

# John Wall and Associates

## Market Analysis

Spivey Family  
Tax Credit (Sec. 42) Apartments

Conyers, Georgia  
Rockdale County

Prepared For:  
Conyers Housing Authority

February 2018 (Revised December 24, 2018)

PCN: 18-005b



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## Foreword

### Qualifications Statement

John Wall and Associates specializes in market analysis, data mapping, and analysis of troubled properties. The firm began in 1983 concentrating on work in the Southeastern United States. In 1990, the office expanded its work to the entire United States.

John Wall and Associates has done over 2,600 market analyses, the majority of these being for apartment projects (both conventional and affordable). However, the firm is equipped for, and has done many other types of real estate market analyses, data mapping, troubled property analysis, shopping center master plans, industrial park master plans, housing and demographic studies, land planning projects, site analysis, location analysis and GIS projects. Clients include private developers, government officials, syndicators and lending institutions.

John Wall and Associates is a charter member of the National Council of Housing Market Analysts (NCHMA). All market analysts in our office have successfully passed the NCHMA peer review process and possess their HUD MAP certificates.

Bob Rogers has a BS in Business from Penn State University, and an MBA from the University of Tennessee. He has been a market analyst with John Wall and Associates since 1992. He has served as Vice Chair and Co-Chair of the NCHMA Standards Committee (from 2004 to 2010). As Co-Chair, he led the revision of the NCHMA market study model content and market study terms. He was lead author for NCHMA's "Selecting Comparable Properties" best practices paper and also NCHMA's "Field Work" white paper. In 2007, he wrote "Ten Things Developers Should Know About Market Studies" for

*Affordable Housing Finance Magazine*. In 2014 Mr. Rogers authored the draft NCHMA paper "Senior Housing Options".

Joe Burriss has a Bachelor of Science degree in Marketing from Clemson University, and has been a market analyst with John Wall and Associates since 1999. He has successfully completed the National Council of Housing Market Analysts (NCHMA) peer review process, and has served as a member of the council's membership committee. In addition to performing market analysis, Mr. Burriss maintains many of the firm's client relationships and is responsible for business development.

### Release of Information

This report shall not be released by John Wall and Associates to persons other than the client and his/her designates for a period of at least sixty (60) days. Other arrangements can be made upon the client's request.

### Truth and Accuracy

It is hereby attested to that the information contained in this report is true and accurate. The report can be relied upon as a true assessment of the low income housing rental market. However, no assumption of liability is being made or implied.

### Identity of Interest

The market analyst will receive no fees contingent upon approval of the development by any agency or lending institution, before or after the fact, and the market analyst will have no interest in the housing development.

### Certifications

#### Certification of Physical Inspection

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area and that

information has been used in the full assessment of the need and demand for new rental units.

### **Required Statement**

I affirm that I have made a physical inspection of the market area and the subject property and that information has been used in the full study of the need and demand for the proposed units. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied upon by DCA as a true assessment of the low-income housing rental market.

To the best of my knowledge, the market can (cannot) support the development as shown in the study. I understand that any misrepresentation of this statement may result in the denial of further participation in DCA's rental housing programs. I also affirm that I have no interest in the development or relationship with the ownership entity and my compensation is not contingent on this development being funded

DCA may rely on the representation made in the market study provided, and the document is assignable to other lenders that are parties to the DCA loan transaction.

### **NCHMA Member Certification**

This market study has been prepared by John Wall and Associates, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies, and Model Content Standards for the Content of Market Studies*. These standards are designed to enhance the quality of market studies and to make them easier to prepare,

understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

John Wall and Associates is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. John Wall and Associates is an independent market analyst. No principal or employee of John Wall and Associates has any financial interest whatsoever in the development for which this analysis has been undertaken.

(Note: Information on the National Council of Housing Market Analysts may be obtained by calling 202-939-1750, or by visiting [www.housingonline.com](http://www.housingonline.com))

Submitted and attested to by:



Joe Burriss, Principal

2-20-18

Date



Bob Rogers, Principal

2-20-18

Date

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## Introduction

### Purpose

The purpose of this report is to analyze the apartment market for a specific site in Conyers, Georgia.

### Scope

Considered in this report are market depth, bedroom mix, rental rates, unit size, and amenities. These items are investigated principally through a field survey conducted by John Wall and Associates. Unless otherwise noted, all charts and statistics are the result of this survey.

In general, only complexes of 30 units or more built since 1980 are considered in the field survey. Older or smaller developments are sometimes surveyed when it helps the analysis. Developments with rent subsidized units are included, if relevant, and noted.

### Methodology

Three separate approaches to the analysis are used in this report; each is a check on the other. By using three generally accepted approaches, reasonable conclusions can be drawn. The three approaches used are:

- (1) Statistical
- (2) Like-Kind Comparison
- (3) Interviews

### Regional Locator Map



The Statistical approach uses Census data and local statistics; 2010 is used as a base year. The population that would qualify for the proposed units is obtained from these figures.

The Like-Kind Comparison approach collects data on developments similar in nature to that which is being proposed and analyzes how they are doing. This approach assesses their strong points, as well as weak points, and compares them with the subject.

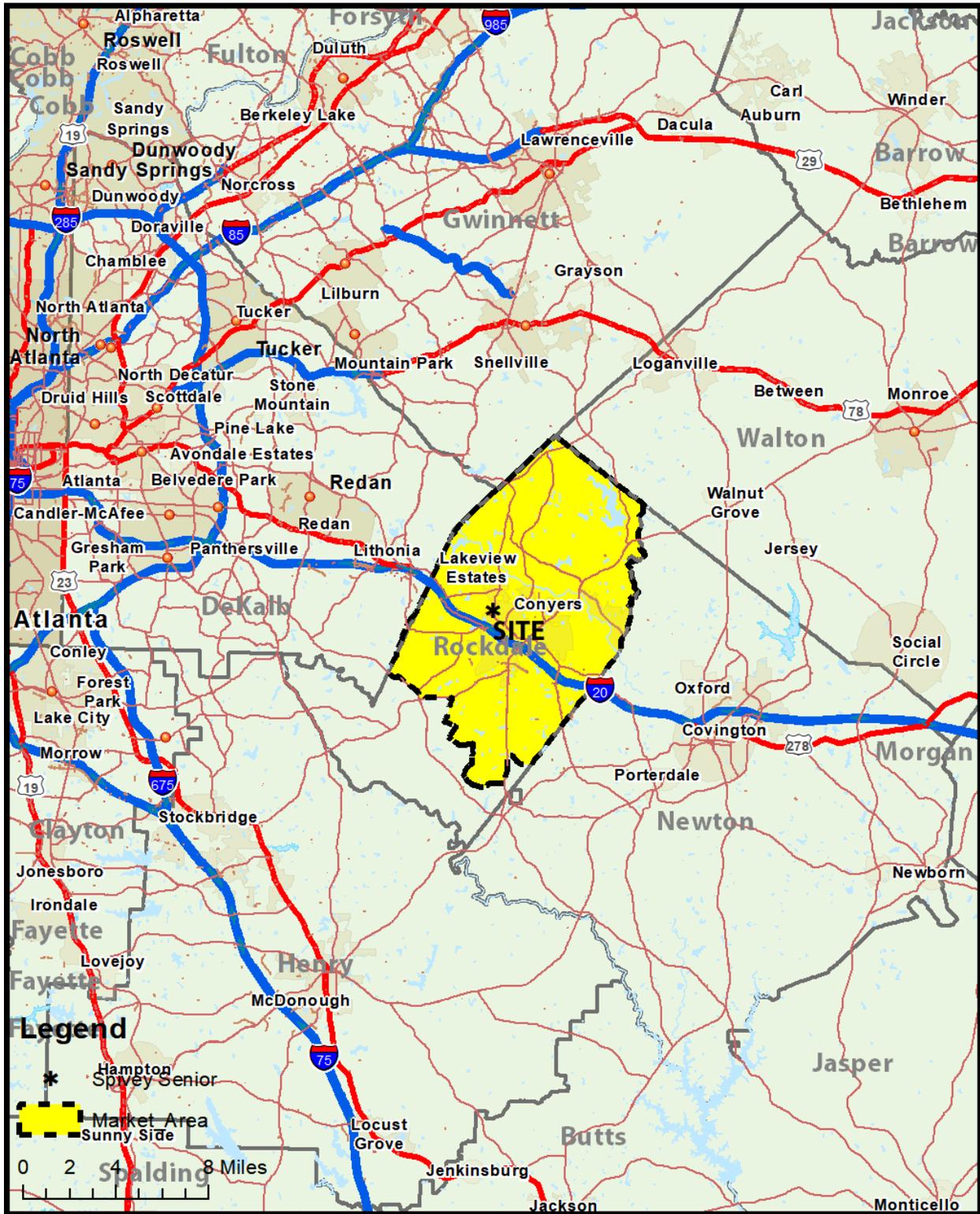
The last section, Interviews, assesses key individuals' special knowledge about the market area. While certainly subjective and limited in perspective, their collective knowledge, gathered and assessed, can offer valuable information.

Taken individually, these three approaches give a somewhat restricted view of the market. However, by examining them together, knowledge sufficient to draw reasonable conclusions can be achieved.

### Limitations

This market study was written according to the Client's *Market Study Guide*. To the extent this guide differs from the NCHMA *Standard Definitions of Key Terms or Model Content Standards*, the client's guide has prevailed.

### Area Locator Map



## A. Executive Summary

The projected completion date of the proposed development is on or before 12/31/2020.

The market area consists of Census tracts 601.01, 601.02, 602.01, 602.02, 603.04, 603.05, 603.06, 603.07, 603.08, 603.09, 604.04, and 604.06 in Rockdale County.

The proposed development consists of 69 units of rehabilitation.

The proposed development is for family households with incomes at 50% and 60% of AMI. Contract rents range from \$592 to \$1009, but all of the units will have project based rental assistance. The fourteen 50% AMI units are HOME units.

### A.1 Development Description

- **Addresses:**

Kathryn Court NW

Cooper Circle NW

Elliott Circle NW

- **Construction and occupancy types:**

Rehabilitation

Multifamily

Family

- **Unit mix including bedrooms, bathrooms, square footage, income targeting, rents, and utility allowance:**

The table below shows the total of the units at all the locations. See page 19 for breakdown by location.

**Table 1—Unit Mix**

AMI	Bedrooms	Baths	Number of Units	Square Feet	Net Rent	Utility Allow.	Gross Rent	Target Population	
50%	1	1	8	631-646	592	39	631	PBRA	
50%	2	1	4	796-865	679	48	727	PBRA	
50%	3	1-2	1	977-1020	885	61	946	PBRA	
50%	4	2	1	1039-1262	1009	76	1085	PBRA	
60%	1	1	28	631-646	592	39	631	PBRA	
60%	2	1	18	796-865	679	48	727	PBRA	
60%	3	1-2	7	977-1020	884	61	945	PBRA	
60%	4	2	2	1039-1262	1088	76	1164	PBRA	
Total Units			69						
Tax Credit Units			69						
PBRA Units			69						
Mkt. Rate Units			0						

- **Any additional subsidies available including project based rental assistance:**

All of the units have project based rental assistance.

- **Brief description of proposed amenities and how they compare to existing properties:**

- **Development Amenities:**

Park and playground

- **Unit Amenities:**

Refrigerator, stove, washer/dryer connections, HVAC, blinds, and cable pre-wired

- **Utilities Included:**

Water, sewer, trash, and gas

The subject's amenities are inferior compared to modern LIHTC developments and the luxury complexes in Conyers, but they are sufficient for the proposal as evidenced by the fact that the subject is 100% occupied.

## A.2 Site Description/Evaluation

- **A brief description of physical features of the site and adjacent parcels:**

The site is developed as housing authority apartments. There are mature trees in and around the site. The adjacent parcels include single family homes, apartments, a restaurant, and undeveloped property.

- **A brief overview of the neighborhood land composition (residential, commercial, industrial, agricultural):**

The neighborhood is mostly residential.

- **A discussion of site access and visibility:**

Each portion of the site is built around its own roads. See the aerial photo for how these roads connect to the other roads in the area.

- **Any significant positive or negative aspects of the subject site:**

The buildings are attractive. The police substation on Irwin Bridge Road is on the Summer/Nancy property, which is across the street from the subject. There is a park on the site, and the site is attractive.

- **A brief summary of the site's proximity to neighborhood services including shopping, medical care, employment concentrations, public transportation, etc.**

There is a convenience store near the site. There is a small grocery of the type that advertises cigarettes, money orders and the lottery a few doors down from the site. The nearest super market is the Piggly Wiggly about a mile away.

The City of Conyers does not have a public bus system. However, a regional commuter coach to Atlanta is available to Conyers residents through a partnership between Georgia Regional Transportation Authority (GRTA) and Rockdale County. MARTA transfers are available. A system map is in the appendix.

- **Discussion of public safety, including comments on local perceptions, maps, or statistic of crime in the area:**

See section C.6. The site does not appear to be in a problematic area.

- **An overall conclusion of the site’s appropriateness for the proposed development:**

The site is well suited for the intended redevelopment.

**A.3 Market Area Definition**

- **A brief definition of the primary market area including boundaries of the market area and their approximate distance from the subject property:**

The market area consists of Census tracts 601.01, 601.02, 602.01, 602.02, 603.04, 603.05, 603.06, 603.07, 603.08, 603.09, 604.04, and 604.06 in Rockdale County.

The boundary in the north, east, and west is the county line. In the south the market area boundary is made up of census tract boundaries. The boundary ranges from three miles to eight miles.

**A.4 Community Demographic Data**

- **Current and projected household and population counts for the primary market area:**

2010 population = 71,413; 2018 population = 81,628; 2020 population = 84,182

2010 households = 25,210; 2018 households = 29,196; 2020 households = 30,192

- **Household tenure:**

33.4% of the households in the market area rent.

- **Household income:**

**Table 2—Percent of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA		PBRA		Overall	
Lower Limit		0		0		0	
Upper Limit		40,450		48,540		48,540	
	Mkt. Area						
Renter occupied:	Households	%	#	%	#	%	#
Less than \$5,000	293	1.00	293	1.00	293	1.00	293
\$5,000 to \$9,999	590	1.00	590	1.00	590	1.00	590
\$10,000 to \$14,999	806	1.00	806	1.00	806	1.00	806
\$15,000 to \$19,999	997	1.00	997	1.00	997	1.00	997
\$20,000 to \$24,999	795	1.00	795	1.00	795	1.00	795
\$25,000 to \$34,999	1,209	1.00	1,209	1.00	1,209	1.00	1,209
\$35,000 to \$49,999	1,603	0.36	582	0.90	1,447	0.90	1,447
\$50,000 to \$74,999	1,394	—	0	—	0	—	0
\$75,000 to \$99,999	496	—	0	—	0	—	0
\$100,000 to \$149,999	226	—	0	—	0	—	0
\$150,000 or more	172	—	0	—	0	—	0
Total	8,581		5,272		6,137		6,137
Percent in Range			61.4%		71.5%		71.5%

- **Impact of foreclosed, abandoned and vacant, single and multifamily homes, and commercial properties in the PMA on the proposed development:**

There are no signs of any abandonment or foreclosure that would impact the subject.

#### **A.5 Economic Data**

- **Trends in employment for the county and/or region:**

Employment has been increasing over the past few years and has continued to do so over the past 12 months.

- **Employment by sector:**

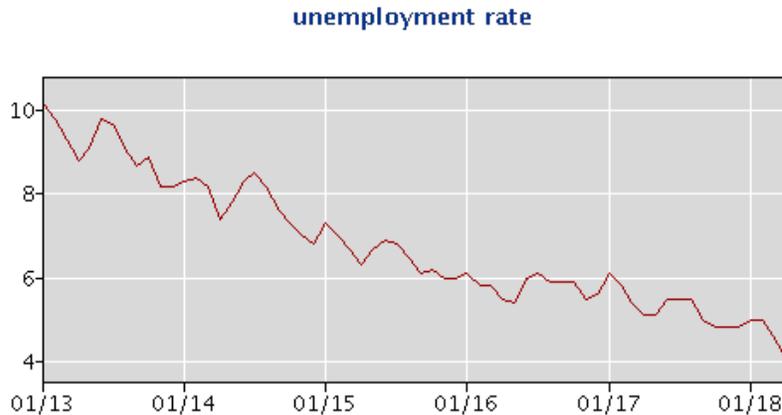
The largest sector of employment is:

Educational services, and health care and social assistance — 20.9%

- **Unemployment trends:**

Over the last 12 months, the unemployment rate has been between 4.7% and 6.2%. For 2016, the average rate was 5.7% while for 2015 the average rate was 6.5%.

The graph below shows the county unemployment rate for the past five years.



Source: <https://data.bls.gov/PDQWeb/la>

- **Recent or planned major employment contractions or expansions:**

The Georgia Film, Music & Digital Entertainment Office (FMDE) has designated Rockdale County as Camera Ready, a special designation given to participating Georgia communities interested in attracting film and television production. In the last few years several films and television shows have been filmed in Rockdale County. This includes *Fast and Furious 5*, *A Joyful Noise*, *Prisoners*, *American Pie Reunion*, *Ben 10 1 & 2*, *Zombieland*, *The Vampire Diaries*, *The Originals*, and *Teen Wolf*. The most recent filming was for the new FOX series *The Resident*.

According to the 2018 and 2017 Georgia WARN lists, one company in Rockdale County announced layoffs in the last year. Seven jobs were affected at Golden State Foods.

- **Overall conclusion regarding the stability of the county's overall economic environment:**

The county continues to grow at a modest pace. The current economic environment will not negatively impact the demand for additional or renovated rental housing.

**A.6 Development Specific Affordability and Demand Analysis**

- **Number renter households income qualified for the proposed development:**

**Table 3—Number of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA		PBRA		Overall	
Lower Limit		0		0		0	
Upper Limit		40,450		48,540		48,540	
	Mkt. Area	%	#	%	#	%	#
Renter occupied:	Households						
Less than \$5,000	293	1.00	293	1.00	293	1.00	293
\$5,000 to \$9,999	590	1.00	590	1.00	590	1.00	590
\$10,000 to \$14,999	806	1.00	806	1.00	806	1.00	806
\$15,000 to \$19,999	997	1.00	997	1.00	997	1.00	997
\$20,000 to \$24,999	795	1.00	795	1.00	795	1.00	795
\$25,000 to \$34,999	1,209	1.00	1,209	1.00	1,209	1.00	1,209
\$35,000 to \$49,999	1,603	0.36	582	0.90	1,447	0.90	1,447
\$50,000 to \$74,999	1,394	—	0	—	0	—	0
\$75,000 to \$99,999	496	—	0	—	0	—	0
\$100,000 to \$149,999	226	—	0	—	0	—	0
\$150,000 or more	172	—	0	—	0	—	0
<b>Total</b>	<b>8,581</b>		<b>5,272</b>		<b>6,137</b>		<b>6,137</b>
<b>Percent in Range</b>			<b>61.4%</b>		<b>71.5%</b>		<b>71.5%</b>

- **Overall estimate of demand:**

Overall demand is 5,170.

- **Capture rates**

- **Overall:**

1.3%

- **LIHTC units:**

1.3%

**Table 4—Capture Rates by AMI Targeting**

	Income Range	Units	Total Demand	Supply	Net Demand	Capture Rate
50% AMI	0-40450	14	4,797	0	4,797	0.3%
60% AMI	0-48540	55	5,170	0	5,170	1.1%
Overall	0-48540	69	5,170	0	5,170	1.3%

**Table 4—Capture Rates by Bedroom Targeting**

	Income Range	Units	Total Demand	Supply	Net Demand	Capture Rate	
50% AMI	1 BR	21630-26150	8	1,439	0	1,439	0.6%
	2 BR	24930-31400	4	2,399	0	2,399	0.2%
	3 BR	32430-36250	1	720	0	720	0.1%
	4 BR	37200-40450	1	240	0	240	0.4%
60% AMI	1 BR	21630-31380	28	1,551	0	1,551	1.8%
	2 BR	24930-37680	18	2,585	0	2,585	0.7%
	3 BR	32400-43500	7	776	0	776	0.9%
	4 BR	39910-48540	2	259	0	259	0.8%

- **Conclusion regarding the achievability of these capture rates:**

The capture rates are very low and easily achievable, especially since the subject will not add any new units to the market area.

**A.7 Competitive Rental Analysis**

- **Analysis of the competitive properties in the PMA**

- **Number of properties:**

16 properties were surveyed.

- **Rent bands for each bedroom type proposed:**

1BR = \$645 to \$857

2BR = \$745 to \$1,020

3BR = \$925 to \$1,200

4BR = All based on income

- **Average market rents:**

1BR = \$799

2BR = \$890

3BR = \$1,010

### A.8 Absorption/Stabilization Estimate

- **Number of units expected to be leased per month:**

The subject should be able to lease at a rate of 30 units per month but most of the units will remain occupied through the rehabilitation.

- **Number of units to be leased by AMI targeting:**

50% AMI = 14

60% AMI = 55

- **Number of months required for the development to reach 93% occupancy:**

The subject should be able to stay occupied except for the units being renovated. The subject should be fully occupied within a month of the completion of the rehabilitation.

### A.9 Overall Conclusion

Narrative detailing key conclusions of the report:

- The **site** is suitable for the redevelopment. It is currently developed as housing authority apartments.
- The **neighborhood** is compatible with the redevelopment. The immediate neighborhood is generally residential in character.
- The **location** is well suited to the redevelopment. The site has relatively easy access to goods and services.
- The **population and household growth** in the market area is significant.
- The **economy** seems to be continuing to improve.
- The **demand** for the development is strong.
- The **capture rates** for the development are low. The overall tax credit capture rate is 1.3%.
- The **most comparable** apartments are the subject units, themselves.
- Total **vacancy rates** of the most comparable developments are 0.0%
- The overall **vacancy rate** among apartments surveyed is 3.5%.
- There are some **concessions** in the top end of the market, but those units aren't competing with the subject.
- The **rents**, given prevailing rents, vacancy rates, and concessions in the market area, are good. All the units have rental assistance.
- The proposed **bedroom mix** is reasonable for the market.
- The **unit sizes** are reasonable for the proposal.
- The subject's **amenities** are good and comparable to similarly priced apartments.
- The subject's **value** should be perceived as very good.
- The subject's **affordability** is good from a programmatic gross rent standpoint.

- The proposal would have no long term **impact** on existing LIHTC developments.

A.9.1 *Recommendations*

- None

A.9.2 *Notes*

- None

A.9.2.1 *Strengths*

- Rental assistance for all units
- Attractive sites
- Strong calculated demand
- All units are already occupied

A.9.2.2 *Weaknesses*

- None

A.9.3 *Conclusion*

The redevelopment, as proposed, should be successful.

## A.10 DCA Summary Table

Table 5—DCA Summary Table

<b>Summary Table:</b> (must be completed by the analyst and included in the executive summary)										
Development Name:		Spivey Family						Total # Units:		69
Location:		Conyers						# LIHTC Units:		69
PMA Boundary:		See map on page 39								
Farthest Boundary Distance to Subject: About 8 miles										
RENTAL HOUSING STOCK (found in Apartment Inventory)										
Type					# Properties	Total Units	Vacant Units	Average Occupancy		
All Rental Housing					16	1328	47	96.5		
Market-Rate Housing					4	950	46	95.2		
Assisted/Subsidized Housing not to include LIHTC					9	374	0	100		
<b>LIHTC (Brandon Glen, recently finished compliance)</b>					<b>1</b>	<b>180</b>	<b>6</b>	<b>96.7</b>		
Stabilized Comps					6	215	0	100		
Properties in Construction & Lease Up					1	116	n/a	n/a		
Subject Development					Average Market Rent			Highest Comp Rent		
# Units	# BR's	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Advtg.	Per Unit	Per SF	
36	1	1	631-646	592	799	1.27	25.9%	795	1.25	
22	2	1	796-865	679	890	1.12	31.1%	1020	1.07	
8	3	1-2	977-1020	884/885	1010	1.03	14.1%	1200	0.96	
3	4	2	1039-1262	1009/1088	1100	1.06	1.1/ 9.0%	n/a		
DEMOGRAPHIC DATA (found on page 17, 41)										
	2012		2017		2019					
Renter Households	8,189		8,306		8,385					
Income-Qualified Renter HHs (LIHTC)	5,896		5,939		5,970					
Income-Qualified Renter HHs (MR)	n/a		n/a		n/a					
Targeted Income-Qualified Renter Household Demand (found on page 18, 65)										
Type of Demand	30%	50%	60%	mkt-rate	Other:	Overall				
Renter Household Growth		42	49			49				
Existing HH (Overburden )		4,327	4,623			4,623				
Existing HH ( Substandard)		428	498			498				
Less Comparable/Competitive Supply		0	0			0				
Adjusted Income-qualified Renter HHs		4,797	5,170			5,170				
CAPTURE RATES (found on page 15 , 66)										
Targeted Population	30%	50%	60%	mkt-rate	Other	Overall				
Capture Rate		0.3%	1.1%			1.3%				

## A.11 Demand

**Table 6—Demand**

	50% AMI: \$0 to \$40,450	60% AMI: \$0 to \$48,540	Overall Project: \$0 to \$48,540
New Housing Units Required	42	49	49
Rent Overburden Households	4,327	4,623	4,623
Substandard Units	428	498	498
Demand	4,797	5,170	5,170
Less New Supply	0	0	0
<b>Net Demand</b>	<b>4,797</b>	<b>5,170</b>	<b>5,170</b>

### A.11.1 Market Bedroom Mix

The following bedroom mix will keep the market in balance over the long term. Diversity among projects is necessary for a healthy market.

**Table 7—Market Bedroom Mix**

Bedrooms	Mix
1	30%
2	50%
3	20%
4	0%
<b>Total</b>	<b>100%</b>

### A.11.2 Absorption

Given reasonable management the development should be able to stay occupied except for the units being worked on at any given time. The subject should achieve full occupancy within 1 month of the end of the rehabilitation, assuming that only some of the units will be rehabilitated at a time. The absorption rate determination considers such factors as the overall estimate of new household growth, the available supply of competitive units, observed trends in absorption of comparable units, and the availability of subsidies and rent specials. The absorption period is considered to start as soon as the first units are released for occupancy.

## A.12 NCHMA Capture Rate

NCHMA defines capture rate as:

The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area. See penetration rate for rate for entire market area.

This definition varies from the capture rate used above.

**Table 8—NCHMA Capture Rate**

	Income Qualified Renter Households	Proposal	Capture Rate
50% AMI: \$0 to \$40,450	5,272	14	0.3%
60% AMI: \$0 to \$48,540	6,137	55	0.9%
Overall Project: \$0 to \$48,540	6,137	69	1.1%

## B. Development Description

The development description is provided by the developer.

### B.1 Development Location

The sites are in Conyers, Georgia. They are located at Kathryn Court NW, Cooper Circle NW, and Elliott Circle NW.

### B.2 Construction Type

Rehabilitation

### B.3 Occupancy

The proposal is for occupancy by family households.

### B.4 Target Income Group

Low income

### B.5 Special Population

5% of units designed for mobility impaired and 2% designed for sensory impaired.

### B.6 Structure Type

Multifamily; the residential buildings have one floor.

Floor plans and elevations were not available at the time the study was conducted. However, the buildings already exist.

### B.7 Unit Sizes, Rents and Targeting

**Table 9—Unit Sizes, Rents and Targeting**

AMI	Bedrooms	Baths	Number of Units	Square Feet	Net Rent	Utility Allow.	Gross Rent	Target Population	
50%	1	1	8	631-646	592	39	631	PBRA	
50%	2	1	4	796-865	679	48	727	PBRA	
50%	3	1-2	1	977-1020	885	61	946	PBRA	
50%	4	2	1	1039-1262	1009	76	1085	PBRA	
60%	1	1	28	631-646	592	39	631	PBRA	
60%	2	1	18	796-865	679	48	727	PBRA	
60%	3	1-2	7	977-1020	884	61	945	PBRA	
60%	4	2	2	1039-1262	1088	76	1164	PBRA	
Total Units			69						
Tax Credit Units			69						
PBRA Units			69						
Mkt. Rate Units			0						

These *pro forma* rents will be evaluated in terms of the market in the Supply section of the study.

### B.8 Development Amenities

Playground and trail to park

### B.9 Unit Amenities

Refrigerator, stove, washer/dryer connections, HVAC, blinds, and cable pre-wired

**B.10 Rehab**

Occupancy: 100%

Rents: Based on income

Tenant incomes: low

Scope of work: Major HVAC system replacements, replacement of floor and interior finishes, appliance and energy efficient upgrades and replacement of sewer and water laterals to the sewer/water mains.

**B.11 Utilities Included**

Water, sewer, trash, and gas

**B.12 Projected Certificate of Occupancy Date**

It is anticipated that the subject will have its final certificates of occupancy on or before 12/31/2020.

## C. Site Evaluation

### C.1 Date of Site Visit

Bob Rogers visited the sites on February 8, 2018.

### C.2 Physical Features of Site and Adjacent Parcels

- **Physical features:**

The sites are currently developed as housing authority apartments. There are some mature trees throughout the sites. They are generally flat, and there is a park in the center.

- **Adjacent parcels:**

N: Single family homes

E: Undeveloped land

S: Apartments, homes, and a restaurant

W: Homes, a police substation on a housing authority development and a church

- **Condition of surrounding land uses:**

All of the developed property observed in the area appears to be well maintained.

#### C.2.1.1 Surrounding Roads, Transportation, Amenities, Employment, Community Services

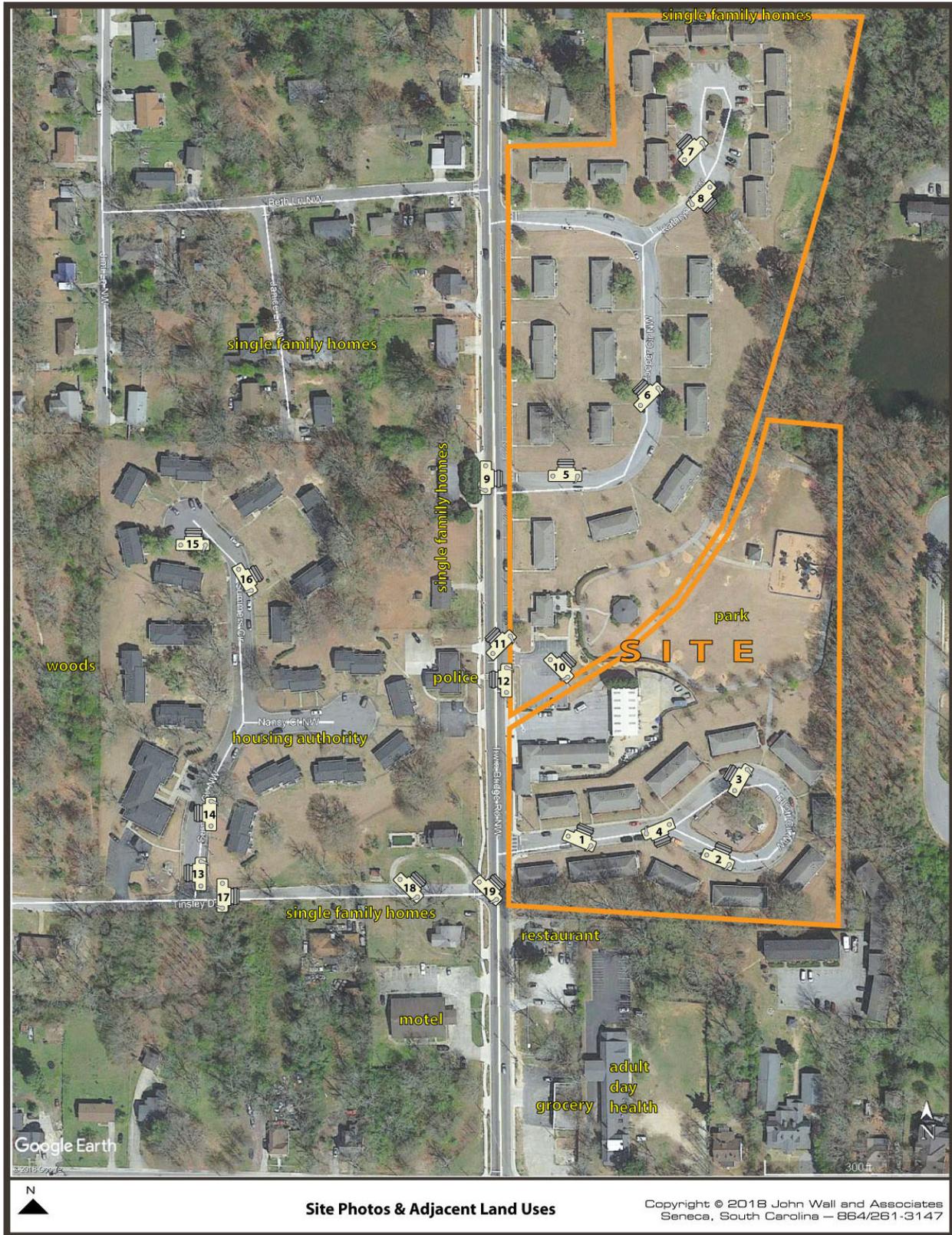
See aerial photo for how the sites relate to the roads.

- **Listing of closest shopping areas, schools, employment centers, medical facilities and other important amenities with distance to site:**

**Table 10—Community Amenities**

Amenity	Distance
Park	adjacent
Convenience store	< ¼ mile
Grocery store	< 1 mile
Health department	< 1 mile

### Site and Neighborhood Photos and Adjacent Land Uses Map



**C.3 Kathryn/Cooper, Nancy/Summer, Elliott Site and Neighborhood Photos**



Photo 1—Elliott



Photo 2—Elliott



Photo 3—Elliott



Photo 4—Elliott



Photo 5—Cooper



Photo 6—Cooper



Photo 7—Kathryn



Photo 8—Kathryn



Photo 9—Cooper southern entrance from Irwin Bridge Road



Photo 10—Park



Photo 11—Home nearby



Photo 12—Police substation



Photo 13—Entrance of Summer, near the subject.



Photo 14—Community Center on Summer



Photo 15—Summer



Photo 16—Summer



Photo 17—Tinsley Drive looking towards Irwin Bridge Road from Summer



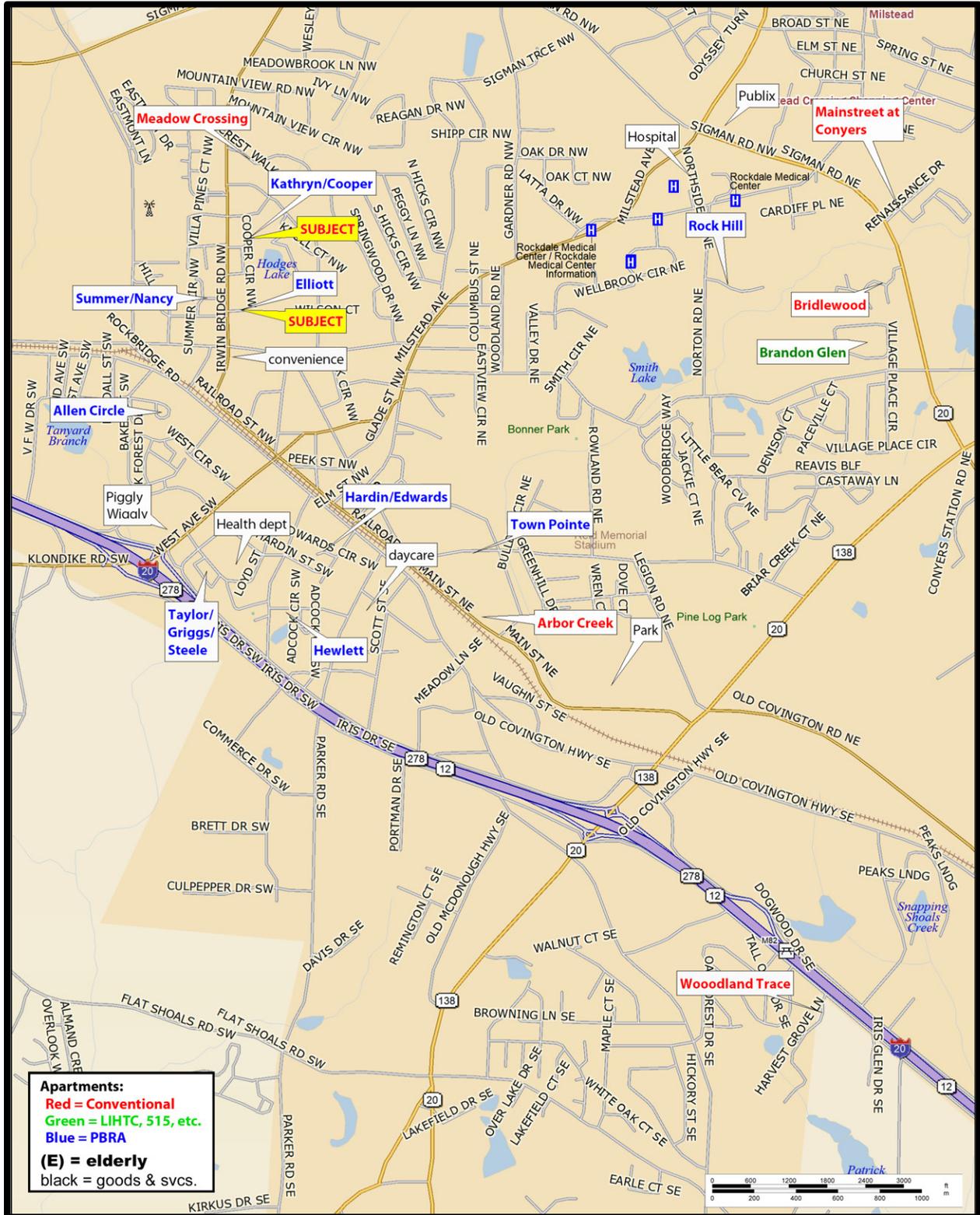
Photo 18—Adjacent home (across Irwin Bridge Road)



Photo 19—Entrance at Elliott

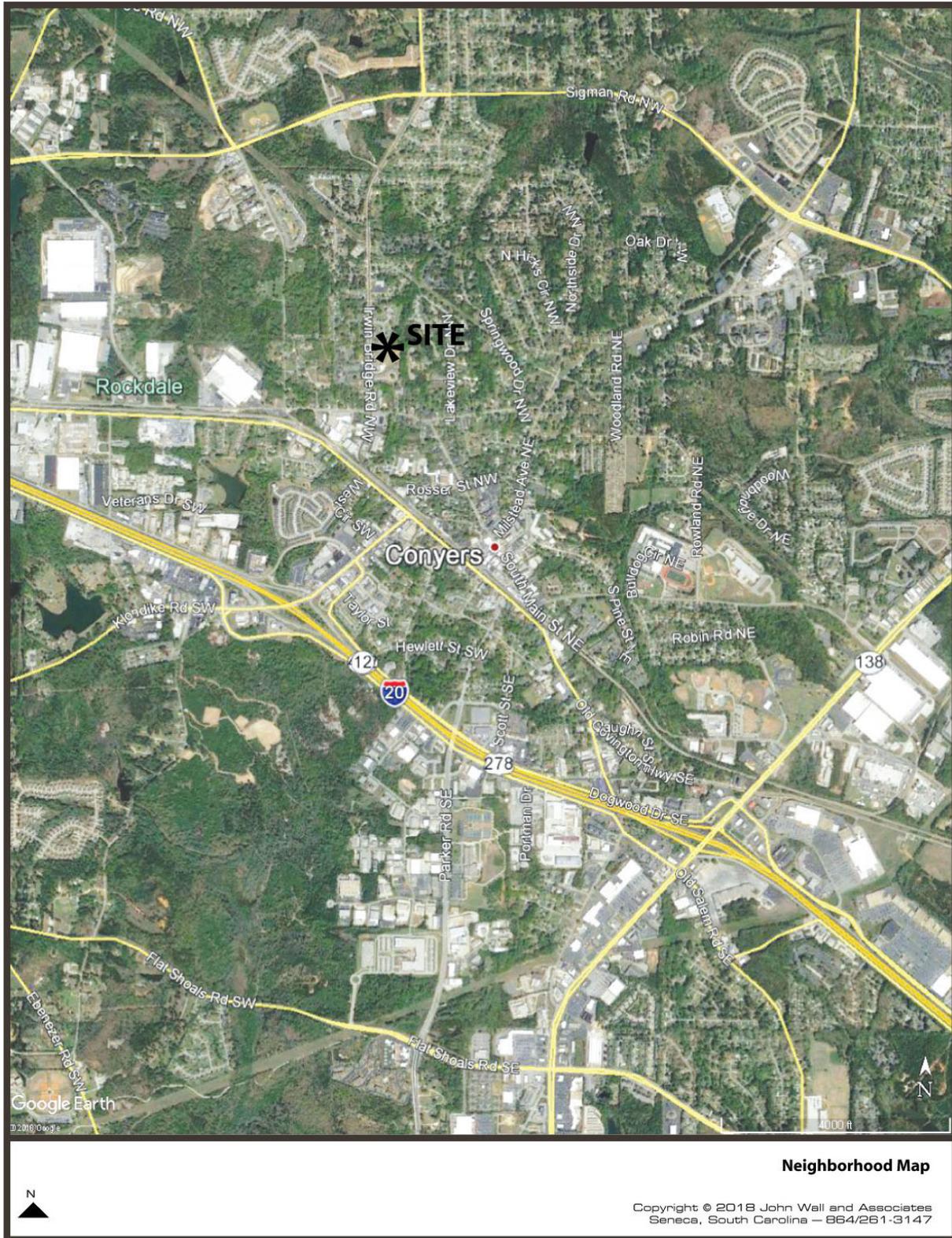
### C.4 Site Location Map

#### Site Location Map



### C.5 Land Uses of the Immediate Area

#### Neighborhood Map



## C.6 Public Safety Issues

According to the FBI, in 2016 the following crimes were reported to police:

**Table 14—Crimes Reported to Police**

	City	County
Population:	16,004	—
Violent Crime	114	171
Murder	0	4
Rape	4	15
Robbery	41	30
Assault	69	122
Property Crime	701	1628
Burglary	101	320
Larceny	555	1187
Motor Vehicle Theft	45	121
Arson	3	9

Source: 2016 Crime in the U.S.

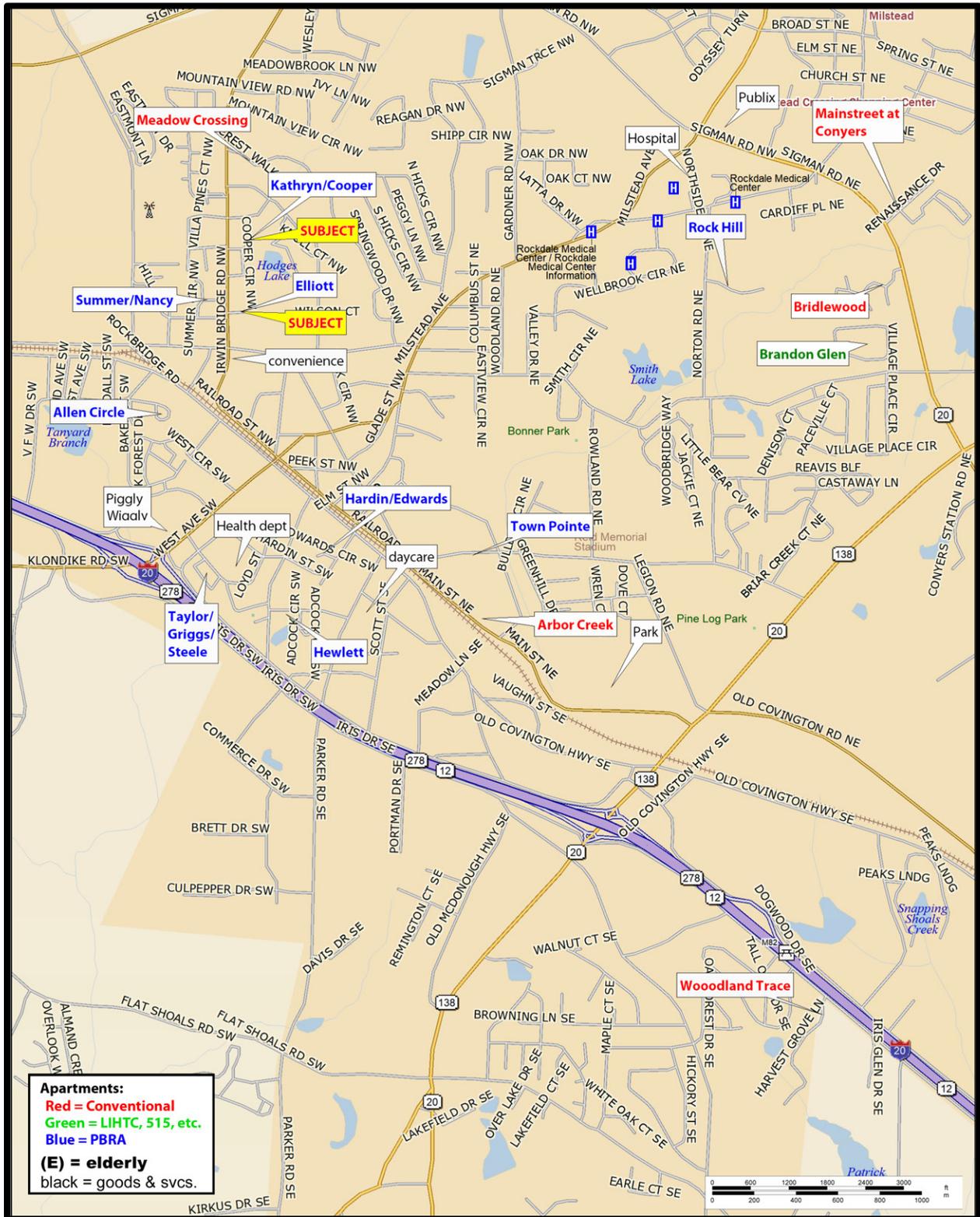
<https://ucr.fbi.gov/crime-in-the-u.s/2016/crime-in-the-u.s.-2016/tables/table-6/table-6.xls>

<https://ucr.fbi.gov/crime-in-the-u.s/2016/crime-in-the-u.s.-2016/tables/table-8/table-8.xls>

A crime map is in the appendix. The site does not appear to be in a problematic area.

### C.7 Multifamily Residential Developments

#### Apartment Locations Map



**C.8 Road and infrastructure Improvements**

No major road or infrastructure projects were noted in the immediate area that would have direct impact on the subject.

**C.9 Ingress, Egress, and Visibility**

Access to the Kathryn/Cooper and Elliott sites is from Irwin Bridge Road. There are no problems with ingress and egress. See the aerial photos for details of how the buildings at each site relate to the roads.

**C.10 Observed Visible Environmental or Other Concerns**

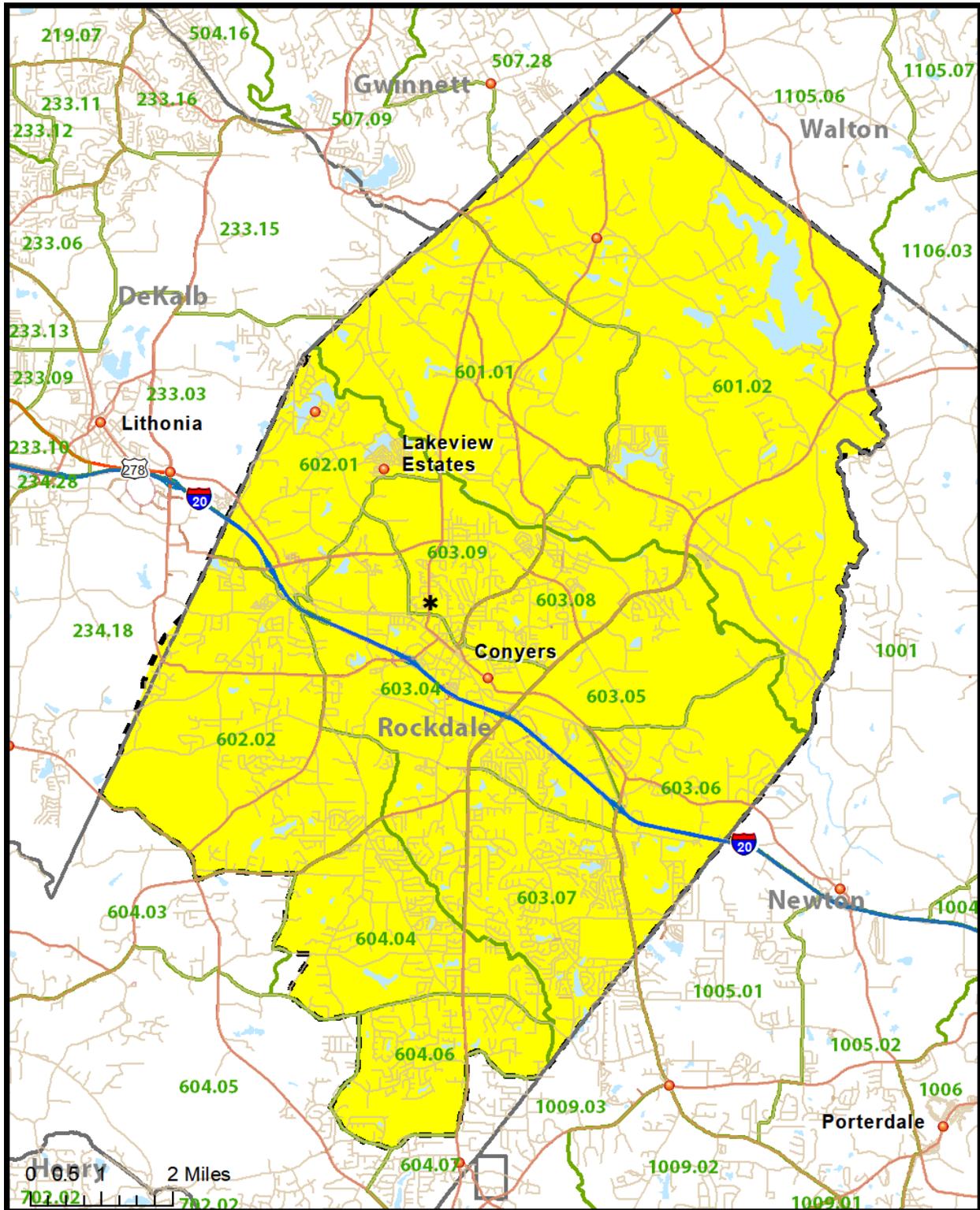
There were no other visible environmental or other concerns.

**C.11 Conclusion**

The sites are well-suited for the proposed redevelopment.

### D. Market Area

Market Area Map



## D.1 Market Area Determination

The market area is the community where the development will be located and only those outlying rural areas that will be significantly impacted by the development, generally excluding other significant established communities. The market area is considered to be the area from which most of the prospective tenants will be drawn. Some people will move into the market area from nearby towns, while others will move away. These households are accounted for in the “Household Trends” section. The border of the market area is based on travel time, commuting patterns, the gravity model, physical boundaries, and the distribution of renters in the area. The analyst visits the area before the market area definition is finalized.

Housing alternatives and local perspective will be presented in the Development Comparisons section of this report.

## D.2 Driving Times and Place of Work

Commuter time to work is shown below:

**Table 15—Workers’ Travel Time to Work for the Market Area (Time in Minutes)**

	State	%	County	%	Market Area	%	City	%
<b>Total:</b>	4,130,939		35,336		29,795		5,934	
<b>Less than 5 minutes</b>	98,521	2.4%	383	1.1%	307	1.0%	58	1.0%
<b>5 to 9 minutes</b>	336,571	8.1%	1,947	5.5%	1,872	6.3%	667	11.2%
<b>10 to 14 minutes</b>	538,763	13.0%	4,947	14.0%	4,430	14.9%	1,047	17.6%
<b>15 to 19 minutes</b>	643,206	15.6%	5,648	16.0%	4,910	16.5%	863	14.5%
<b>20 to 24 minutes</b>	609,415	14.8%	4,722	13.4%	3,912	13.1%	893	15.0%
<b>25 to 29 minutes</b>	246,685	6.0%	1,207	3.4%	987	3.3%	214	3.6%
<b>30 to 34 minutes</b>	589,816	14.3%	3,225	9.1%	2,649	8.9%	522	8.8%
<b>35 to 39 minutes</b>	129,602	3.1%	1,137	3.2%	929	3.1%	110	1.9%
<b>40 to 44 minutes</b>	159,145	3.9%	1,689	4.8%	1,416	4.8%	221	3.7%
<b>45 to 59 minutes</b>	389,636	9.4%	5,253	14.9%	4,267	14.3%	639	10.8%
<b>60 to 89 minutes</b>	279,473	6.8%	3,655	10.3%	3,041	10.2%	533	9.0%
<b>90 or more minutes</b>	110,106	2.7%	1,523	4.3%	1,075	3.6%	167	2.8%

Source: 2015-5yr ACS (Census)

## D.3 Market Area Definition

The market area for this report has been defined as Census tracts 601.01, 601.02, 602.01, 602.02, 603.04, 603.05, 603.06, 603.07, 603.08, 603.09, 604.04, and 604.06 in Rockdale County (2010 Census). The market area is defined in terms of standard US Census geography so it will be possible to obtain accurate, verifiable information about it. The Market Area Map highlights this area.

### D.3.1 Secondary Market Area

The secondary market area for this report has been defined as Rockdale County. Demand will neither be calculated for, nor derived from, the secondary market area.

## E. Demographic Analysis

### E.1 Population

#### E.1.1 Population Trends

The following table shows the population in the state, county, market area, and city for five years that the Census Bureau provides data.

**Table 16—Population Trends**

Year	State	County	Market Area	City
2008	9,468,815	83,135	70,364	14,574
2009	9,600,612	84,303	71,370	14,871
2010	9,714,569	85,008	71,827	15,102
2011	9,810,417	85,650	72,110	15,318
2012	9,907,756	86,256	72,556	15,456
2013	10,006,693	86,901	72,969	15,577

Sources: 2010, 2011, 2012, 2013, 2014, and 2015 5yr ACS (Census)

#### E.1.2 Age

Population is shown below for several age categories. The percent figures are presented in such a way as to easily compare the market area to the state, which is a “norm.” This will point out any peculiarities in the market area.

**Table 17—Persons by Age**

	State	%	County	%	Market Area	%	City	%
<b>Total</b>	9,687,653		85,215		71,413		15,195	
<b>Under 20</b>	2,781,629	28.7%	25,445	29.9%	21,616	30.3%	4,913	32.3%
<b>20 to 34</b>	2,015,640	20.8%	15,027	17.6%	13,185	18.5%	3,765	24.8%
<b>35 to 54</b>	2,788,792	28.8%	25,477	29.9%	21,037	29.5%	3,912	25.7%
<b>55 to 61</b>	783,421	8.1%	7,536	8.8%	6,016	8.4%	819	5.4%
<b>62 to 64</b>	286,136	3.0%	2,664	3.1%	2,160	3.0%	295	1.9%
<b>65 plus</b>	1,032,035	10.7%	9,066	10.6%	7,399	10.4%	1,491	9.8%
<b>55 plus</b>	2,101,592	21.7%	19,266	22.6%	15,575	21.8%	2,605	17.1%
<b>62 plus</b>	1,318,171	13.6%	11,730	13.8%	9,559	13.4%	1,786	11.8%

Source: 2010 Census

E.1.3 Race and Hispanic Origin

The racial composition of the market area does not factor into the demand for units; the information below is provided for reference.

Note that “Hispanic” is not a racial category. “White,” “Black,” and “Other” represent 100% of the population. Some people in each of those categories also consider themselves “Hispanic.” The percent figures allow for a comparison between the state (“norm”) and the market area.

**Table 18—Race and Hispanic Origin**

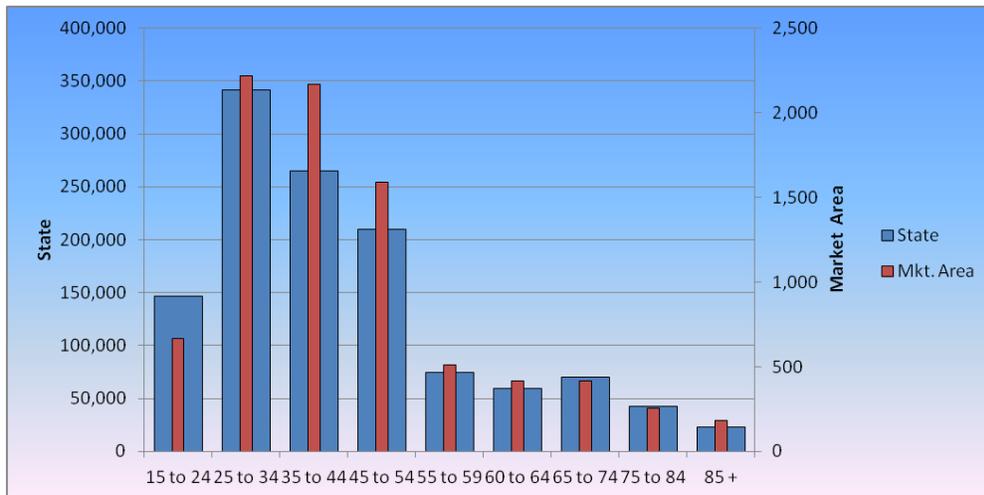
	State	%	County	%	Market Area	%	City	%
<b>Total</b>	9,687,653		85,215		71,413		15,195	
<b>Not Hispanic or Latino</b>	8,833,964	<b>91.2%</b>	77,152	<b>90.5%</b>	63,709	<b>89.2%</b>	12,720	<b>83.7%</b>
White	5,413,920	55.9%	34,826	40.9%	26,572	37.2%	3,699	24.3%
Black or African American	2,910,800	30.0%	38,996	45.8%	34,293	48.0%	8,474	55.8%
American Indian	21,279	0.2%	179	0.2%	150	0.2%	32	0.2%
Asian	311,692	3.2%	1,498	1.8%	1,286	1.8%	210	1.4%
Native Hawaiian	5,152	0.1%	52	0.1%	52	0.1%	16	0.1%
Some Other Race	19,141	0.2%	230	0.3%	191	0.3%	55	0.4%
Two or More Races	151,980	1.6%	1,371	1.6%	1,165	1.6%	234	1.5%
<b>Hispanic or Latino</b>	853,689	<b>8.8%</b>	8,063	<b>9.5%</b>	7,704	<b>10.8%</b>	2,475	<b>16.3%</b>
White	373,520	3.9%	3,361	3.9%	3,189	4.5%	840	5.5%
Black or African American	39,635	0.4%	563	0.7%	519	0.7%	124	0.8%
American Indian	10,872	0.1%	74	0.1%	70	0.1%	14	0.1%
Asian	2,775	0.0%	18	0.0%	17	0.0%	3	0.0%
Native Hawaiian	1,647	0.0%	4	0.0%	4	0.0%	1	0.0%
Some Other Race	369,731	3.8%	3,586	4.2%	3,477	4.9%	1,377	9.1%
Two or More Races	55,509	0.6%	457	0.5%	428	0.6%	116	0.8%

Source: 2010 Census

Note that the “Native Hawaiian” category above also includes “Other Pacific Islander” and the “American Indian” category also includes “Alaska Native.”

E.2 Households

**Renter Households by Age of Householder**



Source: 2010 Census

The graph above shows the relative distribution of households by age in the market area as compared to the state.

### E.2.1 Household Trends

The following table shows the number of households in the state, county, market area, and city for several years that the Census Bureau provides data.

**Table 19—Household Trends**

Year	State	County	Market Area	City
2008	3,468,704	28,561	24,211	5,616
2009	3,490,754	29,002	24,496	5,476
2010	3,508,477	29,140	24,519	5,326
2011	3,518,097	29,317	24,511	5,262
2012	3,540,690	29,284	24,391	5,072
2013	3,574,362	29,623	24,711	5,291

Sources: 2010, 2011, 2012, 2013, 2014, and 2015 5yr ACS (Census)

### E.2.2 Household Tenure

The table below shows how many units are occupied by owners and by renters. The percent of the households in the market area that are occupied by renters will be used later in determining the demand for new rental housing.

**Table 20—Occupied Housing Units by Tenure**

	State	%	County	%	Market Area	%	City	%
<b>Households</b>	3,585,584	—	30,027	—	25,210	—	5,661	—
<b>Owner</b>	2,354,402	65.7%	21,134	70.4%	16,795	66.6%	1,936	34.2%
<b>Renter</b>	1,231,182	34.3%	8,893	29.6%	8,415	33.4%	3,725	65.8%

Source: 2010 Census

From the table above, it can be seen that 33.4% of the households in the market area rent. This percentage will be used later in the report to calculate the number of general occupancy units necessary to accommodate household growth.

### E.2.3 Projections

Population projections are based on the average trend from the most recent Census data. First the percent change in population is calculated for each pair of years.

**Table 21—Population**

ACS Year	Market Area	Change	Percent Change
2010	70,364	—	—
2011	71,370	1,006	1.4%
2012	71,827	457	0.6%
2013	72,110	283	0.4%
2014	72,556	446	0.6%

Sources: 2010, 2011, 2012, 2013, and 2014 5yr ACS (Census)

As seen in the table above, the percent change ranges from 0.4% to 1.4%. Excluding the highest and lowest observed values, the average is 0.6%. This value will be used to project future changes.

Household projections are based on the average trend from the most recent Census data. First the percent change in population is calculated for each pair of years.

**Table 22—Households**

ACS Year	Market Area	Change	Percent Change
2010	24,211	—	—
2011	24,496	285	1.2%
2012	24,519	23	0.1%
2013	24,511	-8	0.0%
2014	24,391	-120	-0.5%

Sources: 2010, 2011, 2012, 2013, and 2014 5yr ACS (Census)

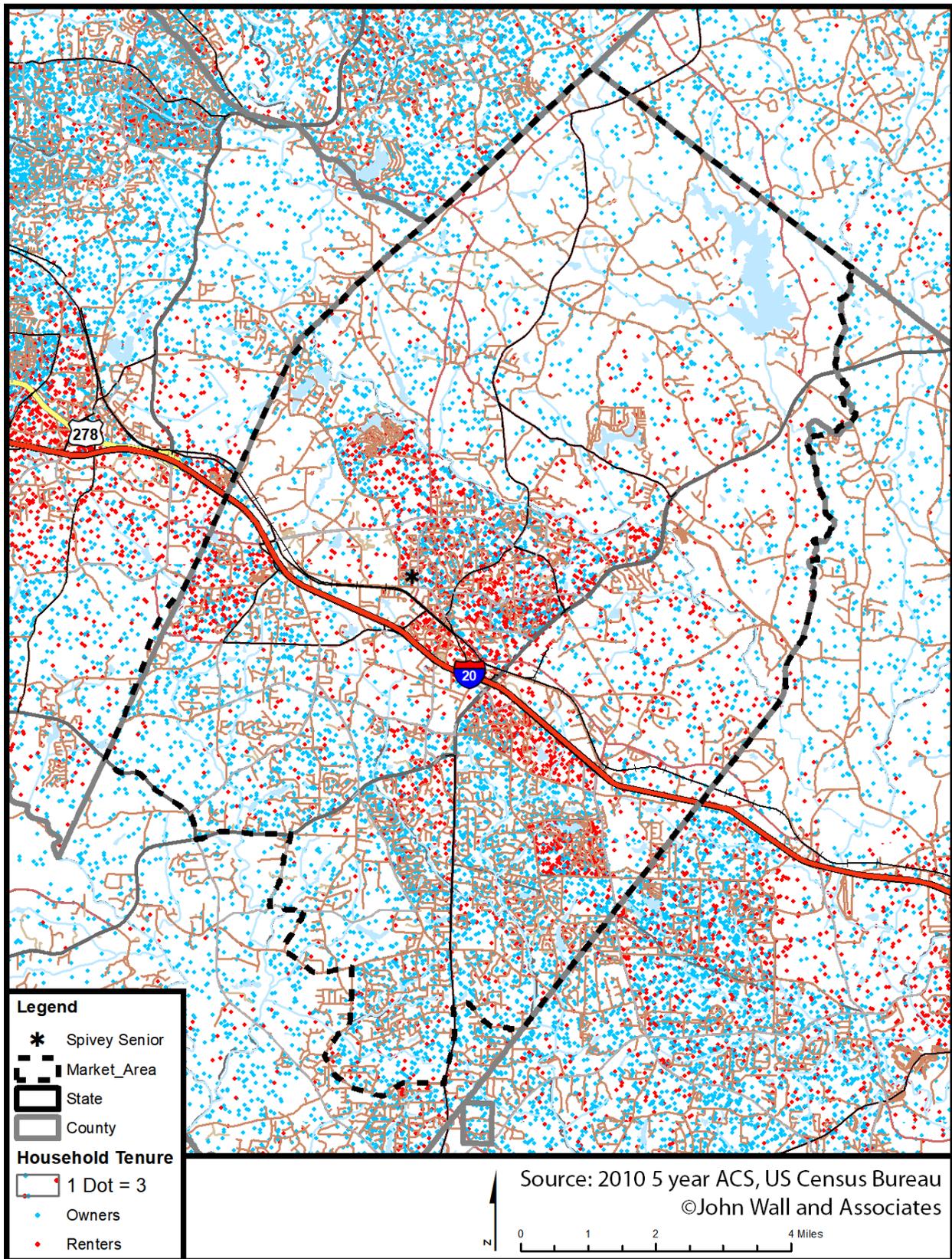
As seen in the table above, the percent change ranges from -0.5% to 1.3%. Excluding the highest and lowest observed values, the average is 0.4%. This value will be used to project future changes. The average percent change figures calculated above are used to generate the projections that follow.

**Table 23—Population and Household Projections**

Projections	Population	Annual Change	Households	Annual Change
2016	74,341	595	24,796	135
2017	74,794	453	24,898	102
2018	75,250	456	25,001	103
2019	75,709	459	25,104	103
2020	76,170	461	25,208	104
2018 to 2020	915	458	206	103

Source: John Wall and Associates from figures above

### Tenure Map



E.2.4 Household Size

Household size is another characteristic that needs to be examined. The household size of those presently renting can be used as a strong indicator of the bedroom mix required. Renters and owners have been shown separately in the tables below because the make-up of owner-occupied units is significantly different from that of renters. A comparison of the percent figures for the market area and the state (“norm”) is often of interest.

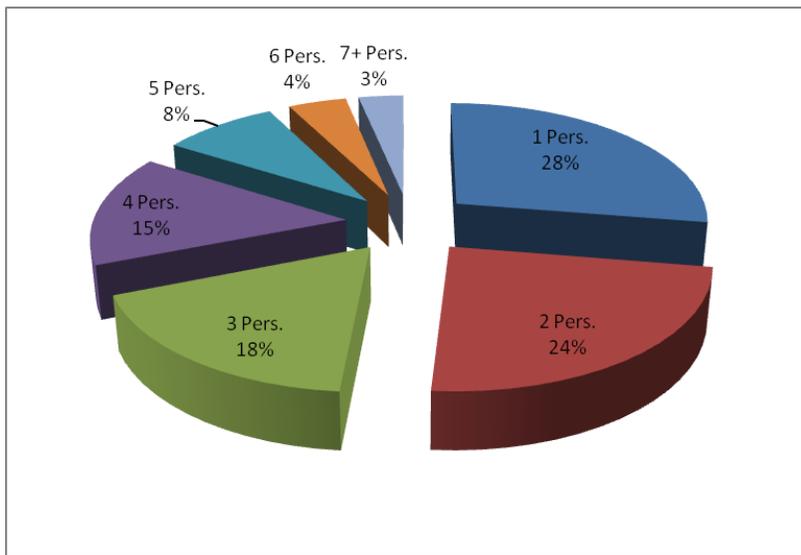
**Table 24—Housing Units by Persons in Unit**

	State		County		Market Area		City	
<b>Owner occupied:</b>	2,354,402	—	21,134	—	16,795	—	1,936	—
<b>1-person</b>	498,417	21.2%	3,920	18.5%	3,232	19.2%	517	26.7%
<b>2-person</b>	821,066	34.9%	7,172	33.9%	5,623	33.5%	584	30.2%
<b>3-person</b>	417,477	17.7%	4,071	19.3%	3,196	19.0%	351	18.1%
<b>4-person</b>	360,504	15.3%	3,276	15.5%	2,573	15.3%	241	12.4%
<b>5-person</b>	159,076	6.8%	1,568	7.4%	1,242	7.4%	131	6.8%
<b>6-person</b>	60,144	2.6%	656	3.1%	523	3.1%	59	3.0%
<b>7-or-more</b>	37,718	1.6%	471	2.2%	406	2.4%	53	2.7%
<b>Renter occupied:</b>	1,231,182	—	8,893	—	8,415	—	3,725	—
<b>1-person</b>	411,057	33.4%	2,398	27.0%	2,319	27.6%	1,203	32.3%
<b>2-person</b>	309,072	25.1%	2,101	23.6%	1,998	23.7%	922	24.8%
<b>3-person</b>	203,417	16.5%	1,575	17.7%	1,491	17.7%	597	16.0%
<b>4-person</b>	155,014	12.6%	1,353	15.2%	1,253	14.9%	498	13.4%
<b>5-person</b>	84,999	6.9%	772	8.7%	715	8.5%	282	7.6%
<b>6-person</b>	37,976	3.1%	396	4.5%	361	4.3%	118	3.2%
<b>7-or-more</b>	29,647	2.4%	298	3.4%	278	3.3%	105	2.8%

Source: 2010 Census

The percent and number of large (5 or more persons) households in the market is an important fact to consider in developments with a significant number of 3 or 4 bedroom units. In such cases, this fact has been taken into account and is used to refine the analysis. It also helps to determine the upper income limit for the purpose of calculating demand. In the market area, 16.1% of the renter households are large, compared to 12.4% in the state.

**Renter Persons Per Unit For The Market Area**



## E.2.5 Household Incomes

The table below shows the number of households (both renter and owner) that fall within various income ranges for the market area.

**Table 25—Number of Households in Various Income Ranges**

	State	%	County	%	Market Area	%	City	%
<b>Total:</b>	3,574,362		29,623		24,711		5,291	
<b>Less than \$10,000</b>	309,272	8.7%	1,592	5.4%	1,401	5.7%	476	9.0%
<b>\$10,000 to \$14,999</b>	203,138	5.7%	1,624	5.5%	1,402	5.7%	369	7.0%
<b>\$15,000 to \$19,999</b>	196,729	5.5%	1,820	6.1%	1,657	6.7%	557	10.5%
<b>\$20,000 to \$24,999</b>	203,990	5.7%	1,690	5.7%	1,474	6.0%	322	6.1%
<b>\$25,000 to \$29,999</b>	189,444	5.3%	1,748	5.9%	1,544	6.2%	390	7.4%
<b>\$30,000 to \$34,999</b>	191,684	5.4%	1,374	4.6%	1,090	4.4%	327	6.2%
<b>\$35,000 to \$39,999</b>	176,305	4.9%	1,354	4.6%	1,217	4.9%	367	6.9%
<b>\$40,000 to \$44,999</b>	176,083	4.9%	1,750	5.9%	1,543	6.2%	254	4.8%
<b>\$45,000 to \$49,999</b>	151,180	4.2%	1,703	5.7%	1,463	5.9%	489	9.2%
<b>\$50,000 to \$59,999</b>	287,912	8.1%	3,011	10.2%	2,581	10.4%	525	9.9%
<b>\$60,000 to \$74,999</b>	354,485	9.9%	3,158	10.7%	2,523	10.2%	489	9.2%
<b>\$75,000 to \$99,999</b>	407,295	11.4%	3,525	11.9%	2,778	11.2%	401	7.6%
<b>\$100,000 to \$124,999</b>	264,418	7.4%	2,320	7.8%	1,780	7.2%	236	4.5%
<b>\$125,000 to \$149,999</b>	154,213	4.3%	1,036	3.5%	746	3.0%	28	0.5%
<b>\$150,000 to \$199,999</b>	155,790	4.4%	1,314	4.4%	1,082	4.4%	42	0.8%
<b>\$200,000 or more</b>	152,424	4.3%	604	2.0%	430	1.7%	19	0.4%

Source: 2015-5yr ACS (Census)

## F. Employment Trends

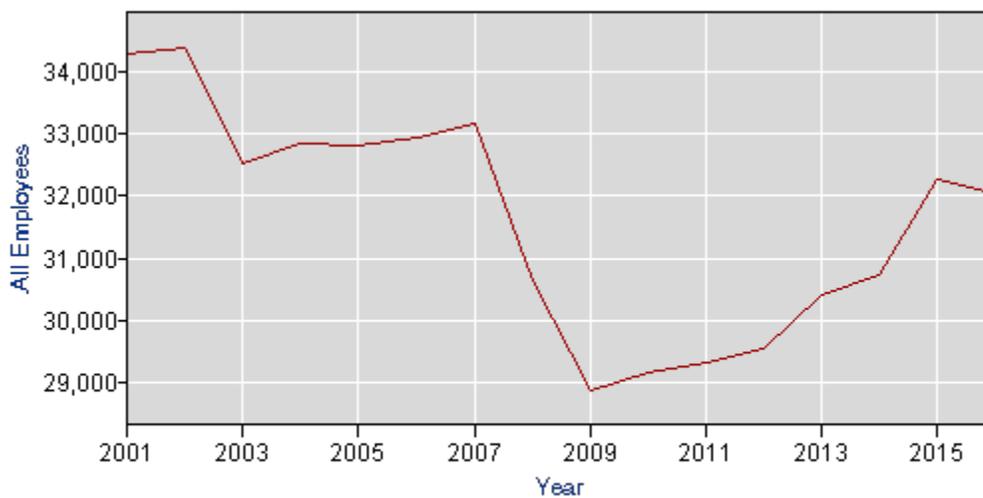
The economy of the market area will have an impact on the need for apartment units.

### F.1 Total Jobs

The following table shows how many people were employed in the county. These employed persons do not necessarily live in the county, so the trends are useful to determining the economic health of the area.

**Table 26—Covered Employment**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2001	33,731	33,939	34,465	34,006	34,209	34,441	33,995	34,216	34,314	34,463	35,000	34,553	34,278
2002	33,331	33,728	33,911	34,074	34,146	34,401	34,458	34,980	34,746	34,812	35,101	35,058	34,396
2003	32,283	32,166	32,363	32,329	32,527	32,403	32,134	32,464	32,399	32,782	33,247	33,251	32,529
2004	32,384	32,552	32,820	32,594	32,832	33,029	32,612	33,135	32,593	32,982	33,267	33,457	32,855
2005	32,321	32,521	32,580	33,073	33,108	32,811	32,702	33,289	32,756	32,784	32,847	32,977	32,814
2006	32,567	32,718	32,732	32,589	32,732	32,713	33,089	33,758	33,091	32,775	33,141	33,235	32,928
2007	33,560	33,438	33,615	32,896	33,136	32,975	32,962	33,381	33,101	32,901	32,886	32,967	33,152
2008	31,155	31,121	31,039	30,808	30,798	30,450	30,643	30,631	30,413	30,350	30,295	29,944	30,637
2009	28,920	28,871	28,639	28,861	28,956	28,794	29,031	29,188	28,986	28,808	28,936	28,746	28,895
2010	28,413	28,586	28,692	29,253	29,663	29,371	29,106	29,348	29,267	29,360	29,430	29,356	29,154
2011	28,648	29,103	29,051	29,423	29,328	28,995	29,351	29,801	29,638	29,543	29,750	29,376	29,334
2012	29,286	29,254	29,607	29,723	29,802	29,458	29,357	29,670	29,438	29,649	29,916	29,590	29,563
2013	30,045	30,214	30,483	30,592	30,645	30,696	30,208	30,237	30,274	30,403	30,519	30,604	30,410
2014	30,197	30,057	30,303	30,437	30,844	30,476	30,598	31,013	30,975	31,207	31,347	31,377	30,736
2015	31,041	31,237	31,537	31,975	32,399	32,777	32,308	32,369	32,513	32,761	33,018	33,177	32,259
2016	31,614	31,727	31,993	32,014	32,270	32,232	31,934	32,005	32,109	32,174	32,303	32,232	32,051
2017	31,424 (P)	31,881 (P)	31,829 (P)	31,911 (P)	31,845 (P)	31,826 (P)							



Source: <http://data.bls.gov/pdq/querytool.jsp?survey=en>

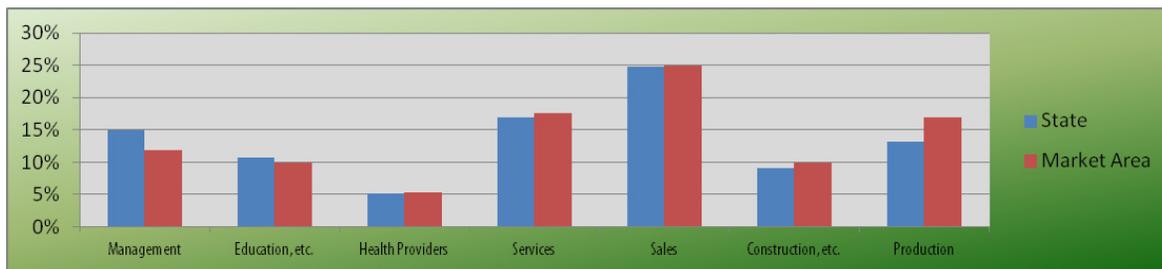
**F.2 Jobs by Industry and Occupation**

**Table 27—Occupation of Employed Persons Age 16 Years And Over**

	State	%	County	%	Market Area	%	City	%
Total	4,388,274		37,374		31,484		6,281	
Management, business, science, and arts occupations:	1,577,444	36%	12,070	32%	9,646	31%	1,267	20%
Management, business, and financial occupations:	658,351	15%	4,651	12%	3,750	12%	406	6%
Management occupations	444,846	10%	3,188	9%	2,463	8%	314	5%
Business and financial operations occupations	213,505	5%	1,463	4%	1,287	4%	92	1%
Computer, engineering, and science occupations:	222,043	5%	1,584	4%	1,094	3%	126	2%
Computer and mathematical occupations	122,527	3%	769	2%	535	2%	98	2%
Architecture and engineering occupations	68,028	2%	498	1%	365	1%	28	0%
Life, physical, and social science occupations	31,488	1%	317	1%	194	1%	0	0%
Education, legal, community service, arts, and media occupations:	468,749	11%	3,731	10%	3,111	10%	474	8%
Community and social service occupations	65,632	1%	662	2%	543	2%	101	2%
Legal occupations	44,964	1%	411	1%	330	1%	53	1%
Education, training, and library occupations	282,171	6%	2,114	6%	1,767	6%	247	4%
Arts, design, entertainment, sports, and media occupations	75,982	2%	544	1%	471	1%	73	1%
Healthcare practitioners and technical occupations:	228,301	5%	2,104	6%	1,691	5%	261	4%
Health diagnosing and treating practitioners and other technical occupations	149,238	3%	1,342	4%	1,111	4%	142	2%
Health technologists and technicians	79,063	2%	762	2%	580	2%	119	2%
Service occupations:	743,402	17%	6,345	17%	5,549	18%	1,316	21%
Healthcare support occupations	87,884	2%	604	2%	548	2%	199	3%
Protective service occupations:	99,720	2%	932	2%	729	2%	94	1%
Fire fighting and prevention, and other protective service workers including supervisors	50,920	1%	361	1%	272	1%	10	0%
Law enforcement workers including supervisors	48,800	1%	571	2%	457	1%	84	1%
Food preparation and serving related occupations	252,386	6%	2,039	5%	1,820	6%	454	7%
Building and grounds cleaning and maintenance occupations	173,397	4%	1,716	5%	1,575	5%	273	4%
Personal care and service occupations	130,015	3%	1,054	3%	877	3%	296	5%
Sales and office occupations:	1,087,692	25%	9,380	25%	7,861	25%	1,716	27%
Sales and related occupations	507,786	12%	3,661	10%	3,119	10%	662	11%
Office and administrative support occupations	579,906	13%	5,719	15%	4,742	15%	1,054	17%
Natural resources, construction, and maintenance occupations:	401,570	9%	3,673	10%	3,095	10%	489	8%
Farming, fishing, and forestry occupations	25,966	1%	40	0%	26	0%	0	0%
Construction and extraction occupations	216,190	5%	1,930	5%	1,681	5%	360	6%
Installation, maintenance, and repair occupations	159,414	4%	1,703	5%	1,388	4%	129	2%
Production, transportation, and material moving occupations:	578,166	13%	5,906	16%	5,333	17%	1,493	24%
Production occupations	271,570	6%	2,796	7%	2,657	8%	847	13%
Transportation occupations	176,818	4%	2,163	6%	1,821	6%	399	6%
Material moving occupations	129,778	3%	947	3%	855	3%	247	4%

Source: 2015-5yr ACS (Census)

**Occupation for the State and Market Area**



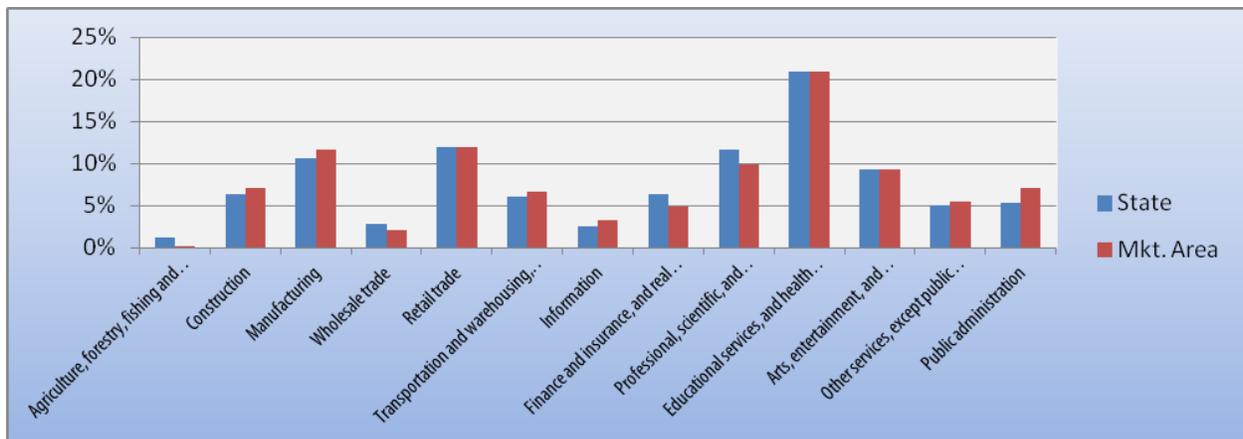
**Table 28—Industry of Employed Persons Age 16 Years And Over**

	State	%	County	%	Market Area	%	City	%
Total:	4,388,274		37,374		31,484		6,281	
Agriculture, forestry, fishing and hunting, and mining:	51,966	<b>1%</b>	104	<b>0%</b>	60	<b>0%</b>	0	<b>0%</b>
Agriculture, forestry, fishing and hunting	46,732	1%	89	0%	45	0%	0	0%
Mining, quarrying, and oil and gas extraction	5,234	0%	15	0%	15	0%	0	0%
Construction	278,360	<b>6%</b>	2,534	<b>7%</b>	2,219	<b>7%</b>	344	<b>5%</b>
Manufacturing	468,172	<b>11%</b>	4,185	<b>11%</b>	3,684	<b>12%</b>	977	<b>16%</b>
Wholesale trade	125,340	<b>3%</b>	769	<b>2%</b>	638	<b>2%</b>	80	<b>1%</b>
Retail trade	524,336	<b>12%</b>	4,381	<b>12%</b>	3,776	<b>12%</b>	871	<b>14%</b>
Transportation and warehousing, and utilities:	263,016	<b>6%</b>	2,643	<b>7%</b>	2,067	<b>7%</b>	370	<b>6%</b>
Transportation and warehousing	222,614	5%	2,390	6%	1,863	6%	350	6%
Utilities	40,402	1%	253	1%	204	1%	20	0%
Information	110,166	<b>3%</b>	1,148	<b>3%</b>	1,001	<b>3%</b>	235	<b>4%</b>
Finance and insurance, and real estate and rental and leasing:	276,796	<b>6%</b>	1,850	<b>5%</b>	1,542	<b>5%</b>	228	<b>4%</b>
Finance and insurance	192,934	4%	1,366	4%	1,143	4%	219	3%
Real estate and rental and leasing	83,862	2%	484	1%	399	1%	9	0%
Professional, scientific, and management, and administrative and waste management services:	508,301	<b>12%</b>	3,972	<b>11%</b>	3,116	<b>10%</b>	519	<b>8%</b>
Professional, scientific, and technical services	296,948	7%	1,967	5%	1,443	5%	132	2%
Management of companies and enterprises	3,948	0%	14	0%	0	0%	0	0%
Administrative and support and waste management services	207,405	5%	1,991	5%	1,673	5%	387	6%
Educational services, and health care and social assistance:	920,476	<b>21%</b>	7,899	<b>21%</b>	6,568	<b>21%</b>	1,290	<b>21%</b>
Educational services	415,328	9%	3,430	9%	2,757	9%	332	5%
Health care and social assistance	505,148	12%	4,469	12%	3,811	12%	958	15%
Arts, entertainment, and recreation, and accommodation and food services:	409,392	<b>9%</b>	3,165	<b>8%</b>	2,913	<b>9%</b>	696	<b>11%</b>
Arts, entertainment, and recreation	67,741	2%	410	1%	365	1%	43	1%
Accommodation and food services	341,651	8%	2,755	7%	2,548	8%	653	10%
Other services, except public administration	220,306	5%	1,903	5%	1,694	5%	392	6%
Public administration	231,647	5%	2,821	<b>8%</b>	2,206	7%	279	4%

Source: 2015-5yr ACS (Census)

Note: Bold numbers represent category totals and add to 100%

**Industry for the State and Market Area**



Source: 2015-5yr ACS (Census)

**F.3 Major Employers**

**Table 29—Major Employers**

The following is a list of major employers in the county:

Company
20th Century Fox Television
Acuity Lighting Group
Air Products & Chemicals, Inc.
AT&T
Batchelor & Kimball, Inc
Dart, Inc.
Diversitech Corporation
Golden State Foods
Haver Filling Systems, Inc.
Hill-Phoenix
KIK/Bio-Lab
Lexicon Technologies, Inc.
LioChem, Inc.
Pratt Industries
Rockdale County
Rockdale County Public Schools
Rockdale Medical Center
Southeast Connections LLC
Tempur-Sealy Mattress Company
Volume Transportation
Warner Brothers / Bonanza Productions

Source: Conyers-Rockdale Economic Development Council

**F.3.1 New or Planned Changes in Workforce**

If there are any, they will be discussed in the Interviews section of the report.

**F.4 Employment (Civilian Labor Force)**

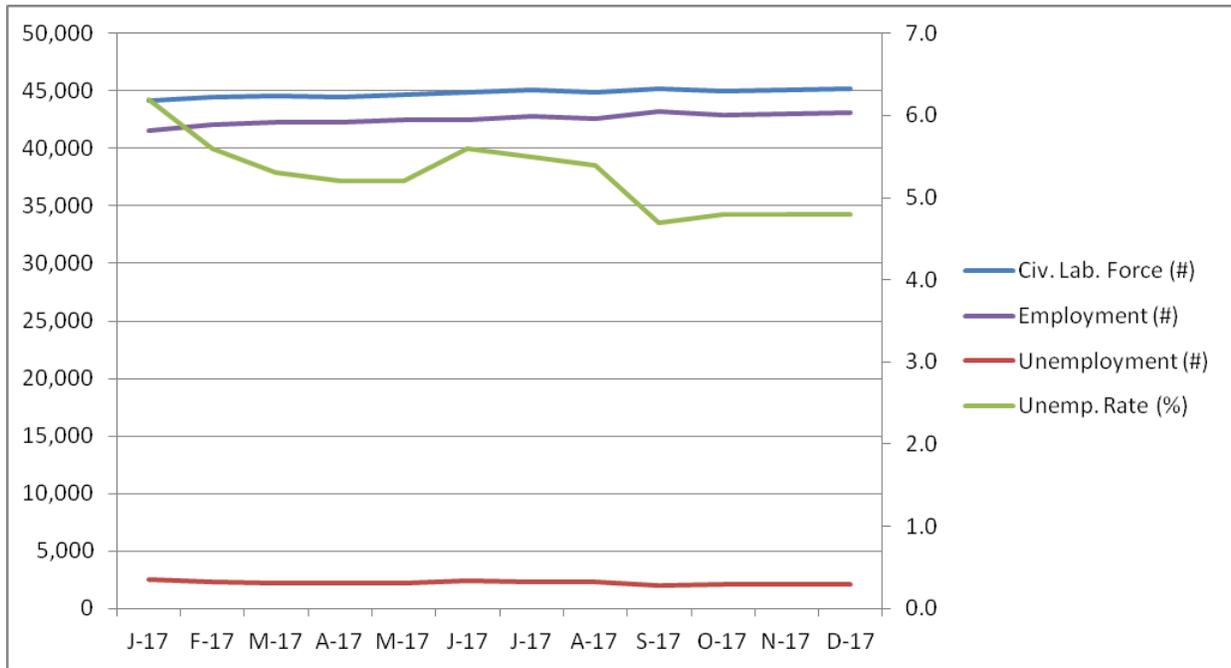
In order to determine how employment affects the market area and whether the local economy is expanding, declining, or stable, it is necessary to inspect employment statistics for several years. The table below shows the increase or decrease in employment and the percentage of unemployed at the county level. This table also shows the change in the size of the labor force, an indicator of change in housing requirements for the county.

**Table 30—Employment Trends**

Year	Civilian Labor Force			Employment Change			Annual Change	
	Force	Unemployment	Rate (%)	Employment	Number	Pct.	Number	Pct.
2000	36,820	1,107	3.1	35,713	—	—	—	—
2014	41,824	3,062	7.9	38,762	3,049	8.5%	218	0.6%
2015	42,074	2,568	6.5	39,506	744	1.9%	744	1.9%
2016	43,377	2,339	5.7	41,038	1,532	3.9%	1,532	3.9%
J-17	44,138	2,577	6.2	41,561	523	1.3%		
F-17	44,410	2,355	5.6	42,055	494	1.2%		
M-17	44,535	2,242	5.3	42,293	238	0.6%		
A-17	44,492	2,199	5.2	42,293	0	0.0%		
M-17	44,632	2,206	5.2	42,426	133	0.3%		
J-17	44,882	2,380	5.6	42,502	76	0.2%		
J-17	45,118	2,352	5.5	42,766	264	0.6%		
A-17	44,910	2,301	5.4	42,609	-157	-0.4%		
S-17	45,216	2,030	4.7	43,186	577	1.4%		
O-17	45,000	2,061	4.8	42,939	-247	-0.6%		
N-17	45,070	2,064	4.8	43,006	67	0.2%		
D-17	45,144	2,068	4.8	43,076	70	0.2%		

Source: State Employment Security Commission

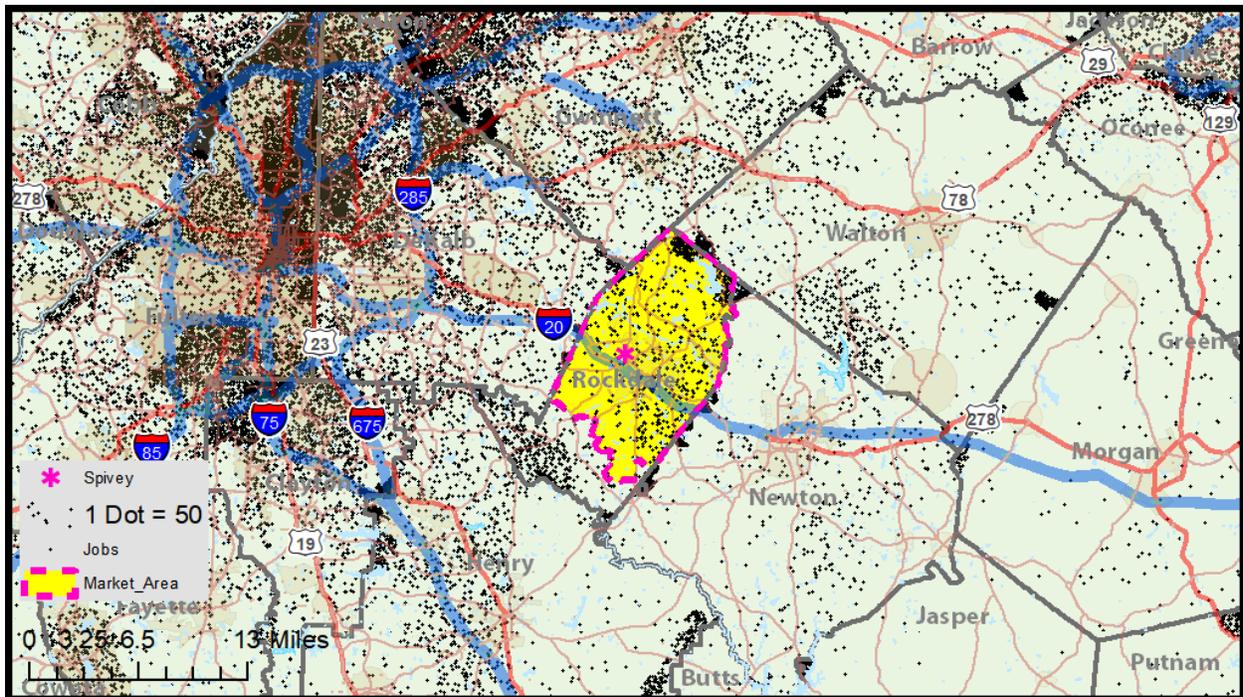
### County Employment Trends



Source: State Employment Security Commission

### F.5 Employment Concentrations Map

#### Employment Concentrations Map



## F.6 Economic Summary

The largest number of persons in the market area is employed in the "Management, professional, and related occupations" occupation category and in the "Educational services, and health care and social assistance" industry category.

A change in the size of labor force frequently indicates a corresponding change in the need for housing. The size of the labor force has been increasing over the past several years.

Employment has been increasing over the past several years. For the past 12 months, it has continued to increase.

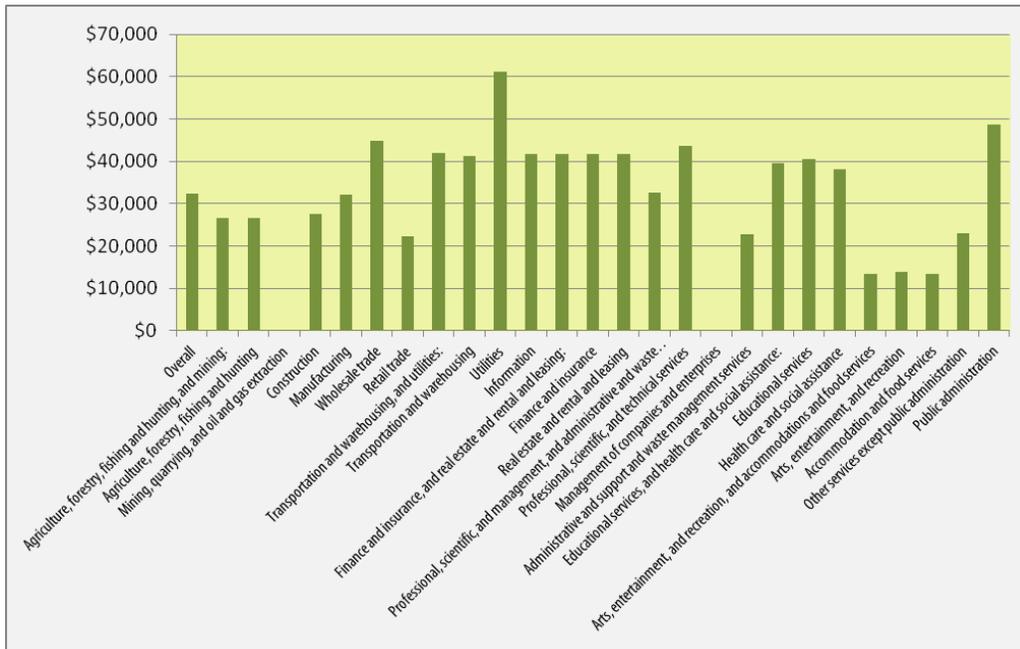
**Table 31 — Median Wages by Industry**

	State	County	City
Overall	\$31,853	\$32,417	\$26,786
Agriculture, forestry, fishing and hunting, and mining:	\$25,188	\$26,500	—
Agriculture, forestry, fishing and hunting	\$23,211	\$26,650	—
Mining, quarrying, and oil and gas extraction	\$41,627	—	—
Construction	\$29,754	\$27,456	\$23,145
Manufacturing	\$36,645	\$32,077	\$30,604
Wholesale trade	\$41,449	\$44,836	\$20,833
Retail trade	\$21,536	\$22,164	\$14,577
Transportation and warehousing, and utilities:	\$41,378	\$42,067	\$30,864
Transportation and warehousing	\$39,991	\$41,126	\$30,409
Utilities	\$52,109	\$61,229	—
Information	\$54,890	\$41,793	\$32,455
Finance and insurance, and real estate and rental and leasing:	\$43,708	\$41,692	\$54,091
Finance and insurance	\$48,825	\$41,750	\$53,886
Real estate and rental and leasing	\$35,436	\$41,602	—
Professional, scientific, and management, and administrative and waste management services:	\$40,756	\$32,484	\$25,119
Professional, scientific, and technical services	\$59,545	\$43,598	\$39,479
Management of companies and enterprises	\$62,799	—	—
Administrative and support and waste management services	\$23,358	\$22,751	\$23,304
Educational services, and health care and social assistance:	\$34,347	\$39,553	\$34,203
Educational services	\$37,052	\$40,488	\$33,393
Health care and social assistance	\$32,285	\$38,191	\$34,351
Arts, entertainment, and recreation, and accommodations and food services:	\$14,215	\$13,496	\$14,962
Arts, entertainment, and recreation	\$18,000	\$13,900	\$20,795
Accommodation and food services	\$13,726	\$13,460	\$14,897
Other services except public administration	\$22,105	\$23,103	\$18,125
Public administration	\$42,757	\$48,750	\$40,435

Source: 2015-5yr ACS (Census)

Note: Dashes indicate data suppressed by Census Bureau; no data is available for the market area.

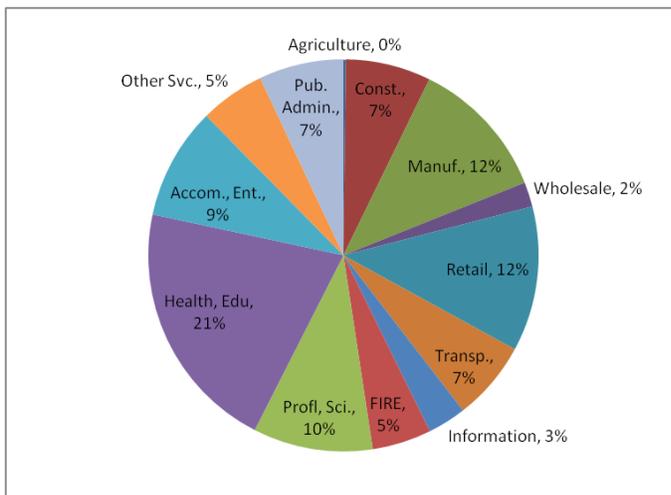
**Wages by Industry for the County**



2010-5yr ACS (Census)

A downturn in the economy and thus a corresponding increase in unemployment will impact LIHTC properties without rental assistance. LIHTC properties without rental assistance require tenants who either earn enough money to afford the rent or have a rent subsidy voucher. When there is an increase in unemployment, there will be households where one or more employed persons become unemployed. Some households that could afford to live in the proposed units will no longer have enough income. By the same token, there will be other households that previously had incomes that were too high to live in the proposed units that will now be income qualified.

**Percent of Workers by Industry for the Market Area**



Source: 2015-5yr ACS (Census)

## G. Development-Specific Affordability & Demand Analysis

Several economic factors need to be examined in a housing market study. Most important is the number of households that would qualify for apartments on the basis of their incomes. A variety of circumstances regarding restrictions and affordability are outlined below.

These minimum and maximum incomes are used to establish the income *range* for households entering the development. Only households whose incomes fall within the range are considered as a source of demand.

Income data have been shown separately for owner and renter households. Only the renter household income data are used for determining demand for rental units.

**Gross rent** includes utilities, but it excludes payments of rental assistance by federal, state, and local entities. In this study, gross rent is always monthly.

### G.1 Income Restrictions

#### G.1.1 Establishing Tax Credit Qualifying Income Ranges

It is critical to establish the number of households that qualify for apartments under the tax credit program based on their incomes. The income ranges are established in two stages. First, the maximum incomes allowable are calculated by applying the tax credit guidelines. Then, minimum incomes required are calculated. According to United States Code, either 20% of the units must be occupied by households who earn under 50% of the area median gross income (AMI), OR 40% of the units must be occupied by households who earn under 60% of the AMI. Sometimes units are restricted for even lower income households. In many cases, the developer has chosen to restrict the rents for 100% of the units to be for low income households.

**Table 32—Maximum Income Limit (HUD FY 2017)**

Pers.	VLIL	50%	60%
1	24,400	24,400	29,280
2	27,900	27,900	33,480
3	31,400	31,400	37,680
4	34,850	34,850	41,820
5	37,650	37,650	45,180
6	40,450	40,450	48,540
7	43,250	43,250	51,900
8	46,050	46,050	55,260

Source: *Very Low Income (50%) Limit and 60% limit: HUD, Low and Very-Low Income Limits by Family Size*

*Others: John Wall and Associates, derived from HUD figures*

The table above shows the maximum tax credit allowable incomes for households moving into the subject based on household size and the percent of area median gross income (AMI).

After establishing the maximum income, the lower income limit will be determined. The lower limit is the income a household must have in order to be able to afford the rent and utilities. The realistic lower limit of the income range is determined by the following formula:

$$\text{Gross rent} \div 35\% \text{ [or } 30\% \text{ or } 40\%, \text{ as described in the subsections above]} \times 12 \text{ months} = \text{annual income}$$

This provides for up to 35% [or 30% or 40%] of adjusted annual income (AAI) to be used for rent plus utilities.

The proposed gross rents, as supplied by the client, and the minimum incomes required to maintain 35% [or 30% or 40%] or less of income spent on gross rent are:

**Table 33—Minimum Incomes Required and Gross Rents**

	Bedrooms	Number of Units	Net Rent	Gross Rent	Minimum Income Required	Target Population
50%	1	8	592	631	\$0	PBRA
50%	2	4	679	727	\$0	PBRA
50%	3	1	885	946	\$0	PBRA
50%	4	1	1009	1085	\$0	PBRA
60%	1	28	592	631	\$0	PBRA
60%	2	18	679	727	\$0	PBRA
60%	3	7	884	945	\$0	PBRA
60%	4	2	1088	1164	\$0	PBRA

Source: John Wall and Associates from data provided by client

From the tables above, the practical lower income limits for units *without* rental assistance can be established. Units *with* rental assistance will use \$0 as their lower income limit.

When the minimum incomes required are combined with the maximum tax credit limits, the income *ranges* for households entering the development can be established. Only households whose incomes fall within the ranges can be considered as a source of demand. Note that *both* the income limits *and* the amount of spread in the ranges are important.

#### G.1.2 Households Qualifying for Tax Credit Units

Households who earn less than a defined percentage (usually 50% or 60%) of the county or MSA median income as adjusted by HUD (AMI) qualify for low income housing tax credit (LIHTC) units. Therefore, feasibility for developments expecting to receive tax credits will be based in part on the incomes required to support the tax credit rents.

For those tax credit units occupied by low income households, the monthly gross rent should not realistically exceed 35% of the household income.

## G.2 Affordability

The most important information from the tables above is summarized in the table below. Income requirements for any PBRA units will be calculated for the contract rent.

**Table 34—Qualifying Income Ranges by Bedrooms and Persons Per Household**

AMI	Bedrooms	Persons	Gross Rent	Income		
				Based Lower Limit	Spread Between Limits	Upper Limit
50%	1	1	631	21,630	2,770	24,400
50%	1	2	631	21,630	6,270	27,900
50%	2	2	727	24,930	2,970	27,900
50%	2	3	727	24,930	6,470	31,400
50%	2	4	727	24,930	9,920	34,850
50%	3	3	946	32,430	-1,030	31,400
50%	3	4	946	32,430	2,420	34,850
50%	3	5	946	32,430	5,220	37,650
50%	3	6	946	32,430	8,020	40,450
50%	4	4	1,085	37,200	-2,350	34,850
50%	4	5	1,085	37,200	450	37,650
50%	4	6	1,085	37,200	3,250	40,450
50%	4	7	1,085	37,200	6,050	43,250
60%	1	1	631	21,630	7,650	29,280
60%	1	2	631	21,630	11,850	33,480
60%	2	2	727	24,930	8,550	33,480
60%	2	3	727	24,930	12,750	37,680
60%	2	4	727	24,930	16,890	41,820
60%	3	3	945	32,400	5,280	37,680
60%	3	4	945	32,400	9,420	41,820
60%	3	5	945	32,400	12,780	45,180
60%	3	6	945	32,400	16,140	48,540
60%	4	4	1,164	39,910	1,910	41,820
60%	4	5	1,164	39,910	5,270	45,180
60%	4	6	1,164	39,910	8,630	48,540
60%	4	7	1,164	39,910	11,990	51,900

Sources: Gross rents: client; Limits: tables on prior pages; Spread: calculated from data in table

### G.2.1 Upper Income Determination

DCA requires using 1.5 persons per bedroom, rounded up to the nearest whole person for the upper income limit determination.

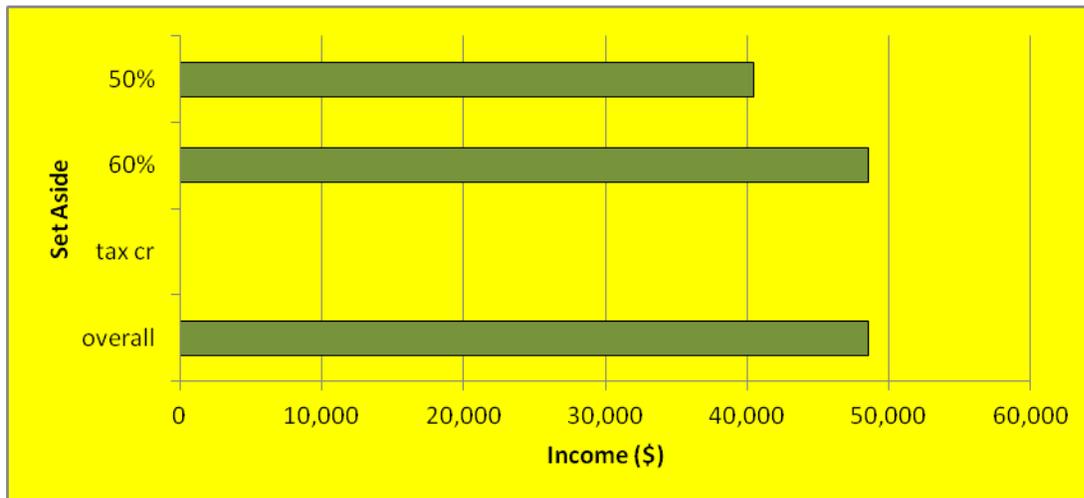
G.2.2 Programmatic and Pro Forma Rent Analysis

The table below shows a comparison of programmatic rent and *pro forma* rent.

**Table 35—Qualifying and Proposed and Programmatic Rent Summary**

	1-BR	2-BR	3-BR	4-BR
<b>50% Units</b>				
Number of Units	8	4	1	1
Max Allowable Gross Rent	\$653	\$785	\$906	\$1,011
Pro Forma Gross Rent	\$631	\$727	\$946	\$1,085
Difference (\$)	\$22	\$58	-\$40	-\$74
Difference (%)	3.4%	7.4%	-4.4%	-7.3%
<b>60% Units</b>				
Number of Units	28	18	7	2
Max Allowable Gross Rent	\$784	\$942	\$1,087	\$1,213
Pro Forma Gross Rent	\$631	\$727	\$945	\$1,164
Difference (\$)	\$153	\$215	\$142	\$49
Difference (%)	19.5%	22.8%	13.1%	4.0%

**Targeted Income Ranges**



An income range of \$0 to \$40,450 is reasonable for the 50% AMI units.

An income range of \$0 to \$48,540 is reasonable for the 60% AMI units.

An income range of \$0 to \$48,540 is reasonable for the project overall.

## G.2.3 Households with Qualified Incomes

The table below shows income levels for renters and owners separately. The number and percent of income qualified *renter* households is calculated from this table.

**Table 36—Number of Specified Households in Various Income Ranges by Tenure**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	2,263,697		20,405		16,130		1,733	
Less than \$5,000	52,329	2.3%	442	2.2%	394	2.4%	36	2.1%
\$5,000 to \$9,999	49,760	2.2%	175	0.9%	124	0.8%	0	0.0%
\$10,000 to \$14,999	83,758	3.7%	787	3.9%	596	3.7%	32	1.8%
\$15,000 to \$19,999	89,364	3.9%	801	3.9%	660	4.1%	167	9.6%
\$20,000 to \$24,999	96,883	4.3%	846	4.1%	679	4.2%	49	2.8%
\$25,000 to \$34,999	199,285	8.8%	1,833	9.0%	1,425	8.8%	148	8.5%
\$35,000 to \$49,999	297,953	13.2%	3,155	15.5%	2,620	16.2%	455	26.3%
\$50,000 to \$74,999	441,689	19.5%	4,724	23.2%	3,710	23.0%	456	26.3%
\$75,000 to \$99,999	314,994	13.9%	2,897	14.2%	2,282	14.1%	127	7.3%
\$100,000 to \$149,999	356,801	15.8%	3,025	14.8%	2,300	14.3%	202	11.7%
\$150,000 or more	280,881	12.4%	1,720	8.4%	1,340	8.3%	61	3.5%
<b>Renter occupied:</b>	1,310,665		9,218		8,581		3,558	
Less than \$5,000	102,866	7.8%	351	3.8%	293	3.4%	86	2.4%
\$5,000 to \$9,999	104,317	8.0%	624	6.8%	590	6.9%	354	9.9%
\$10,000 to \$14,999	119,380	9.1%	837	9.1%	806	9.4%	337	9.5%
\$15,000 to \$19,999	107,365	8.2%	1,019	11.1%	997	11.6%	390	11.0%
\$20,000 to \$24,999	107,107	8.2%	844	9.2%	795	9.3%	273	7.7%
\$25,000 to \$34,999	181,843	13.9%	1,289	14.0%	1,209	14.1%	569	16.0%
\$35,000 to \$49,999	205,615	15.7%	1,652	17.9%	1,603	18.7%	655	18.4%
\$50,000 to \$74,999	200,708	15.3%	1,445	15.7%	1,394	16.2%	558	15.7%
\$75,000 to \$99,999	92,301	7.0%	628	6.8%	496	5.8%	274	7.7%
\$100,000 to \$149,999	61,830	4.7%	331	3.6%	226	2.6%	62	1.7%
\$150,000 or more	27,333	2.1%	198	2.1%	172	2.0%	0	0.0%

Source: 2015-5yr ACS (Census)

The percent of renter households in the appropriate income ranges will be applied to the renter household growth figures to determine the number of new renter households that will be income qualified to move into each of the different unit types the subject will offer.

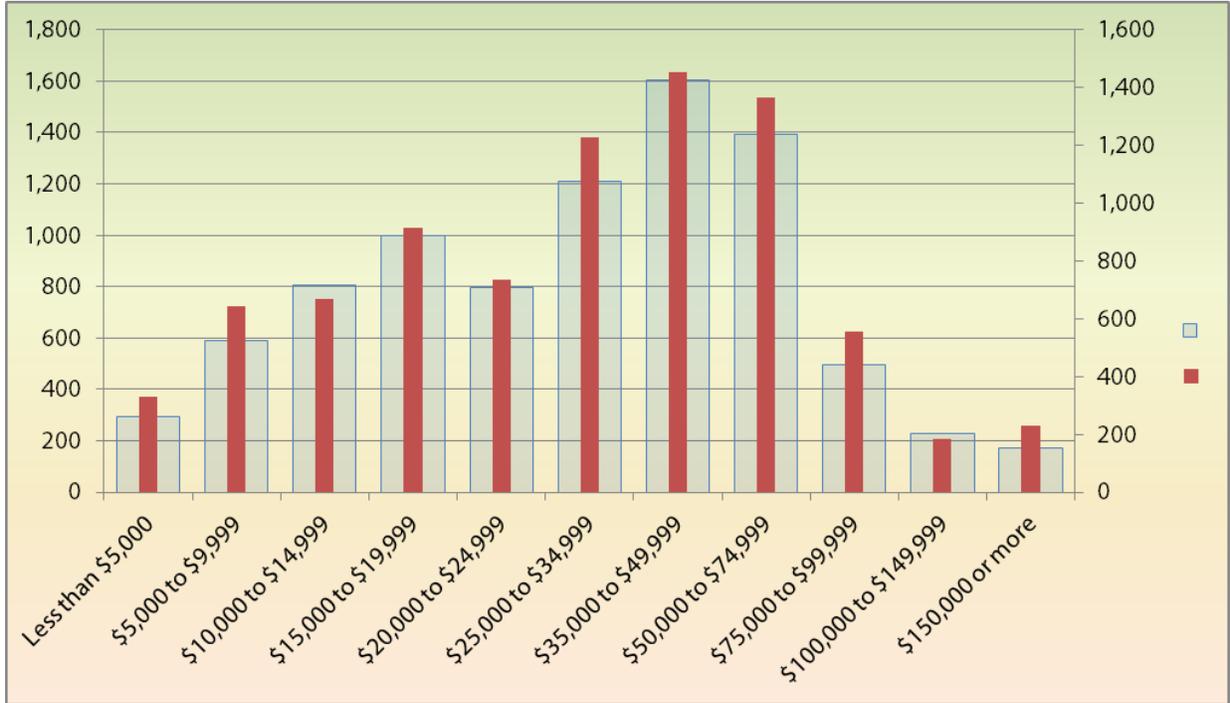
**Table 37—Percent of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA		PBRA		Overall	
Lower Limit		0		0		0	
Upper Limit		40,450		48,540		48,540	
	Mkt. Area Households	%	#	%	#	%	#
<b>Renter occupied:</b>							
Less than \$5,000	293	1.00	293	1.00	293	1.00	293
\$5,000 to \$9,999	590	1.00	590	1.00	590	1.00	590
\$10,000 to \$14,999	806	1.00	806	1.00	806	1.00	806
\$15,000 to \$19,999	997	1.00	997	1.00	997	1.00	997
\$20,000 to \$24,999	795	1.00	795	1.00	795	1.00	795
\$25,000 to \$34,999	1,209	1.00	1,209	1.00	1,209	1.00	1,209
\$35,000 to \$49,999	1,603	0.36	582	0.90	1,447	0.90	1,447
\$50,000 to \$74,999	1,394	—	0	—	0	—	0
\$75,000 to \$99,999	496	—	0	—	0	—	0
\$100,000 to \$149,999	226	—	0	—	0	—	0
\$150,000 or more	172	—	0	—	0	—	0
<b>Total</b>	8,581		5,272		6,137		6,137
<b>Percent in Range</b>			61.4%		71.5%		71.5%

Source: John Wall and Associates from figures above

The previous table shows how many renter households are in each income range. The number and percent are given in the last two rows (e.g., 5,272, or 61.4% of the renter households in the market area are in the PBRA range.)

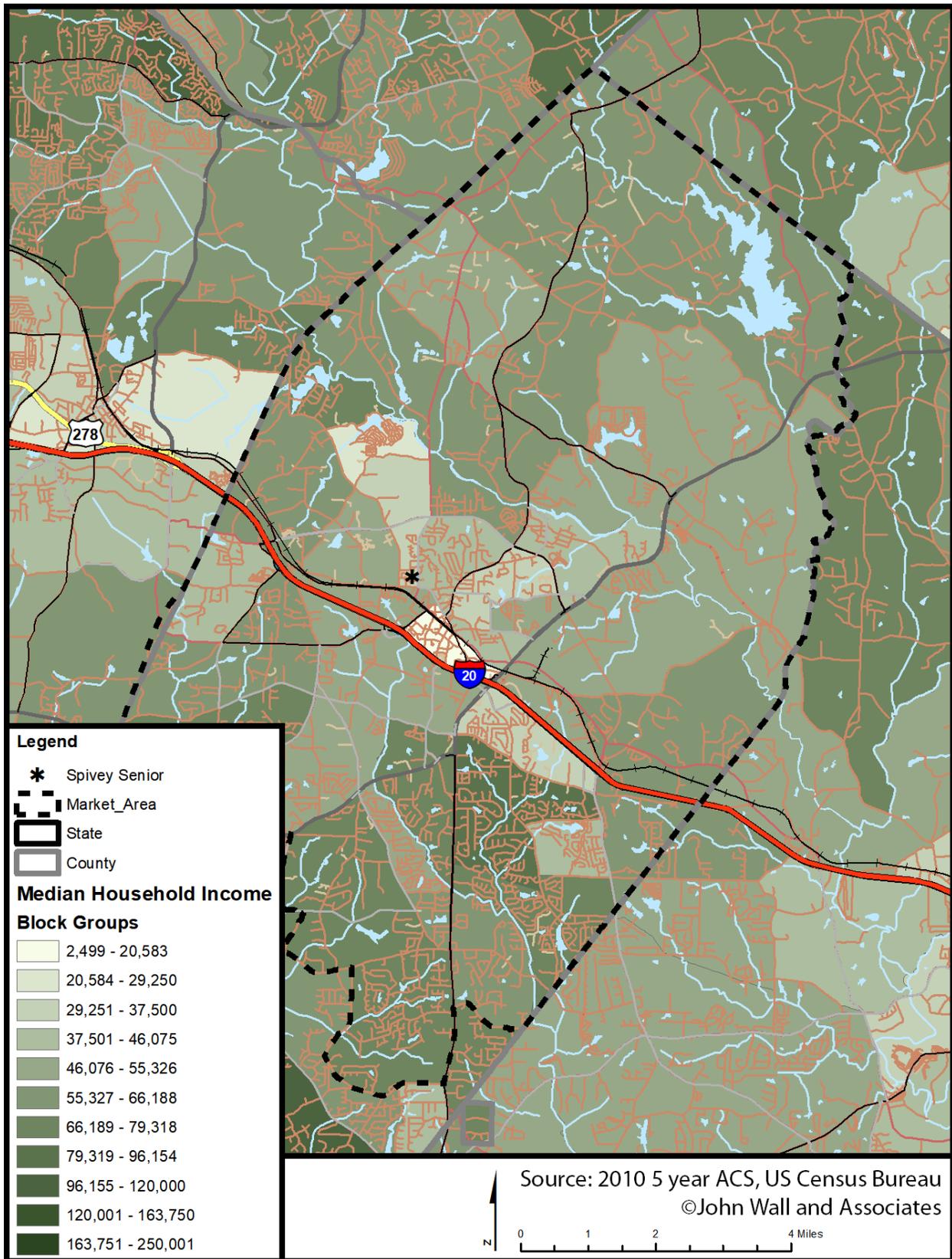
**Change in Renter Household Income**



Sources: 2010 and 2015-5yr ACS (Census)

The above table shows the change in renter households in various income ranges. The more current data is reflected on the left axis.

### Median Household Income Map



### G.3 Demand

#### G.3.1 Demand from New Households

##### G.3.1.1 New Households

It was shown in the Household Trends section of this study that 207 new housing units will be needed by the year of completion. It was shown in the Tenure section that the area ratio of rental units to total units is 33.4%. Therefore, 69 of these new units will need to be rental.

The table “Percent of Renter Households in Appropriate Income Ranges for the Market Area” shows the percentage of renter households in various income ranges. These percentages are applied to the total number of new rental units needed to arrive at the *number* of new rental units needed in the relevant income categories:

**Table 38—New Renter Households in Each Income Range for the Market Area**

	New Renter Households	Percent Income Qualified	Demand due to new Households
50% AMI: \$0 to \$40,450	69	61.4%	42
60% AMI: \$0 to \$48,540	69	71.5%	49
Overall Project: \$0 to \$48,540	69	71.5%	49

Source: John Wall and Associates from figures above

#### G.3.2 Demand from Existing Households

##### G.3.2.1 Demand from Rent Overburden Households

A household is defined as rent overburdened when it pays 30% or more of its income on gross rent (rent plus utilities). Likewise, the household is *severely* rent overburdened if it pays 35% or more of its income on gross rent.

For tax credit units *without* rental assistance, households may pay 35% of their incomes for gross rent. Therefore, up to 35% of income for gross rent is used in establishing affordability in the “Demand from New Households” calculations. Hence, only *severely* (paying in excess of 35%) rent overburdened households are counted as a source of demand for tax credit units without rental assistance.

For units *with* rental assistance (tenants pay only 30% of their income for gross rent), any households paying more than 30% for gross rent would benefit by moving into the unit so all overburdened households in the relevant income range are counted as a source of demand.

The following table presents data on rent overburdened households in various income ranges.

**Table 39—Percentage of Income Paid For Gross Rent (Renter Households in Specified Housing Units)**

	State		County		Market Area		City	
<b>Less than \$10,000:</b>	207,183		975		883		440	
<b>30.0% to 34.9%</b>	3,596	1.7%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	131,602	63.5%	760	77.9%	736	83.4%	371	84.3%
<b>\$10,000 to \$19,999:</b>	226,745		1,856		1,803		727	
<b>30.0% to 34.9%</b>	10,649	4.7%	57	3.1%	57	3.2%	57	7.8%
<b>35.0% or more</b>	176,081	77.7%	1,689	91.0%	1,648	91.4%	612	84.2%
<b>\$20,000 to \$34,999:</b>	288,950		2,133		2,004		842	
<b>30.0% to 34.9%</b>	45,681	15.8%	190	8.9%	190	9.5%	112	13.3%
<b>35.0% or more</b>	160,588	55.6%	1,562	73.2%	1,497	74.7%	543	64.5%
<b>\$35,000 to \$49,999:</b>	205,615		1,652		1,603		655	
<b>30.0% to 34.9%</b>	32,900	16.0%	267	16.2%	262	16.3%	149	22.7%
<b>35.0% or more</b>	37,853	18.4%	286	17.3%	286	17.8%	123	18.8%
<b>\$50,000 to \$74,999:</b>	200,708		1,445		1,394		558	
<b>30.0% to 34.9%</b>	12,649	6.3%	97	6.7%	97	7.0%	0	0.0%
<b>35.0% or more</b>	8,245	4.1%	16	1.1%	16	1.1%	0	0.0%
<b>\$75,000 to \$99,999:</b>	92,301		628		496		274	
<b>30.0% to 34.9%</b>	1,229	1.3%	25	4.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	1,378	1.5%	11	1.8%	11	2.2%	11	4.0%
<b>\$100,000 or more:</b>	89,163		529		398		62	
<b>30.0% to 34.9%</b>	365	0.4%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	472	0.5%	0	0.0%	0	0.0%	0	0.0%

Source: 2015-5yr ACS (Census)

From the table above, the number of rent overburdened households in each appropriate income range can be estimated in the table below.

**Table 40—Rent Overburdened Households in Each Income Range for the Market Area**

30% to 35% Overburden							
AMI		PBRA		PBRA		Overall	
Lower Limit		0		0		0	
Upper Limit	Mkt. Area	40,450		48,540		48,540	
	Households	%	#	%	#	%	#
Less than \$10,000:	0	1.00	0	1.00	0	1.00	0
\$10,000 to \$19,999:	57	1.00	57	1.00	57	1.00	57
\$20,000 to \$34,999:	190	1.00	190	1.00	190	1.00	190
\$35,000 to \$49,999:	262	0.36	95	0.90	237	0.90	237
\$50,000 to \$74,999:	97	—	0	—	0	—	0
\$75,000 to \$99,999:	0	—	0	—	0	—	0
\$100,000 or more:	0	—	0	—	0	—	0
Column Total	606		342		484		484

35%+ Overburden							
AMI		PBRA		PBRA		Overall	
Lower Limit		0		0		0	
Upper Limit	Mkt. Area	40,450		48,540		48,540	
	Households	%	#	%	#	%	#
Less than \$10,000:	736	1.00	736	1.00	736	1.00	736
\$10,000 to \$19,999:	1,648	1.00	1,648	1.00	1,648	1.00	1,648
\$20,000 to \$34,999:	1,497	1.00	1,497	1.00	1,497	1.00	1,497
\$35,000 to \$49,999:	286	0.36	104	0.90	258	0.90	258
\$50,000 to \$74,999:	16	—	0	—	0	—	0
\$75,000 to \$99,999:	11	—	0	—	0	—	0
\$100,000 or more:	0	—	0	—	0	—	0
Column Total	4,194		3,985		4,139		4,139

Source: John Wall and Associates from figures above

G.3.2.2 Demand from Substandard Conditions

The Bureau of the Census defines substandard conditions as 1) lacking plumbing, or 2) 1.01 or more persons per room.

**Table 41 —Substandard Occupied Units**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	2,263,697		20,405		16,130		1,733	
Complete plumbing:	2,256,546	100%	20,315	100%	16,058	100%	1,697	98%
1.00 or less	2,229,407	98%	20,142	99%	15,891	99%	1,697	98%
1.01 to 1.50	21,692	1%	114	1%	114	1%	0	0%
1.51 or more	5,447	0%	59	0%	53	0%	0	0%
Lacking plumbing:	7,151	0%	90	0%	72	0%	36	2%
1.00 or less	7,020	0%	90	0%	72	0%	36	2%
1.01 to 1.50	108	0%	0	0%	0	0%	0	0%
1.51 or more	23	0%	0	0%	0	0%	0	0%
<b>Renter occupied:</b>	1,310,665		9,218		8,581		3,558	
Complete plumbing:	1,303,067	99%	9,140	99%	8,503	99%	3,520	99%
1.00 or less	1,246,100	95%	8,522	92%	7,885	92%	3,204	90%
1.01 to 1.50	41,711	3%	492	5%	<b>492</b>	6%	250	7%
1.51 or more	15,256	1%	126	1%	<b>126</b>	1%	66	2%
Lacking plumbing:	7,598	1%	78	1%	78	1%	38	1%
1.00 or less	7,053	1%	78	1%	<b>78</b>	1%	38	1%
1.01 to 1.50	209	0%	0	0%	<b>0</b>	0%	0	0%
1.51 or more	336	0%	0	0%	<b>0</b>	0%	0	0%
<b>Total Renter Substandard</b>					<b>696</b>			

Source: 2015-5yr ACS (Census)

From these tables, the need from substandard rental units can be drawn. There are 696 substandard rental units in the market area.

From the figures above the number of substandard units in each appropriate income range can be estimated in the table below.

**Table 42—Substandard Conditions in Each Income Range for the Market Area**

	Total Substandard Units	Percent Income Qualified	Demand due to Substandard
<b>50% AMI: \$0 to \$40,450</b>	696	61.4%	428
<b>60% AMI: \$0 to \$48,540</b>	696	71.5%	498
<b>Overall Project: \$0 to \$48,540</b>	696	71.5%	498

Source: John Wall and Associates from figures above

#### G.4 Demand for New Units

The demand components shown in the previous section are summarized below.

**Table 43—Demand for New Units**

	50% AMI: \$0 to \$40,450	60% AMI: \$0 to \$48,540	Overall Project: \$0 to \$48,540
New Housing Units Required	42	49	49
Rent Overburden Households	4,327	4,623	4,623
Substandard Units	428	498	498
Demand	4,797	5,170	5,170
Less New Supply	0	0	0
Net Demand	4,797	5,170	5,170

\* Numbers may not add due to rounding.

## G.5 Capture Rate Analysis Chart

**Table 44—Capture Rate by Unit Size (Bedrooms) and Targeting**

		Income Range	Units	Total Demand	Supply	Net Demand	Capture Rate	Absrptn.	Average Mkt. Rent	Mkt. Rent Range	Prop. Rents
<b>50% AMI</b>	1 BR	21630-26150	8	1,439	0	1,439	0.6%	1 month	\$799	\$645 to \$857	592
	2 BR	24930-31400	4	2,399	0	2,399	0.2%	1 month	\$890	\$745 to \$1020	679
	3 BR	32430-36250	1	720	0	720	0.1%	1 month	\$1,010	\$925 to \$1200	885
	4 BR	37200-40450	1	240	0	240	0.4%	1 month	—	—	1,009
<b>60% AMI</b>	1 BR	21630-31380	28	1,551	0	1,551	1.8%	1 month	\$799	\$645 to \$857	592
	2 BR	24930-37680	18	2,585	0	2,585	0.7%	1 month	\$890	\$745 to \$1020	679
	3 BR	32400-43500	7	776	0	776	0.9%	1 month	\$1,010	\$925 to \$1200	884
	4 BR	39910-48540	2	259	0	259	0.8%	1 month	—	—	1,088
<b>TOTAL for Project</b>	50% AMI	0-40450	14	4,797	0	4,797	0.3%	1 month	—	—	—
	60% AMI	0-48540	55	5,170	0	5,170	1.1%	—	—	—	—
	Overall	0-48540	69	5,170	0	5,170	1.3%	—	—	—	—

\* Numbers may not add due to rounding.

The capture rate is not intended to be used in isolation. A low capture rate does not guarantee a successful development, nor does a high capture rate assure failure; the capture rate should be considered in the context of all the other indicators presented in the study. It is one of many factors considered in reaching a conclusion.

## H. Competitive Analysis (Existing Competitive Rental Environment)

This section contains a review of statistical data on rental property in the market area and an analysis of the data collected in the field survey of apartments in the area.

### H.1 Survey of Apartments

John Wall and Associates conducted a survey of apartments in the area. All of the apartments of interest are surveyed. Some of them are included because they are close to the site, or because they help in understanding the context of the segment where the subject will compete. The full details of the survey are contained in the apartment photo sheets later in this report. A summary of the data focusing on rents is shown in the apartment inventory, also later in this report. A summary of vacancies sorted by rent is presented in the schedule of rents, units, and vacancies.

**Table 45—List of Apartments Surveyed**

Name	Units	Vacancy Rate	Type	Comments
Allen Circle	36	0.0%	Public housing	
Arbor Creek	116	UR	Conventional	
Brandon Glen	180	3.3%	Conventional	
Bridlewood	200	2.5%	Conventional	
Cooper	27	0.0%	Public housing	Subject present
Elliott	22	0.0%	Public housing	Subject present
Hardin/Edwards	23	0.0%	Public housing	
Hewlett	20	0.0%	Public housing	
Kathryn	20	0.0%	Public housing	Subject present
Mainstreet at Conyers	192	12.5%	Conventional	
Meadow Crossing	182	1.6%	Conventional	
Rock Hill	64	0.0%	Public housing	
Summer/Nancy	50	0.0%	Public housing (elderly)	
Taylor/Griggs/Steele	28	0.0%	Public housing	
Towne Pointe	108	0.0%	Bond/Sec. 8	
Woodland Trace	376	3.7%	Conventional	

#### H.1.1 Comparables

The apartments in the market most comparable to the subject are listed below:

**Table 46—Comparison of Comparables to Subject**

Development Name	Approximate	Reason for Comparability	Degree of Comparability
	Distance		
Subject present	n/a	The subject will be fairly similar after	Very good

The subject is its own best comparable. The subject will be improved through the renovations, yet the tenants will pay the same rent after the renovations are complete.

#### H.1.2 Apartment Inventory

The apartment inventory follows this page. Summary information is shown for each apartment surveyed and detailed information is provided on individual property photo sheets.

# APARTMENT INVENTORY

## Conyers, Georgia (PCN: 18-005b)

KEY: P = proposed; UC= under construction; R = renovated; BOI = based on income

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	18-005b SUBJECT Spivey Family Cooper Cir. NW Kathryn Ct. NW Elliott Cir. NW Conyers	Proposed rehab	36	0	PBRA	22	0	PBRA	8	0	PBRA	3	0	PBRA	Bond/RAD *Trail to park and playground ~All have washer connections and some have dryer connections
	Allen Circle Allen Cir. SW Conyers Toya (2-8-18) 678-373-2069	1981  0%	8	0	PBRA	16	0	PBRA	10	0	PBRA	2	0	PBRA	WL=4,135 (all PHA) Public Housing *All have washer connections and some have dryer connections
	Arbor Creek 1076 S. Main St. NE Conyers Adrian (2-8-18) 770-388-0734	1970s 2018 Rehab	N/A	UR	645-795	N/A	UR	745-1020	N/A	UR	925-1200				WL=12 Conventional; Sec 8=not accepted 116 total units - manager is new and didn't know breakdown; Complex is currently undergoing a rehabilitation and is 82% preleased
	Brandon Glen 1500 Brandon Glen Way NE Conyers Jaynae (2-7-18) 770-728-6910	1996  3.3%	32	2	645-760	96	4	755-880	52	0	950-1088				Conventional; Sec 8=some Former LIHTC property - funded 1994; *Patio/ balcony
	Bridlewood 1150 Sigman Rd. NE Conyers Ashley (2-6-18) 770-760-8400	1989	N/A	0	685	N/A	5	805-845	N/A	0	985				WL=0 Conventional; Sec 8=not accepted 200 total units with most being 2BR units - manager does not know breakdown; Managed by Southwood Realty; *Patio/balcony
	Cooper Cooper Cir. NW Conyers Toya (2-8-18) 678-373-2069	1968  0%	10	0	PBRA	12	0	PBRA	4	0	PBRA	1	0	PBRA	WL=4,135 (all PHA) Public Housing *All have washer connections and some have dryer connections; **Trail to park and playground
	Elliott Elliott Cir. NW Conyers Toya (2-8-18) 678-373-2069	1961  0%	6	0	PBRA	8	0	PBRA	6	0	PBRA	2	0	PBRA	WL=4,135 (all PHA) Public Housing *All have washer connections and some have dryer connections
	Hardin/Edwards Edwards Cir. SW & Hardin St. SW Conyers Toya (2-8-18) 678-373-2069	1968  0%	4	0	PBRA	10	0	PBRA	3	0	PBRA	4	0	PBRA	WL=4,135 (all PHA) Public Housing *Five bedroom units; **All have washer connections and some have dryer connections
	Hewlett Hewlett St. SW & Bryant St. SW Conyers Toya (2-8-18) 678-373-2069	1971  0%	e 6 12	0 0	PBRA PBRA	2	0	PBRA							WL=4,135 (all PHA) Public Housing *All have washer connections and some have dryer connections
	Kathryn Kathryn Ct. NW Conyers Toya (2-8-18) 678-373-2069	1981  0%	20	0	PBRA										WL=4,135 (all PHA) Public Housing Elderly *All have washer connections and some have dryer connections; **Trail to park and playground
	Mainstreet at Conyers 1501 Renaissance Dr. NE Conyers Tim (2-6-18) 844-841-9254	2000  12.5%	54	5	749(870)	96	13	799(990)	42	6	999(1030)				Special=rents shown above WL=0 Conventional; Sec 8=not accepted *Business center, gazebo sitting area, sundeck and grilling area; **Patio/balcony, storage units and intrusion alarm

# APARTMENT INVENTORY

## Conyers, Georgia (PCN: 18-005b)

KEY: P = proposed; UC= under construction; R = renovated; BOI = based on income

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS	
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent		
	Meadow Crossing 1190 Millcrest Walk NW Conyers Ashley (2-6-18) 770-929-1588	1984 2007 Rehab 1.6%				182	3	849-925							WL=2 Conventional; Sec 8=17 *Picnic area	
	Rock Hill Rock Hill Dr. NE Conyers Toya (2-8-18) 678-373-2069	1984   0%	12	0	PBRA	18	0	PBRA	20	0	PBRA	14	0	PBRA	WL=4,135 (all PHA) Public Housing *All have washer connections and some have dryer connections	
	Summer/Nancy Nancy Ct. NW & Summer Cir. NW Conyers Toya (2-8-18) 678-373-2069	1971   0%	e	11 39	0 0	PBRA PBRA									WL=4,135 (all PHA) Public Housing Elderly *All have washer connections and some have dryer connections	
	Taylor/Griggs/Steele Taylor St., Griggs St. SW & Steele St. SW Conyers Toya (2-8-18) 678-373-2069	1960   0%		4	0	PBRA	8	0	PBRA	10	0	PBRA	5 1*	0 0	PBRA PBRA	WL=4,135 (all PHA) Public Housing *Five bedroom unit; **All have washer connections and some have dryer connections
	Towne Pointe (fka Lexington Village) 1043 Pine Log Rd. NE Conyers Allison (2-6-18) 770-483-1517	1971 2003 Rehab 0%		8	0	PBRA	80	0	PBRA	20	0	PBRA				WL=0 (1BR), 8 (2BR), & 2 (3BR) Bond/Sec 8; PBRA=108 Funded 2001; *Intrusion alarm
	Woodland Trace 1669 Iris Dr. SE Conyers Melissa (2-6-18) 877-959-4122	1986 1988  3.7%	e	49 100	1 0	783 857	227	13	930-992							WL=0 Conventional; Sec 8=not accepted Mix of 0BR and 1BR is approximated; Complex uses daily pricing; *Business center

Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom Size (s.f.)	Rent		
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired			Utilities Included	Other
	18-005b SUBJECT	Proposed					*				x	x		z								x	x	x	ws			839-865	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Bond/RAD									
	Allen Circle	1981						x			x	x		*								x	x	x	ws			796	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Public Housing									
		0.0%	0.0%	0.0%	0.0%	0.0%																								
	Arbor Creek	1970s					x	2		x		x	x	x	s	\$						x	x	x				805-950	745-1020	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Conventional; Sec 8=not accepted									
	Brandon Glen	1996					x	x	x	x	x											x	x	x	*			1032	755-880	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Conventional; Sec 8=some									
		6.3%	4.2%	0.0%		3.3%																								
	Bridlewood	1989					x	x	x		x											x	x	x	*			890-970	805-845	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Conventional; Sec 8=not accepted									
	Cooper	1968							**		x	x		*								x	x	x	ws			865	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Public Housing									
		0.0%	0.0%	0.0%	0.0%	0.0%																								
	Elliott	1961							x		x	x		*								x	x	x	ws			839	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Public Housing									
		0.0%	0.0%	0.0%	0.0%	0.0%																								
	Hardin/Edwards	1968									x	x		**								x	x	x	ws			865	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall															Public Housing									
		0.0%	0.0%	0.0%	0.0%	0.0%																								



Map Number	Complex:	Year Built:	Amenities										Appliances								Unit Features								Two-Bedroom	
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other	Size (s.f.)
	Woodland Trace	1986	x	x	x	x	x	x	x	*	x	x	x	x								x	x	x				975-1056	930-992	
	Vacancy Rates:	1 BR 0.0%	2 BR 5.7%	3 BR	4 BR	overall											Conventional; Sec 8=not accepted													
						<b>3.7%</b>																								

No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>				
<b>One-Bedroom</b> 1 BR vacancy rate	36	1	0	631-646 PBRA
<b>Two-Bedroom</b> 2 BR vacancy rate	22	1	0	839-865 PBRA
<b>Three-Bedroom</b> 3 BR vacancy rate	8	1-2	0	977-1020 PBRA
<b>Four-Bedroom</b> 4 BR vacancy rate	3	2	0	1039-1262 PBRA
<b>TOTALS</b>	<b>69</b>	<b>0</b>		

**Complex:**

18-005b SUBJECT  
Spivey Family  
Cooper Cir. NW  
Kathryn Ct. NW  
Elliott Cir. NW  
Conyers

**Map Number:**

**Year Built:**

Proposed  
rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
Bond/RAD

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- \* Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- ~ W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wstg Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Trail to park and playground  
~All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	8	1	0	635	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>0.0%</b>	<b>36</b>	<b>0</b>		

**Complex:**  
 Allen Circle  
 Allen Cir. SW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**  
 1981

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	N/A	1	UR	636	645-795
<b>Two-Bedroom</b> 2 BR vacancy rate	N/A	1	UR	805-950	745-1020
<b>Three-Bedroom</b> 3 BR vacancy rate	N/A	2	UR	1014-1254	925-1200
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>	<b>0</b>			

**Complex:**

Arbor Creek  
1076 S. Main St. NE  
Conyers  
Adrian (2-8-18)  
770-388-0734

**Map Number:**

**Year Built:**

1970s  
2018 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=12

**Subsidies**

Conventional; Sec 8=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- 2 Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- \$ Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** 116 total units - manager is new and didn't know breakdown; Complex is currently undergoing a rehabilitation and is 82% preleased



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	32	1	2	708	645-760
1 BR vacancy rate	6.3%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	4.2%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>3.3%</b>	<b>180</b>	<b>6</b>		

**Complex:**

Brandon Glen  
 1500 Brandon Glen Way NE  
 Conyers  
 Jaynae (2-7-18)  
 770-728-6910

**Map Number:**

**Year Built:**

1996

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; Sec 8=some

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \* Other

**Comments:** Former LIHTC property - funded 1994; \*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>	N/A	1	0	670	685
<b>One-Bedroom</b> 1 BR vacancy rate	N/A	1	0	850	795
<b>Two-Bedroom</b> 2 BR vacancy rate	N/A	1-2	5	890-970	805-845
<b>Three-Bedroom</b> 3 BR vacancy rate	N/A	2	0	1180	985
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>		<b>5</b>		

**Complex:**

Bridlewood  
1150 Sigman Rd. NE  
Conyers  
Ashley (2-6-18)  
770-760-8400

**Map Number:**

**Year Built:**

1989

**Last Rent Increase**

**Specials**

**Waiting List**

WL=0

**Subsidies**

Conventional; Sec 8=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \* Other

**Comments:** 200 total units with most being 2BR units - manager does not know breakdown; Managed by Southwood Realty; \*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	10	1	0	646	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>0.0%</b>	<b>27</b>	<b>0</b>		

**Complex:**  
 Cooper  
 Cooper Cir. NW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**  
 1968

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- \*\* Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- \* W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wstg Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections; \*\*Trail to park and playground



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	6	1	0	631	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>0.0%</b>	<b>22</b>	<b>0</b>		

**Complex:**  
 Elliott  
 Elliott Cir. NW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**  
 1961

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	4	1	0	646	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
<b>Two-Bedroom</b>	10	1	0	865	PBRA
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
<b>Three-Bedroom</b>	3	1-2	0	977	PBRA
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
<b>Four-Bedroom</b>	4	2	0	1039	PBRA
4 BR vacancy rate	0.0%	2*	2	1140	PBRA
<b>TOTALS</b>	<b>0.0%</b>	<b>23</b>	<b>0</b>		

**Complex:**

Hardin/Edwards  
 Edwards Cir. SW & Hardin St. SW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**

1968

**Last Rent Increase**

**Specials**

**Waiting List**

WL=4,135 (all PHA)

**Subsidies**

Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- \*\* W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wstg Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Five bedroom units; \*\*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>	6	1	0	468	PBRA
<b>One-Bedroom</b>	12	1	0	633	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>	2	1	0	796	PBRA
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>20</b>	<b>0</b>		

**Complex:**

Hewlett  
 Hewlett St. SW & Bryant St. SW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**

1971

**Last Rent Increase**

**Specials**

**Waiting List**

WL=4,135 (all PHA)

**Subsidies**

Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	20	1	0	646	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>20</b>	<b>0</b>		

**Complex:**  
 Kathryn  
 Kathryn Ct. NW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**  
 1981

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing Elderly

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- \*\* Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- \* W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wstg Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections; \*\*Trail to park and playground



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	54	1	5	943	749(870)
1 BR vacancy rate	9.3%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	13.5%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	14.3%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>12.5%</b>	<b>192</b>	<b>24</b>		

**Complex:**

Mainstreet at Conyers  
 1501 Renaissance Dr. NE  
 Conyers  
 Tim (2-6-18)  
 844-841-9254

**Map Number:**

**Year Built:**

2000

**Last Rent Increase**

**Specials**

Special=rents shown above

**Waiting List**

WL=0

**Subsidies**

Conventional; Sec 8=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** \*Business center, gazebo sitting area, sundeck and grilling area; \*\*Patio/balcony, storage units and intrusion alarm



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	182	1-2	3	1000-1070	849-925
1.6%					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>1.6%</b>	<b>182</b>	<b>3</b>		

**Complex:**

Meadow Crossing  
 1190 Millcrest Walk NW  
 Conyers  
 Ashley (2-6-18)  
 770-929-1588

**Map Number:**

**Year Built:**

1984  
 2007 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=2

**Subsidies**

Conventional; Sec 8=17

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Picnic area



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	12	1	0	648	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>0.0%</b>	<b>64</b>	<b>0</b>		

**Complex:**  
 Rock Hill  
 Rock Hill Dr. NE  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**  
 1984

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>	11	1	0	468	PBRA
<b>One-Bedroom</b>	39	1	0	633	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>50</b>	<b>0</b>		

**Complex:**

Summer/Nancy  
 Nancy Ct. NW & Summer Cir. NW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Map Number:**

**Year Built:**  
 1971

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing Elderly

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	4	1	0	631	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%	1*	2	1361	PBRA
<b>TOTALS</b>	<b>0.0%</b>	<b>28</b>	<b>0</b>		

**Complex:** Taylor/Griggs/Steele  
**Map Number:** Taylor St., Griggs St. SW & Steele St. SW  
 Conyers  
 Toya (2-8-18)  
 678-373-2069

**Year Built:**  
 1960

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4,135 (all PHA)

**Subsidies**  
 Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- \*\* W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wstg Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Five bedroom unit; \*\*All have washer connections and some have dryer connections



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	8	1	0	593	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
<b>Two-Bedroom</b>	80	1	0	805	PBRA
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
<b>Three-Bedroom</b>	20	1	0	963	PBRA
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>108</b>	<b>0</b>		

**Complex:**

Towne Pointe  
 (fka Lexington Village)  
 1043 Pine Log Rd. NE  
 Conyers  
 Allison (2-6-18)  
 770-483-1517

**Map Number:**

**Year Built:**

1971  
 2003 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=0 (1BR), 8 (2BR), & 2 (3BR)

**Subsidies**

Bond/Sec 8; PBRA=108

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Funded 2001; \*Intrusion alarm



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>	49	1	1	720	783
<b>One-Bedroom</b>	100	1	0	895	857
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>	227	2	13	975-1056	930-992
2 BR vacancy rate	5.7%				
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>3.7%</b>	<b>376</b>	<b>14</b>		

**Complex:**  
 Woodland Trace  
 1669 Iris Dr. SE  
 Conyers  
 Melissa (2-6-18)  
 877-959-4122

**Map Number:**

**Year Built:**  
 1986  
 1988

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=0

**Subsidies**  
 Conventional; Sec 8=not  
 accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Mix of 0BR and 1BR is approximated; Complex uses daily pricing; \*Business center

H.1.3 Schedule of Present Rents, Units, and Vacancies

The present housing situation is examined in this section. The rents, number of units, and vacancies of the apartments listed in the apartment inventory (shown separately later) are summarized in the tables below. Rents, units, and vacancies are tabulated separately for the various bedroom sizes, a necessary step in making bedroom mix recommendations.

The table below shows surveyed apartment complexes in or near the market area. The *pro forma* rents, as given by the developer, are shown in orange in the table below. These rents will be compared to the other apartments in the area, and especially the comparable apartments to determine if they are reasonable. In addition to seeing how the *pro forma* rents compare in terms of absolute rents in the following table, it will be important to consider the amenities and locations of the other apartments.

**Table 47—Schedule of Rents, Number of Units, and Vacancies for Apartment Units**

Efficiency Units			1-Bedroom Units			2-Bedroom Units			3-Bedroom Units											
Rents	Units	Vacancies	Rents	Units	Vacancies	Rents	Units	Vacancies	Rents	Units	Vacancies									
PBRA	6	0	PBRA	36	P	PBRA	22	P	PBRA	8	P									
PBRA	11	0	PBRA	10	0	PBRA	12	0	PBRA	4	0									
685	N/A	0	PBRA	6	0	PBRA	8	0	PBRA	6	0									
783	49	1	PBRA	20	0	PBRA	16	0	PBRA	10	0									
			PBRA	8	0	PBRA	10	0	PBRA	3	0									
			PBRA	4	0	PBRA	2	0	PBRA	20	0									
			PBRA	12	0	PBRA	18	0	PBRA	10	0									
			PBRA	12	0	PBRA	8	0	PBRA	20	0									
			PBRA	39	0	PBRA	80	0	985	N/A	0									
			PBRA	4	0	799	96	13	999	42	6									
			PBRA	8	0	818	96	4	1019	52	0									
			703	32	2	825	N/A	5	1063	N/A	UR									
			720	N/A	UR	883	N/A	UR												
			749	54	5	887	182	3												
			795	N/A	0	961	227	13												
			857	100	0															
<b>4-Bedroom Units</b>																				
									<b>Rents</b>	<b>Units</b>	<b>Vacancies</b>									
									PBRA	3	P									
									PBRA	2	0									
									PBRA	1	0									
									PBRA	2	0									
									PBRA	4	0									
									PBRA	2	0									
									PBRA	14	0									
									PBRA	5	0									
									PBRA	1	0									
<b>Efficiency</b>			<b>1-Bedroom</b>			<b>2-Bedrooms</b>			<b>3-Bedrooms</b>			<b>4-Bedrooms</b>			<b>TOTAL</b>					
Vacant Units			1			7			33			6			0			47		
Total Units			66			309			755			167			31			1328		
Vacancy Rate			1.5%			2.3%			4.4%			3.6%			0.0%			3.5%		

Orange = Subject; Red = Subject present; Blue = Sec. 515; Underline = Elderly/Older Persons; b = basic rent; *italics* = average rent;

UR = under rehabilitation; UC = under construction; RU= in rent up; PL = planned; N/A = information unavailable

Source: John Wall and Associates

A vacancy rate of 5.0% is considered normal. The overall vacancy rate in the market is 3.5%.

## H.2 Additional information on competitive environment

- **Vouchers and certificates available in the market area:**

DCA administers 413 vouchers for Conyers - Rockdale County, and 378 are being used there with 100 households on the waiting list there for vouchers. Conyers HA operates Public Housing in Conyers. There are 290 Public Housing units with 0 vacancies; 4,135 households are on the waiting list, but the waiting list is currently closed.

- **Lease up history of competitive developments:**

This is not applicable.

- **Tenant profiles of existing phase:**

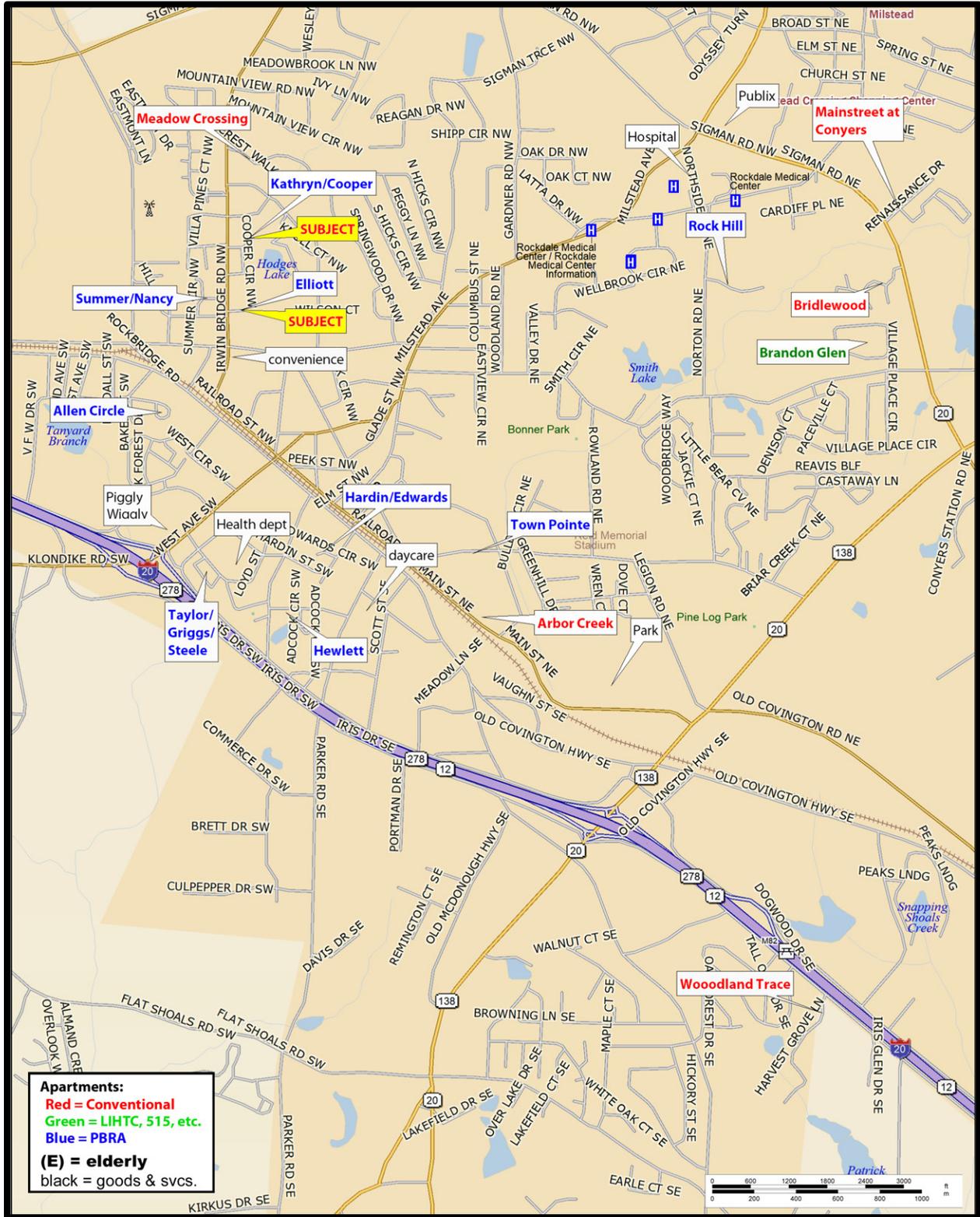
Public Housing tenants

- **Additional information for rural areas lacking sufficient comps:**

This is not applicable.

### H.3 Apartment Locations Map

#### Apartment Locations Map



**H.4 Amenity Analysis**

Development Amenities:

Playground and trail to park

Unit Amenities:

Refrigerator, stove, washer/dryer connections, HVAC, blinds, and cable pre-wired

Utilities Included:

Water, sewer, trash, and gas

The subject’s amenities are inferior compared to modern LIHTC developments and the luxury complexes in Conyers, but they are sufficient for the proposal as evidenced by the fact that the subject is 100% occupied.

**H.5 Selection of Comps**

See H.1.1.

**H.6 Long Term Occupancy**

In light of vacancy and stabilization rates in the local market area, the subject should not have any difficulty maintaining 93% stabilized occupancy or better.

**H.7 New “Supply”**

DCA requires comparable units built since the base year to be deducted from demand. Only comparable units within comparable complexes will be deducted from demand, as indicated by the asterisks.

**Table 48—Apartment Units Built or Proposed Since the Base Year**

Development Name	Year Built	Units With Rental Assistance	30% AMI, No Rental Assistance	50% AMI, No Rental Assistance	60% AMI, No Rental Assistance	Above Moderate Income	TOTAL
------------------	------------	------------------------------	-------------------------------	-------------------------------	-------------------------------	-----------------------	-------

NONE

\* Units that will be deducted from demand; parenthetical numbers indicate partial comparability. I.e., 100(50\*) indicates that there are 100 new units of which only half are comparable.

There are no comparable units to deduct from supply because no new units with rental assistance have been built in Conyers.

## H.8 Average Market Rent and Rent Differential

See the apartment inventory, amenities chart, and community photo sheets previously for in depth comparisons of the subject to each complex surveyed. Total units, mix, rents, occupancy and other relevant details are shown in full on the apartment inventory.

The following table gives the proposed rents in comparison to the rental range for competitive developments within the market area, and an average market rent for each of the proposed unit types. Rent advantage is calculated as follows: (average market rent – proposed rent) / proposed rent.

**Table 49—Market Rent Advantage**

	Bedrooms	Number of Units	Net Rent	Market Rent	Market Advantage
50%	1	8	592	799	35.0%
50%	2	4	679	890	31.1%
50%	3	1	885	1010	14.1%
50%	4	1	1009	1100	9.0%
60%	1	28	592	799	35.0%
60%	2	18	679	890	31.1%
60%	3	7	884	1010	14.3%
60%	4	2	1088	1100	1.1%

The DCA Market Study Manual specifies Rent advantage is calculated as follows: (average market rent – proposed rent) / proposed rent.

Since all of the rents at the subject will be based on income, real market advantage would vary by individual household. The advantages calculated above are based on the contract rents. Since no four-bedroom units with market rents exist in the market, \$100 has been added to the three-bedroom rent to estimate what a four-bedroom unit might rent for if one existed.

**H.9 Information on Other DCA properties**

See the Schedule of Rents Units and Vacancies along with the Apartment Inventory and the Photo Sheets.

**H.10 Rental Trends in the Market Area**

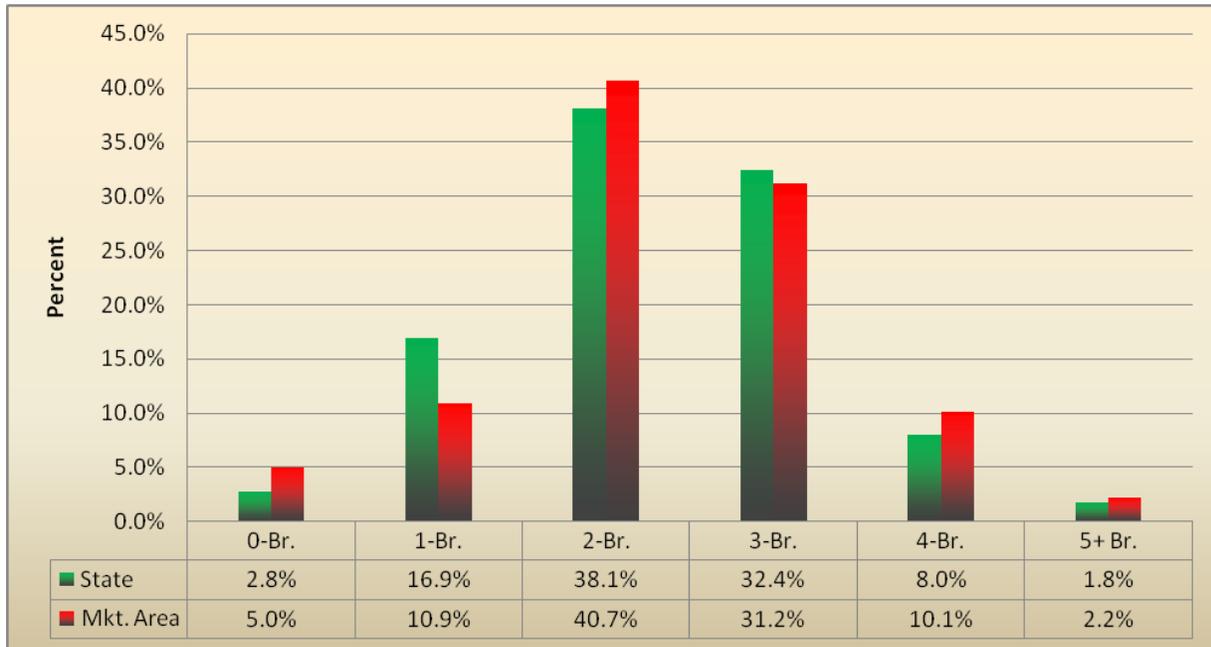
*H.10.1 Tenure*

**Table 50—Tenure by Bedrooms**

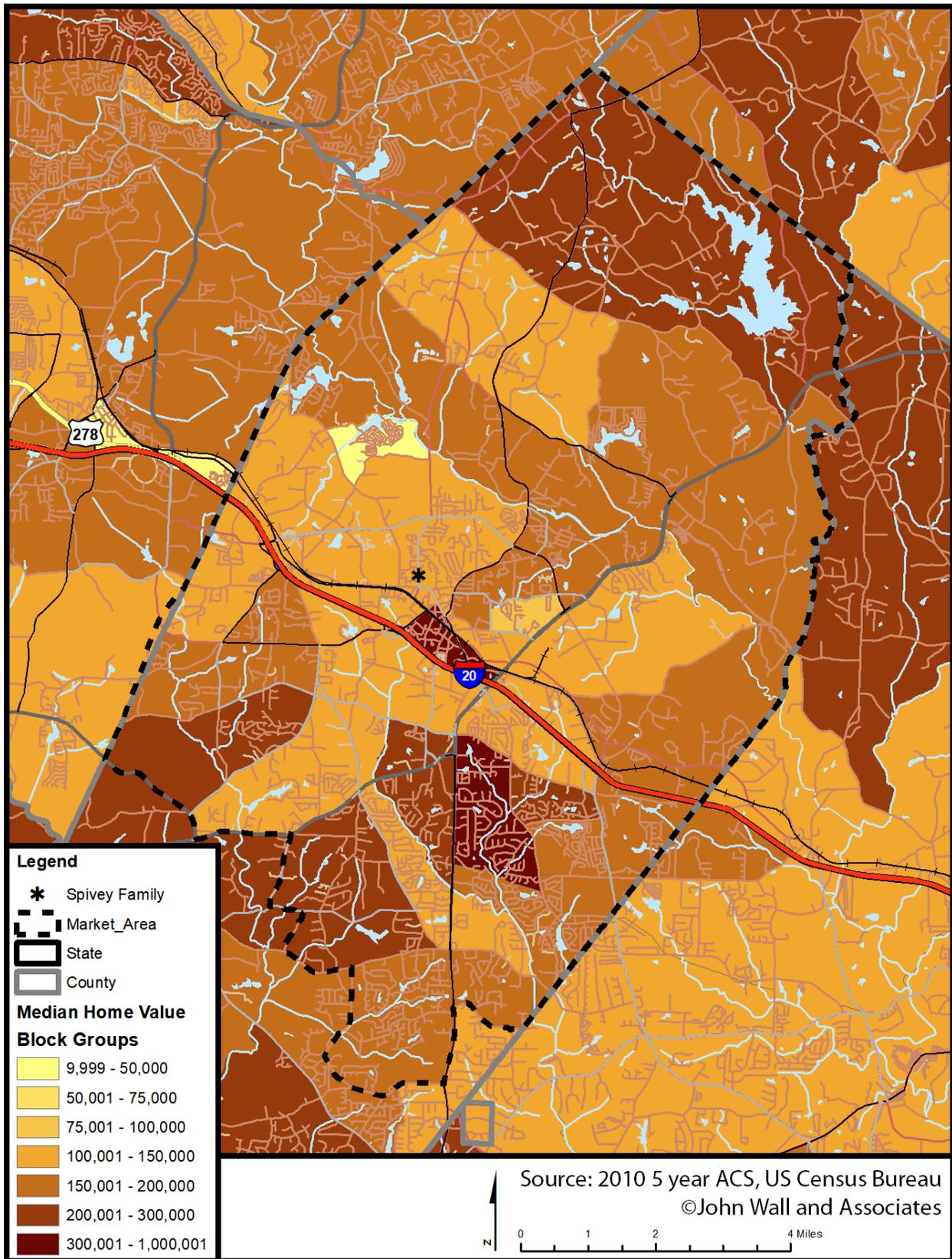
	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	2,263,697		20,405		16,130		1,733	
No bedroom	6,123	0.3%	74	0.4%	54	0.3%	0	0.0%
1 bedroom	26,881	1.2%	65	0.3%	65	0.4%	34	2.0%
2 bedrooms	261,627	11.6%	1,020	5.0%	851	5.3%	288	16.6%
3 bedrooms	1,159,319	51.2%	10,775	52.8%	8,441	52.3%	915	52.8%
4 bedrooms	587,756	26.0%	5,812	28.5%	4,566	28.3%	395	22.8%
5 or more bedrooms	221,991	9.8%	2,659	13.0%	2,153	13.3%	101	5.8%
<b>Renter occupied:</b>	1,310,665		9,218		8,581		3,558	
No bedroom	36,160	2.8%	430	4.7%	430	5.0%	189	5.3%
1 bedroom	221,703	16.9%	932	10.1%	932	10.9%	549	15.4%
2 bedrooms	499,353	38.1%	3,591	39.0%	3,489	40.7%	1,772	49.8%
3 bedrooms	424,848	32.4%	2,987	32.4%	2,680	31.2%	821	23.1%
4 bedrooms	104,845	8.0%	1,002	10.9%	865	10.1%	210	5.9%
5 or more bedrooms	23,756	1.8%	276	3.0%	185	2.2%	17	0.5%

Source: 2015-5yr ACS (Census)

**Tenure by Bedrooms for the State and Market Area**



### Median Home Value Map



**H.11 Impact of Foreclosed, Abandoned, etc. Properties**

There is no evidence of any adverse impact due to foreclosure or abandonment.

**H.12 Primary Housing Voids**

There aren't enough rental assisted units in the market area.

**H.13 Long Term Impact**

The subject will have no long term impact on the occupancy of other assisted properties.

**H.14 Building Permits Issued**

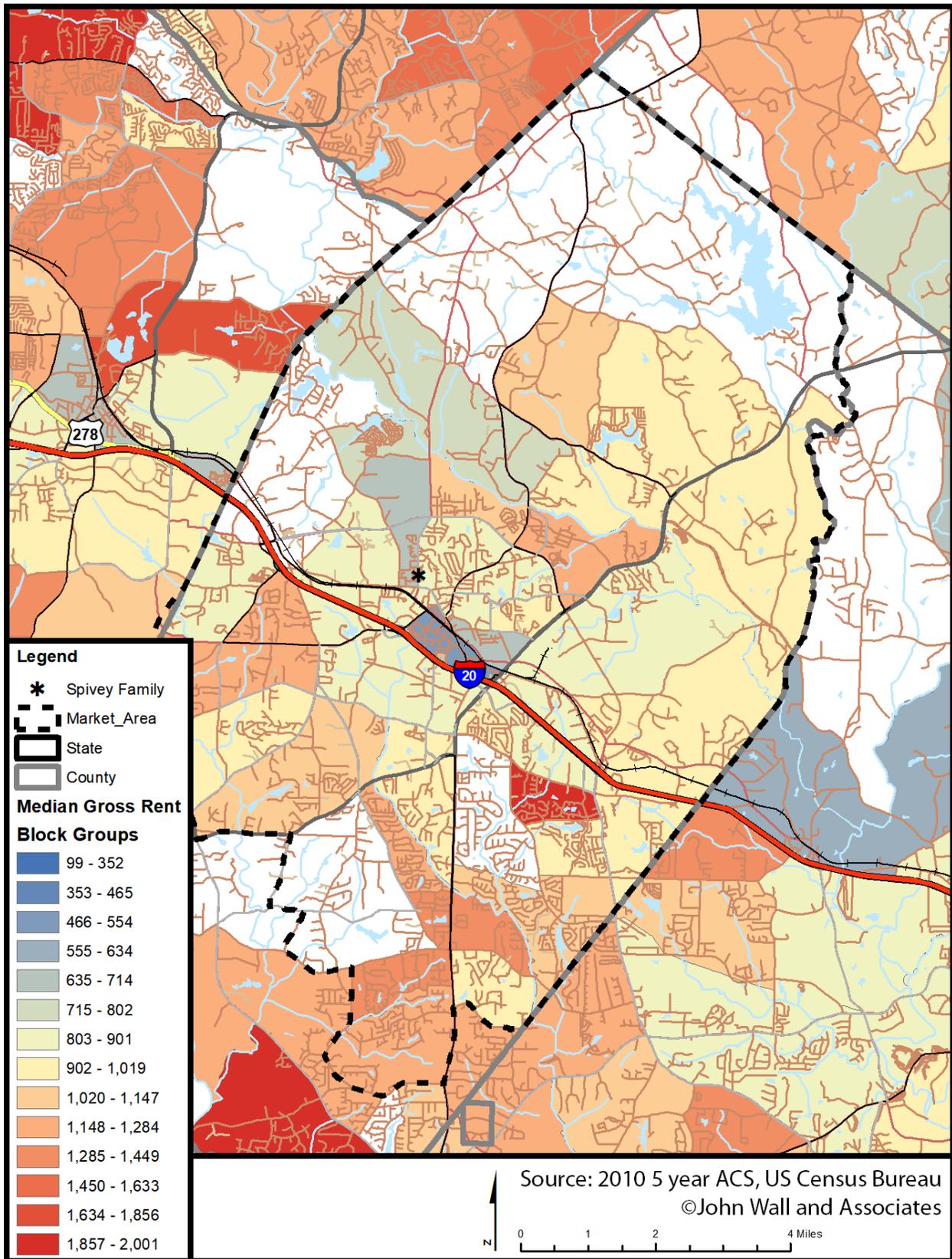
Building permits are an indicator of the economic strength and activity of a community. While permits are never issued for a market area, the multi-family permits issued for the county and town are an indicator of apartments recently added to the supply:

**Table 51—Building Permits Issued**

Year	County			City		
	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family
2000	766	454	312	4	4	0
2001	807	567	240	257	17	240
2002	1033	1023	10	197	187	10
2003	903	883	20	72	72	0
2004	633	633	0	25	25	0
2005	1021	1005	16	210	210	0
2006	1034	1010	24	350	350	0
2007	608	602	6	126	126	0
2008	154	152	2	68	66	2
2009	67	59	8	35	27	8
2010	40	40	0	29	29	0
2011	30	30	0	23	23	0
2012	36	36	0	9	9	0
2013	81	81	0	9	9	0
2014	133	133	0	5	5	0
2015	138	138	0	2	2	0
2016	200	200	0	9	9	0

Source: C-40, U.S. Dept. of Commerce, Bureau of the Census, "Housing Units Authorized by Building Permits"

### Median Gross Rent Map



**I. Absorption & Stabilization Rates**

Given reasonable management the development should be able to stay occupied except for the units being worked on at any given time. The subject should achieve full occupancy within 1 month of the end of the rehabilitation, assuming that only some of the units will be rehabilitated at a time. The absorption rate determination considers such factors as the overall estimate of new household growth, the available supply of competitive units, observed trends in absorption of comparable units, and the availability of subsidies and rent specials. The absorption period is considered to start as soon as the first units are released for occupancy.

## **J. Interviews**

The following interviews were conducted regarding demand for the subject.

### **J.1 Economic Development**

The Georgia Film, Music & Digital Entertainment Office (FMDE) has designated Rockdale County as Camera Ready, a special designation given to participating Georgia communities interested in attracting film and television production. In the last few years several films and television shows have been filmed in Rockdale County. This includes *Fast and Furious 5*, *A Joyful Noise*, *Prisoners*, *American Pie Reunion*, *Ben 10 1 & 2*, *Zombieland*, *The Vampire Diaries*, *The Originals*, and *Teen Wolf*. The most recent filming was for the new FOX series *The Resident*.

According to the 2018 and 2017 Georgia WARN lists, one company in Rockdale County announced layoffs in the last year. Seven jobs were affected at Golden State Foods.

**K. Conclusions and Recommendations**

The subject, as proposed, should be successful. See also Executive Summary.

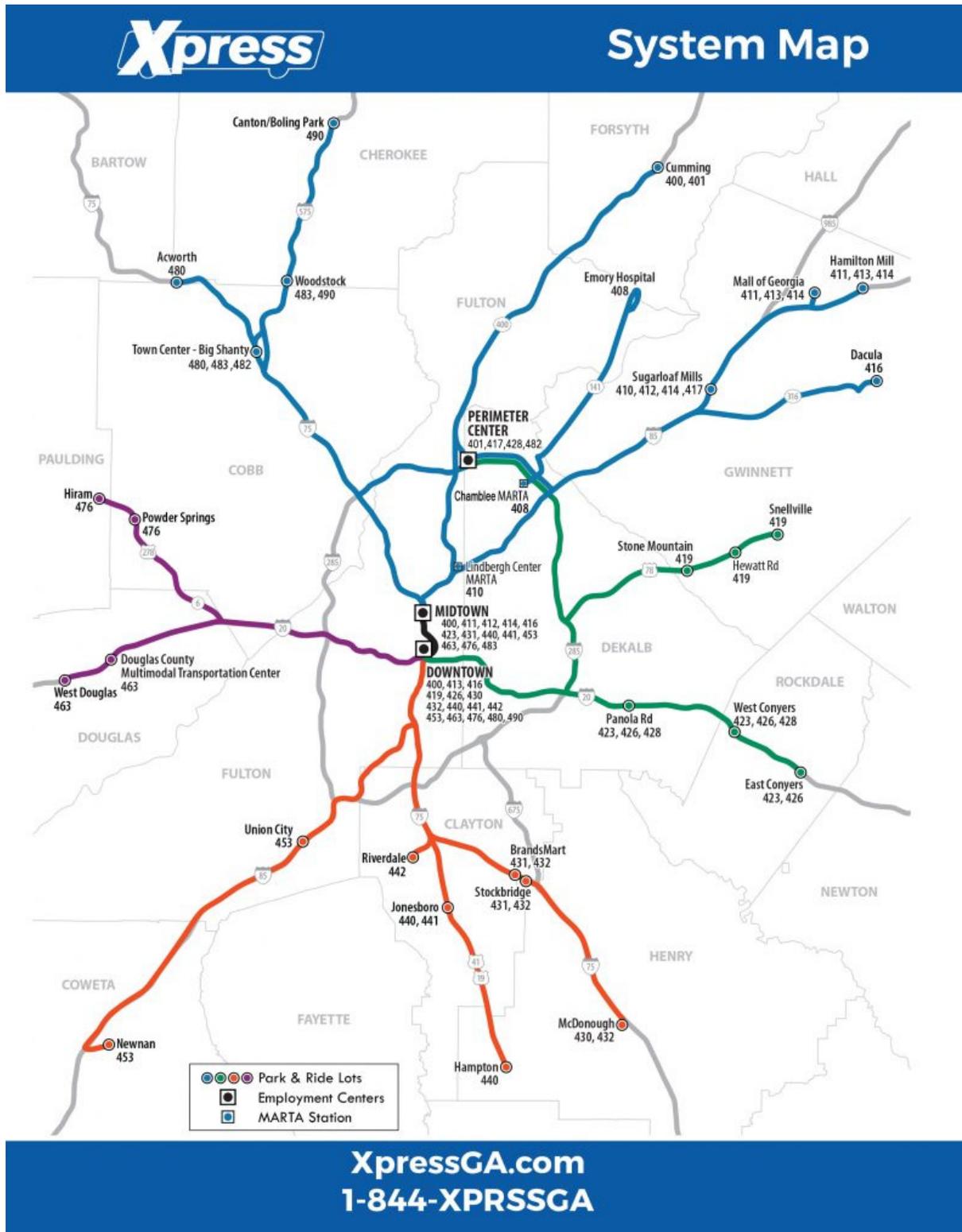
**L. Signed Statement Requirements**

See signed statement in front matter.

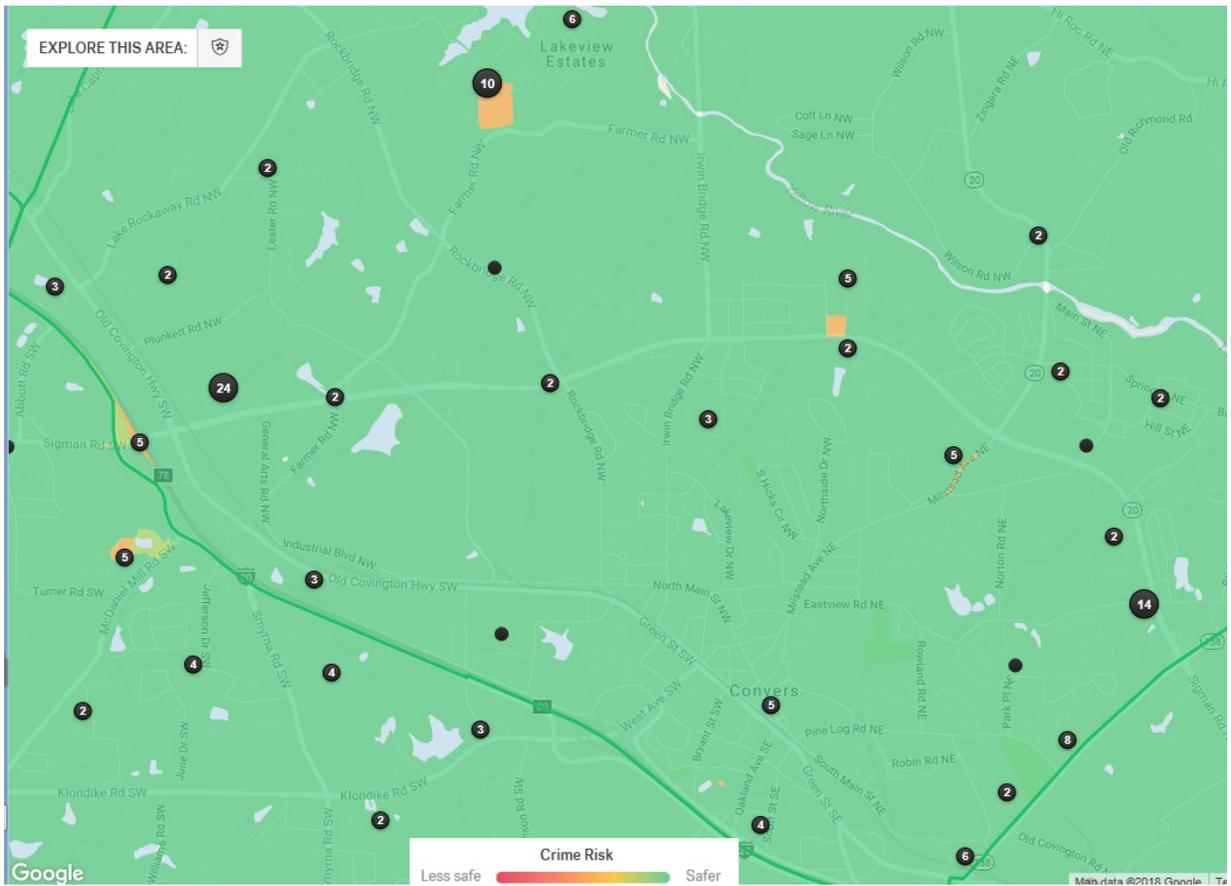
**M. Market Study Representation**

DCA may rely on the representations made in the market study to be true and accurate to the best knowledge of John Wall and Associates. DCA may assign the market study to other lenders who are parties to the DCA loan transaction.

## N. Transportation Appendix



## O. Crime Appendix



Source: [https://www.trulia.com/real\\_estate/30012-Conyers/crime/](https://www.trulia.com/real_estate/30012-Conyers/crime/)

## P. NCHMA Market Study Index/Checklist

Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

### Executive Summary

1. Executive Summary..... 8

### Scope of Work

2. Scope of Work ..... 6

### Project Description

3. Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting..... 20  
 4. Utilities (and utility sources) included in rent..... 21  
 5. Target market/population description..... 20  
 6. Project description including unit features and community amenities ..... 20  
 7. Date of construction/preliminary completion ..... 21  
 8. If rehabilitation, scope of work, existing rents, and existing vacancies ..... 21

### Location

9. Concise description of the site and adjacent parcels ..... 22  
 10. Site photos/maps..... 34  
 11. Map of community services ..... 34  
 12. Site evaluation/neighborhood including visibility, accessibility, and crime ..... 22

### Market Area

13. PMA Description..... 40  
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**Q. Business References**

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Raleigh, North Carolina 37609  
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## R. Résumés

### Bob Rogers

#### Experience

##### Principal and Market Analyst

*John Wall and Associates, Seneca, South Carolina (2017 to Present)*

Responsibilities include: Development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; and CRA compliance.

##### Senior Market Analyst

*John Wall and Associates, Anderson, South Carolina (1992 to 2017)*

Responsibilities included: Development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; CRA compliance; courtroom presentation graphics.

##### Manager

*Institute for Electronic Data Analysis, Knoxville, Tennessee (1990 to 1992)*

Responsibilities included: Marketing, training new employees and users of US Bureau of the Census data products, and custom research.

##### Consultant

*Sea Ray Boats, Inc., Knoxville, Tennessee (1991)*

Project included: Using various statistical techniques to create customer profiles that the senior management team used to create a marketing strategy.

##### Consultant

*Central Transport, High Point, North Carolina (1990)*

Project included: Research and analysis in the area of driver retention and how to improve the company's turnover ratio.

#### Professional Organization

National Council of Housing Market Analysts (NCHMA)

Executive Committee Member (2004-2010)

Standards Committee Co-Chair (2006-2010)

Standards Committee Vice Chair (2004-2006)

Member delegate (2002-Present)

#### Publications

Senior Housing Options, NCHMA White Paper (draft)

Field Work for Market Studies, NCHMA White Paper, 2011

Ten Things Developers Should Know About Market Studies, Affordable Housing Finance Magazine, 2007

Selecting Comparable Properties (Best Practices), NCHMA publication 2006

#### Education

Continuing Education, National Council of Housing Market Analysts (2002 to present)

Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012)

MBA Transportation and Logistics, The University of Tennessee, Knoxville, Tennessee (1991)

BS Business Logistics, Penn State, University Park, Pennsylvania (1989)

## **Joe Burriss**

### **Experience**

#### **Principal and Market Analyst**

*John Wall & Associates, Seneca, South Carolina (2017 to present)*

Responsibilities include: Author of numerous apartment market studies; make, review and evaluate recommendations regarding student housing analysis; collect and analyze multifamily rental housing information (both field and census); conduct site and location analysis. Design marketing plans and strategies; client development.

#### **Marketing Director**

*John Wall & Associates, Anderson, South Carolina (2003 to 2017)*

Responsibilities included: Designing marketing plans and strategies; client development.

#### **Senior Market Analyst and Researcher**

*John Wall & Associates, Anderson, South Carolina (1999 to 2017)*

Responsibilities included: Author of numerous apartment market studies; making, reviewing and evaluating recommendations regarding student housing analysis; collecting and analyzing multifamily rental housing information (both field and census); conducting site and location analysis.

### **Professional Organization**

National Council of Housing Market Analysts (NCHMA)

FHA Lender and Underwriting (MAP) Committee (2012-Present)

Member Delegate (2002-Present)

### **Education**

Continuing Education, National Council of Housing Market Analysts (2002-Present)

Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012)

BS Marketing, Clemson University, Clemson, South Carolina (2002)