**Step 1: Average Income Portfolio**
Mean Total income of PH families in Covered Developments $9,073
Established Income Range lower limit: $7,712
Established Income Range Upper Limit: $10,434
Median Total income of PH families in Covered Developments $8,400
Adjusted Mean total Income ($9,073 / 1.10) = $8,248
Established Income Range (adjusted) lower limit: $7,011
Established Income Range (adjusted) Upper Limit: $9,485
Established Income Range (adjusted) Upper Limit base on ELI: $25,750

**Step 2: Average Income by Development**
Bedroom size adjustments calculation per PIH Notice 2001-4
### Step 3 above or below EIR

<table>
<thead>
<tr>
<th>Name</th>
<th>Mean Total</th>
<th>Adjusted Mean</th>
<th>Mean</th>
<th>Adjusted Mean</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mohawk</td>
<td>$8,147</td>
<td>$7,614</td>
<td>90%</td>
<td>92%</td>
</tr>
<tr>
<td>Joy Park</td>
<td>$7,206</td>
<td>$6,377</td>
<td>79%</td>
<td>77%</td>
</tr>
<tr>
<td>Van Buren</td>
<td>$10,624</td>
<td>$9,003</td>
<td>116%</td>
<td>108%</td>
</tr>
<tr>
<td>Valley View</td>
<td>$7,928</td>
<td>$7,079</td>
<td>87%</td>
<td>85%</td>
</tr>
<tr>
<td>Summit Lake</td>
<td>$8,689</td>
<td>$10,596</td>
<td>95%</td>
<td>128%</td>
</tr>
<tr>
<td>Honey Locust</td>
<td>$10,124</td>
<td>$8,959</td>
<td>111%</td>
<td>108%</td>
</tr>
<tr>
<td>Colonial Hills</td>
<td>$9,637</td>
<td>$12,849</td>
<td>105%</td>
<td>155%</td>
</tr>
<tr>
<td>Pinewood</td>
<td>$10,763</td>
<td>$9,610</td>
<td>118%</td>
<td>116%</td>
</tr>
<tr>
<td><strong>Portfolio</strong></td>
<td><strong>$9,073</strong></td>
<td><strong>$8,248</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Below EIR**

**Above calculated EIR and ELI Limit**

### Step 4 Justification

- Joy Park: $1.5 million in planned improvements over the next five years

### Step 5 Actions taken in the Plan

- Capital improvements to be made at Joy Park include:
  - Security upgrades
  - Site improvements
  - Interior renovations
  - Repair/replace stoops
  - Replace windows
  - Furnaces
  - Hot water furnaces
  - Exterior
  - Roofs