530	4	\$170,118	\$170,118	3	1	\$42,530	2	\$67,069
	\$43,780	\$46,279	\$45,030	4	\$180,118	\$180,118	3	1	\$45,030	2	\$71,012
	\$46,280	\$51,920	\$49,100	4	\$196,400	\$196,400	0	0	\$49,100	0	\$77,431
	\$51,921	\$54,420	\$53,171	0	\$0	\$0	0	0	\$53,171	0	\$83,850
	\$54,421	\$56,920	\$55,671	0	\$0	\$0	0	0	\$55,671	0	\$87,792
	\$56,921	\$59,420	\$58,171	0	\$0	\$0	0	0	\$58,171	0	\$91,735
	\$59,421	\$61,920	\$60,671	0	\$0	\$0	0	0	\$60,671	0	\$95,677
	\$61,921	\$64,420	\$63,171	0	\$0	\$0	0	0	\$63,171	0	\$99,620
	\$64,421	\$66,920	\$65,671	0	\$0	\$0	0	0	\$65,671	0	\$103,562
	\$66,921	\$69,420	\$68,171	0	\$0	\$0	0	0	\$68,171	0	\$107,505
(A) Total employees and wages of this model:				17	\$704,254	\$704,254	9	3	\$68,171	6	
(B) Total wages of 16 employees at \$44,54 \$44,054				17	\$748,911	\$748,911					
					0.940371077						

Existing DRIs: Demand Calculation Model Commercial Employment by Income Group - Phase 2

MODEL: St. Johns County 2005

Median Income 2005: \$57,850

Very Low - less than \$28,925 Low \$17,338

Commercial by NAICS Code: Midpoint

Income Group Wage Ranges

\$28,925 to \$46,279 Moderate

\$46,280 to Multi-

V Income

Very Low	Low	High	Number of	Total Wages	Heads of	H-Single	Work Income	Multi-	V Income
\$8,500	\$11,424	\$9,962	239	\$806,922	31	24	\$9,962	7	\$15,710
\$11,425	\$13,924	\$12,675	77	\$975,937	29	22	\$12,675	7	\$19,988
\$13,925	\$16,424	\$15,175	82	\$1,244,309	31	24	\$15,175	7	\$23,930
\$16,425	\$18,924	\$17,675	83	\$1,466,984	32	25	\$17,675	7	\$27,873
\$18,925	\$21,424	\$20,175	81	\$1,634,135	31	24	\$20,175	7	\$31,815
\$21,425	\$23,924	\$22,675	75	\$1,700,588	29	22	\$22,675	7	\$35,758
\$23,925	\$26,424	\$25,175	67	\$1,686,692	26	20	\$25,175	6	\$39,700
\$26,425	\$28,924	\$27,675	58	\$1,605,121	22	17	\$27,675	5	\$43,643
\$28,925	\$33,779	\$31,352	82	\$2,570,864	49	31	\$31,352	18	\$49,442
\$33,780	\$36,279	\$35,030	28	\$980,826	17	11	\$35,030	6	\$55,242
\$36,280	\$38,779	\$37,530	20	\$750,590	12	7	\$37,530	5	\$59,184
\$38,780	\$41,279	\$40,030	14	\$560,413	8	5	\$40,030	3	\$63,127
\$41,280	\$43,779	\$42,530	9	\$382,766	5	3	\$42,530	2	\$67,069
\$43,780	\$46,279	\$45,030	6	\$270,177	4	2	\$45,030	2	\$71,012
\$46,280	\$51,920	\$49,100	6	\$294,600	4	2	\$49,100	2	\$77,431
\$51,921	\$54,420	\$53,171	1	\$53,171	1	0	\$53,171	1	\$83,850
\$54,421	\$56,920	\$55,671	1	\$55,671	1	0	\$55,671	1	\$87,792
\$56,921	\$59,420	\$58,171	0	\$0	0	0	\$58,171	0	\$91,735
\$59,421	\$61,920	\$60,671	0	\$0	0	0	\$60,671	0	\$95,677
\$61,921	\$64,420	\$63,171	0	\$0	0	0	\$63,171	0	\$99,620
\$64,421	\$66,920	\$65,671	0	\$0	0	0	\$65,671	0	\$103,562
\$66,921	\$69,420	\$68,171	0	\$0	0	0	\$68,171	0	\$107,505
(A) Total employees and wages of this model:			929	15,256,904	332	239		93	
(B) Total wages of 771 employees at \$17,338			929	\$16,107,262					
				0.947206537					

(A) Total employees and wages of this model:

(B) Total wages of 771 employees at \$17,338

\$17,338

Existing DRIs: Demand Calculation Model Office Employment by Income Group - Phase 2

MODEL: St. Johns County 2005

Median Income 2005: \$57,850

Very Low - less than \$28,925 Low \$47,452

Office by NAICS Code Midpoint

Income Group Wage Ranges

Income Group	Wage Ranges	Low	High	Midpoint	Number of	Total Wages	Heads of	H Single	Moderate	Work Income	Multi-	V Income		
					\$28,925 to		\$46,279					\$46,280 to		
Very Low		\$8,500	\$11,424	\$9,962	1	\$0	0	0	0	\$0	0	\$9,962	0	\$15,710
		\$11,425	\$13,924	\$12,675	0	\$0	0	0	0	\$0	0	\$12,675	0	\$19,988
		\$13,925	\$16,424	\$15,175	0	\$0	0	0	0	\$0	0	\$15,175	0	\$23,930
		\$16,425	\$18,924	\$17,675	0	\$0	0	0	0	\$0	0	\$17,675	0	\$27,873
		\$18,925	\$21,424	\$20,175	0	\$0	0	0	0	\$0	0	\$20,175	0	\$31,815
Low		\$21,425	\$23,924	\$22,675	1	\$22,675	0	0	0	\$22,675	0	\$22,675	0	\$35,758
		\$23,925	\$26,424	\$25,175	1	\$25,175	0	0	0	\$25,175	0	\$25,175	0	\$39,700
		\$26,425	\$28,924	\$27,675	3	\$83,024	1	1	1	\$83,024	1	\$27,675	0	\$43,643
		\$28,925	\$33,779	\$31,352	17	\$532,984	10	6	6	\$31,352	4	\$31,352	4	\$49,442
		\$33,780	\$36,279	\$35,030	19	\$665,561	11	7	7	\$35,030	4	\$35,030	4	\$55,242
Moderate		\$36,280	\$38,779	\$37,530	30	\$1,125,885	18	11	11	\$1,125,885	7	\$37,530	7	\$59,184
		\$38,780	\$41,279	\$40,030	41	\$1,641,210	25	16	16	\$1,641,210	11	\$40,030	9	\$63,127
		\$41,280	\$43,779	\$42,530	53	\$2,254,064	32	20	20	\$2,254,064	25	\$42,530	12	\$67,069
		\$43,780	\$46,279	\$45,030	61	\$2,746,800	37	23	23	\$2,746,800	32	\$45,030	14	\$71,012
		\$46,280	\$51,920	\$49,100	138	\$6,775,800	97	42	42	\$6,775,800	97	\$49,100	55	\$77,431
		\$51,921	\$54,420	\$53,171	49	\$2,605,355	34	15	15	\$53,171	34	\$53,171	19	\$83,850
		\$54,421	\$56,920	\$55,671	38	\$2,115,479	27	12	12	\$55,671	27	\$55,671	15	\$87,792
		\$56,921	\$59,420	\$58,171	26	\$1,512,433	18	8	8	\$58,171	18	\$58,171	10	\$91,735
		\$59,421	\$61,920	\$60,671	16	\$970,728	11	5	5	\$970,728	11	\$60,671	6	\$95,677
		\$61,921	\$64,420	\$63,171	9	\$568,535	6	3	3	\$568,535	6	\$63,171	3	\$99,620
		\$64,421	\$66,920	\$65,671	5	\$328,353	4	2	2	\$328,353	4	\$65,671	2	\$103,562
		\$66,921	\$69,420	\$68,171	2	\$136,341	1	0	0	\$136,341	1	\$68,171	1	\$107,505
					510	24,110,397	332	171	171	24,110,397	332			
(A) Total employees and wages of this model:														
(B) Total wages of 509 employees at \$47,452														
\$47,452														
47														
Greater than \$69,421														
2														

Existing DRIs: Demand Calculation Model Hospital Employment by Income Group - Phase 2

MODEL: St. Johns County 2005		Median Income 2005:		\$57,850									
Very Low - less than:		\$28,925 Low		\$28,925 to		Moderate							
Hospital by NAICS Code		Midpoint		Number of		Total Wages		Heads of		H-Single		Work Income	
Income Group	Wage Ranges	Low	High	Very Low	Low	Moderate	Very Low	Low	Moderate	Very Low	Low	Moderate	Very Low
		\$8,500	\$11,424	\$9,962	\$9,962	\$9,962	7	\$59,772	2	2	\$9,962	0	\$15,710
		\$11,425	\$13,924	\$12,675	\$12,675	\$12,675	21	\$266,165	8	6	\$12,675	2	\$19,988
		\$13,925	\$16,424	\$15,175	\$15,175	\$15,175	55	\$834,598	21	16	\$15,175	5	\$23,930
		\$16,425	\$18,924	\$17,675	\$17,675	\$17,675	109	\$1,926,521	42	32	\$17,675	10	\$27,873
		\$18,925	\$21,424	\$20,175	\$20,175	\$20,175	160	\$3,227,920	61	47	\$20,175	14	\$31,815
		\$21,425	\$23,924	\$22,675	\$22,675	\$22,675	174	\$3,945,363	67	51	\$22,675	16	\$35,758
		\$23,925	\$26,424	\$25,175	\$25,175	\$25,175	140	\$3,524,430	54	41	\$25,175	13	\$39,700
		\$26,425	\$28,924	\$27,675	\$27,675	\$27,675	83	\$2,296,984	32	25	\$27,675	7	\$43,643
		\$28,925	\$33,779	\$31,352	\$31,352	\$31,352	48	\$1,504,896	29	18	\$31,352	11	\$49,442
		\$33,780	\$36,279	\$35,030	\$35,030	\$35,030	3	\$105,089	2	1	\$35,030	1	\$55,242
		\$36,280	\$38,779	\$37,530	\$37,530	\$37,530	1	\$37,530	1	1	\$37,530	0	\$59,184
		\$38,780	\$41,279	\$40,030	\$40,030	\$40,030	0	\$0	0	0	\$40,030	0	\$63,127
		\$41,280	\$43,779	\$42,530	\$42,530	\$42,530	0	\$0	0	0	\$42,530	0	\$67,069
		\$43,780	\$46,279	\$45,030	\$45,030	\$45,030	0	\$0	0	0	\$45,030	0	\$71,012
		\$46,280	\$51,920	\$49,100	\$49,100	\$49,100	0	\$0	0	0	\$49,100	0	\$77,431
		\$51,921	\$54,420	\$53,171	\$53,171	\$53,171	0	\$0	0	0	\$53,171	0	\$83,850
		\$54,421	\$56,920	\$55,671	\$55,671	\$55,671	0	\$0	0	0	\$55,671	0	\$87,792
		\$56,921	\$59,420	\$58,171	\$58,171	\$58,171	0	\$0	0	0	\$58,171	0	\$91,735
		\$59,421	\$61,920	\$60,671	\$60,671	\$60,671	0	\$0	0	0	\$60,671	0	\$95,677
		\$61,921	\$64,420	\$63,171	\$63,171	\$63,171	0	\$0	0	0	\$63,171	0	\$99,620
		\$64,421	\$66,920	\$65,671	\$65,671	\$65,671	0	\$0	0	0	\$65,671	0	\$103,562
		\$66,921	\$69,420	\$68,171	\$68,171	\$68,171	0	\$0	0	0	\$68,171	0	\$107,505
	(A) Total employees and wages of this model:						801	17,403,329	319	240		79	
	(B) Total wages of 800 employees at \$22,100						801	\$17,702,100					
								0.983122257					

Existing DRIs: Demand Calculation Model Hotel Employment by Income Group - Phase 2

MODEL: St. Johns County 2005		Median Income 2005:		\$57,850								
Very Low - less than		\$28,925 Low		\$17,284								
Income Group	Wage Ranges	Low	High	Number of	Total Wages	Heads of	H-Single	Moderate	Work Income	Multi-	V Income	
Very Low		\$8,500	\$11,424	15	\$39,848	2	2	\$46,279	\$9,962	0	\$15,710	
		\$11,425	\$13,924	4	\$50,698	2	2		\$12,675	0	\$19,988	
		\$13,925	\$16,424	4	\$60,698	2	2		\$15,175	0	\$23,930	
		\$16,425	\$18,924	4	\$70,698	2	2		\$17,675	0	\$27,873	
		\$18,925	\$21,424	4	\$80,698	2	2		\$20,175	0	\$31,815	
		\$21,425	\$23,924	4	\$90,698	2	2		\$22,675	0	\$35,758	
		\$23,925	\$26,424	3	\$75,524	1	1		\$25,175	0	\$39,700	
		\$26,425	\$28,924	3	\$83,024	1	1		\$27,675	0	\$43,643	
		\$28,925	\$33,779	4	\$125,408	2	1		\$31,352	1	\$49,442	
		\$33,780	\$36,279	1	\$35,030	1	1		\$35,030	0	\$55,242	
Low		\$36,280	\$38,779	1	\$37,530	1	1		\$37,530	0	\$59,184	
		\$38,780	\$41,279	1	\$40,030	1	1		\$40,030	0	\$63,127	
		\$41,280	\$43,779	0	\$0	0	0		\$42,530	0	\$67,069	
		\$43,780	\$46,279	0	\$0	0	0		\$45,030	0	\$71,012	
		\$46,280	\$51,920	0	\$0	0	0		\$49,100	0	\$77,431	
		\$51,921	\$54,420	0	\$0	0	0		\$53,171	0	\$83,850	
		\$54,421	\$56,920	0	\$0	0	0		\$55,671	0	\$87,792	
		\$56,921	\$59,420	0	\$0	0	0		\$58,171	0	\$91,735	
		\$59,421	\$61,920	0	\$0	0	0		\$60,671	0	\$95,677	
		\$61,921	\$64,420	0	\$0	0	0		\$63,171	0	\$99,620	
Moderate		\$64,421	\$66,920	0	\$0	0	0		\$65,671	0	\$103,562	
		\$66,921	\$69,420	0	\$0	0	0		\$68,171	0	\$107,505	
		(A) Total employees and wages of this model:										
		(B) Total wages of 37 employees at \$17,284										
		\$17,284										
		699,336										
		829,632										
		0.842946632										

Elkton DRI Affordability for Very Low, Low, and Moderate Income Households - Phase 2
 OWNER OCCUPIED HOUSING

VEY LOW INCOME	Less than	\$28,925		
	x (0.3)			
		\$8,678 ÷ 12 =		\$723 / Month
-	\$723			
	22.54% % Taxes, Homeowners Insurance, and PMI			
	\$560 at 7.5% / 30-year fixed* =	\$80,109		
	÷ 0.95			(5% Down payment)
		\$84,325		
			Less Than	\$84,325
VERY LOW INCOME AFFORDABILITY LIMIT				
LOW INCOME	\$28,925 to	\$46,279		
	x (0.3)			
		\$13,884 ÷ 12 =		\$1,157 / Month
-	\$1,157			
	22.54% % Taxes, Homeowners Insurance, and PMI			
	\$896 at 7.5% / 30-year fixed* =	\$128,174		
	÷ 0.95			(5% Down payment)
		\$134,920		
			Less Than	\$134,920
LOW INCOME AFFORDABILITY LIMIT				
MODERATE INCOME	\$46,279 to	\$69,420		
	x (0.3)			
		\$20,826 ÷ 12 =		\$1,736 / Month
-	\$1,736			
	22.56% % Taxes, Homeowners Insurance, and PMI			
	\$1,344 at 7.5% / 30-year fixed* =	\$192,261		
	÷ 0.95			(5% Down payment)
		\$202,380		
			Less Than	\$202,380
MODERATE INCOME AFFORDABILITY LIMIT				

Elkton DRI Affordability for Very Low, Low, and Moderate Income Households - Phase 2
 RENTER-OCCUPIED HOUSING

VERY LOW INCOME: $\$28,925 \times (0.3) = \$8,678 \div 12 = < \$723 / \text{Month}$

Number of Bedrooms	Utility Allowance	Maximun Rent	
		Utilities Included	Utilities Not Included
Efficiency	\$37 <	\$723 <	\$686
1 Bedroom	\$51 <	\$723 <	\$672
2 Bedroom	\$66 <	\$723 <	\$657
3 Bedroom	\$80 <	\$723 <	\$643
4 Bedroom	\$102 <	\$723 <	\$621

LOW INCOME: $\$46,279 \times (0.3) = \$13,279 \div 12 = < \$1,279 / \text{Month}$

Number of Bedrooms	Utility Allowance	Maximun Rent	
		Utilities Included	Utilities Not Included
Efficiency	\$37 <	\$1,157 <	\$1,120
1 Bedroom	\$51 <	\$1,157 <	\$1,106
2 Bedroom	\$66 <	\$1,157 <	\$1,091
3 Bedroom	\$80 <	\$1,157 <	\$1,077
4 Bedroom	\$102 <	\$1,157 <	\$1,055

MODERATE INCOME: $\$69,420 \times (0.3) = \$20,420 \div 12 = < \$1,420 / \text{Month}$

Number of Bedrooms	Utility Allowance	Maximun Rent	
		Utilities Included	Utilities Not Included
Efficiency	\$37 <	\$1,736 <	\$1,699
1 Bedroom	\$51 <	\$1,736 <	\$1,685
2 Bedroom	\$66 <	\$1,736 <	\$1,670
3 Bedroom	\$80 <	\$1,736 <	\$1,656
4 Bedroom	\$102 <	\$1,736 <	\$1,634

Elkton DRI Projected Affordable Housing Demand - Phase 2

Number of Households	Income Affordable...	Rent	Monthly Payment	Payment Less Taxes and Insurance	7.0% Mortgage	Home Price
0	\$9,962	\$199	\$249	\$224	\$33,691	\$35,464
1	\$12,675	\$267	\$317	\$285	\$42,864	\$45,120
1	\$15,175	\$329	\$379	\$341	\$51,319	\$54,020
2	\$15,710	\$343	\$393	\$353	\$53,130	\$55,926
1	\$17,675	\$392	\$442	\$398	\$59,774	\$62,920
2	\$19,988	\$450	\$500	\$450	\$67,598	\$71,156
2	\$20,175	\$454	\$504	\$454	\$68,229	\$71,820
2	\$22,675	\$517	\$567	\$510	\$76,683	\$80,719
4	\$23,930	\$548	\$598	\$538	\$80,929	\$85,189
1	\$25,175	\$579	\$629	\$566	\$85,138	\$89,619
1	\$27,675	\$642	\$692	\$623	\$93,593	\$98,519
5	\$27,873	\$647	\$697	\$627	\$94,264	\$99,226
4	\$31,352	\$734	\$784	\$705	\$106,030	\$111,610
5	\$31,815	\$745	\$795	\$716	\$107,596	\$113,259
2	\$35,030	\$826	\$876	\$788	\$118,467	\$124,702
5	\$35,758	\$844	\$894	\$805	\$120,931	\$127,295
3	\$37,530	\$888	\$938	\$844	\$126,922	\$133,602
5	\$39,700	\$943	\$993	\$893	\$134,262	\$141,329
4	\$40,030	\$951	\$1,001	\$901	\$135,377	\$142,502
5	\$42,530	\$1,013	\$1,063	\$957	\$143,831	\$151,401
5	\$43,643	\$1,041	\$1,091	\$982	\$147,597	\$155,365
6	\$45,030	\$1,076	\$1,126	\$1,013	\$152,286	\$160,301
0	\$49,100	\$1,178	\$1,228	\$1,105	\$166,052	\$174,792
6	\$49,442	\$1,186	\$1,236	\$1,112	\$167,209	\$176,009
0	\$53,171	\$1,279	\$1,329	\$1,196	\$179,818	\$189,283
3	\$55,242	\$1,331	\$1,381	\$1,243	\$186,824	\$196,657
0	\$55,671	\$1,342	\$1,392	\$1,253	\$188,273	\$198,182
0	\$58,171	\$1,404	\$1,454	\$1,309	\$196,728	\$207,082
5	\$59,184	\$1,430	\$1,480	\$1,332	\$200,156	\$210,690
0	\$60,671	\$1,467	\$1,517	\$1,365	\$205,183	\$215,982
7	\$63,127	\$1,528	\$1,578	\$1,420	\$213,490	\$224,727
0	\$63,171	\$1,529	\$1,579	\$1,421	\$213,638	\$224,882
0	\$65,671	\$1,592	\$1,642	\$1,478	\$222,092	\$233,781
8	\$67,069	\$1,627	\$1,677	\$1,509	\$226,822	\$238,760
0	\$68,171	\$1,654	\$1,704	\$1,534	\$230,547	\$242,681

Existing DRIs Projected Affordable Housing Demand - Phase 2

Number of Households	Income Affordable...	Rent	Monthly Payment	Payment Less Taxes and Insurance	7.0% Mortgage	Home Price
28	\$9,962	\$199	\$249	\$224	\$33,691	\$35,464
30	\$12,675	\$267	\$317	\$285	\$42,864	\$45,120
42	\$15,175	\$329	\$379	\$341	\$51,319	\$54,020
7	\$15,710	\$343	\$393	\$353	\$53,130	\$55,926
59	\$17,675	\$392	\$442	\$398	\$59,774	\$62,920
9	\$19,988	\$450	\$500	\$450	\$67,598	\$71,156
73	\$20,175	\$454	\$504	\$454	\$68,229	\$71,820
75	\$22,675	\$517	\$567	\$510	\$76,683	\$80,719
12	\$23,930	\$548	\$598	\$538	\$80,929	\$85,189
62	\$25,175	\$579	\$629	\$566	\$85,138	\$89,619
17	\$27,675	\$642	\$692	\$623	\$93,593	\$98,519
44	\$27,873	\$647	\$697	\$627	\$94,264	\$99,226
21	\$31,352	\$734	\$784	\$705	\$106,030	\$111,610
57	\$31,815	\$745	\$795	\$716	\$107,596	\$113,259
21	\$35,030	\$826	\$876	\$788	\$118,467	\$124,702
23	\$35,758	\$844	\$894	\$805	\$120,931	\$127,295
26	\$37,530	\$888	\$938	\$844	\$126,922	\$133,602
19	\$39,700	\$943	\$993	\$893	\$134,262	\$141,329
37	\$40,030	\$951	\$1,001	\$901	\$135,377	\$142,502
49	\$42,530	\$1,013	\$1,063	\$957	\$143,831	\$151,401
12	\$43,643	\$1,041	\$1,091	\$982	\$147,597	\$155,365
54	\$45,030	\$1,076	\$1,126	\$1,013	\$152,286	\$160,301
34	\$49,100	\$1,178	\$1,228	\$1,105	\$166,052	\$174,792
12	\$49,442	\$1,186	\$1,236	\$1,112	\$167,209	\$176,009
76	\$53,171	\$1,279	\$1,329	\$1,196	\$179,818	\$189,283
18	\$55,242	\$1,331	\$1,381	\$1,243	\$186,824	\$196,657
12	\$55,671	\$1,342	\$1,392	\$1,253	\$188,273	\$198,182
8	\$58,171	\$1,404	\$1,454	\$1,309	\$196,728	\$207,082
16	\$59,184	\$1,430	\$1,480	\$1,332	\$200,156	\$210,690
5	\$60,671	\$1,467	\$1,517	\$1,365	\$205,183	\$215,982
21	\$63,127	\$1,528	\$1,578	\$1,420	\$213,490	\$224,727
3	\$63,171	\$1,529	\$1,579	\$1,421	\$213,638	\$224,882
2	\$65,671	\$1,592	\$1,642	\$1,478	\$222,092	\$233,781
29	\$67,069	\$1,627	\$1,677	\$1,509	\$226,822	\$238,760
0	\$68,171	\$1,654	\$1,704	\$1,534	\$230,547	\$242,681

Elkton DRI Comparison of Demand and Supply in the Housing Supply Area - Phase 2

Home Price	Monthly Payment	Average Annual Forecast Units										Existing				Elkton DRI Phase 2				Elkton DRI						
		Condominium		Mobile Home		Single-Family		Annual Total		For-Sale		For-Rent		Existing DRI For-Sale		Existing DRI For-Rent		Elkton DRI For-Sale		Elkton DRI For-Rent		Elkton DRI For-Sale		Elkton DRI For-Rent		
		Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units	Value	Units
\$35,464	\$199	0	0	0	0	0	0	0	0	0	0	38	23	5	5	(23)	33	0	33	0	0	0	0	0	33	33
\$45,120	\$267	0	0	0	0	0	0	0	0	0	28	25	5	7	(25)	22	0	22	0	22	1	0	0	0	22	22
\$54,020	\$329	0	0	0	0	0	0	0	0	0	50	35	7	7	(35)	43	0	43	0	43	1	0	0	0	43	43
\$55,926	\$343	0	0	0	0	0	0	0	0	0	60	6	1	1	(6)	59	0	59	0	59	2	0	0	0	59	58
\$62,920	\$392	0	0	0	0	0	0	0	0	0	25	49	10	10	(49)	15	0	15	0	15	1	0	0	0	15	15
\$71,156	\$450	0	0	0	0	0	0	0	0	0	80	7	2	2	(7)	78	0	78	0	78	2	0	0	0	78	78
\$71,820	\$454	0	0	0	0	0	0	0	0	0	30	61	12	12	(61)	18	0	18	0	18	2	0	0	0	18	17
\$80,719	\$517	14	34	5	53	265	30	62	13	203	17	203	17	203	17	203	17	203	17	203	2	0	0	0	201	17
\$85,189	\$548	0	12	8	20	100	65	10	2	90	63	90	63	90	63	90	63	90	63	90	3	1	0	0	87	62
\$89,619	\$579	8	13	4	25	125	148	51	11	74	137	74	137	74	137	74	137	74	137	74	1	0	0	0	73	137
\$98,519	\$642	18	10	16	44	220	0	14	3	206	0	206	0	206	0	206	0	206	0	206	0	0	0	0	205	149
\$99,226	\$647	0	0	2	2	10	158	37	7	10	158	37	7	10	(27)	150	0	150	0	150	4	1	0	0	239	149
\$111,610	\$734	8	18	26	52	260	0	17	4	243	0	243	0	243	0	243	0	243	0	243	3	1	0	0	304	149
\$113,259	\$745	2	2	2	6	30	315	47	10	(17)	305	4	4	4	(17)	305	0	305	0	305	4	1	0	0	304	149
\$124,702	\$826	15	16	25	56	280	0	17	4	263	0	263	0	263	0	263	0	263	0	263	2	0	0	0	261	135
\$127,295	\$844	6	7	16	29	145	140	19	4	126	136	126	136	136	126	136	126	136	126	136	4	1	0	0	122	135
\$133,602	\$888	14	6	17	37	185	45	22	4	163	41	163	41	163	41	163	41	163	41	163	2	2	0	0	161	40
\$141,329	\$943	45	8	19	72	360	45	16	3	344	42	344	42	344	42	344	42	344	42	344	4	1	0	0	340	41
\$142,502	\$951	6	0	2	8	40	0	31	6	9	0	9	0	9	0	9	0	9	0	9	0	0	0	0	6	41
\$151,401	\$1,013	48	3	29	80	400	35	41	8	359	27	359	27	359	27	359	27	359	27	359	4	1	0	0	355	26
\$155,365	\$1,041	22	4	14	40	200	0	10	2	190	0	190	0	190	0	190	0	190	0	190	4	1	0	0	186	14
\$160,301	\$1,076	22	1	21	44	220	0	45	9	175	0	175	0	175	0	175	0	175	0	175	5	1	0	0	170	14
\$174,792	\$1,178	99	7	82	188	940	35	28	6	912	29	912	29	912	29	912	29	912	29	912	0	0	0	0	912	29
\$176,009	\$1,186	11	0	16	27	135	8	10	2	125	5	125	5	125	5	125	5	125	5	125	5	1	0	0	120	4
\$189,283	\$1,279	63	1	52	116	580	4	63	13	517	13	517	13	517	13	517	13	517	13	517	0	0	0	0	517	4
\$196,657	\$1,331	23	1	61	85	425	4	15	3	410	1	410	1	410	1	410	1	410	1	410	2	1	0	0	408	0
\$198,182	\$1,342	3	0	5	8	40	0	10	0	30	0	30	0	30	0	30	0	30	0	30	0	0	0	0	30	0
\$207,082	\$1,404	23	2	42	67	335	6	7	1	328	5	328	5	328	5	328	5	328	5	328	5	0	0	0	328	5
\$210,690	\$1,430	4	0	13	17	85	6	13	3	72	3	72	3	72	3	72	3	72	3	72	3	4	1	0	68	2
\$215,982	\$1,467	11	0	26	37	185	12	4	1	181	11	181	11	181	11	181	11	181	11	181	0	0	0	0	181	11
\$224,727	\$1,528	17	1	37	55	275	6	17	4	258	2	258	2	258	2	258	2	258	2	258	6	1	0	0	252	1
\$224,862	\$1,529	0	0	0	0	0	0	2	1	(2)	5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	5
\$233,781	\$1,592	11	3	33	47	235	0	2	0	233	0	233	0	233	0	233	0	233	0	233	0	0	0	0	233	0
\$238,760	\$1,627	6	0	24	30	150	18	24	5	126	13	126	13	126	13	126	13	126	13	126	7	1	0	0	119	12
\$242,681	\$1,654	6	1	15	22	110	10	0	0	110	10	110	10	110	10	110	10	110	10	110	0	0	0	0	110	10

Appendix Table
Elkton DRI DRI Rental Units in the Supply Area

Occupied Housing Units (Census 2000)		
Owner Occupied	44,131	79.82%
Renter Occupied	11,157	20.18%
Vacant Units	1,044	1.89%

Vacancy Status (Census 2000)		
Total Vacant Units	10,183	18.42%
Rental Units	1,044	1.51%

Elkton DRI Rental Unit Estimates by Rent Asked

	St Johns County	% of Total	10 mile	CPI 2000-2005
Total:	1,041			0.142857
Less than \$100	5	0.48%	1	0
\$100 to \$149	18	1.73%	6	5
\$150 to \$199	18	1.73%	6	5
\$200 to \$249	23	2.21%	8	6
\$250 to \$299	48	4.61%	17	14
\$300 to \$349	33	3.17%	12	10
\$350 to \$399	53	5.09%	19	16
\$400 to \$449	41	3.94%	15	12
\$450 to \$499	86	8.26%	31	26
\$500 to \$549	106	10.18%	39	33
\$550 to \$599	98	9.41%	36	30
\$600 to \$649	154	14.79%	56	48
\$650 to \$699	91	8.74%	33	28
\$700 to \$749	57	5.48%	21	18
\$750 to \$799	0	0.00%	0	0
\$800 to \$899	48	4.61%	17	14
\$900 to \$999	13	1.25%	4	3
\$1,000 to \$1,249	40	3.84%	14	12
\$1,250 to \$1,499	28	2.69%	10	8
\$1,500 to \$1,999	44	4.23%	16	13
\$2,000 or more	37	3.55%	13	11
U.S. Census Bureau		1	374	312