The Economics of Land Use



Prepared for:

City of Capitola

Prepared by:

Economic & Planning Systems, Inc.

September 2, 2021

Economic & Planning Systems, Inc. 1330 Broadway Suite 450 Oakland, CA 94612 510 841 9190 tel

Oakland Sacramento Denver Los Angeles

www.epsys.com

DRAFT Administrative Report

Nexus-Based Affordable Housing Fee Analysis for Rental Housing

EPS #201117

Table of Contents

Exec	CUTIVE SUMMARY	1
1.	AFFORDABILITY GAP ANALYSIS	7
	Product Type	7
	Development Cost Assumptions	10
	Revenue Assumptions	10
	Affordability Gap Results	12
2.	DEMAND-BASED NEXUS FEE CALCULATION	13
	Market-Rate Household Income Levels	13
	Household Expenditures and Job Creation by Income Level	13
	Combined Demand for Income-Qualified Workers	17
	Fee Calculation	19

APPENDIX A: Household Expenditures and Employment Generation

APPENDIX B: Income Levels for Worker Households

List of Figures and Tables

Figure 1	Illustration of Nexus-Based Housing Fee Methodology2
Table 1	Summary of Maximum Supportable Nexus-Based Housing Fees or Unit Requirements In-Lieu of Fees6
Table 2	Affordability Gap Analysis9
Table 3	Income Limits for Affordable Housing 11
Table 4	Required Income by Unit Type - Market-Rate Rental Apartments
Table 5	Summary of Worker and Household Generation per 100 Market-Rate Units
Table 6	Nexus-Based Housing Fee Calculations (For-Rent Studio Apartment)
Table 7	Nexus-Based Housing Fee Calculations (For-Rent 1-Bedroom Apartment)
Table 8	Nexus-Based Housing Fee Calculations (For-Rent 2-Bedroom Apartment) 22
Table 9	Nexus-Based Housing Fee Calculations (For-Rent 3-Bedroom Apartment)

Economic & Planning Systems, Inc. (EPS) was retained by the City of Capitola to conduct a nexus study analyzing the impact that development of market-rate rental housing has on the demand for below-market-rate housing and, based on the results, to determine the defensible nexus-based fee that could be charged to market-rate rental development.

The technical approach used herein quantifies the impacts that the introduction of market-rate rental apartments have on the local economy and the demand for additional affordable housing. As new households are added to the community, local employment also will grow to provide the goods and services required by the new households. To the extent that these new jobs do not pay adequate wages for the employees to afford market-rate housing in the community, the new households' spending is creating a need for affordable housing. A nexus-based affordable housing fee is therefore based on the impact of the new market-rate homes on the demand for affordable housing. The fee calculated in this study represents the maximum fee that may be charged to new market-rate rental housing units to mitigate their impacts on the affordable housing supply. Such fees may be used by the City to subsidize the production of new affordable units for lower-income households not accommodated by market-rate projects.

Calculating the impact of market-rate rental development in the City on affordable housing needs, and the fees needed to mitigate those impacts, involves three main analytical steps:

- **Step #1.** Estimate the typical subsidy required to construct units affordable at various income levels (the "affordability gap").
- **Step #2.** Determine the market-rate households' demand for goods and services, the jobs created by that demand, and the affordable housing needs of workers in those jobs.
- **Step #3.** Combine the affordability gap with the affordable housing demand projections to compute the maximum supportable nexus-based affordable housing fees per market-rate rental unit.

These technical steps are illustrated in **Figure 1** and detailed in the body of this Report and the attached Technical Appendices. The findings regarding each of these steps are presented below.

1



Figure 1 Illustration of Nexus-Based Housing Fee Methodology

1. The costs to construct housing units affordable to many households exceed those units' values based on what the households can afford to pay. The estimated subsidy required to construct affordable housing units in Capitola range from roughly \$307,000 for Very Low-Income households earning up to 50 percent of AMI to \$67,000 for Low-Income households earning up to 80 percent of AMI.

An "affordability gap analysis" evaluates whether or not the costs to construct affordable units exceed the values of units that are affordable to lower- and moderate-income households. For each affordable housing income level—households with incomes at 50, 80, and 120 percent of Area Median Income (AMI)—this analysis estimates the subsidy required to construct affordable housing units.

The affordability gap analysis assumes that the average affordable unit for all income levels will be a 2-bedroom unit in a multifamily development in a three-story stacked flats building (an average density of 30 dwelling units per acre). This prototype assumes that affordable housing developers will maximize the City's current allowable density (20 units per acre), plus utilize the State density bonus program granting a 50 percent increase in base density. The estimated costs to construct the prototypical affordable unit are based on recent City of Capitola development projects and transactions, as well as other development cost data sources. The cost of land acquisition is also included in the development cost calculations.

A household's ability to pay is estimated based on standard percentages of income available for housing costs at each household income level. Income available for housing costs is then converted into a monthly affordable rent and a capitalized unit value or an affordable mortgage payment and supportable home price. This unit value is then compared to the costs of development to determine the subsidy required to make the unit affordable to each income level.

2. The demand for affordable housing generated by the expenditures of new households in Capitola increases along with the market-rate rent price (and related renter income). For example, a studio unit that rents for \$2,000 per month is estimated to create demand for 0.14 affordable housing units, while a 3-bedroom unit that rents for \$4,500 per month creates demand for 0.264 affordable units.

Any justified nexus-based fee is based on the total demand for affordable housing units generated by construction of market-rate units. The link (or nexus) between market-rate housing and increased demand for affordable housing is that residents of market-rate units demand goods and services that rely on wage earners (for example, retail sales clerks) some of whom typically cannot afford market-rate housing and thus require affordable housing.

Because more expensive housing units require renters to have higher incomes, *and* higher income households create more jobs through their spending, the nexus impacts and thus the justified fees for rental units vary according to the rental price range of the market-rate units. Typically, larger apartments (i.e., more bedrooms) command higher rents, so their occupants are required to have higher household incomes than renters of smaller units. Thus, larger units create more jobs as a result of their occupants' spending. Consequently, nexus impacts and the justified fees for market-rate rental apartments vary by unit size.

This analysis evaluates the demand for affordable housing generated by a range of for-rent unit sizes. For each unit size, the demand-based nexus fee calculation involves the following steps:

- A. Market-Rate Household Income Levels. The expected rental price of the unit is based on market data regarding the actual asking rents of apartments of various sizes. The required income levels of households occupying new market-rate housing are derived based on the rental rate, assuming standard housing cost expenses as a proportion of overall household income. For example, a typical household renting a market-rate one-bedroom unit for around \$3,200 per month would have an income of roughly \$138,800, if they spent 30 percent¹ of their income on housing costs (rent and utilities).
- **B.** Household Expenditures. Based on the household income computed in Step A, Consumer Expenditure Survey data is used to evaluate the typical spending patterns of the household. This analysis provides an estimate of how much the household spends on specific categories of expenditures, such as "Food at Home." The survey consists of two components — the Interview Survey and the Diary Survey — each with its own sample. The surveys collect data on expenditures, income, and consumer unit characteristics. As the households' income increases along with the price and size of the market-rate units, the total spending on goods and services also increases. The Consumer Expenditure Survey also indicates that these relationships are not linear (e.g., a household with twice the income does not necessarily spend twice as much on food). While expenditures do increase with income, the relationship is not linear (i.e., household expenditures do not increase at the same proportion that incomes go up).
- **C. Job Creation and Worker Households.** Having estimated the households' spending on various items, that spending is then converted into an estimate of jobs created. For each expenditure category, data regarding average worker wages and the ratio between gross business receipts and wages are used to translate these household expenditures into the total number of private-sector workers. Because each new worker does not represent an independent household (Capitola has an average of 1.69 workers per working household), the total number of new households created is somewhat less than the number of new jobs created. This analysis assumes that workers form households with others with similar wages. EPS has further adjusted the household formation rates to reflect the fact that a certain proportion of workers will *not* form their own households, particularly those of younger ages.²
- D. Worker Households by Income Category. Each worker household generated is assigned to an income category—represented as a proportion of AMI ranging from 50 to 120 percent—based on its estimated gross wages. This provides the total number of households generated at each income level by construction of market-rate units at

¹ California Health and Safety Code Section 50053 specifies that affordable housing cost for rental units is 30 percent of gross income for all income categories. Note that this differs from the State's defined affordable housing cost for for-sale units, which is up to 35 percent of gross income.

² BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers overall (this factor is applied to other industries). EPS has assumed that such young workers do not form their own households.

various sizes and price points. The results indicate that residents of smaller, lower-priced units generate fewer worker households requiring affordable housing than do residents of larger, higher-priced units.

These steps of the nexus-based fee calculation provide the total number of income-qualified workers required to meet the needs for goods and services generated by market-rate rental housing. The number of workers servicing market-rate housing (at each apartment unit size) is then converted to total income qualified households and each such household is assumed to require one housing unit.

3. This analysis calculates the fees that could be charged to fully mitigate the impact that new market-rate housing has on Capitola's affordable housing demand at various representative unit sizes. These fees could range from \$36,493 for studio apartments to \$70,155 for 3-bedroom apartments.

The nexus fee is calculated by applying the number of affordable units needed by income qualified households to the affordability gap for each housing income category. This calculation is made for several different apartment sizes based on bedroom counts. **Table 1** summarizes the maximum nexus-based fees calculated for representative rental unit sizes. Should the City prefer to adopt a flat fee per square foot rather than adjusting the fee based on the number of bedrooms, this analysis suggests that the maximum fee could be \$47.66 per square foot, as that is the lowest maximum fee level calculated.

The City may also consider whether to allow developers to provide affordable apartment units within their projects, rather than paying the nexus-based fee. **Table 1** illustrates the proportions of affordable units that correspond to the fee calculation and demands created by the market-rate units. For instance, a project offering two-bedroom units would effectively mitigate the demand being created by the market-rate units if it provided 0.226 affordable units for each market-rate unit.

It is understood that a lower fee level below the maximum fee may be appropriate given a range of development feasibility and economic development considerations, potentially including a City's preference to incentivize rental housing.

Table 1Summary of Maximum Supportable Nexus-Based Housing Fees or UnitRequirements In-Lieu of Fees

	Nexus-Based Fees		Unit Requirements by Income Level			
Rental Unit Size [1]	Fee per Unit	Per Sq.Ft.	VLI (<50% of AMI)	Low (<80% of AMI)	Moderate (<120% of AMI)	Total
Studio	\$36,493	\$72.99	11.4%	2.4%	0.2%	14.0%
1-Bedroom	\$53,617	\$67.02	16.8%	3.3%	0.3%	20.3%
2-Bedroom	\$59,989	\$54.54	18.8%	3.5%	0.3%	22.6%
3-Bedroom	\$70,155	\$46.77	22.0%	4.1%	0.3%	26.4%

[1] Studio is assumed to be 500 square feet, 1-bedroom assumed to be 800 square feet, 2-bedroom assumed to be 1,100 square feet, and 3-bedroom assumed to be 1,500 square feet

4. While a nexus-based relationship is not typically required for cities to adopt inclusionary housing standards, Table 1 shows that the City of Capitola could justify an inclusionary requirement of at least 14 percent from a nexus perspective.

Inclusionary ordinances in California vary widely but commonly require 10 to 15 percent affordable units. California jurisdictions commonly adopt inclusionary standards based on policy preferences rather than nexus analysis such as this report, but this analysis indicates that the impact of new rental housing could justify an inclusionary requirement of at least 14.0 percent as that is the lowest impact-based figure calculated. **Table 1** also suggests that very low-income units represent a large portion of the units demanded based on the spending of new rental housing occupants, but again jurisdictions commonly adopt inclusionary housing income standards based on considerations other than the nexus-based impact. For any nexus-based affordable housing fee calculation, it is necessary to estimate the subsidy required to construct affordable housing units. **Table 2** shows the subsidy needed to produce housing that is affordable to very low-, low-, and moderate-income households (50 through 120 percent of AMI).

Product Type

While the nexus fees calculated herein are based on demands created by market-rate rental housing, the analysis assumes that new lower-income worker households would actually be housed in developments that are 100 percent affordable units. The affordable units are assumed as apartments in the 30 units per acre range with surface parking, reflecting the assumption that affordable apartment builders would maximize the City's current allowable density (20 units per acre), plus utilize the State density bonus program granting a 50 percent increase in base density.

In order to determine the average household size of future affordable housing units, EPS used two estimates from the US Census 2015-2019 American Community Survey (ACS)—the average household size for working households in Capitola being 2.53, and average family size being 2.95. Rounding these averages, EPS compared the estimated household wage with the income thresholds for a 3-person household to identify the income category into which each occupation would fall for new units.

California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, and this assumption is used in this analysis. Commonly, a 2-bedroom rental unit in Northern California has a gross size of about 1,100 square feet (accounting for shared lobbies, hallways, etc.) and a net size of 950 square feet. This analysis estimates the subsidy that would be required to build for-rent housing for the lower-income worker households (for-sale units are assumed to be larger).

	3-Story Multifamily Building With Surface Parking			
	Very Low	Low	Moderate	
	Income	Income	Income	
Item	(50% AMI)	(80% AMI)	(120% AMI)	
Development Program Assumptions				
Density/Acre [1]	30	30	30	
Gross Unit Size	1,100	1,100	1,100	
Net Unit Size	950	950	950	
Number of Bedrooms	2	2	2	
Number of Persons per 2-bedroom Unit [2]	3	3	3	
Parking Spaces/Unit	1.25	1.25	1.25	
Cost Assumptions				
Land/Acre [3]	\$1,400,000	\$1,400,000	\$1,400,000	
Land/Unit	\$46,667	\$46,667	\$46,667	
Direct Costs				
Direct Construction Costs/Net SF [4]	\$300	\$300	\$300	
Direct Construction Costs/Unit	\$330,000	\$330,000	\$330,000	
Parking Construction Costs/Space	\$5,000	\$5,000	\$5,000	
Parking Construction Costs/Unit	\$6,250	\$6,250	\$6,250	
Subtotal, Direct Costs/Unit	\$336,250	\$336,250	\$336,250	
Indirect Costs as a % of Direct Costs [5]	35%	35%	35%	
Indirect Costs/Unit	\$117,688	\$117,688	\$117,688	
Developer Fee (% of all costs)	14%	14%	14%	
Fee Amount	\$70,085	\$70,085	\$70,085	
Total Cost/Unit (rounded)	\$571,000	\$571,000	\$571,000	
Maximum Supported Home Price				
Household Income [6]	\$59,600	\$95,600	\$118,800	
Income Available for Housing Costs/Year [7]	\$17,880	\$28,680	\$35,640	
(less) Operating Expenses per Unit/Year [8]	(\$6,000)	(\$6,000)	(\$10,000)	
Net Operating Income	\$11,880	\$22,680	\$25,640	
Capitalization Rate [9]	4.5%	4.5%	4.5%	
Total Supportable Unit Value [10]	\$264,000	\$504,000	\$569,778	
Affordability Gap	\$307,000	\$67,000	\$1,222	

Table 2Affordability Gap Analysis

[1] Based on City Staff input of 20 unit per acre, plus a 50 percent density bonus for 100 percent affordable units. State law also allows density bonus projects to have a reduced parking ratio between 0 and 1.5 spaces per 2-bedroom unit, below the City's standard 2.5 per unit.

[2] An average of 3 persons is used for this analysis based on Census data indicating the average family size in Capitola and State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit should be assumed to be occupied by a 3-person household. Thus, EPS has assumed an average unit for income-qualified worker households would be 2-bedrooms.

[3] Based on CoStar data on land transactions in the Capitola area since 2016.

[4] Includes on-site work, offsite work, vertical construction, general requirements, overhead and builder fees. The cost estimate reflects wood-frame construction above podium parking.

[5] Includes costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[6] Based on 2021 income limits for a three person household in Santa Cruz County.

[7] Assumes housing costs to be 30% of gross household income.

[8] Operating expenses are generally based on EPS feasibility studies in the region and are inclusive of utility costs; units at or below 80% of AMI are assumed to be built as non-profit and are therefore exempt from property taxes. Property taxes are assumed to comprise a share of the operating expenses for the moderate income category.

[9] The capitalization rate is used to determine the current value of a property based on estimated future operating income, and is typically a measure of estimated operating risk.

[10] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Sources: City of Capitola; HCD; CoStar; and Economic & Planning Systems, Inc.

Development Cost Assumptions

Affordable housing development costs include land costs, direct costs (e.g., labor and materials), and indirect or "soft" costs (e.g., architecture, entitlement, marketing, etc.). Operating costs, including property maintenance, common utilities, advertising, leasing, and property taxes (where applicable) also must be incorporated into the analysis. Data from recent Capitola developments and recent Capitola land transactions have been combined with EPS's information from various market-rate and affordable housing developers to estimate appropriate development cost assumptions for use in Capitola. These assumptions are shown on **Table 2**.

Revenue Assumptions

To calculate the values of the affordable units, assumptions must be made regarding the applicable income level (moderate, low, and very low) and the percentage of income spent on housing costs. In addition, translating these assumptions into unit prices and values requires estimates of operating expenses, capital reserves, and capitalization rates. The following assumptions were used in these calculations:

- Income Levels—This analysis estimates the subsidy required to produce units for households earning up to 50, 80, and 120 percent of AMI for a three-person household. In 2021, AMI in Santa Cruz County for these households was \$99,000, as shown in the California Department of Housing and Community Development's (HCD's) income limits chart (see **Table 3**).
- *Percentage of Gross Household Income Available for Housing Costs*—HCD standards on overpaying for rent indicate that households should pay no more than 30 percent of their gross income on rental housing costs. For this analysis, EPS has assumed that all households shall spend 30 percent of their gross income on rental housing costs.
- Operating Costs for Rental Units—The analysis assumes that apartment operators incur annual operating costs of \$6,000 per unit, which include the cost of utilities, for units affordable at 80 percent of AMI or below. EPS has assumed the units for moderate income households would have similar operating costs but would be built by for-profit builders and thus also subject to property taxes, increasing their annual operating cost to \$10,000 per unit.

	Maximum	
Affordability Category	Percentage of County Median	2021 Max Income [1] 3-person household
Extremely Low Income (ELI)	0% - 30%	\$35,750
Very Low Income (VLI)	50%	\$59,600
Low Income (LI)	80%	\$95,600
Median Income	100%	\$99,000
Moderate Income (Mod)	120%	\$118,800

Table 3Income Limits for Affordable Housing

[1] 2021 HCD maximum income thresholds are used to translate employment, wages and total worker household incomes to affordable housing categories and to compute supportable housing costs based on household income levels.

Sources: CA Department of Housing and Community Development; Economic & Planning Systems, Inc.

Affordability Gap Results

Table 2 shows the estimated subsidies for construction of affordable rental units for very low, low, and moderate-income households. As shown, a unit for a household at 50 percent of AMI is expected to require a subsidy of \$307,000. Additionally, a unit for a household at 80 percent of AMI is expected to require a subsidy of roughly \$67,000, while a unit for a household at 120 percent of AMI is expected to require little, if any subsidy.

These housing affordability gaps then were used to calculate the justified nexus-based fees by multiplying this required subsidy by the number of units required to house workers providing goods and services to new market-rate housing development. This methodology is discussed in more detail in the following chapter.

It is worth noting that the affordability gaps estimated in this analysis are not as large as they might be using other also-valid assumptions. For example, the funding gaps for low income units assume that prices are set at 80 percent of median income, while State law suggest low-income unit prices may be set at 70 percent of median income, or even 60 percent of AMI. This methodology used by EPS yields higher unit values and thus results in lower maximum fees than the City's current practices would yield, and has been used by EPS to preempt objections that the assumptions and calculations overstate the actual funding gap for affordable units.

The maximum supportable nexus-based fees are based on both the affordability gap and the estimated impact that new market-rate rental units have on the need for affordable units, as reflected in the number of income-qualified local workers required to support the residents of market-rate apartments and the total subsidy required to construct housing for those workers. This approach is based on the following logic: (a) residents of market-rate housing have disposable incomes and require a variety of goods and services, (b) the provision of those goods and services will require some workers who make moderate or lower incomes and cannot afford market-rate housing, and (c) fees charged to market-rate projects can mitigate the impact of those projects on the increased need for affordable housing.

Market-Rate Household Income Levels

Households with larger incomes typically spend more on goods and services, therefore creating additional lower income jobs, which in turn generate a greater demand for affordable housing. To assess the impact that market-rate rental units have on the need for affordable housing, EPS estimated the typical income required to rent a market-rate apartment at various bedroom sizes in Capitola, as shown in **Table 4**.

Average rents for various apartment sizes (studio, and 1-, 2-, and 3-bedrooms) are based on a survey of rental rates for three market-rate multifamily projects recently developed in Capitola. New apartment rents are significantly higher, on average, than rental rates for existing rental housing stock, both because the newer units are of better-than-average quality and because the higher rents are required to cover the costs of construction. The rents for the most recent apartment projects were used, rather than average rents for all apartments, because these newer apartments best represent the rents that can be expected with new market-rate apartment development. Assuming utility costs for each unit size based on the Housing Authority Utility Allowance for Santa Cruz County, the minimum household income needed to rent each unit is then computed, predicated on the assumption that a household will spend 30 percent of their income on housing costs (rent and utility payments). As shown, required household incomes range from approximately \$90,000 for a studio apartment to roughly \$195,300 for a 3-bedroom apartment. Changes in housing market and financing conditions can have a significant effect on the calculations in this study.

Household Expenditures and Job Creation by Income Level

Having established the income requirements for renting apartments of various sizes, the fee calculation then requires an analysis of the household spending patterns at those required income levels.

	_	Required Income by Unit Type					
Unit Size	Average Monthly Rent [1]	Monthly Utility Cost [2]	Subtotal Rent and Utilities	Annual Rent and Utility Expenditures	Annual Household Income Required [3]		
Studio	\$2,000	\$251	\$2,251	\$27,012	\$90,000		
1-Bedroom	\$3,200	\$269	\$3,469	\$41,628	\$138,800		
2-Bedroom	\$3,850	\$325	\$4,175	\$50,100	\$167,000		
3-Bedroom	\$4,500	\$382	\$4,882	\$58,584	\$195,300		

Table 4 Required Income by Unit Type - Market-Rate Rental Apartments

[1] Based on Apartments.com data for multifamily rentals in the Greater Santa Cruz Region.

[2] Based on the Santa Cruz County Housing Authority Utility Allowance (assumes natural gas).

[3] Assumes renting households spend 30% of gross income on housing expenses.

Source: City of Capitola; HCD; Economic & Planning Systems, Inc.

The Consumer Expenditure Survey from the United States Bureau of Labor Statistics provides data for households at a variety of income levels, detailing the amounts that typical households spend on things like Food at Home, Apparel and Services, and Vehicle Maintenance and Repairs. Interestingly, household expenditures by category are not uniformly proportional to household income levels. For example, households earning around \$90,000 (adequate to rent a studio apartment) spend roughly 12.8 percent of their income on food and drink (at home and eating out), while households earning \$195,000 who can afford to rent a three-bedroom apartment spend only about 9.5 percent of their income on food and drink. Because of these and other differences in proportionate spending, the expenditure profile varies at different income levels. Higher earning households do generate higher numbers of jobs than lower earning households, but it is not a linear relationship (i.e. the household earning \$195,000 per year does not generate more than twice the number of jobs as a household earning \$90,000 per year).

The renter household's typical expenditures were converted to the number of jobs created by their spending. The first step in this process is to determine how much of an industry's gross receipts are used to pay wages and employee compensation. EPS relied on data from the Economic Census,³ which provides employment, gross sales, and payroll data by industry for Santa Cruz County. In certain instances, where local data was not available for every Economic Census industry, EPS relied on statewide Economic Census data for that industry.

To link the Economic Census data and the Consumer Expenditure Survey data, EPS made determinations as to the industries involved with expenditures in various categories. For example, purchases in the Consumer Expenditure Survey's "Food at Home" category would likely involve the Economic Census's "Food & Beverage Stores" industry, where gross receipts were more than nine times the employees' wages. By contrast, purchases in the Consumer Expenditure Survey's "Entertainment Fees and Admissions" category were attributed to the Economic Census' "Arts, Entertainment, and Recreation" industry, where gross receipts are only about four times the employees' wages. Where more than one Economic Census category was attributable to a Consumer Expenditure Survey category, EPS estimated the proportion of expenditures associated with each Economic Census category.

After determining the amount of the household's expenditures that were used for employee wages, EPS estimated the number of employees those aggregate wages represent. EPS calculated the number of workers supported by that spending using the average wage per worker (also from the 2017 Economic Census). These wages ranged from a low of roughly \$19,500 per year for workers in the clothing and clothing accessories industry to a high of more than \$100,000 for legal services.

³ Note that the Consumer Expenditure Survey data is based on information current as of 2019. The latest data available for the Economic Census was published in 2017. EPS converted all numbers to 2021 dollars using the Consumer Price Index (CPI) for the San Francisco Metropolitan Statistical Area (MSA) from the Bureau of Labor Statistics.

A range of occupations and incomes exist in a given industry sector. For instance, the methodology used to generate **Tables B-1** to **B-4** in **Appendix B** distinguishes between the typical incomes of workers in different types of retail stores (e.g., "food and beverage stores" versus "general merchandise stores"), rather than assuming all retail sector workers earn the same income. However, the average wage is used for each sub-category of industry employment and represents a reasonable proxy for the range of incomes in that group. Using the average approximates the total housing subsidy needed by workers in that industry.

To calculate the number of *households* supported by the expenditures of market-rate housing units, EPS estimated the employees' household formation rates. Employees generated from the increase in housing units do not all form households; some employees, in the retail and food services industries in particular, are young workers and do not form households. Data from the Bureau of Labor Statistics indicates that 12.5 percent of retail/restaurant workers are age 16 to 19, but an average of only 1.9 percent of workers in the workforce overall. EPS applied these discounts to household formation by type of business to get a more accurate calculation of households formed by the employees and the average total incomes of those households.

To get the overall households' income rather than the individual workers', the wages of workers forming households were multiplied by the average of approximately 1.69 workers per working household in Capitola.⁴ This assumption implies the workers in a given household will have roughly equivalent pay per hour. While certainly there will often be some variation in wages per employee within a household, on average this assumption is reasonable because it implies comparable levels of education and training among all workers in a household. The average household incomes then are allocated to various income categories to estimate the number of affordable housing units demanded in each income category (50 through 120 percent of AMI).

A simplified example of these calculations follows:

Α.	Number of Households (prototype project)	1,000
В.	Average Household Income (in the project)	\$125,000
C.	Aggregate Household Income (A x B)	\$125 million
D.	Average Income Spent on Retail (Consumer Expenditu	re Survey) \$40,000
E.	Aggregate Retail Spending (A x D)	\$40 million
F.	Retail Gross Receipts: Payroll Ratio (Economic Census)	9:1
G.	Estimated Retail Payroll (E ÷ F)	\$4.44 million
н.	Average Retail Wage (Economic Census)	\$28,500
I.	Estimated Total Retail Jobs (G ÷ H)	156
J.	Percent Age 20+ (Bureau of Labor Statistics)	87.5%
к.	Total Retail Workers Forming Households	136
J.	Average Workers/Household (Census Data)	1.69
к.	Estimated Households Created (K ÷ J)	86
L.	Average Household Income (H x J)	\$45,000
м.	Income Category Low-	Income (up to 80% of AMI)

⁴ Workers per working household based on American Community Survey (ACS) Census data as of 2019. Although ACS data reported is based on historical figures, these figures can vary somewhat based on ongoing revisions to the ACS data.

In this simplified example, 1,000 new market-rate apartments rented to households earning \$125,000 per year would create demand for 86 housing units for retail workers with household incomes typically between 50 and 80 percent of AMI. Actual calculations and impact distinctions by type of household expenditure for various rental unit sizes are shown in the series of tables presented in **Appendix B**.

Demand for Income-Qualified Workers

The total number of income-qualified households required to support the expenditure needs of new market-rate units were determined based on the affordable housing income limits from HCD for a 3-person household. **Table 3** summarizes the HCD income limits used to compute the total number of income-qualified households generated by construction of market-rate units.⁵ The number of income-qualified households required to provide goods and services to new housing units is detailed in **Appendix B**.

The nexus methodology used herein computes the total number of income-qualified households generated by market-rate units (as shown in **Table 5**) and calculates the impact fee based on the estimated cost to subsidize the production of units to meet that affordable housing demand. This analysis assumes that the fees on residential development will fund required affordable housing for all new workers generated.

Table 5Summary of Worker and Household Generation per 100 Market-RateUnits

	Minimum				Income Qualified	Households by	Income Category
Unit Type	Household Income Requirement	Total Workers Generated [1]	Total Worker Households [2]	Total Income Qualified Households [3]	VLI Households	LI Households	Moderate Income Households
Rental Units							
Studio	\$90,000	27	14.6	14.0	11.4	2.4	0.2
1-Bedroom	\$138,800	39	21.1	20.3	16.8	3.3	0.3
2-Bedroom	\$167,000	44	23.5	22.6	18.8	3.5	0.3
3-Bedroom	\$195,300	51	27.5	26.4	22.0	4.1	0.3

[1] Total workers generated detailed by unit price point and rental apartment size in Tables B-1 through B-4.

[2] Total worker households derived assuming 1.69 workers per household. Includes a 12.5% discount for retail and 1.9%

discount for other industries to account for workers under age 20.

[3] Total income qualified households reflects those households eligible for affordable housing based on total household income. Income qualified households therefore exclude households earning above moderate income. See Tables B-1 through B-4 for detail. Total may not sum due to rounding.

⁵ To correspond to the available data regarding employee wages, the 2021 Santa Cruz County affordable housing income limits from HCD were used to determine the number of income-qualified households based on household expenditures.

Fee Calculation

The affordability gap analysis quantifies the subsidy required to construct affordable housing at various income levels. Analysis of consumer expenditures that rely on lower wage workers provides an estimate of the total number of income-qualified households generated by new for-rent units. Then for each category of market-rate rental units, the nexus-based fee is calculated by applying the total number of income-qualified households generated to the affordability gap computed for each affordable household income level. The analysis provides the maximum supportable nexus-based fees for new rental housing development in Capitola.

Tables 6 through **9** show the impact fee calculation by number of bedrooms for rental units. The total impact fees required for a representative project of 100 units is calculated by multiplying the number of affordable units required per income level by the cost of subsidizing such housing. All income-qualified households are assumed to be housed in multifamily units and the subsidies needed are calculated as the affordability gaps shown in **Table 2**. The resulting maximum impact fee for market-rate rental units ranges from \$36,493 for a studio apartment to \$70,155 for a 3-bedroom apartment.

These fee estimates result in the maximum fee range of between \$47 and \$73 per square foot and significantly exceed the existing housing fee of \$6 per square foot in Capitola. While the City has the option of adopting fees up to the maximum levels calculated, there may be a variety of reasons to adopt the fee level below the maximum, including concerns about affecting the feasibility of new housing construction, as will be explored in a separate EPS document.

Table 6 Nexus-Based Housing Fee Calculations (For-Rent Studio Apartment)

	Affordable Units	Affordability	Total Nexus-Bas		
ltem	Required Per 100 Market-Rate Units [1]	Gap per Affordable Unit [2]	Per 100 Market-Rate Units	Per Market-Rate Unit	Per Sq.Ft.
	(A)	(B)	(C = A * B)	(D = C / 100)	
Affordable Units - Very Low Income	11.4	\$307,000	\$3,485,043		
Affordable Units - Low Income	2.4	\$67,000	\$163,948		
Affordable Units - Moderate Income	<u>0.2</u>	\$1,222	<u>\$268</u>		
Total	14.0		\$3,649,259	\$36,493	\$72.99

[1] See Table 5.

[2] See Table 2. EPS has assumed all affordable units will be rental because the subsidy to construct rental units is lower than for-sale for every income-category.

Source: Economic & Planning Systems, Inc.

Table 7 Nexus-Based Housing Fee Calculations (For-Rent 1-Bedroom Apartment)

	Affordable Units	Affordability	Total Nexus-Bas		
Item	Required Per 100 Market-Rate Units [1]	Gap per Affordable Unit [2]	Per 100 Market-Rate Units	Per Market-Rate Unit	Per Sq.Ft.
	(A)	(B)	(C = A * B)	(D = C / 100)	
Affordable Units - Very Low Income	16.8	\$307,000	\$5,143,281		
Affordable Units - Low Income	3.3	\$67,000	\$218,037		
Affordable Units - Moderate Income	<u>0.3</u>	\$1,222	<u>\$348</u>		
Total	20.3		\$5,361,665	\$53,617	\$67.02

[1] See Table 5.

[2] See Table 2. EPS has assumed all affordable units will be rental because the subsidy to construct rental units is lower than for-sale for every income-category.

	Affordable Units	Affordability	Total Nexus-Ba		
Item	Required Per 100 Market-Rate Units [1]	Gap per Affordable Unit [2]	Per 100 Market-Rate Units	Per Market-Rate Unit	Per Sq.Ft.
	(A)	(B)	(C = A * B)	(D = C / 100)	
Affordable Units - Very Low Income	18.8	\$307,000	\$5,764,420		
Affordable Units - Low Income	3.5	\$67,000	\$234,146		
Affordable Units - Moderate Income	<u>0.3</u>	\$1,222	<u>\$343</u>		
Total	22.6		\$5,998,910	\$59,989	\$54.54

Table 8 Nexus-Based Housing Fee Calculations (For-Rent 2-Bedroom Apartment)

[1] See Table 5.

[2] See Table 2. EPS has assumed all affordable units will be rental because the subsidy to construct rental units is lower than for-sale for every income-category.

Source: Economic & Planning Systems, Inc.

Table 9 Nexus-Based Housing Fee Calculations (For-Rent 3-Bedroom Apartment)

	Affordable Units	Affordability	Total Nexus-Base		
ltem	Required Per 100 Market-Rate Units [1]	Gap per Affordable Unit [2]	Per 100 Market-Rate Units	Per Market-Rate Unit	Per Sq.Ft.
	(A)	(B)	(C = A * B)	(D = C / 100)	
Affordable Units - Very Low Income	22.0	\$307,000	\$6,741,265		
Affordable Units - Low Income Affordable Units - Moderate Income <i>Total</i>	4.1 <u>0.3</u> 26.4	\$67,000 \$1,222	\$273,825 <u>\$401</u> \$7,015,491	\$70, 155	\$46.77

[1] See Table 5.

[2] See Tables 2. EPS has assumed all affordable units will be rental because the subsidy to construct rental units is lower than for-sale for every income-category.

APPENDICES:

- Appendix A: Household Expenditures and Employment Generation
- Appendix B: Income Levels for Worker Households



APPENDIX A:

Household Expenditures and Employment Generation



Table A-1Household Expenditures and Employment Generation - For Rent Studio ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f = d/e	g	h=f/g	i	j	k= h * i / j	$l = g^* j$	
Required Income	\$90,000													
Food at Home Food & Beverage Stores		7.2%	100% 100%	\$6,455 \$6,455	\$6,454,786	9.01	\$716,310	\$30,474	23.5	87.5%	1.69	12.2	\$51,421	VLI Households
Food Away From Home Food Services and Drinking Places		5.6%	100% 100%	\$5,042 \$5,042	\$5,041,573	3.13	\$1,612,883	\$21,784	74.0	87.5%	1.69	38.4	\$36,758	VLI Households
Alcoholic Beverages Food & Beverage Stores Food Services and Drinking Places		0.9%	100% 50% 50%	\$854 \$427 \$427	\$427,181 \$427,181	9.01 3.13	\$47,406 \$136,662	\$30,474 \$21,784	1.6 6.3	87.5% 87.5%	1.69 1.69	0.8 3.3	\$51,421 \$36,758	VLI Households VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses Personal and Household Goods Repair and Maintenance Building Material and Garden Equipment and Supplies Dealer Real Estate and Rental and Leasing		1.8%	100% 45% 45% 10%	\$1,601 \$721 \$721 \$160	\$720,667 \$720,667 \$160,148	3.34 8.42 5.03	\$215,849 \$85,611 \$31,818	\$29,298 \$34,606 \$49,773	7.4 2.5 0.6	98.1% 87.5% 98.1%	1.69 1.69 1.69	4.3 1.3 0.4	\$49,437 \$58,395 \$83,988	VLI Households VLI Households LI Households
Fuel oil and Other fuels [7] Nonstore Retailers		5.6%	100% 100%	\$5,038 \$5,038	\$5,037,998	7.59	\$663,509	\$39,149	16.9	87.5%	1.69	8.8	\$66,060	LI Households
Water and Other Public Services [7] Waste Management and Remediation Services		1.2%	100% 100%	\$1,040 \$1,040	\$1,040,249	4.00	\$260,057	\$68,872	3.8	98.1%	1.69	2.2	\$116,214	Moderate
Household Operations Personal Services Nursing and Residential Care Facilities Social Assistance [8]		0.8%	100% 40% 60%	\$717 \$287 \$430	\$286,932 \$430,399	2.41 2.98	\$119,017 \$144,260	\$37,011 \$24,733	3.2 5.8	98.1% 98.1%	1.69 1.69	1.9 3.4	\$62,453 \$41,735	LI Households VLI Households
Household Operations Other Household Expenses Services to Buildings and Dwellings		1.3%	100% 100%	\$1,190 \$1,190	\$1,190,173	2.91	\$409,151	\$75,555	5.4	98.1%	1.69	3.1	\$127,492	Above Mod
Housekeeping Supplies Building Materials and Garden Equipment and Supplies Dealers Food & Beverage Stores General Merchandise Miscellaneous Store Retailers		1.0%	100% 10% 35% 35% 20%	\$900 \$90 \$315 \$315 \$180	\$89,964 \$314,875 \$314,875 \$179,929	8.42 9.01 10.88 6.20	\$10,687 \$34,943 \$28,954 \$29,020	\$34,606 \$30,474 \$28,948 \$24,716	0.3 1.1 1.0 1.2	87.5% 87.5% 87.5% 87.5%	1.69 1.69 1.69 1.69	0.2 0.6 0.5 0.6	\$58,395 \$51,421 \$48,847 \$41,705	VLI Households VLI Households VLI Households VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a Studio Unit requires a household income of \$90,000 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census.

[9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-1Household Expenditures and Employment Generation - For Rent Studio ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	С	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k=h *i/j	l=g *j	
Required Income	\$90,000													
Household Furnishings and Equipment Furniture and Home Furnishings Stores Electronics and Appliance Stores		3.1%	100% 40% 40%	\$2,794 \$1,118 \$1 118	\$1,117,702 \$1,117,702	6.22	\$179,597 \$117,833	\$31,496 \$29,615	5.7	87.5% 87.5%	1.69	3.0	\$53,146 \$49,973	VLI Households
General Merchandise Stores Miscellaneous Store Retailers			10% 10%	\$279 \$279	\$279,425 \$279,425	10.88 6.20	\$25,694 \$45,067	\$28,948 \$24,716	0.9 1.8	87.5% 87.5%	1.69 1.69	0.5	\$48,847 \$41,705	VLI Households VLI Households
Apparel and Services Clothing and Clothing Accessories Stores General Merchandise Miscellaneous Store Retailers Personal and Household Goods Repair and Maintenance Dry cleaning and Laundry Services		2.9%	100% 40% 40% 5% 5%	\$2,576 \$1,030 \$1,030 \$258 \$129 \$129	\$1,030,478 \$1,030,478 \$257,619 \$128,810 \$128,810	6.20 10.88 6.20 3.34 3.34	\$166,236 \$94,755 \$41,550 \$38,580 \$38,580	\$19,472 \$28,948 \$24,716 \$29,298 \$29,298	8.5 3.3 1.7 1.3 1.3	87.5% 87.5% 87.5% 87.5% 87.5%	1.69 1.69 1.69 1.69 1.69	4.4 1.7 0.9 0.7 0.7	\$32,857 \$48,847 \$41,705 \$49,437 \$49,437	ELI Households VLI Households VLI Households VLI Households VLI Households
Vehicle Purchases (net outlay) Motor Vehicle and Parts Dealers		5.2%	100% 100%	\$4,708 \$4,708	\$4,707,931	35.74	\$131,713	\$53,823	2.4	87.5%	1.69	1.3	\$90,821	LI Households
Gasoline and motor oil Gasoline Stations		3.6%	100% 100%	\$3,205 \$3,205	\$3,205,349	27.49	\$116,594	\$28,091	4.2	87.5%	1.69	2.2	\$47,401	VLI Households
Vehicle Maintenance and Repairs Repair and Maintenance		1.4%	100% 100%	\$1,273 \$1,273	\$1,272,607	3.24	\$392,543	\$43,318	9.1	98.1%	1.69	5.3	\$73,095	LI Households
Medical Services Ambulatory Health Care Services General Medical and Surgical Hospitals Nursing and Residential Care Facilities		1.5%	100% 40% 30% 30%	\$1,387 \$555 \$416 \$416	\$554,799 \$416,100 \$416,100	2.55 4.40 2.41	\$217,197 \$94,557 \$172,594	\$70,780 \$27,115 \$37,011	3.1 3.5 4.7	98.1% 98.1% 98.1%	1.69 1.69 1.69	1.8 2.0 2.7	\$119,434 \$45,755 \$62,453	Above Mod VLI Households LI Households
Drugs Health and Personal Care Stores		0.7%	100% 100%	\$608 \$608	\$607,706	9.05	\$67,139	\$34,602	1.9	87.5%	1.69	1.0	\$58,387	VLI Households
Medical Supplies Health and Personal Care Stores		0.3%	100% 100%	\$237 \$237	\$237,124	9.05	\$26,197	\$34,602	0.8	87.5%	1.69	0.4	\$58,387	VLI Households
Entertainment Fees and Admissions Arts, Entertainment, & Recreation		1.2%	100% 100%	\$1,052 \$1,052	\$1,052,165	3.12	\$336,725	\$28,072	12.0	87.5%	1.69	6.2	\$47,369	VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a Studio Unit requires a household income of \$90,000 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-1Household Expenditures and Employment Generation - For Rent Studio ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k= h * i / j	l=g *j	·
Required Income	\$90,000													
Entertainment Audio and Visual Equipment and Services Electronics and Appliance Stores		1.2%	100% 100%	\$1,052 \$1,052	\$1,052,165	9.49	\$110,924	\$29,615	3.7	87.5%	1.69	1.9	\$49,973	VLI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip. Sporting Goods, Hobby, and Musical Instrument Stores Miscellaneous Store Retailers Veterinary Services		1.3%	100% 40% 40% 20%	\$1,176 \$470 \$470 \$235	\$470,436 \$470,436 \$235,218	6.59 6.20 2.69	\$71,375 \$75,874 \$87,398	\$21,452 \$24,716 \$49,793	3.3 3.1 1.8	87.5% 87.5% 98.1%	1.69 1.69 1.69	1.7 1.6 1.0	\$36,198 \$41,705 \$84,021	VLI Households VLI Households LI Households
Other Entertainment Supplies, Equipment, and Services Sporting Goods, Hobby, and Musical Instrument Stores Photographic Services		0.5%	100% 85% 15%	\$439 \$373 \$66	\$372,726 \$65,775	6.59 3.41	\$56,550 \$19,308	\$21,452 \$43,227	2.6 0.4	87.5% 98.1%	1.69 1.69	1.4 0.3	\$36,198 \$72,941	VLI Households LI Households
Personal Care Products and Services Unspecified Retail Personal Care Services		1.2%	100% 50% 50%	\$1,062 \$531 \$531	\$530,849 \$530,849	6.20 2.74	\$85,617 \$193,719	\$24,716 \$22,157	3.5 8.7	87.5% 98.1%	1.69 1.69	1.8 5.1	\$41,705 \$37,387	VLI Households VLI Households
Reading Sporting Goods, Hobby, and Musical Instrument Stores		0.1%	100% 100%	\$123 \$123	\$122,733	6.59	\$18,621	\$21,452	0.9	87.5%	1.69	0.5	\$36,198	VLI Households
Education Educational Services		1.0%	100% 100%	\$926 \$926	\$925,857	2.59	\$358,129	\$35,028	10.2	98.1%	1.69	5.9	\$59,106	VLI Households
Tobacco Products and Smoking Supplies Unspecified Retail		0.4%	100% 100%	\$323 \$323	\$322,918	6.20	\$52,081	\$24,716	2.1	87.5%	1.69	1.1	\$41,705	VLI Households
Miscellaneous Accounting Architectural, Engineering, and Related		1.3%	100% 20% 20%	\$1,133 \$227 \$227	\$226,638 \$226,638	2.64 2.25	\$85,909 \$100,863	\$40,838 \$80,414	2.1 1.3	98.1% 98.1%	1.69 1.69	1.2 0.7	\$68,910 \$135,690	LI Households Above Mod
Specialized Design Services Death Care Services Legal Services			20% 20% 20%	\$227 \$227 \$227	\$226,638 \$226,638 \$226,638	3.50 2.99 2.85	\$64,692 \$75,767 \$79,389	\$56,159 \$43,227 \$100,406	1.2 1.8 0.8	98.1% 98.1% 98.1%	1.69 1.69 1.69	0.7 1.0 0.5	\$94,763 \$72,941 \$169,424	LI Households LI Households Above Mod
Total per 1,000 Market Rate Households									268.4			143.9		

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a Studio Unit requires a household income of \$90,000 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Source: 2019 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; and Economic & Planning Systems, Inc.

Table A-2Household Expenditures and Employment Generation - For Rent 1-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k= h * i / j	l=g *j	
Required Income	\$138,800													
Food at Home Food & Beverage Stores		5.7%	100% 100%	\$7,979 \$7,979	\$7,979,227	9.01	\$885,483	\$30,474	29.1	87.5%	1.69	15.1	\$51,421	VLI Households
Food Away From Home Food Services and Drinking Places		5.1%	100% 100%	\$7,040 \$7,040	\$7,040,494	3.13	\$2,252,372	\$21,784	103.4	87.5%	1.69	53.6	\$36,758	VLI Households
Alcoholic Beverages Food & Beverage Stores Food Services and Drinking Places		0.7%	100% 50% 50%	\$1,027 \$513 \$513	\$513,287 \$513,287	9.01 3.13	\$56,961 \$164,209	\$30,474 \$21,784	1.9 7.5	87.5% 87.5%	1.69 1.69	1.0 3.9	\$51,421 \$36,758	VLI Households VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses Personal and Household Goods Repair and Maintenance Building Material and Garden Equipment and Supplies Dealer Real Estate and Rental and Leasing		1.8%	100% 45% 45% 10%	\$2,490 \$1,120 \$1,120 \$249	\$1,120,383 \$1,120,383 \$248,974	3.34 8.42 5.03	\$335,569 \$133,095 \$49,466	\$29,298 \$34,606 \$49,773	11.5 3.8 1.0	98.1% 87.5% 98.1%	1.69 1.69 1.69	6.7 2.0 0.6	\$49,437 \$58,395 \$83,988	VLI Households VLI Households LI Households
Fuel oil and Other fuels [7] Nonstore Retailers		4.5%	100% 100%	\$6,298 \$6,298	\$6,298,423	7.59	\$829,508	\$39,149	21.2	87.5%	1.69	11.0	\$66,060	LI Households
Water and Other Public Services [7] Waste Management and Remediation Services		1.0%	100% 100%	\$1,348 \$1,348	\$1,347,789	4.00	\$336,941	\$68,872	4.9	98.1%	1.69	2.8	\$116,214	Moderate
Household Operations Personal Services Nursing and Residential Care Facilities Social Assistance [8]		0.6%	100% 40% 60%	\$836 \$335 \$502	\$334,587 \$501,881	2.41 2.98	\$138,784 \$168,220	\$37,011 \$24,733	3.7 6.8	98.1% 98.1%	1.69 1.69	2.2 4.0	\$62,453 \$41,735	LI Households VLI Households
Household Operations Other Household Expenses Services to Buildings and Dwellings		1.3%	100% 100%	\$1,836 \$1,836	\$1,835,511	2.91	\$631,002	\$75,555	8.4	98.1%	1.69	4.9	\$127,492	Above Mod
Housekeeping Supplies Building Materials and Garden Equipment and Supplies Dealers Food & Beverage Stores General Merchandise Miscellaneous Store Retailers		0.9%	100% 10% 35% 35% 20%	\$1,246 \$125 \$436 \$436 \$249	\$124,553 \$435,934 \$435,934 \$249,105	8.42 9.01 10.88 6.20	\$14,796 \$48,377 \$40,085 \$40,177	\$34,606 \$30,474 \$28,948 \$24,716	0.4 1.6 1.4 1.6	87.5% 87.5% 87.5% 87.5%	1.69 1.69 1.69 1.69	0.2 0.8 0.7 0.8	\$58,395 \$51,421 \$48,847 \$41,705	VLI Households VLI Households VLI Households VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 1-Bedroom Unit requires a household income of \$138,800 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census.

[9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-2Household Expenditures and Employment Generation - For Rent 1-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k=h *i/j	l=g *j	
Required Income	\$138,800													
Household Furnishings and Equipment		2.8%	100%	\$3,895										
Furniture and Home Furnishings Stores			40%	\$1,558	\$1,558,086	6.22	\$250,360	\$31,496	7.9	87.5%	1.69	4.1	\$53,146	VLI Households
Electronics and Appliance Stores			40%	\$1,558	\$1,558,086	9.49	\$164,261	\$29,615	5.5	87.5%	1.69	2.9	\$49,973	VLI Households
General Merchandise Stores			10%	\$390	\$389,522	10.88	\$35,817	\$28,948	1.2	87.5%	1.69	0.6	\$48,847	VLI Households
Miscellaneous Store Retailers			10%	\$390	\$389,522	6.20	\$62,824	\$24,716	2.5	87.5%	1.69	1.3	\$41,705	VLI Households
Apparel and Services		2.4%	100%	\$3,296										
Clothing and Clothing Accessories Stores			40%	\$1,318	\$1,318,421	6.20	\$212,687	\$19,472	10.9	87.5%	1.69	5.7	\$32,857	ELI Households
General Merchandise			40%	\$1,318	\$1,318,421	10.88	\$121,232	\$28,948	4.2	87.5%	1.69	2.2	\$48,847	VLI Households
Miscellaneous Store Retailers			10%	\$330	\$329,605	6.20	\$53,160	\$24,716	2.2	87.5%	1.69	1.1	\$41,705	VLI Households
Personal and Household Goods Repair and Maintenance			5%	\$165	\$164,803	3.34	\$49,360	\$29,298	1.7	87.5%	1.69	0.9	\$49,437	VLI Households
Dry cleaning and Laundry Services			5%	\$165	\$164,803	3.34	\$49,360	\$29,298	1.7	87.5%	1.69	0.9	\$49,437	VLI Households
Vehicle Purchases (net outlay)		5.3%	100%	\$7,324										
Motor Vehicle and Parts Dealers			100%	\$7,324	\$7,323,687	35.74	\$204,894	\$53,823	3.8	87.5%	1.69	2.0	\$90,821	LI Households
Gasoline and motor oil		3.1%	100%	\$4.348										
Gasoline Stations			100%	\$4,348	\$4,347,538	27.49	\$158,141	\$28,091	5.6	87.5%	1.69	2.9	\$47,401	VLI Households
Vehicle Maintenance and Repairs		1.2%	100%	\$1.598										
Repair and Maintenance			100%	\$1,598	\$1,598,205	3.24	\$492,976	\$43,318	11.4	98.1%	1.69	6.6	\$73,095	LI Households
Medical Services		1.4%	100%	\$1 974										
Ambulatory Health Care Services		1.470	40%	\$790	\$789 794	2 55	\$309 194	\$70,780	4.4	98.1%	1 69	25	\$119.434	Above Mod
General Medical and Surgical Hospitals			40 % 30%	\$592	\$592,345	4 40	\$134,608	\$27 115	5.0	98.1%	1.00	2.0	\$45 755	VI I Households
Nursing and Residential Care Facilities			30%	\$592	\$592,345	2.41	\$245.699	\$37.011	6.6	98.1%	1.69	3.9	\$62,453	LI Households
					+,								••=,	
Drugs		0.6%	100%	\$798	\$700 4 47	0.05	\$ 00.040	604000	0.5	07 50/	1.00	10	6 50.007	
Health and Personal Care Stores			100%	\$798	\$798,447	9.05	\$88,212	\$34,602	2.5	87.5%	1.69	1.3	\$58,387	VLI HOUSENOIDS
Medical Supplies		0.2%	100%	\$298										
Health and Personal Care Stores			100%	\$298	\$297,615	9.05	\$32,880	\$34,602	1.0	87.5%	1.69	0.5	\$58,387	VLI Households
Entertainment Fees and Admissions		1.1%	100%	\$1.579										
Arts, Entertainment, & Recreation			100%	\$1.579	\$1,578.539	3.12	\$505.180	\$28,072	18.0	87.5%	1.69	9.3	\$47,369	VLI Households
													. ,,	

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 1-Bedroom Unit requires a household income of \$138,800 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census.

[9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-2Household Expenditures and Employment Generation - For Rent 1-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f=d/e	g	h = f/g	i	j	k= h * i / j	l=g *j	
Required Income	\$138,800	I												
Entertainment Audio and Visual Equipment and Services Electronics and Appliance Stores		1.1%	100% 100%	\$1,579 \$1,579	\$1,578,539	9.49	\$166,417	\$29,615	5.6	87.5%	1.69	2.9	\$49,973	VLI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip. Sporting Goods, Hobby, and Musical Instrument Stores Miscellaneous Store Retailers Veterinary Services		1.2%	100% 40% 40% 20%	\$1,732 \$693 \$693 \$346	\$692,774 \$692,774 \$346,387	6.59 6.20 2.69	\$105,108 \$111,733 \$128,705	\$ \$21,452 \$ \$24,716 \$ \$49,793	4.9 4.5 2.6	87.5% 87.5% 98.1%	1.69 1.69 1.69	2.5 2.3 1.5	\$36,198 \$41,705 \$84,021	VLI Households VLI Households LI Households
Other Entertainment Supplies, Equipment, and Services Sporting Goods, Hobby, and Musical Instrument Stores Photographic Services		1.1%	100% 85% 15%	\$1,555 \$1,322 \$233	\$1,321,699 \$233,241	6.59 3.41	\$200,528 \$68,465	\$21,452 \$43,227	9.3 1.6	87.5% 98.1%	1.69 1.69	4.8 0.9	\$36,198 \$72,941	VLI Households LI Households
Personal Care Products and Services Unspecified Retail Personal Care Services		1.1%	100% 50% 50%	\$1,509 \$755 \$755	\$754,526 \$754,526	6.20 2.74	\$121,693 \$275,344	\$ \$24,716 \$22,157	4.9 12.4	87.5% 98.1%	1.69 1.69	2.6 7.2	\$41,705 \$37,387	VLI Households VLI Households
Reading Sporting Goods, Hobby, and Musical Instrument Stores		0.1%	100% 100%	\$184 \$184	\$183,551	6.59	\$27,848	\$21,452	1.3	87.5%	1.69	0.7	\$36,198	VLI Households
Education Educational Services		1.9%	100% 100%	\$2,677 \$2,677	\$2,677,223	2.59	\$1,035,573	\$35,028	29.6	98.1%	1.69	17.2	\$59,106	VLI Households
Tobacco Products and Smoking Supplies Unspecified Retail		0.3%	100% 100%	\$368 \$368	\$368,413	6.20	\$59,419	\$24,716	2.4	87.5%	1.69	1.2	\$41,705	VLI Households
Miscellaneous Accounting Architectural, Engineering, and Related Specialized Design Services Death Care Services Legal Services		1.1%	100% 20% 20% 20% 20% 20%	\$1,527 \$305 \$305 \$305 \$305 \$305 \$305	\$305,481 \$305,481 \$305,481 \$305,481 \$305,481 \$305,481	2.64 2.25 3.50 2.99 2.85	\$115,795 \$135,951 \$87,197 \$102,125 \$107,007	5 \$40,838 \$80,414 556,159 5 \$43,227 7 \$100,406	2.8 1.7 1.6 2.4 1.1	98.1% 98.1% 98.1% 98.1% 98.1%	1.69 1.69 1.69 1.69 1.69	1.6 1.0 0.9 1.4 0.6	\$68,910 \$135,690 \$94,763 \$72,941 \$169,424	LI Households Above Mod LI Households LI Households Above Mod
Total per 1,000 Market Rate Households									393.0			211.3		

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 1-Bedroom Unit requires a household income of \$138,800 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Source: 2019 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; and Economic & Planning Systems, Inc.

Table A-3Household Expenditures and Employment Generation - For Rent 2-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	С	d = c * 1,000	е	f=d/e	g	h = f/g	i	j	k=h*i/j	l=g *j	
Required Income	\$167,000													
Food at Home		4.7%	100%	\$7,932										
Food & Beverage Stores			100%	\$7,932	\$7,932,171	9.01	\$880,261	\$30,474	28.9	87.5%	1.69	15.0	\$51,421	VLI Households
Food Away From Home		4.8%	100%	\$8,007										
Food Services and Drinking Places			100%	\$8,007	\$8,006,793	3.13	\$2,561,507	\$21,784	117.6	87.5%	1.69	61.0	\$36,758	VLI Households
Alcoholic Beverages		0.8%	100%	\$1,270										
Food & Beverage Stores			50%	\$635	\$634,877	9.01	\$70,454	\$30,474	2.3	87.5%	1.69	1.2	\$51,421	VLI Households
Food Services and Drinking Places			50%	\$635	\$634,877	3.13	\$203,108	\$21,784	9.3	87.5%	1.69	4.8	\$36,758	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses		1.7%	100%	\$2,921										
Personal and Household Goods Repair and Maintenance			45%	\$1,314	\$1,314,352	3.34	\$393,665	\$29,298	13.4	98.1%	1.69	7.8	\$49,437	VLI Households
Building Material and Garden Equipment and Supplies Dealer			45%	\$1,314	\$1,314,352	8.42	\$156,137	\$34,606	4.5	87.5%	1.69	2.3	\$58,395	VLI Households
Real Estate and Rental and Leasing			10%	\$292	\$292,078	5.03	\$58,030	\$49,773	1.2	98.1%	1.69	0.7	\$83,988	LI Households
Fuel oil and Other fuels [7]		3.8%	100%	\$6,307										
Nonstore Retailers			100%	\$6,307	\$6,306,793	7.59	\$830,610	\$39,149	21.2	87.5%	1.69	11.0	\$66,060	LI Households
Water and Other Public Services [7]		0.8%	100%	\$1,330										
Waste Management and Remediation Services			100%	\$1,330	\$1,330,385	4.00	\$332,590	\$68,872	4.8	98.1%	1.69	2.8	\$116,214	Moderate
Household Operations Personal Services		0.5%	100%	\$914										
Nursing and Residential Care Facilities			40%	\$366	\$365,652	2.41	\$151,669	\$37,011	4.1	98.1%	1.69	2.4	\$62,453	LI Households
Social Assistance [8]			60%	\$548	\$548,478	2.98	\$183,838	\$24,733	7.4	98.1%	1.69	4.3	\$41,735	VLI Households
Household Operations Other Household Expenses		1.3%	100%	\$2,208										
Services to Buildings and Dwellings			100%	\$2,208	\$2,208,431	2.91	\$759,203	\$75,555	10.0	98.1%	1.69	5.8	\$127,492	Above Mod
Housekeeping Supplies		0.8%	100%	\$1,365										
Building Materials and Garden Equipment and Supplies Dealers			10%	\$137	\$136,536	8.42	\$16,220	\$34,606	0.5	87.5%	1.69	0.2	\$58,395	VLI Households
Food & Beverage Stores			35%	\$478	\$477,877	9.01	\$53,032	\$30,474	1.7	87.5%	1.69	0.9	\$51,421	VLI Households
General Merchandise			35%	\$478	\$477,877	10.88	\$43,942	\$28,948	1.5	87.5%	1.69	0.8	\$48,847	VLI Households
Miscellaneous Store Retailers			20%	\$273	\$273,073	6.20	\$44,042	\$24,716	1.8	87.5%	1.69	0.9	\$41,705	VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditures Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 2-Bedroom Unit requires a household income of \$167,000 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-3Household Expenditures and Employment Generation - For Rent 2-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f = d/e	g	h = f/g	I	j	k=h*i/j	l=g *j	
Required Income	\$167,000													
Household Furnishings and Equipment		2.6%	100%	\$4,342										
Furniture and Home Furnishings Stores			40%	\$1,737	\$1,736,846	6.22	\$279,084	\$31,496	8.9	87.5%	1.69	4.6	\$53,146	VLI Households
Electronics and Appliance Stores			40%	\$1,737	\$1,736,846	9.49	\$183,106	\$29,615	6.2	87.5%	1.69	3.2	\$49,973	VLI Households
General Merchandise Stores			10%	\$434	\$434,211	10.88	\$39,927	\$28,948	1.4	87.5%	1.69	0.7	\$48,847	VLI Households
Miscellaneous Store Retailers			10%	\$434	\$434,211	6.20	\$70,031	\$24,716	2.8	87.5%	1.69	1.5	\$41,705	VLI Households
Apparel and Services		2.4%	100%	\$4,055										
Clothing and Clothing Accessories Stores			40%	\$1,622	\$1,622,113	6.20	\$261,678	\$19,472	13.4	87.5%	1.69	7.0	\$32,857	ELI Households
General Merchandise			40%	\$1,622	\$1,622,113	10.88	\$149,157	\$28,948	5.2	87.5%	1.69	2.7	\$48,847	VLI Households
Miscellaneous Store Retailers			10%	\$406	\$405,528	6.20	\$65,405	\$24,716	2.6	87.5%	1.69	1.4	\$41,705	VLI Households
Personal and Household Goods Repair and Maintenance			5%	\$203	\$202,764	3.34	\$60,730	\$29,298	2.1	87.5%	1.69	1.1	\$49,437	VLI Households
Dry cleaning and Laundry Services			5%	\$203	\$202,764	3.34	\$60,730	\$29,298	2.1	87.5%	1.69	1.1	\$49,437	VLI Households
Vehicle Purchases (net outlay)		5.1%	100%	\$8,589										
Motor Vehicle and Parts Dealers			100%	\$8,589	\$8,588,618	35.74	\$240,283	\$53,823	4.5	87.5%	1.69	2.3	\$90,821	LI Households
Gasoline and motor oil		2.4%	100%	\$3,931										
Gasoline Stations			100%	\$3,931	\$3,930,523	27.49	\$142,972	\$28,091	5.1	87.5%	1.69	2.6	\$47,401	VLI Households
Vehicle Maintenance and Repairs		1.1%	100%	\$1,920										
Repair and Maintenance			100%	\$1,920	\$1,920,371	3.24	\$592,350	\$43,318	13.7	98.1%	1.69	7.9	\$73,095	LI Households
Medical Services		1.0%	100%	\$1,652										
Ambulatory Health Care Services			40%	\$661	\$660,878	2.55	\$258,725	\$70,780	3.7	98.1%	1.69	2.1	\$119,434	Above Mod
General Medical and Surgical Hospitals			30%	\$496	\$495,659	4.40	\$112,636	\$27,115	4.2	98.1%	1.69	2.4	\$45,755	VLI Households
Nursing and Residential Care Facilities			30%	\$496	\$495,659	2.41	\$205,595	\$37,011	5.6	98.1%	1.69	3.2	\$62,453	LI Households
Drugs		0.5%	100%	\$775										
Health and Personal Care Stores		3.070	100%	\$775	\$775,378	9.05	\$85,663	\$34,602	2.5	87.5%	1.69	1.3	\$58,387	VLI Households
Medical Supplies		0.2%	100%	\$323										
Health and Personal Care Stores			100%	\$323	\$322,977	9.05	\$35,682	\$34,602	1.0	87.5%	1.69	0.5	\$58,387	VLI Households
Entertainment Fees and Admissions		1.2%	100%	\$2,066										
Arts, Entertainment, & Recreation			100%	\$2,066	\$2,066,119	3.12	\$661,221	\$28,072	23.6	87.5%	1.69	12.2	\$47,369	VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 2-Bedroom Unit requires a household income of \$167,000 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-3Household Expenditures and Employment Generation - For Rent Studio ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k=h*i/j	l=g *j	•
Required Income	\$167,000													
Entertainment Audio and Visual Equipment and Services Electronics and Appliance Stores		1.2%	100% 100%	\$2,066 \$2,066	\$2,066,119	9.49	\$217,820	\$29,615	7.4	87.5%	1.69	3.8	\$49,973	VLI Households
Entertainment Peters, Toys, Hobbies, and Playground Equip. Sporting Goods, Hobby, and Musical Instrument Stores		0.9%	100% 40%	\$1,554 \$622	\$621,701	6.59	\$94,325	\$21,452	4.4	87.5%	1.69	2.3	\$36,198	VLI Households
Veterinary Services			40 % 20%	\$311	\$310,851	2.69	\$100,270	\$24,710 \$49,793	2.3	98.1%	1.69	1.3	\$41,703 \$84,021	LI Households
Other Entertainment Supplies, Equipment, and Services Sporting Goods, Hobby, and Musical Instrument Stores Photographic Services		0.8%	100% 85% 15%	\$1,355 \$1,152 \$203	\$1,151,640 \$203,231	6.59 3.41	\$174,727 \$59,656	\$21,452 \$43,227	8.1 1.4	87.5% 98.1%	1.69 1.69	4.2 0.8	\$36,198 \$72,941	VLI Households LI Households
Personal Care Products and Services Unspecified Retail Personal Care Services		0.8%	100% 50% 50%	\$1,399 \$700 \$700	\$699,589 \$699,589	6.20 2.74	\$112,832 \$255,296	\$24,716 \$22,157	4.6 11.5	87.5% 98.1%	1.69 1.69	2.4 6.7	\$41,705 \$37,387	VLI Households VLI Households
Reading Sporting Goods, Hobby, and Musical Instrument Stores		0.1%	100% 100%	\$150 \$150	\$150,412	6.59	\$22,820	\$21,452	1.1	87.5%	1.69	0.6	\$36,198	VLI Households
Education Educational Services		2.1%	100% 100%	\$3,507 \$3,507	\$3,507,272	2.59	\$1,356,642	\$35,028	38.7	98.1%	1.69	22.5	\$59,106	VLI Households
Tobacco Products and Smoking Supplies Unspecified Retail		0.1%	100% 100%	\$246 \$246	\$246,022	6.20	\$39,679	\$24,716	1.6	87.5%	1.69	0.8	\$41,705	VLI Households
Miscellaneous Accounting		1.2%	100% 20%	\$2,039 \$408	\$407,860	2.64	\$154,603	\$40,838	3.8	98.1%	1.69	2.2	\$68,910	LIHouseholds
Architectural, Engineering, and Related Specialized Design Services			20% 20%	\$408 \$408	\$407,860 \$407,860	2.25 3.50	\$181,513 \$116,420	\$80,414 \$56,159	2.3 2.1	98.1% 98.1%	1.69 1.69	1.3 1.2	\$135,690 \$94,763	Above Mod LI Households
Death Care Services Legal Services			20% 20%	\$408 \$408	\$407,860 \$407,860	2.99 2.85	\$136,351 \$142,870	\$43,227 \$100,406	3.2 1.4	98.1% 98.1%	1.69 1.69	1.8 0.8	\$72,941 \$169,424	LI Households Above Mod
Total per 1,000 Market Rate Households									436.5			234.8		

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 2-Bedroom Unit requires a household income of \$167,000 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Source: 2014 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2013 Economic Census, American Community Survey, and Economic & Planning Systems, Inc.

Table A-4Household Expenditures and Employment Generation - For Rent 3-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	Ь	с	d = c * 1,000	е	f = d/e	g	h=f/g	i	j	k= h * i / j	l=g *j	
Required Income	\$195,300	1												
Food at Home Food & Beverage Stores		4.7%	100% 100%	\$9,276 \$9,276	\$9,276,365	9.01	\$1,029,431	\$30,474	33.8	87.5%	1.69	17.5	\$51,421	VLI Households
Food Away From Home Food Services and Drinking Places		4.8%	100% 100%	\$9,364 \$9,364	\$9,363,633	3.13	\$2,995,583	\$21,784	137.5	87.5%	1.69	71.3	\$36,758	VLI Households
Alcoholic Beverages Food & Beverage Stores Food Services and Drinking Places		0.8%	100% 50% 50%	\$1,485 \$742 \$742	\$742,464 \$742,464	9.01 3.13	\$82,394 \$237.527	\$30,474 \$21,784	2.7 10.9	87.5% 87.5%	1.69	1.4	\$51,421 \$36,758	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses Personal and Household Goods Repair and Maintenance Building Material and Garden Equipment and Supplies Dealer Real Estate and Rental and Leasing		1.7%	100% 45% 45% 10%	\$3,416 \$1,537 \$1,537 \$342	\$1,537,084 \$1,537,084 \$341,574	3.34 8.42 5.03	\$460,376 \$182,597 \$67,864	\$29,298 \$34,606 \$49,773	15.7 5.3 1.4	98.1% 87.5% 98.1%	1.69 1.69 1.69	9.1 2.7 0.8	\$49,437 \$58,395 \$83,988	VLI Households VLI Households LI Households
Fuel oil and Other fuels [7] Nonstore Retailers		3.8%	100% 100%	\$7,376 \$7,376	\$7,375,549	7.59	\$971,366	\$39,149	24.8	87.5%	1.69	12.9	\$66,060	LI Households
Water and Other Public Services [7] Waste Management and Remediation Services		0.8%	100% 100%	\$1,556 \$1,556	\$1,555,833	4.00	\$388,951	\$68,872	5.6	98.1%	1.69	3.3	\$116,214	Moderate
Household Operations Personal Services Nursing and Residential Care Facilities Social Assistance [8]		0.5%	100% 40% 60%	\$1,069 \$428 \$641	\$427,615 \$641,423	2.41 2.98	\$177,371 \$214,991	\$37,011 \$24,733	4.8 8.7	98.1% 98.1%	1.69 1.69	2.8	\$62,453 \$41,735	LI Households VLI Households
Household Operations Other Household Expenses Services to Buildings and Dwellings		1.3%	100% 100%	\$2,583 \$2,583	\$2,582,674	2.91	\$887,858	\$75,555	11.8	98.1%	1.69	6.8	\$127,492	Above Mod
Housekeeping Supplies Building Materials and Garden Equipment and Supplies Dealers Food & Beverage Stores General Merchandise Miscellaneous Store Retailers		0.8%	100% 10% 35% 35% 20%	\$1,597 \$160 \$559 \$559 \$319	\$159,674 \$558,859 \$558,859 \$319,348	8.42 9.01 10.88 6.20	\$18,968 \$62,019 \$51,388 \$51,506	\$34,606 \$30,474 \$28,948 \$24,716	0.5 2.0 1.8 2.1	87.5% 87.5% 87.5% 87.5%	1.69 1.69 1.69 1.69	0.3 1.1 0.9 1.1	\$\$58,395 \$51,421 \$48,847 \$41,705	VLI Households VLI Households VLI Households VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incompated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges. [2] Where multiple business types are likely to provide goods and services in the expenditure category. EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 4-Bedroom Unit requires a household income of \$195,300 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-4Household Expenditures and Employment Generation - For Rent 3-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	С	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k=h*i/j	l=g *j	
Required Income	\$195,300													
Household Furnishings and Equipment		2.6%	100%	\$5,078										
Furniture and Home Furnishings Stores			40%	\$2,031	\$2,031,173	6.22	\$326,377	\$31,496	10.4	87.5%	1.69	5.4	\$53,146	VLI Households
Electronics and Appliance Stores			40%	\$2,031	\$2,031,173	9.49	\$214,136	\$29,615	7.2	87.5%	1.69	3.7	\$49,973	VLI Households
General Merchandise Stores			10%	\$508	\$507,793	10.88	\$46,693	\$28,948	1.6	87.5%	1.69	0.8	\$48,847	VLI Households
Miscellaneous Store Retailers			10%	\$508	\$507,793	6.20	\$81,899	\$24,716	3.3	87.5%	1.69	1.7	\$41,705	VLI Households
Apparel and Services		2.4%	100%	\$4,742										
Clothing and Clothing Accessories Stores			40%	\$1,897	\$1,896,998	6.20	\$306,022	\$19,472	15.7	87.5%	1.69	8.1	\$32,857	ELI Households
General Merchandise			40%	\$1,897	\$1,896,998	10.88	\$174,434	\$28,948	6.0	87.5%	1.69	3.1	\$48,847	VLI Households
Miscellaneous Store Retailers			10%	\$474	\$474,250	6.20	\$76,489	\$24,716	3.1	87.5%	1.69	1.6	\$41,705	VLI Households
Personal and Household Goods Repair and Maintenance			5%	\$237	\$237,125	3.34	\$71,022	\$29,298	2.4	87.5%	1.69	1.3	\$49,437	VLI Households
Dry cleaning and Laundry Services			5%	\$237	\$237,125	3.34	\$71,022	\$29,298	2.4	87.5%	1.69	1.3	\$49,437	VLI Households
Vehicle Purchases (net outlay)		5.1%	100%	\$10,044										
Motor Vehicle and Parts Dealers			100%	\$10,044	\$10,044,055	35.74	\$281,001	\$53,823	5.2	87.5%	1.69	2.7	\$90,821	LI Households
Gasoline and motor oil		2.4%	100%	\$4,597										
Gasoline Stations			100%	\$4,597	\$4,596,594	27.49	\$167,200	\$28,091	6.0	87.5%	1.69	3.1	\$47,401	VLI Households
Vehicle Maintenance and Repairs		1.1%	100%	\$2,246										
Repair and Maintenance			100%	\$2,246	\$2,245,799	3.24	\$692,730	\$43,318	16.0	98.1%	1.69	9.3	\$73,095	LI Households
Medical Services		1.0%	100%	\$1,932										
Ambulatory Health Care Services			40%	\$773	\$772,871	2.55	\$302,569	\$70,780	4.3	98.1%	1.69	2.5	\$119,434	Above Mod
General Medical and Surgical Hospitals			30%	\$580	\$579,653	4.40	\$131,723	\$27,115	4.9	98.1%	1.69	2.8	\$45,755	VLI Households
Nursing and Residential Care Facilities			30%	\$580	\$579,653	2.41	\$240,435	\$37,011	6.5	98.1%	1.69	3.8	\$62,453	LI Households
Drugs		0.5%	100%	\$907										
Health and Personal Care Stores			100%	\$907	\$906,774	9.05	\$100,179	\$34,602	2.9	87.5%	1.69	1.5	\$58,387	VLI Households
Medical Supplies		0.2%	100%	\$378										
Health and Personal Care Stores			100%	\$378	\$377,709	9.05	\$41,729	\$34,602	1.2	87.5%	1.69	0.6	\$58,387	VLI Households
Entertainment Fees and Admissions		1.2%	100%	\$2,416										
Arts, Entertainment, & Recreation			100%	\$2,416	\$2,416,246	3.12	\$773,272	\$28,072	27.5	87.5%	1.69	14.3	\$47,369	VLI Households

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 4-Bedroom Unit requires a household income of \$195,300 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Table A-4Household Expenditures and Employment Generation - For Rent 3-Bedroom ApartmentCity of Capitola Rental Housing Fee; EPS# 201117

Item		% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages [4]	Total Wages per 1,000 Households	2021 Avg. Wages [5]	# of New Workers	% Forming HH [6]	Workers/ HH [7]	Total Worker HHs	Avg. Worker HH Income	Income Category
Calculation		а	b	с	d = c * 1,000	е	f=d/e	g	h=f/g	i	j	k=h *i/j	l=g *j	
Required Income	\$195,300													
Entertainment Audio and Visual Equipment and Services		1.2%	100%	\$2,416	AA A A A A A		6 05 (7 00	* ***		07.50/			A 10 070	
Electronics and Appliance Stores			100%	\$2,416	\$2,416,246	9.49	\$254,732	\$29,615	8.6	87.5%	1.69	4.5	\$49,973	VLI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.		0.9%	100%	\$1,818										
Sporting Goods, Hobby, and Musical Instrument Stores			40%	\$727	\$727,055	6.59	\$110,309	\$21,452	5.1	87.5%	1.69	2.7	\$36,198	VLI Households
Miscellaneous Store Retailers			40%	\$727	\$727,055	6.20	\$117,262	\$24,716	4.7	87.5%	1.69	2.5	\$41,705	VLI Households
Veterinary Services			20%	\$364	\$363,528	2.69	\$135,074	\$49,793	2.7	98.1%	1.69	1.6	\$84,021	LI Households
Other Entertainment Supplies, Equipment, and Services		0.8%	100%	\$1,584										
Sporting Goods, Hobby, and Musical Instrument Stores			85%	\$1,347	\$1,346,798	6.59	\$204,336	\$21,452	9.5	87.5%	1.69	4.9	\$36,198	VLI Households
Photographic Services			15%	\$238	\$237,670	3.41	\$69,765	\$43,227	1.6	98.1%	1.69	0.9	\$72,941	LI Households
Personal Care Products and Services		0.8%	100%	\$1.636										
Unspecified Retail			50%	\$818	\$818.142	6.20	\$131,953	\$24,716	5.3	87.5%	1.69	2.8	\$41,705	VLI Households
Personal Care Services			50%	\$818	\$818,142	2.74	\$298,559	\$22,157	13.5	98.1%	1.69	7.8	\$37,387	VLI Households
Reading		0.1%	100%	\$176			* ~~~~~~	6 04 450					.	
Sporting Goods, Hobby, and Musical Instrument Stores			100%	\$176	\$175,900	6.59	\$26,688	\$21,452	1.2	87.5%	1.69	0.6	\$36,198	VLI Households
Education		2.1%	100%	\$4,102										
Educational Services			100%	\$4,102	\$4,101,618	2.59	\$1,586,540	\$35,028	45.3	98.1%	1.69	26.3	\$59,106	VLI Households
Tobacco Products and Smoking Supplies		0.1%	100%	\$288										
Inspecified Retail		0.170	100%	\$288	\$287 713	6 20	\$46 404	\$24 716	19	87.5%	1 69	10	\$41 705	VI I Households
			10070	\$ 2 00	¢201,110	0.20	\$ 10,101	φ2 1,7 10		01.070	1.00		φ,	
Miscellaneous		1.2%	100%	\$2,385										
Accounting			20%	\$477	\$476,977	2.64	\$180,802	\$40,838	4.4	98.1%	1.69	2.6	\$68,910	LI Households
Architectural, Engineering, and Related			20%	\$477	\$476,977	2.25	\$212,272	\$80,414	2.6	98.1%	1.69	1.5	\$135,690	Above Mod
Specialized Design Services			20%	\$477	\$476,977	3.50	\$136,149	\$56,159	2.4	98.1%	1.69	1.4	\$94,763	LI Households
Death Care Services			20%	\$477	\$476,977	2.99	\$159,457	\$43,227	3.7	98.1%	1.69	2.1	\$72,941	LI Households
Legal Services			20%	\$477	\$476,977	2.85	\$167,080	\$100,406	1.7	98.1%	1.69	1.0	\$169,424	Above Mod
Total per 1,000 Market Rate Households									510.5			274.6		

[1] Percent of income spent per category is based on the 2017 U.S. Consumer Expenditure Survey data for households at this income level. The sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represent a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] Expenditures are based on the percent of household income spent per the 2019 U.S. Consumer Expenditure Survey. Per Table 3, renting a 4-Bedroom Unit requires a household income of \$195,300 per year.

[4] Gross receipts to wages ratio obtained from the 2017 Economic Census data for Santa Cruz County

[5] Based on the 2017 average wage reported by the American Community Survey inflated to \$2021 based on the Bureau of Labor Statistics data for the Santa Cruz County.

[6] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that young workers do not form their own households.

[7] Based on the American Community Survey data 2014-2019.

[8] Part of the Utilities, Fuels, and Public Services category, which also includes natural gas, electricity, and telephone services. Natural gas, electricity, and telephone services not estimated because data was not available in the Economic Census. [9] Santa Cruz County data not available from 2017 Economic Census. Gross receipts to wages and average wage thus based on statewide data.

Source: 2019 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; and Economic & Planning Systems, Inc.

APPENDIX B:

Income Levels for Worker Households



Table B-1 Income Levels for Worker Households Worker Household Generation per 1,000 Units - For Rent Studio Apartment City of Capitola Rental Housing Fee; EPS# 201117

Metail Second Electronic and Parts Sources 2.9 0.0 0.0 Food & Bevreage Stores 26.2 13.6 13.6 0.0 0.0 Food & Serves and Diriking Places 80.3 41.6 41.6 0.0 0.0 Food & Serves and Diriking Stores 2.7 1.4 1.4 0.0 0.0 General Merchandise 5.2 2.7 2.7 0.0 0.0 Building Material and Carden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Electronics and Appliance Stores 7.7 4.0 4.0 0.0 0.0 Gasceline Stators 2.4 2.2 2.0 0.0 0.0 Statistics 1.6.9 8.8 0.0 0.0 0.0 Miscelarencox Store Retailers 7.7 4.0 4.0 0.0 0.0 Miscelarencox Store Retailers 7.7 4.0 4.0 0.0 0.0 Miscelarencox Store Retailers 7.7 4.0 4.0 0.0 0.0	Industry	Total Workers	Total Worker Households [1]	VLI Households	LI Households	Moderate Income Households	Above Moderate Income Households
Urspecified Retail 5.6 2.9 2.9 0.0 0.0 Food & Borvers and Dinking Places 80.3 41.6 14.6 0.0 0.0 Food & Borvers and Dinking Places 2.7 1.4 1.4 0.0 0.0 General Merchandise 5.2 2.7 2.7 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Electronics and Appliance Stores 8.5 4.4 4.4 0.0 0.0 Gasoline Statores 8.5 4.4 4.0 0.0 0.0 Gasoline Statores 2.4 1.3 0.0 1.3 0.0 Gasoline Statores 7.7 4.0 4.0 0.0 0.0 Miscellaneous Store Retailers 7.7 4.0 0.0 0.0 Mactical Instrument Stores 6.8 3.5 3.5 0.0 0.0 Notistory Health Care Services 3.1 1.8 0.0 0.0 0.0 Nursing	Retail						
Food & Beverage Stores 26.2 13.6 13.6 0.0 Food Services and Dinking Places 80.3 41.6 41.6 0.0 Health and Personal Care Stores 2.7 1.4 1.4 0.0 0.0 General Merchandise 2.2 2.7 1.4 1.4 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Clothing and Clothing Accessories Stores 8.5 4.4 3.0 0.0 0.0 Gandine Stations 4.2 2.2 2.0 0.0 0.0 Motor Vehicle and Parts Dealers 16.9 8.8 0.0 0.0 Mistor Vehicle and Parts Dealers 16.9 8.0 0.0 0.0 Mistor Vehicle and Surgional Metalines 16.2 0.0 0.0 0.0 Mistor Vehicle and Surgional Metalines 17.7 4.0 0.0 0.0 0.0	Unspecified Retail	5.6	2.9	2.9	0.0	0.0	0.0
Food Services and Dinking Places 80.3 41.6 41.6 0.0 0.0 Health and Personal Care Stores 2.7 1.4 1.4 0.0 0.0 General Merchandise 5.2 2.7 2.7 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Chrining and Chrihing Accessories Stores 8.5 4.4 4.4 0.0 0.0 Gasoline Stations 4.2 2.2 2.0 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 6.8 3.5 3.5 0.0 0.0 Miscellancoux Store Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Miscellancoux Store Retailers 3.5 2.0 2.0 0.0 0.0 Statianze 5.8 3.4 3.4 0.0 0.0 0.0 Statianze 5.8 3.4 3.4 0.0 0.0 0.0 Statia Kasistanze 5.8 3.	Food & Beverage Stores	26.2	13.6	13.6	0.0	0.0	0.0
Health and Personal Care Stores 2.7 1.4 1.4 0.0 0.0 General Marchandise 5.2 2.7 2.7 0.0 0.0 Furriture and Home Furnishings Stores 5.7 3.0 3.0 0.0 0.0 Electronics and Appliance Stores 7.7 4.0 4.0 0.0 0.0 Contrained Clothing Accessories Stores 8.5 4.4 4.4 0.0 0.0 Gasoline Stations 2.4 1.3 0.0 1.3 0.0 Gasoline Stations 4.2 2.2 2.2 0.0 0.0 Matter Vehicle and Parts Dealers 2.4 1.3 0.0 0.0 Gasoline Stations 4.2 2.2 2.2 0.0 0.0 Motical President Stores 6.8 3.5 3.5 0.0 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Mulatory Health Care Services 3.1 1.8 0.0 0.0 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0	Food Services and Drinking Places	80.3	41.6	41.6	0.0	0.0	0.0
General Merchandise 5.2 2.7 2.7 0.0 0.0 Furniture and Home Funchings Stores 5.7 3.0 3.0 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Electronics and Appliance Stores 7.7 4.0 4.0 0.0 0.0 Motor Vehicle and Parts Dealers 2.4 1.3 0.0 1.3 0.0 Gasoline Stores 6.8 3.5 0.0 0.0 0.0 Sporing Goods, Hobby, and Musical Instrument Stores 6.8 3.5 0.0 0.0 Moscellaneous Store Retailers 7.7 4.0 4.0 0.0 0.0 Moscellaneous Store Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Moscellaneous Store Retailers 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0	Health and Personal Care Stores	2.7	1.4	1.4	0.0	0.0	0.0
Furniture and Home Furnishings Stores 5.7 3.0 3.0 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Clothing and Clothing Accessories Stores 7.7 4.0 4.0 0.0 0.0 Motor Valcice and Parts Dealers 2.4 1.3 0.0 1.3 0.0 Gasoline Stations 4.2 2.2 2.0 0.0 0.0 Motor Valcice and Parts Dealers 2.4 1.3 0.0 0.0 Sporing Goods, Hobby, and Musical Instrument Stores 6.8 3.5 3.5 0.0 0.0 MicelarMeath 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical and Surgical Hospitals 3.5 2.0 0.0 0.0 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 0.0 Services 9 5.4 3.1 0.0	General Merchandise	5.2	2.7	2.7	0.0	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer 2.8 1.4 1.4 0.0 0.0 Electronics and Appliance Stores 7.7 4.0 4.0 0.0 0.0 Clothing and Clothing Accessories Stores 8.5 4.4 4.4 0.0 0.0 Gasoline Stations 2.4 1.3 0.0 1.3 0.0 Gasoline Stations 4.2 2.2 2.2 0.0 0.0 Moter Vehicle and Paris Dealers 7.7 4.0 4.0 0.0 0.0 Macellaneous Store Retailers 7.7 4.0 4.0 0.0 0.0 Nonstore Retailers 7.7 4.0 4.0 0.0 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Motidary Health Care Services 3.1 1.8 0.0 0.0 0.0 Social Assistance 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services Buildings and Dwellings 5.4 3.1 0.0 0.0	Furniture and Home Furnishings Stores	5.7	3.0	3.0	0.0	0.0	0.0
Electronics and Appliance Stores 7,7 4,0 4,0 0.0 0.0 Clothing and Cosspring Stores 8,5 4,4 4,4 0.0 0.0 Motor Vehicle and Parts Dealers 2,4 1,3 0.0 1,3 0.0 Gasoline Stations 4,2 2,2 2,2 0.0 0.0 Moscine Retailers 16,9 3,5 3,5 0.0 0.0 Mostore Retailers 17,7 4,0 4,0 0.0 0.0 Arts, Entertainment, & Recreation 12,0 6,2 6,2 0,0 0.0 Medical/Health	Building Material and Garden Equipment and Supplies Dealer	2.8	1.4	1.4	0.0	0.0	0.0
Clothing and Clothing Accessories Stores 8.5 4.4 4.4 0.0 0.0 Motor Vehicle and Parts Dealers 2.4 1.3 0.0 1.3 0.0 Gasoline Stations 4.2 2.2 2.2 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 6.8 3.5 3.5 0.0 0.0 Miscellaneous Store Retailers 7.7 4.0 4.0 0.0 0.0 Nonstore Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical/Health	Electronics and Appliance Stores	7.7	4.0	4.0	0.0	0.0	0.0
Motor Vehicle and Parts Dealers 2.4 1.3 0.0 1.3 0.0 Gasoline Stations 4.2 2.2 2.2 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 6.8 3.5 3.5 0.0 0.0 Miscellaneous Store Retailers 7.7 4.0 4.0 0.0 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical/Health	Clothing and Clothing Accessories Stores	8.5	4.4	4.4	0.0	0.0	0.0
Gasoline Stations 4.2 2.2 2.2 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 6.8 3.5 3.5 0.0 0.0 Miscellaneous Store Retailers 16.9 8.8 0.0 8.8 0.0 Nonstore Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical and Surgical Hospitals 3.5 2.0 0.0 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.0 2.2 Personal Care Services 1.3 0.7 0.7 0.0 0.0 Dry Cleaning	Motor Vehicle and Parts Dealers	2.4	1.3	0.0	1.3	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores 6.8 3.5 3.5 0.0 0.0 Miscelaneous Store Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical/Health	Gasoline Stations	4.2	2.2	2.2	0.0	0.0	0.0
Miscellaneous Store Retailers 7.7 4.0 4.0 0.0 0.0 Nonstore Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical/Health	Sporting Goods, Hobby, and Musical Instrument Stores	6.8	3.5	3.5	0.0	0.0	0.0
Nonstore Retailers 16.9 8.8 0.0 8.8 0.0 Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical/Health	Miscellaneous Store Retailers	7.7	4.0	4.0	0.0	0.0	0.0
Arts, Entertainment, & Recreation 12.0 6.2 6.2 0.0 0.0 Medical/Health Ambulatory Health Care Services 3.1 1.8 0.0 0.0 0.0 General Medical and Surgical Hospitals 3.5 2.0 2.0 0.0 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services 5.8 3.4 3.4 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 2.2 Real Estate and Rental and Leasing 6.6 0.4 0.0 0.4 0.0 Vaste Management and Rental and Leasing 6.6 0.4 0.0 0.4 0.0 Personal Care Services 1.3 0.7 7.7 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 0.0 0.0 0.0 0.0 <td>Nonstore Retailers</td> <td>16.9</td> <td>8.8</td> <td>0.0</td> <td>8.8</td> <td>0.0</td> <td>0.0</td>	Nonstore Retailers	16.9	8.8	0.0	8.8	0.0	0.0
Medical/Health Ambulatory Health Care Services 3.1 1.8 0.0 0.0 General Medical and Surgical Hospitals 3.5 2.0 2.0 0.0 Nursing and Residential Care Facilities 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services Personal and Household Goods Repair and Maintenance 8.7 5.0 5.0 0.0 0.0 Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.0 Personal Care Services 1.3 0.7 0.7 0.0 0.0 Dry Cleaning and Laundry Services 1.8 1.0 0.0 0.0 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 1.2 0.7 0.0 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0	Arts, Entertainment, & Recreation	12.0	6.2	6.2	0.0	0.0	0.0
Ambulatory Health Care Services 3.1 1.8 0.0 0.0 0.0 General Medical and Surgical Hospitals 3.5 2.0 2.0 0.0 0.0 Mursing and Residential Care Facilities 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services 5.8 3.4 3.4 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.0 2.2 Personal Care Services 1.3 0.7 0.7 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 0.3 0.0 Veterinary Services 0.4 0.3 0.0 0.3 0.0 Photographic Services 1.8 1.0 0.0 1.0 <t< td=""><td>Medical/Health</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Medical/Health						
General Medical and Surgical Hospitals 3.5 2.0 2.0 0.0 0.0 Nursing and Residential Care Facilities 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.0 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Photographic Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 1.2 5.9 5.9 0.0 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 <td>Ambulatory Health Care Services</td> <td>3.1</td> <td>1.8</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>1.8</td>	Ambulatory Health Care Services	3.1	1.8	0.0	0.0	0.0	1.8
Nursing and Residential Care Facilities 7.9 4.6 0.0 4.6 0.0 Social Assistance 5.8 3.4 3.4 0.0 0.0 Services 5.8 3.4 3.4 0.0 0.0 Services 5.6 5.0 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Photographic Services 10.2 5.9 5.9 0.0 0.0 Educational Services 10.2 5.9 5.9 0.0 0.0	General Medical and Surgical Hospitals	3.5	2.0	2.0	0.0	0.0	0.0
Social Assistance 5.8 3.4 3.4 0.0 0.0 Services Personal and Household Goods Repair and Maintenance 8.7 5.0 5.0 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 0.4 0.3 0.0 0.3 0.0 Photographic Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 0.0 0.0 0.0 Specialized Design Services 1.2 0.7 0.0	Nursing and Residential Care Facilities	7.9	4.6	0.0	4.6	0.0	0.0
Services Personal and Household Goods Repair and Maintenance 8.7 5.0 5.0 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 1.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Accounting 1.8 1.0 0.0 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.7 </td <td>Social Assistance</td> <td>5.8</td> <td>3.4</td> <td>3.4</td> <td>0.0</td> <td>0.0</td> <td>0.0</td>	Social Assistance	5.8	3.4	3.4	0.0	0.0	0.0
Personal and Household Goods Repair and Maintenance 8.7 5.0 5.0 0.0 0.0 Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.0 2.2 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 0.4 0.3 0.0 0.3 0.0 Photographic Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Accounting 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.8 1.0 0.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 <td< td=""><td>Services</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Services						
Services to Buildings and Dwellings 5.4 3.1 0.0 0.0 0.0 Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 0.4 0.3 0.0 0.3 0.0 Photographic Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Accounting 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.8 1.0 0.0 0.0 0.0 Legal Services 1.8 1.0 0.0 0.0 0.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 0.0 <td>Personal and Household Goods Repair and Maintenance</td> <td>8.7</td> <td>5.0</td> <td>5.0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td>	Personal and Household Goods Repair and Maintenance	8.7	5.0	5.0	0.0	0.0	0.0
Waste Management and Remediation Services 3.8 2.2 0.0 0.0 2.2 Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 0.4 0.3 0.0 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Accounting 2.1 1.2 0.0 0.0 0.0 Accounting 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.8 1.0 0.0 0.0 0.0 Death Care Services 0.8 0.5 0.5 0.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households	Services to Buildings and Dwellings	5.4	3.1	0.0	0.0	0.0	3.1
Real Estate and Rental and Leasing 0.6 0.4 0.0 0.4 0.0 Personal Care Services 8.7 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 0.4 0.3 0.0 0.3 0.0 Educational Services 1.2 5.9 5.9 0.0 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.0 0.0 Legal Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Household	Waste Management and Remediation Services	3.8	2.2	0.0	0.0	2.2	0.0
Personal Care Services 8.7 5.1 5.1 5.1 0.0 0.0 Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 0.4 0.3 0.0 0.3 0.0 Educational Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 14.0 114.4 2.4 0.2	Real Estate and Rental and Leasing	0.6	0.4	0.0	0.4	0.0	0.0
Dry Cleaning and Laundry Services 1.3 0.7 0.7 0.0 0.0 Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 0.4 0.3 0.0 0.3 0.0 Educational Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Accounting 2.1 1.2 0.0 0.0 0.0 Accitectural, Engineering, and Related 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 14.0 114.4 2.4 0.2	Personal Care Services	8.7	5.1	5.1	0.0	0.0	0.0
Auto Repair and Maintenance 9.1 5.3 0.0 5.3 0.0 Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 0.4 0.3 0.0 0.3 0.0 Educational Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140 114 2.4 0.2	Dry Cleaning and Laundry Services	1.3	0.7	0.7	0.0	0.0	0.0
Veterinary Services 1.8 1.0 0.0 1.0 0.0 Photographic Services 0.4 0.3 0.0 0.3 0.0 Educational Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140 114 2.4 0.2	Auto Repair and Maintenance	9.1	5.3	0.0	5.3	0.0	0.0
Photographic Services 0.4 0.3 0.0 0.3 0.0 Educational Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.7 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 14.0 11.4 2.4 0.2	Veterinary Services	1.8	1.0	0.0	1.0	0.0	0.0
Educational Services 10.2 5.9 5.9 0.0 0.0 Accounting 2.1 1.2 0.0 1.2 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.7 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140 114 2.4 0.2	Photographic Services	0.4	0.3	0.0	0.3	0.0	0.0
Accounting 2.1 1.2 0.0 1.2 0.0 Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.7 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2	Educational Services	10.2	5.9	5.9	0.0	0.0	0.0
Architectural, Engineering, and Related 1.3 0.7 0.0 0.0 0.0 Specialized Design Services 1.2 0.7 0.0 0.7 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2	Accounting	2.1	1.2	0.0	1.2	0.0	0.0
Specialized Design Services 1.2 0.7 0.0 0.7 0.0 Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2	Architectural, Engineering, and Related	1.3	0.7	0.0	0.0	0.0	0.7
Death Care Services 1.8 1.0 0.0 1.0 0.0 Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2	Specialized Design Services	1.2	0.7	0.0	0.7	0.0	0.0
Legal Services 0.8 0.5 0.5 0.0 0.0 Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140 114 2.4 0.2	Death Care Services	1.8	1.0	0.0	1.0	0.0	0.0
Total Workers and Households 272.2 145.8 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 114.0 24.5 2.2	Legal Services	<u>0.8</u>	<u>0.5</u>	<u>0.5</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 140.2 113.5 24.5 2.2 Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 140 114 2.4 0.2	Total Workers and Households	272.2	145.8	113.5	24.5	2.2	5.7
Total Income-Qualified HH Generated Per 100 Market-Rate L hits [2] 140 114 24 0.2	Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		140.2	113.5	24.5	2.2	0.0
	Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		14.0	11.4	2.4	0.2	0.0

[1] Assumes 1.69 workers per worker household in the City of Capitola based on 2015-2019 American Community Survey. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Table B-2 Income Levels for Worker Households Worker Household Generation per 1,000 Units - For Rent 1-Bedroom Apartment City of Capitola Rental Housing Fee; EPS# 201117

Retail 7 Unspecified Retail 7 Food & Beverage Stores 32 Food Services and Drinking Places 110 Health and Personal Care Stores 3 General Merchandise 6 Furniture and Home Furnishings Stores 7 Building Material and Garden Equipment and Supplies Dealer 4 Electronics and Appliance Stores 11 Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	3 5 5 8 9 3 2 9 8 6 5 8 8 6 5 8 2 0	3.8 16.9 57.5 1.8 3.5 4.1 2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	3.8 16.9 57.5 1.8 3.5 4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Unspecified Retail 7 Food & Beverage Stores 32 Food Services and Drinking Places 110 Health and Personal Care Stores 3 General Merchandise 6 Furniture and Home Furnishings Stores 7 Building Material and Garden Equipment and Supplies Dealer 4 Electronics and Appliance Stores 11 Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 5 Arts, Entertainment, & Recreation 18 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	3 5 9 5 8 9 3 2 9 8 6 5 8 2 0	$\begin{array}{c} 3.8\\ 16.9\\ 57.5\\ 1.8\\ 3.5\\ 4.1\\ 2.2\\ 5.8\\ 5.7\\ 2.0\\ 2.9\\ 8.1\\ 5.6\\ 11.0\\ 9.3\end{array}$	3.8 16.9 57.5 1.8 3.5 4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Food & Beverage Stores32Food Services and Drinking Places110Health and Personal Care Stores3General Merchandise6Furniture and Home Furnishings Stores7Building Material and Garden Equipment and Supplies Dealer4Electronics and Appliance Stores11Clothing and Clothing Accessories Stores10Motor Vehicle and Parts Dealers3Gasoline Stations5Sporting Goods, Hobby, and Musical Instrument Stores15Miscellaneous Store Retailers10Nonstore Retailers21Arts, Entertainment, & Recreation18Medical/Health4General Medical and Surgical Hospitals5Nursing and Residential Care Facilities10Social Assistance6Services6Personal and Household Goods Repair and Maintenance13Services to Buildings and Dwellings8Waste Management and Remediation Services4Areal Management a	5 9 5 8 9 3 2 9 8 6 5 8 2 0	16.9 57.5 1.8 3.5 4.1 2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	16.9 57.5 1.8 3.5 4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Food Services and Drinking Places110Health and Personal Care Stores3General Merchandise6Furniture and Home Furnishings Stores7Building Material and Garden Equipment and Supplies Dealer4Electronics and Appliance Stores11Clothing Accessories Stores10Motor Vehicle and Parts Dealers3Gasoline Stations5Sporting Goods, Hobby, and Musical Instrument Stores10Nonstore Retailers10Nonstore Retailers21Arts, Entertainment, & Recreation18Medical/Health5Musical and Surgical Hospitals5Nursing and Residential Care Facilities10Social Assistance6Services6Personal and Household Goods Repair and Maintenance13Services to Buildings and Dwellings8Waste Management and Remediation Services4Areal Management and Remediation Services4Areal Medical Management and Remediation Services4	9 5 8 9 3 2 9 8 6 5 5 8 2 0	57.5 1.8 3.5 4.1 2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	57.5 1.8 3.5 4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Health and Personal Care Stores 3 General Merchandise 6 Furniture and Home Furnishings Stores 7 Building Material and Garden Equipment and Supplies Dealer 4 Electronics and Appliance Stores 11 Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 10 Nonstore Retailers 10 Nonstore Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 5 Aresidential Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 8 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Performal management and Remediation Services 4	5 8 9 3 2 9 8 6 5 5 8 2 0	1.8 3.5 4.1 2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	1.8 3.5 4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 0.0 0.0 2.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
General Merchandise 6 Furniture and Home Furnishings Stores 7 Building Material and Garden Equipment and Supplies Dealer 4 Electronics and Appliance Stores 11 Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 10 Nonstore Retailers 11 Redical/Health 18 Medical/Health 10 Social Assistance 6 Services 10 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	8 9 2 9 8 6 5 5 8 2 0	3.5 4.1 2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	3.5 4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 0.0 2.0 0.0 0.0 0.0 11.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Furniture and Home Furnishings Stores 7 Building Material and Garden Equipment and Supplies Dealer 4 Electronics and Appliance Stores 11 Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 8 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Out Services 4 Personal and Household Keardian Services 4 Article And Services to Buildings and Dwellings 8	9 3 2 9 8 6 5 5 8 2 0	4.1 2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	4.1 2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 0.0 2.0 0.0 0.0 0.0 11.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Building Material and Garden Equipment and Supplies Dealer 4 Electronics and Appliance Stores 11 Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 7 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Performation and Remediation Services 4	3 2 9 8 6 5 5 8 2 0	2.2 5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	2.2 5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 2.0 0.0 0.0 0.0 11.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
Electronics and Appliance Stores 11 Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 10 Artsig and Residential Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 8 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	2 9 8 6 5 8 2 0	5.8 5.7 2.0 2.9 8.1 5.6 11.0 9.3	5.8 5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 0.0 2.0 0.0 0.0 0.0 11.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0
Clothing and Clothing Accessories Stores 10 Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 10 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 4 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	9 8 5 8 2 0	5.7 2.0 2.9 8.1 5.6 11.0 9.3	5.7 0.0 2.9 8.1 5.6 0.0 9.3	0.0 2.0 0.0 0.0 11.0	0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0
Motor Vehicle and Parts Dealers 3 Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 10 Nonstore Retailers 11 Arts, Entertainment, & Recreation 18 Medical/Health 18 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 13 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Performance 4	8 6 5 8 2 0	2.0 2.9 8.1 5.6 11.0 9.3	0.0 2.9 8.1 5.6 0.0 9.3	2.0 0.0 0.0 11.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0
Gasoline Stations 5 Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 18 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	6 5 8 2 0	2.9 8.1 5.6 11.0 9.3	2.9 8.1 5.6 0.0 9.3	0.0 0.0 11.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Sporting Goods, Hobby, and Musical Instrument Stores 15 Miscellaneous Store Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 4 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 7 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	5 8 2 0	8.1 5.6 11.0 9.3	8.1 5.6 0.0 9.3	0.0 0.0 11.0	0.0 0.0 0.0	0.0 0.0 0.0
Miscellaneous Store Retailers 10 Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 18 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 8 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	8 2 0	5.6 11.0 9.3	5.6 0.0 9.3	0.0 11.0	0.0 0.0	0.0 0.0
Nonstore Retailers 21 Arts, Entertainment, & Recreation 18 Medical/Health 18 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 8 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	2 0	11.0 9.3	0.0 9.3	11.0	0.0	0.0
Arts, Entertainment, & Recreation 18 Medical/Health 4 Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	0	9.3	9.3	0.0		
Medical/Health Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4				0.0	0.0	0.0
Ambulatory Health Care Services 4 General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4						
General Medical and Surgical Hospitals 5 Nursing and Residential Care Facilities 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	4	2.5	0.0	0.0	0.0	2.5
Nursing and Residential Care Facilities 10 Social Assistance 6 Services 6 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4	0	2.9	2.9	0.0	0.0	0.0
Social Assistance 6 Services 9 Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Ded Extracted Particles 4	4	6.0	0.0	6.0	0.0	0.0
Services Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Deleter the other theorem 4	8	4.0	4.0	0.0	0.0	0.0
Personal and Household Goods Repair and Maintenance 13 Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Ped Extract Participation 14						
Services to Buildings and Dwellings 8 Waste Management and Remediation Services 4 Del Services 4	1	7.5	7.5	0.0	0.0	0.0
Waste Management and Remediation Services 4	4	4.9	0.0	0.0	0.0	4.9
Deal Estate and Deatsland Landon	9	2.8	0.0	0.0	2.8	0.0
Real Estate and Rental and Leasing	0	0.6	0.0	0.6	0.0	0.0
Personal Care Services 12	4	7.2	7.2	0.0	0.0	0.0
Dry Cleaning and Laundry Services 1.	7	0.9	0.9	0.0	0.0	0.0
Auto Repair and Maintenance 11.	4	6.6	0.0	6.6	0.0	0.0
Veterinary Services 2	6	1.5	0.0	1.5	0.0	0.0
Photographic Services 1	6	0.9	0.0	0.9	0.0	0.0
Educational Services 29	6	17.2	17.2	0.0	0.0	0.0
Accounting 2	8	1.6	0.0	1.6	0.0	0.0
Architectural, Engineering, and Related 1.	7	1.0	0.0	0.0	0.0	1.0
Specialized Design Services 1	6	0.9	0.0	0.9	0.0	0.0
Death Care Services 2	4	1.4	0.0	1.4	0.0	0.0
Legal Services <u>1</u>	<u>1</u>	<u>0.6</u>	<u>0.6</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Total Workers and Households 393	0 2	211.3	167.5	32.5	2.8	8.4
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]	:	202.9	167.5	32.5	2.8	0.0
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		20.3	16.8	3.3	0.3	0.0

[1] Assumes 1.69 workers per worker household in the City of Capitola based on 2015-2019 American Community Survey. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Table B-3 Income Levels for Worker Households Worker Household Generation per 1,000 Units - For Rent 2-Bedroom Apartment City of Capitola Rental Housing Fee; EPS# 201117

Metail Use pocified Retail 6.2 3.2 0.0 0.0 Food & Borness and Dirking Places 126.9 66.8 65.8 0.0 0.0 Health and Presonal Care Stores 3.5 1.8 1.8 0.0 0.0 General Merchandise 8.0 4.2 4.2 0.0 0.0 Humiture and Home Functistings Stores 8.9 4.6 4.6 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 5.0 2.6 0.0 0.0 Clothing Accessories Stores 13.4 7.0 7.0 0.0 0.0 Clothing Accessories Stores 13.4 7.0 7.0 0.0 0.0 Stores Retailers 1.3 5.9 5.0 0.0 0.0 Macelarencox Store Retailers 1.3 5.9 5.0 0.0 0.0 Norstore Retailers 1.3 5.9 5.0 0.0 0.0 0.0 Macelarencox Store Retailers 3.7 2.1 0.0 0.0 0.0	Industry	Total Workers	Total Worker Households [1]	VLI Households	LI Households	Moderate Income Households	Above Moderate Income Households
Urspecified Retail 6.2 3.2 0.0 0.0 Food & Bevrese and Dinking Places 126.9 65.8 65.8 0.0 0.0 Heath and Personal Care Stores 3.5 1.8 1.8 0.0 0.0 General Merchandise 8.0 4.2 2.0 0.0 Puriture and Home Furnishings Stores 8.9 4.6 4.6 0.0 0.0 Bidding Material and Garden Equipment and Supplies Dealer 5.0 2.6 2.6 0.0 0.0 Clothing Anticescientes Stores 13.4 7.0 7.0 0.0 0.0 Gasoline Stators 5.1 2.6 0.0 0.0 0.0 Statores 13.6 7.1 7.1 0.0 0.0 Macelaneues Store Retailers 13.3 5.9 0.0 0.0 Norstore Retailers 21.2 11.0 0.0 1.0 0.0 Norstore Retailers 3.7 2.1 0.0 0.0 0.0 Versing Goods, Hobby, and Musical Instrument Stores	Retail						
Food & Beverage Stores 32.9 17.1 17.1 0.0 0.0 Food Services and Dinking Places 126.9 65.8 65.8 0.0 0.0 Health and Personal Care Stores 3.5 1.8 1.8 0.0 0.0 General Macriandas 8.9 4.6 4.6 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 5.0 2.6 2.6 0.0 0.0 Electronics and Appliance Stores 13.4 7.0 7.0 0.0 0.0 Clothing and Clothing Accessories Stores 13.4 7.1 7.1 0.0 0.0 Gandine Stations 5.1 2.6 2.6 0.0 0.0 Motor Vehicle and Parts Dealers 21.2 1.0 0.0 1.0 0.0 Motor Vehicle and Parts Dealers 21.2 1.0 0.0 0.0 0.0 Motor Vehicle and Parts Dealers 21.2 1.0 0.0 0.0 0.0 Arts net allers 11.3 5.9 5.9 0.0	Unspecified Retail	6.2	3.2	3.2	0.0	0.0	0.0
Food Services and Drinking Places 126-9 65.8 65.8 0.0 0.0 Health and Personal Care Stores 3.5 1.8 1.8 0.0 0.0 Furniture and Home Furnishings Stores 8.9 4.6 4.6 0.0 0.0 Furniture and Home Furnishings Stores 13.5 7.0 7.0 0.0 0.0 Electronics and Applance Stores 13.4 7.0 7.0 0.0 0.0 Cothing Accossries Stores 13.4 7.0 7.0 0.0 0.0 Gasoline Stations 5.1 2.6 2.6 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellaneous Store Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 2.4 2.4 0.0 0.0 Miscellaneous Store Retailers 3.7 2.1 0.0 0.0 0.0 0.0 Statianstarce 7.4 4.3 4.0 0.0 0.0 0.0 0.0 <td< td=""><td>Food & Beverage Stores</td><td>32.9</td><td>17.1</td><td>17.1</td><td>0.0</td><td>0.0</td><td>0.0</td></td<>	Food & Beverage Stores	32.9	17.1	17.1	0.0	0.0	0.0
Health and Personal Care Stores 3.5 1.8 1.8 0.0 0.0 General Marchandise 8.0 4.2 4.2 0.0 0.0 Furriture and Home Furnishings Stores 8.9 4.6 4.6 0.0 0.0 Electronics and Appliance Stores 5.0 2.6 2.6 0.0 0.0 Clothing and Clothing Accessories Stores 13.5 7.0 7.0 0.0 0.0 Matter Vehicle and Parts Dealers 4.5 2.3 0.0 2.3 0.0 Gasoline Stations 5.1 2.6 2.6 0.0 0.0 Matter Vehicle and Parts Dealers 13.6 7.1 7.1 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Antistations 21.2 11.0 0.0 11.0 0.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Social Assistance 7.7 5.6 0.0 5.6 0.0 0.0 Vaste Maragement and Remediation Services <	Food Services and Drinking Places	126.9	65.8	65.8	0.0	0.0	0.0
General Merchandise 8.0 4.2 4.2 0.0 00 Furniture and Home Fursibing Stores 8.9 4.6 4.6 0.0 00 Building Material and Garden Equipment and Supplies Dealer 5.0 2.6 2.6 0.0 0.0 Clothing Accessories Stores 13.5 7.0 7.0 0.0 0.0 Clothing Accessories Stores 13.4 7.0 7.0 0.0 0.0 Scoline Stations 5.1 2.6 2.6 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellaneous Store Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 0 Services Buildings and Duvelings 10.0 5.8	Health and Personal Care Stores	3.5	1.8	1.8	0.0	0.0	0.0
Furniture and Home Furnishings Stores 8.9 4.6 4.6 0.0 00 Building Material and Gardine Equipment and Supplies Dealer 5.0 2.6 2.6 0.0 0.0 Clothing and Clothing Accessories Stores 13.5 7.0 7.0 0.0 0.0 Motor Vielicie and Parts Dealers 4.5 2.3 0.0 2.3 0.0 Gasoline Stations 5.1 2.6 2.6 0.0 0.0 Motor Vielicie and Parts Dealers 13.5 7.1 7.1 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Motor Vielicia Hostianteria 21.2 11.0 0.0 11.0 0.0 Norstore Retailers 23.6 2.2 2.4 0.0 0.0 Medical/Health	General Merchandise	8.0	4.2	4.2	0.0	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer 5.0 2.6 2.6 0.0 0.0 Electronics and Appliance Stores 13.5 7.0 7.0 0.0 0.0 Clothing and Clothing Accessories Stores 13.4 7.0 7.0 0.0 0.0 Motor Vehicle and Parts Dealers 4.5 2.3 0.0 2.3 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellancous Store Retailers 11.3 5.9 5.9 0.0 0.0 Motor Vehicle and Parts Dealers 21.2 11.0 0.0 11.0 0.0 Moscellancous Store Retailers 21.2 11.0 0.0 0.0 0 Arbuictory Health Care Services 3.7 2.1 0.0 0.0 0 General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Social Assistance 9.7 5.6 0.0 5.6 0.0 0.0 Services Dubidings and Duelings <t< td=""><td>Furniture and Home Furnishings Stores</td><td>8.9</td><td>4.6</td><td>4.6</td><td>0.0</td><td>0.0</td><td>0.0</td></t<>	Furniture and Home Furnishings Stores	8.9	4.6	4.6	0.0	0.0	0.0
Electronics and Appliance Stores 13.5 7.0 7.0 0.0 0.0 Cothing and Cossories Stores 13.4 7.0 7.0 0.0 0.0 Motor Vehicle and Parts Dealers 13.4 7.0 7.0 0.0 0.0 Gasoline Stations 5.1 2.6 2.6 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Mostore Retailers 11.3 5.9 5.9 0.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Medical/Health	Building Material and Garden Equipment and Supplies Dealer	5.0	2.6	2.6	0.0	0.0	0.0
Clothing and Clothing Accessories Stores 13.4 7.0 7.0 0.0 0.0 Motor Vehicle and Parts Dealers 5.1 2.6 2.6 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellaneous Store Retailers 11.3 5.9 5.9 0.0 0.0 Nonstore Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Modical/Health	Electronics and Appliance Stores	13.5	7.0	7.0	0.0	0.0	0.0
Motor Vehicle and Parts Dealers 4.5 2.3 0.0 2.3 0.0 Gasoline Stations 5.1 2.6 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellaneous Store Retailers 11.3 5.9 5.9 0.0 0.0 Nonstore Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.0 0.0 0.0 Medical/Health	Clothing and Clothing Accessories Stores	13.4	7.0	7.0	0.0	0.0	0.0
Gasoline Stations 5.1 2.6 2.6 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellaneous Store Retailers 11.3 5.9 5.9 0.0 0.0 Nonstore Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Medical/Health	Motor Vehicle and Parts Dealers	4.5	2.3	0.0	2.3	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores 13.6 7.1 7.1 0.0 0.0 Miscellaneous Store Retailers 11.3 5.9 5.9 0.0 0.0 Nonstore Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Medical/Health	Gasoline Stations	5.1	2.6	2.6	0.0	0.0	0.0
Miscelaneous Store Retailers 11.3 5.9 5.9 0.0 0.0 Nonstore Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Medical/Health 23.6 12.2 12.2 0.0 0.0 General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Nursing and Residential Care Facilities 9.7 5.6 0.0 5.6 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services 7.4 4.3 0.0 0.0 0.0 Services 11.2 0.7 0.0 0.0 0.0 Vester and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal and Household Goods Repair and Maintenance 1.3 7.7 0.0 0.7 0.0 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 2.1 1.1 1.1 0.0 0.0	Sporting Goods, Hobby, and Musical Instrument Stores	13.6	7.1	7.1	0.0	0.0	0.0
Nonstore Retailers 21.2 11.0 0.0 11.0 0.0 Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Medical/Health 23.6 12.2 12.2 0.0 0.0 Medical/Health 3.7 2.1 0.0 0.0 0.0 Nursing and Residential Care Facilities 9.7 5.6 0.0 5.6 0.0 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services 7.4 4.3 8.9 0.0 0.0 Wasting and Household Goods Repair and Maintenance 15.5 8.9 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 2.3 7.7 9.0 0.7 0.0 </td <td>Miscellaneous Store Retailers</td> <td>11.3</td> <td>5.9</td> <td>5.9</td> <td>0.0</td> <td>0.0</td> <td>0.0</td>	Miscellaneous Store Retailers	11.3	5.9	5.9	0.0	0.0	0.0
Arts, Entertainment, & Recreation 23.6 12.2 12.2 0.0 0.0 Medical/Health Ambulatory Health Care Services 3.7 2.1 0.0 0.0 General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Nursing and Residential Care Facilities 9.7 5.6 0.0 5.6 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services 97 5.6 0.0 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 2.8 Real Estate and Renetal and Leasing 1.2 0.7 0.0 0.7 0.0 Vaste Management and Services 11.5 6.7 6.7 0.0 0.0 Personal Care Services 1.1 1.1 1.0 0.0 0.0 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 0.0 Photographic Services 2.3 1.3 0.0 0.0 0.0 0.0 Eduational Services 3.8 2.	Nonstore Retailers	21.2	11.0	0.0	11.0	0.0	0.0
Medical/Health Ambulatory Health Care Services 3.7 2.1 0.0 0.0 General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Nursing and Residential Care Facilities 9.7 5.6 0.0 5.6 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services 7.4 4.3 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 Waste Management and Remediation Services 1.2 0.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Dry Cleaning and Laundry Services 2.3 1.3 0.0 1.3 0.0 Personal Care Services 3.8 2.2 0.0 2.2 0.0 Acto Repair and Maintenance 2.3 1.3 0.0 1.3 0.0 <tr< td=""><td>Arts, Entertainment, & Recreation</td><td>23.6</td><td>12.2</td><td>12.2</td><td>0.0</td><td>0.0</td><td>0.0</td></tr<>	Arts, Entertainment, & Recreation	23.6	12.2	12.2	0.0	0.0	0.0
Ambulatory Health Care Services 3.7 2.1 0.0 0.0 General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Social Assistance 9.7 5.6 0.0 5.6 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services 7.4 4.3 4.3 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 <t< td=""><td>Medical/Health</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Medical/Health						
General Medical and Surgical Hospitals 4.2 2.4 2.4 0.0 0.0 Nursing and Residential Care Facilities 9.7 5.6 0.0 5.6 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services Personal and Household Goods Repair and Maintenance 15.5 8.9 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 2.1 1.1 1.1 0.0 0.0 Dry Cleaning and Laundry Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 2.3 1.3 0.0 1.3 0.0 Veterinary Services 3.8 2.2 0.0 2.2 0.0 Photographic Services 3.1 3.0 0.0 0.0 0.0 Secounting 3.8 2.2 0.0 0.2 0.0 0.0 Architectural, Engineering, and Related 2.3	Ambulatory Health Care Services	3.7	2.1	0.0	0.0	0.0	2.1
Nursing and Residential Care Facilities 9.7 5.6 0.0 5.6 0.0 Social Assistance 7.4 4.3 4.3 0.0 0.0 Services 9.7 5.6 0.0 5.6 0.0 Services 8.9 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Photographic Services 2.3 1.3 0.0 0.8 0.0 Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2<	General Medical and Surgical Hospitals	4.2	2.4	2.4	0.0	0.0	0.0
Social Assistance 7.4 4.3 4.3 0.0 0.0 Services Personal and Household Goods Repair and Maintenance 15.5 8.9 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 2.3 1.3 0.0 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 1.3 0.0 Educational Services 3.8.7 22.5 22.5 0.0 0.0 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0	Nursing and Residential Care Facilities	9.7	5.6	0.0	5.6	0.0	0.0
Services Personal and Household Goods Repair and Maintenance 15.5 8.9 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 11.5 6.7 6.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 3.8.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 0.0 Accounting 3.8 0.2 0.0 1.2 0.0 0.0 0.0 0.0 0.0 0.0 <t< td=""><td>Social Assistance</td><td>7.4</td><td>4.3</td><td>4.3</td><td>0.0</td><td>0.0</td><td>0.0</td></t<>	Social Assistance	7.4	4.3	4.3	0.0	0.0	0.0
Personal and Household Goods Repair and Maintenance 15.5 8.9 8.9 0.0 0.0 Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 11.5 6.7 6.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Accounting 3.8 2.2 0.0 1.2 0.0 Specialized Design Services 2.1 1.2 0.0 1.8 0.0 <td>Services</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Services						
Services to Buildings and Dwellings 10.0 5.8 0.0 0.0 0.0 Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 11.5 6.7 6.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 3.8.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Legal Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0	Personal and Household Goods Repair and Maintenance	15.5	8.9	8.9	0.0	0.0	0.0
Waste Management and Remediation Services 4.8 2.8 0.0 0.0 2.8 Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 11.5 6.7 6.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 1.4 0.8 0.0 0.8 0.0 Educational Services 3.8.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0	Services to Buildings and Dwellings	10.0	5.8	0.0	0.0	0.0	5.8
Real Estate and Rental and Leasing 1.2 0.7 0.0 0.7 0.0 Personal Care Services 11.5 6.7 6.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 1.4 0.8 0.0 0.8 0.0 Educational Services 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Ho	Waste Management and Remediation Services	4.8	2.8	0.0	0.0	2.8	0.0
Personal Care Services 11.5 6.7 6.7 0.0 0.0 Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 1.4 0.8 0.0 0.8 0.0 Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Cotal Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Real Estate and Rental and Leasing	1.2	0.7	0.0	0.7	0.0	0.0
Dry Cleaning and Laundry Services 2.1 1.1 1.1 0.0 0.0 Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 2.3 1.3 0.0 0.8 0.0 Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Personal Care Services	11.5	6.7	6.7	0.0	0.0	0.0
Auto Repair and Maintenance 13.7 7.9 0.0 7.9 0.0 Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 1.4 0.8 0.0 0.8 0.0 Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Dry Cleaning and Laundry Services	2.1	1.1	1.1	0.0	0.0	0.0
Veterinary Services 2.3 1.3 0.0 1.3 0.0 Photographic Services 1.4 0.8 0.0 0.8 0.0 Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Auto Repair and Maintenance	13.7	7.9	0.0	7.9	0.0	0.0
Photographic Services 1.4 0.8 0.0 0.8 0.0 Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Veterinary Services	2.3	1.3	0.0	1.3	0.0	0.0
Educational Services 38.7 22.5 22.5 0.0 0.0 Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Photographic Services	1.4	0.8	0.0	0.8	0.0	0.0
Accounting 3.8 2.2 0.0 2.2 0.0 Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Educational Services	38.7	22.5	22.5	0.0	0.0	0.0
Architectural, Engineering, and Related 2.3 1.3 0.0 0.0 0.0 Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Accounting	3.8	2.2	0.0	2.2	0.0	0.0
Specialized Design Services 2.1 1.2 0.0 1.2 0.0 Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Architectural, Engineering, and Related	2.3	1.3	0.0	0.0	0.0	1.3
Death Care Services 3.2 1.8 0.0 1.8 0.0 Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8	Specialized Design Services	2.1	1.2	0.0	1.2	0.0	0.0
Legal Services 1.4 0.8 0.8 0.0 0.0 Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 226 18.8 3.5 0.3	Death Care Services	3.2	1.8	0.0	1.8	0.0	0.0
Total Workers and Households 436.5 234.8 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 226 18.8 3.5 0.3	Legal Services	<u>1.4</u>	0.8	<u>0.8</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 225.5 187.8 34.9 2.8 Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 22 6 18 8 3 5 0 3	Total Workers and Households	436.5	234.8	187.8	34.9	2.8	9.3
Total Income. Qualified HH Generated Per 100 Market. Pate Inits [2] 22.6 18.8 3.5 0.3	Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		225.5	187.8	34.9	2.8	0.0
	Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		22.6	18.8	3.5	0.3	0.0

[1] Assumes 1.69 workers per worker household in the City of Capitola based on 2015-2019 American Community Survey. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.

Table B-4 Income Levels for Worker Households Worker Household Generation per 1,000 Units - For Rent 3-Bedroom Apartment City of Capitola Rental Housing Fee; EPS# 201117

Retail Unspecified Retail 7.2 3.7 0.0 0.0 0.0 Food & Bevreage Stores 38.5 20.0 20.0 0.0 0.0 0.0 Food & Bevreage Stores 14.8.4 77.0 0.0 0.0 0.0 Food & Bevressonal Care Stores 4.1 2.1 2.1 0.0 0.0 0.0 General Merchandise 9.4 4.9 4.9 0.0 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 5.8 3.0 0.0 0.0 0.0 Choring and Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 0.0 Gasoline Stations 5.2 2.7 0.0 2.7 0.0 <t< th=""><th>Industry</th><th>Total Workers</th><th>Total Worker Households [1]</th><th>VLI Households</th><th>LI Households</th><th>Moderate Income Households</th><th>Above Moderate Income Households</th></t<>	Industry	Total Workers	Total Worker Households [1]	VLI Households	LI Households	Moderate Income Households	Above Moderate Income Households
Urspecified Retail 7.2 3.7 0.0 0.0 0.0 Food & Bowces and Dirking Places 148.4 77.0 0.0 0.0 0.0 Food & Bowces and Dirking Places 148.4 77.0 0.0 0.0 0.0 General Marchandise 9.4 4.9 4.9 0.0 0.0 0.0 Purniture and Home Furnishings Stores 10.4 5.4 6.4 0.0 0.0 0.0 Building Material and Clarking Accessories Stores 15.7 8.1 8.1 0.0 0.0 0.0 Gasceline Statons 6.0 3.1 3.1 0.0 0.0 0.0 Macelaneous Store Retailers 13.2 6.9 8.3 0.0 0.0 0.0 Macelaneous Store Retailers 13.2 6.9 0.0 0.0 0.0 0.0 0.0 Macelaneous Store Retailers 13.2 6.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Retail						
Food & Boverage Stores 38.5 20.0 20.0 0.0 0.0 Food Services and Drinking Places 148.4 77.0 77.0 0.0 0.0 0.0 Health and Personal Care Stores 4.1 2.1 2.1 0.0 0.0 0.0 General Merchandise 9.4 4.9 4.9 0.0 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 5.8 3.0 3.0 0.0 0.0 Charting and Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 0.0 Gandine Stations 6.0 3.1 3.1 0.0 0.0 0.0 Gandine Stations 6.0 3.1 3.1 0.0 0.0 0.0 Mostor Velicial Arbay and Musical Instrument Stores 13.2 6.9 6.9 0.0 0.0 0.0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0.0 Arts, Entertainment, & Recreation 27.5 14.3 14.3	Unspecified Retail	7.2	3.7	3.7	0.0	0.0	0.0
Food Services and Diriving Places 148.4 77.0 77.0 0.0 0.0 0 Health and Presonal Care Stores 4.1 2.1 2.1 0.0 0.0 00 General Merchandise 9.4 4.9 4.9 0.0 0.0 00 Building Material and Garden Equipment and Supplies Dealer 5.8 3.0 3.0 0.0 0.0 00 Clothing and Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 00 Motor Vehicle and Parts Dealers 5.2 2.7 0.0 2.7 0.0 0 Sporting Goods, Hobby, and Musical Instrument Stores 15.9 8.3 8.3 0.0 0.0 0 Macellaneous Store Retailers 24.8 12.9 0.0 12.9 0.0 0 Nonscienze Retailers 13.2 5.0 0.0 0.0 0 0 Macellaneous Store Retailers 13.2 5.0 0.0 0.0 0 0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0 0 0	Food & Beverage Stores	38.5	20.0	20.0	0.0	0.0	0.0
Health and Personal Care Stores 4.1 2.1 2.0 0.0 0 General Merchandise 9.4 4.9 4.0 0.0 0.0 Furiniture and Home Furnishings Stores 10.4 5.4 5.4 0.0 0.0 0 Building Material and Gardine Equipment and Supplies Dealer 5.8 3.0 3.0 0.0 0 0 Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 0 Matter Vehicle and Parts Dealers 5.2 2.7 0.0 2.7 0.0 0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0 Matter Vehicle and Parts Dealers 13.2 6.9 6.9 0.0 0.0 0 Monstore Retailers 13.2 6.9 6.0 0.0 0.0 0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0 0 Social Assistance 8.7 5.1 5.0 0.0 0.0 0 0 Services to Buildings and Household Goods Repair and Maintenance	Food Services and Drinking Places	148.4	77.0	77.0	0.0	0.0	0.0
General Merchandise 9,4 4,9 4,0 0,0 0,0 Furniture and Home Furnishings Stores 10,4 5,4 5,4 0,0 0,0 0,0 Building Material and Spaines Stores 15,8 8,0 3,0 0,0 0,0 0,0 Centrics and Applanes Stores 15,7 8,1 8,1 0,0 0,0 0,0 Gasoline Stations 5,2 2,7 0,0 2,7 0,0 0,0 Sadoline Stations 6,0 3,1 3,1 0,0 0,0 0,0 Miscellaneous Store Retailers 13,2 6,9 6,9 0,0 0,0 0,0 Nonstore Retailers 24,8 12,9 0,0 12,9 0,0 0,0 Arbuictory Health Care Services 4,3 2,5 0,0 0,0 0,0 0,0 Social Assistance 8,7 5,1 5,1 0,0 0,0 0,0 Social Assistance 11,3 6,6 0,0 0,0 0,0 0,0	Health and Personal Care Stores	4.1	2.1	2.1	0.0	0.0	0.0
Furniture and Home Furnishings Stores 10.4 5.4 5.4 0.0 0.0 0.0 Building Material and Garden Equipment and Supplies Dealer 5.8 3.0 3.0 0.0 0.0 Clothing and Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 Motor Vehicle and Parts Dealers 5.2 2.7 0.0 2.7 0.0 0.0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0.0 Motor Vehicle and Parts Dealers 13.2 6.9 6.9 0.0 0.0 0.0 Mosclealneous Store Retailers 13.2 6.9 6.9 0.0 0.0 0.0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0.0 Nursing and Residential Care Services 4.3 2.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	General Merchandise	9.4	4.9	4.9	0.0	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer 5.8 3.0 3.0 0.0 0.0 0.0 Electronics and Applance Stores 15.7 8.1 8.1 0.0 0.0 0.0 Clothing and Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 0.0 Gasoline Stations 5.2 2.7 0.0 2.7 0.0 0.0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0.0 Miscellancoux Store Retailers 13.2 6.9 6.9 0.0 0.0 0.0 Nonstore Retailers 24.8 12.9 0.0 12.9 0.0 0.0 Arbutatory Health Care Services 4.3 2.5 0.0 0.0 0.0 Nursing and Residential Care Facilities 11.3 6.6 0.0 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Social Assistance 18.1 10.4 10.4 0.0 0.0 0.0 Social Assistance 13.5 7.8 7.8 <td< td=""><td>Furniture and Home Furnishings Stores</td><td>10.4</td><td>5.4</td><td>5.4</td><td>0.0</td><td>0.0</td><td>0.0</td></td<>	Furniture and Home Furnishings Stores	10.4	5.4	5.4	0.0	0.0	0.0
Electronics and Appliance Stores 15.8 8.2 8.2 0.0 0.0 0 Cothing and Cobining Accessivies Stores 15.7 8.1 8.1 0.0 0.0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0 Motor Vehicle and Parts Dealers 15.9 8.3 8.3 0.0 0.0 0 Sporing Goods, Hobby, and Musical Instrument Stores 15.9 8.3 8.3 0.0 0.0 0 Moscier Retailers 13.2 6.9 6.9 0.0 0.0 0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0 Nursing and Residential Care Facilities 4.3 2.5 0.0 0.0 0 0 Social Assistance 8.7 5.1 5.0 0.0 0.0 0 Social Assistance 11.3 6.6 0.0 0.0 0 0 Social Assistance 15.4 10.4 10.4 0.0 <td>Building Material and Garden Equipment and Supplies Dealer</td> <td>5.8</td> <td>3.0</td> <td>3.0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td>	Building Material and Garden Equipment and Supplies Dealer	5.8	3.0	3.0	0.0	0.0	0.0
Clothing and Clothing Accessories Stores 15.7 8.1 8.1 0.0 0.0 0 Motor Vehicle and Parts Dealers 5.2 2.7 0.0 2.7 0.0 0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0 Sporting Goods, Hobby, and Musical Instrument Stores 15.9 8.3 8.3 0.0 0.0 0 Miscelancous Store Retailers 24.8 12.9 0.0 12.9 0.0 0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0 Miscelancous Store Retailers 2.3 2.5 0.0 0.0 0.0 0 General Medical and Surgical Hospitals 4.9 2.8 2.8 0.0 0.0 0 Nursing and Residential Care Facilities 11.3 6.6 0.0 0.0 0 Social Assistance 8.7 5.1 0.0 0.0 0 0 Vaste Management and Remediation Services 5.6 3.3 0.0 0.0 0 0 Vaste Management and Remediation Services	Electronics and Appliance Stores	15.8	8.2	8.2	0.0	0.0	0.0
Motor Vehicle and Parts Dealers 5.2 2.7 0.0 2.7 0.0 0 Gasoline Stations 6.0 3.1 3.1 0.0 0.0 0 Sporting Goods, Hobby, and Musical Instrument Stores 15.9 8.3 8.3 0.0 0.0 0 Moscellaneous Store Retailers 13.2 6.9 6.9 0.0 0.0 0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0 Medical/Health	Clothing and Clothing Accessories Stores	15.7	8.1	8.1	0.0	0.0	0.0
Gasoline Stations 6.0 3.1 3.1 0.0 0.0 Sporting Goods, Hobby, and Musical Instrument Stores 15.9 8.3 8.3 0.0 0.0 0.0 Nincellaneous Store Retailers 13.2 6.9 6.9 0.0 0.0 0.0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0.0 Medical/Health 0.0 0.0 0.0 General Medical and Surgical Hospitals 4.9 2.8 2.0 0.0 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services 8.7 5.1 5.1 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 0.0 Services to Buildings and Dwellings 1.4 0.8 0.0 0.0 0.0 0.0 Vator Repair and Amangement and Remediation Services 5.6 3.3 0.0 0.0 0.0 0.0 0.0 0.0 0	Motor Vehicle and Parts Dealers	5.2	2.7	0.0	2.7	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores 15.9 8.3 8.3 0.0 0.0 Miscellaneous Store Retailers 13.2 6.9 6.9 0.0 0.0 0.0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0.0 Medical/Health 27.5 14.3 14.3 0.0 0.0 0.0 Musicing and Residential Care Services 4.3 2.5 0.0 0.0 0.0 0.0 Nursing and Residential Care Facilities 11.3 6.6 0.0 6.6 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services 9 11.8 6.8 0.0 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 0.0 Services to Buildings and Laundry Services 2.6 3.3 0.0 0.0 0.0 Personal and Household Goods Repair and Maintenance 16.0 9.3 0.0 0.0 0.0 Vate Repair and Renediation Services	Gasoline Stations	6.0	3.1	3.1	0.0	0.0	0.0
Miscellaneous Store Retailers 13.2 6.9 6.9 0.0 0.0 Nonstore Retailers 24.8 12.9 0.0 12.9 0.0 0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0 Medical/Health	Sporting Goods, Hobby, and Musical Instrument Stores	15.9	8.3	8.3	0.0	0.0	0.0
Nonstore Retailers 24.8 12.9 0.0 12.9 0.0 0.0 Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0.0 Medical/Health	Miscellaneous Store Retailers	13.2	6.9	6.9	0.0	0.0	0.0
Arts, Entertainment, & Recreation 27.5 14.3 14.3 0.0 0.0 0.0 Medical/Health Antbulatory Health Care Services 4.3 2.5 0.0 0.0 0.0 2 General Medical and Surgical Hospitals 4.9 2.8 2.8 0.0 0.0 0.0 Nursing and Residential Care Facilities 11.3 6.6 0.0 6.6 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services 8.7 5.6 3.3 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 0.0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 Veteriary Services 2.7 1.6 0.0 1.6 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 0.0 0.0 0.0 0.0 0.0 Personal Care Services	Nonstore Retailers	24.8	12.9	0.0	12.9	0.0	0.0
Medical/Health Ambulatory Health Care Services 4.3 2.5 0.0 0.0 0.0 2 General Medical and Surgical Hospitals 4.9 2.8 2.8 0.0 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services 8.7 5.1 5.1 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.6 0.0 0.0 0.0 Services to Buildings and Dwellings 11.4 0.8 0.0 0.0 0.0 Personal Care Services 5.6 3.3 0.0 0.0 0.0 Real Estate and Rental and Leasing 1.4 0.8 0.0 0.0 0.0 Personal Care Services 2.4 1.3 1.3 0.0 0.0 0.0 Veterianty Services 2.7 1.6 0.9 0.0 0.9 0.0 0.0 Potographic Services 1.6 0.9 0.0 0.0 0.0 0	Arts, Entertainment, & Recreation	27.5	14.3	14.3	0.0	0.0	0.0
Ambulatory Health Care Services 4.3 2.5 0.0 0.0 0.0 2 General Medical and Surgical Hospitals 4.9 2.8 2.8 0.0 0.0 0 Nursing and Residential Care Facilities 11.3 6.6 0.0 6.6 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services 8.7 5.1 5.1 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 0.0 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 3.3 0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 Portoging and Laurdry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.0 0.0 0.0 Photographic Services 2.7 1.6 0.0 1.6 0.0 0.0 0.0 Educational Services 1.6	Medical/Health						
General Medical and Surgical Hospitals 4.9 2.8 2.8 0.0 0.0 0.0 Nursing and Residential Care Facilities 11.3 6.6 0.0 6.6 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services 8.7 5.1 5.1 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 0.0 0.0 Waste Management and Remediation Services 5.6 3.3 0.0 <	Ambulatory Health Care Services	4.3	2.5	0.0	0.0	0.0	2.5
Nursing and Residential Čare Facilities 11.3 6.6 0.0 6.6 0.0 0.0 Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services Personal and Household Goods Repair and Maintenance 18.1 10.4 10.4 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 0.0 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 3.3 0.0 0.0 3.3 0.0 </td <td>General Medical and Surgical Hospitals</td> <td>4.9</td> <td>2.8</td> <td>2.8</td> <td>0.0</td> <td>0.0</td> <td>0.0</td>	General Medical and Surgical Hospitals	4.9	2.8	2.8	0.0	0.0	0.0
Social Assistance 8.7 5.1 5.1 0.0 0.0 0.0 Services Personal and Household Goods Repair and Maintenance 18.1 10.4 10.4 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 0.0 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 3.3 0.0 Real Estate and Rental and Leasing 1.4 0.8 0.0 0.8 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 1.6 0.9 0.0 0.9 0.0 0.0 Photographic Services 2.7 1.6 0.0 1.6 0.0 0.0 Accounting 4.4 2.6 0.0 0.2 6 0.0 0.0 Accounting 4.4 2.6 <td>Nursing and Residential Care Facilities</td> <td>11.3</td> <td>6.6</td> <td>0.0</td> <td>6.6</td> <td>0.0</td> <td>0.0</td>	Nursing and Residential Care Facilities	11.3	6.6	0.0	6.6	0.0	0.0
Services Personal and Household Goods Repair and Maintenance 18.1 10.4 10.4 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 3.3 0.0 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 3.3 0.0 Real Estate and Rental and Leasing 1.4 0.8 0.0 0.8 0.0 0.0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0	Social Assistance	8.7	5.1	5.1	0.0	0.0	0.0
Personal and Household Goods Repair and Maintenance 18.1 10.4 10.4 0.0 0.0 0.0 Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 6 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 8.0 0.0 Real Estate and Rental and Leasing 1.4 0.8 0.0 0.0 0.0 0.0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 1.6 0.9 0.0 0.0 0.0 0.0 Educational Services 1.6 0.9 0.0 0.0 0.0 0.0 Educational Services 2.6 1.5 0.0 0.0 0.0 0.0 Educational Services 2.4 1.4 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Services						
Services to Buildings and Dwellings 11.8 6.8 0.0 0.0 0.0 6 Waste Management and Remediation Services 5.6 3.3 0.0 0.0 3.3 0.0 Real Estate and Rental and Leasing 1.4 0.8 0.0 0.8 0.0 0.0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 2.7 1.6 0.9 0.0 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.0 0.0 0.0 Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 2.6 0.0 0.0 0.0 Accounting 2.4 1.4 0.0 0.4 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 </td <td>Personal and Household Goods Repair and Maintenance</td> <td>18.1</td> <td>10.4</td> <td>10.4</td> <td>0.0</td> <td>0.0</td> <td>0.0</td>	Personal and Household Goods Repair and Maintenance	18.1	10.4	10.4	0.0	0.0	0.0
Waste Management and Remediation Services 5.6 3.3 0.0 0.0 3.3 0.0 Real Estate and Rental and Leasing 1.4 0.8 0.0 0.8 0.0 0.0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 2.7 1.6 0.0 1.6 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 4.4 2.6 0.0 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 0.0 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Death Care Services 3.7 2.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0<	Services to Buildings and Dwellings	11.8	6.8	0.0	0.0	0.0	6.8
Real Estate and Rental and Leasing 1.4 0.8 0.0 0.8 0.0 0.0 Personal Care Services 13.5 7.8 7.8 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 2.7 1.6 0.0 1.6 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 1.6 0.9 0.0 0.9 0.0 0.0 Accounting 4.4 2.6 0.0 2.6 0.0 0.0 Accounting 4.4 2.6 0.0 0.0 0.0 0.0 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 <td>Waste Management and Remediation Services</td> <td>5.6</td> <td>3.3</td> <td>0.0</td> <td>0.0</td> <td>3.3</td> <td>0.0</td>	Waste Management and Remediation Services	5.6	3.3	0.0	0.0	3.3	0.0
Personal Care Services 13.5 7.8 7.8 7.8 0.0 0.0 0.0 Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 2.7 1.6 0.0 1.6 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 0.0 0.0 Specialized Design Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 0.0 Legal Services 1.7	Real Estate and Rental and Leasing	1.4	0.8	0.0	0.8	0.0	0.0
Dry Cleaning and Laundry Services 2.4 1.3 1.3 0.0 0.0 0.0 Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 2.7 1.6 0.0 1.6 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 2.6 0.0 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 0.0 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0.0	Personal Care Services	13.5	7.8	7.8	0.0	0.0	0.0
Auto Repair and Maintenance 16.0 9.3 0.0 9.3 0.0 0.0 Veterinary Services 2.7 1.6 0.0 1.6 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 2.6 0.0 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 0.0 1.4 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 0.0 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0.0	Dry Cleaning and Laundry Services	2.4	1.3	1.3	0.0	0.0	0.0
Veterinary Services 2.7 1.6 0.0 1.6 0.0 0.0 Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 0.0 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 0.1 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 0.0 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0.0	Auto Repair and Maintenance	16.0	9.3	0.0	9.3	0.0	0.0
Photographic Services 1.6 0.9 0.0 0.9 0.0 0.0 Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 2.6 0.0 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 0.0 1.4 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 0.0 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0.0	Veterinary Services	2.7	1.6	0.0	1.6	0.0	0.0
Educational Services 45.3 26.3 26.3 0.0 0.0 0.0 Accounting 4.4 2.6 0.0 2.6 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 0.0 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 0.0 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0.0	Photographic Services	1.6	0.9	0.0	0.9	0.0	0.0
Accounting 4.4 2.6 0.0 2.6 0.0 0.0 Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 1.1 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 10 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0 Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0	Educational Services	45.3	26.3	26.3	0.0	0.0	0.0
Architectural, Engineering, and Related 2.6 1.5 0.0 0.0 1.1 Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 10 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0	Accounting	4.4	2.6	0.0	2.6	0.0	0.0
Specialized Design Services 2.4 1.4 0.0 1.4 0.0 0.0 Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 0.0 0.0 0.0 Total Workers and Households 510.5 274.6 219.6 40.9 3.3 10 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0 Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0	Architectural, Engineering, and Related	2.6	1.5	0.0	0.0	0.0	1.5
Death Care Services 3.7 2.1 0.0 2.1 0.0 0.0 Legal Services 1.7 1.0 1.0 1.0 0.0	Specialized Design Services	2.4	1.4	0.0	1.4	0.0	0.0
Legal Services 1.7 1.0 1.0 0.0	Death Care Services	3.7	2.1	0.0	2.1	0.0	0.0
Total Workers and Households 510.5 274.6 219.6 40.9 3.3 10.7 Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0.7 Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0.7	Legal Services	<u>1.7</u>	<u>1.0</u>	<u>1.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2] 263.7 219.6 40.9 3.3 0.1 Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0.1	Total Workers and Households	510.5	274.6	219.6	40.9	3.3	10.9
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2] 26.4 22.0 4.1 0.3 0.3	Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		263.7	219.6	40.9	3.3	0.0
••	Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		26.4	22.0	4.1	0.3	0.0

[1] Assumes 1.69 workers per worker household in the City of Capitola based on 2015-2019 American Community Survey. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[2] Excludes above moderate-income households because these incomes are adequate to acquire market-rate housing.