

Total Age Income Qualified

5	Total 75+ Population	17,930
	Total 75+ Households	10,661
	Average Household Size	1.68
	Income Qualified (25k) 75+ Household	6,524
	Total Income Qualified 75+ Persons	10,972
	Supply - Competition	1454
	Supply - Subject	168
	Total Supply (# Beds)	1,622
	Required Resident % From PMA	75%
	Required Residents	1217
	Available Persons	10,972
	Indicated Penetration Rate	11.1%
3	Total 75+ Population	8,542
	Total 75+ Households	4,982
	Average Household Size	1.71
	Income Qualified (25k) 75+ Household	2,881
	Total Income Qualified 75+ Persons	4,940
	Supply - Competition	1074
	Supply - Subject	168
	Total Supply (# Beds)	1,242
	Required Resident % From PMA	75%
	Required Residents	932
	Available Persons	4,940
	Indicated Penetration Rate	18.9%

**Citrus Heights, CA Demographics**

	1	3	5
<b>Total Population</b>			
2006 Est	15,509	129,269	322,113
2011 Projection	15,789	135,845	350,447
2000 Census	15,270	121,642	286,562

**Median Household Income**

	Citrus Heights		
	2006 Est	2011 Est	% Change
<b>Radii from City Center</b>			
<b>No. of Persons</b>			
Persons 75-79	301	343	14.0%
Persons 80-84	288	262	-9.0%
Persons 85+	210	321	52.9%
<b>Total</b>	<b>799</b>	<b>926</b>	<b>15.9%</b>
<b>Households</b>			
Householder 75-79	169	188	11.2%
Householder 80-84	164	145	-11.6%
Householder 85+	117	132	12.8%
<b>Total</b>	<b>450</b>	<b>465</b>	<b>3.3%</b>
<b>Median Income</b>			
Householder 75-79	34,659	36,316	4.8%
Householder 80-84	32,143	34,960	8.8%
Householder 85+	32,083	33,750	5.2%
<b>Weighted Average</b>	<b>33,072</b>	<b>35,185</b>	<b>6.3%</b>
<b>Nb. Households Qualified (Income over \$25k)</b>			
Households 75-79	114	128	12.3%
Households 80-84	100	95	-5.0%
Households 85+	69	80	15.9%
<b>Total</b>	<b>283</b>	<b>303</b>	<b>7.1%</b>

	Citrus Heights		
	2006 Est	2011 Est	% Change
<b>Household Income</b>			
2006 Est	2,538	3,208	9.2%
2011 Est	2,757	2,619	-5.0%
2000 Census	2,847	3,435	20.7%
<b>Total</b>	<b>8,542</b>	<b>9,262</b>	<b>8.4%</b>
<b>Household Income</b>			
2006 Est	1,796	1,940	8.0%
2011 Est	1,745	1,629	-6.6%
2000 Census	1,441	1,733	20.3%
<b>Total</b>	<b>4,982</b>	<b>5,302</b>	<b>6.4%</b>
<b>Household Income</b>			
2006 Est	31,976	34,494	7.9%
2011 Est	28,948	32,860	13.5%
2000 Census	26,231	28,003	6.8%
<b>Total</b>	<b>29,254</b>	<b>31,870</b>	<b>8.9%</b>
<b>Household Income</b>			
2006 Est	1,126	1,290	14.6%
2011 Est	1,002	1,023	2.1%
2000 Census	753	966	27.0%
<b>Total</b>	<b>2,881</b>	<b>3,269</b>	<b>13.5%</b>

	Citrus Heights		
	2006 Est	2011 Est	% Change
<b>Household Income</b>			
2006 Est	6,780	7,593	12.0%
2011 Est	5,822	5,875	-2.5%
2000 Census	5,328	6,770	27.1%
<b>Total</b>	<b>17,930</b>	<b>20,038</b>	<b>11.8%</b>
<b>Household Income</b>			
2006 Est	4,204	4,620	9.9%
2011 Est	3,773	3,591	-4.8%
2000 Census	2,684	3,352	24.9%
<b>Total</b>	<b>10,661</b>	<b>11,563</b>	<b>8.5%</b>
<b>Household Income</b>			
2006 Est	34,084	37,737	10.7%
2011 Est	30,756	35,017	13.9%
2000 Census	27,673	30,002	8.4%
<b>Total</b>	<b>31,292</b>	<b>34,650</b>	<b>10.7%</b>
<b>Household Income</b>			
2006 Est	2,768	3,272	18.2%
2011 Est	2,276	2,391	5.1%
2000 Census	1,480	1,986	34.2%
<b>Total</b>	<b>6,524</b>	<b>7,649</b>	<b>17.2%</b>

<b>Income Qualification</b>	50,500 inc.
Subject Avg. rent/unit	50,500
Subject Avg. Ad/Unit	85%
Avg. Annual Cost	59,400
<b>Housing &amp; Food % of Total Income</b>	
Gross Required Annual Income	400,000
Return	5%
Amortization	20
Annual Offset	\$32,100
<b>Gross Required Annual Income</b>	59,400
Annual Offset	\$32,100
<b>Adjusted Required Annual Income</b>	27,300
<b>Annual Income for Qualifying Screen</b>	25,000

