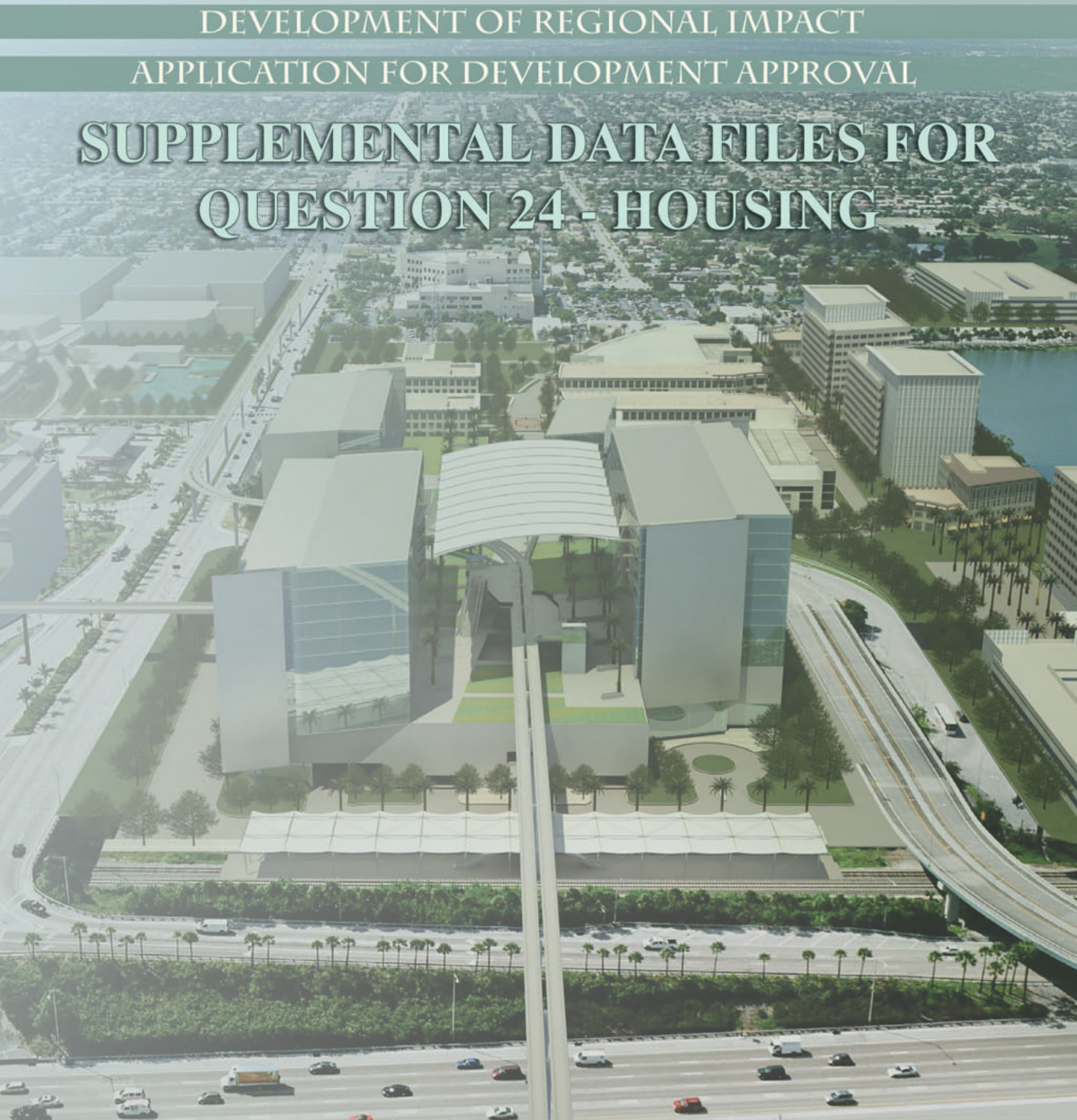


RIVERBEND

DEVELOPMENT OF REGIONAL IMPACT

APPLICATION FOR DEVELOPMENT APPROVAL

SUPPLEMENTAL DATA FILES FOR QUESTION 24 - HOUSING



RIVERBEND

Development of Regional Impact
Application for Development Approval

Supplemental Data Files for Question 21 - Housing

Prepared by
Miami Economic Associates, Incorporated

for
Broward Barron, Incorporated

**Volume III
October 2008
DPA Project #06221**

Appendix 24.B.1

Employment Survey Data

Andrew Dolkart

From: KDeck@ddrc.com
Sent: Wednesday, April 23, 2008 11:06 AM
To: meaink@bellsouth.net
Subject: Fw: Homestead, FL request for information

Attachments: scan.pdf



scan.pdf (24 KB)

----- Original Message -----

From: Scott_Kim
Sent: 04/14/2008 03:43 PM AST
To: Kathryn Deck
Cc: Chris_Frank@circuitcity.com
Subject: Re: Homestead, FL request for information

Kate,

Please see our response and let me know if this is what you are looking for.

(See attached file: scan.pdf)

Thanks,

Scott A. Kim
Real Estate Manager
Circuit City Stores, Inc.
Deep Run 1 - 4th Floor
9950 Mayland Drive
Richmond, VA 23233
scott_kim@circuitcity.com
(P) 804-486-7774 (direct dial)
(F) 804-527-4866
(C) 804-310-8405

KDeck@ddrc.com

04/02/2008 04:44
PM

scott_kim@circuitcity.com

To

cc

Subject

Homestead, FL request for
information

Scott,

DDR is working with a traffic engineer in Homestead, FL to obtain additional land use approvals for the development. We are in need of a formal confirmation of the number of employees that will be staffed at Circuit City in Homestead once the store is open and operating. I would appreciate if you could fill out the attached letter with the number of employees and send it back to me via e-mail or fax by April 21.

Thanks for your help.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Confidential fax: (216) 755-3408
kdeck@ddr.com

[attachment "CircuitCity employee letter.doc" deleted by Scott Kim/SiteDev/Circuit City]

Mr. Scott Kim
Scott_kim@circuitcity.com

Dear Mr. Kim:

As part of the process to obtain additional land use approvals necessary to construct our Homestead Pavilion project, we need to provide an estimate of the number of people that will be employed on-site on a permanent basis, inclusive of both full-time and part-time workers. Accordingly, we would appreciate if you would indicate in the space provided below your current estimate of the number of people that would staff the store you are planning to locate at Homestead Pavilion and return a copy to us. Your response by April 21, 2008 would be greatly appreciated.

Thank you for your assistance.

Sincerely,

Kate Deck
Development Associate
Developers Diversified Realty

Size of store: 20,304 S.F.

Total Employees (including full-time and part-time): 19 FT / 21 PT
TOTAL 40 EMPLOYEES

Name of Respondent: Scott Kim

Title: REAL ESTATE MANAGER 4/14/08

CO CHRIS FRANK
DIR. NEW CONCEPTS

Andrew Dolkart

From: KDeck@ddrc.com
Sent: Wednesday, April 23, 2008 10:58 AM
To: meaink@bellsouth.net
Subject: Fw: 1109 Homestead, FL request for information
Attachments: emp40808.PDF

Andy,
I'm going to email you a succession of emails from the retailers with the signed letters. Let me know if the attachments do not come through.
Kate

----- Original Message -----

From: "Ross Construction Dept." [Ross.Construction@ros.com]
Sent: 04/08/2008 11:25 AM MST
To: Kathryn Deck
Subject: RE: 1109 Homestead, FL request for information

April 8, 2008

Kate,
See attached p.d.f.

Scott R. Wilson
Manager of Store Design
Ross Stores, Inc.
Pleasanton, CA
Tel.: (925) 965-4718
ross.construction@ros.com

-----Original Message-----

From: KDeck@ddrc.com [mailto:KDeck@ddrc.com]
Sent: Wednesday, April 02, 2008 1:51 PM
To: Ross Construction Dept.
Subject: 1109 Homestead, FL request for information

Scott,

DDR is working with a traffic engineer in Homestead, FL to obtain additional land use approvals for the development. We are in need of a formal confirmation of the number of employees that will be staffed at Ross in Homestead once the store is open and operating. I would appreciate if you could fill out the attached letter with the number of employees and send it back to me by April 21.

Thanks for your help.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

5/7/2008

Mr. Scott Wilson
Manager of Store Design
Ross Stores, Inc.
Pleasanton, CA
Ross.construction@ros.com

Dear Mr. Wilson:

As part of the process to obtain additional land use approvals necessary to construct our Homestead Pavilion project, we need to provide an estimate of the number of people that will be employed on-site on a permanent basis, inclusive of both full-time and part-time workers. Accordingly, we would appreciate if you would indicate in the space provided below your current estimate of the number of people that would staff the store you are planning to locate at Homestead Pavilion and return a copy to us. Your response by April 21, 2008 would be greatly appreciated.

Thank you for your assistance.

Sincerely,

Kate Deck
Development Associate
Developers Diversified Realty

Size of store: 30,186 S.F.

Total Employees (including full-time and part-time): 35-40

Name of Respondent: SCOTT WILSON

Title: MANAGER OF STORE DESIGN

Andrew Dolkart

From: KDeck@ddrc.com
Sent: Wednesday, April 23, 2008 11:00 AM
To: meaink@bellsouth.net
Subject: Fw: Homestead, FL request for information
Attachments: Michaels employee letter.doc

----- Original Message -----

From: "Colette Rosenkranz" [ROSENKRA@michaels.com]
Sent: 04/03/2008 09:15 AM EST
To: Kathryn Deck
Cc: "Mike Krupinski" <KRUPINSM@michaels.com>
Subject: FW: Homestead, FL request for information

As requested, the attached form has been completed and is forwarded for your use.



Colette Rosenkranz
Supv. Construction Services

Michaels Stores, Inc.
8000 Bent Branch Drive
Irving, TX 75063
469-759-5549 - Office
469-759-5578 - Fax
rosenkra@michaels.com

From: Mike Krupinski
Sent: Wednesday, April 02, 2008 5:19 PM
To: Colette Rosenkranz
Subject: FW: Homestead, FL request for information

Can you please get this filled in. I have no clue how many employees there are.

Mike Krupinski, CSI, CDT
Construction Manager
Michaels Stores Inc.
469-759-5591
krupinsm@michaels.com

From: KDeck@ddrc.com [mailto:KDeck@ddrc.com]
Sent: Wednesday, April 02, 2008 3:50 PM
To: Mike Krupinski
Subject: Homestead, FL request for information

Mike,

DDR is working with a traffic engineer in Homestead, FL to obtain additional land use approvals for the development. We are in need of a formal confirmation of the number of employees that will be staffed at Michaels in Homestead once the store is open and operating. I would appreciate if you could fill out the attached letter with the number of employees and send it back to me by April 21.

Thanks for your help.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

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Scanned by IBM Email Security Management Services powered by MessageLabs. For more information please visit <http://www.ers.ibm.com>

Mr. Mike Krupinski
krupinsm@michaels.com

Dear Mr. Krupinski:

As part of the process to obtain additional land use approvals necessary to construct our Homestead Pavilion project, we need to provide an estimate of the number of people that will be employed on-site on a permanent basis, inclusive of both full-time and part-time workers. Accordingly, we would appreciate if you would indicate in the space provided below your current estimate of the number of people that would staff the store you are planning to locate at Homestead Pavilion and return a copy to us. Your response by April 21, 2008 would be greatly appreciated.

Thank you for your assistance.

Sincerely,

Kate Deck
Development Associate
Developers Diversified Realty

Size of store: 21,300 S.F.

Total Employees (including fill-time and part-time): 11 Full Time/21 Part Time = 32 Total

Name of Respondent: Colette Rosenkranz

Title: Supv. Construction Services, Michaels Stores, Inc.

Andrew Dolkart

From: KDeck@ddrc.com
Sent: Wednesday, April 23, 2008 10:59 AM
To: meaink@bellsouth.net
Subject: Fw: Sports Authority head count at Homestead

Attachments: AB00E34E.PDF



AB00E34E.PDF (11 KB)

----- Original Message -----

From: "Rob Albano" [ralbano@thesportsauthority.com]
Sent: 04/04/2008 08:19 AM CST
To: Kathryn Deck
Subject: Sports Authority head count at Homestead

Let me know if there is anything else I can get for you

Rob

-----Original Message-----

From: RightFax E-mail Gateway [mailto:RFAX@tsa28]
Sent: Friday, April 04, 2008 8:11 AM
To: Rob Albano
Subject: A fax has arrived from remote ID '3038324738'.

A fax has arrived from remote ID '3038324738'.

Time: 4/4/2008 8:09:20 AM
Received from remote ID: 3038324738
Inbound user ID RALBANO, routing code 3210
Result: (0/352;0/0) Successful Send
Page record: 1 - 1
Elapsed time: 00:46 on channel 1

Mr. Rob Albano
ralbano@thesportsauthority.com

Dear Mr. Albano:

As part of the process to obtain additional land use approvals necessary to construct our Homestead Pavilion project, we need to provide an estimate of the number of people that will be employed on-site on a permanent basis, inclusive of both full-time and part-time workers. Accordingly, we would appreciate if you would indicate in the space provided below your current estimate of the number of people that would staff the store you are planning to locate at Homestead Pavilion and return a copy to us. Your response by April 21, 2008 would be greatly appreciated.

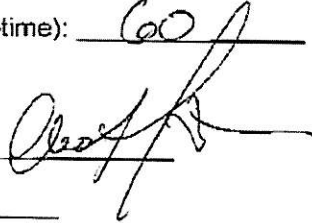
Thank you for your assistance.

Sincerely,

Kate Deck
Development Associate
Developers Diversified Realty

Size of store: 42,124 S.F.

Total Employees (including full-time and part-time): 600

Name of Respondent: CUED FME 

Title: VP OF STORE SERVICES.

Andrew Dolkart

From: KDeck@ddrc.com
Sent: Wednesday, April 23, 2008 11:00 AM
To: meaink@bellsouth.net
Subject: Fw: Homestead, FL request for information

Attachments: Kohls employee letter.doc



Kohls employee
letter.doc (49 ...)

----- Original Message -----

From: Gary.Bohn
Sent: 04/02/2008 04:10 PM EST
To: Kathryn Deck
Subject: Re: Homestead, FL request for information

KDeck@ddrc.com

04/02/2008 03:44
PM

gary.bohn@kohls.com

To

cc

Subject

Homestead, FL request for
information

Gary,

DDR is working with a traffic engineer in Homestead, FL to obtain additional land use approvals for the development. We are in need of a formal confirmation of the number of employees that will be staffed at Kohls in Homestead once the store is open and operating. I would appreciate if you could fill out the attached letter with the number of employees and send it back to me by April 21.

Thanks for your help.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122

Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

(See attached file: Kohls employee letter.doc)

CONFIDENTIALITY NOTICE:

This is a transmission from Kohl's Department Stores, Inc. and may contain information which is confidential and proprietary. If you are not the addressee, any disclosure, copying or distribution or use of the contents of this message is expressly prohibited. If you have received this transmission in error, please destroy it and notify us immediately at 262-703-7000.

CAUTION:

Internet and e-mail communications are Kohl's property and Kohl's reserves the right to retrieve and read any message created, sent and received. Kohl's reserves the right to monitor messages by authorized Kohl's Associates at any time without any further consent.

Mr. Gary Bohn
Gary.bohn@kohls.com

Dear Mr. Bohn:

As part of the process to obtain additional land use approvals necessary to construct our Homestead Pavilion project, we need to provide an estimate of the number of people that will be employed on-site on a permanent basis, inclusive of both full-time and part-time workers. Accordingly, we would appreciate if you would indicate in the space provided below your current estimate of the number of people that would staff the store you are planning to locate at Homestead Pavilion and return a copy to us. Your response by April 21, 2008 would be greatly appreciated.

Thank you for your assistance.

Sincerely,

Kate Deck
Development Associate
Developers Diversified Realty

Size of store: 88,904 S.F.

Total Employees (including fill-time and part-time): 120

Name of Respondent: Gary Bohn

Title: Sr. Manager of Construction

Andrew Dolkart

From: KDeck@ddrc.com
Sent: Wednesday, April 30, 2008 4:26 PM
To: Andy Dolkart
Cc: JMartin@ddrc.com
Subject: Staples Homestead, FL employee numbers
Attachments: DOC001.PDF

In the nick of time...see attached employee letter from Staples.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

----- Forwarded by Kathryn Deck/ddrc on 04/30/2008 04:25 PM -----

"Yacavace, Dana" <Dana.Yacavace@Staples.com>

To <KDeck@ddrc.com>

cc

04/30/2008 04:23 PM

Subject RE: Homestead FL employee numbers

Kate:

See attached; the number of total associates averages 30 while typically no more than 8 are staffed at one time. Hopefully this gets to you in time.

thanks,
Dana

Dana Yacavace | Engineering & Construction Department

Project Manager - Retail Architecture

Staples Inc. | 500 Staples Drive | Framingham, MA 01702

508.253.7586 | 508.253.8961 fax

5/7/2008

dana.yacavace@staples.com

-----Original Message-----

From: KDeck@ddrc.com [mailto:KDeck@ddrc.com]

Sent: Wednesday, April 30, 2008 8:48 AM

To: Yacavace, Dana

Subject: Fw: Homestead, FL employee numbers

Status? Today is my absolute deadline in getting this to our traffic engineer. Thanks.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

----- Forwarded by Kathryn Deck/ddrc on 04/30/2008 08:46 AM -----

"Yacavace, Dana" <Dana.Yacavace@Staples.com>

04/28/2008 10:32 AM

To <KDeck@ddrc.com>

cc

Subject RE: Homestead, FL employee numbers

Thanks for the reminder Kate; I'll get you this by tomorrow.

Dana

Dana Yacavace | Engineering & Construction Department

Project Manager - Retail Architecture

Staples Inc. | 500 Staples Drive | Framingham, MA 01702

5/7/2008

508.253.7586 | 508.253.8961 fax

dana.yacavace@staples.com

-----Original Message-----

From: KDeck@ddrc.com [mailto:KDeck@ddrc.com]

Sent: Monday, April 28, 2008 10:31 AM

To: Yacavace, Dana

Subject: RE: Homestead, FL employee numbers

Importance: High

Dana,

Any chance I could have you complete the letter by tomorrow? Just fill in the employee numbers and e-mail or fax back. I re-attached the letter to this e-mail.

Thanks for your help.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

"Yacavace, Dana" <Dana.Yacavace@Staples.com>

04/16/2008 04:59 PM

To <KDeck@ddrc.com>
cc
Subject RE: Homestead, FL employee numbers

Kate:

I'll get it back to you this week.

thanks,
Dana

Dana Yacavace | Engineering & Construction Department

Project Manager - Retail Architecture

5/7/2008

Staples Inc. | 500 Staples Drive | Framingham, MA 01702

508.253.7586 | 508.253.8961 fax

dana.yacavace@staples.com

-----Original Message-----

From: KDeck@ddrc.com [mailto:KDeck@ddrc.com]

Sent: Wednesday, April 16, 2008 2:03 PM

To: Yacavace, Dana

Subject: Homestead, FL employee numbers

Dana,

To follow-up my e-mail from April 2 (below), I am collecting information for our Homestead, FL development for our traffic engineer. I would appreciate it if you could fill out the attached letter with the number of employees that will be staffed at Staples. You can either fax or e-mail it back to me. Thanks for your assistance.

Kate Deck
Development Associate
Developers Diversified Realty
3300 Enterprise Parkway
Beachwood, OH 44122
Office: (216) 755-6408
Fax: (216) 755-3408
kdeck@ddr.com

----- Forwarded by Kathryn Deck/ddrc on 04/16/2008 01:56 PM -----

Kathryn Deck/ddrc

04/02/2008 04:52 PM

To dana.yacavace@staples.com

cc

Subject Homestead, FL request for information

Dana,

DDR is working with a traffic engineer in Homestead, FL to obtain additional land use approvals for the development. We are in need of a formal confirmation of the number of employees that will be staffed at Staples in Homestead once the store is open and operating. I would appreciate if you could fill out the attached letter with the number of employees and send it back to me by April 21.

Thanks for your help.

Kate Deck
Development Associate
Developers Diversified Realty

5/7/2008

Mr. Dana Yacavace
Dana.Yacavace@staples.com

Dear Mr. Yacavace:

As part of the process to obtain additional land use approvals necessary to construct our Homestead Pavilion project, we need to provide an estimate of the number of people that will be employed on-site on a permanent basis, inclusive of both full-time and part-time workers. Accordingly, we would appreciate if you would indicate in the space provided below your current estimate of the number of people that would staff the store you are planning to locate at Homestead Pavilion and return a copy to us. Your response by April 21, 2008 would be greatly appreciated.

Thank you for your assistance.

Sincerely,

Kate Deck
Development Associate
Developers Diversified Realty

Size of store: 20,388 S.F.

Total Employees (including full-time and part-time): 30

Name of Respondent: DANA YACAVACE

Title: PROJECT MGR. - RETAIL ARCHITECTURE

Appendix 24.B.2

Prospective Worker Distribution

24.B.2A

TABLE 24.B.2A.1
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/BANKING
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand	
					Income	Income	Income	Income	Income	Income	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	5	\$70,615	2	1	\$14,123	1	\$26,099	0	\$32,285	\$14,123	1	
	\$14,124-\$14,999	\$14,561	10	\$145,610	4	2	\$14,561	1	\$26,909	1	\$33,286	\$14,561	2	
	\$15,000-\$17,499	\$16,250	15	\$243,750	6	3	\$16,250	2	\$30,030	1	\$37,148	\$16,250	3	
	\$17,500-\$19,999	\$18,750	20	\$375,000	8	5	\$18,750	3	\$34,650	0	\$42,863	\$18,750	5	
	\$20,000-\$22,499	\$21,250	30	\$637,500	13	7	\$21,250	5	\$39,270	1	\$48,578	\$21,250	7	
	\$22,500-\$24,999	\$23,750	40	\$950,000	17	9	\$23,750	6	\$43,890	2	\$54,293	\$23,750	9	
	\$25,000-\$27,499	\$26,250	40	\$1,050,000	17	9	\$26,250	6	\$48,510	2	\$60,008	\$26,099	1	
	\$27,500-\$29,999	\$28,750	40	\$1,150,000	17	9	\$28,750	6	\$53,130	2	\$65,723	\$26,250	9	
	\$30,000-\$32,000	\$31,000	40	\$1,240,000	17	9	\$31,000	6	\$57,288	2	\$70,866	\$26,909	1	
	\$32,001-\$34,999	\$33,500	40	\$1,340,000	22	9	\$33,500	9	\$61,908	2	\$76,581	\$28,750	9	
Low Income	\$35,000-\$37,499	\$36,250	40	\$1,450,000	22	9	\$36,250	9	\$66,990	4	\$82,868	\$30,030	2	
	\$37,500-\$39,999	\$38,750	40	\$1,550,000	22	9	\$38,750	9	\$71,610	4	\$88,583	\$31,000	9	
	\$40,000-\$42,499	\$41,250	40	\$1,650,000	22	9	\$41,250	9	\$76,230	4	\$94,298	Very Low	58	
	\$42,500-\$44,999	\$43,750	40	\$1,750,000	22	9	\$43,750	9	\$80,850	4	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	40	\$1,850,000	22	9	\$46,250	9	\$85,470	4	\$105,728	\$33,286	1	
	\$47,500-\$49,999	\$48,750	40	\$1,950,000	22	9	\$48,750	9	\$90,900	4	\$111,443	\$33,500	9	
	\$50,000-\$51,200	\$50,600	40	\$2,024,000	22	9	\$50,600	9	\$93,509	4	\$115,672	\$34,650	3	
	\$52,200-\$52,499	\$51,833	40	\$2,073,320	26	11	\$51,833	11	\$95,787	4	\$118,490	\$36,250	9	
	\$52,500-\$54,999	\$53,750	40	\$2,150,000	26	11	\$53,750	11	\$99,330	4	\$122,873	\$37,148	1	
	\$55,000-\$57,499	\$56,250	40	\$2,250,000	26	11	\$56,250	11	\$103,950	4	\$128,588	\$38,750	9	
Moderate Income	\$57,500-\$59,999	\$58,750	40	\$2,350,000	26	11	\$58,750	11	\$108,570	4	\$134,303	\$39,270	5	
	\$60,000-\$62,499	\$61,250	30	\$1,837,500	20	8	\$61,250	8	\$113,190	4	\$140,018	\$41,250	9	
	\$62,500-\$64,999	\$63,750	40	\$2,550,000	26	11	\$63,750	11	\$117,810	4	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	30	\$1,987,500	20	8	\$66,250	8	\$122,430	4	\$151,448	\$43,750	9	
	\$67,500-\$69,999	\$68,750	20	\$1,375,000	13	5	\$68,750	5	\$127,050	3	\$157,163	\$43,890	6	
	\$70,000-\$72,499	\$71,250	15	\$1,068,750	10	4	\$71,250	4	\$131,670	2	\$162,878	\$46,250	9	
	\$72,500-\$74,999	\$73,750	10	\$737,500	7	3	\$73,750	3	\$136,290	1	\$168,593	\$48,510	6	
	\$75,000 - \$76,800	\$75,900	5	\$379,500	3	1	\$75,900	1	\$140,263	1	\$173,507	\$48,578	1	
	Middle Income/Over	\$70,080 and over	\$150,000	67	\$10,050,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	9
													\$50,600	9
(A) Total employees and wages of this model			937	\$48,235,545								Low	95	
(B) Total wages of 937 employees @ \$53,000 ***				\$49,661,000								\$51,833	11	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$53,130	6	
41.7%	54.6%	65.9%	77.7%									\$53,750	11	
Average Employee Income: \$53,000 ****														
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$54,293	2	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$56,250	11	
Additional Income														
1.848%/2.286%												\$57,288	6	
												\$58,750	11	
												\$60,008	2	
												\$61,250	8	
												\$61,908	9	
												\$63,750	8	
												\$65,723	2	
												\$66,250	11	
												\$66,990	9	
												\$68,750	5	
												\$70,866	2	
												\$71,250	4	
												\$71,610	9	
												\$73,750	3	
												\$75,900	1	
												\$76,230	9	
												\$76,581	2	
												Moderate	142	

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 937 employees based on 4 employees/1,000 s.f. for 234,296 square feet
 *** Based on NAICS code 522 from 4th Quarter 2007 ES-202 report.

TABLE 24.B.2A.2
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
OFFICE/SECURITIES
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker		2 Worker		3+ Worker		Housing Demand Income	HH's
					of HHs	Worker HHs	Worker HHs	Income	Worker HHs	Income	Worker HHs	Income		
Very Low Income	Minimum Wage*	\$14,123	4	\$56,492	2	1	1	\$14,123	1	\$26,099	0	\$32,285	\$14,123	1
	\$14,124-\$14,999	\$14,561	10	\$145,610	4	2	2	\$14,561	1	\$26,909	1	\$33,286	\$14,561	2
	\$15,000-\$17,499	\$16,250	15	\$243,750	6	3	3	\$16,250	2	\$30,030	1	\$37,148	\$16,250	3
	\$17,500-\$19,999	\$18,750	20	\$375,000	8	5	5	\$18,750	3	\$34,650	0	\$42,863	\$18,750	5
	\$20,000-\$22,499	\$21,250	25	\$531,250	10	6	6	\$21,250	4	\$39,270	0	\$48,578	\$21,250	6
	\$22,500-\$24,999	\$23,750	30	\$712,500	13	7	7	\$23,750	5	\$43,890	1	\$54,293	\$23,750	7
	\$25,000-\$27,499	\$26,250	35	\$918,750	15	8	8	\$26,250	5	\$48,510	2	\$60,008	\$26,250	8
	\$27,500-\$29,999	\$28,750	35	\$1,006,250	15	8	8	\$28,750	5	\$53,130	2	\$65,723	\$28,750	8
	\$30,000-\$32,000	\$31,000	35	\$1,085,000	15	8	8	\$31,000	5	\$57,288	2	\$70,866	\$30,000	8
	\$32,001-\$34,999	\$33,500	35	\$1,172,500	19	8	8	\$33,500	8	\$61,908	4	\$76,581	\$32,750	8
Low Income	\$35,000-\$37,499	\$36,250	35	\$1,268,750	19	8	8	\$36,250	8	\$66,990	4	\$82,868	\$30,030	2
	\$37,500-\$39,999	\$38,750	35	\$1,356,250	19	8	8	\$38,750	8	\$71,610	4	\$88,583	\$31,000	8
	\$40,000-\$42,499	\$41,250	40	\$1,650,000	22	9	9	\$41,250	9	\$76,230	4	\$94,298	Very Low	52
	\$42,500-\$44,999	\$43,750	40	\$1,750,000	22	9	9	\$43,750	9	\$80,850	4	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	40	\$1,850,000	22	9	9	\$46,250	9	\$85,470	4	\$105,728	\$33,286	1
	\$47,500-\$49,999	\$48,750	40	\$1,950,000	22	9	9	\$48,750	9	\$90,090	4	\$111,443	\$33,500	8
	\$50,000-\$51,200	\$50,600	35	\$1,771,000	19	8	8	\$50,600	8	\$93,509	4	\$115,672	\$34,650	3
	\$52,200-\$52,499	\$51,833	35	\$1,814,155	23	10	10	\$51,833	10	\$95,787	4	\$118,490	\$36,250	8
	\$52,500-\$54,999	\$53,750	35	\$1,881,250	23	10	10	\$53,750	10	\$99,330	4	\$122,873	\$37,148	1
	\$55,000-\$57,499	\$56,250	35	\$1,968,750	23	10	10	\$56,250	10	\$103,950	4	\$128,588	\$38,750	8
Moderate Income	\$57,500-\$59,999	\$58,750	35	\$2,056,250	23	10	10	\$58,750	10	\$108,570	4	\$134,303	\$39,270	4
	\$60,000-\$62,499	\$61,250	35	\$2,143,750	23	10	10	\$61,250	10	\$113,190	4	\$140,018	\$41,250	9
	\$62,500-\$64,999	\$63,750	30	\$1,912,500	20	8	8	\$63,750	8	\$117,810	4	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	25	\$1,656,250	16	7	7	\$66,250	7	\$122,430	2	\$151,448	\$43,750	9
	\$67,500-\$69,999	\$68,750	20	\$1,375,000	13	5	5	\$68,750	5	\$127,050	3	\$157,163	\$43,890	5
	\$70,000-\$72,499	\$71,250	15	\$1,068,750	10	4	4	\$71,250	4	\$131,670	2	\$162,878	\$46,250	9
	\$72,500-\$74,999	\$73,750	9	\$663,750	6	2	2	\$73,750	2	\$136,290	1	\$168,593	\$48,510	5
	\$75,000-\$76,800	\$75,900	4	\$303,600	3	1	1	\$75,900	1	\$140,263	1	\$173,507	\$48,578	0
	Middle Income/Over	\$70,080 and over	\$350,000	150	\$52,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	9
	(A) Total employees and wages of this model			937	\$87,187,107								\$50,600	8
(B) Total wages of 937 employees @ \$110,664 ***				\$103,692,168								Low	87	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000								\$51,833	10
41.7%	54.6%	65.9%	77.7%										\$53,130	5
Average Employee Income: \$110,664 ****														
Single/2-worker/3+Worker														
Very Low	Low	Moderate											\$53,750	10
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											\$54,293	1
Additional Income														
1.848%/2.286%													\$56,250	10
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 937 employees based on 4 employees/1,000 s.f. for 234,296 square feet														
*** Based on NAICS code 523 from 4th Quarter 2007 ES-202 report.														

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.3
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
OFFICE/INSURANCE
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHS	Single Worker HHS	Income	2 Worker HHS	Income	3+ Worker HHS	Income	Housing Demand Income	Demand HH's
Very Low Income	Minimum Wage*	\$14,123	5	\$70,615	2	1	\$14,123	1	\$26,099	0	\$32,285	\$14,123	1
	\$14,124-\$14,999	\$14,561	10	\$145,610	4	2	\$14,561	1	\$26,909	1	\$33,286	\$14,561	2
	\$15,000-\$17,499	\$16,250	15	\$243,750	6	3	\$16,250	2	\$30,030	1	\$37,148	\$16,250	3
	\$17,500-\$19,999	\$18,750	20	\$375,000	8	5	\$18,750	3	\$34,650	0	\$42,863	\$18,750	5
	\$20,000-\$22,499	\$21,250	30	\$637,500	13	7	\$21,250	5	\$39,270	1	\$48,578	\$21,250	7
	\$22,500-\$24,999	\$23,750	40	\$950,000	17	9	\$23,750	6	\$43,890	2	\$54,293	\$23,750	9
	\$25,000-\$27,499	\$26,250	40	\$1,050,000	17	9	\$26,250	6	\$48,510	2	\$60,008	\$26,250	1
	\$27,500-\$29,999	\$28,750	40	\$1,150,000	17	9	\$28,750	6	\$53,130	2	\$65,723	\$28,750	9
	\$30,000-\$32,000	\$31,000	40	\$1,240,000	17	9	\$31,000	6	\$57,288	2	\$70,866	\$30,000	1
	\$32,001-\$34,999	\$33,500	40	\$1,340,000	22	9	\$33,500	9	\$61,908	2	\$76,581	\$32,000	9
Low Income	\$35,000-\$37,499	\$36,250	40	\$1,450,000	22	9	\$36,250	9	\$66,990	4	\$82,868	\$33,000	2
	\$37,500-\$39,999	\$38,750	40	\$1,550,000	22	9	\$38,750	9	\$71,610	4	\$88,583	\$34,000	9
	\$40,000-\$42,499	\$41,250	40	\$1,650,000	22	9	\$41,250	9	\$76,230	4	\$94,298	Very Low	58
	\$42,500-\$44,999	\$43,750	40	\$1,750,000	22	9	\$43,750	9	\$80,850	4	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	40	\$1,850,000	22	9	\$46,250	9	\$85,470	4	\$105,728	\$33,286	1
	\$47,500-\$49,999	\$48,750	40	\$1,950,000	22	9	\$48,750	9	\$90,090	4	\$111,443	\$33,500	9
	\$50,000-\$51,200	\$50,600	40	\$2,024,000	22	9	\$50,600	9	\$93,509	4	\$115,672	\$34,650	3
	\$52,200-\$52,499	\$51,833	40	\$2,073,320	26	11	\$51,833	11	\$95,787	4	\$118,490	\$36,250	9
	\$52,500-\$54,999	\$53,750	40	\$2,150,000	26	11	\$53,750	11	\$99,330	4	\$122,873	\$37,148	1
	\$55,000-\$57,499	\$56,250	40	\$2,250,000	26	11	\$56,250	11	\$103,950	4	\$128,588	\$38,750	9
Moderate Income	\$57,500-\$59,999	\$58,750	40	\$2,350,000	26	11	\$58,750	11	\$108,570	4	\$134,303	\$39,270	5
	\$60,000-\$62,499	\$61,250	30	\$1,837,500	20	8	\$61,250	8	\$113,190	4	\$140,018	\$41,250	9
	\$62,500-\$64,999	\$63,750	40	\$2,550,000	26	11	\$63,750	11	\$117,810	4	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	30	\$1,987,500	20	8	\$66,250	8	\$122,430	4	\$151,448	\$43,750	9
	\$67,500-\$69,999	\$68,750	20	\$1,375,000	13	5	\$68,750	5	\$127,050	3	\$157,163	\$43,890	6
	\$70,000-\$72,499	\$71,250	15	\$1,068,750	10	4	\$71,250	4	\$131,670	2	\$162,878	\$46,250	9
	\$72,500-\$74,999	\$73,750	10	\$737,500	7	3	\$73,750	3	\$136,290	1	\$168,593	\$48,510	6
	\$75,000-\$76,800	\$75,900	5	\$379,500	3	1	\$75,900	1	\$140,263	1	\$173,507	\$48,578	1
	\$70,080 and over	\$200,000	67	\$13,400,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	9
	(A) Total employees and wages of this model			937	\$51,585,545								\$50,600
(B) Total wages of 937 employees @ \$64,448 ***				\$60,387,776								Low	95
Headship rates for Broward County												\$51,833	11
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$53,130	6
41.7%	54.6%	65.9%	77.7%									\$53,750	11
Average Employee Income:												\$64,448	11
Single/2-worker/3+Worker												\$57,288	6
Very Low	Low	Moderate										\$58,750	11
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$60,008	2
Additional income												\$61,250	8
1.848%/2.286%												\$61,908	9
												\$63,750	8
												\$65,723	2
												\$66,250	11
												\$66,990	9
												\$68,750	5
												\$70,866	2
												\$71,250	4
												\$71,610	9
												\$73,750	3
												\$75,900	1
												\$76,230	9
												\$76,581	2
												Moderate	142

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 937 employees based on 4 employees/1,000 s.f. for 234,296 square feet
 *** Based on NAICS code 524 from 4th Quarter 2007 ES-202 report.

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.4
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
OFFICE/REAL ESTATE
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand	
					of HHs	Income	Income	Income	Income	Income	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	10	\$141,230	4	2	\$14,123	1	\$26,099	1	\$32,285	\$14,123	2	
	\$14,124-\$14,999	\$14,561	15	\$218,415	6	3	\$14,561	2	\$26,909	1	\$33,286	\$14,561	3	
	\$15,000-\$17,499	\$16,250	20	\$325,000	8	5	\$16,250	3	\$30,030	0	\$37,148	\$16,250	5	
	\$17,500-\$19,999	\$18,750	25	\$468,750	10	6	\$18,750	4	\$34,650	0	\$42,863	\$18,750	6	
	\$20,000-\$22,499	\$21,250	30	\$637,500	13	7	\$21,250	5	\$39,270	1	\$48,578	\$21,250	7	
	\$22,500-\$24,999	\$23,750	35	\$831,250	15	8	\$23,750	5	\$43,890	0	\$54,293	\$23,750	8	
	\$25,000-\$27,499	\$26,250	40	\$1,050,000	17	9	\$26,250	6	\$48,510	2	\$60,008	\$26,250	1	
	\$27,500-\$29,999	\$28,750	40	\$1,150,000	17	9	\$28,750	6	\$53,130	2	\$65,723	\$28,750	2	
	\$30,000-\$32,000	\$31,000	40	\$1,240,000	17	9	\$31,000	6	\$57,288	2	\$70,866	\$30,000	9	
	\$32,001-\$34,999	\$33,500	40	\$1,340,000	22	9	\$33,500	9	\$61,908	4	\$76,581	\$32,000	9	
Low Income	\$35,000-\$37,499	\$36,250	40	\$1,450,000	22	9	\$36,250	9	\$66,990	4	\$82,868	\$35,000	3	
	\$37,500-\$39,999	\$38,750	40	\$1,550,000	22	9	\$38,750	9	\$71,610	4	\$88,583	\$37,500	9	
	\$40,000-\$42,499	\$41,250	40	\$1,650,000	22	9	\$41,250	9	\$76,230	4	\$94,298	Very Low	64	
	\$42,500-\$44,999	\$43,750	45	\$1,968,750	25	11	\$43,750	11	\$80,850	3	\$100,013	\$42,500	1	
	\$45,000-\$47,499	\$46,250	45	\$2,081,250	25	11	\$46,250	11	\$85,470	3	\$105,728	\$45,000	1	
	\$47,500-\$49,999	\$48,750	40	\$1,950,000	22	9	\$48,750	9	\$90,090	4	\$111,443	\$47,500	9	
	\$50,000-\$51,200	\$50,600	40	\$2,024,000	22	9	\$50,600	9	\$93,509	4	\$115,672	\$50,000	4	
	\$52,200-\$52,499	\$51,833	40	\$2,073,320	26	11	\$51,833	11	\$95,787	4	\$118,490	\$52,200	9	
	\$52,500-\$54,999	\$53,750	40	\$2,150,000	26	11	\$53,750	11	\$99,330	4	\$122,873	\$52,500	0	
	\$55,000-\$57,499	\$56,250	40	\$2,250,000	26	11	\$56,250	11	\$103,950	4	\$128,588	\$55,000	9	
Moderate Income	\$57,500-\$59,999	\$58,750	40	\$2,350,000	26	11	\$58,750	11	\$108,570	4	\$134,303	\$57,500	5	
	\$60,000-\$62,499	\$61,250	40	\$2,450,000	26	11	\$61,250	11	\$113,190	4	\$140,018	\$60,000	9	
	\$62,500-\$64,999	\$63,750	35	\$2,231,250	23	10	\$63,750	10	\$117,810	3	\$145,733	\$62,500	0	
	\$65,000-\$67,499	\$66,250	30	\$1,987,500	20	8	\$66,250	8	\$122,430	4	\$151,448	\$65,000	11	
	\$67,500-\$69,999	\$68,750	25	\$1,718,750	16	6	\$68,750	6	\$127,050	4	\$157,163	\$67,500	5	
	\$70,000-\$72,499	\$71,250	20	\$1,425,000	13	5	\$71,250	5	\$131,670	3	\$162,878	\$70,000	11	
	\$72,500-\$74,999	\$73,750	15	\$1,106,250	10	4	\$73,750	4	\$136,290	2	\$168,593	\$72,500	6	
	\$75,000-\$76,800	\$75,900	10	\$759,000	7	3	\$75,900	3	\$140,263	1	\$173,507	\$75,000	1	
	Middle Income/Over	\$70,080 and over	\$100,000	17	\$1,700,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$76,800	9
	(A) Total employees and wages of this model			937	\$42,277,215								\$50,600	9
(B) Total wages of 937 employees @ \$43,472 ***				\$40,733,264								\$51,833	11	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$53,130	6	
41.7%	54.6%	65.9%	77.7%									\$53,750	11	
Average Employee Income: \$43,472 ****														
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$54,293	0	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$56,250	11	
Additional income														
1.848%/2.286%												\$57,288	6	
												\$58,750	11	
												\$60,008	2	
												\$61,250	11	
												\$61,908	9	
												\$63,750	11	
												\$65,723	2	
												\$66,250	10	
												\$66,990	9	
												\$68,750	6	
												\$70,866	2	
												\$71,250	5	
												\$71,610	9	
												\$73,750	4	
												\$75,900	3	
												\$76,230	9	
												\$76,581	4	
												Moderate	152	

1 Income thresholds (based on area median income)
2 Wages broken down in increments of \$2,500
3 Midpoint of wage ranges
4 Number of employees projected to be in each wage range
5 Total wages of all employees in each wage range
6 Heads of Household by income (taken from employees in Column 4)
7 Single worker households (local percentage, from the Census)
8 Single worker household income (same as midpoint in Column 3)
9 Multi-worker households (local percentage, from the Census)
10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.5
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/PROFESSIONAL SERVICES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		2 Worker		3+ Worker		Housing Demand			
					of HHs	Single Worker HHs	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	15	\$211,845	6	3	\$14,123	2	\$26,099	1	\$32,285	\$14,123	3	
	\$14,124-\$14,999	\$14,561	15	\$218,415	6	3	\$14,561	2	\$26,909	1	\$33,286	\$14,561	3	
	\$15,000-\$17,499	\$16,250	20	\$325,000	8	5	\$16,250	3	\$30,030	0	\$37,148	\$16,250	5	
	\$17,500-\$19,999	\$18,750	30	\$562,500	13	7	\$18,750	5	\$34,650	1	\$42,863	\$18,750	7	
	\$20,000-\$22,499	\$21,250	40	\$850,000	17	9	\$21,250	6	\$39,270	2	\$48,578	\$21,250	9	
	\$22,500-\$24,999	\$23,750	60	\$1,425,000	25	14	\$23,750	9	\$43,890	2	\$54,293	\$23,750	14	
	\$25,000-\$27,499	\$26,250	90	\$2,362,500	38	21	\$26,250	14	\$48,510	3	\$60,008	\$26,250	2	
	\$27,500-\$29,999	\$28,750	120	\$3,450,000	50	28	\$28,750	19	\$53,130	3	\$65,723	\$28,750	21	
	\$30,000-\$32,000	\$31,000	120	\$3,720,000	50	28	\$31,000	19	\$57,288	3	\$70,866	\$26,909	2	
	Low Income	\$32,001-\$34,999	\$33,500	120	\$4,020,000	66	28	\$33,500	28	\$61,908	10	\$76,581	\$28,750	28
\$35,000-\$37,499		\$36,250	120	\$4,350,000	66	28	\$36,250	28	\$66,990	10	\$82,868	\$30,030	3	
\$37,500-\$39,999		\$38,750	120	\$4,650,000	66	28	\$38,750	28	\$71,610	10	\$88,583	\$31,000	28	
\$40,000-\$42,499		\$41,250	120	\$4,950,000	66	28	\$41,250	28	\$76,230	10	\$94,298	Very Low	125	
\$42,500-\$44,999		\$43,750	160	\$7,000,000	87	38	\$43,750	38	\$80,850	11	\$100,013	\$32,285	1	
\$45,000-\$47,499		\$46,250	160	\$7,400,000	87	38	\$46,250	38	\$85,470	11	\$105,728	\$33,286	1	
\$47,500-\$49,999		\$48,750	120	\$5,850,000	66	28	\$48,750	28	\$90,090	10	\$111,443	\$33,500	28	
\$50,000-\$51,200		\$50,600	120	\$6,072,000	66	28	\$50,600	28	\$93,509	10	\$115,672	\$34,650	5	
Moderate Income		\$52,200-\$52,499	\$51,833	120	\$6,219,960	79	33	\$51,833	33	\$95,787	13	\$118,490	\$36,250	28
		\$52,500-\$54,999	\$53,750	120	\$6,450,000	79	33	\$53,750	33	\$99,330	13	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	120	\$6,750,000	79	33	\$56,250	33	\$103,950	13	\$128,588	\$38,750	28	
	\$57,500-\$59,999	\$58,750	120	\$7,050,000	79	33	\$58,750	33	\$108,570	13	\$134,303	\$39,270	6	
	\$60,000-\$62,499	\$61,250	90	\$5,512,500	59	25	\$61,250	25	\$113,190	9	\$140,018	\$41,250	28	
	\$62,500-\$64,999	\$63,750	60	\$3,825,000	40	16	\$63,750	16	\$117,810	8	\$145,733	\$42,863	1	
	\$65,000-\$67,499	\$66,250	40	\$2,650,000	26	11	\$66,250	11	\$122,430	4	\$151,448	\$43,750	38	
	\$67,500-\$69,999	\$68,750	30	\$2,062,500	20	8	\$68,750	8	\$127,050	4	\$157,163	\$43,890	9	
	\$70,000-\$72,499	\$71,250	20	\$1,425,000	13	5	\$71,250	5	\$131,670	3	\$162,878	\$46,250	38	
	\$72,500-\$74,999	\$73,750	15	\$1,106,250	10	4	\$73,750	4	\$136,290	2	\$168,593	\$48,510	14	
Middle Income/Over	\$75,000 - \$76,800	\$75,900	15	\$1,138,500	10	4	\$75,900	4	\$140,263	2	\$173,507	\$48,578	2	
	\$70,080 and over	\$300,000	196	\$58,800,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	28	
(A) Total employees and wages of this model			2,496	\$160,406,970								\$50,600	28	
(B) Total wages of 2,496 employees @ \$72,356 ***				\$180,600,576								Low	283	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$51,833	33	
41.7%	54.6%	65.9%	77.7%									\$53,130	19	
												\$53,750	33	
												\$54,293	2	
												\$56,250	33	
												\$57,288	19	
												\$58,750	33	
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$60,008	3	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$61,250	25	
												\$61,908	28	
												\$63,750	25	
												\$65,723	3	
												\$66,250	16	
												\$66,990	28	
												\$68,750	8	
												\$70,866	3	
												\$71,250	5	
												\$71,610	28	
												\$73,750	4	
												\$75,900	4	
												\$76,230	28	
												\$76,581	10	
												Moderate	390	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 2,496 employees based on 4 employees/1,000 s.f. for 624,164 square feet
 *** Based on NAICS code 541 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.6
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/HEALTH CARE SERVICES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		2		3+		Housing Demand			
					of HHs	Single Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	20	\$282,460	8	5	\$14,123	3	\$26,099	0	\$32,285	\$14,123	5	
	\$14,124-\$14,999	\$14,561	25	\$364,025	10	6	\$14,561	4	\$26,909	0	\$33,286	\$14,561	6	
	\$15,000-\$17,499	\$16,250	30	\$487,500	13	7	\$16,250	5	\$30,030	1	\$37,148	\$16,250	7	
	\$17,500-\$19,999	\$18,750	35	\$656,250	15	8	\$18,750	5	\$34,650	2	\$42,863	\$18,750	8	
	\$20,000-\$22,499	\$21,250	40	\$850,000	17	9	\$21,250	6	\$39,270	2	\$48,578	\$21,250	9	
	\$22,500-\$24,999	\$23,750	45	\$1,068,750	19	10	\$23,750	7	\$43,890	2	\$54,293	\$23,750	10	
	\$25,000-\$27,499	\$26,250	45	\$1,181,250	19	10	\$26,250	7	\$48,510	2	\$60,008	\$26,099	3	
	\$27,500-\$29,999	\$28,750	45	\$1,293,750	19	10	\$28,750	7	\$53,130	2	\$65,723	\$26,250	10	
	\$30,000-\$32,000	\$31,000	45	\$1,395,000	19	10	\$31,000	7	\$57,288	2	\$70,866	\$26,909	4	
	Low Income	\$32,001-\$34,999	\$33,500	45	\$1,507,500	25	11	\$33,500	11	\$61,908	3	\$76,581	\$28,750	10
		\$35,000-\$37,499	\$36,250	50	\$1,812,500	27	12	\$36,250	12	\$66,990	3	\$82,868	\$30,030	5
		\$37,500-\$39,999	\$38,750	50	\$1,937,500	27	12	\$38,750	12	\$71,610	3	\$88,583	\$31,000	10
		\$40,000-\$42,499	\$41,250	50	\$2,062,500	27	12	\$41,250	12	\$76,230	3	\$94,298	Very Low	87
		\$42,500-\$44,999	\$43,750	50	\$2,187,500	27	12	\$43,750	12	\$80,850	3	\$100,013	\$32,285	0
\$45,000-\$47,499		\$46,250	50	\$2,312,500	27	12	\$46,250	12	\$85,470	3	\$105,728	\$33,286	0	
\$47,500-\$49,999		\$48,750	50	\$2,437,500	27	12	\$48,750	12	\$90,090	3	\$111,443	\$33,500	11	
\$50,000-\$51,200		\$50,600	50	\$2,530,000	27	12	\$50,600	12	\$93,509	3	\$115,672	\$34,650	5	
Moderate Income		\$52,200-\$52,499	\$51,833	50	\$2,591,650	33	14	\$51,833	14	\$95,787	5	\$118,490	\$36,250	12
		\$52,500-\$54,999	\$53,750	45	\$2,418,750	30	12	\$53,750	12	\$99,330	6	\$122,873	\$37,148	1
	\$55,000-\$57,499	\$56,250	45	\$2,531,250	30	12	\$56,250	12	\$103,950	6	\$128,588	\$38,750	12	
	\$57,500-\$59,999	\$58,750	45	\$2,643,750	30	12	\$58,750	12	\$108,570	6	\$134,303	\$39,270	6	
	\$60,000-\$62,499	\$61,250	45	\$2,756,250	30	12	\$61,250	12	\$113,190	6	\$140,018	\$41,250	12	
	\$62,500-\$64,999	\$63,750	45	\$2,868,750	30	12	\$63,750	12	\$117,810	6	\$145,733	\$42,863	2	
	\$65,000-\$67,499	\$66,250	40	\$2,650,000	26	11	\$66,250	11	\$122,430	4	\$151,448	\$43,750	12	
	\$67,500-\$69,999	\$68,750	35	\$2,406,250	23	10	\$68,750	10	\$127,050	3	\$157,163	\$43,890	7	
	\$70,000-\$72,499	\$71,250	30	\$2,137,500	20	8	\$71,250	8	\$131,670	4	\$162,878	\$46,250	12	
	\$72,500-\$74,999	\$73,750	25	\$1,843,750	16	6	\$73,750	6	\$136,290	2	\$168,593	\$48,510	7	
Middle Income/Over	\$75,000 - \$76,800	\$75,900	20	\$1,518,000	13	5	\$75,900	5	\$140,263	3	\$173,507	\$48,578	2	
	\$70,080 and over	\$200,000	98	\$19,600,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	12	
(A) Total employees and wages of this model			1,248	\$70,332,385								\$50,600	12	
(B) Total wages of 1,248 employees @ \$55,764 ***				\$69,593,472								Low	125	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$51,833	14	
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$55,764	****						\$53,130	7	
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$53,750	12	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$54,293	2	
Additional Income														
1.848%/2.286%												\$56,250	12	
												\$57,288	7	
												\$58,750	12	
												\$60,008	2	
												\$61,250	12	
												\$61,908	11	
												\$63,750	12	
												\$65,723	2	
												\$66,250	12	
												\$66,990	12	
												\$68,750	10	
												\$70,866	2	
												\$71,250	8	
												\$71,610	12	
												\$73,750	6	
												\$75,900	5	
												\$76,230	12	
												\$76,581	3	
												Moderate	187	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 1,248 employees based on 4 employees/1,000 s.f. for 312,082 square feet
 *** Based on NAICS code 621 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.7
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/COMMUNICATIONS
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		2 Worker HHs		3+ Worker HHs		Housing Demand		
					Single Worker HHs	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	15	\$211,845	6	3	\$14,123	2	\$26,099	1	\$32,285	\$14,123	3
	\$14,124-\$14,999	\$14,561	18	\$262,098	8	5	\$14,561	3	\$26,909	0	\$33,286	\$14,561	5
	\$15,000-\$17,499	\$16,250	25	\$406,250	10	6	\$16,250	4	\$30,030	0	\$37,148	\$16,250	6
	\$17,500-\$19,999	\$18,750	30	\$562,500	13	7	\$18,750	5	\$34,650	1	\$42,863	\$18,750	7
	\$20,000-\$22,499	\$21,250	35	\$743,750	15	8	\$21,250	5	\$39,270	2	\$48,578	\$21,250	8
	\$22,500-\$24,999	\$23,750	40	\$950,000	17	9	\$23,750	6	\$43,890	2	\$54,293	\$23,750	9
	\$25,000-\$27,499	\$26,250	45	\$1,181,250	19	10	\$26,250	7	\$48,510	2	\$60,008	\$26,250	10
	\$27,500-\$29,999	\$28,750	50	\$1,437,500	21	12	\$28,750	8	\$53,130	1	\$65,723	\$28,750	11
	\$30,000-\$32,000	\$31,000	60	\$1,860,000	25	14	\$31,000	9	\$57,288	2	\$70,866	\$31,000	12
	Low Income	\$32,001-\$34,999	\$33,500	80	\$2,680,000	44	19	\$33,500	19	\$61,908	6	\$76,581	\$33,500
\$35,000-\$37,499		\$36,250	100	\$3,625,000	55	24	\$36,250	24	\$66,990	7	\$82,868	\$36,250	14
\$37,500-\$39,999		\$38,750	100	\$3,875,000	55	24	\$38,750	24	\$71,610	7	\$88,583	\$38,750	15
\$40,000-\$42,499		\$41,250	125	\$5,156,250	68	30	\$41,250	30	\$76,230	8	\$94,298	Very Low	16
\$42,500-\$44,999		\$43,750	150	\$6,562,500	82	36	\$43,750	36	\$80,850	10	\$100,013	\$42,500	17
\$45,000-\$47,499		\$46,250	150	\$6,937,500	82	36	\$46,250	36	\$85,470	10	\$105,728	\$45,000	18
\$47,500-\$49,999		\$48,750	150	\$7,312,500	82	36	\$48,750	36	\$90,090	10	\$111,443	\$47,500	19
\$50,000-\$51,200		\$50,600	125	\$6,325,000	68	30	\$50,600	30	\$93,509	8	\$115,672	\$50,000	20
\$52,200-\$52,499		\$51,833	100	\$5,183,300	66	27	\$51,833	27	\$95,787	8	\$118,490	\$52,200	21
\$52,500-\$54,999		\$53,750	80	\$4,300,000	53	22	\$53,750	22	\$99,330	9	\$122,873	\$52,500	22
Moderate Income	\$55,000-\$57,499	\$56,250	60	\$3,375,000	40	16	\$56,250	16	\$103,950	8	\$128,588	\$55,000	23
	\$57,500-\$59,999	\$58,750	50	\$2,937,500	33	14	\$58,750	14	\$108,570	5	\$134,303	\$57,500	24
	\$60,000-\$62,499	\$61,250	45	\$2,756,250	30	12	\$61,250	12	\$113,190	6	\$140,018	\$60,000	25
	\$62,500-\$64,999	\$63,750	40	\$2,550,000	26	11	\$63,750	11	\$117,810	4	\$145,733	\$62,500	26
	\$65,000-\$67,499	\$66,250	35	\$2,318,750	23	10	\$66,250	10	\$122,430	3	\$151,448	\$65,000	27
	\$67,500-\$69,999	\$68,750	30	\$2,062,500	20	8	\$68,750	8	\$127,050	4	\$157,163	\$67,500	28
	\$70,000-\$72,499	\$71,250	25	\$1,781,250	16	6	\$71,250	6	\$131,670	4	\$162,878	\$70,000	29
	\$72,500-\$74,999	\$73,750	17	\$1,253,750	11	5	\$73,750	5	\$136,290	1	\$168,593	\$72,500	30
	\$75,000-\$76,800	\$75,900	15	\$1,138,500	10	4	\$75,900	4	\$140,263	2	\$173,507	\$75,000	31
	Middle Income/Over	\$70,080 and over	\$250,000	200	\$50,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$76,581
(A) Total employees and wages of this model			1,995	\$129,745,743								\$50,600	33
(B) Total wages of 1,995 employees @ \$74,594 ***				\$148,814,048								Low	262

Headship rates for Broward County

Very Low	Low	Moderate	Middle/Over	Median Incc	Average Employee Income:
41.7%	54.6%	65.9%	77.7%	\$64,000	\$74,594 ****

Single/2-worker/3+Worker

Very Low	Low	Moderate
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%

Additional Income

1.848%/2.266%

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 1,995 employees based on 4 employees/1,000 s.f. for 498,836 square feet

*** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 4th Quarter 2007 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
517	998	\$57,660	\$57,544,680
518	997	\$91,544	\$91,269,368
	<u>1,995</u>		<u>\$148,814,048</u>

Weighted Average: \$148,814,048/1,995 = \$74,594

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.8
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/CONSTRUCTION
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		2 Worker HHs		3+ Worker HHs		Housing Demand		
					Single Worker HHs	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	2	\$28,246	1	1	\$14,123	0	\$26,099	0	\$32,285	\$14,123	1
	\$14,124-\$14,999	\$14,561	3	\$43,683	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	6	\$97,500	3	2	\$16,250	1	\$30,030	0	\$37,148	\$16,250	2
	\$17,500-\$19,999	\$18,750	9	\$168,750	4	2	\$18,750	1	\$34,650	1	\$42,863	\$18,750	2
	\$20,000-\$22,499	\$21,250	12	\$255,000	5	3	\$21,250	2	\$39,270	0	\$48,578	\$21,250	3
	\$22,500-\$24,999	\$23,750	15	\$356,250	6	3	\$23,750	2	\$43,890	1	\$54,293	\$23,750	3
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,250	0
	\$27,500-\$29,999	\$28,750	25	\$718,750	10	6	\$28,750	4	\$53,130	0	\$65,723	\$28,750	5
	\$30,000-\$32,000	\$31,000	25	\$775,000	10	6	\$31,000	4	\$57,288	0	\$70,866	\$31,000	0
	Low Income	\$32,001-\$34,999	\$33,500	25	\$837,500	14	6	\$33,500	6	\$61,908	2	\$76,581	\$33,500
\$35,000-\$37,499		\$36,250	25	\$906,250	14	6	\$36,250	6	\$66,990	2	\$82,868	\$36,250	1
\$37,500-\$39,999		\$38,750	25	\$968,750	14	6	\$38,750	6	\$71,610	2	\$88,583	\$38,750	6
\$40,000-\$42,499		\$41,250	30	\$1,237,500	16	6	\$41,250	6	\$76,230	4	\$94,298	Very Low	30
\$42,500-\$44,999		\$43,750	30	\$1,312,500	16	6	\$43,750	6	\$80,850	4	\$100,013	\$32,285	0
\$45,000-\$47,499		\$46,250	30	\$1,387,500	16	6	\$46,250	6	\$85,470	4	\$105,728	\$33,286	0
\$47,500-\$49,999		\$48,750	30	\$1,462,500	16	6	\$48,750	6	\$90,090	4	\$111,443	\$33,500	6
\$50,000-\$51,200		\$50,600	25	\$1,265,000	14	6	\$50,600	6	\$93,509	2	\$115,672	\$34,650	1
\$52,200-\$52,499		\$51,833	25	\$1,295,825	16	6	\$51,833	6	\$95,787	4	\$118,490	\$36,250	6
\$52,500-\$54,999		\$53,750	25	\$1,343,750	16	6	\$53,750	6	\$99,330	4	\$122,873	\$37,148	0
Moderate Income	\$55,000-\$57,499	\$56,250	25	\$1,406,250	16	6	\$56,250	6	\$103,950	4	\$128,588	\$38,750	6
	\$57,500-\$59,999	\$58,750	25	\$1,468,750	16	6	\$58,750	6	\$108,570	4	\$134,303	\$39,270	2
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	5	\$61,250	5	\$113,190	3	\$140,018	\$41,250	6
	\$62,500-\$64,999	\$63,750	15	\$956,250	10	4	\$63,750	4	\$117,810	2	\$145,733	\$42,863	1
	\$65,000-\$67,499	\$66,250	12	\$795,000	8	3	\$66,250	3	\$122,430	2	\$151,448	\$43,750	6
	\$67,500-\$69,999	\$68,750	9	\$618,750	6	2	\$68,750	2	\$127,050	2	\$157,163	\$43,890	2
	\$70,000-\$72,499	\$71,250	6	\$427,500	4	2	\$71,250	2	\$131,670	0	\$162,878	\$46,250	6
	\$72,500-\$74,999	\$73,750	3	\$221,250	2	1	\$73,750	1	\$136,290	0	\$168,593	\$48,510	3
	\$75,000-\$76,800	\$75,900	2	\$151,800	1	1	\$75,900	0	\$140,263	0	\$173,507	\$48,578	0
	Middle Income/Over	\$70,080 and over	\$200,000	30	\$6,000,000	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	6
(A) Total employees and wages of this model			534	\$28,255,804							\$50,600	6	
(B) Total wages of 534 employees @ \$65,368 ***				\$34,906,512							Low	57	
Headship rates for Broward County											\$51,833	6	
Very Low											\$53,130	4	
Low											\$53,750	6	
Moderate											\$54,293	1	
Middle/Over											\$56,250	6	
Median Incc \$64,000											\$57,288	4	
41.7%											\$58,750	6	
54.6%											\$60,008	0	
65.9%											\$61,250	5	
77.7%											\$61,908	6	
Average Employee Income: \$65,368 ****											\$63,750	5	
Single/2-worker/3+Worker											\$65,723	0	
Very Low											\$66,250	4	
Low											\$66,990	6	
Moderate											\$68,750	2	
55.6%/37.2%/7.2%											\$70,866	0	
43.4%/43.4%/13.2%											\$71,250	2	
41.6%/41.6%/16.8%											\$71,610	6	
Additional Income											\$73,750	1	
1.848%/2.286%											\$75,900	1	
											\$76,230	6	
											\$76,581	2	
											Moderate	79	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 534 employees based on 4 employees/1,000 s.f. for 133,384 square feet
 *** Based on NAICS code 236 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.9
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/COMPUTER MANUFACTURING
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand	
					Income	Income	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	2	\$28,246	1	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0	
	\$14,124-\$14,999	\$14,561	3	\$43,683	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1	
	\$15,000-\$17,499	\$16,250	6	\$97,500	3	2	\$16,250	1	\$30,030	0	\$37,148	\$16,250	2	
	\$17,500-\$19,999	\$18,750	9	\$168,750	4	2	\$18,750	1	\$34,650	1	\$42,863	\$18,750	2	
	\$20,000-\$22,499	\$21,250	12	\$255,000	5	3	\$21,250	2	\$39,270	0	\$48,578	\$21,250	3	
	\$22,500-\$24,999	\$23,750	15	\$356,250	6	3	\$23,750	2	\$43,890	1	\$54,293	\$23,750	3	
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,250	0	
	\$27,500-\$29,999	\$28,750	20	\$575,000	8	5	\$28,750	3	\$53,130	0	\$65,723	\$28,750	0	
	\$30,000-\$32,000	\$31,000	20	\$620,000	8	5	\$31,000	3	\$57,288	0	\$70,866	\$31,000	0	
	Low Income	\$32,001-\$34,999	\$33,500	20	\$670,000	11	5	\$33,500	5	\$61,908	3	\$76,581	\$33,500	1
\$35,000-\$37,499		\$36,250	25	\$906,250	14	6	\$36,250	6	\$66,990	2	\$82,868	\$36,250	5	
\$37,500-\$39,999		\$38,750	25	\$968,750	14	6	\$38,750	6	\$71,610	2	\$88,583	\$38,750	1	
\$40,000-\$42,499		\$41,250	25	\$1,031,250	14	6	\$41,250	6	\$76,230	2	\$94,298	\$41,250	5	
\$42,500-\$44,999		\$43,750	25	\$1,093,750	14	6	\$43,750	6	\$80,850	2	\$100,013	Very Low	27	
\$45,000-\$47,499		\$46,250	25	\$1,156,250	14	6	\$46,250	6	\$85,470	2	\$105,728	\$46,250	0	
\$47,500-\$49,999		\$48,750	25	\$1,218,750	14	6	\$48,750	6	\$90,900	2	\$111,443	\$48,750	0	
\$50,000-\$51,200		\$50,600	25	\$1,265,000	14	6	\$50,600	6	\$93,509	2	\$115,672	\$50,600	5	
\$52,200-\$52,499		\$51,833	25	\$1,295,825	16	6	\$51,833	6	\$95,787	4	\$118,490	\$51,833	1	
\$52,500-\$54,999		\$53,750	20	\$1,075,000	13	5	\$53,750	5	\$99,330	3	\$122,873	\$53,750	6	
Moderate Income	\$55,000-\$57,499	\$56,250	20	\$1,125,000	13	5	\$56,250	5	\$103,950	3	\$128,588	\$56,250	0	
	\$57,500-\$59,999	\$58,750	20	\$1,175,000	13	5	\$58,750	5	\$108,570	3	\$134,303	\$58,750	6	
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	5	\$61,250	5	\$113,190	3	\$140,018	\$61,250	2	
	\$62,500-\$64,999	\$63,750	15	\$956,250	10	4	\$63,750	4	\$117,810	2	\$145,733	\$63,750	6	
	\$65,000-\$67,499	\$66,250	12	\$795,000	8	3	\$66,250	3	\$122,430	2	\$151,448	\$66,250	1	
	\$67,500-\$69,999	\$68,750	9	\$618,750	6	2	\$68,750	2	\$127,050	2	\$157,163	\$68,750	6	
	\$70,000-\$72,499	\$71,250	6	\$427,500	4	2	\$71,250	2	\$131,670	0	\$162,878	\$71,250	2	
	\$72,500-\$74,999	\$73,750	3	\$221,250	2	1	\$73,750	1	\$136,290	0	\$168,593	\$73,750	6	
	\$75,000-\$76,800	\$75,900	1	\$75,900	1	0	\$75,900	0	\$140,263	0	\$173,507	\$75,900	3	
	Middle Income/Over	\$70,080 and over	\$300,000	80	\$24,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	0
(A) Total employees and wages of this model			533	\$43,969,904								\$50,600	6	
(B) Total wages of 533 employees @ \$98,332***				\$52,509,288								Low	54	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$51,833	6	
41.7%	54.6%	65.9%	77.7%									\$53,130	3	
												\$53,750	5	
												\$54,293	1	
												\$56,250	5	
												\$57,288	3	
												\$58,750	5	
												\$60,008	0	
												\$61,250	5	
												\$61,908	5	
												\$63,750	5	
												\$65,723	0	
												\$66,250	4	
												\$66,990	6	
												\$68,750	2	
												\$70,866	0	
												\$71,250	2	
												\$71,610	6	
												\$73,750	1	
												\$75,900	0	
												\$76,230	6	
												\$76,581	3	
												Moderate	73	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 533 employees based on 4 employees/1,000 s.f. for 133,383 square feet
 *** Based on NAICS code 334 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.10
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 OFFICE/TRANSPORTATION MANUFACTURING
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		2 Worker HHs		3+ Worker HHs		Housing Demand		
					Single Worker HHs	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	2	\$28,246	1	1	\$14,123	0	\$26,099	0	\$32,285	\$14,123	1
	\$14,124-\$14,999	\$14,561	3	\$43,683	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	6	\$97,500	3	2	\$16,250	1	\$30,030	0	\$37,148	\$16,250	2
	\$17,500-\$19,999	\$18,750	9	\$168,750	4	2	\$18,750	1	\$34,650	1	\$42,863	\$18,750	2
	\$20,000-\$22,499	\$21,250	12	\$255,000	5	3	\$21,250	2	\$39,270	0	\$48,578	\$21,250	3
	\$22,500-\$24,999	\$23,750	15	\$356,250	6	3	\$23,750	2	\$43,890	1	\$54,293	\$23,750	3
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,099	0
	\$27,500-\$29,999	\$28,750	25	\$718,750	10	6	\$28,750	4	\$53,130	0	\$65,723	\$26,250	5
	\$30,000-\$32,000	\$31,000	25	\$775,000	10	6	\$31,000	4	\$57,288	0	\$70,866	\$26,909	0
	Low Income	\$32,001-\$34,999	\$33,500	25	\$837,500	14	6	\$33,500	6	\$61,908	2	\$76,581	\$28,750
\$35,000-\$37,499		\$36,250	25	\$906,250	14	6	\$36,250	6	\$66,990	2	\$82,868	\$30,030	1
\$37,500-\$39,999		\$38,750	25	\$968,750	14	6	\$38,750	6	\$71,610	2	\$88,583	\$31,000	6
\$40,000-\$42,499		\$41,250	30	\$1,237,500	16	6	\$41,250	6	\$76,230	4	\$94,298	Very Low	30
\$42,500-\$44,999		\$43,750	30	\$1,312,500	16	6	\$43,750	6	\$80,850	4	\$100,013	\$32,285	0
\$45,000-\$47,499		\$46,250	30	\$1,387,500	16	6	\$46,250	6	\$85,470	4	\$105,728	\$33,286	0
\$47,500-\$49,999		\$48,750	30	\$1,462,500	16	6	\$48,750	6	\$90,090	4	\$111,443	\$33,500	6
\$50,000-\$51,200		\$50,600	25	\$1,265,000	14	6	\$50,600	6	\$93,509	2	\$115,672	\$34,650	1
\$52,200-\$52,499		\$51,833	25	\$1,295,825	16	6	\$51,833	6	\$95,787	4	\$118,490	\$36,250	6
\$52,500-\$54,999		\$53,750	25	\$1,343,750	16	6	\$53,750	6	\$99,330	4	\$122,873	\$37,148	0
Moderate Income	\$55,000-\$57,499	\$56,250	25	\$1,406,250	16	6	\$56,250	6	\$103,950	4	\$128,588	\$38,750	6
	\$57,500-\$59,999	\$58,750	25	\$1,468,750	16	6	\$58,750	6	\$108,570	4	\$134,303	\$39,270	2
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	5	\$61,250	5	\$113,190	3	\$140,018	\$41,250	6
	\$62,500-\$64,999	\$63,750	15	\$956,250	10	4	\$63,750	4	\$117,810	2	\$145,733	\$42,863	1
	\$65,000-\$67,499	\$66,250	12	\$795,000	8	3	\$66,250	3	\$122,430	2	\$151,448	\$43,750	6
	\$67,500-\$69,999	\$68,750	9	\$618,750	6	2	\$68,750	2	\$127,050	2	\$157,163	\$43,890	2
	\$70,000-\$72,499	\$71,250	6	\$427,500	4	2	\$71,250	2	\$131,670	0	\$162,878	\$46,250	6
	\$72,500-\$74,999	\$73,750	2	\$147,500	1	1	\$73,750	0	\$136,290	0	\$168,593	\$48,510	3
	\$75,000-\$76,800	\$75,900	2	\$151,800	1	1	\$75,900	0	\$140,263	0	\$173,507	\$48,578	0
	Middle Income/Over	\$70,080 and over	\$150,000	30	\$4,500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750
(A) Total employees and wages of this model			533	\$26,682,054								\$50,600	6
(B) Total wages of 533 employees @ \$59,168 ***				\$31,536,544								Low	57
Headship rates for Broward County													
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$53,130	4
41.7%	54.6%	65.9%	77.7%									\$53,750	6
Average Employee Income: \$59,168 ****													
Single/2-worker/3+Worker													
Very Low	Low	Moderate										\$54,293	1
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$56,250	6
Additional Income													
1.848%/2.286%												\$57,288	4
												\$58,750	6
												\$60,008	0
												\$61,250	5
												\$61,908	6
												\$63,750	5
												\$65,723	0
												\$66,250	4
												\$66,990	6
												\$68,750	2
												\$70,866	0
												\$71,250	2
												\$71,610	6
												\$73,750	1
												\$75,900	1
												\$76,230	6
												\$76,581	2
												Moderate	79

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A. 11
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 HOTEL
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads	Single	2		3+		Housing Demand		
					of HHs	Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	Income
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	2	\$29,122	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	3	\$48,750	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1
	\$17,500-\$19,999	\$18,750	4	\$75,000	2	1	\$18,750	1	\$34,650	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	5	\$106,250	2	1	\$21,250	1	\$39,270	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	6	\$142,500	3	2	\$23,750	1	\$43,890	0	\$54,293	\$23,750	2
	\$25,000-\$27,499	\$26,250	7	\$183,750	3	2	\$26,250	1	\$48,510	0	\$60,008	\$26,250	0
	\$27,500-\$29,999	\$28,750	12	\$345,000	5	3	\$28,750	2	\$53,130	0	\$65,723	\$28,750	2
	\$30,000-\$32,000	\$31,000	15	\$465,000	6	3	\$31,000	2	\$57,288	1	\$70,866	\$26,909	0
	\$32,001-\$34,999	\$33,500	15	\$502,500	8	3	\$33,500	3	\$61,908	2	\$76,581	\$28,750	3
Low Income	\$35,000-\$37,499	\$36,250	15	\$543,750	8	3	\$36,250	3	\$66,990	2	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	20	\$775,000	11	5	\$38,750	5	\$71,610	1	\$88,583	\$31,000	3
	\$40,000-\$42,499	\$41,250	20	\$825,000	11	5	\$41,250	5	\$76,230	1	\$94,298	Very Low	14
	\$42,500-\$44,999	\$43,750	20	\$875,000	11	5	\$43,750	5	\$80,850	1	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	20	\$925,000	11	5	\$46,250	5	\$85,470	1	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	20	\$975,000	11	5	\$48,750	5	\$90,090	1	\$111,443	\$33,500	3
	\$50,000-\$51,200	\$50,600	20	\$1,012,000	11	5	\$50,600	5	\$93,509	1	\$115,672	\$34,650	1
	\$52,200-\$52,499	\$51,833	15	\$777,495	10	4	\$51,833	4	\$95,787	2	\$118,490	\$36,250	3
	\$52,500-\$54,999	\$53,750	15	\$806,250	10	4	\$53,750	4	\$99,330	2	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	15	\$843,750	10	4	\$56,250	4	\$103,950	2	\$128,588	\$38,750	5
Moderate Income	\$57,500-\$59,999	\$58,750	12	\$705,000	8	3	\$58,750	3	\$108,570	2	\$134,303	\$39,270	1
	\$60,000-\$62,499	\$61,250	7	\$428,750	5	2	\$61,250	2	\$113,190	1	\$140,018	\$41,250	5
	\$62,500-\$64,999	\$63,750	6	\$382,500	4	2	\$63,750	2	\$117,810	0	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	5	\$331,250	3	1	\$66,250	1	\$122,430	1	\$151,448	\$43,750	5
	\$67,500-\$69,999	\$68,750	4	\$275,000	3	1	\$68,750	1	\$127,050	1	\$157,163	\$43,890	1
	\$70,000-\$72,499	\$71,250	3	\$213,750	2	1	\$71,250	1	\$131,670	0	\$162,878	\$46,250	5
	\$72,500-\$74,999	\$73,750	2	\$147,500	1	1	\$73,750	0	\$136,290	0	\$168,593	\$48,510	1
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0
	\$70,080 and over	\$125,000	3	\$375,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	5
	(A) Total employees and wages of this model			293	\$13,204,890								\$50,600
(B) Total wages of 293 employees @ \$26,096 ***				\$7,646,128								Low	38
Headship rates for Broward County											\$51,833	4	
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000						\$53,130	2	
41.7%	54.6%	65.9%	77.7%								\$53,750	4	
Average Employee Income:											\$26,096 ****		
Single/2-worker/3+Worker											\$54,293	0	
Very Low	Low	Moderate									\$56,250	4	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%									\$57,288	2	
Additional Income											\$58,750	3	
1.848%/2.286%											\$60,008	0	
* Households											\$61,250	2	
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year											\$61,908	3	
*** 293 employees based on 0.75 employees/room for 250 rooms and 0.35 employees/room for 300 rooms											\$63,750	2	
*** Based on NAICS code 721 from 4th Quarter 2007 ES-202 report.											\$65,723	0	
											\$66,250	2	
											\$66,990	3	
											\$67,500	1	
											\$70,866	1	
											\$71,250	1	
											\$71,610	5	
											\$73,750	1	
											\$75,900	0	
											\$76,230	5	
											\$76,581	2	
											Moderate	49	

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.12
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/FURNITURE & HOME FURNISHINGS
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand	
					Income	Income	Income	Income	Income	Income	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561	0
	\$15,000-\$17,499	\$16,250	2	\$32,500	1	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1
	\$17,500-\$19,999	\$18,750	2	\$37,500	1	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	3	\$63,750	1	1	1	\$21,250	0	\$39,270	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	4	\$95,000	2	1	1	\$23,750	1	\$43,890	0	\$54,293	\$23,750	1
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	1	\$26,250	1	\$48,510	0	\$60,008	\$26,099	0
	\$27,500-\$29,999	\$28,750	6	\$172,500	3	2	2	\$28,750	1	\$53,130	0	\$65,723	\$26,250	1
	\$30,000-\$32,000	\$31,000	7	\$217,000	3	2	2	\$31,000	1	\$57,288	0	\$70,866	\$26,909	0
Low Income	\$32,001-\$34,999	\$33,500	8	\$268,000	4	2	2	\$33,500	2	\$61,908	0	\$76,581	\$28,750	2
	\$35,000-\$37,499	\$36,250	10	\$362,500	5	2	2	\$36,250	2	\$66,990	1	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	15	\$581,250	8	4	4	\$38,750	4	\$71,610	2	\$88,583	\$31,000	2
	\$40,000-\$42,499	\$41,250	15	\$618,750	8	4	4	\$41,250	4	\$76,230	2	\$94,298	Very Low	9
	\$42,500-\$44,999	\$43,750	20	\$875,000	11	5	5	\$43,750	5	\$80,850	1	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	20	\$925,000	11	5	5	\$46,250	5	\$85,470	1	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	15	\$731,250	8	3	3	\$48,750	3	\$90,090	2	\$111,443	\$33,500	2
Moderate Income	\$50,000-\$51,200	\$50,600	15	\$759,000	8	3	3	\$50,600	3	\$93,509	2	\$115,672	\$34,650	0
	\$52,200-\$52,499	\$51,833	10	\$518,330	7	3	3	\$51,833	3	\$95,787	1	\$118,490	\$36,250	2
	\$52,500-\$54,999	\$53,750	8	\$430,000	5	2	2	\$53,750	2	\$99,330	1	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	7	\$393,750	5	2	2	\$56,250	2	\$103,950	1	\$128,588	\$38,750	4
	\$57,500-\$59,999	\$58,750	6	\$352,500	4	2	2	\$58,750	2	\$108,570	0	\$134,303	\$39,270	0
	\$60,000-\$62,499	\$61,250	5	\$306,250	3	1	1	\$61,250	1	\$113,190	1	\$140,018	\$41,250	4
	\$62,500-\$64,999	\$63,750	4	\$255,000	3	1	1	\$63,750	1	\$117,810	1	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	3	\$198,750	2	1	1	\$66,250	1	\$122,430	0	\$151,448	\$43,750	5
	\$67,500-\$69,999	\$68,750	2	\$137,500	1	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	1	1	\$71,250	0	\$131,670	0	\$162,878	\$46,250	5
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	0	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	1
	\$75,000-\$76,800	\$75,900	1	\$75,900	1	0	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0
Middle Income/Over	\$70,080 and over	\$100,000	2	\$200,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	3
(A) Total employees and wages of this model			200	\$8,983,164									\$50,600	3
(B) Total wages of 200 employees @ \$33,460 ***				\$6,692,000									Low	30
Headship rates for Broward County													\$51,833	3
Very Low	Low	Moderate		Middle/Over			Median Incc	\$64,000					\$53,130	1
41.7%	54.6%	65.9%		77.7%									\$53,750	2
													\$54,293	0
													\$56,250	2
													\$57,288	1
													\$58,750	2
Single/2-worker/3+Worker													\$60,008	0
Very Low	Low	Moderate											\$61,250	1
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											\$61,908	2
													\$63,750	1
													\$65,723	0
Additional Income													\$66,250	1
1.848%/2.286%													\$66,990	2
													\$68,750	1
													\$70,866	0
													\$71,250	1
													\$71,610	4
													\$73,750	0
													\$75,900	0
													\$76,230	4
													\$76,581	0
													Moderate	28

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 200 employees based on 50,000 square feet at 1.5 workers/1000 square feet and 50,000 square feet at 2.5 workers/1000 square feet.

*** Based on NAICS code 442 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.13
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/ELECTRONICS & APPLIANCES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs	Single Worker HHs	2 Worker		3+ Worker		Housing Demand	
							HHs	Income	HHs	Income	Income	HH's
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	\$16,250	1	\$30,030	0	\$37,148	\$16,250
	\$17,500-\$19,999	\$18,750	1	\$18,750	0	0	\$18,750	0	\$34,650	0	\$42,863	\$18,750
	\$20,000-\$22,499	\$21,250	2	\$42,500	1	1	\$21,250	0	\$39,270	0	\$48,578	\$21,250
	\$22,500-\$24,999	\$23,750	3	\$71,250	1	1	\$23,750	0	\$43,890	0	\$54,293	\$23,750
	\$25,000-\$27,499	\$26,250	4	\$105,000	2	1	\$26,250	1	\$48,510	0	\$60,008	\$26,099
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	\$28,750	1	\$53,130	0	\$65,723	\$26,250
	\$30,000-\$32,000	\$31,000	6	\$186,000	3	2	\$31,000	1	\$57,288	0	\$70,866	\$26,909
	\$32,001-\$34,999	\$33,500	7	\$234,500	4	2	\$33,500	2	\$61,908	0	\$76,581	\$28,750
Low Income	\$35,000-\$37,499	\$36,250	7	\$253,750	4	2	\$36,250	2	\$66,990	0	\$82,868	\$30,030
	\$37,500-\$39,999	\$38,750	7	\$271,250	4	2	\$38,750	2	\$71,610	0	\$88,583	\$31,000
	\$40,000-\$42,499	\$41,250	7	\$288,750	4	2	\$41,250	2	\$76,230	0	\$94,298	Very Low
	\$42,500-\$44,999	\$43,750	7	\$306,250	4	2	\$43,750	2	\$80,850	0	\$100,013	\$32,285
	\$45,000-\$47,499	\$46,250	7	\$323,750	4	2	\$46,250	2	\$85,470	0	\$105,728	\$33,286
	\$47,500-\$49,999	\$48,750	7	\$341,250	4	2	\$48,750	2	\$90,090	0	\$111,443	\$33,500
	\$50,000-\$51,200	\$50,600	7	\$354,200	4	2	\$50,600	2	\$93,509	0	\$115,672	\$34,650
	\$52,200-\$52,499	\$51,833	7	\$362,831	5	2	\$51,833	2	\$95,787	1	\$118,490	\$36,250
	\$52,500-\$54,999	\$53,750	7	\$376,250	5	2	\$53,750	2	\$99,330	1	\$122,873	\$37,148
	\$55,000-\$57,499	\$56,250	6	\$337,500	4	2	\$56,250	2	\$103,950	0	\$128,588	\$38,750
Moderate Income	\$57,500-\$59,999	\$58,750	5	\$293,750	3	1	\$58,750	1	\$108,570	1	\$134,303	\$39,270
	\$60,000-\$62,499	\$61,250	4	\$245,000	3	1	\$61,250	1	\$113,190	1	\$140,018	\$41,250
	\$62,500-\$64,999	\$63,750	3	\$191,250	2	1	\$63,750	1	\$117,810	0	\$145,733	\$42,863
	\$65,000-\$67,499	\$66,250	2	\$132,500	1	1	\$66,250	0	\$122,430	0	\$151,448	\$43,750
	\$67,500-\$69,999	\$68,750	1	\$68,750	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890
	\$70,000-\$72,499	\$71,250	1	\$71,250	1	1	\$71,250	0	\$131,670	0	\$162,878	\$46,250
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578
	\$70,080 and over	\$100,000	2	\$200,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750
	(A) Total employees and wages of this model			120	\$5,414,615							
(B) Total wages of 120 employees @ \$43,232 ***				\$5,187,840								Low
Headship rates for Broward County												\$51,833
Very Low	Low	Moderate		Middle/Over		Median Incc	\$64,000					\$53,130
41.7%	54.6%	65.9%		77.7%								\$53,750
						Average Employee Income:	\$43,232 ****					\$54,293
												\$56,250
												\$57,288
Single/2-worker/3+Worker												\$58,750
Very Low	Low	Moderate										\$60,008
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$61,250
												\$61,908
												\$63,750
Additional Income												\$65,723
1.848%/2.288%												\$66,250
												\$66,990
												\$68,750
												\$70,866
												\$71,250
												\$71,610
												\$73,750
												\$75,900
												\$76,230
												\$76,581
												Moderate
												22

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 120 employees based on 30,000 with 1.5 employees/1,000 square feet and 30,000 square feet at 2.5 employees/1,000 square feet
 **** Based on NAICS code 443 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.14
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
RETAIL/FOOD & BEVERAGE
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs	Single Worker HHs	Income	2 Worker HHs	Income	3+ Worker HHs	Income	Housing Demand Income	HH's
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	2	\$29,122	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	2	\$32,500	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1
	\$17,500-\$19,999	\$18,750	3	\$56,250	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	4	\$85,000	2	1	\$21,250	1	\$39,270	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	5	\$118,750	2	1	\$23,750	1	\$43,890	0	\$54,293	\$23,750	1
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	\$26,250	1	\$48,510	0	\$60,008	\$26,099	0
	\$27,500-\$29,999	\$28,750	6	\$172,500	3	2	\$28,750	1	\$53,130	0	\$65,723	\$26,250	1
	\$30,000-\$32,000	\$31,000	8	\$248,000	3	2	\$31,000	1	\$57,288	0	\$70,866	\$26,909	0
	\$32,001-\$34,999	\$33,500	10	\$335,000	5	2	\$33,500	2	\$61,908	1	\$76,581	\$28,750	2
Low Income	\$35,000-\$37,499	\$36,250	10	\$362,500	5	2	\$36,250	2	\$66,990	1	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	10	\$387,500	5	2	\$38,750	2	\$71,610	1	\$88,583	\$31,000	2
	\$40,000-\$42,499	\$41,250	12	\$495,000	7	3	\$41,250	3	\$76,230	1	\$94,298	Very Low	10
	\$42,500-\$44,999	\$43,750	12	\$525,000	7	3	\$43,750	3	\$80,850	1	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	12	\$555,000	7	3	\$46,250	3	\$85,470	1	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	12	\$585,000	7	3	\$48,750	3	\$90,090	1	\$111,443	\$33,500	2
	\$50,000-\$51,200	\$50,600	10	\$506,000	5	2	\$50,600	2	\$93,509	1	\$115,672	\$34,650	0
	\$52,200-\$52,499	\$51,833	10	\$518,330	7	3	\$51,833	3	\$95,787	1	\$118,490	\$36,250	2
	\$52,500-\$54,999	\$53,750	10	\$537,500	7	3	\$53,750	3	\$99,330	1	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	8	\$450,000	5	2	\$56,250	2	\$103,950	1	\$128,588	\$38,750	2
Moderate Income	\$57,500-\$59,999	\$58,750	7	\$411,250	5	2	\$58,750	2	\$108,570	1	\$134,303	\$39,270	1
	\$60,000-\$62,499	\$61,250	6	\$367,500	4	2	\$61,250	2	\$113,190	0	\$140,018	\$41,250	3
	\$62,500-\$64,999	\$63,750	5	\$318,750	3	1	\$63,750	1	\$117,810	1	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	4	\$265,000	3	1	\$66,250	1	\$122,430	1	\$151,448	\$43,750	3
	\$67,500-\$69,999	\$68,750	3	\$206,250	2	1	\$68,750	1	\$127,050	0	\$157,163	\$43,890	1
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	1	\$71,250	0	\$131,670	0	\$162,878	\$46,250	3
	\$72,500-\$74,999	\$73,750	2	\$147,500	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	1
	\$75,000-\$76,800	\$75,900	1	\$75,900	1	1	\$75,900	0	\$140,263	0	\$173,507	\$48,578	0
	\$76,800 and over	\$100,000	6	\$600,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	3
	(A) Total employees and wages of this model			188	\$8,678,975								\$50,600
(B) Total wages of 188 employees @ \$22,244 ***				\$4,181,872								Low	23
Headship rates for Broward County													
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$53,130	1
41.7%	54.6%	65.9%	77.7%									\$53,750	3
Average Employee Income:												\$22,244	***
Single/2-worker/3+Worker													
Very Low	Low	Moderate										\$54,293	0
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$56,250	2
Additional income													
1.848%/2.286%													
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year													
*** 188 employees based on 45,000 square feet at 1.5 employees/1,000 square feet and 75,000 square feet at 2.5 employees/1,000 square feet													
*** Based on NAICS code 445 from 4th Quarter 2007 ES-202 report.													
												\$57,288	1
												\$58,750	2
												\$60,008	0
												\$61,250	2
												\$61,908	2
												\$63,750	2
												\$65,723	0
												\$66,250	1
												\$66,990	2
												\$68,750	1
												\$70,866	0
												\$71,250	1
												\$71,610	2
												\$73,750	0
												\$75,900	1
												\$76,230	3
												\$76,581	1
												Moderate	30

1 Income thresholds (based on area median income)
2 Wages broken down in increments of \$2,500
3 Midpoint of wage ranges
4 Number of employees projected to be in each wage range
5 Total wages of all employees in each wage range
6 Heads of Household by income (taken from employees in Column 4)
7 Single worker households (local percentage, from the Census)
8 Single worker household income (same as midpoint in Column 3)
9 Multi-worker households (local percentage, from the Census)
10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.15
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/HEALTH & PERSONAL CARE
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads	Single	2		3+		Housing Demand		
					of HHs	Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	Income
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561	0
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	\$16,250	0	\$30,030	0	\$37,148	\$16,250	0
	\$17,500-\$19,999	\$18,750	1	\$18,750	0	0	\$18,750	0	\$34,650	0	\$42,863	\$18,750	0
	\$20,000-\$22,499	\$21,250	1	\$21,250	0	0	\$21,250	0	\$39,270	0	\$48,578	\$21,250	0
	\$22,500-\$24,999	\$23,750	1	\$23,750	0	0	\$23,750	0	\$43,890	0	\$54,293	\$23,750	0
	\$25,000-\$27,499	\$26,250	2	\$52,500	1	1	\$26,250	0	\$48,510	0	\$60,008	\$26,250	0
	\$27,500-\$29,999	\$28,750	3	\$86,250	1	1	\$28,750	0	\$53,130	0	\$65,723	\$28,750	1
	\$30,000-\$32,000	\$31,000	4	\$124,000	2	1	\$31,000	1	\$57,288	0	\$70,866	\$26,909	0
Low Income	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	\$33,500	1	\$61,908	1	\$76,581	\$28,750	1
	\$35,000-\$37,499	\$36,250	6	\$217,500	3	1	\$36,250	1	\$66,990	1	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	6	\$232,500	3	1	\$38,750	1	\$71,610	1	\$88,583	\$31,000	1
	\$40,000-\$42,499	\$41,250	6	\$247,500	3	1	\$41,250	1	\$76,230	1	\$94,298	Very Low	3
	\$42,500-\$44,999	\$43,750	6	\$262,500	3	1	\$43,750	1	\$80,650	1	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	6	\$277,500	3	1	\$46,250	1	\$85,470	1	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	6	\$292,500	3	1	\$48,750	1	\$90,090	1	\$111,443	\$33,500	1
	\$50,000-\$51,200	\$50,600	6	\$303,600	3	1	\$50,600	1	\$93,509	1	\$115,672	\$34,650	0
Moderate Income	\$52,000-\$52,499	\$51,833	6	\$310,998	4	2	\$51,833	2	\$95,787	0	\$118,490	\$36,250	1
	\$52,500-\$54,999	\$53,750	5	\$268,750	3	1	\$53,750	1	\$99,330	1	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	4	\$225,000	3	1	\$56,250	1	\$103,950	1	\$128,588	\$38,750	1
	\$57,500-\$59,999	\$58,750	3	\$176,250	2	1	\$58,750	1	\$108,570	0	\$134,303	\$39,270	0
	\$60,000-\$62,499	\$61,250	2	\$122,500	1	1	\$61,250	0	\$113,190	0	\$140,018	\$41,250	1
	\$62,500-\$64,999	\$63,750	1	\$63,750	1	1	\$63,750	0	\$117,810	0	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	1	\$66,250	1	1	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1
	\$67,500-\$69,999	\$68,750	1	\$68,750	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890	0
	\$70,000-\$72,499	\$71,250	1	\$71,250	1	0	\$71,250	1	\$131,670	0	\$162,878	\$46,250	1
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	0
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0
Middle Income/Over	\$70,080 and over	\$80,000	2	\$160,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
(A) Total employees and wages of this model			90	\$4,055,682								\$50,600	1
(B) Total wages of 90 employees @ \$31,244 ***				\$2,811,960								Low	8
Headship rates for Broward County												\$53,130	0
Very Low	Low	Moderate		Middle/Over		Median Incc	\$64,000					\$53,750	1
41.7%	54.6%	65.9%		77.7%		Average Employee Income:	\$31,244	***				\$54,293	0
												\$56,250	1
												\$57,288	1
Single/2-worker/3+Worker												\$58,750	1
Very Low	Low	Moderate										\$60,000	0
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$61,250	1
												\$61,908	1
												\$63,750	1
												\$65,723	0
												\$66,250	1
												\$66,990	1
												\$68,750	1
												\$70,866	0
												\$71,250	0
												\$71,610	1
												\$73,750	0
												\$75,900	0
												\$76,230	1
												\$76,581	1
												Moderate	15

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 90 employees based on 60,000 square feet at 1.5 employees/1,000 square feet
 *** Based on NAICS code 446 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.16
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/CLOTHING & ACCESSORIES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		2 Worker HHs		3+ Worker HHs		Housing Demand			
					Single Worker HHs	Income	Income	Income	Income	Income	HH's			
Very Low Income	Minimum Wage*	\$14,123	6	\$84,738	3	2	\$14,123	1	\$26,099	0	\$32,285	\$14,123	2	
	\$14,124-\$14,999	\$14,561	6	\$87,366	3	2	\$14,561	1	\$26,909	0	\$33,286	\$14,561	2	
	\$15,000-\$17,499	\$16,250	6	\$97,500	3	2	\$16,250	1	\$30,030	0	\$37,148	\$16,250	2	
	\$17,500-\$19,999	\$18,750	6	\$112,500	3	2	\$18,750	1	\$34,650	0	\$42,863	\$18,750	2	
	\$20,000-\$22,499	\$21,250	6	\$127,500	3	2	\$21,250	1	\$39,270	0	\$48,578	\$21,250	2	
	\$22,500-\$24,999	\$23,750	6	\$142,500	3	2	\$23,750	1	\$43,890	0	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	6	\$157,500	3	2	\$26,250	1	\$48,510	0	\$60,008	\$26,250	1	
	\$27,500-\$29,999	\$28,750	6	\$172,500	3	2	\$28,750	1	\$53,130	0	\$65,723	\$28,750	2	
	\$30,000-\$32,000	\$31,000	6	\$186,000	3	2	\$31,000	1	\$57,288	0	\$70,866	\$30,000	1	
	\$32,001-\$34,999	\$33,500	8	\$268,000	4	2	\$33,500	2	\$61,908	0	\$76,581	\$32,000	1	
Low Income	\$35,000-\$37,499	\$36,250	9	\$326,250	5	2	\$36,250	2	\$66,990	1	\$82,868	\$33,030	2	
	\$37,500-\$39,999	\$38,750	12	\$465,000	7	3	\$38,750	3	\$71,610	1	\$88,583	\$31,000	2	
	\$40,000-\$42,499	\$41,250	15	\$618,750	8	3	\$41,250	3	\$76,230	2	\$94,298	Very Low	21	
	\$42,500-\$44,999	\$43,750	15	\$656,250	8	3	\$43,750	3	\$80,850	2	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	15	\$693,750	8	3	\$46,250	3	\$85,470	2	\$105,728	\$33,286	0	
	\$47,500-\$49,999	\$48,750	15	\$731,250	8	3	\$48,750	3	\$90,090	2	\$111,443	\$33,500	2	
	\$50,000-\$51,200	\$50,600	15	\$759,000	8	3	\$50,600	3	\$93,509	2	\$115,672	\$34,650	1	
	\$52,200-\$52,499	\$51,833	12	\$621,996	8	3	\$51,833	3	\$95,787	2	\$118,490	\$36,250	2	
	\$52,500-\$54,999	\$53,750	8	\$430,000	5	2	\$53,750	2	\$99,330	1	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	8	\$450,000	5	2	\$56,250	2	\$103,950	1	\$128,588	\$38,750	3	
Moderate Income	\$57,500-\$59,999	\$58,750	6	\$352,500	4	2	\$58,750	2	\$108,570	0	\$134,303	\$39,270	1	
	\$60,000-\$62,499	\$61,250	6	\$367,500	4	2	\$61,250	2	\$113,190	0	\$140,018	\$41,250	3	
	\$62,500-\$64,999	\$63,750	6	\$382,500	4	2	\$63,750	2	\$117,810	0	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	6	\$397,500	4	2	\$66,250	2	\$122,430	0	\$151,448	\$43,750	3	
	\$67,500-\$69,999	\$68,750	6	\$412,500	4	2	\$68,750	2	\$127,050	0	\$157,163	\$43,890	1	
	\$70,000-\$72,499	\$71,250	6	\$427,500	4	2	\$71,250	2	\$131,670	0	\$162,878	\$46,250	3	
	\$72,500-\$74,999	\$73,750	6	\$442,500	4	2	\$73,750	2	\$136,290	0	\$168,593	\$48,510	1	
	\$75,000-\$76,800	\$75,900	6	\$455,400	4	2	\$75,900	2	\$140,263	0	\$173,507	\$48,578	0	
	Middle Income/Over	\$70,080 and over	\$100,000	6	\$600,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	3
		(A) Total employees and wages of this model		240	\$11,026,250								\$50,600	3
(B) Total wages of 240 employees @ \$18720 ***				\$4,492,800								Low	26	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$51,833	3	
41.7%	54.6%	65.9%	77.7%									\$53,130	1	
				Average Employee Income:	\$18,720	***						\$53,750	2	
												\$54,293	0	
												\$56,250	2	
												\$57,288	1	
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$58,750	2	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$60,008	0	
												\$61,250	2	
												\$61,908	2	
												\$63,750	2	
Additional Income														
1.848%/2.286%												\$65,723	0	
												\$66,250	2	
												\$66,990	2	
												\$68,750	2	
												\$70,866	0	
												\$71,250	2	
												\$71,610	3	
												\$73,750	2	
												\$75,900	2	
												\$76,230	3	
												\$76,581	0	
												Moderate	35	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 240 employees based on 96,000 square feet at 2.5 employees per 1,000 square feet
 *** Based on NAICS code 448 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.17
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/SPORTING GOODS, HOBBY, ETC.
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Income	2 Worker		3+ Worker		Housing Demand Income	HH's
					Single Worker HHs	Income		Income	Income				
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	2	\$29,122	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	2	\$32,500	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1
	\$17,500-\$19,999	\$18,750	2	\$37,500	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	2	\$42,500	1	1	\$21,250	0	\$39,270	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	3	\$71,250	1	1	\$23,750	0	\$43,890	0	\$54,293	\$23,750	1
	\$25,000-\$27,499	\$26,250	4	\$105,000	2	1	\$26,250	1	\$48,510	0	\$60,008	\$26,099	0
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	\$28,750	1	\$53,130	0	\$65,723	\$26,250	1
	\$30,000-\$32,000	\$31,000	5	\$155,000	2	1	\$31,000	1	\$57,288	0	\$70,866	\$26,909	0
	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	\$33,500	1	\$61,908	1	\$76,581	\$28,750	1
Low Income	\$35,000-\$37,499	\$36,250	5	\$181,250	3	1	\$36,250	1	\$66,990	1	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	6	\$232,500	3	1	\$38,750	1	\$71,610	1	\$88,583	\$31,000	1
	\$40,000-\$42,499	\$41,250	6	\$247,500	3	1	\$41,250	1	\$76,230	1	\$94,298	Very Low	8
	\$42,500-\$44,999	\$43,750	6	\$262,500	3	1	\$43,750	1	\$80,850	1	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	6	\$277,500	3	1	\$46,250	1	\$85,470	1	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	6	\$292,500	3	1	\$48,750	1	\$90,090	1	\$111,443	\$33,500	1
	\$50,000-\$51,200	\$50,600	6	\$303,600	3	1	\$50,600	1	\$93,509	1	\$115,672	\$34,650	0
	\$52,200-\$52,499	\$51,833	5	\$259,165	3	1	\$51,833	1	\$95,787	1	\$118,490	\$36,250	1
	\$52,500-\$54,999	\$53,750	5	\$268,750	3	1	\$53,750	1	\$99,330	1	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	5	\$281,250	3	1	\$56,250	1	\$103,950	1	\$128,588	\$38,750	1
Moderate Income	\$57,500-\$59,999	\$58,750	5	\$293,750	3	1	\$58,750	1	\$108,570	1	\$134,303	\$39,270	0
	\$60,000-\$62,499	\$61,250	4	\$245,000	3	1	\$61,250	1	\$113,190	1	\$140,018	\$41,250	1
	\$62,500-\$64,999	\$63,750	3	\$191,250	2	1	\$63,750	1	\$117,810	0	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	2	\$132,500	1	1	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1
	\$67,500-\$69,999	\$68,750	2	\$137,500	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890	0
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	1	\$71,250	0	\$131,670	0	\$162,878	\$46,250	1
	\$72,500-\$74,999	\$73,750	2	\$147,500	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	1
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0
	\$77,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
	(A) Total employees and wages of this model			111	\$5,070,660								\$50,600
(B) Total wages of 111 employees @ \$21,336 ***				\$2,368,296								Low	9
Headship rates for Broward County												\$51,833	1
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000	\$53,130	1						
41.7%	54.6%	65.9%	77.7%			\$53,750	1						
Average Employee Income: \$21,336 ****												\$54,293	0
Single/2-worker/3+Worker												\$56,250	1
Very Low	Low	Moderate				\$57,288	1						
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%				\$58,750	1						
Additional Income												\$60,008	0
1.848%/2.286%												\$61,250	1
												\$61,908	1
												\$63,750	1
												\$65,723	0
												\$66,250	1
												\$66,990	1
												\$68,750	1
												\$70,866	0
												\$71,250	1
												\$71,610	1
												\$73,750	0
												\$75,900	0
												\$76,230	1
												\$76,581	1
												Moderate	16

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 111 employees based on 14,000 square feet at 1.5 employees per 1,000 square feet and 36,000 square feet at 2.5 employees/1,000 square feet

**** Based on NAICS code 451 from 45 Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.18
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/GENERAL MERCHANDISE
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		2 Worker HHs		3+ Worker HHs		Housing Demand		
					Single Worker HHs	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	6	\$84,738	3	2	\$14,123	1	\$26,099	0	\$32,285	\$14,123	2
	\$14,124-\$14,999	\$14,561	6	\$87,366	3	2	\$14,561	1	\$26,909	0	\$33,286	\$14,561	2
	\$15,000-\$17,499	\$16,250	6	\$97,500	3	2	\$16,250	1	\$30,030	0	\$37,148	\$16,250	2
	\$17,500-\$19,999	\$18,750	9	\$168,750	4	2	\$18,750	1	\$34,650	2	\$42,863	\$18,750	2
	\$20,000-\$22,499	\$21,250	12	\$255,000	5	3	\$21,250	2	\$39,270	0	\$48,578	\$21,250	3
	\$22,500-\$24,999	\$23,750	15	\$356,250	6	3	\$23,750	2	\$43,890	1	\$54,293	\$23,750	3
	\$25,000-\$27,499	\$26,250	18	\$472,500	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,250	1
	\$27,500-\$29,999	\$28,750	24	\$690,000	10	6	\$28,750	4	\$53,130	0	\$65,723	\$28,750	5
	\$30,000-\$32,000	\$31,000	30	\$930,000	13	7	\$31,000	5	\$57,288	1	\$70,866	\$31,000	1
	Low Income	\$32,001-\$34,999	\$33,500	30	\$1,005,000	16	6	\$33,500	6	\$61,908	4	\$76,581	\$33,500
\$35,000-\$37,499		\$36,250	30	\$1,087,500	16	6	\$36,250	6	\$66,990	4	\$82,868	\$36,250	1
\$37,500-\$39,999		\$38,750	30	\$1,162,500	16	6	\$38,750	6	\$71,610	4	\$88,583	\$38,750	7
\$40,000-\$42,499		\$41,250	60	\$2,475,000	33	14	\$41,250	14	\$76,230	5	\$94,298	Very Low	35
\$42,500-\$44,999		\$43,750	60	\$2,625,000	33	14	\$43,750	14	\$80,850	5	\$100,013	\$43,750	1
\$45,000-\$47,499		\$46,250	60	\$2,775,000	33	14	\$46,250	14	\$85,470	5	\$105,728	\$46,250	0
\$47,500-\$49,999		\$48,750	60	\$2,925,000	33	14	\$48,750	14	\$90,090	5	\$111,443	\$48,750	0
\$50,000-\$51,200		\$50,600	30	\$1,518,000	16	6	\$50,600	6	\$93,509	4	\$115,672	\$50,600	6
\$52,200-\$52,499		\$51,833	30	\$1,554,990	20	8	\$51,833	8	\$95,787	4	\$118,490	\$51,833	1
\$52,500-\$54,999		\$53,750	30	\$1,612,500	20	8	\$53,750	8	\$99,330	4	\$122,873	\$53,750	6
Moderate Income	\$55,000-\$57,499	\$56,250	30	\$1,687,500	20	8	\$56,250	8	\$103,950	4	\$128,588	\$56,250	0
	\$57,500-\$59,999	\$58,750	24	\$1,410,000	16	6	\$58,750	6	\$108,570	4	\$134,303	\$58,750	6
	\$60,000-\$62,499	\$61,250	18	\$1,102,500	12	5	\$61,250	5	\$113,190	2	\$140,018	\$61,250	2
	\$62,500-\$64,999	\$63,750	15	\$956,250	10	4	\$63,750	4	\$117,810	2	\$145,733	\$63,750	14
	\$65,000-\$67,499	\$66,250	12	\$795,000	8	3	\$66,250	3	\$122,430	2	\$151,448	\$66,250	2
	\$67,500-\$69,999	\$68,750	9	\$618,750	6	2	\$68,750	2	\$127,050	2	\$157,163	\$68,750	2
	\$70,000-\$72,499	\$71,250	6	\$427,500	4	2	\$71,250	2	\$131,670	0	\$162,878	\$71,250	14
	\$72,500-\$74,999	\$73,750	6	\$442,500	4	2	\$73,750	2	\$136,290	0	\$168,593	\$73,750	3
	\$75,000-\$76,800	\$75,900	6	\$455,400	4	2	\$75,900	2	\$140,263	0	\$173,507	\$75,900	0
	Middle Income/Over	\$70,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	\$100,000
(A) Total employees and wages of this model			675	\$30,077,994								\$50,600	6
(B) Total wages of 675 employees @ \$20,912 ***				\$14,115,600								Low	90
Headship rates for Broward County											\$51,833	8	
Very Low											\$53,130	4	
Low											\$53,750	8	
Moderate											\$54,293	1	
Middle/Over											\$56,250	8	
Median Incc \$64,000											\$57,288	5	
Average Employee Income: \$20,912 ****											\$58,750	6	
Single/2-worker/3+Worker											\$60,008	0	
Very Low											\$61,250	5	
Low											\$61,908	6	
Moderate											\$63,750	5	
55.6%/37.2%/7.2%											\$65,723	0	
43.4%/43.4%/13.2%											\$66,250	4	
41.6%/41.6%/16.8%											\$66,990	6	
Additional Income											\$68,750	2	
1.848%/2.286%											\$68,750	2	
											\$70,866	1	
											\$71,250	2	
											\$71,610	6	
											\$73,750	2	
											\$75,900	2	
											\$76,230	14	
											\$76,581	4	
											Moderate	98	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 675 employees based on 450,000 at 1.5 employees/1,000 square feet
 *** Based on NAICS code 452 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.19
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
RETAIL/MISCELLANEOUS
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		2		3+		Housing Demand				
					of HHs	Single Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0	
	\$14,124-\$14,999	\$14,561	2	\$29,122	1	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1	
	\$15,000-\$17,499	\$16,250	2	\$32,500	1	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1	
	\$17,500-\$19,999	\$18,750	2	\$37,500	1	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1	
	\$20,000-\$22,499	\$21,250	2	\$42,500	1	1	1	\$21,250	0	\$39,270	0	\$48,578	\$21,250	1	
	\$22,500-\$24,999	\$23,750	3	\$71,250	1	1	1	\$23,750	0	\$43,890	0	\$54,293	\$23,750	1	
	\$25,000-\$27,499	\$26,250	4	\$105,000	2	1	1	\$26,250	1	\$48,510	0	\$60,008	\$26,250	0	
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	1	\$28,750	1	\$53,130	0	\$65,723	\$28,750	1	
	\$30,000-\$32,000	\$31,000	5	\$155,000	2	1	1	\$31,000	1	\$57,288	0	\$70,866	\$28,909	0	
	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	1	\$33,500	1	\$61,908	1	\$76,581	\$28,750	1	
Low Income	\$35,000-\$37,499	\$36,250	6	\$217,500	3	1	1	\$36,250	1	\$66,990	1	\$82,868	\$30,030	0	
	\$37,500-\$39,999	\$38,750	6	\$232,500	3	1	1	\$38,750	1	\$71,610	1	\$88,583	\$31,000	1	
	\$40,000-\$42,499	\$41,250	6	\$247,500	3	1	1	\$41,250	1	\$76,230	1	\$94,298	Very Low	8	
	\$42,500-\$44,999	\$43,750	6	\$262,500	3	1	1	\$43,750	1	\$80,850	1	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	6	\$277,500	3	1	1	\$46,250	1	\$85,470	1	\$105,728	\$33,286	0	
	\$47,500-\$49,999	\$48,750	6	\$292,500	3	1	1	\$48,750	1	\$90,090	1	\$111,443	\$33,500	1	
	\$50,000-\$51,200	\$50,600	6	\$303,600	3	1	1	\$50,600	1	\$93,509	1	\$115,672	\$34,650	0	
	\$52,200-\$52,499	\$51,833	6	\$310,998	4	2	2	\$51,833	2	\$95,787	0	\$118,490	\$36,250	1	
	\$52,500-\$54,999	\$53,750	5	\$268,750	3	1	1	\$53,750	1	\$99,330	1	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	5	\$281,250	3	1	1	\$56,250	1	\$103,950	1	\$128,588	\$38,750	1	
Moderate Income	\$57,500-\$59,999	\$58,750	5	\$293,750	3	1	1	\$58,750	1	\$108,570	1	\$134,303	\$39,270	0	
	\$60,000-\$62,499	\$61,250	4	\$245,000	3	1	1	\$61,250	1	\$113,190	1	\$140,018	\$41,250	1	
	\$62,500-\$64,999	\$63,750	3	\$191,250	2	1	1	\$63,750	1	\$117,810	0	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	2	\$132,500	1	1	1	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1	
	\$67,500-\$69,999	\$68,750	2	\$137,500	1	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890	0	
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	1	1	\$71,250	0	\$131,670	0	\$162,878	\$46,250	1	
	\$72,500-\$74,999	\$73,750	2	\$147,500	1	0	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	1	
	\$75,000-\$76,800	\$75,900	1	\$75,900	1	0	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0	
	Middle Income/Over	\$70,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	\$48,750	1
	(A) Total employees and wages of this model			113	\$5,158,743								\$50,600	\$50,600	1
(B) Total wages of 113 employees @ \$27,356 ***				\$3,091,228								Low	\$51,833	2	
Headship rates for Broward County												\$53,130	1		
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000							\$53,750	\$53,750	1	
41.7%	54.6%	65.9%	77.7%									\$54,293	\$54,293	0	
Single/2-worker/3+Worker												\$56,250	1		
Very Low	Low	Moderate		Average Employee Income:	\$27,356	****						\$57,288	\$57,288	1	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$58,750	\$58,750	1	
Additional Income												\$60,008	0		
1.848%/2.286%												\$61,250	\$61,250	1	
												\$61,908	\$61,908	1	
												\$63,750	\$63,750	1	
												\$65,723	\$65,723	0	
												\$66,250	\$66,250	1	
												\$66,990	\$66,990	1	
												\$68,750	\$68,750	1	
												\$70,866	\$70,866	0	
												\$71,250	\$71,250	1	
												\$71,610	\$71,610	1	
												\$73,750	\$73,750	0	
												\$75,900	\$75,900	0	
												\$76,230	\$76,230	1	
												\$76,581	\$76,581	1	
												Moderate	\$76,581	17	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 113 employees based on 15,000 square feet at 1.5 employees/1,000 square feet and 45,000 square feet at 2.5 employees per 1,000 square feet.

*** Based on NAICS code 453 from 4th quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A.20
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/RESTAURANT
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand	
					Income	Income	Income	Income	Income	Income	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561	0	
	\$15,000-\$17,499	\$16,250	2	\$32,500	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1	
	\$17,500-\$19,999	\$18,750	3	\$56,250	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1	
	\$20,000-\$22,499	\$21,250	4	\$85,000	2	1	\$21,250	1	\$39,270	1	\$48,578	\$21,250	1	
	\$22,500-\$24,999	\$23,750	5	\$118,750	2	1	\$23,750	1	\$43,890	0	\$54,293	\$23,750	1	
	\$25,000-\$27,499	\$26,250	6	\$157,500	3	2	\$26,250	1	\$48,510	0	\$60,008	\$26,250	0	
	\$27,500-\$29,999	\$28,750	7	\$201,250	3	2	\$28,750	1	\$53,130	0	\$65,723	\$28,750	2	
Low Income	\$30,000-\$32,000	\$31,000	8	\$248,000	3	2	\$31,000	1	\$57,288	0	\$70,866	\$31,000	0	
	\$32,001-\$34,999	\$33,500	10	\$335,000	5	2	\$33,500	2	\$61,908	1	\$76,581	\$33,500	2	
	\$35,000-\$37,499	\$36,250	16	\$580,000	9	4	\$36,250	4	\$66,990	1	\$82,866	\$36,250	0	
	\$37,500-\$39,999	\$38,750	20	\$775,000	11	5	\$38,750	5	\$71,610	1	\$88,583	\$38,750	2	
	\$40,000-\$42,499	\$41,250	20	\$825,000	11	5	\$41,250	5	\$76,230	1	\$94,298	Very Low	10	
	\$42,500-\$44,999	\$43,750	20	\$875,000	11	5	\$43,750	5	\$80,850	1	\$100,013	\$43,750	0	
	\$45,000-\$47,499	\$46,250	20	\$925,000	11	5	\$46,250	5	\$85,470	1	\$105,728	\$46,250	0	
	\$47,500-\$49,999	\$48,750	20	\$975,000	11	5	\$48,750	5	\$90,090	1	\$111,443	\$48,750	2	
Moderate Income	\$50,000-\$51,200	\$50,600	20	\$1,012,000	11	5	\$50,600	5	\$93,509	1	\$115,672	\$50,600	0	
	\$52,200-\$52,499	\$51,833	16	\$829,328	11	5	\$51,833	5	\$95,787	1	\$118,490	\$51,833	4	
	\$52,500-\$54,999	\$53,750	10	\$537,500	7	3	\$53,750	3	\$99,330	1	\$122,873	\$53,750	0	
	\$55,000-\$57,499	\$56,250	8	\$450,000	5	2	\$56,250	2	\$103,950	1	\$128,588	\$56,250	5	
	\$57,500-\$59,999	\$58,750	7	\$411,250	5	2	\$58,750	2	\$108,570	1	\$134,303	\$58,750	1	
	\$60,000-\$62,499	\$61,250	6	\$367,500	4	2	\$61,250	2	\$113,190	0	\$140,018	\$61,250	5	
	\$62,500-\$64,999	\$63,750	5	\$318,750	3	1	\$63,750	1	\$117,810	1	\$145,733	\$63,750	0	
	\$65,000-\$67,499	\$66,250	4	\$265,000	3	1	\$66,250	1	\$122,430	1	\$151,448	\$66,250	5	
Middle Income/Over	\$67,500-\$69,999	\$68,750	3	\$206,250	2	1	\$68,750	1	\$127,050	0	\$157,163	\$68,750	1	
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	1	\$71,250	0	\$131,670	0	\$162,878	\$71,250	5	
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	1	\$73,750	0	\$136,290	0	\$168,593	\$73,750	1	
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$75,900	1	
	\$70,080 and over	\$100,000	4	\$400,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	0	
	(A) Total employees and wages of this model			250	\$11,307,662								\$48,750	5
	(B) Total wages of 250 employees @ \$16,456 ***				\$4,114,000								\$50,600	5
													Low	39
												\$51,833	5	
Headship rates for Broward County												\$53,130	1	
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000	\$53,750	3							
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$16,456 ****	\$54,293	0							
						\$56,250	2							
						\$57,288	1							
Single/2-worker/3+Worker												\$58,750	2	
Very Low	Low	Moderate				\$60,008	0							
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%				\$61,250	2							
						\$61,908	2							
						\$63,750	2							
Additional Income												\$65,723	0	
1.848%/2.286%						\$66,250	1							
						\$66,990	4							
						\$68,750	1							
						\$70,866	0							
						\$71,250	1							
						\$71,610	5							
						\$73,750	1							
						\$75,900	0							
						\$76,230	5							
						\$76,581	1							
						Moderate	39							

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 250 employees based on 100,000 square feet at 2.5 employees/1,000 square feet
 **** Based on NAICS code 722 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2A. 21
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/PERSONAL SERVICES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker Income		2 Worker Income		3+ Worker Income		Housing Demand	
					HHs	Worker HHs	Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	Income
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0	
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561	0	
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	\$16,250	0	\$30,030	0	\$37,148	\$16,250	0	
	\$17,500-\$19,999	\$18,750	2	\$37,500	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1	
	\$20,000-\$22,499	\$21,250	3	\$63,750	1	1	\$21,250	0	\$39,270	0	\$48,578	\$21,250	1	
	\$22,500-\$24,999	\$23,750	4	\$95,000	2	1	\$23,750	1	\$43,890	0	\$54,293	\$23,750	1	
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	\$26,250	1	\$48,510	0	\$60,008	\$26,099	0	
	\$27,500-\$29,999	\$28,750	6	\$172,500	3	2	\$28,750	1	\$53,130	0	\$65,723	\$26,250	1	
	\$30,000-\$32,000	\$31,000	6	\$186,000	3	2	\$31,000	1	\$57,288	0	\$70,866	\$26,909	0	
	Low Income	\$32,001-\$34,999	\$33,500	6	\$201,000	3	1	\$33,500	1	\$61,908	1	\$76,581	\$28,750	2
\$35,000-\$37,499		\$36,250	6	\$217,500	3	1	\$36,250	1	\$66,990	1	\$82,868	\$30,030	0	
\$37,500-\$39,999		\$38,750	6	\$232,500	3	1	\$38,750	1	\$71,610	1	\$88,583	\$31,000	2	
\$40,000-\$42,499		\$41,250	7	\$288,750	4	2	\$41,250	2	\$76,230	0	\$94,298	Very Low	8	
\$42,500-\$44,999		\$43,750	7	\$306,250	4	2	\$43,750	2	\$80,850	0	\$100,013	\$32,285	0	
\$45,000-\$47,499		\$46,250	7	\$323,750	4	2	\$46,250	2	\$85,470	0	\$105,728	\$33,286	0	
\$47,500-\$49,999		\$48,750	7	\$341,250	4	2	\$48,750	2	\$90,090	0	\$111,443	\$33,500	1	
\$50,000-\$51,200		\$50,600	6	\$303,600	3	1	\$50,600	1	\$93,509	1	\$115,672	\$34,650	0	
Moderate Income		\$52,200-\$52,499	\$51,833	6	\$310,998	4	2	\$51,833	2	\$95,787	0	\$118,490	\$36,250	1
		\$52,500-\$54,999	\$53,750	6	\$322,500	4	2	\$53,750	2	\$99,330	0	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	6	\$337,500	4	2	\$56,250	2	\$103,950	0	\$128,588	\$38,750	1	
	\$57,500-\$59,999	\$58,750	6	\$352,500	4	2	\$58,750	2	\$108,570	0	\$134,303	\$39,270	0	
	\$60,000-\$62,499	\$61,250	5	\$306,250	3	1	\$61,250	1	\$113,190	1	\$140,018	\$41,250	2	
	\$62,500-\$64,999	\$63,750	4	\$255,000	3	1	\$63,750	1	\$117,810	1	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	3	\$198,750	2	1	\$66,250	1	\$122,430	0	\$151,448	\$43,750	2	
	\$67,500-\$69,999	\$68,750	2	\$137,500	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1	
	\$70,000-\$72,499	\$71,250	1	\$71,250	1	1	\$71,250	0	\$131,670	0	\$162,878	\$46,250	2	
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	1	
Middle Income/Over	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0	
	\$70,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	2	
(A) Total employees and wages of this model			125	\$5,687,432								\$50,600	1	
(B) Total wages of 125 employees @ \$23,108 ***				\$2,888,500								Low	14	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Incc	\$64,000								\$53,130	1
41.7%	54.6%	65.9%	77.7%										\$53,750	2
Average Employee Income: \$23,108 ****														
													\$54,293	0
													\$56,250	2
													\$57,288	2
													\$58,750	1
													\$60,008	0
													\$61,250	1
													\$63,750	1
													\$65,723	0
													\$66,250	1
													\$66,990	1
													\$68,750	1
													\$70,866	0
													\$71,250	1
													\$71,610	1
													\$73,750	0
													\$75,900	0
													\$76,230	2
													\$76,581	1
													Moderate	21

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 125 employees based on 50,000 square feet at 2.5 employees/1,000 square feet
 *** Based on NAICS code 812 from 4th quarter ES-202 report.

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

24.B.2B

TABLE 24.B.2B.1
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/BANKING
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		2		3+		Housing Demand Income	HH's		
					of HHs	Single Worker HHs	Worker HHs	Income	Worker HHs	Income				
Very Low Income	Minimum Wage*	\$14,123	2	\$28,246	1	1	1	\$14,123	0	\$26,099	0	\$32,285	\$14,123	1
	\$14,124-\$14,999	\$14,561	3	\$43,683	1	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	3	\$48,750	1	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1
	\$17,500-\$19,999	\$18,750	5	\$93,750	2	1	1	\$18,750	1	\$34,650	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	5	\$106,250	2	1	1	\$21,250	1	\$39,270	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	10	\$237,500	4	2	2	\$23,750	1	\$43,890	1	\$54,293	\$23,750	2
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	5	\$26,250	3	\$48,510	0	\$60,008	\$26,099	0
	\$27,500-\$29,999	\$28,750	30	\$862,500	13	7	7	\$28,750	5	\$53,130	1	\$65,723	\$26,250	5
	\$30,000-\$32,000	\$31,000	60	\$1,860,000	25	14	9	\$31,000	9	\$57,288	2	\$70,866	\$26,909	0
	\$32,001-\$34,999	\$33,500	60	\$2,010,000	33	14	14	\$33,500	14	\$61,908	5	\$76,581	\$28,750	7
Low Income	\$35,000-\$37,499	\$36,250	60	\$2,175,000	33	14	14	\$36,250	14	\$66,990	5	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	60	\$2,325,000	33	14	14	\$38,750	14	\$71,610	5	\$88,583	\$31,000	14
	\$40,000-\$42,499	\$41,250	60	\$2,475,000	33	14	14	\$41,250	14	\$76,230	5	\$94,298	Very Low	33
	\$42,500-\$44,999	\$43,750	60	\$2,625,000	33	14	14	\$43,750	14	\$80,850	5	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	60	\$2,775,000	33	14	14	\$46,250	14	\$85,470	5	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	60	\$2,925,000	33	14	14	\$48,750	14	\$90,090	5	\$111,443	\$33,500	14
	\$50,000-\$51,200	\$50,600	50	\$2,530,000	27	12	12	\$50,600	12	\$93,509	3	\$115,672	\$34,650	1
	\$52,200-\$52,499	\$51,833	40	\$2,073,320	26	11	11	\$51,833	11	\$95,787	4	\$118,490	\$36,250	14
	\$52,500-\$54,999	\$53,750	40	\$2,150,000	26	11	11	\$53,750	11	\$99,330	4	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	30	\$1,687,500	20	8	8	\$56,250	8	\$103,950	4	\$128,588	\$38,750	14
Moderate Income	\$57,500-\$59,999	\$58,750	30	\$1,762,500	20	8	8	\$58,750	8	\$108,570	4	\$134,303	\$39,270	1
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	5	5	\$61,250	5	\$113,190	3	\$140,018	\$41,250	14
	\$62,500-\$64,999	\$63,750	20	\$1,275,000	13	5	5	\$63,750	5	\$117,810	3	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	20	\$1,325,000	13	5	5	\$66,250	5	\$122,430	3	\$151,448	\$43,750	14
	\$67,500-\$69,999	\$68,750	20	\$1,375,000	13	5	5	\$68,750	5	\$127,050	3	\$157,163	\$43,890	1
	\$70,000-\$72,499	\$71,250	15	\$1,068,750	10	4	4	\$71,250	4	\$131,670	2	\$162,878	\$46,250	14
	\$72,500-\$74,999	\$73,750	15	\$1,106,250	10	4	4	\$73,750	4	\$136,290	2	\$168,593	\$48,510	3
	\$75,000 - \$76,800	\$75,900	12	\$910,800	8	3	3	\$75,900	3	\$140,263	2	\$173,507	\$48,578	0
	\$70,080 and over	\$150,000	67	\$10,050,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	14
	(A) Total employees and wages of this model			937	\$49,654,799								\$50,600	12
(B) Total wages of 937 employees @ \$53,000 ***				\$49,661,000								Low	116	
Headship rates for Broward County												\$51,833	11	
Very Low	Low	Moderate		Middle/Over		Median Income	\$64,000					\$53,750	11	
41.7%	54.6%	65.9%		77.7%		Average Employee Income:	\$53,000 ****					\$54,293	1	
												\$56,250	8	
												\$57,288	9	
Single/2-worker/3+Worker												\$58,750	8	
Very Low	Low	Moderate										\$60,008	0	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$61,250	5	
												\$61,908	14	
												\$63,750	5	
Additional Income												\$65,723	1	
1.848%/2.286%												\$66,250	5	
												\$66,990	14	
												\$68,750	5	
												\$70,866	2	
												\$71,250	4	
												\$71,610	14	
												\$73,750	4	
												\$75,900	3	
												\$76,230	14	
												\$76,581	5	
												Moderate	148	

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range

6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.2
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
OFFICE/SECURITIES
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Housing Demand					
					Heads of HHs	Single Worker HHs	2 Worker HHs	3+ Worker HHs		
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	0	\$14,123	0
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	0	0	\$14,561	0
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	0	0	\$16,250	0
	\$17,500-\$19,999	\$18,750	1	\$18,750	0	0	0	0	\$18,750	0
	\$20,000-\$22,499	\$21,250	2	\$42,500	1	1	0	0	\$42,863	\$18,750
	\$22,500-\$24,999	\$23,750	2	\$47,500	1	1	0	0	\$48,578	\$21,250
	\$25,000-\$27,499	\$26,250	2	\$52,500	1	1	0	0	\$54,293	\$23,750
	\$27,500-\$29,999	\$28,750	2	\$57,500	1	1	0	0	\$60,008	\$26,099
	\$30,000-\$32,000	\$31,000	2	\$62,000	1	1	0	0	\$65,130	\$26,250
	Low Income	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	0	0	\$70,866
\$35,000-\$37,499		\$36,250	5	\$181,250	3	1	1	1	\$76,581	\$28,750
\$37,500-\$39,999		\$38,750	5	\$193,750	3	1	1	1	\$82,868	\$30,030
\$40,000-\$42,499		\$41,250	8	\$330,000	4	2	2	0	\$88,583	\$31,000
\$42,500-\$44,999		\$43,750	10	\$437,500	5	2	2	0	\$94,298	Very Low
\$45,000-\$47,499		\$46,250	10	\$462,500	5	2	2	1	\$100,013	\$32,285
\$47,500-\$49,999		\$48,750	10	\$487,500	5	2	2	1	\$105,728	\$33,286
\$50,000-\$51,200		\$50,600	10	\$506,000	5	2	2	1	\$111,443	\$33,500
\$52,200-\$52,499		\$51,833	15	\$777,495	10	4	4	1	\$115,672	\$34,650
\$52,500-\$54,999		\$53,750	15	\$806,250	10	4	4	2	\$118,490	\$36,250
Moderate Income	\$55,000-\$57,499	\$56,250	15	\$843,750	10	4	4	2	\$122,873	\$37,148
	\$57,500-\$59,999	\$58,750	15	\$881,250	10	4	4	2	\$128,588	\$38,750
	\$60,000-\$62,499	\$61,250	25	\$1,531,250	16	6	6	2	\$134,303	\$39,270
	\$62,500-\$64,999	\$63,750	50	\$3,187,500	33	14	14	2	\$140,018	\$41,250
	\$65,000-\$67,499	\$66,250	75	\$4,968,750	49	21	21	5	\$145,733	\$42,863
	\$67,500-\$69,999	\$68,750	100	\$6,875,000	66	27	27	7	\$151,448	\$43,750
	\$70,000-\$72,499	\$71,250	200	\$14,250,000	132	55	55	12	\$157,163	\$43,890
	\$72,500-\$74,999	\$73,750	100	\$7,375,000	66	27	27	22	\$162,878	\$46,250
	\$75,000 - \$76,800	\$75,900	100	\$7,590,000	66	27	27	12	\$168,593	\$48,510
	\$77,000 and over	\$78,000	150	\$11,700,000	100	45	45	12	\$173,507	\$48,578
Middle Income/Over	\$70,080 and over	\$350,000	150	\$52,500,000	N/A	N/A	N/A	N/A	\$48,750	2
(A) Total employees and wages of this model			937	\$104,677,929					\$50,600	2
(B) Total wages of 937 employees @ \$110,664 ***				\$103,692,168					Low	13
Headship rates for Broward County									\$51,833	4
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000				\$53,130	0
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$110,664 ****				\$53,750	4
Single/2-worker/3+Worker									\$54,293	2
Very Low	Low	Moderate							\$56,250	4
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.8%/41.6%/16.8%							\$57,288	0
Additional Income									\$58,750	4
1.848%/2.286%									\$60,008	3
									\$61,250	6
									\$61,908	1
									\$63,750	6
									\$65,723	3
									\$66,250	14
									\$66,990	1
									\$68,750	27
									\$70,866	3
									\$71,250	55
									\$71,610	1
									\$73,750	27
									\$75,900	27
									\$76,230	2
									\$76,581	1
									Moderate	191

1 Income thresholds (based on area median income)
2 Wages broken down in increments of \$2,500
3 Midpoint of wage ranges
4 Number of employees projected to be in each wage range
5 Total wages of all employees in each wage range

6 Heads of Household by income (taken from employees in Column 4)
7 Single worker households (local percentage, from the Census)
8 Single worker household income (same as midpoint in Column 3)
9 Multi-worker households (local percentage, from the Census)
10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.3
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/INSURANCE
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand Income	HH's
				Total Wages	Income	Income	Income	Income	Income				
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561	0
	\$15,000-\$17,499	\$16,250	3	\$48,750	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1
	\$17,500-\$19,999	\$18,750	5	\$93,750	2	1	\$18,750	1	\$34,650	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	5	\$106,250	2	1	\$21,250	1	\$39,270	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	5	\$118,750	2	1	\$23,750	1	\$43,890	0	\$54,293	\$23,750	1
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	\$26,250	1	\$48,510	1	\$60,008	\$26,250	0
	\$27,500-\$29,999	\$28,750	10	\$287,500	4	2	\$28,750	1	\$53,130	1	\$65,723	\$26,250	1
	\$30,000-\$32,000	\$31,000	15	\$465,000	6	3	\$31,000	2	\$57,288	1	\$70,866	\$26,909	0
Low Income	\$32,001-\$34,999	\$33,500	20	\$670,000	11	5	\$33,500	5	\$61,908	1	\$76,581	\$28,750	2
	\$35,000-\$37,499	\$36,250	30	\$1,087,500	16	6	\$36,250	6	\$66,990	4	\$82,868	\$30,030	0
	\$37,500-\$39,999	\$38,750	40	\$1,550,000	22	9	\$38,750	9	\$71,610	4	\$88,583	\$31,000	3
	\$40,000-\$42,499	\$41,250	40	\$1,650,000	22	9	\$41,250	9	\$76,230	4	\$94,298	Very Low	10
	\$42,500-\$44,999	\$43,750	40	\$1,750,000	22	9	\$43,750	9	\$80,850	4	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	40	\$1,850,000	22	9	\$46,250	9	\$85,470	4	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	50	\$2,437,500	27	12	\$48,750	12	\$90,090	3	\$111,443	\$33,500	5
	\$50,000-\$51,200	\$50,600	50	\$2,530,000	27	12	\$50,600	12	\$93,509	3	\$115,672	\$34,650	1
Moderate Income	\$52,200-\$52,499	\$51,833	50	\$2,591,650	33	14	\$51,833	14	\$95,787	5	\$118,490	\$36,250	6
	\$52,500-\$54,999	\$53,750	50	\$2,687,500	33	14	\$53,750	14	\$99,330	5	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	50	\$2,812,500	33	14	\$56,250	14	\$103,950	5	\$128,588	\$38,750	9
	\$57,500-\$59,999	\$58,750	50	\$2,937,500	33	14	\$58,750	14	\$108,570	5	\$134,303	\$39,270	1
	\$60,000-\$62,499	\$61,250	50	\$3,062,500	33	14	\$61,250	14	\$113,190	5	\$140,018	\$41,250	9
	\$62,500-\$64,999	\$63,750	50	\$3,187,500	33	14	\$63,750	14	\$117,810	5	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	50	\$3,312,500	33	14	\$66,250	14	\$122,430	5	\$151,448	\$43,750	9
	\$67,500-\$69,999	\$68,750	50	\$3,437,500	33	14	\$68,750	14	\$127,050	5	\$157,163	\$43,890	1
	\$70,000-\$72,499	\$71,250	40	\$2,850,000	26	11	\$71,250	11	\$131,670	4	\$162,878	\$46,250	9
	\$72,500-\$74,999	\$73,750	40	\$2,950,000	26	11	\$73,750	11	\$136,290	4	\$168,593	\$48,510	1
	\$75,000 - \$76,800	\$75,900	30	\$2,277,000	20	8	\$75,900	8	\$140,263	4	\$173,507	\$48,578	0
Middle Income/Over	\$70,080 and over	\$200,000	67	\$13,400,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	12
(A) Total employees and wages of this model			937	\$60,311,084								\$50,600	12
(B) Total wages of 937 employees @ \$64,448 ***				\$60,367,776								Low	75
Headship rates for Broward County												\$51,833	14
Very Low	Low	Moderate		Middle/Over		Median Income	\$64,000					\$53,130	1
41.7%	54.6%	65.9%		77.7%								\$53,750	14
						Average Employee Income:	\$64,448 ****					\$54,293	0
												\$56,250	14
Single/2-worker/3+Worker												\$57,288	2
Very Low	Low	Moderate										\$58,750	14
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$60,008	1
												\$61,250	14
												\$61,908	5
												\$63,750	14
												\$65,723	1
												\$66,250	14
												\$66,990	6
												\$68,750	14
												\$70,866	1
												\$71,250	11
												\$71,610	9
												\$73,750	11
												\$75,900	8
												\$76,230	9
												\$76,581	1
												Moderate	177

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 937 employees based on 4 employees/1,000 s.f. for 234,296 square feet
 *** Based on NAICS code 524 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.4
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
OFFICE/REAL ESTATE
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand	
					of HHs	Income	Income	Income	Income	Income	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	10	\$141,230	4	2	\$14,123	1	\$26,099	1	\$32,285	\$14,123	2	
	\$14,124-\$14,999	\$14,561	15	\$218,415	6	3	\$14,561	2	\$26,909	1	\$33,286	\$14,561	3	
	\$15,000-\$17,499	\$16,250	20	\$325,000	8	5	\$16,250	3	\$30,030	0	\$37,148	\$16,250	5	
	\$17,500-\$19,999	\$18,750	25	\$468,750	10	6	\$18,750	4	\$34,650	0	\$42,863	\$18,750	6	
	\$20,000-\$22,499	\$21,250	30	\$637,500	13	7	\$21,250	5	\$39,270	1	\$48,578	\$21,250	7	
	\$22,500-\$24,999	\$23,750	35	\$831,250	15	8	\$23,750	5	\$43,890	2	\$54,293	\$23,750	8	
	\$25,000-\$27,499	\$26,250	40	\$1,050,000	17	9	\$26,250	6	\$48,510	2	\$60,008	\$26,099	1	
	\$27,500-\$29,999	\$28,750	40	\$1,150,000	17	9	\$28,750	6	\$53,130	2	\$65,723	\$26,250	9	
	\$30,000-\$32,000	\$31,000	40	\$1,240,000	17	9	\$31,000	6	\$57,288	2	\$70,866	\$26,909	2	
	\$32,001-\$34,999	\$33,500	40	\$1,340,000	22	9	\$33,500	9	\$61,908	4	\$76,581	\$28,750	9	
Low Income	\$35,000-\$37,499	\$36,250	40	\$1,450,000	22	9	\$36,250	9	\$66,990	4	\$82,868	\$30,030	3	
	\$37,500-\$39,999	\$38,750	50	\$1,937,500	27	12	\$38,750	12	\$71,610	3	\$88,583	\$31,000	9	
	\$40,000-\$42,499	\$41,250	50	\$2,062,500	27	12	\$41,250	12	\$76,230	3	\$94,298	Very Low	64	
	\$42,500-\$44,999	\$43,750	50	\$2,187,500	27	12	\$43,750	12	\$80,850	3	\$100,013	\$32,285	1	
	\$45,000-\$47,499	\$46,250	50	\$2,312,500	27	12	\$46,250	12	\$85,470	3	\$105,728	\$33,286	1	
	\$47,500-\$49,999	\$48,750	50	\$2,437,500	27	12	\$48,750	12	\$90,090	3	\$111,443	\$33,500	9	
	\$50,000-\$51,200	\$50,600	50	\$2,530,000	27	12	\$50,600	12	\$93,509	3	\$115,672	\$34,650	4	
	\$52,200-\$52,499	\$51,833	50	\$2,591,650	33	14	\$51,833	14	\$95,767	5	\$118,490	\$36,250	9	
	\$52,500-\$54,999	\$53,750	50	\$2,687,500	33	14	\$53,750	14	\$99,330	5	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	50	\$2,812,500	33	14	\$56,250	14	\$103,950	5	\$128,588	\$38,750	12	
Moderate Income	\$57,500-\$59,999	\$58,750	50	\$2,937,500	33	14	\$58,750	14	\$108,570	4	\$134,303	\$39,270	5	
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	5	\$61,250	5	\$113,190	3	\$140,018	\$41,250	12	
	\$62,500-\$64,999	\$63,750	15	\$956,250	10	4	\$63,750	4	\$117,810	2	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	10	\$662,500	7	3	\$66,250	3	\$122,430	1	\$151,448	\$43,750	12	
	\$67,500-\$69,999	\$68,750	10	\$687,500	7	3	\$68,750	3	\$127,050	1	\$157,163	\$43,890	5	
	\$70,000-\$72,499	\$71,250	10	\$712,500	7	3	\$71,250	3	\$131,670	1	\$162,878	\$46,250	12	
	\$72,500-\$74,999	\$73,750	10	\$737,500	7	3	\$73,750	3	\$136,290	1	\$168,593	\$48,510	6	
	\$75,000 - \$76,800	\$75,900	10	\$759,000	7	3	\$75,900	3	\$140,263	1	\$173,507	\$48,578	1	
	Middle Income/Over	\$70,080 and over	\$100,000	17	\$1,700,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	12
		(A) Total employees and wages of this model		937	\$40,789,045								\$50,600	12
(B) Total wages of 937 employees @ \$43,472 ***				\$40,733,264								Low	113	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000							\$51,833	14	
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$43,472 ****							\$53,130	6	
Single/2-worker/3+Worker														
Very Low	Low	Moderate											\$53,750	14
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											\$54,293	2
Additional Income														
1.848%/2.286%														
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 937 employees based on 4 employees/1,000 s.f. for 234,296 square feet														
*** Based on NAICS code 531 from 4th Quarter 2007 ES-202 report.														

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.5
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/PROFESSIONAL SERVICES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads	Single	2		3+		Housing Demand		
					of HHs	Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	HH's
Very Low Income	Minimum Wage*	\$14,123	5	\$70,615	2	1	\$14,123	1	\$26,099	0	\$32,285	\$14,123	1
	\$14,124-\$14,999	\$14,561	5	\$72,805	2	1	\$14,561	1	\$26,909	0	\$33,286	\$14,561	1
	\$15,000-\$17,499	\$16,250	10	\$162,500	4	2	\$16,250	1	\$30,030	1	\$37,148	\$16,250	2
	\$17,500-\$19,999	\$18,750	20	\$375,000	8	5	\$18,750	3	\$34,650	0	\$42,863	\$18,750	5
	\$20,000-\$22,499	\$21,250	20	\$425,000	8	5	\$21,250	3	\$39,270	0	\$48,578	\$21,250	5
	\$22,500-\$24,999	\$23,750	20	\$475,000	8	5	\$23,750	3	\$43,890	0	\$54,293	\$23,750	5
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,099	1
	\$27,500-\$29,999	\$28,750	25	\$718,750	10	6	\$28,750	4	\$53,130	0	\$65,723	\$26,250	5
	\$30,000-\$32,000	\$31,000	25	\$775,000	10	6	\$31,000	4	\$57,288	0	\$70,866	\$26,909	1
	Low Income	\$32,001-\$34,999	\$33,500	50	\$1,675,000	27	12	\$33,500	12	\$61,908	3	\$76,581	\$28,750
\$35,000-\$37,499		\$36,250	50	\$1,812,500	27	12	\$36,250	12	\$66,990	3	\$82,868	\$30,030	1
\$37,500-\$39,999		\$38,750	100	\$3,875,000	55	24	\$38,750	24	\$71,610	7	\$88,583	\$31,000	6
\$40,000-\$42,499		\$41,250	100	\$4,125,000	55	24	\$41,250	24	\$76,230	7	\$94,298	Very Low	39
\$42,500-\$44,999		\$43,750	100	\$4,375,000	55	24	\$43,750	24	\$80,850	7	\$100,013	\$32,285	0
\$45,000-\$47,499		\$46,250	100	\$4,625,000	55	24	\$46,250	24	\$85,470	7	\$105,728	\$33,286	0
\$47,500-\$49,999		\$48,750	100	\$4,875,000	55	24	\$48,750	24	\$90,090	7	\$111,443	\$33,500	12
\$50,000-\$51,200		\$50,600	100	\$5,060,000	55	24	\$50,600	24	\$93,509	7	\$115,672	\$34,650	3
\$52,200-\$52,499		\$51,833	150	\$7,774,950	99	41	\$51,833	41	\$95,787	17	\$118,490	\$36,250	12
\$52,500-\$54,999		\$53,750	200	\$10,750,000	132	55	\$53,750	55	\$99,330	22	\$122,873	\$37,148	1
Moderate Income	\$55,000-\$57,499	\$56,250	200	\$11,250,000	132	55	\$56,250	55	\$103,950	22	\$128,588	\$38,750	24
	\$57,500-\$59,999	\$58,750	200	\$11,750,000	132	55	\$58,750	55	\$108,570	22	\$134,303	\$39,270	3
	\$60,000-\$62,499	\$61,250	200	\$12,250,000	132	55	\$61,250	55	\$113,190	22	\$140,018	\$41,250	24
	\$62,500-\$64,999	\$63,750	150	\$9,562,500	99	41	\$63,750	41	\$117,810	17	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	100	\$6,625,000	66	27	\$66,250	27	\$122,430	12	\$151,448	\$43,750	24
	\$67,500-\$69,999	\$68,750	100	\$6,875,000	66	27	\$68,750	27	\$127,050	12	\$157,163	\$43,890	3
	\$70,000-\$72,499	\$71,250	50	\$3,562,500	33	14	\$71,250	14	\$131,670	5	\$162,878	\$46,250	24
	\$72,500-\$74,999	\$73,750	50	\$3,687,500	33	14	\$73,750	14	\$136,290	5	\$168,593	\$48,510	3
	\$75,000-\$76,800	\$75,900	50	\$3,795,000	33	14	\$75,900	14	\$140,263	5	\$173,507	\$48,578	0
	\$70,080 and over	\$300,000	196	\$58,800,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	24
(A) Total employees and wages of this model			2,496	\$180,704,620							\$50,600	24	
(B) Total wages of 2,496 employees @ \$72,356 ***				\$180,600,576							\$51,833	41	
Headship rates for Broward County													
Very Low	Low	Moderate	Middle/Over	Median Income									
41.7%	54.6%	65.9%	77.7%	\$64,000									
Average Employee Income: \$72,356 ****													
Single/2-worker/3+Worker													
Very Low	Low	Moderate											
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											
Additional Income													
1.848%/2.286%													
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year													
*** 2,496 employees based on 4 employees/1,000 s.f. for 624,164 square feet													
*** Based on NAICS code 541 from 4th Quarter 2007 ES-202 report.													

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range

- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.6
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/HEALTH CARE SERVICES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand Income	HH's
					of HHs	Worker HHs	Income	Worker HHs	Income	Worker HHs	Income			
Very Low Income	Minimum Wage*	\$14,123	10	\$141,230	4	2	\$14,123	1	\$26,099	1	\$32,285	\$14,123	2	
	\$14,124-\$14,999	\$14,561	10	\$145,610	4	2	\$14,561	1	\$26,909	1	\$33,286	\$14,561	2	
	\$15,000-\$17,499	\$16,250	10	\$162,500	4	2	\$16,250	1	\$30,030	1	\$37,148	\$16,250	2	
	\$17,500-\$19,999	\$18,750	15	\$281,250	6	3	\$18,750	2	\$34,650	1	\$42,863	\$18,750	3	
	\$20,000-\$22,499	\$21,250	15	\$318,750	6	3	\$21,250	2	\$39,270	1	\$48,578	\$21,250	3	
	\$22,500-\$24,999	\$23,750	20	\$475,000	8	5	\$23,750	3	\$43,890	0	\$54,293	\$23,750	5	
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,099	1	
	\$27,500-\$29,999	\$28,750	20	\$575,000	8	5	\$28,750	3	\$53,130	0	\$65,723	\$26,250	5	
	\$30,000-\$32,000	\$31,000	40	\$1,240,000	17	9	\$31,000	6	\$57,288	2	\$70,866	\$26,909	1	
	\$32,001-\$34,999	\$33,500	75	\$2,512,500	41	18	\$33,500	18	\$61,908	5	\$76,581	\$28,750	5	
Low Income	\$35,000-\$37,499	\$36,250	100	\$3,625,000	55	24	\$36,250	24	\$66,990	7	\$82,868	\$30,030	1	
	\$37,500-\$39,999	\$38,750	100	\$3,875,000	55	24	\$38,750	24	\$71,610	7	\$88,583	\$31,000	9	
	\$40,000-\$42,499	\$41,250	100	\$4,125,000	55	24	\$41,250	24	\$76,230	7	\$94,298	Very Low	39	
	\$42,500-\$44,999	\$43,750	100	\$4,375,000	55	24	\$43,750	24	\$80,850	7	\$100,013	\$32,285	1	
	\$45,000-\$47,499	\$46,250	100	\$4,625,000	55	24	\$46,250	24	\$85,470	7	\$105,728	\$33,286	1	
	\$47,500-\$49,999	\$48,750	100	\$4,875,000	55	24	\$48,750	24	\$90,090	7	\$111,443	\$33,500	18	
	\$50,000-\$51,200	\$50,600	75	\$3,795,000	41	18	\$50,600	18	\$93,509	5	\$115,672	\$34,650	2	
	\$52,200-\$52,499	\$51,833	50	\$2,591,650	33	14	\$51,833	14	\$95,787	5	\$118,490	\$36,250	24	
	\$52,500-\$54,999	\$53,750	40	\$2,150,000	26	11	\$53,750	11	\$99,330	4	\$122,873	\$37,148	1	
	\$55,000-\$57,499	\$56,250	25	\$1,406,250	16	6	\$56,250	6	\$103,950	4	\$128,588	\$38,750	24	
Moderate Income	\$57,500-\$59,999	\$58,750	25	\$1,468,750	16	6	\$58,750	6	\$108,570	4	\$134,303	\$39,270	2	
	\$60,000-\$62,499	\$61,250	25	\$1,531,250	16	6	\$61,250	6	\$113,190	4	\$140,018	\$41,250	24	
	\$62,500-\$64,999	\$63,750	20	\$1,275,000	13	5	\$63,750	5	\$117,810	3	\$145,733	\$42,863	1	
	\$65,000-\$67,499	\$66,250	15	\$993,750	10	4	\$66,250	4	\$122,430	2	\$151,448	\$43,750	24	
	\$67,500-\$69,999	\$68,750	10	\$687,500	7	3	\$68,750	3	\$127,050	1	\$157,163	\$43,890	3	
	\$70,000-\$72,499	\$71,250	10	\$712,500	7	3	\$71,250	3	\$131,670	1	\$162,878	\$46,250	24	
	\$72,500-\$74,999	\$73,750	10	\$737,500	7	3	\$73,750	3	\$136,290	1	\$168,593	\$48,510	3	
	\$75,000 - \$76,800	\$75,900	10	\$759,000	7	3	\$75,900	3	\$140,263	1	\$173,507	\$48,578	1	
	Middle Income/Over	\$70,080 and over	\$200,000	98	\$19,600,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	24
		(A) Total employees and wages of this model		1,248	\$69,584,990								\$50,600	18
(B) Total wages of 1,248 employees @ \$55,764 ***				\$69,593,472								Low	195	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000								\$51,833	14
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$55,764 ****								\$53,130	3
Single/2-worker/3+Worker														
Very Low	Low	Moderate											\$53,750	11
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											\$54,293	0
Additional Income														
1.648%/2.286%													\$56,250	6
													\$57,288	6
													\$58,750	6
													\$60,008	0
													\$61,250	6
													\$61,908	18
													\$63,750	6
													\$65,723	0
													\$66,250	5
													\$66,990	24
													\$68,750	3
													\$70,866	2
													\$71,250	3
													\$71,610	24
													\$73,750	3
													\$75,900	3
													\$76,230	24
													\$76,581	5
													Moderate	172

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.7
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/COMMUNICATIONS
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		2		3+		Housing Demand		
					of HHs	Single Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income	HH's
Very Low Income	Minimum Wage*	\$14,123	5	\$70,615	2	1	1	1	0	\$32,285	\$14,123	1	
	\$14,124-\$14,999	\$14,561	5	\$72,805	2	1	1	1	0	\$33,286	\$14,561	1	
	\$15,000-\$17,499	\$16,250	5	\$81,250	2	1	1	1	0	\$37,148	\$16,250	1	
	\$17,500-\$19,999	\$18,750	5	\$93,750	2	1	1	1	0	\$42,863	\$18,750	1	
	\$20,000-\$22,499	\$21,250	10	\$212,500	4	2	2	1	1	\$48,578	\$21,250	2	
	\$22,500-\$24,999	\$23,750	15	\$356,250	6	3	3	2	1	\$54,293	\$23,750	3	
	\$25,000-\$27,499	\$26,250	15	\$393,750	6	3	2	2	1	\$60,008	\$26,099	1	
	\$27,500-\$29,999	\$28,750	15	\$431,250	6	3	2	2	1	\$65,723	\$26,250	3	
	\$30,000-\$32,000	\$31,000	15	\$465,000	6	3	2	2	1	\$70,866	\$26,909	1	
	\$32,001-\$34,999	\$33,500	25	\$837,500	14	6	6	2	2	\$76,581	\$28,750	3	
Low Income	\$35,000-\$37,499	\$36,250	25	\$906,250	14	6	6	2	2	\$82,868	\$30,030	1	
	\$37,500-\$39,999	\$38,750	25	\$968,750	14	6	6	2	2	\$88,583	\$31,000	3	
	\$40,000-\$42,499	\$41,250	25	\$1,031,250	14	6	6	2	2	\$94,298	Very Low	21	
	\$42,500-\$44,999	\$43,750	50	\$2,187,500	27	12	12	3	3	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	50	\$2,312,500	27	12	12	3	3	\$105,728	\$33,288	0	
	\$47,500-\$49,999	\$48,750	50	\$2,437,500	27	12	12	3	3	\$111,443	\$33,500	6	
	\$50,000-\$51,200	\$50,600	75	\$3,795,000	41	18	18	5	5	\$115,672	\$34,650	1	
	\$52,200-\$52,499	\$51,833	100	\$5,183,300	66	27	27	12	12	\$118,490	\$36,250	6	
	\$52,500-\$54,999	\$53,750	100	\$5,375,000	66	27	27	12	12	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	100	\$5,625,000	66	27	27	12	12	\$128,588	\$38,750	6	
Moderate Income	\$57,500-\$59,999	\$58,750	100	\$5,875,000	66	27	27	12	12	\$134,303	\$39,270	1	
	\$60,000-\$62,499	\$61,250	125	\$7,656,250	82	34	34	14	14	\$140,018	\$41,250	6	
	\$62,500-\$64,999	\$63,750	150	\$9,562,500	99	41	41	17	17	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	150	\$9,937,500	99	41	41	17	17	\$151,448	\$43,750	12	
	\$67,500-\$69,999	\$68,750	150	\$10,312,500	99	41	41	17	17	\$157,163	\$43,890	2	
	\$70,000-\$72,499	\$71,250	150	\$10,687,500	99	41	41	17	17	\$162,878	\$46,250	12	
	\$72,500-\$74,999	\$73,750	150	\$11,062,500	99	41	41	17	17	\$168,593	\$48,510	2	
	\$75,000-\$76,800	\$75,900	150	\$11,385,000	99	41	41	17	17	\$173,507	\$48,578	1	
	Middle Income/Over	\$70,080 and over	\$250,000	155	\$38,750,000	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	12
												\$50,600	18
(A) Total employees and wages of this model			1,995	\$148,065,470							Low	85	
(B) Total wages of 1,995 employees @ \$74,594 ***				\$148,814,048							\$51,833	27	

Headship rates for Broward County

Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$74,594 ****

Single/2-worker/3+Worker

Very Low	Low	Moderate
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.6%

Additional Income

1.846%/2.286%	\$56,250	27
	\$57,288	2
	\$58,750	27
	\$60,008	1
	\$61,250	34
	\$61,908	6
	\$63,750	34
	\$65,723	1
	\$66,250	41
	\$66,990	6
	\$68,750	41
	\$70,866	1
	\$71,250	41
	\$71,610	6
	\$73,750	41
	\$75,900	41
	\$76,230	6
	\$76,581	2
	Moderate	415

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 1,995 employees based on 4 employees/1,000 s.f. for 498,838 square feet

**** Weighted average based on the distribution of employees by NAICS code shown below and wage data taken from 4th Quarter 2007 ES-202 report.

NAICS CODE	Employees	Average Wage	Total Wage
517	998	\$57,660	\$57,544,680
518	997	\$91,544	\$91,269,368
	1,995		\$148,814,048

Weighted Average: \$148,814,048/1,995 \$74,594

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.8
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/CONSTRUCTION
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads	Single	2	3+	Housing Demand	Income	HH's
					of HHs	Worker HHs	Worker HHs	Worker HHs			
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	0	0	\$33,286	\$14,561	0
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	0	0	\$37,148	\$16,250	0
	\$17,500-\$19,999	\$18,750	2	\$37,500	1	1	0	0	\$42,863	\$18,750	1
	\$20,000-\$22,499	\$21,250	2	\$42,500	1	1	0	0	\$48,578	\$21,250	1
	\$22,500-\$24,999	\$23,750	5	\$118,750	2	1	0	0	\$54,293	\$23,750	1
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	1	0	\$60,008	\$26,250	0
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	1	0	\$65,723	\$28,750	1
	\$30,000-\$32,000	\$31,000	5	\$155,000	2	1	1	0	\$70,866	\$31,000	0
	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	1	1	\$76,581	\$33,500	1
Low Income	\$35,000-\$37,499	\$36,250	10	\$362,500	5	2	2	1	\$82,868	\$36,250	1
	\$37,500-\$39,999	\$38,750	12	\$465,000	7	3	3	1	\$88,583	\$38,750	0
	\$40,000-\$42,499	\$41,250	15	\$618,750	8	3	3	2	\$94,298	Very Low	6
	\$42,500-\$44,999	\$43,750	20	\$875,000	11	5	5	1	\$100,013	\$32,285	0
	\$45,000-\$47,499	\$46,250	25	\$1,156,250	14	6	6	2	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	30	\$1,462,500	16	6	6	4	\$111,443	\$33,500	1
	\$50,000-\$51,200	\$50,600	30	\$1,518,000	16	6	6	4	\$115,672	\$34,650	0
	\$52,200-\$52,499	\$51,833	30	\$1,554,990	20	8	8	4	\$118,490	\$36,250	2
	\$52,500-\$54,999	\$53,750	30	\$1,612,500	20	8	8	4	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	30	\$1,687,500	20	8	8	4	\$128,588	\$38,750	3
Moderate Income	\$57,500-\$59,999	\$58,750	30	\$1,762,500	20	8	8	4	\$134,303	\$39,270	0
	\$60,000-\$62,499	\$61,250	30	\$1,837,500	20	8	8	4	\$140,018	\$41,250	3
	\$62,500-\$64,999	\$63,750	30	\$1,912,500	20	8	8	4	\$145,733	\$42,863	0
	\$65,000-\$67,499	\$66,250	30	\$1,987,500	20	8	8	4	\$151,448	\$43,750	5
	\$67,500-\$69,999	\$68,750	30	\$2,062,500	20	8	8	4	\$157,163	\$43,990	0
	\$70,000-\$72,499	\$71,250	30	\$2,137,500	20	8	8	4	\$162,878	\$46,250	6
	\$72,500-\$74,999	\$73,750	30	\$2,212,500	20	8	8	4	\$168,593	\$48,510	1
	\$75,000-\$76,800	\$75,900	30	\$2,277,000	20	8	8	4	\$173,507	\$48,578	0
	\$77,000-\$78,800	\$77,900	30	\$2,341,500	20	8	8	4	\$178,421	\$48,650	6
	\$79,000-\$80,800	\$79,900	30	\$2,397,000	20	8	8	4	\$183,335	\$50,600	6
Middle Income/Over	\$70,080 and over	\$200,000	30	\$6,000,000	N/A	N/A	N/A	N/A	N/A	\$48,750	6
(A) Total employees and wages of this model			534	\$34,343,674							
(B) Total wages of 534 employees @ \$65,368 ***				\$34,906,512							
Headship rates for Broward County											
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000						
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$65,368	****					
Single/2-worker/3+Worker											
Very Low	Low	Moderate									
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%									
Additional Income											
1.848%/2.286%											

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 534 employees based on 4 employees/1,000 s.f. for 133,384 square feet
 **** Based on NAICS code 236 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.9
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/COMPUTER MANUFACTURING
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Heads		Single Worker		2 Worker		3+ Worker		Housing Demand		
				Total Wages	of HHs	HHs	Income	HHs	Income	HHs	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0	
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	\$14,561	0	\$26,909	0	\$33,286	\$14,561	0	
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	\$16,250	0	\$30,030	0	\$37,148	\$16,250	0	
	\$17,500-\$19,999	\$18,750	1	\$18,750	0	0	\$18,750	0	\$34,650	0	\$42,863	\$18,750	0	
	\$20,000-\$22,499	\$21,250	1	\$21,250	0	0	\$21,250	0	\$39,270	0	\$48,578	\$21,250	0	
	\$22,500-\$24,999	\$23,750	1	\$23,750	0	0	\$23,750	0	\$43,890	0	\$54,293	\$23,750	0	
	\$25,000-\$27,499	\$26,250	1	\$26,250	0	0	\$26,250	0	\$48,510	0	\$60,008	\$26,250	0	
	\$27,500-\$29,999	\$28,750	1	\$28,750	0	0	\$28,750	0	\$53,130	0	\$65,723	\$28,750	0	
	\$30,000-\$32,000	\$31,000	1	\$31,000	0	0	\$31,000	0	\$57,288	0	\$70,866	\$31,000	0	
	\$32,001-\$34,999	\$33,500	4	\$134,000	2	1	\$33,500	1	\$61,908	0	\$76,581	\$28,750	0	
Low Income	\$35,000-\$37,499	\$36,250	10	\$362,500	5	2	\$36,250	2	\$66,990	1	\$82,868	\$30,030	0	
	\$37,500-\$39,999	\$38,750	10	\$387,500	5	2	\$38,750	2	\$71,610	1	\$88,583	\$31,000	0	
	\$40,000-\$42,499	\$41,250	10	\$412,500	5	2	\$41,250	2	\$76,230	1	\$94,298	Very Low	0	
	\$42,500-\$44,999	\$43,750	10	\$437,500	5	2	\$43,750	2	\$80,850	1	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	10	\$462,500	5	2	\$46,250	2	\$85,470	1	\$105,728	\$33,286	0	
	\$47,500-\$49,999	\$48,750	10	\$487,500	5	2	\$48,750	2	\$90,090	1	\$111,443	\$33,500	1	
	\$50,000-\$51,200	\$50,600	15	\$759,000	8	3	\$50,600	3	\$93,509	2	\$115,672	\$34,650	0	
	\$52,200-\$52,499	\$51,833	15	\$777,495	10	4	\$51,833	4	\$95,787	2	\$118,490	\$36,250	2	
	\$52,500-\$54,999	\$53,750	20	\$1,075,000	13	5	\$53,750	5	\$99,330	3	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	20	\$1,125,000	13	5	\$56,250	5	\$103,950	3	\$128,588	\$38,750	2	
Moderate Income	\$57,500-\$59,999	\$58,750	20	\$1,175,000	13	5	\$58,750	5	\$108,570	3	\$134,303	\$39,270	0	
	\$60,000-\$62,499	\$61,250	20	\$1,225,000	13	5	\$61,250	5	\$113,190	3	\$140,018	\$41,250	2	
	\$62,500-\$64,999	\$63,750	20	\$1,275,000	13	5	\$63,750	5	\$117,810	3	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	30	\$1,987,500	20	8	\$66,250	8	\$122,430	4	\$151,448	\$43,750	2	
	\$67,500-\$69,999	\$68,750	30	\$2,062,500	20	8	\$68,750	8	\$127,050	4	\$157,163	\$43,890	0	
	\$70,000-\$72,499	\$71,250	40	\$2,850,000	26	11	\$71,250	11	\$131,670	4	\$162,878	\$46,250	2	
	\$72,500-\$74,999	\$73,750	50	\$3,687,500	33	14	\$73,750	14	\$136,290	5	\$168,593	\$48,510	0	
	\$75,000 - \$76,800	\$75,900	100	\$7,590,000	66	27	\$75,900	27	\$140,263	12	\$173,507	\$48,578	0	
	Middle Income/Over	\$70,080 and over	\$300,000	80	\$24,000,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	2
		(A) Total employees and wages of this model		533	\$52,467,679								\$50,600	3
(B) Total wages of 533 employees @ \$98,332***				\$52,509,288								\$51,833	4	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000							\$53,130	0	
41.7%	54.6%	65.9%	77.7%									\$53,750	5	
Average Employee Income: \$98,332 ****														
												\$54,293	0	
												\$56,250	5	
												\$57,288	0	
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$58,750	5	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$60,008	0	
												\$61,250	5	
												\$61,908	1	
												\$63,750	5	
Additional Income														
1.848%/2.286%												\$65,723	0	
												\$66,250	5	
												\$66,990	2	
												\$68,750	8	
												\$70,866	0	
												\$71,250	11	
												\$71,610	2	
												\$73,750	14	
												\$75,900	27	
												\$76,230	2	
												\$76,581	0	
												Moderate	101	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 533 employees based on 4 employees/1,000 s.f. for 133,383 square feet
 *** Based on NAICS code 334 from 4th Quarter 2007 ES-202 report.

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B. 10
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 OFFICE/TRANSPORTATION MANUFACTURING
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads	Single	2	3+	Housing Demand	Income	HH's		
					of HHs	Worker HHs	Worker HHs	Worker HHs					
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	0	\$32,285	\$14,123	0		
	\$14,124-\$14,999	\$14,561	1	\$14,561	0	0	0	0	\$33,286	\$14,561	0		
	\$15,000-\$17,499	\$16,250	1	\$16,250	0	0	0	0	\$37,148	\$16,250	0		
	\$17,500-\$19,999	\$18,750	3	\$56,250	1	1	0	0	\$42,863	\$18,750	1		
	\$20,000-\$22,499	\$21,250	3	\$63,750	1	1	0	0	\$48,578	\$21,250	1		
	\$22,500-\$24,999	\$23,750	4	\$95,000	2	1	1	0	\$54,293	\$23,750	1		
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	1	0	\$60,008	\$26,250	0		
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	1	0	\$65,723	\$28,750	0		
	\$30,000-\$32,000	\$31,000	10	\$310,000	4	2	2	1	\$70,866	\$31,000	1		
	\$32,001-\$34,999	\$33,500	25	\$837,500	14	6	6	2	\$76,581	\$33,500	1		
Low Income	\$35,000-\$37,499	\$36,250	30	\$1,087,500	16	6	6	4	\$82,868	\$36,250	0		
	\$37,500-\$39,999	\$38,750	30	\$1,162,500	16	6	6	4	\$88,583	\$38,750	0		
	\$40,000-\$42,499	\$41,250	30	\$1,237,500	16	6	6	4	\$94,298	\$41,250	2		
	\$42,500-\$44,999	\$43,750	30	\$1,312,500	16	6	6	4	\$100,013	\$43,750	7		
	\$44,000-\$46,499	\$45,250	30	\$1,387,500	16	6	6	4	\$105,728	\$45,250	0		
	\$46,500-\$48,999	\$47,750	30	\$1,462,500	16	6	6	4	\$111,443	\$47,750	0		
	\$49,000-\$51,499	\$50,250	30	\$1,518,000	16	6	6	4	\$115,672	\$50,250	6		
	\$51,500-\$53,999	\$52,750	30	\$1,582,500	20	8	8	4	\$119,901	\$52,750	6		
	\$54,000-\$56,499	\$55,250	20	\$1,105,000	13	5	5	3	\$124,130	\$55,250	0		
	\$56,500-\$58,999	\$57,750	20	\$1,155,000	13	5	5	3	\$128,359	\$57,750	6		
Moderate Income	\$59,000-\$61,499	\$60,250	20	\$1,205,000	13	5	5	3	\$132,588	\$60,250	6		
	\$61,500-\$63,999	\$62,750	20	\$1,255,000	13	5	5	3	\$136,817	\$62,750	0		
	\$64,000-\$66,499	\$65,250	20	\$1,305,000	13	5	5	3	\$141,046	\$65,250	0		
	\$66,500-\$68,999	\$67,750	20	\$1,355,000	13	5	5	3	\$145,275	\$67,750	0		
	\$69,000-\$71,499	\$70,250	20	\$1,405,000	13	5	5	3	\$149,504	\$70,250	6		
	\$71,500-\$73,999	\$72,750	20	\$1,455,000	13	5	5	3	\$153,733	\$72,750	6		
	\$74,000-\$76,499	\$75,250	20	\$1,505,000	13	5	5	3	\$157,962	\$75,250	1		
	\$76,500-\$78,999	\$77,750	20	\$1,555,000	13	5	5	3	\$162,191	\$77,750	6		
	\$79,000-\$81,499	\$80,250	20	\$1,605,000	13	5	5	3	\$166,420	\$80,250	6		
	\$81,500-\$83,999	\$82,750	20	\$1,655,000	13	5	5	3	\$170,649	\$82,750	1		
Middle Income/Over	\$75,000 - \$76,800	\$75,900	15	\$1,138,500	10	4	4	2	\$174,878	\$75,900	1		
	\$70,000 and over	\$200,000	30	\$6,000,000	N/A	N/A	N/A	N/A	\$179,107	\$200,000	0		
(A) Total employees and wages of this model			533	\$31,556,424							\$48,750	6	
(B) Total wages of 533 employees @ \$59,168 ***				\$31,536,544							\$50,600	6	
Headship rates for Broward County													
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000						\$51,833	8	
41.7%	54.6%	65.9%	77.7%								\$53,130	1	
										Average Employee Income:	\$59,168 ****	\$54,293	0
Single/2-worker/3+Worker													
Very Low	Low	Moderate									\$56,250	5	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%									\$57,288	1	
Additional Income													
										1.848%/2.286%	\$58,750	5	
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year													
*** 533 employees based on 4 employees/1,000 s.f. for 133,383 square feet													
*** Based on NAICS code 336 from 4th Quarter 2007 ES-202 report.													

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.11
EMPLOYEE WAGE DISTRIBUTION
CONTROL NUMBER METHOD
HOTEL
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		Single Worker		2 Worker		3+ Worker		Housing Demand	
					of HHs	Worker HHs	Income	Worker HHs	Income	Worker HHs	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	35	\$494,305	15	8	\$14,123	5	\$26,099	2	\$32,285	\$14,123	8	
	\$14,124-\$14,999	\$14,561	35	\$509,635	15	8	\$14,561	5	\$28,909	2	\$33,286	\$14,561	8	
	\$15,000-\$17,499	\$16,250	35	\$568,750	15	8	\$16,250	1	\$30,030	2	\$37,148	\$16,250	8	
	\$17,500-\$19,999	\$18,750	35	\$656,250	15	8	\$18,750	5	\$34,650	2	\$42,863	\$18,750	8	
	\$20,000-\$22,499	\$21,250	30	\$637,500	13	7	\$21,250	5	\$39,270	1	\$48,578	\$21,250	7	
	\$22,500-\$24,999	\$23,750	20	\$475,000	8	5	\$23,750	3	\$43,890	0	\$54,293	\$23,750	5	
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,099	5	
	\$27,500-\$29,999	\$28,750	12	\$345,000	5	3	\$28,750	2	\$53,130	0	\$65,723	\$26,250	5	
	\$30,000-\$32,000	\$31,000	10	\$310,000	4	2	\$31,000	2	\$57,288	0	\$70,866	\$26,909	5	
	Low Income	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	\$33,500	1	\$61,908	1	\$76,581	\$28,750	3
\$35,000-\$37,499		\$36,250	5	\$181,250	3	1	\$36,250	1	\$66,990	1	\$82,868	\$30,030	1	
\$37,500-\$39,999		\$38,750	5	\$193,750	3	1	\$38,750	1	\$71,610	1	\$88,583	\$31,000	2	
\$40,000-\$42,499		\$41,250	5	\$206,250	3	1	\$41,250	1	\$76,230	1	\$94,298	Very Low	65	
\$42,500-\$44,999		\$43,750	5	\$218,750	3	1	\$43,750	1	\$80,850	1	\$100,013	\$32,285	2	
\$45,000-\$47,499		\$46,250	5	\$231,250	3	1	\$46,250	1	\$85,470	1	\$105,728	\$33,286	2	
\$47,500-\$49,999		\$48,750	3	\$146,250	2	1	\$48,750	1	\$90,090	0	\$111,443	\$33,500	1	
\$50,000-\$51,200		\$50,600	3	\$151,800	2	1	\$50,600	1	\$93,509	0	\$115,672	\$34,650	5	
Moderate Income		\$52,200-\$52,499	\$51,833	2	\$103,666	1	1	\$51,833	0	\$95,787	0	\$118,490	\$36,250	1
		\$52,500-\$54,999	\$53,750	2	\$107,500	1	1	\$53,750	0	\$99,330	0	\$122,873	\$37,148	2
	\$55,000-\$57,499	\$56,250	2	\$112,500	1	1	\$56,250	0	\$103,950	0	\$128,588	\$38,750	1	
	\$57,500-\$59,999	\$58,750	2	\$117,500	1	1	\$58,750	0	\$108,570	0	\$134,303	\$39,270	5	
	\$60,000-\$62,499	\$61,250	2	\$122,500	1	1	\$61,250	0	\$113,190	0	\$140,018	\$41,250	1	
	\$62,500-\$64,999	\$63,750	2	\$127,500	1	1	\$63,750	0	\$117,810	0	\$145,733	\$42,863	2	
	\$65,000-\$67,499	\$66,250	2	\$132,500	1	0	\$66,250	1	\$122,430	0	\$151,448	\$43,750	1	
	\$67,500-\$69,999	\$68,750	2	\$137,500	1	0	\$68,750	1	\$127,050	0	\$157,163	\$43,890	3	
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	0	\$71,250	1	\$131,670	0	\$162,878	\$46,250	1	
	\$72,500-\$74,999	\$73,750	2	\$147,500	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	3	
Middle Income/Over	\$75,000 - \$76,800	\$75,900	2	\$151,800	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	1	
	\$70,080 and over	\$125,000	3	\$375,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1	
(A) Total employees and wages of this model			293	\$7,796,206								\$50,600	1	
(B) Total wages of 293 employees @ \$26,096 ***				\$7,646,128								Low	33	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000								\$51,833	1
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$26,096	****							\$53,130	2
Single/2-worker/3+Worker														
Very Low	Low	Moderate											\$53,750	1
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											\$54,293	0
Additional Income														
1.848%/2.286%													\$56,250	1
* Households														
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 293 employees based on 0.75 employees/room for 250 rooms and 0.35 employees/room for 300 rooms														
*** Based on NAICS code 721 from 4th Quarter 2007 ES-202 report.														

1 Income thresholds (based on area median income)
2 Wages broken down in increments of \$2,500
3 Midpoint of wage ranges
4 Number of employees projected to be in each wage range
5 Total wages of all employees in each wage range
6 Heads of Household by income (taken from employees in Column 4)
7 Single worker households (local percentage, from the Census)
8 Single worker household income (same as midpoint in Column 3)
9 Multi-worker households (local percentage, from the Census)
10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

**TABLE 24.B.2B.12
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
RETAIL/FURNITURE & HOME FURNISHINGS
RIVERBEND DRI**

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand Income	HH's
					of HHs	Worker HHs	Income	Income	Income	Income				
Very Low Income	Minimum Wage*	\$14,123	10	\$141,230	4	2	\$14,123	1	\$26,099	1	\$32,285	\$14,123	2	
	\$14,124-\$14,999	\$14,561	10	\$145,610	4	2	\$14,561	1	\$26,909	1	\$33,286	\$14,561	2	
	\$15,000-\$17,499	\$16,250	10	\$162,500	4	2	\$16,250	1	\$30,030	1	\$37,148	\$16,250	2	
	\$17,500-\$19,999	\$18,750	10	\$187,500	4	2	\$18,750	1	\$34,650	1	\$42,863	\$18,750	2	
	\$20,000-\$22,499	\$21,250	10	\$212,500	4	2	\$21,250	1	\$39,270	1	\$48,578	\$21,250	2	
	\$22,500-\$24,999	\$23,750	10	\$237,500	4	2	\$23,750	1	\$43,890	1	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	15	\$393,750	6	3	\$26,250	2	\$48,510	1	\$60,008	\$26,099	1	
	\$27,500-\$29,999	\$28,750	15	\$431,250	6	3	\$28,750	2	\$53,130	1	\$65,723	\$26,250	3	
	\$30,000-\$32,000	\$31,000	15	\$465,000	6	3	\$31,000	2	\$57,288	1	\$70,866	\$26,909	1	
	\$32,001-\$34,999	\$33,500	15	\$502,500	8	4	\$33,500	4	\$61,908	2	\$76,581	\$28,750	3	
Low Income	\$35,000-\$37,499	\$36,250	15	\$543,750	8	4	\$36,250	4	\$66,990	2	\$82,868	\$30,030	1	
	\$37,500-\$39,999	\$38,750	12	\$465,000	7	3	\$38,750	3	\$71,610	1	\$88,583	\$31,000	3	
	\$40,000-\$42,499	\$41,250	8	\$330,000	4	2	\$41,250	2	\$76,230	0	\$94,298	Very Low	24	
	\$42,500-\$44,999	\$43,750	5	\$218,750	3	1	\$43,750	1	\$80,850	1	\$100,013	\$32,285	1	
	\$45,000-\$47,499	\$46,250	5	\$231,250	3	1	\$46,250	1	\$85,470	1	\$105,728	\$33,286	1	
	\$47,500-\$49,999	\$48,750	5	\$243,750	3	1	\$48,750	1	\$90,090	1	\$111,443	\$33,500	4	
	\$50,000-\$51,200	\$50,600	5	\$253,000	3	1	\$50,600	1	\$93,509	1	\$115,672	\$34,650	1	
	\$52,200-\$52,499	\$51,833	5	\$259,165	3	1	\$51,833	1	\$95,787	1	\$118,490	\$36,250	4	
	\$52,500-\$54,999	\$53,750	4	\$215,000	3	1	\$53,750	1	\$99,330	1	\$122,873	\$37,148	1	
	\$55,000-\$57,499	\$56,250	3	\$168,750	2	1	\$56,250	0	\$103,950	0	\$128,588	\$38,750	3	
Moderate Income	\$57,500-\$59,999	\$58,750	2	\$117,500	1	1	\$58,750	0	\$108,570	0	\$134,303	\$39,270	1	
	\$60,000-\$62,499	\$61,250	2	\$122,500	1	1	\$61,250	0	\$113,190	0	\$140,018	\$41,250	2	
	\$62,500-\$64,999	\$63,750	2	\$127,500	1	1	\$63,750	0	\$117,810	0	\$145,733	\$42,863	1	
	\$65,000-\$67,499	\$66,250	1	\$66,250	1	1	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1	
	\$67,500-\$69,999	\$68,750	1	\$68,750	1	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1	
	\$70,000-\$72,499	\$71,250	1	\$71,250	1	0	\$71,250	1	\$131,670	0	\$162,878	\$46,250	1	
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	0	\$73,750	1	\$136,290	0	\$168,593	\$48,510	2	
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	1	
	Middle Income/Over	\$70,080 and over	\$100,000	2	\$200,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
		(A) Total employees and wages of this model		200	\$6,731,155								\$50,600	1
(B) Total wages of 200 employees @ \$33,460 ***				\$6,692,000								Low	27	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000									
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$33,460 ****									
Single/2-worker/3+Worker														
Very Low	Low	Moderate												
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%												
Additional Income														
1.848%/2.286%														

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 200 employees based on 50,000 square feet at 1.5 workers/1000 square feet and 50,000 square feet at 2.5 workers/1000 square feet.

**** Based on NAICS code 442 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

**TABLE 24.B.2B.13
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
RETAIL/ELECTRONICS & APPLIANCES
RIVERBEND DRI**

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand Income	HH's
					of HHs	Worker HHs	Income	Worker HHs	Income	Worker HHs	Income			
Very Low Income	Minimum Wage*	\$14,123	1	\$14,123	0	0	0	\$14,123	0	\$26,099	0	\$32,285	\$14,123	0
	\$14,124-\$14,999	\$14,561	2	\$29,122	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1	
	\$15,000-\$17,499	\$16,250	3	\$48,750	1	1	\$16,250	0	\$30,030	0	\$37,148	\$16,250	1	
	\$17,500-\$19,999	\$18,750	3	\$56,250	1	1	\$18,750	0	\$34,650	0	\$42,863	\$18,750	1	
	\$20,000-\$22,499	\$21,250	3	\$63,750	1	1	\$21,250	0	\$39,270	0	\$48,578	\$21,250	1	
	\$22,500-\$24,999	\$23,750	3	\$71,250	1	1	\$23,750	0	\$43,890	0	\$54,293	\$23,750	1	
	\$25,000-\$27,499	\$26,250	3	\$78,750	1	1	\$26,250	0	\$48,510	0	\$60,008	\$26,250	0	
	\$27,500-\$29,999	\$28,750	3	\$86,250	1	1	\$28,750	0	\$53,130	0	\$65,723	\$28,750	1	
	\$30,000-\$32,000	\$31,000	3	\$93,000	1	1	\$31,000	0	\$57,288	0	\$70,866	\$31,000	0	
	\$32,001-\$34,999	\$33,500	6	\$201,000	3	1	\$33,500	1	\$61,908	1	\$76,581	\$33,500	1	
Low Income	\$35,000-\$37,499	\$36,250	10	\$362,500	5	2	\$36,250	2	\$66,990	1	\$82,868	\$30,030	0	
	\$37,500-\$39,999	\$38,750	10	\$387,500	5	2	\$38,750	2	\$71,610	1	\$88,583	\$31,000	1	
	\$40,000-\$42,499	\$41,250	10	\$412,500	5	2	\$41,250	2	\$76,230	1	\$94,298	Very Low	8	
	\$42,500-\$44,999	\$43,750	10	\$437,500	5	2	\$43,750	2	\$80,850	1	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	8	\$370,000	4	2	\$46,250	2	\$85,470	0	\$105,728	\$33,286	0	
	\$47,500-\$49,999	\$48,750	6	\$292,500	3	1	\$48,750	1	\$90,090	1	\$111,443	\$33,500	1	
	\$50,000-\$51,200	\$50,600	6	\$303,600	3	1	\$50,600	1	\$93,509	1	\$115,672	\$34,650	0	
	\$52,200-\$52,499	\$51,833	5	\$259,165	3	1	\$51,833	1	\$95,787	1	\$118,490	\$36,250	2	
	\$52,500-\$54,999	\$53,750	5	\$268,750	3	1	\$53,750	1	\$99,330	1	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	3	\$168,750	2	1	\$56,250	1	\$103,950	0	\$128,588	\$38,750	2	
Moderate Income	\$57,500-\$59,999	\$58,750	3	\$176,250	2	1	\$58,750	1	\$108,570	0	\$134,303	\$39,270	0	
	\$60,000-\$62,499	\$61,250	2	\$122,500	1	1	\$61,250	1	\$113,190	0	\$140,018	\$41,250	2	
	\$62,500-\$64,999	\$63,750	2	\$127,500	1	1	\$63,750	1	\$117,810	0	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	2	\$132,500	1	1	\$66,250	1	\$122,430	0	\$151,448	\$43,750	2	
	\$67,500-\$69,999	\$68,750	2	\$137,500	1	1	\$68,750	0	\$127,050	0	\$157,163	\$43,890	0	
	\$70,000-\$72,499	\$71,250	2	\$142,500	1	1	\$71,250	1	\$131,670	0	\$162,878	\$46,250	2	
	\$72,500-\$74,999	\$73,750	1	\$73,750	1	1	\$73,750	0	\$136,290	0	\$168,593	\$48,510	0	
	\$75,000 - \$76,800	\$75,900	1	\$75,900	1	0	\$75,900	1	\$140,263	0	\$173,507	\$48,578	0	
	Middle Income/Over	\$70,080 and over	\$100,000	2	\$200,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
		(A) Total employees and wages of this model		120	\$5,193,410								\$50,600	1
	(B) Total wages of 120 employees @ \$43.232 ***			\$5,187,840								Low	13	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000							\$51,833	1	
41.7%	54.6%	65.9%	77.7%									\$53,130	0	
				Average Employee Income:	\$43,232	****						\$53,750	1	
												\$54,293	0	
												\$56,250	1	
												\$57,288	0	
												\$58,750	1	
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$60,008	0	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$61,250	1	
												\$61,908	1	
												\$63,750	1	
												\$65,723	0	
												\$66,250	1	
												\$66,990	2	
												\$68,750	1	
												\$70,866	0	
												\$71,250	1	
												\$71,610	2	
												\$73,750	1	
												\$75,900	0	
												\$76,230	2	
												\$76,581	1	
												Moderate	18	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 120 employees based on 30,000 with 1.5 employees/1,000 square feet and 30,000 square feet at 2.5 employees/1,000 square feet
 **** Based on NAICS code 443 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.14
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/FOOD & BEVERAGE
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand Income	HH's
					of HHs	Single Worker HHs	Income	HHs	Income	HHs	Income			
Very Low Income	Minimum Wage*	\$14,123	30	\$423,690	13	7	\$14,123	5	\$26,099	1	\$32,285	\$14,123	7	
	\$14,124-\$14,999	\$14,561	40	\$582,440	17	9	\$14,561	6	\$26,909	2	\$33,286	\$14,561	9	
	\$15,000-\$17,499	\$16,250	32	\$520,000	13	7	\$16,250	5	\$30,030	1	\$37,148	\$16,250	7	
	\$17,500-\$19,999	\$18,750	20	\$375,000	8	5	\$18,750	3	\$34,650	0	\$42,863	\$18,750	5	
	\$20,000-\$22,499	\$21,250	20	\$425,000	8	5	\$21,250	3	\$39,270	0	\$48,578	\$21,250	5	
	\$22,500-\$24,999	\$23,750	10	\$237,500	4	2	\$23,750	1	\$43,890	1	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	\$26,250	1	\$48,510	0	\$60,008	\$26,250	5	
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	\$28,750	1	\$53,130	0	\$65,723	\$28,750	1	
	\$30,000-\$32,000	\$31,000	5	\$155,000	2	1	\$31,000	1	\$57,288	0	\$70,866	\$31,000	6	
	\$32,001-\$34,999	\$33,500	4	\$134,000	2	1	\$33,500	1	\$61,908	0	\$76,581	\$33,500	1	
Low Income	\$35,000-\$37,499	\$36,250	3	\$108,750	2	1	\$36,250	1	\$66,990	0	\$82,868	\$36,250	1	
	\$37,500-\$39,999	\$38,750	1	\$38,750	1	1	\$38,750	0	\$71,610	0	\$88,583	\$38,750	5	
	\$40,000-\$42,499	\$41,250	1	\$41,250	1	1	\$41,250	0	\$76,230	0	\$94,298	\$41,250	1	
	\$42,500-\$44,999	\$43,750	1	\$43,750	1	1	\$43,750	0	\$80,850	0	\$100,013	\$43,750	1	
	\$45,000-\$47,499	\$46,250	1	\$46,250	1	1	\$46,250	0	\$85,470	0	\$105,728	\$46,250	2	
	\$47,500-\$49,999	\$48,750	1	\$48,750	1	1	\$48,750	0	\$90,090	0	\$111,443	\$48,750	1	
	\$50,000-\$51,200	\$50,600	1	\$50,600	1	1	\$50,600	0	\$93,509	0	\$115,672	\$50,600	3	
	\$52,200-\$52,499	\$51,833	0	\$0	0	0	\$51,833	0	\$95,787	0	\$118,490	\$51,833	1	
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	1	\$53,750	0	\$99,330	0	\$122,873	\$53,750	1	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$103,950	0	\$128,588	\$56,250	1	
Moderate Income	\$57,500-\$59,999	\$58,750	1	\$58,750	1	1	\$58,750	0	\$108,570	0	\$134,303	\$58,750	3	
	\$60,000-\$62,499	\$61,250	0	\$0	0	\$61,250	0	\$113,190	0	\$140,018	\$61,250	1		
	\$62,500-\$64,999	\$63,750	0	\$0	0	\$63,750	0	\$117,810	0	\$145,733	\$63,750	0		
	\$65,000-\$67,499	\$66,250	0	\$0	0	\$66,250	0	\$122,430	0	\$151,448	\$66,250	1		
	\$67,500-\$69,999	\$68,750	0	\$0	0	\$68,750	0	\$127,050	0	\$157,163	\$68,750	1		
	\$70,000-\$72,499	\$71,250	0	\$0	0	\$71,250	0	\$131,670	0	\$162,878	\$71,250	1		
	\$72,500-\$74,999	\$73,750	0	\$0	0	\$73,750	0	\$136,290	0	\$168,593	\$73,750	1		
	\$75,000-\$76,800	\$75,900	0	\$0	0	\$75,900	0	\$140,263	0	\$173,507	\$75,900	0		
	Middle Income/Over	\$70,080 and over	\$100,000	6	\$600,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
		(A) Total employees and wages of this model		188	\$4,218,230								\$50,600	1
(B) Total wages of 188 employees @ \$22,244 ***				\$4,181,872								\$51,833	0	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000									
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$22,244 ****									
Single/2-worker/3+Worker														
Very Low	Low	Moderate												
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.8%/41.6%/16.8%												
Additional Income														
1.848%/2.286%														
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 188 employees based on 45,000 square feet at 1.5 employees/1,000 square feet and 75,000 square feet at 2.5 employees/1,000 square feet														
**** Based on NAICS code 445 from 4th Quarter 2007 ES-202 report.														

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range

6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.15
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/HEALTH & PERSONAL CARE
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker		2 Worker		3+ Worker		Housing Demand Income	Demand HH's
					of HHs	Worker HHs	Income	Income	Income	Income				
Very Low Income	Minimum Wage*	\$14,123	3	\$42,369	1	1	\$14,123	0	\$26,099	0	\$32,285	\$14,123	1	
	\$14,124-\$14,999	\$14,561	3	\$43,683	1	1	\$14,561	0	\$26,909	0	\$33,286	\$14,561	1	
	\$15,000-\$17,499	\$16,250	5	\$81,250	2	1	\$16,250	1	\$30,030	0	\$37,148	\$16,250	1	
	\$17,500-\$19,999	\$18,750	5	\$93,750	2	1	\$18,750	1	\$34,650	0	\$42,863	\$18,750	1	
	\$20,000-\$22,499	\$21,250	8	\$170,000	3	2	\$21,250	1	\$39,270	0	\$48,578	\$21,250	2	
	\$22,500-\$24,999	\$23,750	8	\$190,000	3	2	\$23,750	1	\$43,890	0	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	9	\$236,250	4	2	\$26,250	1	\$48,510	1	\$60,008	\$26,099	0	
	\$27,500-\$29,999	\$28,750	9	\$258,750	4	2	\$28,750	1	\$53,130	1	\$65,723	\$26,250	2	
	\$30,000-\$32,000	\$31,000	6	\$186,000	3	2	\$31,000	1	\$57,288	0	\$70,866	\$26,909	0	
	\$32,001-\$34,999	\$33,500	6	\$201,000	3	1	\$33,500	1	\$61,908	1	\$76,581	\$28,750	2	
Low Income	\$35,000-\$37,499	\$36,250	6	\$217,500	3	1	\$36,250	1	\$66,990	1	\$82,868	\$30,030	1	
	\$37,500-\$39,999	\$38,750	6	\$232,500	3	1	\$38,750	1	\$71,610	1	\$88,583	\$31,000	2	
	\$40,000-\$42,499	\$41,250	3	\$123,750	2	1	\$41,250	1	\$76,230	0	\$94,298	Very Low	15	
	\$42,500-\$44,999	\$43,750	3	\$131,250	2	1	\$43,750	1	\$80,850	0	\$100,013	\$32,285	0	
	\$45,000-\$47,499	\$46,250	2	\$92,500	1	1	\$46,250	0	\$85,470	0	\$105,728	\$33,286	0	
	\$47,500-\$49,999	\$48,750	2	\$97,500	1	1	\$48,750	0	\$90,090	0	\$111,443	\$33,500	1	
	\$50,000-\$51,200	\$50,600	1	\$50,600	1	1	\$50,600	0	\$93,509	0	\$115,672	\$34,650	1	
	\$52,200-\$52,499	\$51,833	1	\$51,833	1	1	\$51,833	0	\$95,787	0	\$118,490	\$36,250	1	
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	1	\$53,750	0	\$99,330	0	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$103,950	0	\$128,588	\$38,750	1	
Moderate Income	\$57,500-\$59,999	\$58,750	1	\$58,750	1	1	\$58,750	0	\$108,570	0	\$134,303	\$39,270	1	
	\$60,000-\$62,499	\$61,250	0	\$0	0	\$61,250	0	\$113,190	0	\$140,018	\$41,250	1		
	\$62,500-\$64,999	\$63,750	0	\$0	0	\$63,750	0	\$117,810	0	\$145,733	\$42,863	0		
	\$65,000-\$67,499	\$66,250	0	\$0	0	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1		
	\$67,500-\$69,999	\$68,750	0	\$0	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1		
	\$70,000-\$72,499	\$71,250	0	\$0	0	\$71,250	0	\$131,670	0	\$162,878	\$46,250	1		
	\$72,500-\$74,999	\$73,750	0	\$0	0	\$73,750	0	\$136,290	0	\$168,593	\$48,510	1		
	\$75,000 - \$76,800	\$75,900	0	\$0	0	\$75,900	0	\$140,263	0	\$173,507	\$48,578	0		
	Middle Income/Over	\$70,080 and over	\$100,000	2	\$200,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
		(A) Total employees and wages of this model		90	\$2,812,985								\$50,600	1
(B) Total wages of 90 employees @ \$31,244 ***				\$2,811,960								Low	12	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000									
41.7%	54.6%	65.9%	77.7%	Average Employee Income:		\$31,244	****							
Single/2-worker/3+Worker														
Very Low	Low	Moderate												
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%												
Additional Income														
1.848%/2.286%														
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 90 employees based on 60,000 square feet at 1.5 employees/1,000 square feet														
*** Based on NAICS code 446 from 4th Quarter 2007 ES-202 report.														

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.16
EMPLOYEE WAGE DISTRIBUTION
BELL CURVE METHOD
RETAIL/CLOTHING & ACCESSORIES
RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker HHs		3+ Worker HHs		Housing Demand Income	Demand HH's
					of HHs	Income	Income	Income	Income	Income				
Very Low Income	Minimum Wage*	\$14,123	50	\$706,150	21	12	\$14,123	8	\$26,099	1	\$32,285	\$14,123	12	
	\$14,124-\$14,999	\$14,561	40	\$582,440	17	9	\$14,561	6	\$26,909	2	\$33,286	\$14,561	9	
	\$15,000-\$17,499	\$16,250	30	\$487,500	13	7	\$16,250	5	\$30,030	1	\$37,148	\$16,250	7	
	\$17,500-\$19,999	\$18,750	30	\$562,500	13	7	\$18,750	5	\$34,650	1	\$42,863	\$18,750	7	
	\$20,000-\$22,499	\$21,250	20	\$425,000	8	5	\$21,250	3	\$39,270	0	\$48,578	\$21,250	5	
	\$22,500-\$24,999	\$23,750	16	\$380,000	7	4	\$23,750	2	\$43,890	1	\$54,293	\$23,750	4	
	\$25,000-\$27,499	\$26,250	8	\$210,000	3	2	\$26,250	1	\$48,510	0	\$60,008	\$26,099	8	
	\$27,500-\$29,999	\$28,750	5	\$143,750	2	1	\$28,750	1	\$53,130	0	\$65,723	\$26,250	2	
	\$30,000-\$32,000	\$31,000	5	\$155,000	2	1	\$31,000	1	\$57,288	0	\$70,866	\$26,909	6	
	\$32,001-\$34,999	\$33,500	5	\$167,500	3	1	\$33,500	1	\$61,908	0	\$76,581	\$28,750	1	
Low Income	\$35,000-\$37,499	\$36,250	5	\$181,250	3	1	\$36,250	1	\$66,990	0	\$82,868	\$30,030	5	
	\$37,500-\$39,999	\$38,750	4	\$155,000	2	1	\$38,750	1	\$71,610	0	\$88,583	\$31,000	1	
	\$40,000-\$42,499	\$41,250	4	\$165,000	2	1	\$41,250	1	\$76,230	0	\$94,298	Very Low	67	
	\$42,500-\$44,999	\$43,750	4	\$175,000	2	1	\$43,750	1	\$80,850	0	\$100,013	\$32,285	1	
	\$45,000-\$47,499	\$46,250	4	\$185,000	2	1	\$46,250	1	\$85,470	0	\$105,728	\$33,286	2	
	\$47,500-\$49,999	\$48,750	1	\$48,750	1	1	\$48,750	0	\$90,090	0	\$111,443	\$33,500	1	
	\$50,000-\$51,200	\$50,600	1	\$50,600	1	1	\$50,600	0	\$93,509	0	\$115,672	\$34,650	5	
	\$52,200-\$52,499	\$51,833	0	\$0	0	0	\$51,833	0	\$95,787	0	\$118,490	\$36,250	1	
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	0	\$53,750	0	\$99,330	0	\$122,873	\$37,148	1	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$103,950	0	\$128,588	\$38,750	1	
Moderate Income	\$57,500-\$59,999	\$58,750	1	\$58,750	1	0	\$58,750	0	\$108,570	0	\$134,303	\$39,270	3	
	\$60,000-\$62,499	\$61,250	0	\$0	0	\$61,250	0	\$113,190	0	\$140,018	\$41,250	1		
	\$62,500-\$64,999	\$63,750	0	\$0	0	\$63,750	0	\$117,810	0	\$145,733	\$42,863	1		
	\$65,000-\$67,499	\$66,250	0	\$0	0	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1		
	\$67,500-\$69,999	\$68,750	0	\$0	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	2		
	\$70,000-\$72,499	\$71,250	0	\$0	0	\$71,250	0	\$131,670	0	\$162,878	\$46,250	1		
	\$72,500-\$74,999	\$73,750	0	\$0	0	\$73,750	0	\$136,290	0	\$168,593	\$48,510	1		
	\$75,000 - \$76,800	\$75,900	0	\$0	0	\$75,900	0	\$140,263	0	\$173,507	\$48,578	0		
	\$70,080 and over	\$100,000	6	\$600,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1	
	(A) Total employees and wages of this model			240	\$5,492,940								\$50,600	1
(B) Total wages of 240 employees @ \$20.792 ***				\$4,990,060								Low	24	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$58,400								\$51,833	0
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$20,792 ****								\$53,130	1
Single/2-worker/3+Worker														
Very Low	Low	Moderate											\$53,750	0
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%											\$54,293	1
Additional Income														
1.848%/2.286%													\$56,250	0
													\$57,288	1
													\$58,750	0
													\$60,008	0
													\$61,250	0
													\$61,908	1
													\$63,750	0
													\$65,723	0
													\$66,250	0
													\$66,990	1
													\$68,750	0
													\$70,866	0
													\$71,250	0
													\$71,610	1
													\$73,750	0
													\$75,900	0
													\$76,230	1
													\$76,581	0
													Moderate	7

1 Income thresholds (based on area median income)
2 Wages broken down in increments of \$2,500
3 Midpoint of wage ranges
4 Number of employees projected to be in each wage range
5 Total wages of all employees in each wage range
6 Heads of Household by income (taken from employees in Column 4)
7 Single worker households (local percentage, from the Census)
8 Single worker household income (same as midpoint in Column 3)
9 Multi-worker households (local percentage, from the Census)
10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.17
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/SPORTING GOODS, HOBBY, ETC.
 RIVERBEND DRI

Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker HHs		2 Worker		3+ Worker		Housing Demand	
				of HHs	Worker HHs	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	15	\$211,845	6	3	\$14,123	2	\$26,099	1	\$32,285	\$14,123	3
	\$14,124-\$14,999	\$14,561	24	\$349,464	10	6	\$14,561	4	\$26,909	0	\$33,286	\$14,561	6
	\$15,000-\$17,499	\$16,250	24	\$390,000	10	6	\$16,250	1	\$30,030	0	\$37,148	\$16,250	6
	\$17,500-\$19,999	\$18,750	15	\$281,250	6	3	\$18,750	2	\$34,650	1	\$42,863	\$18,750	3
	\$20,000-\$22,499	\$21,250	6	\$127,500	3	2	\$21,250	1	\$39,270	0	\$48,578	\$21,250	2
	\$22,500-\$24,999	\$23,750	6	\$142,500	3	2	\$23,750	1	\$43,890	0	\$54,293	\$23,750	2
	\$25,000-\$27,499	\$26,250	6	\$157,500	3	2	\$26,250	1	\$48,510	0	\$60,008	\$26,099	2
	\$27,500-\$29,999	\$28,750	2	\$57,500	1	1	\$28,750	0	\$53,130	0	\$65,723	\$26,250	2
	\$30,000-\$32,000	\$31,000	1	\$31,000	0	0	\$31,000	0	\$57,288	0	\$70,866	\$26,909	4
Low Income	\$32,001-\$34,999	\$33,500	1	\$33,500	1	1	\$33,500	0	\$61,908	0	\$76,581	\$28,750	1
	\$35,000-\$37,499	\$36,250	1	\$36,250	1	1	\$36,250	0	\$66,990	0	\$82,868	\$30,030	1
	\$37,500-\$39,999	\$38,750	1	\$38,750	1	1	\$38,750	0	\$71,610	0	\$88,583	\$31,000	0
	\$40,000-\$42,499	\$41,250	1	\$41,250	1	1	\$41,250	0	\$76,230	0	\$94,298	Very Low	32
	\$42,500-\$44,999	\$43,750	1	\$43,750	1	1	\$43,750	0	\$80,850	0	\$100,013	\$32,285	1
	\$45,000-\$47,499	\$46,250	1	\$46,250	1	1	\$46,250	0	\$85,470	0	\$105,728	\$33,286	0
	\$47,500-\$49,999	\$48,750	1	\$48,750	1	1	\$48,750	0	\$90,090	0	\$111,443	\$33,500	1
	\$50,000-\$51,200	\$50,600	1	\$50,600	1	1	\$50,600	0	\$93,509	0	\$115,672	\$34,650	2
Moderate Income	\$52,200-\$52,499	\$51,833	0	\$0	0	0	\$51,833	0	\$95,787	0	\$118,490	\$36,250	1
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	1	\$53,750	0	\$99,330	0	\$122,873	\$37,148	0
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$103,950	0	\$128,588	\$38,750	1
	\$57,500-\$59,999	\$58,750	1	\$58,750	1	1	\$58,750	0	\$108,570	0	\$134,303	\$39,270	1
	\$60,000-\$62,499	\$61,250	1	\$61,250	1	0	\$61,250	1	\$113,190	0	\$140,018	\$41,250	1
	\$62,500-\$64,999	\$63,750	0	\$0	0	0	\$63,750	0	\$117,810	0	\$145,733	\$42,863	1
	\$65,000-\$67,499	\$66,250	0	\$0	0	0	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1
	\$67,500-\$69,999	\$68,750	0	\$0	0	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1
	\$70,000-\$72,499	\$71,250	0	\$0	0	0	\$71,250	0	\$131,670	0	\$162,878	\$46,250	1
	\$72,500-\$74,999	\$73,750	0	\$0	0	0	\$73,750	0	\$136,290	0	\$168,593	\$48,510	1
	\$75,000 - \$76,800	\$75,900	0	\$0	0	0	\$75,900	0	\$140,263	0	\$173,507	\$48,578	0
Middle Income/Over	\$70,080 and over	\$100,000	1	\$100,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
(A) Total employees and wages of this model			111	\$2,361,409								\$50,600	1
(B) Total wages of 111 employees @ \$21,336 ***				\$2,368,296								Low	15
Headship rates for Broward County												\$51,833	0
Very Low	Low	Moderate		Middle/Over		Median Income	\$64,000					\$53,130	0
41.7%	54.6%	65.9%		77.7%		Average Employee Income:	\$21,336 ****					\$53,750	1
												\$54,293	0
												\$56,250	0
												\$57,288	0
												\$58,750	1
Single/2-worker/3+Worker												\$60,008	0
Very Low	Low	Moderate										\$61,250	0
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$61,908	0
												\$63,750	0
Additional Income												\$65,723	0
1.848%/2.286%												\$66,250	0
												\$66,990	0
												\$68,750	0
												\$70,866	0
												\$71,250	0
												\$71,610	0
												\$73,750	0
												\$75,900	0
												\$76,230	0
												\$76,581	0
												Moderate	2

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year

*** 111 employees based on 14,000 square feet at 1.5 employees per 1,000 square feet and 36,000 square feet at 2.5 employees/1,000 square feet

**** Based on NAICS code 451 from 45 Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range

- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.18
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/GENERAL MERCHANDISE
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs		Single Worker		2 Worker		3+ Worker		Housing Demand Income	HH's
					of HHs	Worker HHs	Income	Income	Income	Income				
Very Low Income	Minimum Wage*	\$14,123	100	\$1,412,300	42	23	\$14,123	16	\$26,099	3	\$32,285	\$14,123	23	
	\$14,124-\$14,999	\$14,561	120	\$1,747,320	50	28	\$14,561	19	\$26,909	3	\$33,286	\$14,561	28	
	\$15,000-\$17,499	\$16,250	120	\$1,950,000	50	28	\$16,250	19	\$30,030	3	\$37,148	\$16,250	28	
	\$17,500-\$19,999	\$18,750	90	\$1,687,500	38	21	\$18,750	14	\$34,650	3	\$42,863	\$18,750	21	
	\$20,000-\$22,499	\$21,250	60	\$1,275,000	25	14	\$21,250	9	\$39,270	2	\$48,578	\$21,250	14	
	\$22,500-\$24,999	\$23,750	50	\$1,187,500	21	12	\$23,750	8	\$43,890	1	\$54,293	\$23,750	12	
	\$25,000-\$27,499	\$26,250	20	\$525,000	8	5	\$26,250	3	\$48,510	0	\$60,008	\$26,099	16	
	\$27,500-\$29,999	\$28,750	20	\$575,000	8	5	\$28,750	3	\$53,130	0	\$65,723	\$26,250	5	
	\$30,000-\$32,000	\$31,000	20	\$620,000	8	5	\$31,000	3	\$57,288	0	\$70,866	\$26,909	19	
	\$32,001-\$34,999	\$33,500	25	\$837,500	14	6	\$33,500	6	\$61,908	2	\$76,581	\$28,750	5	
Low Income	\$35,000-\$37,499	\$36,250	15	\$543,750	8	3	\$36,250	3	\$66,990	2	\$82,868	\$30,030	19	
	\$37,500-\$39,999	\$38,750	10	\$387,500	5	2	\$38,750	2	\$71,610	1	\$88,583	\$31,000	5	
	\$40,000-\$42,499	\$41,250	5	\$206,250	5	2	\$41,250	2	\$76,230	1	\$94,298	Very Low	195	
	\$42,500-\$44,999	\$43,750	5	\$218,750	5	2	\$43,750	2	\$80,850	1	\$100,013	\$32,285	3	
	\$45,000-\$47,499	\$46,250	5	\$231,250	3	1	\$46,250	1	\$85,470	1	\$105,728	\$33,286	3	
	\$47,500-\$49,999	\$48,750	3	\$146,250	2	1	\$48,750	1	\$90,090	0	\$111,443	\$33,500	6	
	\$50,000-\$51,200	\$50,600	1	\$50,600	1	1	\$50,600	0	\$93,509	0	\$115,672	\$34,650	14	
	\$52,200-\$52,499	\$51,833	1	\$51,833	1	1	\$51,833	0	\$95,787	0	\$118,490	\$36,250	3	
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	0	\$53,750	1	\$99,330	0	\$122,873	\$37,148	3	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$103,950	0	\$128,588	\$38,750	2	
Moderate Income	\$57,500-\$59,999	\$58,750	1	\$58,750	1	0	\$58,750	1	\$108,570	0	\$134,303	\$39,270	9	
	\$60,000-\$62,499	\$61,250	0	\$0	0	\$61,250	0	\$113,190	0	\$140,018	\$41,250	2		
	\$62,500-\$64,999	\$63,750	0	\$0	0	\$63,750	0	\$117,810	0	\$145,733	\$42,863	3		
	\$65,000-\$67,499	\$66,250	0	\$0	0	\$66,250	0	\$122,430	0	\$151,448	\$43,750	2		
	\$67,500-\$69,999	\$68,750	0	\$0	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	8		
	\$70,000-\$72,499	\$71,250	0	\$0	0	\$71,250	0	\$131,670	0	\$162,878	\$46,250	1		
	\$72,500-\$74,999	\$73,750	0	\$0	0	\$73,750	0	\$136,290	0	\$168,593	\$48,510	3		
	\$75,000-\$76,800	\$75,900	0	\$0	0	\$75,900	0	\$140,263	0	\$173,507	\$48,578	2		
	Middle Income/Over	\$70,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	1
													\$50,600	1
(A) Total employees and wages of this model			675	\$14,065,803								Low	66	
(B) Total wages of 675 employees @ \$20.912 ***				\$14,115,600								\$51,833	1	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income	\$64,000							\$53,130	3	
41.7%	54.6%	65.9%	77.7%									\$53,750	0	
Average Employee Income: \$20,912 ****														
Single/2-worker/3+Worker														
Very Low	Low	Moderate										\$54,293	1	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%										\$56,250	0	
Additional Income														
1.848%/2.286%												\$57,288	3	
												\$58,750	0	
												\$60,008	0	
												\$61,250	0	
												\$61,908	6	
												\$63,750	0	
												\$65,723	0	
												\$66,250	0	
												\$66,990	3	
												\$68,750	0	
												\$70,866	0	
												\$71,250	0	
												\$71,610	2	
												\$73,750	0	
												\$75,900	0	
												\$76,230	2	
												\$76,581	2	
												Moderate	23	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 675 employees based on 450,000 at 1.5 employees/1,000 square feet
 **** Based on NAICS code 452 from 4th Quarter 2007 ES-202 report.

1 Income thresholds (based on area median income)
 2 Wages broken down in increments of \$2,500
 3 Midpoint of wage ranges
 4 Number of employees projected to be in each wage range
 5 Total wages of all employees in each wage range
 6 Heads of Household by income (taken from employees in Column 4)
 7 Single worker households (local percentage, from the Census)
 8 Single worker household income (same as midpoint in Column 3)
 9 Multi-worker households (local percentage, from the Census)
 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.19
 EMPLOYEE WAGE DISTRIBUTION
 BELL CURVE METHOD
 RETAIL/MISCELLANEOUS
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		Single Worker		2 Worker		3+ Worker		Housing Demand	
					of HHs	HHs	Income	HHs	Income	HHs	Income	Income	HH's	
Very Low Income	Minimum Wage*	\$14,123	10	\$141,230	4	2	\$14,123	1	\$26,099	1	\$32,285	\$14,123	2	
	\$14,124-\$14,999	\$14,561	10	\$145,610	4	2	\$14,561	1	\$26,909	1	\$33,285	\$14,561	2	
	\$15,000-\$17,499	\$16,250	10	\$162,500	4	2	\$16,250	1	\$30,030	1	\$37,148	\$16,250	2	
	\$17,500-\$19,999	\$18,750	10	\$187,500	4	2	\$18,750	1	\$34,650	1	\$42,863	\$18,750	2	
	\$20,000-\$22,499	\$21,250	10	\$212,500	4	2	\$21,250	1	\$39,270	1	\$48,578	\$21,250	2	
	\$22,500-\$24,999	\$23,750	10	\$237,500	4	2	\$23,750	1	\$43,890	1	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	8	\$210,000	3	2	\$26,250	1	\$48,510	0	\$60,008	\$26,099	1	
	\$27,500-\$29,999	\$29,750	8	\$230,000	3	2	\$28,750	1	\$53,130	0	\$65,723	\$26,250	2	
	\$30,000-\$32,000	\$31,000	8	\$248,000	3	2	\$31,000	0	\$57,288	0	\$70,866	\$26,909	1	
	\$32,001-\$34,999	\$33,500	8	\$268,000	4	2	\$33,500	2	\$61,908	0	\$76,581	\$28,750	2	
Low Income	\$35,000-\$37,499	\$36,250	8	\$290,000	4	2	\$36,250	2	\$66,990	0	\$82,868	\$30,030	1	
	\$37,500-\$39,999	\$38,750	2	\$77,500	1	1	\$38,750	0	\$71,610	0	\$88,583	\$31,000	2	
	\$40,000-\$42,499	\$41,250	2	\$82,500	1	1	\$41,250	0	\$76,230	0	\$94,298	Very Low	21	
	\$42,500-\$44,999	\$43,750	1	\$43,750	1	0	\$43,750	0	\$80,850	0	\$100,013	\$32,285	1	
	\$45,000-\$47,499	\$46,250	1	\$46,250	1	0	\$46,250	1	\$85,470	0	\$105,728	\$33,285	1	
	\$47,500-\$49,999	\$48,750	1	\$48,750	1	0	\$48,750	1	\$90,090	0	\$111,443	\$33,500	2	
	\$50,000-\$51,200	\$50,600	1	\$50,600	1	0	\$50,600	1	\$93,509	0	\$115,672	\$34,650	1	
	\$52,200-\$52,499	\$51,833	0	\$0	0	0	\$51,833	0	\$95,787	0	\$118,490	\$36,250	2	
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	1	\$53,750	0	\$99,330	0	\$122,873	\$37,148	1	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	\$56,250	0	\$103,950	0	\$128,588	\$38,750	1	
Moderate Income	\$57,500-\$59,999	\$58,750	1	\$58,750	1	0	\$58,750	1	\$108,570	0	\$134,303	\$39,270	1	
	\$60,000-\$62,499	\$61,250	0	\$0	0	\$61,250	0	\$113,190	0	\$140,018	\$41,250	1		
	\$62,500-\$64,999	\$63,750	0	\$0	0	\$63,750	0	\$117,810	0	\$145,733	\$42,863	1		
	\$65,000-\$67,499	\$66,250	0	\$0	0	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1		
	\$67,500-\$69,999	\$68,750	0	\$0	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1		
	\$70,000-\$72,499	\$71,250	0	\$0	0	\$71,250	0	\$131,670	0	\$162,878	\$46,250	0		
	\$72,500-\$74,999	\$73,750	0	\$0	0	\$73,750	0	\$136,290	0	\$168,593	\$48,510	1		
	\$75,000 - \$76,800	\$75,900	0	\$0	0	\$75,900	0	\$140,263	0	\$173,507	\$48,578	1		
	Middle Income/Over	\$70,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	0
													\$50,600	0
(A) Total employees and wages of this model			113	\$3,094,690								Low	16	
(B) Total wages of 113 employees @ \$27,356 ***				\$3,091,228								\$51,833	0	
Headship rates for Broward County														
Very Low	Low	Moderate	Middle/Over	Median Income										
41.7%	54.6%	65.9%	77.7%	\$64,000										
Average Employee Income: \$27,356 ****														
Single/2-worker/3+Worker														
Very Low	Low	Moderate												
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%												
Additional Income														
1,848%/2.286%														
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 113 employees based on 15,000 square feet at 1.5 employees/1,000 square feet and 45,000 square feet at 2.5 employees per 1,000 square feet.														
*** Based on NAICS code 453 from 4th quarter 2007 ES-202 report.														

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range

- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.20
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 RETAIL/RESTAURANT
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads		2		3+		Housing Demand	
					of HHs	Single Worker HHs	Worker HHs	Worker HHs	Income	Income	Income	Income
Very Low Income	Minimum Wage*	\$14,123	120	\$1,694,760	50	28	19	3	\$32,285	\$14,123	28	
	\$14,124-\$14,999	\$14,561	36	\$524,196	15	8	6	1	\$33,286	\$14,561	8	
	\$15,000-\$17,499	\$16,250	20	\$325,000	8	5	3	0	\$37,148	\$16,250	5	
	\$17,500-\$19,999	\$18,750	20	\$375,000	8	5	3	0	\$42,863	\$18,750	5	
	\$20,000-\$22,499	\$21,250	20	\$425,000	8	5	3	1	\$48,578	\$21,250	5	
	\$22,500-\$24,999	\$23,750	10	\$237,500	4	2	1	0	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	10	\$262,500	4	2	1	1	\$60,008	\$26,099	19	
	\$27,500-\$29,999	\$28,750	3	\$86,250	1	1	0	0	\$65,723	\$26,250	2	
	\$30,000-\$32,000	\$31,000	1	\$31,000	0	0	0	0	\$70,866	\$26,099	6	
	\$32,001-\$34,999	\$33,500	1	\$33,500	1	1	0	0	\$76,581	\$28,750	1	
Low Income	\$35,000-\$37,499	\$36,250	0	\$0	0	0	0	0	\$82,868	\$30,030	3	
	\$37,500-\$39,999	\$38,750	1	\$38,750	1	1	0	0	\$88,583	\$31,000	0	
	\$40,000-\$42,499	\$41,250	0	\$0	0	0	0	0	\$94,298	Very Low	84	
	\$42,500-\$44,999	\$43,750	1	\$43,750	1	1	0	0	\$100,013	\$32,285	3	
	\$45,000-\$47,499	\$46,250	0	\$0	0	0	0	0	\$105,728	\$33,286	1	
	\$47,500-\$49,999	\$48,750	1	\$48,750	1	1	0	0	\$111,443	\$33,500	1	
	\$50,000-\$51,200	\$50,600	0	\$0	0	0	0	0	\$115,672	\$34,650	3	
	\$52,200-\$52,499	\$51,833	0	\$0	0	0	0	0	\$118,490	\$36,250	0	
	\$52,500-\$54,999	\$53,750	1	\$53,750	1	1	0	0	\$122,873	\$37,148	0	
	\$55,000-\$57,499	\$56,250	0	\$0	0	0	0	0	\$128,588	\$38,750	1	
Moderate Income	\$57,500-\$59,999	\$58,750	1	\$58,750	1	1	1	0	\$134,303	\$39,270	3	
	\$60,000-\$62,499	\$61,250	0	\$0	0	0	0	0	\$140,018	\$41,250	0	
	\$62,500-\$64,999	\$63,750	0	\$0	0	0	0	0	\$145,733	\$42,863	0	
	\$65,000-\$67,499	\$66,250	0	\$0	0	0	0	0	\$151,448	\$43,750	0	
	\$67,500-\$69,999	\$68,750	0	\$0	0	0	0	0	\$157,163	\$43,890	1	
	\$70,000-\$72,499	\$71,250	0	\$0	0	0	0	0	\$162,878	\$46,250	0	
	\$72,500-\$74,999	\$73,750	0	\$0	0	0	0	0	\$168,593	\$48,510	1	
	\$75,000 - \$76,800	\$75,900	0	\$0	0	0	0	0	\$173,507	\$48,578	0	
	\$70,080 and over	\$100,000	4	\$400,000	N/A	N/A	N/A	N/A	N/A	\$48,750	0	
	(A) Total employees and wages of this model			250	\$4,638,456						\$50,600	0
(B) Total wages of 250 employees @ \$18,744 ***				\$4,686,000						Low	14	
Headship rates for Broward County												
Very Low	Low	Moderate	Middle/Over	Median Income	\$58,400					\$51,833	0	
41.7%	54.6%	65.9%	77.7%	Average Employee Income:	\$18,744 ****					\$53,130	0	
Single/2-worker/3+Worker												
Very Low	Low	Moderate								\$53,750	1	
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%								\$54,293	1	
Additional Income												
1.848%/2.266%										\$56,250	0	
										\$57,288	0	
										\$58,750	0	
										\$60,008	1	
										\$61,250	0	
										\$61,908	0	
										\$63,750	0	
										\$65,723	0	
										\$66,250	0	
										\$66,990	0	
										\$68,750	0	
										\$70,866	0	
										\$71,250	0	
										\$71,610	0	
										\$73,750	0	
										\$75,900	0	
										\$76,230	0	
										\$76,581	0	
										Moderate	3	

* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year
 *** 250 employees based on 100,000 square feet at 2.5 employees/1,000 square feet
 *** Based on NAICS code 722 from 4th Quarter 2007 ES-202 report.

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

TABLE 24.B.2B.21
 EMPLOYEE WAGE DISTRIBUTION
 CONTROL NUMBER METHOD
 RETAIL/PERSONAL SERVICES
 RIVERBEND DRI

	Wage Ranges	Midpoint	Employees	Total Wages	Heads of HHs			2 Worker HHs		3+ Worker HHs		Housing Demand		
					Single Worker HHs	Income	Income	Income	Income	Income	Income	HH's		
Very Low Income	Minimum Wage*	\$14,123	20	\$282,460	8	5	\$14,123	3	\$26,099	0	\$32,285	\$14,123	5	
	\$14,124-\$14,999	\$14,561	20	\$291,220	8	5	\$14,561	3	\$26,909	0	\$33,286	\$14,561	5	
	\$15,000-\$17,499	\$16,250	20	\$325,000	8	5	\$16,250	3	\$30,030	0	\$37,148	\$16,250	5	
	\$17,500-\$19,999	\$18,750	15	\$281,250	6	3	\$18,750	2	\$34,650	1	\$42,863	\$18,750	3	
	\$20,000-\$22,499	\$21,250	13	\$276,250	5	3	\$21,250	2	\$39,270	0	\$48,578	\$21,250	3	
	\$22,500-\$24,999	\$23,750	8	\$190,000	3	2	\$23,750	1	\$43,890	0	\$54,293	\$23,750	2	
	\$25,000-\$27,499	\$26,250	5	\$131,250	2	1	\$26,250	1	\$48,510	0	\$60,008	\$26,099	3	
	\$27,500-\$29,999	\$28,750	3	\$86,250	1	1	\$28,750	0	\$53,130	0	\$65,723	\$26,250	1	
	\$30,000-\$32,000	\$31,000	3	\$93,000	1	1	\$31,000	0	\$57,288	0	\$70,866	\$26,909	3	
	Low Income	\$32,001-\$34,999	\$33,500	3	\$100,500	2	1	\$33,500	1	\$61,908	0	\$76,581	\$28,750	1
		\$35,000-\$37,499	\$36,250	3	\$108,750	2	1	\$36,250	1	\$66,990	0	\$82,868	\$30,030	3
		\$37,500-\$39,999	\$38,750	2	\$77,500	1	1	\$38,750	0	\$71,610	0	\$88,583	\$31,000	1
		\$40,000-\$42,499	\$41,250	2	\$82,500	1	1	\$41,250	0	\$76,230	0	\$94,298	Very Low	35
		\$42,500-\$44,999	\$43,750	1	\$43,750	1	1	\$43,750	0	\$80,850	0	\$100,013	\$32,285	0
		\$45,000-\$47,499	\$46,250	1	\$46,250	1	0	\$46,250	1	\$85,470	0	\$105,728	\$33,286	0
\$47,500-\$49,999		\$48,750	1	\$48,750	1	0	\$48,750	1	\$90,090	0	\$111,443	\$33,500	1	
\$50,000-\$51,200		\$50,600	0	\$0	0	0	\$50,600	0	\$93,509	0	\$115,672	\$34,650	2	
Moderate Income		\$52,200-\$52,499	\$51,833	0	\$0	0	\$51,833	0	\$95,787	0	\$118,490	\$36,250	1	
		\$52,500-\$54,999	\$53,750	1	\$53,750	1	\$53,750	0	\$99,330	0	\$122,873	\$37,148	0	
		\$55,000-\$57,499	\$56,250	0	\$0	0	\$56,250	0	\$103,950	0	\$128,598	\$38,750	1	
		\$57,500-\$59,999	\$58,750	1	\$58,750	1	\$58,750	1	\$108,570	0	\$134,303	\$39,270	2	
		\$60,000-\$62,499	\$61,250	0	\$0	0	\$61,250	0	\$113,190	0	\$140,018	\$41,250	1	
		\$62,500-\$64,999	\$63,750	0	\$0	0	\$63,750	0	\$117,810	0	\$145,733	\$42,863	1	
		\$65,000-\$67,499	\$66,250	0	\$0	0	\$66,250	0	\$122,430	0	\$151,448	\$43,750	1	
	\$67,500-\$69,999	\$68,750	0	\$0	0	\$68,750	0	\$127,050	0	\$157,163	\$43,890	1		
	\$70,000-\$72,499	\$71,250	0	\$0	0	\$71,250	0	\$131,670	0	\$162,878	\$46,250	0		
	\$72,500-\$74,999	\$73,750	0	\$0	0	\$73,750	0	\$136,290	0	\$168,593	\$48,510	1		
	\$75,000-\$76,800	\$75,900	0	\$0	0	\$75,900	0	\$140,283	0	\$173,507	\$48,578	0		
	Middle Income/Over	\$70,080 and over	\$100,000	3	\$300,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$48,750	0
		(A) Total employees and wages of this model		125	\$2,877,180								\$50,600	0
	(B) Total wages of 125 employees @ \$23,108 ***				\$2,888,500								Low	12
	Headship rates for Broward County													
Very Low	Low	Moderate	Middle/Over	Median Income										
41.7%	54.6%	65.9%	77.7%	\$64,000										
Average Employee Income: \$23,108 ****														
Single/2-worker/3+Worker														
Very Low	Low	Moderate												
55.6%/37.2%/7.2%	43.4%/43.4%/13.2%	41.6%/41.6%/16.8%												
Additional Income														
1.848%/2.286%														
* Minimum wage equals \$6.79/hour for 40 hours/week 52 weeks/year														
*** 125 employees based on 50,000 square feet at 2.5 employees/1,000 square feet														
*** Based on NAICS code 812 from 4th quarter ES-202 report.														

Weighted Average: \$13,689,208/538 #DIV/0!

- 1 Income thresholds (based on area median income)
- 2 Wages broken down in increments of \$2,500
- 3 Midpoint of wage ranges
- 4 Number of employees projected to be in each wage range
- 5 Total wages of all employees in each wage range
- 6 Heads of Household by income (taken from employees in Column 4)
- 7 Single worker households (local percentage, from the Census)
- 8 Single worker household income (same as midpoint in Column 3)
- 9 Multi-worker households (local percentage, from the Census)
- 10 Multi-worker household income (midpoint in Column 3 multiplied by a percentage of additional income, from the Census)

Appendix 24.B.3

Housing Supply Area

**Appendix 24.B.3
Driving Times
Riverbend DRI**

<u>Point Location</u>	<u>Route *</u>	<u>AM PEAK</u>			<u>PM PEAK</u>		
		<u>Dates</u>	<u>Time</u>	<u>Travel Time</u>	<u>Dates</u>	<u>Time</u>	<u>Travel Time</u>
A Interstate 95/Sample Road	Broward Boulevard Interstate 95	6/5/2008	7:55	18	6/5/2008	5:30	18
		6/6/2008	8:10	19	6/6/2008	4:50	17
		6/7/2008	8:25	20	6/7/2008	5:10	19
B Interstate 95/Hallendale Beach Blvd.	Broward Boulevard Interstate 95	6/5/2008	8:35	18	6/5/2008	5:00	16
		6/6/2008	7:20	14	6/6/2008	5:30	16
		6/7/2008	8:05	17	6/7/2008	4:45	15
C Las Olas Blvd./A1A	Broward Boulevard S.E. 3rd Ave Las Olas Boulevard	6/8/2008	7:30	17	6/8/2008	5:05	18
		6/9/2008	8:15	20	6/9/2008	5:20	19
		6/12/2000	7:50	17	6/12/2000		
D Broward Blvd./Pine Island Road	Broward Blvd.	6/8/2008	7:40	16	6/8/2008	4:45	19
		6/9/2008	8:00	20	6/9/2008	5:20	20
		6/12/2000	8:12	20	6/12/2000	5:05	20

* The route as shown is the route during the PM Peak hour. The route at the AM Peak hour would be reversed.

Source: Miami Economic Associates, Inc.