

REPORT

**MARKET STUDY**

**May 13, 2019**

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**Chelsea Park Townhomes  
Blackwood Terrace SE  
Calhoun, GA 30701**

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*For*

**Brian Parent  
4110 Southpoint Blvd., Suite 206  
Jacksonville, FL 32216**

**And**

**Georgia Department of Community Affairs  
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**A. EXECUTIVE SUMMARY**

**1. Description**

The project is a new construction development for families that will be built with LIHTC financing.

1. The site is located at Blackwood Terrace SE in Calhoun, GA 30701. It is on the south side of the street approximately 1200 feet east of the intersection with Belwood Road.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Seven one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	2	30%
1	1	1	50%
1	1	4	60%
2	2	1	30%
2	2	1	50%
2	2	29	60%
3	2	1	30%
3	2	29	60%
TOTAL		68	

6. Unit size, number of bedrooms and structure type:

Bedrooms	Baths	# of Units	Sq. Feet
1	1	2	850
1	1	1	850
1	1	4	850
2	2	1	1000
2	2	1	1000
2	2	29	1000
3	2	1	1250
3	2	29	1250
TOTAL		68	
STRUCTURE TYPE: Garden			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	2	30%	850	225	102	327
1	1	1	50%	850	425	102	527
1	1	4	60%	850	525	102	627
2	2	1	30%	1000	265	128	393
2	2	1	50%	1000	500	128	628
2	2	29	60%	1000	625	128	753
3	2	1	30%	1250	293	161	454
3	2	29	60%	1250	699	161	860
TOTAL		68					

**UTILITY RESPONSIBILITY**

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Heat Pump	Elec Heat	Water Heat	Cooking (G/E)
Landlord		X					
Tenant	X		X	X	X	X	electric

8. Existing or proposed project based rental assistance: NONE

9. Proposed Development Amenities:

UNIT AND PROJECT AMENITIES						
Range ( )	X	W/D Hookups ( )	X	Swimming Pool ( )	Lake/Pond ( )	
Refrigerator ( )	X	Patio/Balcony ( )	X	On-site Mgt. ( )	X	On-site Maint. ( )
Dishwasher ( )	X	Ceiling Fan ( )	X	Laundry Facility ( )	X	Elevator ( )
Disposal ( )	X	Fireplace ( )		Club House ( )	X	Security Gate ( )
Microwave Oven ( )	X	Basement ( )		Community Facility ( )	X	Business Center ( )
Carpet ( )		Intercom ( )		Fitness Center ( )		Computer Center ( )
A/C-Wall ( )		Security Syst. ( )		Jacuzzi/Sauna ( )		Car Wash Area ( )
A/C-Central ( )	X	Furnishings ( )		Playground ( )	X	Picnic Area ( )
Window Blinds ( )	X	E-Call Button ( )		Tennis Court ( )		Craft Room ( )
Wash/Dryer ( )		Cable Sat Provided ( )		Sports Court ( )		Library ( )
Wheelchair ramps ( )		Internet Provided ( )		Vaulted Ceilings ( )		Storage ( )
Safety bars ( )		Cable Sat \	X	Internet Wired ( )		View ( )
Pets Allowed ( )	X	Hardwood Flooring ( )		Vinyl Flooring ( )	LVT	Other* ( )
Pet Fee ( )	X	*Detail "Other" Amenities:				
Pet Rent ( )		community garden				

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 7-1-2021

The units will be constructed using LIHTC financing and therefore the tenants will have income restrictions and there will be rent limits.

## **2. Site Description**

The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a vacant land to the south, residential to the north, a school to the west and single family and vacant to the east. The school is in good condition. The residential property is in fair to good condition.

The site will have frontage access on Blackwood Terrace SE. The Gordon County public bus program is a 3 bus/45 seating capacity transportation program funded by the federal, state, and local governments to provide citizens with transportation for medical, employment, nutrition, social/recreational, education, and shopping/personal purposes. Gordon County outsources the operation of this program to North Georgia Community Action, Inc. Two of the three buses are wheelchair lift equipped. The hours of operation are Monday through Friday, 8:00 am to 5:00 pm. Please call at least 24 hours in advance to schedule a trip. Fares are:

- Persons Without Disabilities
- \$1.50 up to 5 miles per one-way trip
- \$0.30 per additional mile over 5 per one-way trip.
- Persons with Disabilities Requiring an Accessible Bus
- \$3.85 under 10 miles per one-way trip
- \$0.42 per additional mile per one-way trip

From the location on Blackwood Terrace SE, access to the north-south I-75 is approximately one fourth mile away

The site will make a good location for affordable rental housing.

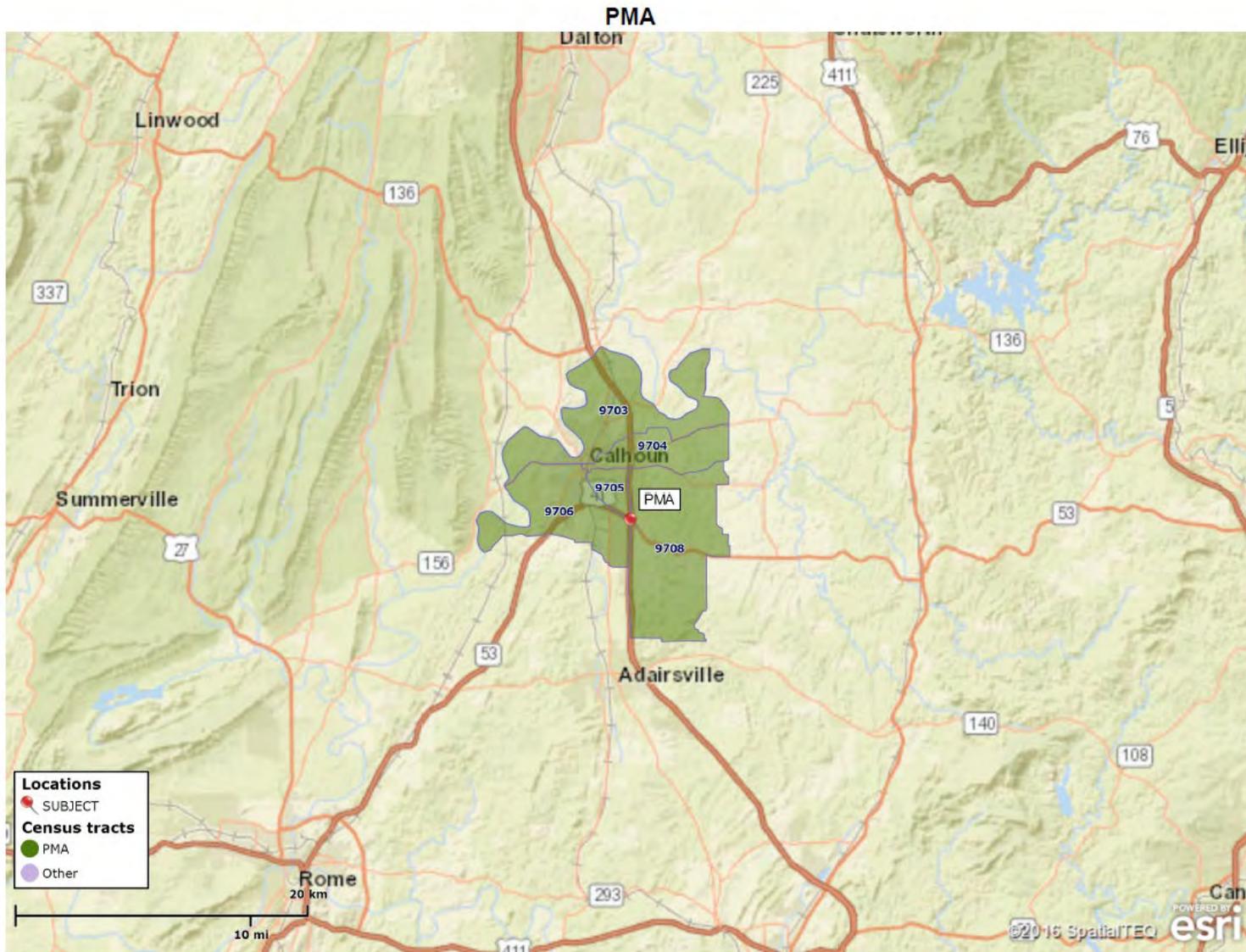
### 3. Market Area Definition

The Primary Market Area (PMA) is the geographic area from which the property is expected to draw 85% of its residents. We determined the PMA for the project to be an area encompassed by the following Census Tracts in Gordon County:

9703  
9704  
9705  
9706  
9708

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The census tracts selected are the city limits of Calhoun and nearby surrounding areas. This area is geographically small for a rural area. The site is centrally located in the PMA and the applicants will not have long drives to get to the site. Approximately 85 percent of the PMA is within a ten-minute drive of the subject and the longest drive is approximately 12 minutes to the western edge of the PMA

Primary Market Area Map



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#### **4. Community Demographic Data**

Households and population are both increasing as shown in the charts in the body of the report. Rental rates are increasing slowly, and household incomes are increasing in the area. There should be no impact to the project of foreclosed, abandoned and vacant single family and multi-family homes and commercial properties in the PMA.

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

The County unemployment rate has dropped to 3.5% in March 2019, down from 3.8% in 2018. The annualized total employment decreased by 2.7% in 2016, increased 6.5% in 2017 and increased by 5.9% in 2018. The annualized unemployment rate decreased 0.3% in 2016, 1% in 2017 and 0.8% in 2018. Total employment in March 2019 has increased by 202 over annualized 2018.

The area has a concentration of employment in the manufacturing sector (39%), particularly the carpet manufacturing sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas. Such a concentration does make the area susceptible to changes in the economy as these firms ship nationwide.

A review of the commuting patterns shows that 55.7% of those working in Gordon County do not live in Gordon County. This may be due to a lack of decent affordable housing.

The increases in the numbers of employed will cause upward pressure on rents and occupancy levels as people are able to improve their housing situations. New households will be formed as a result of the increased employment. The employment conditions and trends are supportive of the need for more affordable housing.

#### **6. Project Specific Affordability and Demand Analysis:**

In the body of the report we provide detailed calculations of demand by unit size and income level. The affordability analysis shows the proposed project to be in compliance with LIHTC and DCA requirements for affordability. The capture rate analysis chart summarizes the demand.

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
30% AMI	11211										
	14550	1BR	2	163		163	1.23%	<6 months	\$ 587	525-750	\$225
	13474										
	16350	2BR	1	138		138	0.72%	<6 months	\$ 790	430-1200	\$265
	15566										
	19620	3BR	1	240		240	0.42%	<6 months	\$ 795	625-911	\$293
50% AMI	18069										
	24250	1BR	1	299	7	292	0.34%	<6 months	\$ 587	525-750	\$425
	21,531										
	27,250	2BR	1	351	3	348	0.29%	<6 months	\$ 790	430-1200	\$500
60% AMI	21,497										
	29,100	1BR	4	373	0	373	1.07%	<6 months	\$ 587	525-750	\$525
	25,817										
	32,700	2BR	29	339	25	314	9.23%	<6 months	\$ 790	430-1200	\$625
	29,486										
	39,240	3BR	29	605	26	579	5.01%	<6 months	\$ 795	625-911	\$699
TOTAL		30% AMI	4	506	0	506	0.79%	<6 months			
FOR		50% AMI	2	446	13	433	0.46%	<6 months			
		60% AMI	62	794	51	743	8.34%				
PROJECT		TOTAL	68	1,289	64	1,225	5.55%	<6 months			

Based upon all of the data and field work, it is our opinion that the capture rates are achievable.

### 7. Competitive Rental Analysis

We surveyed 29 complexes with a total of 1,277 units. This included 9 reported LIHTC projects with a total of 520 units and 20 market rate and other subsidized developments with a total of 757 units. The LIHTC complexes had occupancy of 100%, while the market rate units had occupancy of 98.81%. The overall occupancy rate is 99.45%. There were two complexes that reported elderly occupancy. We surveyed them to give a complete picture of available housing but did not consider these as comparable units. The amenities in the majority of the units surveyed are similar and vastly inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. The average market rent (adjusted for utilities) for one-bedroom units is \$587, for two-bedroom units is \$790 and for three-bedroom units is \$795. In the complexes surveyed there were few unsubsidized three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$587 for one-bedroom units, \$790 for two-bedroom units and \$795 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--30% AMI	340	\$102	238	\$225	587	160.9%
1 Bedroom--50% AMI	568	\$102	466	\$425	587	38.1%
1 Bedroom--60% AMI	681	\$102	579	\$525	587	11.8%
2 Bedroom--30% AMI	408	\$128	280	\$265	790	198.1%
2 Bedroom--50% AMI	681	\$128	553	\$500	790	58.0%
2 Bedroom--60% AMI	817	\$128	689	\$625	790	26.4%
3 Bedroom--30% AMI	472	\$161	311	\$293	795	171.3%
3 Bedroom--60% AMI	945	\$161	784	\$699	795	13.7%

The proposed project should not have any adverse impact on other affordable housing in the area, including DCA projects. All of the properties surveyed had sustaining occupancy and most had waiting lists.

In the last five years, rental rates and occupancy levels have been increasing. The recession of 2009 caused rents and occupancy to be lower and they have been improving since. Rental trends in the area include slowly rising rents and level occupancy in the 95-100% range. We project rents to increase 2% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area.

A frequently reported demand driver is employment at the area manufacturers. When the economy struggled in 2009-2013, the occupancy of some of the complexes was lower than the current levels.

There are two housing voids in Calhoun. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. The nicer affordable housing market is not being served well. Prior to Stone Ridge, there has not been a new LIHTC development since 2012. Stone Ridge, a 64-unit LIHTC development completed construction in November 2018 and is 100% occupied now. It will serve the same market as the subject. These units have been subtracted from the demand calculations. This project will help fill the void for decent affordable housing. It will not address other voids in the market.

**8. Absorption/Stabilization Estimate**

We project the following absorption (i.e. leasing) of the new units:

<b>Date</b>	<b>Total # Leased</b>	<b>%</b>
Construction Completion	20	29%
30 Days Post Completion	28	41%
60 Days Post Completion	36	53%
90 Days Post Completion	44	65%
120 Days Post Completion	52	76%
150 Days Post Completion	60	88%
180 Days Post Completion	68	100%

The absorption rate is estimated to be 8 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 20 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

**9. Overall Conclusion**

We recommend that the proposed project be awarded an allocation of Low Income Housing Tax Credits based upon our review and analysis of current market conditions, economics, demographics, current occupancy of existing complexes and supply and demand estimates. The proposed design and amenities will enhance the relative marketability.

The site has no adverse conditions and is marketable. There are few units that are comparable in the area, so the complex will be able to operate as one of the nicest rental complexes available. The standard calculated capture rate for each type of unit is within DCA guidelines for feasibility.

We project the units will be absorbed fully within 180 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

The high occupancy rates, long waiting lists, low capture rates and interviews with local persons knowledgeable about the housing needs of the area were the major factors that led to these conclusions.

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

Summary Table:										
Development Name:		Chelsea Park Townhomes						Total # Units:		68
Location:		Blackwood Terrace SE, Calhoun, GA						# LIHTC Units:		68
PMA Boundary:		Census Tract Boundary lines as shown on PMA map								
Northwest Boundary Line				Farthest Boundary Distance to Subject:				7		miles
RENTAL HOUSING STOCK (found on page __)										
Type	# Properties	Total Units	Vacant Units	Average Occupancy						
All Rental Housing	29	1277	7	99.45		%				
Market-Rate Housing	10	420	5	98.81		%				
<i>Assisted/Subsidized Housing not to include LIHTC</i>	9	337	2	99.41		%				
<b>LIHTC</b>	9	520	0	100		%				
Stabilized Comps	9	520	0	100		%				
Properties in Construction & Lease Up	0					%				
Subject Development					Average Market Rent			Highest Unadjusted Comp Rent		
# Units	# Beds	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Advan-tage	Per Unit	Per SF	
SEE	BELOW			\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
CAPTURE RATES (found on page __)										
Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall				
Capture Rate	0.79%	0.46%	8.34%			5.55%				

SUBJECT DEVELOPMENT					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size (SF)	Proposed Tenant Rent	Per unit	Per SF	Advantage	Per Unit	Per SF
2	1	1	850	225	\$ 587	\$ 1.03	161%	\$ 750	\$ 1.43
1	1	1	850	425	\$ 587	\$ 1.03	38%	\$ 750	\$ 1.43
4	1	1	850	525	\$ 587	\$ 1.03	12%	\$ 750	\$ 1.43
1	2	2	1000	265	\$ 790	\$ 0.81	198%	\$ 1,200	\$ 1.71
1	2	2	1000	500	\$ 790	\$ 0.81	58%	\$ 1,200	\$ 1.71
29	2	2	1000	625	\$ 790	\$ 0.81	26%	\$ 1,200	\$ 1.71
1	3	2	1250	293	\$ 795	\$ 0.62	171%	\$ 911	\$ 0.91
29	3	2	1250	699	\$ 795	\$ 0.62	14%	\$ 911	\$ 0.91

**B. PROJECT DESCRIPTION**

1. The site is located at Blackwood Terrace SE in Calhoun, GA 30701. It is on the south side of the street approximately 1200 feet east of the intersection with Belwood Road.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Seven one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
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TOTAL		68	

6. Unit size, number of bedrooms and structure type:

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1	1	4	850
2	2	1	1000
2	2	1	1000
2	2	29	1000
3	2	1	1250
3	2	29	1250
TOTAL		68	
STRUCTURE TYPE: Garden			

7. Rents and Utility allowances

**UNIT CONFIGURATION**

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	2	30%	850	225	102	327
1	1	1	50%	850	425	102	527
1	1	4	60%	850	525	102	627
2	2	1	30%	1000	265	128	393
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3	2	1	30%	1250	293	161	454
3	2	29	60%	1250	699	161	860
TOTAL		68					

**UTILITY RESPONSIBILITY**

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Heat Pump	elec Heat	Water Heat	Cooking (G/E)
Landlord		X					
Tenant	X		X	X	X	X	electric

8. Existing or proposed project based rental assistance: NONE

9. Proposed Development Amenities:

**Unit and Project Amenities**

UNIT AND PROJECT AMENITIES				
Range ( )	X	W/D Hookups ( )	X	Swimming Pool ( )
Refrigerator ( )	X	Patio/Balcony ( )	X	On-site Mgt. ( )
Dishwasher ( )	X	Ceiling Fan ( )	X	Laundry Facility ( X )
Disposal ( )	X	Fireplace ( )		Club House ( )
Microwave Oven ( )	X	Basement ( )		Community Facility ( )
Carpet ( )		Intercom ( )		Fitness Center ( )
A/C-Wall ( )		Security Syst. ( )		Jacuzzi/Sauna ( )
A/C-Central ( )	X	Furnishings ( )		Playground ( )
Window Blinds ( )	X	E-Call Button ( )		Tennis Court ( )
Wash/Dryer ( )		Cable Sat Provided ( )		Sports Court ( )
Wheelchair ramps ( )		Internet Provided ( )		Vaulted Ceilings ( )
Safety bars ( )		Cable Sat \	X	Internet Wired ( )
Pets Allowed ( )	X	Hardwood Flooring ( )		Vinyl Flooring ( )
Pet Fee ( )	X	*Detail "Other" Amenities:		
Pet Rent ( )		community garden		

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 7-1-2021

### **C. Site Evaluation**

1. The site visit including comparable market area developments was made on May 9, 2019 by Debbie Amox.
2. The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a vacant land to the south, residential to the north, a school to the west and single family and vacant to the east. The school is in good condition. The residential property is in fair to good condition.
3. The site will have frontage access on Blackwood Terrace SE. The Gordon County public bus program is a 3 bus/45 seating capacity transportation program funded by the federal, state, and local governments to provide citizens with transportation for medical, employment, nutrition, social/recreational, education, and shopping/personal purposes. Gordon County outsources the operation of this program to North Georgia Community Action, Inc. Two of the three buses are wheelchair lift equipped. The hours of operation are Monday through Friday, 8:00 am to 5:00 pm. Please call at least 24 hours in advance to schedule a trip. Fares are:
  - Persons Without Disabilities
  - \$1.50 up to 5 miles per one-way trip
  - \$0.30 per additional mile over 5 per one-way trip.
  - Persons with Disabilities Requiring an Accessible Bus
  - \$3.85 under 10 miles per one-way trip
  - \$0.42 per additional mile per one-way trip

From the location on Blackwood Terrace SE, access to the north-south I-75 is approximately one fourth mile away. See chart and map below for services.

4. Site and Neighborhood Photos



**View of site NW Corner to East**



**View across north to south**



**View across NE corner to west**



**View across west line north to south**



**View of neighborhood to east**



**Neighborhood View NE Corner**



**Neighborhood view west**



**Neighborhood view north**



**Blackwood Terrace SE east to west**



**Blackwood Terrace SE west to east**

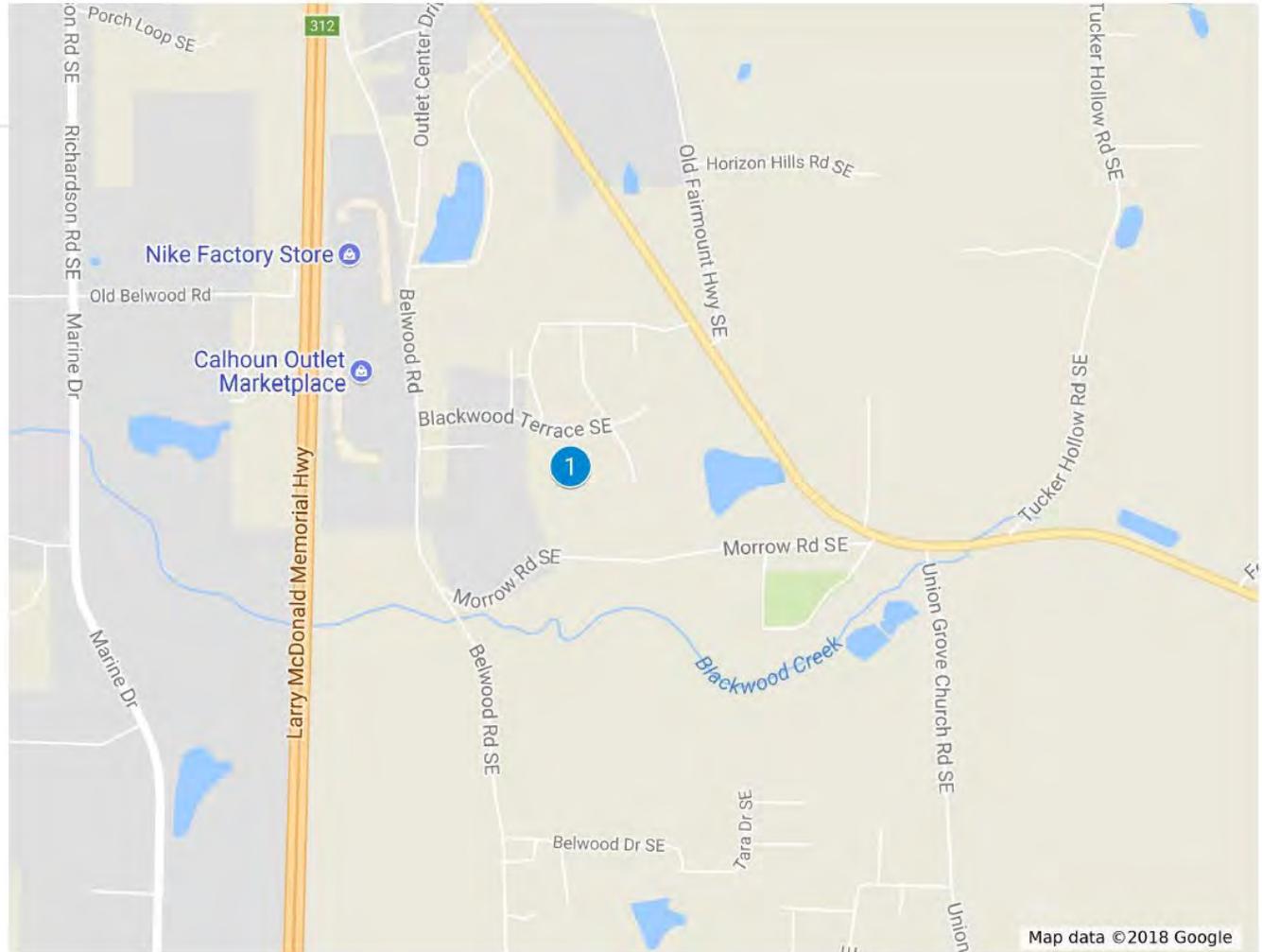
5. Maps and services.

Location Map

# Chelsea Park Townhomes

Site Location

1 SITE

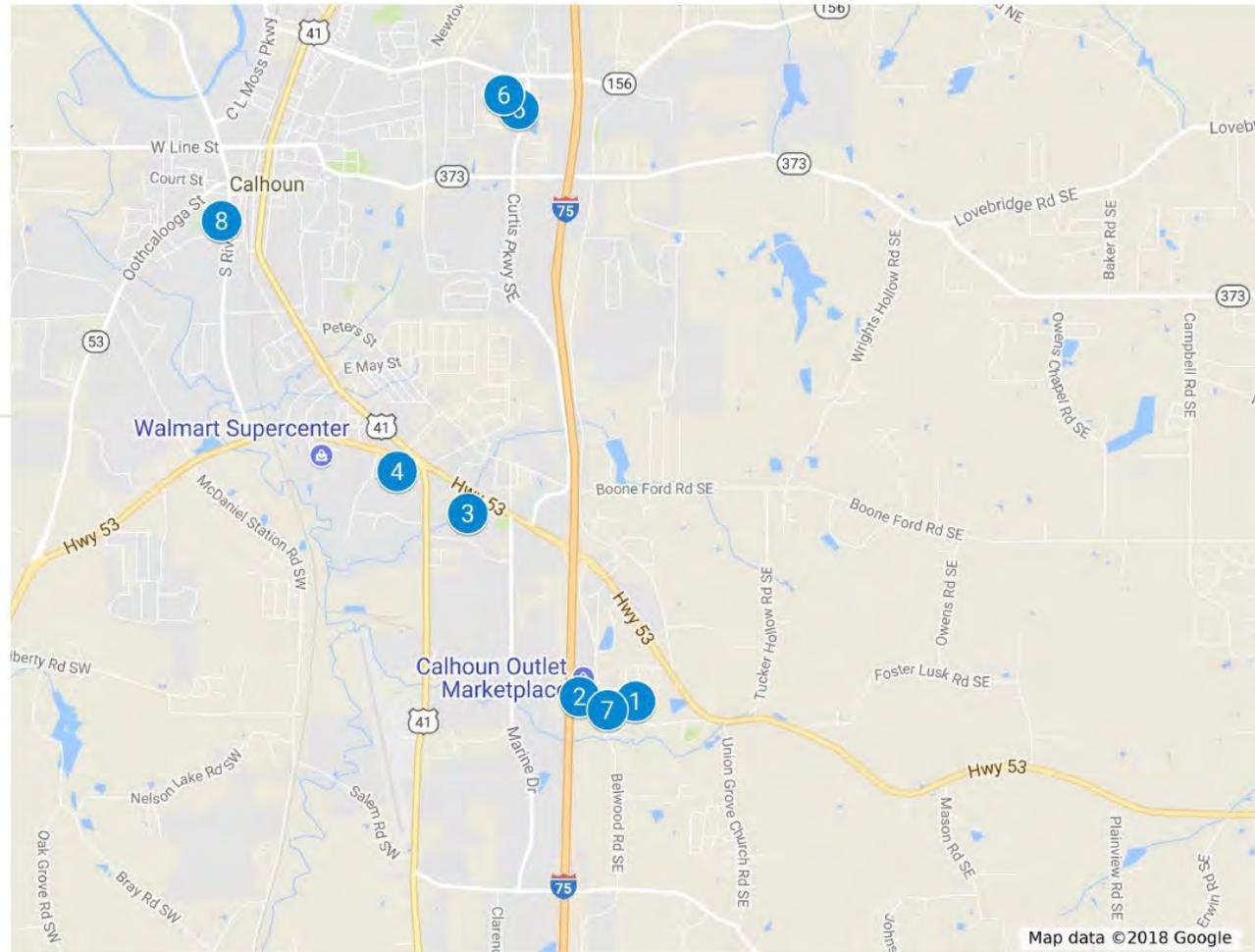


Services Map

# Chelsea Park Townhomes

Site Location

- 1 SITE
- 2 VF Outlet
- 3 Ingles Market
- 4 Kroger Pharmacy
- 5 Owasa Family Medicine
- 6 Gordon Hospital
- 7 Belwood Elementary School
- 8 Calhoun High School



Service	Name/Address	Distance
<b>Full Service Grocery Store</b>	Ingles Market 466 GA-53 Calhoun, GA	1.4
<b>Pharmacy/Drug Store</b>	Kroger Pharmacy 136 W. Belmont Dr. Calhoun, GA	1.9
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Gordon Hospital 1035 Red Bud Rd NE Calhoun, GA	3.7
<b>Shopping Center</b>	Outlet Shopping Center 455 Belwood Road SE Calhoun, GA	0.3
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Owasa Family Medicine 109 Hospital Dr Calhoun, GA	3.5
<b>Public School</b>	Belwood Elementary 590 Belwood Rd SE Calhoun, GA	0.1

All of the above services and amenities are also employment opportunities.

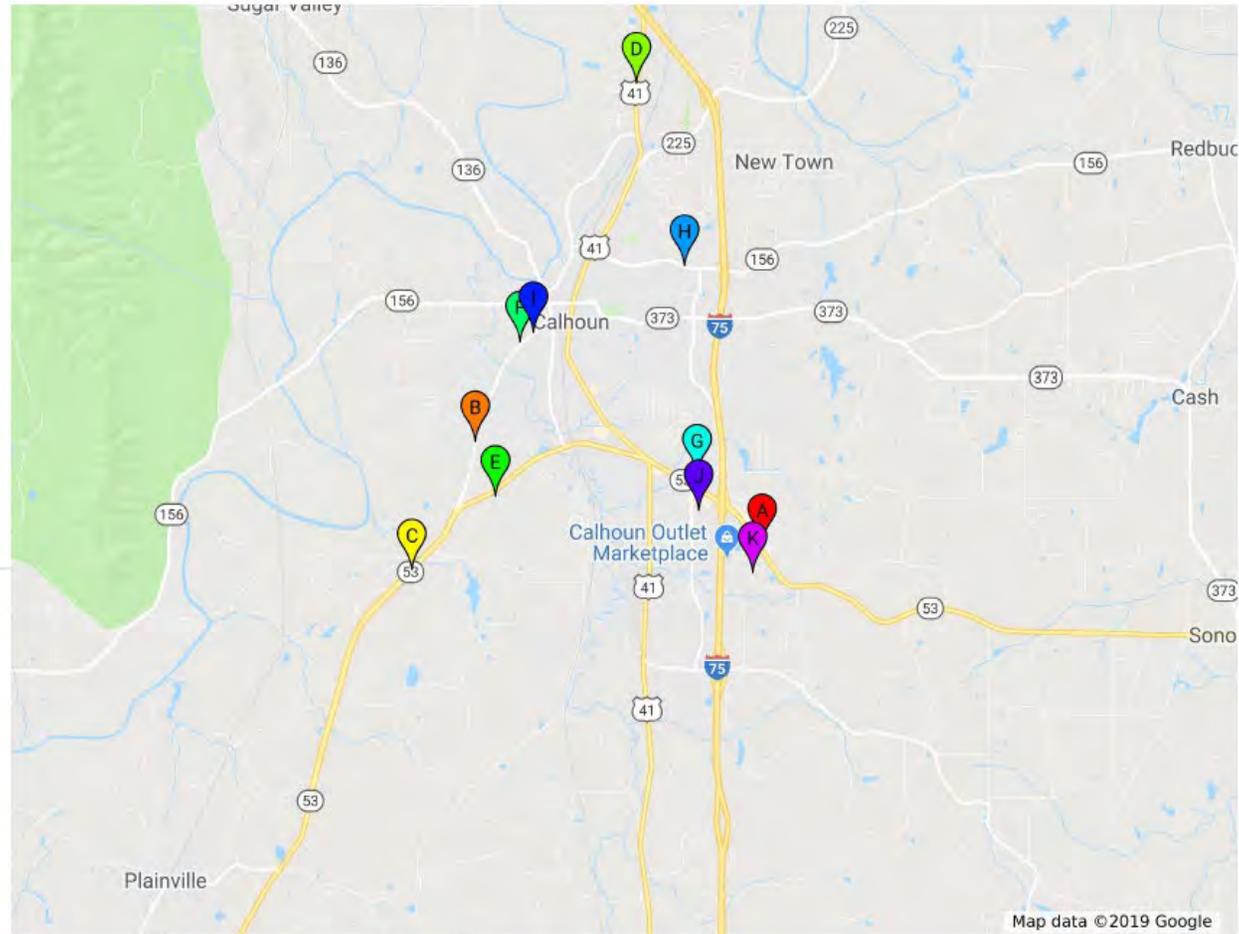
6. The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a vacant land to the south, residential to the north, a school to the west and single family and vacant to the east. The school is in good condition. The residential property is in fair to good condition. The development is consistent with the mixed uses of the land within one mile of the site.
7. Local perception is that crime is not an adverse factor for this project. According to information from neighborhoodscout.com, the area is one of the safest in Calhoun. The crime index is 68.
8. See map below that shows existing low income housing.

Low Income Housing Map

# Calhoun Area Low Income Housing

Low Income Housing

-  Stoneridge Apts
-  Forest Heights I-II RD/LIHTC
-  Forest Hills RD
-  Pine Ridge I-II RD
-  Spring Valley RD
-  Cherokee Mill LIHTC
-  Calhoun Gardens LIHTC/HUD
-  Carriage Apt HUD
-  Calhoun Housing Authority
-  Eastridge
-  SUBJECT



9. There are no known road or infrastructure improvements planned or under construction in the area of the site.
10. Ingress and egress and access to the site is excellent via the hard-surfaced street that it faces. Pedestrian access is from the unpaved road right of way. Visibility from the access street will be excellent.
11. There are no obvious environmental or other visible concerns. The site is well located for an affordable housing development for families. Proximity to services is good and visibility is excellent. The site should attract those seeking this type of housing.

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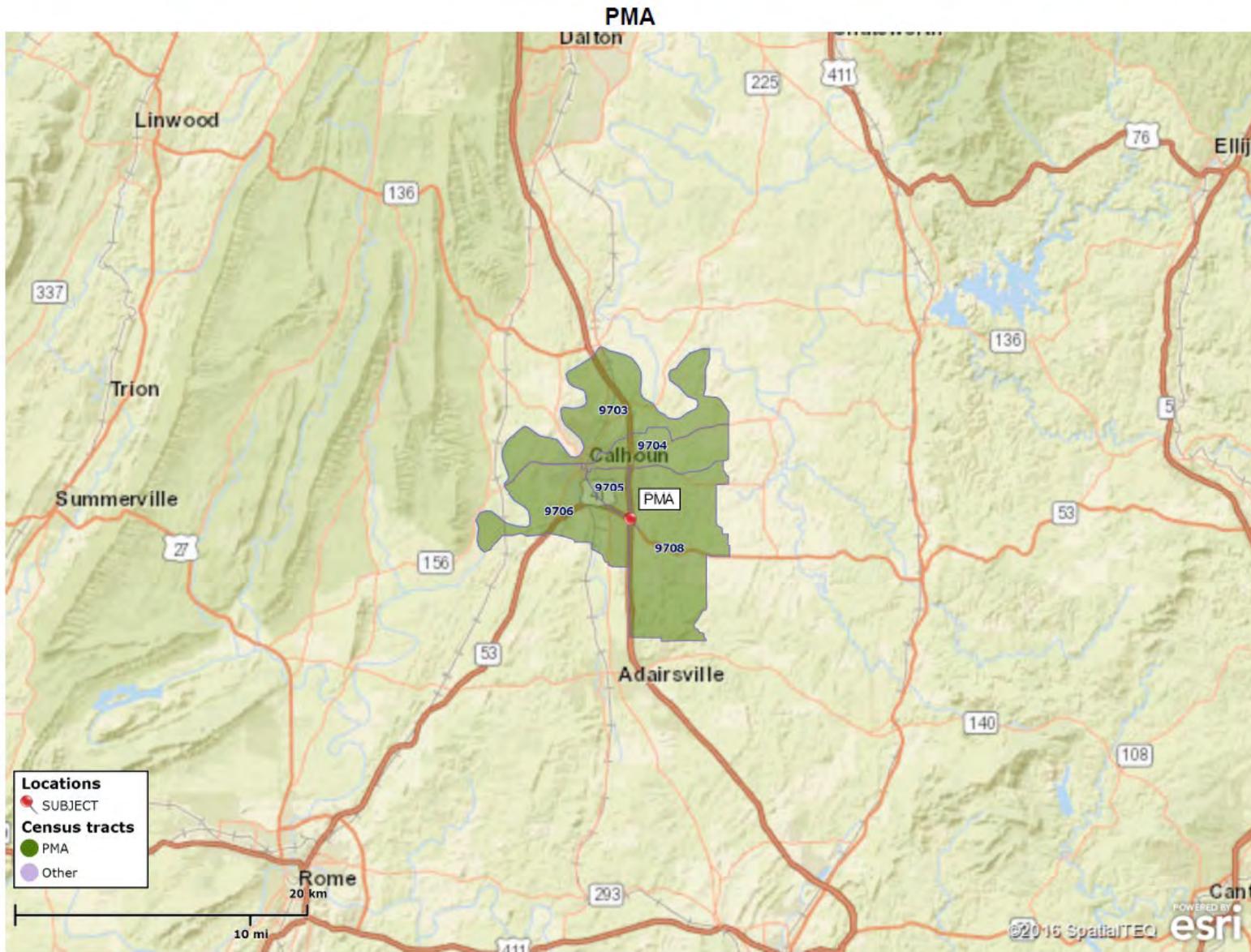
**D. MARKET AREA**

The Primary Market Area (PMA) is the geographic area from which the property is expected to draw 85% of its residents. We determined the PMA for the project to be an area encompassed by the following Census Tracts in Gordon County:

9703  
9704  
9705  
9706  
9708

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The census tracts selected are the city limits of Calhoun and nearby surrounding areas. This area is geographically small for a rural area. The site is centrally located in the PMA and the applicants will not have long drives to get to the site. Approximately 85 percent of the PMA is within a ten-minute drive of the subject and the longest drive is approximately 12 minutes to the western edge of the PMA.

Primary Market Area Map



**E. COMMUNITY DEMOGRAPHIC DATA**

Gibson Consulting, LLC, Phone Number (318) 524-0177 was retained by the developer to provide a market analysis that could be used to ascertain whether the project as proposed would have a likelihood of success.

In performing a market analysis, the analyst must perform a field study, the market must be defined, suitable data must be obtained from Census and other sources, interviews must be conducted, competing properties must be surveyed, and any special requirements of lenders or allocating agencies must be addressed. The report should be taken as a whole, which forms the basis of the opinion expressed by the analyst.

As an appendix we have attached a market study terminology section for the reader's use.

## METHOD OF ANALYSIS

The purpose of a market analysis is to objectively and professionally analyze the potential success of a remodeled and refreshed or newly constructed housing development. Typically an affordable housing development must maintain approximately 85-90% occupancy in order to be successful. Income and rent restrictions placed upon the project by utilization of the LIHTC program make necessary a specific analysis of the affordable housing market, not simply a study of the general housing market. The general rental housing market in a market area may reveal that the existing rental units have low occupancy or high occupancy. Vacancy rates alone are not sufficient for analyzing the need for affordable housing. For example, vacancies may be high in a market area, but there may be an overwhelming need for additional affordable units. If the units with vacancies are not affordable to LIHTC qualified applicants, those units are not serving the target market. Therefore, introduction of additional affordable housing units may be advisable without affecting the vacancies at the existing units. Conversely, low vacancy rates themselves are not necessarily indicative of the need for additional affordable housing. The nature of the rental rates, occupancy demographics and other factors such as services and amenities are also contributing factors to the overall need for affordable housing. The mere existence of a property does not make it comparable or a factor in the analysis of the market. The characteristics of the property are the determinant of whether the review of it is relevant to the report.

The source of residents and the need for additional housing units may come from:

### 1. New Households

By definition, households need housing to be a household. Household creation in a market area will create a need for housing units. The trend in South Carolina (as well as most other states) since 1970 has been that the household contains fewer persons. In other words, household size is decreasing. Because of this fact, even if a market area experiences negative population growth the number of households may increase due to the shrinking number of persons per household. The projected household growth, rather than simple population change is the factor that affects demand for housing.

### 2. Inadequate Supply of Existing Affordable Housing

A shortage of housing that is in the affordable range for LIHTC eligible renters may mean that these persons are living in households with other family members. The simple fact of unavailability of sufficient affordable housing means that an increase in supply of affordable housing will be utilized by those that are not currently able to acquire housing in the existing overpriced market. Lower income families generally pay a higher percentage of income for shelter when there is a shortage of affordable housing. They may be forced to accept rent overburden because of this factor. A comparison of the income characteristics of the market area universe with the rental rates of the market can signal pent-up demand for affordable housing.

### 3. Substandard and Overcrowded Housing Units

Persons living in overcrowded units or substandard housing are an excellent source of demand for new affordable housing. A unit may be substandard because of lack of adequate plumbing facilities, or other factors. An overcrowded unit is generally considered to be a unit that contains more than 1 person per room. Besides the traditional definitions of substandard, demand for affordable housing can come from those who simply wish to upgrade their housing conditions. For example, a family receiving housing assistance from a

Section 8 voucher may be living in a unit that is less desirable and convenient than the new or remodeled units. They might choose to move to the more desirable unit.

#### **4. Special Needs**

Large families, single parent households, elderly, disabled, homeless or handicapped persons are examples of special needs populations which may be a source of demand for new units. The units that address the special need may be more desirable than the housing they use now.

#### **5. Population Growth**

General population growth will cause a need for additional housing through creation of household growth (see 1 above).

#### **6. Favorable Comparability of New or Renovated Units**

In the first several years of a new or renovated project, there will be a source of demand that comes from households which would prefer the newer, more modern housing to the older, less modern place they live now. In every market there is a demand from this group. The market analyst uses the above sources to calculate a demand for new units in the market area for the proposed first year of operation. The demand calculated is only demand from income eligible persons. The units in the pipeline as determined from building permit information reduce the total demand. The penetration of this calculated demand that is necessary for the new and remodeled units to be successful is determined and used in the final recommendation.

#### **7. Primary Market Area and Secondary Market Area**

The market is further analyzed by the analysis of the Primary Market Area (PMA) (Submarket or Neighborhood) and the Secondary Market Area (SMA) (City, MSA or County). The major reasons for moving into the subject project are for affordability of the units, safer community environment and to be closer to new jobs. Demographic information and demand calculations from the PMA form the basis of the recommendations in the report. The comparable project data are mainly from the PMA since the majority of the renters in the proposed project should come from the PMA.

This section of the market study considers housing statistics with the subject's market area. The market area is defined as the area in which similar properties compete with the subject property for tenants or homeowners. The geographic boundaries are determined by physical factors such as highways, water bodies as well as socioeconomic factors such as traditional neighborhood composition recognized by local residents, average home prices, and established employment center.

The demographic data was obtained and compiled by Environics Analytics and the United States 2000 and 2010 Census. The current year update is a shorthand term for the massive set of demographic estimates and projections produced multiple times per year for the Environics Analytics products. Estimates consist of data prepared for the current year, and projections (sometimes called forecasts) are prepared for dates five years in the future.

American Community Survey (ACS) estimates are released every year by the Census, and Environics Analytics continues to make use of ACS estimates of median income and home value to guide estimates at these levels.

To take full advantage of methodological refinements and new data resources, each set of updates begins not with the previous year's estimates, but with data from the most recent decennial census. For this reason, the difference between estimates for consecutive years is not an estimate of change from one year to the next. Change is estimated with reference to the previous census numbers.

In the charts that follow, all 2022 projections (year of project entry) are interpolated from the 2019-2024 projections provided by Environics Analytics.

## Demographic Summary

Calhoun is a medium-sized city located in the state of Georgia. With a population of 16,414 people and five constituent neighborhoods, Calhoun is the 58th largest community in Georgia.

Calhoun is a blue-collar town, with 42.14% of people working in blue-collar occupations, while the average in America is just 27.7%. Overall, Calhoun is a city of sales and office workers, production and manufacturing workers, and service providers. There are especially a lot of people living in Calhoun who work in sales jobs (10.97%), office and administrative support (9.69%), and maintenance occupations (6.29%).

The percentage of adults in Calhoun who are college-educated is close to the national average for all communities of 21.84%: 17.61% of the adults in Calhoun have a bachelor's degree or advanced degree.

The per capita income in Calhoun in 2010 was \$20,550, which is middle income relative to Georgia, and lower middle income relative to the rest of the US. This equates to an annual income of \$82,200 for a family of four. However, Calhoun contains both very wealthy and poor people as well.

Calhoun is an extremely ethnically diverse city. The people who call Calhoun home describe themselves as belonging to a variety of racial and ethnic groups. The greatest number of Calhoun residents report their race to be White, followed by Black or African American. Calhoun also has a sizeable Hispanic population (people of Hispanic origin can be of any race). People of Hispanic or Latino origin account for 30.80% of the city's residents. Important ancestries of people in Calhoun include English, German, Irish, Scottish, and Italian.

In addition, Calhoun has a lot of people living here who were born outside of the US (18.12%).

The most common language spoken in Calhoun is English. Other important languages spoken here include Spanish and Langs. of India.

Source: Neighborhoodscout.com

**1. POPULATION TRENDS**

**a. Total Population**

**TOTAL POPULATION**

**PMA**

<b>Population</b>	
2000 Census	22741
2010 Census	31343
2019 Estimate	33549
2022 Projection	34,520
2024 Projection	35168
Percent Change: 2000 to 2010	37.83%
Percent Change: 2010 to 2019	7.04%
Percent Change: 2019 to 2022	2.90%
Percent Change: 2019 to 2024	4.83%
Annualized change: 2000-2010	3.78%
Annualized change: 2010-2019	0.78%
Annualized change: 2019-2022	0.97%
Annualized change: 2019--2024	0.97%
Change 2000-2010	8602
Change 2010-2019	2206
Change 2019-2022	971
Change 2019-2024	1619

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

## b. Population by age group

**POPULATION DETAILS****PMA**

	<b>EST 2019</b>		<b>Proj. 2022</b>
<b>Population by Age</b>	33,549		34,520
Age 0 - 4	2,221	6.6%	2,285
Age 5 - 9	2,295	6.8%	2,361
Age 10 - 14	2,439	7.3%	2,510
Age 15 - 17	1,463	4.4%	1,505
Age 18 - 20	1,468	4.4%	1,511
Age 21 - 24	1,697	5.1%	1,746
Age 25 - 34	4,383	13.1%	4,510
Age 35 - 44	4,568	13.6%	4,700
Age 45 - 54	4,524	13.5%	4,655
Age 55 - 64	3,811	11.4%	3,921
Age 65 - 74	2,723	8.1%	2,802
Age 75 - 84	1,447	4.3%	1,489
Age 85 and over	510	1.5%	525
Age 16 and over	26,114	77.8%	26,870
Age 18 and over	25,131	74.9%	25,859
Age 21 and over	23,663	70.5%	24,348
Age 65 and over	4,680	13.9%	4,816

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

<b>2010 Population by Age</b>	<b>31,343</b>	
Age 0 - 4	2,514	8.02%
Age 5 - 9	2,420	7.72%
Age 10 - 14	2,298	7.33%
Age 15 - 17	1,465	4.67%
Age 18 - 20	1,338	4.27%
Age 21 - 24	1,688	5.39%
Age 25 - 34	4,409	14.07%
Age 35 - 44	4,466	14.25%
Age 45 - 54	4,099	13.08%
Age 55 - 64	3,086	9.85%
Age 65 - 74	2,056	6.56%
Age 75 - 84	1,120	3.57%
Age 85 and over	384	1.23%
Age 16 and over	23,678	75.54%
Age 18 and over	22,646	72.25%
Age 21 and over	21,308	67.98%
Age 65 and over	3,560	11.36%

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

## 2. Household Trends

- a. Total number of households and average household size

### PERSONS PER HOUSEHOLD PMA

2000 Census	2.72
2010 Census	2.84
2019 Estimate	2.90
2022 Projection	2.92
2024 Projection	2.93

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

**HOUSEHOLD GROWTH**

**PMA**

<b>Households</b>	
2000 Census	8,376
2010 Census	11,030
2019 Estimate	11,555
2022 Projection	11,836
2024 Projection	12,023
Percent Change: 2000 to 2010	30.78%
Percent Change: 2010 to 2019	4.80%
Percent Change: 2019 to 2022	2.43%
Percent Change: 2019 to 2024	4.07%
Annualized change: 2000-2010	3.08%
Annualized change: 2010-2019	0.53%
Annualized change: 2019-2022	0.81%
Annualized change: 2019--2024	0.81%
Change 2000-2010	2,654
Change 2010-2019	525
Change 2019-2022	281
Change 2019-2024	468

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

b. Household by tenure

**PMA**

	2010		2019		2022
Total Households	11,030		11,555		11,836
Owner Occupied	4,715	42.75%	6,613	57.23%	6774
Renter Occupied	6,315	57.25%	4,942	42.77%	5062

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

**c. Households by Income**  
**HOUSEHOLDS BY HOUSEHOLD INCOME**  
**PMA**

<b>PMA</b>	<b>2017</b>	<b>%</b>	<b>2019</b>
Total:	10,899		11,555
Owner occupied:	6,021		6,613
Less than \$5,000	120	1.99%	132
\$5,000 to \$9,999	133	2.21%	146
\$10,000 to \$14,999	222	3.69%	244
\$15,000 to \$19,999	277	4.60%	304
\$20,000 to \$24,999	289	4.80%	317
\$25,000 to \$34,999	664	11.03%	729
\$35,000 to \$49,999	1,029	17.09%	1130
\$50,000 to \$74,999	1,064	17.67%	1169
\$75,000 to \$99,999	850	14.12%	934
\$100,000 to \$149,999	940	15.61%	1032
\$150,000 or more	433	7.19%	476
Renter occupied:	4,878		4,942
Less than \$5,000	272	5.58%	276
\$5,000 to \$9,999	312	6.40%	316
\$10,000 to \$14,999	463	9.49%	469
\$15,000 to \$19,999	449	9.20%	455
\$20,000 to \$24,999	463	9.49%	469
\$25,000 to \$34,999	934	19.15%	946
\$35,000 to \$49,999	876	17.96%	887
\$50,000 to \$74,999	727	14.90%	737
\$75,000 to \$99,999	179	3.67%	181
\$100,000 to \$149,999	107	2.19%	108
\$150,000 or more	96	1.97%	97

Source: U.S. Census Bureau, 2017 American Community Survey B25118, Gibson Consulting LLC

<b>Households by HH Income</b>	<b>2010</b>	
Total:	10,815	
Owner occupied:	5,960	
Less than \$5,000	126	2.11%
\$5,000 to \$9,999	185	3.10%
\$10,000 to \$14,999	244	4.09%
\$15,000 to \$19,999	254	4.26%
\$20,000 to \$24,999	297	4.98%
\$25,000 to \$34,999	725	12.16%
\$35,000 to \$49,999	1,019	17.10%
\$50,000 to \$74,999	1,126	18.89%
\$75,000 to \$99,999	656	11.01%
\$100,000 to \$149,999	895	15.02%
\$150,000 or more	433	7.27%
Renter occupied:	4,855	
Less than \$5,000	212	4.37%
\$5,000 to \$9,999	305	6.28%
\$10,000 to \$14,999	668	13.76%
\$15,000 to \$19,999	373	7.68%
\$20,000 to \$24,999	555	11.43%
\$25,000 to \$34,999	853	17.57%
\$35,000 to \$49,999	904	18.62%
\$50,000 to \$74,999	591	12.17%
\$75,000 to \$99,999	154	3.17%
\$100,000 to \$149,999	146	3.01%
\$150,000 or more	94	1.94%

Source: U.S. Census Bureau, 2010 American Community Survey b25118

d. Renter Households by number of persons in the household

**Renter Households by Household Size  
PMA**

	2017	%	2019
Total:	10,899		11555
Owner occupied:	6,021		6613
1-person household	1,144	19.00%	1256
2-person household	2,104	34.94%	2311
3-person household	1,170	19.43%	1285
4-person household	1,001	16.63%	1099
5-person household	465	7.72%	511
6-person household	94	1.56%	103
7-or-more person household	43	0.71%	47
Renter occupied:	4,878		4942
1-person household	1,299	26.63%	1316
2-person household	975	19.99%	988
3-person household	1,097	22.49%	1111
4-person household	542	11.11%	549
5-person household	710	14.56%	719
6-person household	151	3.10%	153
7-or-more person household	104	2.13%	105

Source: U.S. Census Bureau, 2017 5-Year American Community Survey B25009, Environics Analytics, Gibson Consulting, LLC

The chart below shows the age of existing housing in the PMA

**AGE OF HOUSING  
PMA**

<b>2019 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	578	4.44
Built 2010 to 2013	197	1.51
Built 2000 to 2009	3,082	23.67
Built 1990 to 1999	2,564	19.69
Built 1980 to 1989	2,329	17.89
Built 1970 to 1979	1,693	13.00
Built 1960 to 1969	1,358	10.43
Built 1950 to 1959	693	5.32
Built 1940 to 1949	212	1.63
Built 1939 or Earlier	316	2.43
<b>2019 Est. Median Year Structure Built</b>		1990

Source: US Census Database; Envirionics Analytics, Gibson Consulting, LLC

The chart below shows existing housing characteristics of the market area.

### HOUSING UNIT CHARACTERISTICS

#### PMA

<b>2018 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	181	1.39
1 Unit Detached	8,846	67.93
2 Units	567	4.35
3 or 4 Units	566	4.35
5 to 19 Units	1,512	11.61
20 to 49 Units	273	2.10
50 or More Units	211	1.62
Mobile Home or Trailer	859	6.60
Boat, RV, Van, etc.	7	0.05

Source: US Census Database; Environics Analytics, Gibson Consulting, LLC

**F. Employment Trend**1. Total Jobs:  
Gordon County

Year	Total Employed
2009	22190
2010	22749
2011	23198
2012	24216
2013	23876
2014	24110
2015	24541
2016	23888
2017	25450
2018	26940

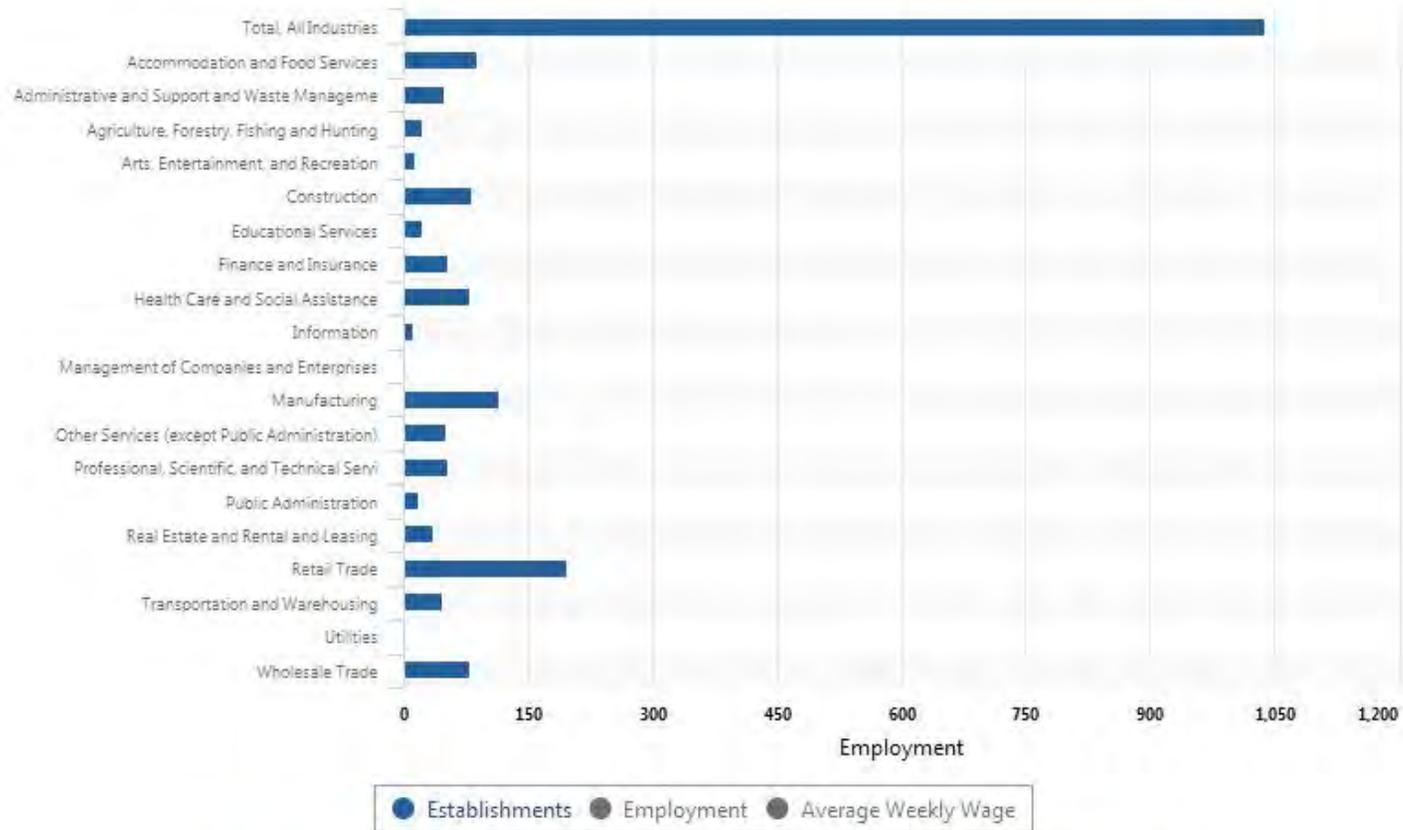
Source: Bureau of Labor Statistics (BLS)

2. Total Jobs by Industry:

**Quarterly Census of Employment and Wages (QCEW) for Multiple Industries in Gordon County in the fourth quarter of 2018**

**Industry Graph**

The graph below shows the fourth quarter of 2018 data for Gordon County for Multiple Industries Industries, aggregate of all types ownership.



Source: Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program  
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**Quarterly Census of Employment and Wages (QCEW) for Multiple Industries in Gordon County in the fourth quarter of 2018**

**Industry Table**

Fourth quarter of 2018 Quarterly Census of Employment and Wages, Multiple Industries data for Gordon County, aggregate of all types ownership.

Industry	Industry Code	Establishments	Employment				Wages		Preliminary
			October	November	December	Average	Total Wage	Average Weekly Wage	
Total, All Industries	10	1,038	22,668	22,714	22,779	22,720	\$243,958,748	\$826	Yes
Accommodation and Food Services	72	88	1,491	1,486	1,559	1,512	\$6,166,229	\$314	Yes
Administrative and Support and Waste Manageme	56	48	1,794	1,785	1,720	1,766	\$10,544,284	\$459	Yes
Agriculture, Forestry, Fishing and Hunting	11	21	201	185	188	191	\$1,676,707	\$674	Yes
Arts, Entertainment, and Recreation	71	13	50	59	63	57	\$216,625	\$291	Yes
Construction	23	81	785	780	768	778	\$10,494,667	\$1,038	Yes
Educational Services	61	21	1,367	1,363	1,352	1,361	\$15,562,930	\$880	Yes
Finance and Insurance	52	53	416	422	428	422	\$5,802,233	\$1,058	Yes
Health Care and Social Assistance	62	79	2,364	2,348	2,387	2,366	\$30,767,921	\$1,000	Yes
Information	51	10	72	65	65	67	\$643,715	\$735	Yes
Management of Companies and Enterprises	55	3	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential	Yes
Manufacturing	31-33	114	8,314	8,316	8,286	8,305	\$106,898,851	\$990	Yes
Other Services (except Public Administration)	81	50	207	208	210	208	\$1,781,581	\$658	Yes
Professional, Scientific, and Technical Servi	54	54	285	288	292	288	\$3,893,736	\$1,039	Yes
Public Administration	92	18	875	826	821	841	\$9,229,931	\$845	Yes
Real Estate and Rental and Leasing	53	36	79	80	78	79	\$678,809	\$661	Yes

*Chelsea Park Townhomes, Calhoun, GA* | **2019**

Retail Trade	44-45	197	2,200	2,310	2,352	2,287	\$13,636,562	\$459	Yes
Transportation and Warehousing	48-49	46	828	838	831	832	\$7,601,636	\$703	Yes
Utilities	22	1	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential	Yes
Wholesale Trade	42	79	1,286	1,303	1,331	1,307	\$17,566,104	\$1,034	Yes

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program  
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3. Major Employers:

Major Employers	Product	Total Employees
Mohawk Industries, Inc.	Floor Coverings	3,400
Aladdin Manufacturing	Carpet	20,431
Dal-Tile Services, Inc.	Manufacturing	7,524
Gordon City School District	Schools	770
Gordon Hospital	Healthcare	500
Engineered Floors, LLC	Manufacturing	500
Walmart Supercenter	Retail	250
CALHOUN Plastics	Manufacturing	250
Faus Group	Manufacturing	200
Cracker Barrel Old Country Store	Restaurant/Retail	150
Kroger	Grocer	150
Brumlow Mills	Manufacturing	100
Apache Mills inc.	Manufacturing	500

Apache Mills is a manufacturer and shipper of floor mats. No information was available about anticipated expansions or contractions. There are several jobs posted on [www.indeed.com](http://www.indeed.com)

Engineered Floors LLC is a carpet manufacturer. No information was available about total workers or anticipated expansions or contractions, however currently there are over 15 jobs posted on [www.indeed.com](http://www.indeed.com).

Mohawk Industries is a carpet manufacturer and distributor that employs over 3,400 and is currently hiring.

Shaw Industries is a carpet manufacturer that employs over 1,700 and is currently hiring. Wal-Mart is a retailer that employees several hundred in the area and is currently hiring. Gordon County Hospital underwent a \$30 million expansion in 2015 and employs over 500 and is currently hiring.

4. Unemployment Trends:

**Employment Trends**

Gordon County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2008	24669	-3.6	7.4	2.7
2009	22190	-10.1	13.0	5.6
2010	22749	2.5	12.7	-0.2
2011	23198	2.0	11.7	-1.1
2012	24216	4.4	9.8	-1.9
2013	23876	-1.4	8.9	-0.9
2014	24110	1.0	7.3	-1.6
2015	24541	1.8	5.9	-1.4
2016	23888	-2.7	5.6	-0.3
2017	25450	6.5	4.6	-1.0
2018	26940	5.9	3.8	-0.8

Source: Bureau of Labor Statistics

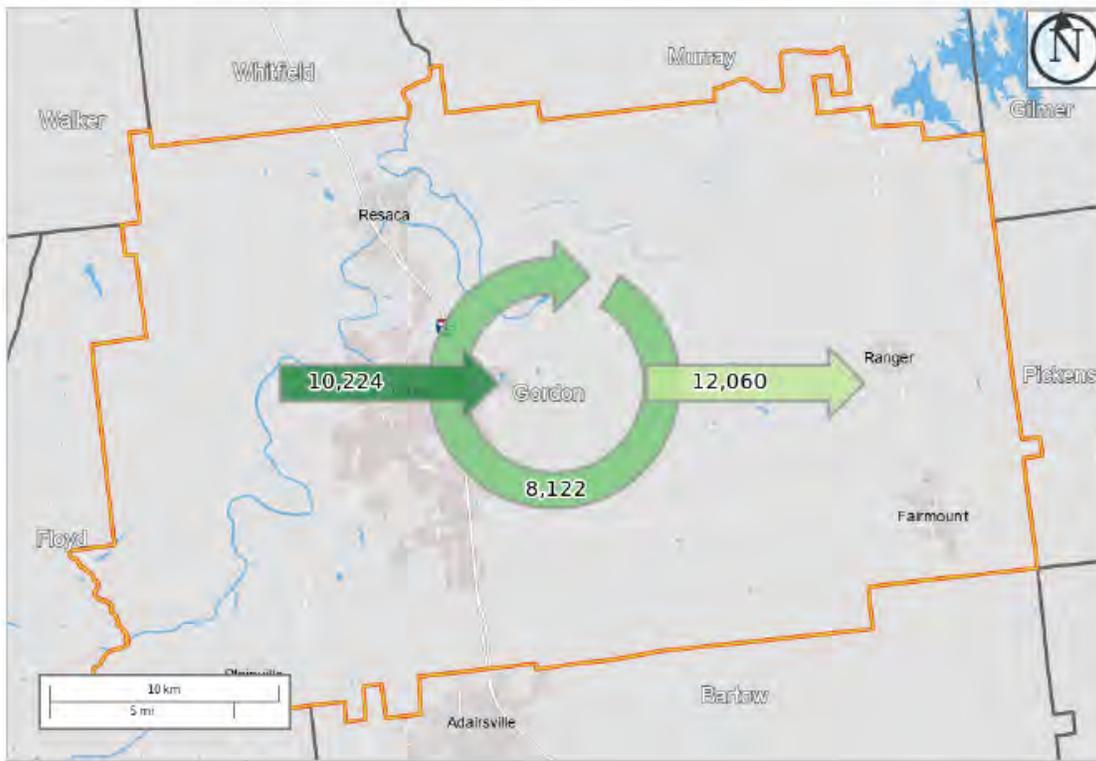
Gordon County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-19	27089	2.1	4.4	0.1
Feb-19	27190	1.0	4.1	-0.1
Mar-19	27152	0.8	3.5	-0.3

Commute Patterns:

Inflow/Outflow Counts of Primary Jobs for Selection Area in 2015

All Workers



Map Legend

Selection Areas

- Analysis Selection

Inflow/Outflow

- Employed and Live in Selection Area
  - Employed in Selection Area, Live Outside
  - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



## Inflow/Outflow Report

### Selection Area Labor Market Size (Primary Jobs)

	2015	
	Count	Share
Employed in the Selection Area	18,346	100.0%
Living in the Selection Area	20,182	110.0%
Net Job Inflow (+) or Outflow (-)	-1,836	-

### In-Area Labor Force Efficiency (Primary Jobs)

	2015	
	Count	Share
Living in the Selection Area	20,182	100.0%
Living and Employed in the Selection Area	8,122	40.2%
Living in the Selection Area but Employed Outside	12,060	59.8%

### In-Area Employment Efficiency (Primary Jobs)

	2015	
	Count	Share
Employed in the Selection Area	18,346	100.0%
Employed and Living in the Selection Area	8,122	44.3%
Employed in the Selection Area but Living Outside	10,224	55.7%

### Outflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
External Jobs Filled by Residents	12,060	100.0%
Workers Aged 29 or younger	2,797	23.2%
Workers Aged 30 to 54	6,843	56.7%
Workers Aged 55 or older	2,420	20.1%
Workers Earning \$1,250 per month or less	2,328	19.3%
Workers Earning \$1,251 to \$3,333 per month	5,428	45.0%
Workers Earning More than \$3,333 per month	4,304	35.7%
Workers in the "Goods Producing" Industry Class	4,071	33.8%
Workers in the "Trade, Transportation, and Utilities" Industry Class	3,092	25.6%
Workers in the "All Other Services" Industry Class	4,897	40.6%

### Inflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
Internal Jobs Filled by Outside Workers	10,224	100.0%
Workers Aged 29 or younger	2,436	23.8%
Workers Aged 30 to 54	5,883	57.5%
Workers Aged 55 or older	1,905	18.6%
Workers Earning \$1,250 per month or less	2,139	20.9%

**Interior Flow Job Characteristics**  
**(Primary Jobs)**

	2015	
	Count	Share
Workers in the "Trade, Transportation, and Utilities" Industry Class	1,356	16.7%
Workers in the "All Other Services" Industry Class	3,781	46.6%

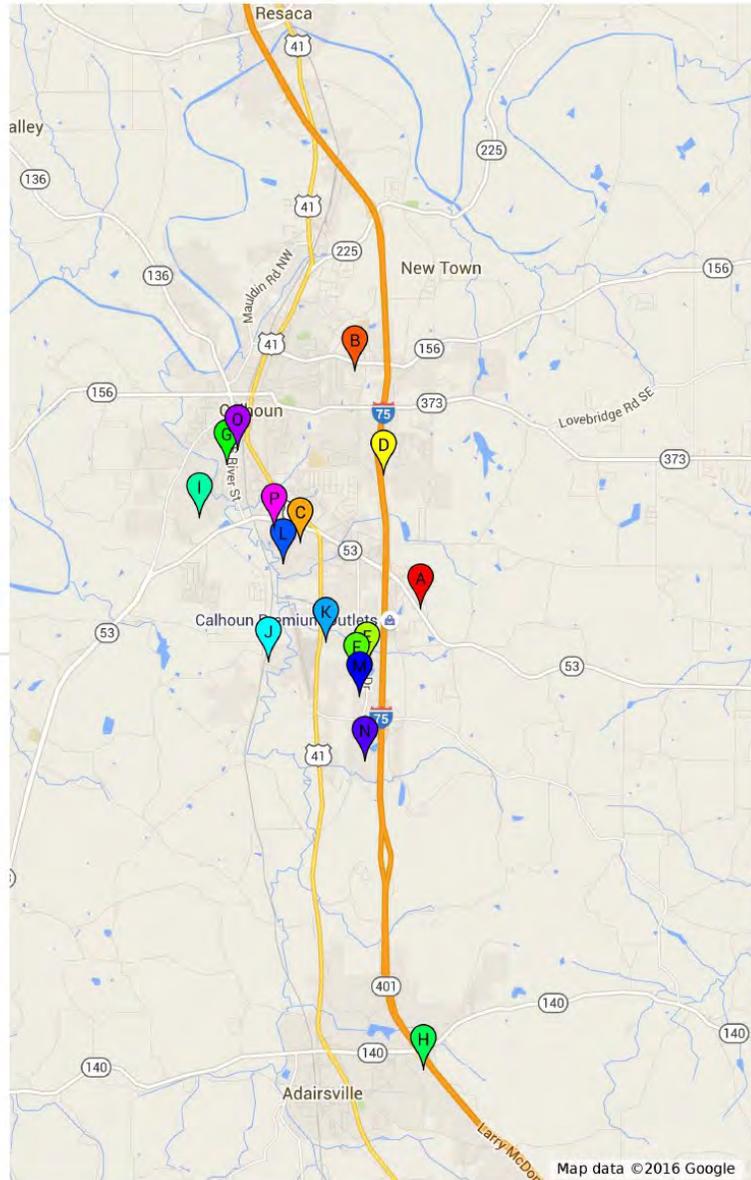
Source: US Census Bureau, OnTheMap Application.

5. Site Location and Major Employers:

# CALHOUN, GA EMPLOYMENT CONCENTRATIONS

Employers

- SITE
- Gordon Hospital
- Shaw Industries Inc
- 2Work Staffing
- apache mills
- Apache Mills
- Apache Mills Inc
- Beaulieu Group, LLC
- Engineered Floors LLC
- Kerry Ingredients & Flavours
- Mannington Carpets Inc
- Mohawk Industries Inc
- Mohawk Industries Inc
- Mohawk Industries
- Shaw Living Plant 7G
- Walmart Supercenter



## 6. Analysis and Conclusions:

The County unemployment rate has dropped to 3.5% in March 2019, down from 3.8% in 2018. The annualized total employment decreased by 2.7% in 2016, increased 6.5% in 2017 and increased by 5.9% in 2018. The annualized unemployment rate decreased 0.3% in 2016, 1% in 2017 and 0.8% in 2018. Total employment in March 2019 has increased by 202 over annualized 2018.

The area has a concentration of employment in the manufacturing sector (39%), particularly the carpet manufacturing sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas. Such a concentration does make the area susceptible to changes in the economy as these firms ship nationwide.

A review of the commuting patterns shows that 55.7% of those working in Gordon County do not live in Gordon County. This may be due to a lack of decent affordable housing.

The increases in the numbers of employed will cause upward pressure on rents and occupancy levels as people are able to improve their housing situations. New households will be formed as a result of the increased employment. The employment conditions and trends are supportive of the need for more affordable housing.

## **G. PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

### 1. Income Restrictions

The demand analysis must begin with a discussion of the requirements of the Low Income Housing Tax Credit program.

#### **LIHTC Requirements**

Section 42 of the Internal Revenue Code allows a credit against income tax for development of low-income housing. As such, the project developed, to be eligible for the credit, must meet certain requirements. Two of the requirements are:

1. Rent restriction
2. Income restrictions

These two restrictions impact upon the market needs when calculating demand for affordable housing. The universe of potential residents is limited by the above restrictions. Generally, the rent (including an allowance for utilities) is limited to 30% of the maximum income limit, adjusted for family size. The income limit selected for this proposed development is 60% of the area median income, as determined by the Department of Housing and Urban Development, adjusted for family size. The developer is electing to rent some of the units to families at or below 30% and at or below 50% AMI. The charts below summarize these limits for the market area.

#### **Maximum Rents**

<b>Bedrooms (People)</b>	<b>60%</b>	<b>30%</b>	<b>50%</b>	<b>FMR</b>
<b>Efficiency (1.0)</b>	636	318	530	447
<b>1 Bedroom (1.5)</b>	681	340	568	536
<b>2 Bedrooms (3.0)</b>	817	408	681	661
<b>3 Bedrooms (4.5)</b>	945	472	787	956
<b>4 Bedrooms (6.0)</b>	1,054	527	878	1,161

Source: HUD 2019 Income Limits, Gibson Consulting, LLC

This is a project located in a rural area (as defined in section 520 of the Housing Act of 1949) and therefore eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008.

**LIHTC Income Limits**

**% of Area Median**

**LIHTC Income Limits for 2019  
(Based on 2018 National Non-Metropolitan  
Median Income)**

	<b>60%</b>	<b>30%</b>	<b>50%</b>
<b>1 Person</b>	25,440	12,720	21,200
<b>2 Person</b>	29,100	14,550	24,250
<b>3 Person</b>	32,700	16,350	27,250
<b>4 Person</b>	36,360	18,180	30,300
<b>5 Person</b>	39,240	19,620	32,700
<b>6 Person</b>	42,180	21,090	35,150
<b>7 Person</b>	45,060	22,530	37,550
<b>8 Person</b>	48,000	24,000	40,000

*The project qualifies as a rural area under the 2008 Housing Act (using USDA's determination of rural) and is therefore eligible for the national non-metropolitan income and rent floor.*

Source: U. S. Department of HUD, 2019

Since 100% of the units will be subject to the above rules, the universe for market calculations will include only those with incomes lower than the above amounts in our LIHTC demand calculation. The maximum allowable Area Median Level per household for all bedroom types is based upon a standard of 1.5 persons per bedroom, rounded up to the next whole number. Therefore, the one bedroom units will have a maximum income based upon a two-person household, the two bedroom units will have a maximum income based upon a three-person household and the three bedroom units will have a maximum income based upon a five-person household.

## 2. Affordability

This market study is concerned with only the demand from income eligible households and therefore total demand is adjusted for the income eligible component, i.e those that can afford the rent. The demand from existing households includes demand from those that occupy substandard or overcrowded housing. Persons with special needs such as, handicapped, or disabled are also sources of demand that factor into the overall calculation. We calculate demand by utilizing data from the PMA. In this market there will be inward migration to the town from the other areas of the county because of the increase in availability of the quality affordable housing proposed by this developer. The minimum income is calculated based upon a maximum of 35% of income for rent and utilities. This is conservative since the project can accept housing vouchers and can therefore rent to much lower income levels. DCA requires that the maximum allowable Area Median Level per household for all bedroom types is based upon a standard of 1.5 persons per bedroom, rounded up to the next whole number. Therefore, the one bedroom units will have a maximum income based upon a two-person household, the two bedroom units will have a maximum income based upon a three-person household and the three bedroom units will have a maximum income based upon a five-person household.

		1BR	1BR	1BR	2BR	2BR	2BR	3BR	3BR	TOTAL
	%	30% AMI	50% AMI	60% AMI	30% AMI	50% AMI	60% AMI	30% AMI	60% AMI	LIHTC
MINIMUM INCOME		11211	18069	21497	13474	21531	25817	15566	29486	11211
MAXIMUM INCOME		14550	24250	29100	16350	27250	32700	19620	39240	39240
Less than \$5,000	5.58%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.40%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	9.49%	6.34%	0.00%	0.00%	2.89%	0.00%	0.00%	0.00%	0.00%	7.19%
\$15,000 to \$19,999	9.20%	0.00%	3.55%	0.00%	2.49%	0.00%	0.00%	7.46%	0.00%	9.20%
\$20,000 to \$24,999	9.49%	0.00%	8.07%	6.65%	0.00%	6.58%	0.00%	0.00%	0.00%	9.49%
\$25,000 to \$34,999	19.15%	0.00%	0.00%	7.85%	0.00%	4.31%	13.18%	0.00%	10.56%	19.15%
\$35,000 to \$49,999	17.96%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.08%	5.08%
<b>Income Eligible</b>		6.34%	11.62%	14.50%	5.38%	10.89%	13.18%	7.46%	15.63%	50.11%
<b>Demand from New Households (to 2022):</b>										
Rent		\$225	\$425	\$525	\$265	\$500	\$625	\$293	\$699	
Utility Allowance		\$102	\$102	\$102	\$128	\$128	\$128	\$161	\$161	
Total Housing Cost		\$327	\$527	\$627	\$393	\$628	\$753	\$454	\$860	
Divided by 35%		\$934	\$1,506	\$1,791	\$1,123	\$1,794	\$2,151	\$1,297	\$2,457	
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	
Minimum Income to Afford rent		\$11,211	\$18,069	\$21,497	\$13,474	\$21,531	\$25,817	\$15,566	\$29,486	
Maximum Income Limit		\$14,550	\$24,250	\$29,100	\$16,350	\$27,250	\$32,700	\$19,620	\$39,240	

3. Demand

a. Demand from New Household Growth

	1BR	1BR	1BR	2BR	2BR	2BR	3BR	3BR	TOTAL
	30% AMI	50% AMI	60% AMI	30% AMI	50% AMI	60% AMI	30% AMI	60% AMI	LIHTC
Households-2022	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836
Households-2019	11,555	11,555	11,555	11,555	11,555	11,555	11,555	11,555	11,555
New Households	281	281	281	281	281	281	281	281	281
% Income Eligible	6.34%	11.62%	14.50%	5.38%	10.89%	13.18%	7.46%	15.63%	50.11%
% age eligible	100%	100%	100%	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	18	33	41	15	31	37	21	44	141
Renter %	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%
Demand from new Households	8	14	17	6	13	16	9	19	60

b. Demand from Existing Households

The demand from existing households includes demand from those that occupy substandard or overcrowded housing.

**Substandard Housing Data:**

SELECTED CHARACTERISTICS	
Occupied housing units	10,899
Lacking complete plumbing facilities	26
Lacking complete kitchen facilities	36
No telephone service available	385
OCCUPANTS PER ROOM	
Occupied housing units	10,899
1.00 or less	10,312
1.01 to 1.50	394
1.51 or more	193

Source: U.S. Census Bureau, 2017 American Community Survey DP04

As shown on the chart above 26 units lack complete plumbing facilities, 36 units lack complete kitchen facilities and 587 units are overcrowded; therefore, substandard units total 649.

		1BR	1BR	1BR	2BR	2BR	2BR	3BR	3BR	TOTAL
		30% AMI	50% AMI	60% AMI	30% AMI	50% AMI	60% AMI	30% AMI	60% AMI	LIHTC
<b>Total Substandard units</b>		<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>
<b>% Income Eligible</b>		<b>6.34%</b>	<b>11.62%</b>	<b>14.50%</b>	<b>5.38%</b>	<b>10.89%</b>	<b>13.18%</b>	<b>7.46%</b>	<b>15.63%</b>	<b>50.11%</b>
<b>% age eligible</b>		<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>200%</b>	<b>100%</b>	<b>200%</b>	<b>300%</b>	<b>100%</b>
<b>Demand From Substandard Units</b>		<b>41</b>	<b>75</b>	<b>94</b>	<b>35</b>	<b>141</b>	<b>86</b>	<b>97</b>	<b>304</b>	<b>325</b>

**Rent Overburden Information:**

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4507	
Less than 15.0 percent	733	16.26%
15.0 to 19.9 percent	688	15.27%
20.0 to 24.9 percent	665	14.75%
25.0 to 29.9 percent	358	7.94%
30.0 to 34.9 percent	457	10.14%
35.0 percent or more	1606	35.63%

Source: U.S. Census Bureau, 2017 American Community Survey DP04

The chart above indicates that 35.63% of the renters pay 35.0% or more of their income for rent.

	1BR	1BR	1BR	2BR	2BR	2BR	3BR	3BR	TOTAL
	30% AMI	50% AMI	60% AMI	30% AMI	50% AMI	60% AMI	30% AMI	60% AMI	LIHTC
Households-2022	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836
% Income Eligible	6.34%	11.62%	14.50%	5.38%	10.89%	13.18%	7.46%	15.63%	50.11%
% age eligible	100%	100%	100%	100%	200%	100%	200%	300%	100%
Income and age Eligible Households	750	1,376	1,716	637	1,289	1,560	883	1,850	5,931
Renter %	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%
Income and age Eligible renters	321	588	734	272	551	667	378	791	2537
% of Rent Overburdened	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%	35.6%
<b>Demand from Rent Overburdened</b>	<b>114</b>	<b>210</b>	<b>262</b>	<b>97</b>	<b>196</b>	<b>238</b>	<b>135</b>	<b>282</b>	<b>904</b>

c. Elderly Homeowners likely to convert to rentership (not applicable to this project)

4. Net Demand, Capture Rate and Stabilization Calculations

	Total									
Number of units	68	2	1	4	1	1	29	1	29	68
		1BR	1BR	1BR	2BR	2BR	2BR	3BR	3BR	TOTAL
	%	30% AMI	50% AMI	60% AMI	30% AMI	50% AMI	60% AMI	30% AMI	60% AMI	LIHTC
MINIMUM INCOME		11211	18069	21497	13474	21531	25817	15566	29486	11211
MAXIMUM INCOME		14550	24250	29100	16350	27250	32700	19620	39240	39240
Less than \$5,000	5.58%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.40%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	9.49%	6.34%	0.00%	0.00%	2.89%	0.00%	0.00%	0.00%	0.00%	7.19%
\$15,000 to \$19,999	9.20%	0.00%	3.55%	0.00%	2.49%	0.00%	0.00%	7.46%	0.00%	9.20%
\$20,000 to \$24,999	9.49%	0.00%	8.07%	6.65%	0.00%	6.58%	0.00%	0.00%	0.00%	9.49%
\$25,000 to \$34,999	19.15%	0.00%	0.00%	7.85%	0.00%	4.31%	13.18%	0.00%	10.56%	19.15%
\$35,000 to \$49,999	17.96%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.08%	5.08%
<b>Income Eligible</b>		6.34%	11.62%	14.50%	5.38%	10.89%	13.18%	7.46%	15.63%	50.11%
<b>Demand from New Households (to 2022):</b>										
Rent		\$225	\$425	\$525	\$265	\$500	\$625	\$293	\$699	
Utility Allowance		\$102	\$102	\$102	\$128	\$128	\$128	\$161	\$161	
Total Housing Cost		\$327	\$527	\$627	\$393	\$628	\$753	\$454	\$860	
Divided by 35%		\$934	\$1,506	\$1,791	\$1,123	\$1,794	\$2,151	\$1,297	\$2,457	
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	
Minimum Income to Afford rent		\$11,211	\$18,069	\$21,497	\$13,474	\$21,531	\$25,817	\$15,566	\$29,486	
Maximum Income Limit		\$14,550	\$24,250	\$29,100	\$16,350	\$27,250	\$32,700	\$19,620	\$39,240	
Household Growth Total 2018-2021		281	281	281	281	281	281	281	281	281
% Income Eligible		6.34%	11.62%	14.50%	5.38%	10.89%	13.18%	7.46%	15.63%	50.11%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		18	33	41	15	31	37	21	44	141
Renter %		42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%	42.77%
<b>DEMAND FROM NEW HOUSEHOLDS</b>		8	14	17	6	13	16	9	19	60
Plus										
<b>Demand from Substandard units</b>		41	75	94	35	141	86	97	304	325
Plus										
<b>DEMAND from RENT OVERBURDENED</b>		114	210	262	97	196	238	135	282	904
Plus										
<b>Demand from Elderly Homeowner Turnover</b>		0	0	0	0	0	0	0	0	0
Equals										
<b>Total Demand</b>		163	299	373	138	351	339	240	605	1,289
Less										
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>		0	10	25	3	4	5	6	12	64
<b>Equals Net Demand</b>		163	289	348	135	347	334	234	593	1,225
<b>Proposed Subject Units</b>		2	1	4	1	1	29	1	29	68
<b>Proposed Subject Units Divided by Net Demand</b>										
<b>Capture Rate</b>		1.23%	0.35%	1.15%	0.74%	0.29%	8.68%	0.43%	4.89%	5.55%

	HH at 30% AMI	HH at 50% AMI	HH at 60% AMI	LIHTC
<b>MINIMUM INCOME</b>	<b>11,211</b>	<b>18,069</b>	<b>21,497</b>	<b>11,211</b>
<b>MAXIMUM INCOME</b>	<b>19,620</b>	<b>27,250</b>	<b>39,240</b>	<b>39,240</b>
<b>DEMAND FROM NEW HOUSEHOLDS</b>	<b>19</b>	<b>21</b>	<b>37</b>	<b>60</b>
<b>Plus</b>				
<b>Demand from Substandard units</b>	<b>204</b>	<b>113</b>	<b>200</b>	<b>325</b>
<b>Plus</b>				
<b>DEMAND from RENT OVERBURDENED</b>	<b>283</b>	<b>313</b>	<b>557</b>	<b>904</b>
<b>Plus</b>				
<b>Demand from Elderly Homeowner Turnover</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equals</b>				
<b>Total Demand</b>	<b>506</b>	<b>446</b>	<b>794</b>	<b>1,289</b>
<b>Less</b>				
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>	<b>0</b>	<b>13</b>	<b>51</b>	<b>64</b>
<b>Equals Net Demand</b>	<b>506</b>	<b>433</b>	<b>743</b>	<b>1,225</b>
<b>Proposed Subject Units</b>	<b>4</b>	<b>2</b>	<b>62</b>	<b>68</b>
<b>Proposed Subject Units Divided by Net Demand</b>				
<b>Capture Rate</b>	<b>0.79%</b>	<b>0.46%</b>	<b>8.34%</b>	<b>5.55%</b>

Since this project has over 20% three or more bedroom units, we refined our analysis to factor in the number of large households (generally 5+ persons according to DCA guidance)) in order to see if the standard method overstates demand. For this we looked at the number of existing renter households

that have 5+ persons and at the number of existing renter households that currently reside in three or more bedroom units. We also considered the existing renter households that have 3+ persons because occupancy rules used by HUD generally allow one person per bedroom as the minimum occupancy. Therefore, it is allowable for a three-bedroom unit to be occupied by three or more persons.

The chart below shows that the capture rate for the 3+ bedroom units using the three alternate demand scenarios is in the DCA acceptable range. This chart applies the percentage of Renter Households with 5+, 4+ and 3+ persons to the total eligible demand to come up with the alternate demand calculations.

% of Renter Households with 5+ persons	19.78%
% of Renter Households with 4+ persons	30.89%
% of Renter Households with 3+ persons	53.38%
Total LIHTC demand	1,225
Demand from 5+ Person HH	242
Demand from 4+ Person HH	379
Demand from 3+ Person HH	654
# 3+ bedroom units proposed	30
Capture rate 5+ person Eligible HH	12.38%
Capture rate 4+ person Eligible HH	7.93%
Capture rate 3+ person Eligible HH	4.59%

The chart below shows the renter occupancy by number of bedrooms.

Renter occupied:	4878	%
No bedroom	142	2.91%
1 bedroom	605	12.40%
2 bedrooms	2211	45.33%
3 bedrooms	1600	32.80%
4 bedrooms	268	5.49%
5 or more bedrooms	52	1.07%

Source: 2017 American Community Survey B25042

The proposed project would need to capture 1.9% of the existing 3-bedroom market.

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
30% AMI	11211										
	14550	1BR	2	163		163	1.23%	<6 months	\$ 587	525-750	\$225
	13474										
	16350	2BR	1	138		138	0.72%	<6 months	\$ 790	430-1200	\$265
	15566										
	19620	3BR	1	240		240	0.42%	<6 months	\$ 795	625-911	\$293
50% AMI	18069										
	24250	1BR	1	299	0	299	0.33%	<6 months	\$ 587	525-750	\$425
	21,531										
	27,250	2BR	1	351	10	341	0.29%	<6 months	\$ 790	430-1200	\$500
	21,497										
	29,100	1BR	4	373	0	373	1.07%	<6 months	\$ 587	525-750	\$525
60% AMI	25,817										
	32,700	2BR	29	339	25	314	9.23%	<6 months	\$ 790	430-1200	\$625
	29,486										
	39,240	3BR	29	605	26	579	5.01%	<6 months	\$ 795	625-911	\$699
TOTAL		30% AMI	4	506	0	506	0.79%	<6 months			
FOR		50% AMI	2	446	13	433	0.46%	<6 months			
		60% AMI	62	794	51	743	8.34%				
PROJECT		TOTAL	68	1,289	64	1,225	5.55%	<6 months			

**H. COMPETITIVE RENTAL ANALYSIS (EXISTING COMPETITIVE RENTAL ENVIRONMENT)**

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 42.77%. One-unit detached homes make up 67.93% of the housing units, while units while structures with 5 or more units make up 15.33% of the housing units. Mobile Homes or Trailers make up 6.6% of the units.

We surveyed 29 complexes with a total of 1,277 units. This included 9 reported LIHTC projects with a total of 520 units and 20 market rate and other subsidized developments with a total of 757 units. The LIHTC complexes had occupancy of 100%, while the market rate units had occupancy of 98.81%. The overall occupancy rate is 99.45%. There were two complexes that reported elderly occupancy. We surveyed them to give a complete picture of available housing but did not consider these as comparable units. The amenities in the majority of the units surveyed are similar and vastly inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. The average market rent (adjusted for utilities) for one-bedroom units is \$587, for two-bedroom units is \$790 and for three-bedroom units is \$795. In the complexes surveyed there were few unsubsidized three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$587 for one-bedroom units, \$790 for two-bedroom units and \$795 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--30% AMI	340	\$102	238	\$225	587	160.9%
1 Bedroom--50% AMI	568	\$102	466	\$425	587	38.1%
1 Bedroom--60% AMI	681	\$102	579	\$525	587	11.8%
2 Bedroom--30% AMI	408	\$128	280	\$265	790	198.1%
2 Bedroom--50% AMI	681	\$128	553	\$500	790	58.0%
2 Bedroom--60% AMI	817	\$128	689	\$625	790	26.4%
3 Bedroom--30% AMI	472	\$161	311	\$293	795	171.3%
3 Bedroom--60% AMI	945	\$161	784	\$699	795	13.7%

The proposed project should not have any adverse impact on other affordable housing in the area, including DCA projects. All of the properties surveyed had sustaining occupancy and most had waiting lists.

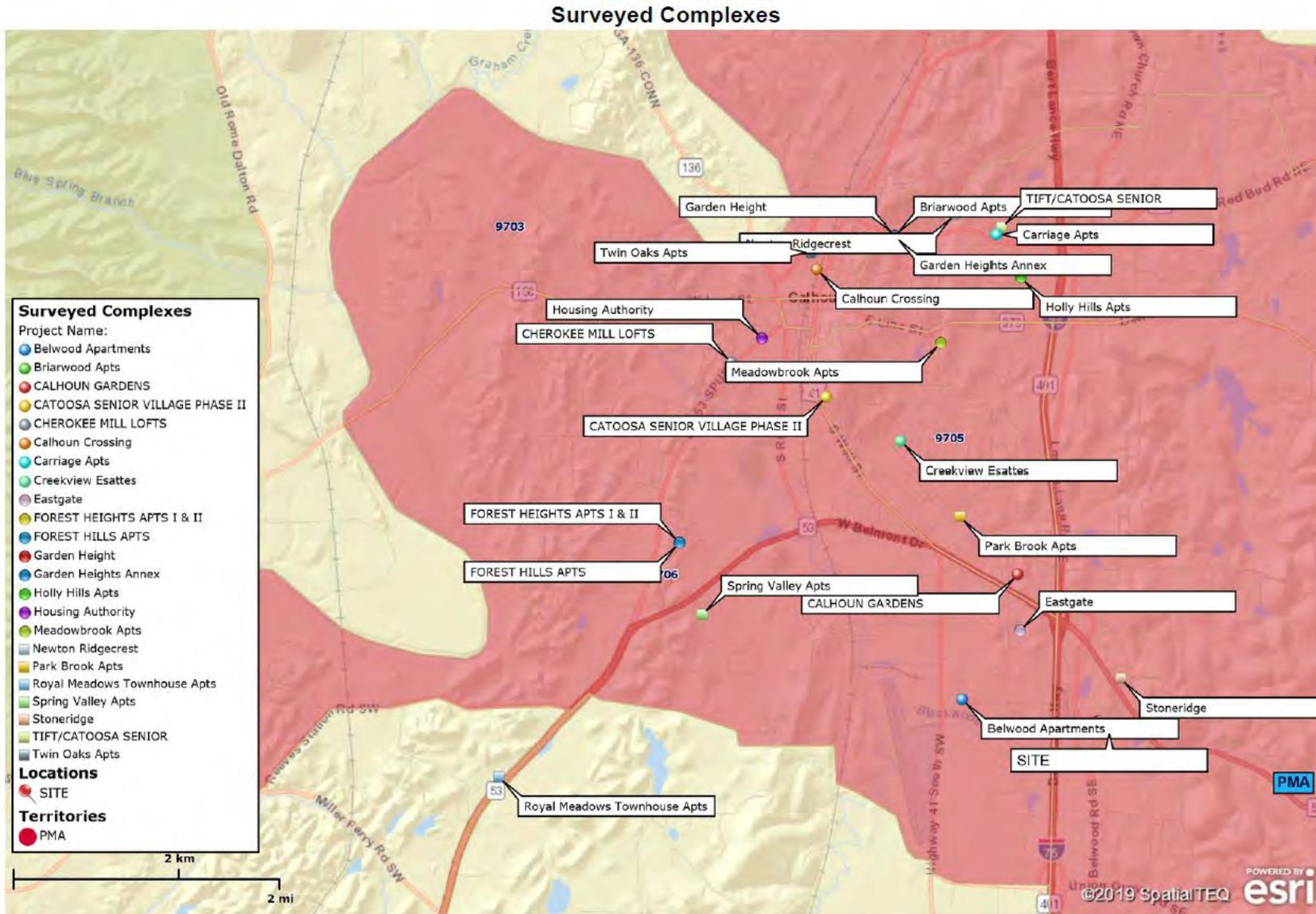
In the last five years, rental rates and occupancy levels have been increasing. The recession of 2009 caused rents and occupancy to be lower and they have been improving since. Rental trends in the area include slowly rising rents and level occupancy in the 95-100% range. We project rents to increase 2% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area.

A frequently reported demand driver is employment at the area manufacturers. When the economy struggled in 2009-2013, the occupancy of some of the complexes was lower than the current levels.

There are two housing voids in Calhoun. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. The nicer affordable housing market is not being served well. Prior to Stone Ridge, there has not been a new LIHTC development since 2012. Stone Ridge, a 64-unit LIHTC development completed construction in November 2018 and is 100% occupied now. It will serve the same market as the subject. These units have been subtracted from the demand calculations. This project will help fill the void for decent affordable housing. It will not address other voids in the market.

In the appendix we include the detailed survey sheets for the complexes surveyed.

Map of Surveyed Complexes



**CHART OF SURVEYED COMPLEXES**

Name	Type	units	# vacant	OCC %	eff rent	eff sf	Sper.sf.	1br rent	1br sf	Sper.sf.	2br rent	2br sf	Sper.sf.	3br rent	3br sf	Sper.sf.	4br Rent	4br sf	Sper.sf.
Calhoun Gardens	LIHTC	76	0	100.00%				657	438	\$ 1.50	789	850	\$ 0.93	911	1000	\$ 0.91			
Cherokee Mill Lofts	LIHTC	60	0	100.00%				482	695	\$ 0.69	560	1020	\$ 0.55	659	1251	\$ 0.53			
Catoosa Seniors	LIHTC	60	0	100.00%				485	950	\$ 0.51	555	1100	\$ 0.50						
Catoosa II	LIHTC	52	0	100.00%				480	762	\$ 0.63	550	1078	\$ 0.51						
Forest Heights I	LIHTC	50	0	100.00%				432	576	\$ 0.75	565	876	\$ 0.64						
Forest Heights II	LIHTC	52	0	100.00%				432	576	\$ 0.75	462	812	\$ 0.57						
Eastringe Apartments	LIHTC	56	0	100.00%				394	689	\$ 0.57	494	829	\$ 0.60	540	1100	\$ 0.49			
Stone Ridge	LIHTC	64	0	100.00%				465	750	\$ 0.62	585	900	\$ 0.65	650	1100	\$ 0.59			
Forest Hills	LIHTC	50	0	100.00%				432	576	\$ 0.75	565	812	\$ 0.70						
<b>LIHTC Totals</b>		<b>520</b>	<b>0</b>	<b>100.00%</b>															
Briarwood Apts	Market	28	0	100.00%							1200	1000	\$ 1.20						
Garden Heights	Market	48	0	100.00%				650	600	\$ 1.08	1200	700	\$ 1.71						
Carriage Apts	S8	72	1	98.61%				BOI	627	n/a	BOI	760	N/a	BOI	996	n/a			
Royal Meadows	Market	10	0	100.00%							900	950	\$ 0.95						
Meadowbrook Apts	Market	33	0	100.00%							625	1100	\$ 0.57	725	1500	\$ 0.48			
Holly Hills	Market	52	0	100.00%							650	1100	\$ 0.59						
Twin Oaks Apts	Market	49	3	93.88%				640	625	\$ 1.02	820	913	\$ 0.90	625	1040	\$ 0.60			
Spring Valley Special	RD	16	0	100.00%				400	576	\$ 0.69	430	976	\$ 0.44						
Creekview	Market	58	0	100.00%				500	500	\$ 1.00	600	1200	\$ 0.50	750	1600	\$ 0.47			
Garden Heights Annex	Market	20	0	100.00%				650	500	\$ 1.30	850	1000	\$ 0.85						
Belwood	Market	44	2	95.45%				750	525	\$ 1.43									
Calhoun Affordable	PHA	249	1	99.60%				BOI	660		BOI	800		BOI	950		BOI	1200	
Newton Ridgecrest	Market	78	0	100.00%				525	750	\$ 0.70	625	1600	\$ 0.39						
<b>Market Totals</b>		<b>420</b>	<b>5</b>	<b>98.81%</b>															
<b>Other Subsidized</b>		<b>337</b>	<b>2</b>	<b>99.41%</b>															
<b>Totals-All units</b>		<b>1277</b>	<b>7</b>	<b>99.45%</b>															
<b>SUBJECT</b>	<b>LIHTC</b>	<b>68</b>	<b>0</b>	<b>100.00%</b>				<b>525</b>	<b>850</b>	<b>\$ 0.62</b>	<b>625</b>	<b>1000</b>	<b>\$ 0.63</b>	<b>699</b>	<b>1250</b>	<b>\$ 0.56</b>			

8 sites

AMENITIES

Name	Type	patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Calhoun Gardens	LIHTC		X	X	X	X	X		X	X	X	X			X		X
Cherokee Mill Lofts	LIHTC		X	X	X		X		X	X	X	X					X
Catoosa Seniors	LIHTC	X	X	X	X		X	X		X	X	X					
Catoosa II	LIHTC	X	X	X	X	X	X	X		X	X	X	X		X		X
Forest Heights I	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Forest Heights II	LIHTC	X	X	X	X				X	X	X	X	X				X
Eastridge Apartments	LIHTC	X	X	X	X				X	X	X	X	X				X
Stone Ridge	LIHTC	X	X	X	X	X	X	X	X	X	X	X	X				X
Forest Hills	LIHTC		X	X	X			X	X	X	X	X					
Briarwood Apts	Market		X	X	X					X	X	X					
Garden Heights	Market		X	X	X				X	X	X						
Carriage Apts	S8	X	X	X	X			X		X	X	X	X				X
Royal Meadows	Market		X	X	X		X			X	X	X	X			X	X
Meadowbrook Apts	Market		X	X	X		X	X		X	X	X					
Holly Hills	Market	X	X	X	X	X		X		X	X	X					X
Twin Oaks Apts	Market	X	X	X	X			X	X	X	X	X					X
Spring Valley Special	RD	X	X	X	X	X	X		X	X	X	X	X				X
Creekview	Market	X	X	X	X	X	X		X	X	X	X	X				X
Garden Heights Annex	Market	X	X	X	X	X	X		X	X	X	X	X				X
Belwood	Market	X	X	X	X	X	X		X	X	X	X	X				X
Calhoun Affordable	PHA		X	X	X				X		X	X					
Newton Ridgecrest	Market	X	X	X	X	X	X		X	X	X	X	X				X
SUBJECT	LIHTC	X	X	X	X	X	X	X	X		X	X					X

## I. Absorption and Stabilization Rates

### ABSORPTION ANALYSIS

The timeframe within which the new units are leased is the main component of the absorption analysis. The analyst must consider the existing rental occupancy and turnover rate of comparable units. Relative desirability of services, rates, facilities and amenities are also factors. It is common for any new units to receive an immediate surge of demand simply because they are new and the selection is greatest. Likewise, the final 5% of the units to be rented are typically the hardest to rent because they are, in effect, the least desirable units in the new complex.

The appearance of new units on the market will also cause competing properties to make changes in rates and amenities to attract and keep tenants. Due to the tight nature of the budgets of multifamily developments, there is not a huge permanent price reduction that is available to the competing properties. The new units will cause the competing existing units to provide better service. In a loose market, this is truer than in a tight market. In a tight market, the new units will be absorbed quickly and there may be a slightly increased turnover rate as a result of tenants attempting to upgrade their housing situation.

We project the following absorption (i.e. leasing) of the new units:

<b>Date</b>	<b>Total # Leased</b>	<b>%</b>
Construction Completion	20	29%
30 Days Post Completion	28	41%
60 Days Post Completion	36	53%
90 Days Post Completion	44	65%
120 Days Post Completion	52	76%
150 Days Post Completion	60	88%
180 Days Post Completion	68	100%

The absorption rate is estimated to be 8 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 20 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

We project that the new units will have no appreciable effect on the existing units in the market area.

**MARKET IMPACT STATEMENT**

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

## **J. INTERVIEWS**

During the course of our field work we interviewed the complex representatives of the apartments surveyed. The information provided in the individual survey sheets is the result of these interviews.

Shirley, the manager of Holly Hills reported that she has several on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Annie, the manager of Briarwood Apartments reported more than 25 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Martha, the manager of Forest Heights Apartments I & II reported over 20 on the waiting list and that occupancy generally stays full and vacancies are rented quickly. She also indicated that Phase I was renovated in 2015.

Dorian, the manager of Stoneridge Apartments reported that the complex completed construction in November 2018 and was 100% occupied by March of 2019.

Kathy Johnson, President of the Gordon County Chamber of Commerce (706-625-3200) stated that with the constant growth in Gordon County that there is definitely a need for additional affordable housing. She stated that new housing is needed to keep up with the growth.

Samantha Lusk, owner of Samantha Lusk Realty (770-547-1441) stated that she sees people all the time that are looking for affordable housing in the area. She stated that there is such a demand that there is not enough existing housing to meet the demand.

## **K. CONCLUSIONS and RECOMMENDATION**

We recommend that the proposed project be awarded an allocation of Low Income Housing Tax Credits based upon our review and analysis of current market conditions, economics, demographics, current occupancy of existing complexes and supply and demand estimates. The proposed design and amenities will enhance the relative marketability.

The site has no adverse conditions and is marketable. There is nothing comparable in the area, so the complex will be able to operate as the nicest rental complex available. The standard calculated capture rate for each type of unit is within DCA guidelines for feasibility.

We project the units will be absorbed fully within 180 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

The high occupancy rates, long waiting lists, low capture rates and interviews with local persons knowledgeable about the housing needs of the area were the major factors that led to these conclusions.

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

**L. Signed Statement Requirements**

This market study has been prepared by Gibson Consulting, LLC, 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.

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 support the project 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 project or relationship with the ownership entity and my compensation is not contingent on this project being funded.

**Gibson Consulting, LLC**

By: Jim Howell  
**Jim Howell**  
**Senior Market Analyst**  
**1651 E. 70<sup>th</sup> Street**  
**PMB 403**  
**Shreveport, LA 71105-5115**



By: Debbie J. Amox  
**Debbie J. Amox**  
**Market Analyst**

**M. Market Study Representation**

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

**DATA SOURCES**

Environics Analytics  
Census Bureau  
Census American Fact Finder  
<http://www.novoco.com>  
<http://lihtc.huduser.org>  
SOCDS Building Permit Database  
Apartment management contacts  
U.S. Bureau of Economic Analysis  
Bureau of Labor Standards  
City of Calhoun  
Real Estate Center at Texas A&M University  
HUD  
Georgia DCA  
Gordon County Chamber of Commerce  
Neighborhood scout.com  
NCHMA

**APPENDICES**

**Complexes Surveyed**

## Calhoun Affordable Housing

(8 locations: Cologa Homes, Wylie McDaniel Homes, Hillhouse Homes (Seniors); Alexander Homes, James Keene Homes (Seniors); C.M. Jones Homes; A. Hastings Scoggins Homes; T. L. Shanahan Homes (Seniors))

**420 Richardson Rd SE  
Calhoun, GA 30701**

**706-629-9183**

**Contact:**

Sandy



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio	1	BOI	1	32	460		
1 BR	1	BOI	0	90	660		
2BR	1	BOI	0	71	800		
2BR							
3 BR	2	BOI	0	47	950		
4 BR	2	BOI	0	9	1200		
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories				Brick -1 story	Total Units	249	1
Year Built/Year Renovated				1950's, 60's,70's, 80's/ As Needed	Section 8	Yes	No
Condition/Street Appeal				Good	Accepts:	✓	
Neighborhood Condition				Good	# of Vouchers:		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:		
Balcony/Patio	✓				LIHTC		
AC: Central/Wall	✓				RD		
Range/Refrigerator	✓				RD R/A		
Microwave/Dishwasher		✓			Market		
Washer/Dryer	✓			hook ups	HOME		
Floor Coverings	✓			tile	Bonds		
Window Coverings	✓				Section 8		✓
Cable/Satellite/Internet READY	✓				Other:		
Special Features					Type of Structure:		
Site Equipment/Amenities		Yes	No	Type	Low Rise		
Parking (\$ _____ (Fee)	✓				High Rise		
Extra Storage		✓			Garden		
Security		✓			Walk-up		✓
Clubhouse/Meeting Room	✓				SF		
Pool/Recreation Areas					Duplex		
Playground	✓				Triplex		
Laundry Facility(ies)		✓			Quadplex		
Bus. Center/Nghbrhd Network	✓				Townhome		
Service Coordinations					Other:		
Utilities		Yes	No	Type	Notes:		
Heat		✓		Gas	Multi family & Senior		
Cooling		✓		Electric			
Cooking		✓		Gas			
Hot Water		✓		Gas			
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			

# Catoosa Senior Village I

98 Timms Road  
Calhoun, GA 30701

706-624-3431

Contact:

Wanda



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$405-485	0	21	950		
2BR	1	\$485-555	0	39	1100		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	60	Total Vacant	
Year Built/Year Renovated		2003		Section 8	Yes	No	
Condition/Street Appeal		Excellent		Accepts:		✓	
Neighborhood Condition		Excellent		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type of Financing:			
Balcony/Patio	✓			LIHTC		✓	
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market			
Washer/Dryer	✓		provided	HOME			
Floor Coverings	✓		carpet, vinyl	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features	✓		elevators	Type of Structure:			
Site Equipment/Amenities		Yes	No	Type of Structure:			
Parking (\$ _____ (Fee)	✓			Low Rise			
Extra Storage	✓			High Rise			
Security				Garden		✓	
Clubhouse/Meeting Room	✓			Walk-up			
Pool/Recreation Areas	✓		fitness center	SF			
Playground		✓		Duplex			
Laundry Facility(ies)		✓		Triplex			
Bus. Center/Nghbrhd Network	✓			Quadplex			
Service Coordinations				Townhome			
Utilities		Yes	No	Notes:			
Heat		✓	Electric	SENIOR 55+; working from waiting list			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Catoosa Senior Village Phase II

400 Birchwood Rd  
Calhoun, GA 30701

706-629-0022

Contact:

Wanda



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$430-480	0	24	762		
2BR	1	\$500-550	0	28	1078		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	52	Total Vacant	
Year Built/Year Renovated		2009		Section 8	Yes	No	
Condition/Street Appeal		Good		Accepts:		✓	
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			LIHTC		✓	
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market			
Washer/Dryer	✓		provided	HOME			
Floor Coverings	✓		carpet, vinyl	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features	✓		elevators	Type of Structure:			
Site Equipment/Amenities	Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee)	✓			High Rise			
Extra Storage	✓			Garden		✓	
Security				Walk-up			
Clubhouse/Meeting Room	✓			SF			
Pool/Recreation Areas	✓		fitness center	Duplex			
Playground		✓		Triplex			
Laundry Facility(ies)		✓		Quadplex			
Bus. Center/Nghbrhd Network	✓			Townhome			
Service Coordinations				Other:			
Utilities	Yes	No	Type	Notes:			
Heat		✓	Electric	SENIOR 55+; working from waiting list			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Calhoun Gardens

110 Richardson Rd  
Calhoun GA 30701

706-629-0941

Contact:

Don



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	BOI/\$657	0	49	438		
2BR	1	BOI/\$789	0	22	850		
2BR							
3 BR	2	BOI/\$911	0	5	1050		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick - 1 story		Total Units	76	Total Vacant	
Year Built/Year Renovated		2005		Total Units	76	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC	✓		
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓		DW	HOME			
Washer/Dryer	✓		hookups	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8	✓		
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee))	✓			Garden	✓		
Extra Storage		✓		Walk-up			
Security		✓		SF			
Clubhouse/Meeting Room	✓			Duplex			
Pool/Recreation Areas	✓		fitness	Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network				Other:			
Service Coordinations				Notes:			
Utilities				Multifamily			
Heat		✓	Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Forest Heights I Apartments

153 Forest Heights Circle, SW  
Calhoun, GA 30701

706-625-4068

Contact:  
Kimberly & Martha (mgr)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$378-432	0	20	576		
2BR	1	\$400-500	0	30	812-876		
2BR TH	1.5	\$490-565	0		976		
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1-2 story		Total Units	50	Total Vacant	
Year Built/Year Renovated		2010		Total Units	50	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Accepts:	✓		
	Yes	No	Type	# of Vouchers:			
Balcony/Patio	✓			Type of Financing:			
AC: Central/Wall	✓			LIHTC	✓		
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓			RD R/A	✓ (5 units)		
Washer/Dryer	✓		hook ups	Market			
Floor Coverings	✓		carpet, vinyl	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features				Other:			
Site Equipment/Amenities				Type of Structure:			
Parking (\$ _____ (Fee)	✓		garages avail	Low Rise			
Extra Storage	✓			High Rise			
Security		✓		Garden			
Clubhouse/Meeting Room	✓			Walk-up	✓		
Pool/Recreation Areas		✓		SF			
Playground	✓			Duplex			
Laundry Facility(ies)		✓		Triplex			
Bus. Center/Nghbrhd Network		✓		Quadplex			
Service Coordinations		✓		Townhome	✓		
Other:				Other:			
Utilities				Notes:			
Heat		✓	Electric	working from waiting list			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Forest Heights II Apartments

153 Forest Heights Circle, SW  
Calhoun, GA 30701

706-625-4068

Contact:  
Kimberly & Martha (mgr)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$378-432	0	16	576		
2BR TH	1.5	\$432-462	0	36	976		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	52	Total Vacant	
Year Built/Year Renovated		2012		Section 8		Yes	No
Condition/Street Appeal		Good		Accepts:	✓		
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC	✓		
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A	✓ (9 units)		
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓			HOME			
Washer/Dryer	✓		hook ups	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee)	✓		garages avail	Garden			
Extra Storage	✓			Walk-up	✓		
Security		✓		SF			
Clubhouse/Meeting Room	✓			Duplex			
Pool/Recreation Areas		✓		Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)		✓		Townhome	✓		
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations		✓		Notes:			
Utilities							
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Forest Hills Apartments

153 Forest Hill Circle, SW  
Calhoun, GA 30701

706-625-4068

Contact:  
Kimberly & Martha (mgr)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$378-432	0	14	576		
2BR TH & Flat	1	\$400-500	0	36	812		
2BR	1.5	\$490-565	0		876		
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl 2 story		Total Units	50	Total Vacant	
Year Built/Year Renovated		2012		Total Units	50	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC	✓		
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A	✓ (12 units)		
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓			HOME			
Washer/Dryer	✓		hook ups	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
	Yes	No	Type	Garden			
Parking (\$ _____ (Fee)	✓			Walk-up			
Extra Storage	✓			SF			
Security		✓		Duplex			
Clubhouse/Meeting Room	✓			Triplex			
Pool/Recreation Areas		✓		Quadplex			
Playground	✓			Townhome	✓		
Laundry Facility(ies)	✓			Other:			
Bus. Center/Nghbrhd Network		✓		Notes:			
Service Coordinations		✓					
Utilities							
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Spring Valley Special Apartmnets

200 Spring Valley Drive  
Calhoun, GA 30701

706-625-4068

Contact:  
Kimberly & Martha (mgr)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$368-400	0	8	576		
2BR	1.5	\$398-430	1	8	976		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl- 1-2 story		Total Units	16	Total Vacant	1
Year Built/Year Renovated				Section 8			
Condition/Street Appeal		Good		Yes	No		
Neighborhood Condition		Good		Accepts:	✓		
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market	✓		
Washer/Dryer	✓			HOME			
Floor Coverings	✓		carpet, vinyl	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities				Low Rise			
Parking (\$ _____ (Fee))	✓			High Rise			
Extra Storage	✓	✓		Garden			
Security		✓		Walk-up	✓		
Clubhouse/Meeting Room	✓			SF			
Pool/Recreation Areas		✓		Duplex			
Playground	✓			Triplex			
Laundry Facility(ies)	✓			Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome	✓		
Service Coordinations		✓		Other:			
Utilities				Notes:			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Cherokee Mill Lofts

305 McConnell Rd  
Calhoun, GA 30701

706-383-7691

Contact: Ashley



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$433-482	1	12	695		
2BR	2	\$520-560	0	30	1020		
2BR							
3 BR	2	\$589-659	0	18	1251		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1 story		Total Units	60	Total Vacant	1
Year Built/Year Renovated		2011		Section 8			
Condition/Street Appeal		Good		Yes	No		
Neighborhood Condition		Good		Accepts:	✓		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC	✓		
Balcony/Patio		✓		RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓		DW	HOME			
Washer/Dryer		✓		Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee))	✓			Garden			
Extra Storage		✓		Walk-in	✓		
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex			
Pool/Recreation Areas	✓		fitness	Triplex			
Playground		✓		Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations		✓		Notes:			
Utilities							
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Royal Meadows Townhouse Apts

1865 Rome Rd  
Calhoun, GA 30701

706-314-8960; 706-290-0304

Contact: Mr. Jeske/Lezek



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
Studio								
1 BR								
2BR	1	\$900	0	10	950			
2BR								
3 BR								
4 BR								
Design/Location/Condition					<b>Site Info:</b>			
Structure/Stories		Brick - 2 story			Total Units	10	Total Vacant	0
Year Built/Year Renovated		1992			<b>Section 8</b>	Yes	No	
Condition/Street Appeal		Good			Accepts:	✓		
Neighborhood Condition		Good			# of Vouchers:			
Unit Equipment/Amenities		Yes	No		Type	<b>Type of Financing:</b>		
Balcony/Patio	✓					LIHTC		
AC: Central/Wall	✓					RD		
Range/Refrigerator	✓					RD R/A		
Microwave/Dishwasher	✓				DW	Market		✓
Washer/Dryer	✓			hook ups	HOME			
Floor Coverings	✓			carpet, tile, hard wood	Bonds			
Window Coverings	✓				Section 8			
Cable/Satellite/Internet READY	✓				Other:			
Special Features					<b>Type of Structure:</b>			
Site Equipment/Amenities		Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee))		✓			High Rise			
Extra Storage			✓		Garden			
Security			✓		Walk-up			
Clubhouse/Meeting Room			✓		SF			
Pool/Recreation Areas			✓		Duplex			
Playground			✓		Triplex			
Laundry Facility(ies)			✓		Quadplex			
Bus. Center/Nghbrhd Network			✓		Townhome		✓	
Service Coordinations					Other:			
Utilities		Yes	No	Type	<b>Notes:</b>			
Heat		✓		Electric				
Cooling		✓		Electric				
Cooking		✓		Electric				
Hot Water		✓		Electric				
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				

# Meadowbrook Apartments

202 Meadowbrook Rd  
Calhoun GA 30701

706-629-3683

Contact:

Cameron



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR							
2BR							
2BR	1.5	\$625	1	20	1100		
3 BR	2	\$725	0	13	1500		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Stone/Vinyl - 2 story		Total Units	33	Total Vacant	1
Year Built/Year Renovated		1993		Section 8			
Condition/Street Appeal		Good		Yes		No	
Neighborhood Condition		Good		Accepts:			✓
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓		DW	Market		✓	
Washer/Dryer	✓		hook up	HOME			
Floor Coverings	✓		carpet, laminate	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities				Low Rise			
Parking (\$ _____ (Fee)	✓			High Rise			
Extra Storage		✓		Garden		✓	
Security		✓		Walk-up			
Clubhouse/Meeting Room				SF			
Pool/Recreation Areas				Duplex			
Playground	✓			Triplex			
Laundry Facility(ies)		✓		Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome			
Service Coordinations		✓		Other:			
Utilities				Notes:			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Twin Oaks Apartments

258 Forrest Avenue  
Calhoun, GA 30701

678-464-4130

Contact: Bruce



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$540-640	0	24	625		
2BR	1.5	\$620-820	1	21	913		
2BR							
3 BR	2	\$625	0	4	1040		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories	Brick/Vinyl - 2 story			Total Units	49	Total Vacant	1
Year Built/Year Renovated	1997/As Needed			Section 8			
Condition/Street Appeal	Good			Yes	No		
Neighborhood Condition	Good			Accepts:		✓	
Unit Equipment/Amenities				# of Vouchers:			
Balcony/Patio	Yes	No	Type	Type of Financing:			
AC: Central/Wall	✓			LIHTC			
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓			RD R/A			
Washer/Dryer	✓		connections in (2B units)	Market		✓	
Floor Coverings	✓		carpet, hardwoods	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8		✓	
Special Features				Other:			
Site Equipment/Amenities				Type of Structure:			
Parking (\$ _____ (Fee)	Yes	No	Type	Low Rise			
Extra Storage		✓		High Rise			
Security		✓		Garden		✓	
Clubhouse/Meeting Room		✓		Walk-up			
Pool/Recreation Areas		✓		SF			
Playground	✓			Duplex			
Laundry Facility(ies)	✓		for 1B units	Triplex			
Bus. Center/Nghbrhd Network		✓		Quadplex			
Service Coordinations				Townhome			
Other:				Other:			
Utilities				Notes:			
Heat	Yes	No	Type				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Carriage Apartments

980 Redbud Road NE  
Calhoun, GA 30701

706-403-2443

Contact:

Latasha



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	BOI	0	24	627		
2BR	1	BOI	0	40	760		
2BR							
3 BR	1	BOI	0	8	996		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Wood - 2 Story		Total Units	72	Total Vacant	
Year Built/Year Renovated		1973		Total Units	72	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	Yes	No	
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market			
Microwave/Dishwasher		✓		HOME			
Washer/Dryer	✓		hook ups	Bonds			
Floor Coverings	✓		carpet, tile	Section 8	✓		
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee))	✓			Garden			
Extra Storage		✓		Walk-up	✓		
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex			
Pool/Recreation Areas		✓		Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations				Notes:			
Utilities				working from wait list			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Newton Ridgecrest Apartments

265 Newton Rd NE  
Calhoun, GA 30701

706-629-6539

Contact:

Charles, Vickie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$525	0	50	750		
2BR	1.5	\$625	0	28	1600		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Vinyl - 2 story		Total Units	78	Total Vacant	
Year Built/Year Renovated		2001		Total Units	78	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market	✓		
Microwave/Dishwasher	✓		DW	HOME			
Washer/Dryer	✓		Hook ups	Bonds			
Floor Coverings	✓	carpet, vinyl, hardwood		Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee))	✓			Garden	✓		
Extra Storage		✓		Walk-up	✓		
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex			
Pool/Recreation Areas		✓		Triplex			
Playground		✓		Quadplex			
Laundry Facility(ies)		✓		Townhome	✓		
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations		✓		Notes:			
Utilities							
Heat		✓	Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Creekview Estates

112 Creekview Drive  
Calhoun, GA

706-625-4137 (disconnected)

Contact: Unknown



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$500	0	8	500		
2BR	1-1.5	\$600	0	46	1200		
2BR							
3 BR	2	\$750	0	4	1600		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	58	Total Vacant	
Year Built/Year Renovated		1978		Total Units	58	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market	✓		
Microwave/Dishwasher	✓			HOME			
Washer/Dryer	✓		hook up	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee)	✓			Garden			
Extra Storage		✓		Walk-up			
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex	✓		
Pool/Recreation Areas		✓		Triplex			
Playground		✓		Quadplex			
Laundry Facility(ies)		✓		Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations				Notes:			
Utilities				information from previous contact (Laura)- number is now disconnected and find a new number			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Holly Hills Apartments

105 Holly Hills Dr, NE  
Calhoun, GA 30701

706-629-8641

Contact:

Shirley



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR							
2BR	1.5	\$500-650	0	52	1100		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	52	Total Vacant	
Year Built/Year Renovated		1985		Total Units	52	0	
Unit Equipment/Amenities				Section 8			
Condition/Street Appeal		Good		Yes	Yes	No	
Neighborhood Condition		Good		Accepts:		✓	
Unit Equipment/Amenities				# of Vouchers:			
Yes	No	Type		Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market		✓	
Washer/Dryer	✓		hook up	HOME			
Floor Coverings	✓		carpet, laminate	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities				Low Rise			
Yes	No	Type		High Rise			
Parking (\$ _____ (Fee)	✓			Garden			
Extra Storage	✓			Walk-up		✓	
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex			
Pool/Recreation Areas		✓		Triplex			
Playground		✓		Quadplex			
Laundry Facility(ies)		✓		Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations				Notes:			
Utilities							
Yes	No	Type					
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Briarwood Apartments

212 Highpoint Drive  
Calhoun, GA 30701

706-629-7868

Contact:

Annie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR							
2BR	2	\$900-1200	0	28	1000		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	28	Total Vacant	
Year Built/Year Renovated		1970's		Total Units	28	0	
Unit Equipment/Amenities				Section 8			
Condition/Street Appeal		Good		Yes		No	
Neighborhood Condition		Good		Accepts:		✓	
				# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type			
Balcony/Patio	✓						
AC: Central/Wall	✓						
Range/Refrigerator	✓						
Microwave/Dishwasher		✓					
Washer/Dryer	✓						
Floor Coverings	✓		carpet, vinyl				
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features							
Site Equipment/Amenities		Yes	No	Type			
Parking (\$ _____ (Fee)	✓						
Extra Storage		✓					
Security		✓					
Clubhouse/Meeting Room		✓					
Pool/Recreation Areas		✓					
Playground		✓					
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network		✓					
Service Coordinations		✓					
Utilities		Yes	No	Type			
Heat		✓	Electric & Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric & Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
				Type of Financing:			
				LIHTC			
				RD			
				RD R/A			
				Market	✓		
				HOME			
				Bonds			
				Section 8			
				Other:			
				Type of Structure:			
				Low Rise			
				High Rise			
				Garden			
				Walk-up			
				SF			
				Duplex			
				Triplex			
				Quadplex			
				Townhome	✓		
				Other:			
				Notes:			

# Garden Heights

465 Redbud Rd  
Calhoun, GA 30701

706-629-7868

Contact:

Annie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
Studio								
1 BR	1	\$650	0	16	500			
2BR	2	\$900-1200	0	32	1000			
2BR								
3 BR								
4 BR								
Design/Location/Condition								
Structure/Stories	Brick- 2 story							
Year Built/Year Renovated	1970's							
Condition/Street Appeal	Good							
Neighborhood Condition	Good							
Unit Equipment/Amenities	Yes	No	Type					
Balcony/Patio	✓							
AC: Central/Wall	✓							
Range/Refrigerator	✓							
Microwave/Dishwasher		✓						
Washer/Dryer	✓		hook up					
Floor Coverings	✓		carpet, vinyl					
Window Coverings	✓							
Cable/Satellite/Internet READY	✓							
Special Features								
Site Equipment/Amenities	Yes	No	Type					
Parking (\$ _____ (Fee)	✓							
Extra Storage		✓						
Security		✓						
Clubhouse/Meeting Room		✓						
Pool/Recreation Areas		✓						
Playground		✓						
Laundry Facility(ies)	✓							
Bus. Center/Nghbrhd Network		✓						
Service Coordinations		✓						
Utilities	Yes	No	Type					
Heat		✓	Electric & Gas					
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Electric & Gas					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		Included					
Trash/Recycle	✓		Included					
				Site Info:	Total Units	Total Vacant		
				Total Units	48	0		
				Section 8	Yes	No		
				Accepts:		✓		
				# of Vouchers:				
				Type of Financing:				
				LIHTC				
				RD				
				RD R/A				
				Market		✓		
				HOME				
				Bonds				
				Section 8				
				Other:				
				Type of Structure:				
				Low Rise				
				High Rise				
				Garden				
				Walk-up		✓		
				SF				
				Duplex				
				Triplex				
				Quadplex				
				Townhome		✓		
				Other:				
				Notes:				

# Garden Heights Annex

465 Redbud Rd  
Calhoun, GA 30701

706-629-7868

Contact:

Annie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$650	0	8	500		
2BR	2	\$850	0	12	1000		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	20	Total Vacant	
Year Built/Year Renovated		1970's		Section 8	Yes	No	
Condition/Street Appeal		Good		Accepts:		✓	
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher		✓		Market		✓	
Washer/Dryer	✓		hook up	HOME			
Floor Coverings	✓		carpet, vinyl	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities		Yes	No	Low Rise			
Parking (\$ _____ (Fee)	✓			High Rise			
Extra Storage		✓		Garden			
Security		✓		Walk-up			
Clubhouse/Meeting Room		✓		SF			
Pool/Recreation Areas		✓		Duplex			
Playground		✓		Triplex			
Laundry Facility(ies)	✓			Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome		✓	
Service Coordinations		✓		Other:			
Utilities		Yes	No	Notes:			
Heat		✓	Electric & Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric & Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Belwood Apartments

212 Old Belwood Rd, SE  
Calhoun, GA 30701

706-508-4370

Contact:

Sylvia



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$750	2	44	525+		
2BR							
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	44	Total Vacant	2
Year Built/Year Renovated		1985		Section 8			
Condition/Street Appeal		Good		Yes		No	
Neighborhood Condition		Good		Accepts:			✓
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market		✓	
Microwave/Dishwasher		✓		HOME			
Washer/Dryer		✓		Bonds			
Floor Coverings	✓		carpet, vinyl, tile	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
	Yes	No	Type	Garden			
Parking (\$ _____ (Fee)	✓			Walk-up			
Extra Storage		✓		SF			
Security		✓		Duplex			
Clubhouse/Meeting Room		✓		Triplex			
Pool/Recreation Areas		✓		Quadplex			
Playground		✓		Townhome		✓	
Laundry Facility(ies)	✓			Other:			
Bus. Center/Nghbrhd Network		✓		Notes:			
Service Coordinations		✓					
Utilities							
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Eastridge Apartments

420 Richardson Rd, SE #57  
Calhoun, GA 30701

706-602-4952

Contact:

Stacey



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$384-394	0	12	689		
2BR							
2BR	1	\$465-494	0	32	829		
3 BR	2	\$518-540	0	12	1100		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units		Total Vacant	
Brick & Vinyl - 2 story				56		0	
Year Built/Year Renovated				Section 8		Yes No	
2001				Yes		No	
Condition/Street Appeal				Accepts:		✓	
Good				# of Vouchers:			
Neighborhood Condition				Type of Financing:			
Good				LIHTC			
				RD			
				RD R/A			
				Market			
				HOME			
				Bonds			
				Section 8			
				Other:			
Unit Equipment/Amenities				Type of Structure:			
Yes	No	Type		Low Rise			
Balcony/Patio	✓			High Rise			
AC: Central/Wall	✓			Garden			
Range/Refrigerator	✓			Walk-up			
Microwave/Dishwasher	✓			SF			
Washer/Dryer	✓	hook ups		Duplex			
Floor Coverings	✓	vinyl		Triplex			
Window Coverings	✓			Quadplex			
Cable/Satellite/Internet READY	✓			Townhome			
Special Features				Other:			
Site Equipment/Amenities				Notes:			
Yes	No	Type		working from wait list			
Parking (\$ _____ (Fee)	✓						
Extra Storage	✓						
Security	✓						
Clubhouse/Meeting Room	✓						
Pool/Recreation Areas	✓	no pool, Bball					
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network		✓					
Service Coordinations							
Utilities							
Yes	No	Type					
Heat		✓ Gas					
Cooling		✓ Electric					
Cooking		✓ Gas					
Hot Water		✓ Gas					
Other Electric		✓ Electric					
Cold Water/Sewer	✓	Included					
Trash/Recycle	✓	Included					

# Stoneridge Apartments

4560 Fairmont Hwy SE  
Calhoun, GA 30701

762-441-0168

Contact:

Dorian



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$444-465	0	8	750		
2BR							
2BR	1	\$529-585	0	28	900		
3 BR	2	\$598-650	0	28	1100		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units		Total Vacant	
Brick & Wood Plank - 2 & 3 story				64		0	
Year Built/Year Renovated				<b>Section 8</b>			
2018				Yes		No	
Condition/Street Appeal				Accepts:			
Excellent				✓			
Neighborhood Condition				# of Vouchers:			
Excellent							
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓			HOME			
Washer/Dryer	✓		hook ups	Bonds			
Floor Coverings	✓		vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓						
Special Features				<b>Type of Structure:</b>			
Site Equipment/Amenities				Low Rise			
	Yes	No	Type	High Rise			
Parking (\$ _____ (Fee)	✓			Garden			
Extra Storage	✓			Walk-up			
Security	✓			SF			
Clubhouse/Meeting Room	✓			Duplex			
Pool/Recreation Areas		✓		Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network	✓			Other:			
Service Coordinations							
Utilities				Notes:			
	Yes	No	Type	working from wait list			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

**Market Study Terminology**



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## Market Study Terminology

Effective January 1, 2007, all affordable housing market studies performed by NCHMA members incorporate the member certification, market study index, the market study terminology and market study standards.

State Housing Finance Agencies and other industry members are welcome to incorporate the information below in their own standards. NCHMA only requests written notification of use.

### I. Common Market Study Terms

The terms in this section are definitions agreed upon by NCHMA members. Market studies for affordable housing prepared by NCNCHMAHMA members should use these definitions in their studies except where other definitions are specifically identified.

Terminology	Definition
Absorption period	The period of time necessary for a newly constructed or renovated property to achieve the <i>stabilized level of occupancy</i> . The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the <i>stabilized level of occupancy</i> has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.
Absorption rate	The average number of units rented each month during the <i>absorption period</i> .
Acceptable <i>rent burden</i>	The rent-to-income ratio used to qualify tenants for both income-restricted and non-income restricted units. The acceptable rent burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.
Achievable Rents	See <i>Market Rent, Achievable Restricted Rent</i> .
Affordable housing	Housing affordable to low or very low-income tenants.
Amenity	Tangible or intangible benefits offered to a tenant. Typical amenities include on-site recreational facilities, planned programs,

services and activities.

Annual demand	The total estimated demand present in the market in any one year for the type of units proposed.
Assisted housing	Housing where federal, state or other programs <i>subsidize</i> the monthly costs to the tenants.
Bias	A proclivity or preference, particularly one that inhibits or entirely prevents an impartial judgment.
Capture rate	The percentage of age, size, and income qualified renter households in the <i>primary market area</i> that the property must capture to fill the units. 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 <i>Capture Rate</i> 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 <i>primary market area</i> . See also: penetration rate.
Comparable property	A property that is representative of the rental housing choices of the subject's <i>primary market area</i> and that is similar in construction, size, amenities, location, and/or age. Comparable and <i>competitive</i> properties are generally used to derive market rent and to evaluate the subject's position in the market. See the NCHMA white paper <i>Selecting Comparable Properties</i>
Competitive property	A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.
Comprehensive Market Study	NCHMA defines a comprehensive market study for the purposes of IRS Section 42 as a market study compliant with its Model Content Standards for Market Studies for Rental Housing. Additionally, use of the suggested wording in the NCHMA certification without limitations regarding the comprehensive nature of the study, shows compliance with the IRS Section 42 request for completion of a market study by a 'disinterested party.'
Concession	Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or for free amenities, which are normally charged separately (i.e. washer/dryer, parking).
Demand	The total number of households in a defined market area that would potentially move into the proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of

demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.

Effective rents	Contract rent less concessions.
Household trends	Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation), changes in average household size, and net <i>migration</i> .
Income band	The range of incomes of households that can afford to pay a specific rent but do not have below any applicable program-specific maximum income limits. The minimum household income typically is based on a defined <i>acceptable rent burden</i> percentage and the maximum typically is pre-defined by specific program requirements or by general market parameters.
Infrastructure	Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.
Market advantage	The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property. $(\text{market rent} - \text{proposed rent}) / \text{market rent} * 100$
Market analysis	A study of real estate market conditions for a specific type of property.
Market area	See <i>primary market area</i> .
Market demand	The total number of households in a defined market area that would potentially move into any new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining project-specific demand. A common example of market demand used by HUD's MAP program, which is based on three years of renter household growth, loss of existing units due to demolition, and market conditions.
Market rent	The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the <i>primary market area</i> considering its location, features and amenities. Market rent should be adjusted for <i>concessions</i> and owner paid utilities included in the rent. See the NCHMA publication <i>Calculating Market Rent</i> .

Market study	A comprehensive study of a specific proposal including a review of the housing market in a defined market area. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. The minimal content of a market study is shown in the NCHMA publication <i>Model Content for Market Studies for Rental Housing</i> .
Marketability	The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.
Market vacancy rate, economic	Percentage of rent loss due to concessions, vacancies, and non-payment of rent on occupied units.
Market vacancy rate, physical	Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage.
Migration	The movement of households into or out of an area, especially a <i>primary market area</i> .
Mixed income property	An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e. low income tax credit property with income limits of 30%, 50% and 60%).
Mobility	The ease with which people move from one location to another.
Move-up demand	An estimate of how many consumers are able and willing to relocate to more expensive or desirable units. Examples: tenants who move from class-C properties to class-B properties, or tenants who move from older tax credit properties to newer tax credit properties-
Multi-family	Structures that contain more than two housing units.
Neighborhood	An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.
Net rent (also referred to as contract rent or lease rent)	Gross rent less <i>tenant paid utilities</i> .
Penetration rate	The percentage of age and income qualified renter households in the <i>primary market area</i> that all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured 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.

units in all proposals / households in market \* 100

See also: capture rate.

Pent-up demand	A market in which there is a scarcity of supply and vacancy rates are very low.
Population trends	Changes in population levels for a particular area over a specific period of time—which is a function of the level of births, deaths, and net <i>migration</i> .
Primary market area	A geographic area from which a property is expected to draw the majority of its residents. See the NCHMA publication <i>Determining Market Area</i> .
Programmatic rents	See <i>restricted rents</i> .
Project based rent assistance	Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.
Redevelopment	The redesign or rehabilitation of existing properties.
Rent burden	Gross rent divided by adjusted monthly household income.
Rent burdened households	Households with <i>rent burden</i> above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.
Restricted rent	The rent charged under the restrictions of a specific housing program or subsidy.
Restricted rent, Achievable	The rents that the project can attain taking into account both market conditions and rent in the <i>primary market area</i> and income restrictions.
Saturation	The point at which there is no longer demand to support additional units. Saturation usually refers to a particular segment of a specific market.
Secondary market area	The portion of a market area that supplies additional support to an apartment property beyond that provided by the primary market area.
Special needs population	Specific market niche that is typically not catered to in a conventional apartment property. Examples of special needs populations include: substance abusers, visually impaired person or

	persons with mobility limitations.
Stabilized level of occupancy	The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.
Subsidy	Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's <i>contract rent</i> and the amount paid by the tenant toward rent.
Substandard conditions	Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.
Target income band	The <i>income band</i> from which the subject property will draw tenants.
Target population	The market segment or segments a development will appeal or cater to. State agencies often use target population to refer to various income set asides, elderly v. family, etc.
Tenant paid utilities	The cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.
Turnover turnover period	1. An estimate of the number of housing units in a market area as a percentage of total housing units in the market area that will likely change occupants in any one year. See also: vacancy period. Housing units with new occupants / housing units * 100 2. The percent of occupants in a given apartment complex that move in one year.
Unmet housing need	New units required in the market area to accommodate household growth, homeless people, and households in substandard conditions.
Unrestricted rents	Rents that are not subject to <i>restriction</i> .
Unrestricted units	Units that are not subject to any income or rent restrictions.
Vacancy period	The amount of time that an apartment remains vacant and available for rent.
Vacancy rate-economic vacancy rate - physical	Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

## II. Other Useful Terms

The terms in this section are not defined by NCHMA.

<b>Terminology</b>	<b>Definition</b>
Area Median Income (AMI)	100% of the gross median household income for a specific Metropolitan Statistical Area, county or non-metropolitan area established annually by HUD.
Attached housing	Two or more dwelling units connected with party walls (e.g. townhouses or flats).
Basic Rent	The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223(d)(3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.
Below Market Interest Rate Program (BMIR)	Program targeted to renters with income not exceeding 80% of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.
Census Tract	A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.
Central Business District (CBD)	The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.
Community Development Corporation (CDC)	Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.
Condominium	A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

Contract Rent	1.The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease. (HUD & RD) 2. The monthly rent agreed to between a tenant and a landlord (Census).
Difficult Development Area (DDA)	An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130% of eligible basis for the purpose of calculating the Tax Credit allocation.
Detached Housing	A freestanding dwelling unit, typically single-family, situated on its own lot.
Elderly or Senior Housing	Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by Households where at least one Household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.
Extremely Low Income	Person or Household with income below 30% of Area Median Income adjusted for Household size.
Fair Market Rent (FMR)	The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.
Garden Apartments	Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.
Gross Rent	The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.
High-rise	A residential building having more than ten stories.
Household	One or more people who occupy a housing unit as their usual place of residence.
Housing Unit	House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.
Housing Choice Voucher (Section 8)	Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible Households to use in the

Program)	housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30% of adjusted income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.
Housing Finance Agency (HFA)	State or local agencies responsible for financing housing and administering Assisted Housing programs.
HUD Section 8 Program	Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants' adjusted income.
HUD Section 202 Program	Federal Program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.
HUD Section 811 Program	Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.
HUD Section 236 Program	Federal program which provides interest reduction payments for loans which finance housing targeted to Households with income not exceeding 80% of area median income who pay rent equal to the greater of Basic Rent or 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.
Income Limits	Maximum Household income by county or Metropolitan Statistical Area , adjusted for Household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI. HUD publishes Income Limits each year for 30% median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.
Low Income	Person or Household with gross Household income below 80% of Area Median Income adjusted for Household size.

Low Income Housing Tax Credit	A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and that the rents on these units be restricted accordingly.
Low Rise Building	A building with one to three stories
Metropolitan Statistical Area (MSA)	A geographic entity defined by the federal Office of Management and Budget for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.
Mid-rise	A building with four to ten stories.
Moderate Income	Person or Household with gross household income between 80 and 120 percent of area median income adjusted for Household size.
Public Housing or Low Income Conventional Public Housing	HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low Income Households with rent based on the same formula used for HUD Section 8 assistance.
Qualified Census Tract (QCT)	Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50% of Households have an income less than 60% of Area Median Income or where the poverty rate is at least 25%. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130% of the eligible basis for the purpose of calculating the Tax Credit allocation.
Rural Development (RD) Market Rent	A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD Property.
Rural Development (RD) Program (Formerly the Farmers	Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent,

Home Administration Section 515 Rural Rental Housing Program)	whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.
Single-Family Housing	A dwelling unit, either attached or detached, designed for use by one Household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.
State Data Center (SDC)	A state agency or university facility identified by the governor of each state to participate in the Census Bureau's cooperative network for the dissemination of the census data.
Tenant	One who rents real property from another.
Tenure	The distinction between owner-occupied and renter-occupied housing units.
Townhouse (or Row House)	Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.
Very Low Income	Person or Household whose gross household income does not exceed 50% of Area Median Income adjusted for Household size.
Zoning	Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

**Demographic Data**



DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
<b>HOUSING OCCUPANCY</b>					
Total housing units	3,546	+/-136	3,546	(X)	2,113
Occupied housing units	2,876	+/-254	81.1%	+/-6.8	1,968
Vacant housing units	670	+/-247	18.9%	+/-6.8	145
Homeowner vacancy rate	4.9	+/-4.7	(X)	(X)	2.4
Rental vacancy rate	14.0	+/-9.0	(X)	(X)	5.5
<b>UNITS IN STRUCTURE</b>					
Total housing units	3,546	+/-136	3,546	(X)	2,113
1-unit, detached	2,175	+/-210	61.3%	+/-6.5	1,371
1-unit, attached	130	+/-65	3.7%	+/-1.8	31
2 units	133	+/-94	3.8%	+/-2.6	72
3 or 4 units	185	+/-92	5.2%	+/-2.6	46
5 to 9 units	292	+/-172	8.2%	+/-4.8	148
10 to 19 units	249	+/-140	7.0%	+/-3.9	161
20 or more units	82	+/-64	2.3%	+/-1.8	188
Mobile home	300	+/-154	8.5%	+/-4.3	88
Boat, RV, van, etc.	0	+/-18	0.0%	+/-1.1	8
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	3,546	+/-136	3,546	(X)	2,113
Built 2014 or later	0	+/-18	0.0%	+/-1.1	0
Built 2010 to 2013	54	+/-62	1.5%	+/-1.8	71
Built 2000 to 2009	927	+/-194	26.1%	+/-5.6	468
Built 1990 to 1999	859	+/-227	24.2%	+/-6.4	605
Built 1980 to 1989	686	+/-173	19.3%	+/-4.8	353
Built 1970 to 1979	396	+/-155	11.2%	+/-4.4	201
Built 1960 to 1969	347	+/-191	9.8%	+/-5.4	177

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Built 1950 to 1959	181	+/-134	5.1%	+/-3.7	170
Built 1940 to 1949	38	+/-54	1.1%	+/-1.5	27
Built 1939 or earlier	58	+/-44	1.6%	+/-1.2	41
<b>ROOMS</b>					
Total housing units	3,546	+/-136	3,546	(X)	2,113
1 room	0	+/-18	0.0%	+/-1.1	0
2 rooms	105	+/-76	3.0%	+/-2.1	31
3 rooms	317	+/-165	8.9%	+/-4.6	61
4 rooms	941	+/-246	26.5%	+/-6.6	564
5 rooms	851	+/-209	24.0%	+/-6.0	510
6 rooms	584	+/-169	16.5%	+/-4.8	405
7 rooms	353	+/-118	10.0%	+/-3.3	174
8 rooms	73	+/-46	2.1%	+/-1.3	214
9 rooms or more	322	+/-151	9.1%	+/-4.3	154
Median rooms	5.0	+/-0.3	(X)	(X)	5.3
<b>BEDROOMS</b>					
Total housing units	3,546	+/-136	3,546	(X)	2,113
No bedroom	0	+/-18	0.0%	+/-1.1	0
1 bedroom	218	+/-120	6.1%	+/-3.3	135
2 bedrooms	1,381	+/-254	38.9%	+/-6.6	713
3 bedrooms	1,438	+/-215	40.6%	+/-6.4	899
4 bedrooms	454	+/-157	12.8%	+/-4.4	284
5 or more bedrooms	55	+/-44	1.6%	+/-1.2	82
<b>HOUSING TENURE</b>					
Occupied housing units	2,876	+/-254	2,876	(X)	1,968
Owner-occupied	1,389	+/-217	48.3%	+/-7.2	962
Renter-occupied	1,487	+/-263	51.7%	+/-7.2	1,006
Average household size of owner-occupied unit	2.58	+/-0.29	(X)	(X)	2.91
Average household size of renter-occupied unit	3.30	+/-0.36	(X)	(X)	2.59
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	2,876	+/-254	2,876	(X)	1,968
Moved in 2015 or later	396	+/-171	13.8%	+/-5.7	181
Moved in 2010 to 2014	1,113	+/-261	38.7%	+/-8.5	651
Moved in 2000 to 2009	853	+/-204	29.7%	+/-6.8	670
Moved in 1990 to 1999	201	+/-86	7.0%	+/-2.9	292
Moved in 1980 to 1989	135	+/-69	4.7%	+/-2.4	94
Moved in 1979 and earlier	178	+/-90	6.2%	+/-3.1	80
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	2,876	+/-254	2,876	(X)	1,968
No vehicles available	108	+/-90	3.8%	+/-3.1	157
1 vehicle available	1,257	+/-281	43.7%	+/-7.7	632
2 vehicles available	954	+/-217	33.2%	+/-7.6	842
3 or more vehicles available	557	+/-147	19.4%	+/-5.2	337
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	2,876	+/-254	2,876	(X)	1,968
Utility gas	737	+/-150	25.6%	+/-5.3	772
Bottled, tank, or LP gas	50	+/-54	1.7%	+/-1.9	114
Electricity	2,089	+/-257	72.6%	+/-5.0	1,082
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.3	0
Coal or coke	0	+/-18	0.0%	+/-1.3	0
Wood	0	+/-18	0.0%	+/-1.3	0

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Solar energy	0	+/-18	0.0%	+/-1.3	0
Other fuel	0	+/-18	0.0%	+/-1.3	0
No fuel used	0	+/-18	0.0%	+/-1.3	0
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	2,876	+/-254	2,876	(X)	1,968
Lacking complete plumbing facilities	12	+/-19	0.4%	+/-0.7	0
Lacking complete kitchen facilities	12	+/-19	0.4%	+/-0.7	0
No telephone service available	126	+/-115	4.4%	+/-3.9	33
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	2,876	+/-254	2,876	(X)	1,968
1.00 or less	2,544	+/-254	88.5%	+/-5.4	1,931
1.01 to 1.50	217	+/-134	7.5%	+/-4.5	37
1.51 or more	115	+/-100	4.0%	+/-3.5	0
<b>VALUE</b>					
Owner-occupied units	1,389	+/-217	1,389	(X)	962
Less than \$50,000	48	+/-40	3.5%	+/-2.9	55
\$50,000 to \$99,999	428	+/-129	30.8%	+/-8.8	176
\$100,000 to \$149,999	616	+/-195	44.3%	+/-10.2	188
\$150,000 to \$199,999	101	+/-50	7.3%	+/-3.6	190
\$200,000 to \$299,999	109	+/-65	7.8%	+/-4.6	199
\$300,000 to \$499,999	87	+/-61	6.3%	+/-4.2	137
\$500,000 to \$999,999	0	+/-18	0.0%	+/-2.7	17
\$1,000,000 or more	0	+/-18	0.0%	+/-2.7	0
Median (dollars)	113,800	+/-7,114	(X)	(X)	165,000
<b>MORTGAGE STATUS</b>					
Owner-occupied units	1,389	+/-217	1,389	(X)	962
Housing units with a mortgage	855	+/-202	61.6%	+/-9.1	604
Housing units without a mortgage	534	+/-136	38.4%	+/-9.1	358
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	855	+/-202	855	(X)	604
Less than \$500	44	+/-43	5.1%	+/-4.9	24
\$500 to \$999	437	+/-169	51.1%	+/-14.9	147
\$1,000 to \$1,499	284	+/-130	33.2%	+/-12.8	241
\$1,500 to \$1,999	73	+/-58	8.5%	+/-6.6	134
\$2,000 to \$2,499	17	+/-28	2.0%	+/-3.2	24
\$2,500 to \$2,999	0	+/-18	0.0%	+/-4.3	26
\$3,000 or more	0	+/-18	0.0%	+/-4.3	8
Median (dollars)	939	+/-133	(X)	(X)	1,227
Housing units without a mortgage	534	+/-136	534	(X)	358
Less than \$250	41	+/-32	7.7%	+/-5.8	71
\$250 to \$399	232	+/-93	43.4%	+/-12.9	164
\$400 to \$599	193	+/-82	36.1%	+/-12.8	42
\$600 to \$799	68	+/-57	12.7%	+/-9.4	65
\$800 to \$999	0	+/-18	0.0%	+/-6.8	16
\$1,000 or more	0	+/-18	0.0%	+/-6.8	0
Median (dollars)	398	+/-34	(X)	(X)	334
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP I)</b>					
Housing units with a mortgage (excluding units where SMOCAP I cannot be computed)	855	+/-202	855	(X)	604
Less than 20.0 percent	439	+/-138	51.3%	+/-13.1	213
20.0 to 24.9 percent	197	+/-131	23.0%	+/-13.5	85

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
25.0 to 29.9 percent	87	+/-67	10.2%	+/-7.2	67
30.0 to 34.9 percent	4	+/-9	0.5%	+/-1.1	39
35.0 percent or more	128	+/-86	15.0%	+/-9.5	200
Not computed	0	+/-18	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	520	+/-133	520	(X)	356
Less than 10.0 percent	224	+/-71	43.1%	+/-12.5	245
10.0 to 14.9 percent	94	+/-59	18.1%	+/-10.4	38
15.0 to 19.9 percent	81	+/-82	15.6%	+/-14.0	0
20.0 to 24.9 percent	40	+/-39	7.7%	+/-7.3	18
25.0 to 29.9 percent	27	+/-32	5.2%	+/-5.9	31
30.0 to 34.9 percent	12	+/-20	2.3%	+/-3.7	10
35.0 percent or more	42	+/-46	8.1%	+/-8.4	14
Not computed	14	+/-22	(X)	(X)	2
<b>GROSS RENT</b>					
Occupied units paying rent	1,467	+/-263	1,467	(X)	920
Less than \$500	252	+/-149	17.2%	+/-9.6	62
\$500 to \$999	1,071	+/-261	73.0%	+/-11.5	793
\$1,000 to \$1,499	106	+/-60	7.2%	+/-4.1	59
\$1,500 to \$1,999	38	+/-53	2.6%	+/-3.7	0
\$2,000 to \$2,499	0	+/-18	0.0%	+/-2.5	0
\$2,500 to \$2,999	0	+/-18	0.0%	+/-2.5	6
\$3,000 or more	0	+/-18	0.0%	+/-2.5	0
Median (dollars)	681	+/-46	(X)	(X)	650
No rent paid	20	+/-27	(X)	(X)	86
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,425	+/-269	1,425	(X)	847
Less than 15.0 percent	386	+/-163	27.1%	+/-10.2	128
15.0 to 19.9 percent	200	+/-116	14.0%	+/-8.2	162
20.0 to 24.9 percent	201	+/-114	14.1%	+/-8.2	160
25.0 to 29.9 percent	64	+/-51	4.5%	+/-3.6	24
30.0 to 34.9 percent	187	+/-128	13.1%	+/-8.2	37
35.0 percent or more	387	+/-181	27.2%	+/-11.1	336
Not computed	62	+/-54	(X)	(X)	159

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	+/-150	2,113	(X)	1,897	+/-121
Occupied housing units	+/-157	93.1%	+/-3.9	1,759	+/-153
Vacant housing units	+/-84	6.9%	+/-3.9	138	+/-77
Homeowner vacancy rate	+/-3.5	(X)	(X)	0.0	+/-4.1
Rental vacancy rate	+/-6.2	(X)	(X)	9.6	+/-6.4
<b>UNITS IN STRUCTURE</b>					
Total housing units	+/-150	2,113	(X)	1,897	+/-121
1-unit, detached	+/-163	64.9%	+/-6.1	1,346	+/-144
1-unit, attached	+/-25	1.5%	+/-1.2	0	+/-13
2 units	+/-59	3.4%	+/-2.7	105	+/-78
3 or 4 units	+/-53	2.2%	+/-2.5	37	+/-37
5 to 9 units	+/-66	7.0%	+/-3.2	39	+/-33
10 to 19 units	+/-96	7.6%	+/-4.5	119	+/-86
20 or more units	+/-71	8.9%	+/-3.4	145	+/-79
Mobile home	+/-72	4.2%	+/-3.4	106	+/-91
Boat, RV, van, etc.	+/-12	0.4%	+/-0.6	0	+/-13
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	+/-150	2,113	(X)	1,897	+/-121
Built 2014 or later	+/-18	0.0%	+/-1.8	11	+/-16
Built 2010 to 2013	+/-93	3.4%	+/-4.4	23	+/-36
Built 2000 to 2009	+/-115	22.1%	+/-5.8	322	+/-103
Built 1990 to 1999	+/-157	28.6%	+/-7.0	392	+/-114
Built 1980 to 1989	+/-111	16.7%	+/-5.0	128	+/-51
Built 1970 to 1979	+/-82	9.5%	+/-3.8	289	+/-109
Built 1960 to 1969	+/-100	8.4%	+/-4.5	419	+/-127
Built 1950 to 1959	+/-87	8.0%	+/-4.1	270	+/-93
Built 1940 to 1949	+/-43	1.3%	+/-2.0	24	+/-18
Built 1939 or earlier	+/-28	1.9%	+/-1.3	19	+/-22
<b>ROOMS</b>					
Total housing units	+/-150	2,113	(X)	1,897	+/-121
1 room	+/-18	0.0%	+/-1.8	88	+/-69
2 rooms	+/-24	1.5%	+/-1.1	23	+/-23
3 rooms	+/-42	2.9%	+/-2.0	179	+/-104
4 rooms	+/-147	26.7%	+/-6.9	295	+/-107
5 rooms	+/-172	24.1%	+/-7.4	401	+/-133
6 rooms	+/-132	19.2%	+/-6.1	309	+/-110
7 rooms	+/-78	8.2%	+/-3.6	219	+/-79
8 rooms	+/-83	10.1%	+/-4.0	233	+/-88
9 rooms or more	+/-66	7.3%	+/-3.1	150	+/-57
Median rooms	+/-0.3	(X)	(X)	5.4	+/-0.3
<b>BEDROOMS</b>					
Total housing units	+/-150	2,113	(X)	1,897	+/-121
No bedroom	+/-18	0.0%	+/-1.8	88	+/-69
1 bedroom	+/-55	6.4%	+/-2.6	162	+/-89
2 bedrooms	+/-149	33.7%	+/-6.7	506	+/-145
3 bedrooms	+/-167	42.5%	+/-7.0	848	+/-133
4 bedrooms	+/-105	13.4%	+/-4.9	238	+/-94
5 or more bedrooms	+/-57	3.9%	+/-2.7	55	+/-32
<b>HOUSING TENURE</b>					
Occupied housing units	+/-157	1,968	(X)	1,759	+/-153
Owner-occupied	+/-134	48.9%	+/-6.8	899	+/-133

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-174	51.1%	+/-6.8	860	+/-155
Average household size of owner-occupied unit	+/-0.24	(X)	(X)	2.66	+/-0.31
Average household size of renter-occupied unit	+/-0.35	(X)	(X)	2.90	+/-0.36
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	+/-157	1,968	(X)	1,759	+/-153
Moved in 2015 or later	+/-76	9.2%	+/-3.8	144	+/-92
Moved in 2010 to 2014	+/-147	33.1%	+/-6.8	711	+/-174
Moved in 2000 to 2009	+/-115	34.0%	+/-5.7	453	+/-112
Moved in 1990 to 1999	+/-117	14.8%	+/-5.7	220	+/-93
Moved in 1980 to 1989	+/-42	4.8%	+/-2.2	89	+/-33
Moved in 1979 and earlier	+/-39	4.1%	+/-2.0	142	+/-46
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	+/-157	1,968	(X)	1,759	+/-153
No vehicles available	+/-75	8.0%	+/-3.8	235	+/-93
1 vehicle available	+/-147	32.1%	+/-6.4	569	+/-127
2 vehicles available	+/-128	42.8%	+/-6.0	718	+/-140
3 or more vehicles available	+/-107	17.1%	+/-5.4	237	+/-77
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	+/-157	1,968	(X)	1,759	+/-153
Utility gas	+/-165	39.2%	+/-7.5	842	+/-134
Bottled, tank, or LP gas	+/-63	5.8%	+/-3.2	35	+/-43
Electricity	+/-167	55.0%	+/-7.5	876	+/-165
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-1.9	0	+/-13
Coal or coke	+/-18	0.0%	+/-1.9	0	+/-13
Wood	+/-18	0.0%	+/-1.9	6	+/-9
Solar energy	+/-18	0.0%	+/-1.9	0	+/-13
Other fuel	+/-18	0.0%	+/-1.9	0	+/-13
No fuel used	+/-18	0.0%	+/-1.9	0	+/-13
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	+/-157	1,968	(X)	1,759	+/-153
Lacking complete plumbing facilities	+/-18	0.0%	+/-1.9	0	+/-13
Lacking complete kitchen facilities	+/-18	0.0%	+/-1.9	0	+/-13
No telephone service available	+/-32	1.7%	+/-1.6	66	+/-55
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	+/-157	1,968	(X)	1,759	+/-153
1.00 or less	+/-170	98.1%	+/-2.4	1,640	+/-179
1.01 to 1.50	+/-47	1.9%	+/-2.4	90	+/-77
1.51 or more	+/-18	0.0%	+/-1.9	29	+/-36
<b>VALUE</b>					
Owner-occupied units	+/-134	962	(X)	899	+/-133
Less than \$50,000	+/-49	5.7%	+/-5.0	42	+/-33
\$50,000 to \$99,999	+/-69	18.3%	+/-6.3	331	+/-92
\$100,000 to \$149,999	+/-92	19.5%	+/-8.8	132	+/-57
\$150,000 to \$199,999	+/-67	19.8%	+/-6.7	151	+/-53
\$200,000 to \$299,999	+/-72	20.7%	+/-7.5	100	+/-54
\$300,000 to \$499,999	+/-105	14.2%	+/-10.7	114	+/-54
\$500,000 to \$999,999	+/-13	1.8%	+/-1.3	18	+/-15
\$1,000,000 or more	+/-18	0.0%	+/-3.8	11	+/-16
Median (dollars)	+/-25,509	(X)	(X)	132,200	+/-22,187
<b>MORTGAGE STATUS</b>					

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-134	962	(X)	899	+/-133
Housing units with a mortgage	+/-117	62.8%	+/-9.8	489	+/-115
Housing units without a mortgage	+/-113	37.2%	+/-9.8	410	+/-98
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	+/-117	604	(X)	489	+/-115
Less than \$500	+/-35	4.0%	+/-5.7	42	+/-33
\$500 to \$999	+/-69	24.3%	+/-10.0	144	+/-60
\$1,000 to \$1,499	+/-95	39.9%	+/-12.9	197	+/-69
\$1,500 to \$1,999	+/-62	22.2%	+/-9.7	37	+/-44
\$2,000 to \$2,499	+/-27	4.0%	+/-4.7	44	+/-32
\$2,500 to \$2,999	+/-40	4.3%	+/-6.6	7	+/-12
\$3,000 or more	+/-13	1.3%	+/-2.2	18	+/-22
Median (dollars)	+/-153	(X)	(X)	1,166	+/-151
<b>Housing units without a mortgage</b>					
Housing units without a mortgage	+/-113	358	(X)	410	+/-98
Less than \$250	+/-48	19.8%	+/-12.7	104	+/-44
\$250 to \$399	+/-85	45.8%	+/-16.3	190	+/-84
\$400 to \$599	+/-37	11.7%	+/-9.3	69	+/-40
\$600 to \$799	+/-52	18.2%	+/-14.2	15	+/-16
\$800 to \$999	+/-20	4.5%	+/-5.2	21	+/-18
\$1,000 or more	+/-18	0.0%	+/-9.9	11	+/-16
Median (dollars)	+/-51	(X)	(X)	348	+/-72
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-117	604	(X)	489	+/-115
Less than 20.0 percent	+/-71	35.3%	+/-10.3	265	+/-83
20.0 to 24.9 percent	+/-56	14.1%	+/-8.7	123	+/-70
25.0 to 29.9 percent	+/-58	11.1%	+/-9.1	8	+/-11
30.0 to 34.9 percent	+/-31	6.5%	+/-5.6	28	+/-24
35.0 percent or more	+/-93	33.1%	+/-13.3	65	+/-43
<b>Not computed</b>					
Not computed	+/-18	(X)	(X)	0	+/-13
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-112	356	(X)	410	+/-98
Less than 10.0 percent	+/-88	68.8%	+/-11.5	188	+/-75
10.0 to 14.9 percent	+/-27	10.7%	+/-6.9	73	+/-32
15.0 to 19.9 percent	+/-18	0.0%	+/-10.0	64	+/-38
20.0 to 24.9 percent	+/-18	5.1%	+/-5.1	27	+/-25
25.0 to 29.9 percent	+/-46	8.7%	+/-12.6	14	+/-15
30.0 to 34.9 percent	+/-15	2.8%	+/-4.0	18	+/-20
35.0 percent or more	+/-18	3.9%	+/-5.0	26	+/-23
<b>Not computed</b>					
Not computed	+/-6	(X)	(X)	0	+/-13
<b>GROSS RENT</b>					
Occupied units paying rent	+/-160	920	(X)	834	+/-158
Less than \$500	+/-39	6.7%	+/-4.5	95	+/-53
\$500 to \$999	+/-163	86.2%	+/-6.8	645	+/-155
\$1,000 to \$1,499	+/-44	6.4%	+/-4.7	94	+/-72
\$1,500 to \$1,999	+/-18	0.0%	+/-4.0	0	+/-13
\$2,000 to \$2,499	+/-18	0.0%	+/-4.0	0	+/-13
\$2,500 to \$2,999	+/-11	0.7%	+/-1.3	0	+/-13
\$3,000 or more	+/-18	0.0%	+/-4.0	0	+/-13
Median (dollars)	+/-66	(X)	(X)	659	+/-136
<b>No rent paid</b>					
No rent paid	+/-85	(X)	(X)	26	+/-25

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-154	847	(X)	808	+/-164
Less than 15.0 percent	+/-74	15.1%	+/-8.3	76	+/-46
15.0 to 19.9 percent	+/-104	19.1%	+/-11.3	57	+/-63
20.0 to 24.9 percent	+/-89	18.9%	+/-9.5	56	+/-50
25.0 to 29.9 percent	+/-22	2.8%	+/-2.6	67	+/-52
30.0 to 34.9 percent	+/-38	4.4%	+/-4.4	115	+/-82
35.0 percent or more	+/-112	39.7%	+/-12.3	437	+/-133
Not computed	+/-106	(X)	(X)	52	+/-37

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
<b>HOUSING OCCUPANCY</b>					
Total housing units	1,897	(X)	2,540	+/-163	2,540
Occupied housing units	92.7%	+/-4.2	2,179	+/-244	85.8%
Vacant housing units	7.3%	+/-4.2	361	+/-200	14.2%
Homeowner vacancy rate	(X)	(X)	0.0	+/-3.9	(X)
Rental vacancy rate	(X)	(X)	8.5	+/-7.5	(X)
<b>UNITS IN STRUCTURE</b>					
Total housing units	1,897	(X)	2,540	+/-163	2,540
1-unit, detached	71.0%	+/-6.7	1,627	+/-235	64.1%
1-unit, attached	0.0%	+/-2.0	55	+/-48	2.2%
2 units	5.5%	+/-4.1	181	+/-118	7.1%
3 or 4 units	2.0%	+/-2.0	199	+/-108	7.8%
5 to 9 units	2.1%	+/-1.8	98	+/-56	3.9%
10 to 19 units	6.3%	+/-4.5	213	+/-98	8.4%
20 or more units	7.6%	+/-4.1	29	+/-25	1.1%
Mobile home	5.6%	+/-4.7	138	+/-92	5.4%
Boat, RV, van, etc.	0.0%	+/-2.0	0	+/-18	0.0%
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	1,897	(X)	2,540	+/-163	2,540
Built 2014 or later	0.6%	+/-0.9	45	+/-35	1.8%
Built 2010 to 2013	1.2%	+/-1.9	58	+/-51	2.3%
Built 2000 to 2009	17.0%	+/-5.2	804	+/-210	31.7%
Built 1990 to 1999	20.7%	+/-5.9	336	+/-165	13.2%
Built 1980 to 1989	6.7%	+/-2.6	388	+/-182	15.3%
Built 1970 to 1979	15.2%	+/-5.7	353	+/-160	13.9%
Built 1960 to 1969	22.1%	+/-6.4	357	+/-153	14.1%
Built 1950 to 1959	14.2%	+/-5.0	85	+/-82	3.3%
Built 1940 to 1949	1.3%	+/-1.0	15	+/-24	0.6%
Built 1939 or earlier	1.0%	+/-1.1	99	+/-78	3.9%
<b>ROOMS</b>					
Total housing units	1,897	(X)	2,540	+/-163	2,540
1 room	4.6%	+/-3.7	126	+/-102	5.0%
2 rooms	1.2%	+/-1.2	43	+/-74	1.7%
3 rooms	9.4%	+/-5.3	164	+/-102	6.5%
4 rooms	15.6%	+/-5.5	465	+/-166	18.3%
5 rooms	21.1%	+/-6.9	546	+/-169	21.5%
6 rooms	16.3%	+/-5.5	682	+/-205	26.9%
7 rooms	11.5%	+/-4.3	373	+/-142	14.7%
8 rooms	12.3%	+/-4.7	77	+/-68	3.0%
9 rooms or more	7.9%	+/-3.0	64	+/-60	2.5%
Median rooms	(X)	(X)	5.4	+/-0.4	(X)
<b>BEDROOMS</b>					
Total housing units	1,897	(X)	2,540	+/-163	2,540
No bedroom	4.6%	+/-3.7	126	+/-102	5.0%
1 bedroom	8.5%	+/-4.7	210	+/-104	8.3%
2 bedrooms	26.7%	+/-7.0	770	+/-218	30.3%
3 bedrooms	44.7%	+/-6.9	1,143	+/-211	45.0%
4 bedrooms	12.5%	+/-4.9	268	+/-117	10.6%
5 or more bedrooms	2.9%	+/-1.7	23	+/-35	0.9%
<b>HOUSING TENURE</b>					
Occupied housing units	1,759	(X)	2,179	+/-244	2,179
Owner-occupied	51.1%	+/-7.0	901	+/-212	41.3%

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	48.9%	+/-7.0	1,278	+/-207	58.7%
Average household size of owner-occupied unit	(X)	(X)	2.92	+/-0.38	(X)
Average household size of renter-occupied unit	(X)	(X)	2.69	+/-0.34	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,759	(X)	2,179	+/-244	2,179
Moved in 2015 or later	8.2%	+/-5.2	210	+/-108	9.6%
Moved in 2010 to 2014	40.4%	+/-8.7	915	+/-215	42.0%
Moved in 2000 to 2009	25.8%	+/-6.3	649	+/-222	29.8%
Moved in 1990 to 1999	12.5%	+/-5.2	166	+/-114	7.6%
Moved in 1980 to 1989	5.1%	+/-1.8	92	+/-53	4.2%
Moved in 1979 and earlier	8.1%	+/-2.6	147	+/-84	6.7%
VEHICLES AVAILABLE					
Occupied housing units	1,759	(X)	2,179	+/-244	2,179
No vehicles available	13.4%	+/-5.2	234	+/-115	10.7%
1 vehicle available	32.3%	+/-6.3	705	+/-173	32.4%
2 vehicles available	40.8%	+/-7.0	782	+/-224	35.9%
3 or more vehicles available	13.5%	+/-4.5	458	+/-145	21.0%
HOUSE HEATING FUEL					
Occupied housing units	1,759	(X)	2,179	+/-244	2,179
Utility gas	47.9%	+/-7.3	601	+/-177	27.6%
Bottled, tank, or LP gas	2.0%	+/-2.4	118	+/-83	5.4%
Electricity	49.8%	+/-7.6	1,460	+/-264	67.0%
Fuel oil, kerosene, etc.	0.0%	+/-2.1	0	+/-18	0.0%
Coal or coke	0.0%	+/-2.1	0	+/-18	0.0%
Wood	0.3%	+/-0.5	0	+/-18	0.0%
Solar energy	0.0%	+/-2.1	0	+/-18	0.0%
Other fuel	0.0%	+/-2.1	0	+/-18	0.0%
No fuel used	0.0%	+/-2.1	0	+/-18	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	1,759	(X)	2,179	+/-244	2,179
Lacking complete plumbing facilities	0.0%	+/-2.1	14	+/-24	0.6%
Lacking complete kitchen facilities	0.0%	+/-2.1	24	+/-38	1.1%
No telephone service available	3.8%	+/-3.1	79	+/-79	3.6%
OCCUPANTS PER ROOM					
Occupied housing units	1,759	(X)	2,179	+/-244	2,179
1.00 or less	93.2%	+/-4.7	2,080	+/-257	95.5%
1.01 to 1.50	5.1%	+/-4.4	50	+/-75	2.3%
1.51 or more	1.6%	+/-2.0	49	+/-49	2.2%
VALUE					
Owner-occupied units	899	(X)	901	+/-212	901
Less than \$50,000	4.7%	+/-3.6	76	+/-96	8.4%
\$50,000 to \$99,999	36.8%	+/-7.8	303	+/-173	33.6%
\$100,000 to \$149,999	14.7%	+/-6.2	368	+/-140	40.8%
\$150,000 to \$199,999	16.8%	+/-5.4	70	+/-55	7.8%
\$200,000 to \$299,999	11.1%	+/-5.8	29	+/-33	3.2%
\$300,000 to \$499,999	12.7%	+/-5.9	35	+/-41	3.9%
\$500,000 to \$999,999	2.0%	+/-1.6	20	+/-32	2.2%
\$1,000,000 or more	1.2%	+/-1.8	0	+/-18	0.0%
Median (dollars)	(X)	(X)	108,400	+/-14,933	(X)
MORTGAGE STATUS					

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	899	(X)	901	+/-212	901
Housing units with a mortgage	54.4%	+/-9.2	585	+/-194	64.9%
Housing units without a mortgage	45.6%	+/-9.2	316	+/-141	35.1%
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	489	(X)	585	+/-194	585
Less than \$500	8.6%	+/-6.2	41	+/-47	7.0%
\$500 to \$999	29.4%	+/-9.5	316	+/-183	54.0%
\$1,000 to \$1,499	40.3%	+/-11.5	145	+/-78	24.8%
\$1,500 to \$1,999	7.6%	+/-8.6	7	+/-13	1.2%
\$2,000 to \$2,499	9.0%	+/-6.1	76	+/-58	13.0%
\$2,500 to \$2,999	1.4%	+/-2.4	0	+/-18	0.0%
\$3,000 or more	3.7%	+/-4.4	0	+/-18	0.0%
Median (dollars)	(X)	(X)	879	+/-116	(X)
<b>Housing units without a mortgage</b>					
Housing units without a mortgage	410	(X)	316	+/-141	316
Less than \$250	25.4%	+/-11.4	60	+/-62	19.0%
\$250 to \$399	46.3%	+/-13.4	77	+/-66	24.4%
\$400 to \$599	16.8%	+/-9.3	154	+/-128	48.7%
\$600 to \$799	3.7%	+/-4.1	9	+/-15	2.8%
\$800 to \$999	5.1%	+/-4.4	16	+/-26	5.1%
\$1,000 or more	2.7%	+/-4.1	0	+/-18	0.0%
Median (dollars)	(X)	(X)	422	+/-72	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	489	(X)	585	+/-194	585
Less than 20.0 percent	54.2%	+/-12.8	345	+/-182	59.0%
20.0 to 24.9 percent	25.2%	+/-11.4	80	+/-88	13.7%
25.0 to 29.9 percent	1.6%	+/-2.4	0	+/-18	0.0%
30.0 to 34.9 percent	5.7%	+/-4.7	65	+/-64	11.1%
35.0 percent or more	13.3%	+/-8.2	95	+/-67	16.2%
Not computed	(X)	(X)	0	+/-18	(X)
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	410	(X)	293	+/-133	293
Less than 10.0 percent	45.9%	+/-12.2	100	+/-63	34.1%
10.0 to 14.9 percent	17.8%	+/-7.9	83	+/-99	28.3%
15.0 to 19.9 percent	15.6%	+/-9.0	25	+/-31	8.5%
20.0 to 24.9 percent	6.6%	+/-6.1	30	+/-35	10.2%
25.0 to 29.9 percent	3.4%	+/-3.7	0	+/-18	0.0%
30.0 to 34.9 percent	4.4%	+/-4.6	39	+/-47	13.3%
35.0 percent or more	6.3%	+/-5.5	16	+/-26	5.5%
Not computed	(X)	(X)	23	+/-38	(X)
<b>GROSS RENT</b>					
Occupied units paying rent	834	(X)	1,251	+/-210	1,251
Less than \$500	11.4%	+/-6.4	237	+/-137	18.9%
\$500 to \$999	77.3%	+/-10.4	901	+/-196	72.0%
\$1,000 to \$1,499	11.3%	+/-8.4	113	+/-91	9.0%
\$1,500 to \$1,999	0.0%	+/-4.4	0	+/-18	0.0%
\$2,000 to \$2,499	0.0%	+/-4.4	0	+/-18	0.0%
\$2,500 to \$2,999	0.0%	+/-4.4	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-4.4	0	+/-18	0.0%
Median (dollars)	(X)	(X)	683	+/-93	(X)
No rent paid	(X)	(X)	27	+/-36	(X)

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	808	(X)	1,206	+/-210	1,206
Less than 15.0 percent	9.4%	+/-5.5	131	+/-93	10.9%
15.0 to 19.9 percent	7.1%	+/-8.0	208	+/-115	17.2%
20.0 to 24.9 percent	6.9%	+/-6.1	134	+/-78	11.1%
25.0 to 29.9 percent	8.3%	+/-6.1	203	+/-129	16.8%
30.0 to 34.9 percent	14.2%	+/-9.1	94	+/-69	7.8%
35.0 percent or more	54.1%	+/-12.9	436	+/-186	36.2%
Not computed	(X)	(X)	72	+/-45	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	(X)	2,330	+/-148	2,330	(X)
Occupied housing units	+/-7.8	2,117	+/-185	90.9%	+/-4.6
Vacant housing units	+/-7.8	213	+/-105	9.1%	+/-4.6
Homeowner vacancy rate	(X)	2.7	+/-3.3	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-14.1	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
Total housing units	(X)	2,330	+/-148	2,330	(X)
1-unit, detached	+/-8.0	2,139	+/-190	91.8%	+/-5.0
1-unit, attached	+/-1.9	34	+/-28	1.5%	+/-1.2
2 units	+/-4.6	10	+/-17	0.4%	+/-0.7
3 or 4 units	+/-4.2	0	+/-18	0.0%	+/-1.6
5 to 9 units	+/-2.2	0	+/-18	0.0%	+/-1.6
10 to 19 units	+/-3.8	0	+/-18	0.0%	+/-1.6
20 or more units	+/-1.0	10	+/-18	0.4%	+/-0.8
Mobile home	+/-3.6	137	+/-105	5.9%	+/-4.6
Boat, RV, van, etc.	+/-1.5	0	+/-18	0.0%	+/-1.6
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	(X)	2,330	+/-148	2,330	(X)
Built 2014 or later	+/-1.4	0	+/-18	0.0%	+/-1.6
Built 2010 to 2013	+/-2.0	11	+/-18	0.5%	+/-0.8
Built 2000 to 2009	+/-8.2	792	+/-221	34.0%	+/-8.6
Built 1990 to 1999	+/-6.3	385	+/-123	16.5%	+/-5.2
Built 1980 to 1989	+/-7.0	374	+/-155	16.1%	+/-6.5
Built 1970 to 1979	+/-6.2	615	+/-184	26.4%	+/-8.3
Built 1960 to 1969	+/-6.0	117	+/-77	5.0%	+/-3.4
Built 1950 to 1959	+/-3.2	28	+/-26	1.2%	+/-1.1
Built 1940 to 1949	+/-0.9	0	+/-18	0.0%	+/-1.6
Built 1939 or earlier	+/-3.1	8	+/-15	0.3%	+/-0.6
<b>ROOMS</b>					
Total housing units	(X)	2,330	+/-148	2,330	(X)
1 room	+/-4.1	0	+/-18	0.0%	+/-1.6
2 rooms	+/-2.9	0	+/-18	0.0%	+/-1.6
3 rooms	+/-4.0	9	+/-14	0.4%	+/-0.6
4 rooms	+/-6.4	225	+/-158	9.7%	+/-6.9
5 rooms	+/-6.3	904	+/-235	38.8%	+/-8.9
6 rooms	+/-7.9	449	+/-135	19.3%	+/-5.8
7 rooms	+/-5.4	447	+/-167	19.2%	+/-7.2
8 rooms	+/-2.7	154	+/-87	6.6%	+/-3.7
9 rooms or more	+/-2.4	142	+/-75	6.1%	+/-3.3
Median rooms	(X)	5.6	+/-0.4	(X)	(X)
<b>BEDROOMS</b>					
Total housing units	(X)	2,330	+/-148	2,330	(X)
No bedroom	+/-4.1	0	+/-18	0.0%	+/-1.6
1 bedroom	+/-4.0	20	+/-34	0.9%	+/-1.4
2 bedrooms	+/-7.9	351	+/-134	15.1%	+/-5.8
3 bedrooms	+/-7.8	1,596	+/-250	68.5%	+/-8.7
4 bedrooms	+/-4.7	300	+/-125	12.9%	+/-5.5
5 or more bedrooms	+/-1.4	63	+/-58	2.7%	+/-2.5
<b>HOUSING TENURE</b>					
Occupied housing units	(X)	2,117	+/-185	2,117	(X)
Owner-occupied	+/-7.9	1,870	+/-238	88.3%	+/-7.2

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-7.9	247	+/-149	11.7%	+/-7.2
Average household size of owner-occupied unit	(X)	2.68	+/-0.25	(X)	(X)
Average household size of renter-occupied unit	(X)	3.69	+/-0.58	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	2,117	+/-185	2,117	(X)
Moved in 2015 or later	+/-4.8	142	+/-108	6.7%	+/-5.0
Moved in 2010 to 2014	+/-9.6	441	+/-193	20.8%	+/-9.3
Moved in 2000 to 2009	+/-9.1	864	+/-196	40.8%	+/-7.8
Moved in 1990 to 1999	+/-5.1	437	+/-141	20.6%	+/-6.5
Moved in 1980 to 1989	+/-2.5	146	+/-64	6.9%	+/-3.1
Moved in 1979 and earlier	+/-3.7	87	+/-49	4.1%	+/-2.3
VEHICLES AVAILABLE					
Occupied housing units	(X)	2,117	+/-185	2,117	(X)
No vehicles available	+/-5.3	0	+/-18	0.0%	+/-1.8
1 vehicle available	+/-7.2	295	+/-134	13.9%	+/-6.3
2 vehicles available	+/-9.0	1,202	+/-231	56.8%	+/-9.6
3 or more vehicles available	+/-6.2	620	+/-183	29.3%	+/-8.3
HOUSE HEATING FUEL					
Occupied housing units	(X)	2,117	+/-185	2,117	(X)
Utility gas	+/-7.8	309	+/-128	14.6%	+/-5.9
Bottled, tank, or LP gas	+/-3.7	207	+/-113	9.8%	+/-5.2
Electricity	+/-9.0	1,601	+/-209	75.6%	+/-7.5
Fuel oil, kerosene, etc.	+/-1.7	0	+/-18	0.0%	+/-1.8
Coal or coke	+/-1.7	0	+/-18	0.0%	+/-1.8
Wood	+/-1.7	0	+/-18	0.0%	+/-1.8
Solar energy	+/-1.7	0	+/-18	0.0%	+/-1.8
Other fuel	+/-1.7	0	+/-18	0.0%	+/-1.8
No fuel used	+/-1.7	0	+/-18	0.0%	+/-1.8
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	2,117	+/-185	2,117	(X)
Lacking complete plumbing facilities	+/-1.1	0	+/-18	0.0%	+/-1.8
Lacking complete kitchen facilities	+/-1.8	0	+/-18	0.0%	+/-1.8
No telephone service available	+/-3.6	81	+/-86	3.8%	+/-4.1
OCCUPANTS PER ROOM					
Occupied housing units	(X)	2,117	+/-185	2,117	(X)
1.00 or less	+/-4.2	2,117	+/-185	100.0%	+/-1.8
1.01 to 1.50	+/-3.4	0	+/-18	0.0%	+/-1.8
1.51 or more	+/-2.2	0	+/-18	0.0%	+/-1.8
VALUE					
Owner-occupied units	(X)	1,870	+/-238	1,870	(X)
Less than \$50,000	+/-10.3	88	+/-52	4.7%	+/-2.8
\$50,000 to \$99,999	+/-16.0	451	+/-147	24.1%	+/-7.9
\$100,000 to \$149,999	+/-15.0	585	+/-224	31.3%	+/-10.4
\$150,000 to \$199,999	+/-5.9	333	+/-142	17.8%	+/-7.4
\$200,000 to \$299,999	+/-3.7	298	+/-146	15.9%	+/-7.2
\$300,000 to \$499,999	+/-4.6	62	+/-53	3.3%	+/-2.9
\$500,000 to \$999,999	+/-3.5	53	+/-50	2.8%	+/-2.7
\$1,000,000 or more	+/-4.1	0	+/-18	0.0%	+/-2.0
Median (dollars)	(X)	132,400	+/-16,353	(X)	(X)
MORTGAGE STATUS					

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied units	(X)	1,870	+/-238	1,870	(X)
Housing units with a mortgage	+/-13.9	1,363	+/-238	72.9%	+/-9.2
Housing units without a mortgage	+/-13.9	507	+/-188	27.1%	+/-9.2
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	(X)	1,363	+/-238	1,363	(X)
Less than \$500	+/-8.8	0	+/-18	0.0%	+/-2.7
\$500 to \$999	+/-20.1	729	+/-197	53.5%	+/-12.4
\$1,000 to \$1,499	+/-13.0	418	+/-177	30.7%	+/-11.6
\$1,500 to \$1,999	+/-2.1	166	+/-101	12.2%	+/-6.7
\$2,000 to \$2,499	+/-10.3	50	+/-42	3.7%	+/-3.1
\$2,500 to \$2,999	+/-6.2	0	+/-18	0.0%	+/-2.7
\$3,000 or more	+/-6.2	0	+/-18	0.0%	+/-2.7
Median (dollars)	(X)	968	+/-117	(X)	(X)
<b>Housing units without a mortgage</b>					
Housing units without a mortgage	(X)	507	+/-188	507	(X)
Less than \$250	+/-17.9	31	+/-30	6.1%	+/-5.9
\$250 to \$399	+/-22.5	198	+/-82	39.1%	+/-15.3
\$400 to \$599	+/-28.0	181	+/-147	35.7%	+/-19.1
\$600 to \$799	+/-4.7	31	+/-32	6.1%	+/-6.6
\$800 to \$999	+/-8.4	34	+/-41	6.7%	+/-8.0
\$1,000 or more	+/-11.2	32	+/-38	6.3%	+/-7.8
Median (dollars)	(X)	451	+/-135	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP I)</b>					
Housing units with a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	1,363	+/-238	1,363	(X)
Less than 20.0 percent	+/-19.6	784	+/-200	57.5%	+/-10.5
20.0 to 24.9 percent	+/-14.7	184	+/-111	13.5%	+/-7.4
25.0 to 29.9 percent	+/-6.2	17	+/-18	1.2%	+/-1.4
30.0 to 34.9 percent	+/-11.3	55	+/-48	4.0%	+/-3.5
35.0 percent or more	+/-11.5	323	+/-121	23.7%	+/-8.4
Not computed	(X)	0	+/-18	(X)	(X)
<b>Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)</b>					
Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	487	+/-188	487	(X)
Less than 10.0 percent	+/-21.2	166	+/-92	34.1%	+/-16.1
10.0 to 14.9 percent	+/-25.7	198	+/-134	40.7%	+/-19.6
15.0 to 19.9 percent	+/-10.5	14	+/-23	2.9%	+/-4.7
20.0 to 24.9 percent	+/-11.2	15	+/-24	3.1%	+/-5.0
25.0 to 29.9 percent	+/-12.0	0	+/-18	0.0%	+/-7.4
30.0 to 34.9 percent	+/-16.5	0	+/-18	0.0%	+/-7.4
35.0 percent or more	+/-9.1	94	+/-73	19.3%	+/-13.3
Not computed	(X)	20	+/-23	(X)	(X)
<b>GROSS RENT</b>					
Occupied units paying rent	(X)	221	+/-149	221	(X)
Less than \$500	+/-10.1	0	+/-18	0.0%	+/-15.6
\$500 to \$999	+/-10.8	211	+/-148	95.5%	+/-8.5
\$1,000 to \$1,499	+/-7.2	0	+/-18	0.0%	+/-15.6
\$1,500 to \$1,999	+/-2.9	10	+/-16	4.5%	+/-8.5
\$2,000 to \$2,499	+/-2.9	0	+/-18	0.0%	+/-15.6
\$2,500 to \$2,999	+/-2.9	0	+/-18	0.0%	+/-15.6
\$3,000 or more	+/-2.9	0	+/-18	0.0%	+/-15.6
Median (dollars)	(X)	713	+/-129	(X)	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	26	+/-41	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	221	+/-149	221	(X)
Less than 15.0 percent	+/-7.5	12	+/-20	5.4%	+/-10.1
15.0 to 19.9 percent	+/-9.3	61	+/-94	27.6%	+/-36.1
20.0 to 24.9 percent	+/-6.5	114	+/-112	51.6%	+/-36.3
25.0 to 29.9 percent	+/-10.2	0	+/-18	0.0%	+/-15.6
30.0 to 34.9 percent	+/-5.6	24	+/-29	10.9%	+/-14.8
35.0 percent or more	+/-13.7	10	+/-16	4.5%	+/-8.5
Not computed	(X)	26	+/-41	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
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6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25118

TENURE BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS)

Universe: Occupied housing units

2006-2010 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2010, the 2010 Census provides the official counts of the population and housing units for the nation, states, counties, cities and towns. For 2006 to 2009, the Population Estimates Program provides intercensal estimates of the population for the nation, states, and counties.

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,892	+/-215	1,589	+/-149	1,663
Owner occupied:	1,653	+/-220	1,096	+/-133	863
Less than \$5,000	47	+/-48	7	+/-10	20
\$5,000 to \$9,999	37	+/-37	14	+/-11	31
\$10,000 to \$14,999	35	+/-31	52	+/-38	67
\$15,000 to \$19,999	32	+/-32	19	+/-21	8
\$20,000 to \$24,999	58	+/-43	52	+/-52	92
\$25,000 to \$34,999	187	+/-89	134	+/-73	133
\$35,000 to \$49,999	457	+/-148	236	+/-88	63
\$50,000 to \$74,999	398	+/-153	221	+/-85	121
\$75,000 to \$99,999	307	+/-121	85	+/-48	166
\$100,000 to \$149,999	80	+/-65	198	+/-86	154
\$150,000 or more	15	+/-21	78	+/-44	8
Renter occupied:	1,239	+/-220	493	+/-127	800
Less than \$5,000	61	+/-68	31	+/-38	47
\$5,000 to \$9,999	49	+/-44	97	+/-64	72
\$10,000 to \$14,999	280	+/-145	69	+/-56	132
\$15,000 to \$19,999	72	+/-62	64	+/-55	146
\$20,000 to \$24,999	161	+/-112	34	+/-44	131
\$25,000 to \$34,999	159	+/-90	66	+/-63	56
\$35,000 to \$49,999	66	+/-43	30	+/-27	99
\$50,000 to \$74,999	297	+/-149	46	+/-40	91
\$75,000 to \$99,999	70	+/-71	33	+/-50	26
\$100,000 to \$149,999	24	+/-27	23	+/-34	0
\$150,000 or more	0	+/-132	0	+/-132	0

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-151	2,349	+/-181	2,019	+/-151
Owner occupied:	+/-136	1,133	+/-171	1,577	+/-136
Less than \$5,000	+/-24	0	+/-132	18	+/-22
\$5,000 to \$9,999	+/-25	0	+/-132	53	+/-65
\$10,000 to \$14,999	+/-50	61	+/-43	99	+/-60
\$15,000 to \$19,999	+/-12	188	+/-119	34	+/-37
\$20,000 to \$24,999	+/-82	53	+/-54	66	+/-54
\$25,000 to \$34,999	+/-92	150	+/-68	79	+/-54
\$35,000 to \$49,999	+/-43	189	+/-80	297	+/-114
\$50,000 to \$74,999	+/-54	227	+/-97	374	+/-103
\$75,000 to \$99,999	+/-78	176	+/-102	280	+/-91
\$100,000 to \$149,999	+/-55	50	+/-46	224	+/-84
\$150,000 or more	+/-13	39	+/-43	53	+/-38
Renter occupied:	+/-129	1,216	+/-210	442	+/-139
Less than \$5,000	+/-42	53	+/-53	38	+/-37
\$5,000 to \$9,999	+/-49	183	+/-83	28	+/-25
\$10,000 to \$14,999	+/-100	215	+/-116	24	+/-29
\$15,000 to \$19,999	+/-83	234	+/-127	80	+/-70
\$20,000 to \$24,999	+/-93	61	+/-61	10	+/-19
\$25,000 to \$34,999	+/-48	145	+/-82	83	+/-81
\$35,000 to \$49,999	+/-66	108	+/-90	88	+/-82
\$50,000 to \$74,999	+/-73	110	+/-69	59	+/-47
\$75,000 to \$99,999	+/-30	65	+/-65	32	+/-43
\$100,000 to \$149,999	+/-132	24	+/-27	0	+/-132
\$150,000 or more	+/-132	18	+/-28	0	+/-132

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.





B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,876	+/-254	1,968	+/-157	1,759
Owner occupied:	1,389	+/-217	962	+/-134	899
1-person household	349	+/-144	137	+/-61	172
2-person household	505	+/-132	287	+/-83	389
3-person household	272	+/-129	294	+/-120	93
4-person household	127	+/-64	194	+/-93	172
5-person household	86	+/-59	29	+/-28	37
6-person household	50	+/-48	11	+/-21	3
7-or-more person household	0	+/-18	10	+/-18	33
Renter occupied:	1,487	+/-263	1,006	+/-174	860
1-person household	314	+/-133	392	+/-127	192
2-person household	277	+/-128	216	+/-79	172
3-person household	303	+/-129	180	+/-101	202
4-person household	213	+/-118	77	+/-73	64
5-person household	214	+/-132	141	+/-76	197
6-person household	102	+/-100	0	+/-18	0
7-or-more person household	64	+/-72	0	+/-18	33

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-153	2,179	+/-244	2,117	+/-185
Owner occupied:	+/-133	901	+/-212	1,870	+/-238
1-person household	+/-60	173	+/-99	313	+/-130
2-person household	+/-81	231	+/-108	692	+/-147
3-person household	+/-44	138	+/-88	373	+/-142
4-person household	+/-74	156	+/-113	352	+/-194
5-person household	+/-29	203	+/-148	110	+/-94
6-person household	+/-8	0	+/-18	30	+/-45
7-or-more person household	+/-46	0	+/-18	0	+/-18
Renter occupied:	+/-155	1,278	+/-207	247	+/-149
1-person household	+/-98	401	+/-148	0	+/-18
2-person household	+/-92	264	+/-127	46	+/-38
3-person household	+/-97	282	+/-128	130	+/-109
4-person household	+/-68	117	+/-90	71	+/-96
5-person household	+/-92	158	+/-125	0	+/-18
6-person household	+/-13	49	+/-56	0	+/-18
7-or-more person household	+/-47	7	+/-19	0	+/-18

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

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B25042

TENURE BY BEDROOMS

Universe: Occupied housing units  
2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,876	+/-254	1,968	+/-157	1,759
Owner occupied:	1,389	+/-217	962	+/-134	899
No bedroom	0	+/-18	0	+/-18	0
1 bedroom	69	+/-80	8	+/-12	9
2 bedrooms	243	+/-94	139	+/-68	133
3 bedrooms	729	+/-159	578	+/-133	538
4 bedrooms	331	+/-150	188	+/-76	172
5 or more bedrooms	17	+/-18	49	+/-35	47
Renter occupied:	1,487	+/-263	1,006	+/-174	860
No bedroom	0	+/-18	0	+/-18	63
1 bedroom	115	+/-91	127	+/-54	153
2 bedrooms	822	+/-223	485	+/-124	305
3 bedrooms	469	+/-209	316	+/-143	273
4 bedrooms	57	+/-58	72	+/-57	66
5 or more bedrooms	24	+/-29	6	+/-11	0

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-153	2,179	+/-244	2,117	+/-185
Owner occupied:	+/-133	901	+/-212	1,870	+/-238
No bedroom	+/-13	0	+/-18	0	+/-18
1 bedroom	+/-14	0	+/-18	20	+/-34
2 bedrooms	+/-51	178	+/-157	184	+/-79
3 bedrooms	+/-106	505	+/-183	1,376	+/-259
4 bedrooms	+/-71	195	+/-102	249	+/-105
5 or more bedrooms	+/-31	23	+/-35	41	+/-50
Renter occupied:	+/-155	1,278	+/-207	247	+/-149
No bedroom	+/-57	79	+/-71	0	+/-18
1 bedroom	+/-85	210	+/-104	0	+/-18
2 bedrooms	+/-141	432	+/-146	167	+/-134
3 bedrooms	+/-92	484	+/-167	58	+/-73
4 bedrooms	+/-55	73	+/-66	0	+/-18
5 or more bedrooms	+/-13	0	+/-18	22	+/-26

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

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6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25118

TENURE BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)

Universe: Occupied housing units

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,876	+/-254	1,968	+/-157	1,759
Owner occupied:	1,389	+/-217	962	+/-134	899
Less than \$5,000	14	+/-22	2	+/-6	18
\$5,000 to \$9,999	28	+/-32	31	+/-30	21
\$10,000 to \$14,999	39	+/-39	55	+/-36	25
\$15,000 to \$19,999	79	+/-81	62	+/-48	48
\$20,000 to \$24,999	108	+/-73	46	+/-44	41
\$25,000 to \$34,999	113	+/-67	136	+/-101	108
\$35,000 to \$49,999	221	+/-138	67	+/-52	98
\$50,000 to \$74,999	323	+/-117	189	+/-87	217
\$75,000 to \$99,999	235	+/-104	107	+/-52	120
\$100,000 to \$149,999	162	+/-83	197	+/-83	78
\$150,000 or more	67	+/-48	70	+/-45	125
Renter occupied:	1,487	+/-263	1,006	+/-174	860
Less than \$5,000	54	+/-51	81	+/-57	58
\$5,000 to \$9,999	58	+/-59	39	+/-32	102
\$10,000 to \$14,999	98	+/-106	178	+/-114	128
\$15,000 to \$19,999	43	+/-39	123	+/-72	114
\$20,000 to \$24,999	200	+/-154	65	+/-47	61
\$25,000 to \$34,999	355	+/-166	138	+/-66	95
\$35,000 to \$49,999	180	+/-127	203	+/-112	205
\$50,000 to \$74,999	369	+/-158	75	+/-51	65
\$75,000 to \$99,999	76	+/-69	75	+/-59	15
\$100,000 to \$149,999	42	+/-54	0	+/-18	17
\$150,000 or more	12	+/-19	29	+/-26	0

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-153	2,179	+/-244	2,117	+/-185
Owner occupied:	+/-133	901	+/-212	1,870	+/-238
Less than \$5,000	+/-19	23	+/-38	63	+/-50
\$5,000 to \$9,999	+/-23	0	+/-18	53	+/-57
\$10,000 to \$14,999	+/-21	33	+/-40	70	+/-62
\$15,000 to \$19,999	+/-29	16	+/-26	72	+/-52
\$20,000 to \$24,999	+/-25	69	+/-52	25	+/-34
\$25,000 to \$34,999	+/-48	69	+/-58	238	+/-120
\$35,000 to \$49,999	+/-41	297	+/-137	346	+/-151
\$50,000 to \$74,999	+/-96	181	+/-161	154	+/-97
\$75,000 to \$99,999	+/-54	84	+/-69	304	+/-153
\$100,000 to \$149,999	+/-36	84	+/-65	419	+/-191
\$150,000 or more	+/-60	45	+/-50	126	+/-92
Renter occupied:	+/-155	1,278	+/-207	247	+/-149
Less than \$5,000	+/-59	79	+/-60	0	+/-18
\$5,000 to \$9,999	+/-66	113	+/-100	0	+/-18
\$10,000 to \$14,999	+/-87	59	+/-58	0	+/-18
\$15,000 to \$19,999	+/-91	169	+/-112	0	+/-18
\$20,000 to \$24,999	+/-73	113	+/-93	24	+/-29
\$25,000 to \$34,999	+/-77	346	+/-164	0	+/-18
\$35,000 to \$49,999	+/-96	157	+/-89	131	+/-132
\$50,000 to \$74,999	+/-44	152	+/-83	66	+/-74
\$75,000 to \$99,999	+/-17	13	+/-24	0	+/-18
\$100,000 to \$149,999	+/-20	48	+/-55	0	+/-18
\$150,000 or more	+/-13	29	+/-45	26	+/-41

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

# Executive Report

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# Pop-Facts® Census Demographics | Summary



Trade Area: Chelsea Park Townhomes, Calhoun, GA

	Total	%
<b>Population</b>		
2000 Census	22,741	100.00
2010 Census	31,343	100.00
2019 Estimate	33,549	100.00
2024 Projection	35,168	100.00
<b>Population Growth</b>		
Percent Change: 2000 to 2010	--	37.83
Percent Change: 2010 to 2019	--	7.04
Percent Change: 2019 to 2024	--	4.83
<b>Households</b>		
2000 Census	8,376	100.00
2010 Census	11,030	100.00
2019 Estimate	11,555	100.00
2024 Projection	12,023	100.00
<b>Household Growth</b>		
Percent Change: 2000 to 2010	--	31.69
Percent Change: 2010 to 2019	--	4.76
Percent Change: 2019 to 2024	--	4.05
<b>Family Households</b>		
2000 Census	6,079	100.00
2010 Census	7,950	100.00
2019 Estimate	8,332	100.00
2024 Projection	8,671	100.00
<b>Family Household Growth</b>		
Percent Change: 2000 to 2010	--	30.78
Percent Change: 2010 to 2019	--	4.80
Percent Change: 2019 to 2024	--	4.07

Benchmark: USA

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# Pop-Facts® Census Demographics | Population & Race

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 31,343

	Count	%
<b>2010 Population by Single Race Classification</b>		
White Alone	24,749	78.96
Black/African American Alone	1,581	5.04
American Indian/Alaskan Native Alone	132	0.42
Asian Alone	418	1.33
Native Hawaiian/Pacific Islander Alone	50	0.16
Some Other Race Alone	3,611	11.52
Two or More Races	802	2.56
<b>2010 Population by Ethnicity</b>		
Hispanic/Latino	6,529	20.83
Not Hispanic/Latino	24,814	79.17
<b>2010 Hispanic/Latino Population by Single-Classification Race</b>		
White Alone	2,437	7.78
Black/African American Alone	50	0.16
American Indian/Alaskan Native Alone	52	0.17
Asian Alone	13	0.04
Native Hawaiian/Pacific Islander Alone	19	0.06
Some Other Race Alone	3,583	11.43
Two or More Races	375	1.20
<b>2010 Population by Sex</b>		
Male	15,389	49.10
Female	15,954	50.90
Male to Female Ratio	-	0.96
<b>2010 Population by Age</b>		
Age 0 - 4	2,514	8.02
Age 5 - 9	2,420	7.72
Age 10 - 14	2,298	7.33
Age 15 - 17	1,465	4.67
Age 18 - 20	1,338	4.27
Age 21 - 24	1,688	5.39
Age 25 - 34	4,409	14.07
Age 35 - 44	4,466	14.25
Age 45 - 54	4,099	13.08
Age 55 - 64	3,086	9.85
Age 65 - 74	2,056	6.56
Age 75 - 84	1,120	3.57
Age 85+	384	1.23
Age 15+	24,111	76.93
Age 16+	23,678	75.55
Age 18+	22,646	72.25
Age 21+	21,308	67.98
Age 25+	19,620	62.60
Age 65+	3,560	11.36
Median Age	-	33.97
<b>2010 Male Population by Age</b>		
Age 0 - 4	1,299	4.14
Age 5 - 9	1,235	3.94
Age 10 - 14	1,161	3.70
Age 15 - 17	717	2.29
Age 18 - 20	662	2.11
Age 21 - 24	865	2.76
Age 25 - 34	2,272	7.25
Age 35 - 44	2,257	7.20
Age 45 - 54	1,983	6.33
Age 55 - 64	1,481	4.72
Age 65 - 74	920	2.94
Age 75 - 84	435	1.39
Age 85+	102	0.33
Median Age, Male	-	32.74
<b>2010 Female Population by Age</b>		
Age 0 - 4	1,215	3.88
Age 5 - 9	1,185	3.78
Age 10 - 14	1,137	3.63
Age 15 - 17	748	2.39
Age 18 - 20	676	2.16
Age 21 - 24	823	2.63
Age 25 - 34	2,137	6.82
Age 35 - 44	2,209	7.05
Age 45 - 54	2,116	6.75
Age 55 - 64	1,605	5.12
Age 65 - 74	1,136	3.62
Age 75 - 84	685	2.19
Age 85+	282	0.90
Median Age, Female	-	35.26

Benchmark: USA

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Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Households: 11,030

	Count	%
<b>2010 Households by Household Type</b>		
Family Households	7,950	72.08
NonFamily Households	3,080	27.92
<b>2010 Group Quarters Population</b>		
Group Quarters Population	670	2.14
<b>2010 Hispanic or Latino Households</b>		
Hispanic/Latino Households	1,519	13.77
<b>2010 Households by Household Size</b>		
1-Person Household	2,589	23.47
2-Person Household	3,223	29.22
3-Person Household	1,938	17.57
4-Person Household	1,767	16.02
5-Person Household	855	7.75
6-Person Household	385	3.49
7+ Person Household	273	2.48
<b>2010 Family Households by Type by Presence of Children</b>		
Married Couple Family, With Own Kids	2,629	33.07
Married Couple Family, Without Own Kids	3,043	38.28
Male Householder, With Own Kids	330	4.15
Male Householder, Without Own Kids	317	3.99
Female Householder, With Own Kids	926	11.65
Female Householder, Without Own Kids	705	8.87
<b>2010 Households by Presence of People Under Age 18</b>		
Households with People Under 18 Years old	4,446	40.31
Married Couple Family	2,868	26.00
Other Family Household, Male Householder	396	3.59
Other Family Household, Female Householder	1,121	10.16
NonFamily Household, Male Householder	50	0.45
NonFamily Household, Female Householder	11	0.10
<b>2010 Occupied Housing Units by Tenure</b>		
Renter-Occupied	4,715	42.75
Owner-Occupied	6,315	57.25

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Summary



Trade Area: Chelsea Park Townhomes, Callhoun, GA

Population	
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Family Household Growth	
Percent Change: 2000 to 2010	30.78
Percent Change: 2010 to 2019	4.80
Percent Change: 2019 to 2024	4.07

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555

	Count	%
<b>2019 Est. Population by Single-Classification Race</b>		
White Alone	25,463	75.90
Black/African American Alone	1,964	5.85
American Indian/Alaskan Native Alone	173	0.52
Asian Alone	488	1.46
Native Hawaiian/Pacific Islander Alone	61	0.18
Some Other Race Alone	4,360	13.00
Two or More Races	1,040	3.10
<b>2019 Est. Population by Hispanic or Latino Origin</b>		
Not Hispanic or Latino	25,593	76.28
Hispanic or Latino	7,956	23.71
Mexican Origin	4,980	62.59
Puerto Rican Origin	209	2.63
Cuban Origin	61	0.77
All Other Hispanic or Latino	2,706	34.01
<b>2019 Est. Pop by Race, Asian Alone, by Category</b>		
Chinese, except Taiwanese	14	2.87
Filipino	24	4.92
Japanese	0	0.00
Asian Indian	156	31.97
Korean	12	2.46
Vietnamese	266	54.51
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	0	0.00
All Other Asian Races Including 2+ Category	16	3.28
<b>2019 Est. Population by Ancestry</b>		
Arab	0	0.00
Czech	10	0.03
Danish	10	0.03
Dutch	168	0.50
English	2,164	6.45
French (Excluding Basque)	182	0.54
French Canadian	10	0.03
German	1,605	4.78
Greek	9	0.03
Hungarian	11	0.03
Irish	1,703	5.08
Italian	558	1.66
Lithuanian	0	0.00
Norwegian	55	0.16
Polish	98	0.29
Portuguese	0	0.00
Russian	127	0.38
Scotch-Irish	375	1.12
Scottish	363	1.08
Slovak	11	0.03
Sub-Saharan African	29	0.09
Swedish	34	0.10
Swiss	43	0.13
Ukrainian	0	0.00
United States or American	5,961	17.77
Welsh	32	0.10
West Indian (Excluding Hispanic groups)	26	0.08
Other ancestries	12,727	37.94
Ancestries Unclassified	7,238	21.57
<b>2019 Est. Pop Age 5+ by Language Spoken At Home</b>		
Speak Only English at Home	24,068	76.83
Speak Asian/Pacific Isl. Lang. at Home	259	0.83
Speak Indo-European Language at Home	322	1.03
Speak Spanish at Home	6,679	21.32
Speak Other Language at Home	0	0.00
<b>2019 Est. Hisp. or Latino Pop by Single-Class. Race</b>		
White Alone	2,998	37.68
Black/African American Alone	60	0.75
American Indian/Alaskan Native Alone	60	0.75
Asian Alone	16	0.20
Native Hawaiian/Pacific Islander Alone	24	0.30
Some Other Race Alone	4,330	54.42
Two or More Races	468	5.88

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555

	Count	%
<b>2019 Est. Population by Sex</b>		
Male	16,575	49.41
Female	16,974	50.59
<b>2019 Est. Population by Age</b>		
Age 0 - 4	2,221	6.62
Age 5 - 9	2,295	6.84
Age 10 - 14	2,439	7.27
Age 15 - 17	1,463	4.36
Age 18 - 20	1,468	4.38
Age 21 - 24	1,697	5.06
Age 25 - 34	4,383	13.06
Age 35 - 44	4,568	13.62
Age 45 - 54	4,524	13.48
Age 55 - 64	3,811	11.36
Age 65 - 74	2,723	8.12
Age 75 - 84	1,447	4.31
Age 85 and over	510	1.52
Age 16 and over	26,114	77.84
Age 18 and over	25,131	74.91
Age 21 and over	23,663	70.53
Age 65 and over	4,680	13.95
Median Age	-	36.79
Average Age	-	37.67
<b>2019 Est. Pop Age 15+ by Marital Status</b>		
Total, Never Married	6,591	24.78
Male, Never Married	3,662	13.77
Female, Never Married	2,929	11.01
Married, Spouse Present	12,878	48.42
Married, Spouse Absent	1,965	7.39
Widowed	1,835	6.90
Male, Widowed	300	1.13
Female, Widowed	1,535	5.77
Divorced	3,325	12.50
Male, Divorced	1,501	5.64
Female, Divorced	1,824	6.86
<b>2019 Est. Male Population by Age</b>		
Male: Age 0 - 4	1,144	6.90
Male: Age 5 - 9	1,190	7.18
Male: Age 10 - 14	1,258	7.59
Male: Age 15 - 17	750	4.53
Male: Age 18 - 20	766	4.62
Male: Age 21 - 24	868	5.24
Male: Age 25 - 34	2,204	13.30
Male: Age 35 - 44	2,298	13.86
Male: Age 45 - 54	2,267	13.68
Male: Age 55 - 64	1,806	10.90
Male: Age 65 - 74	1,274	7.69
Male: Age 75 - 84	585	3.53
Male: Age 85 and over	165	1.00
Median Age, Male	-	35.47
Average Age, Male	-	36.45
<b>2019 Est. Female Population by Age</b>		
Female: Age 0 - 4	1,077	6.34
Female: Age 5 - 9	1,105	6.51
Female: Age 10 - 14	1,181	6.96
Female: Age 15 - 17	713	4.20
Female: Age 18 - 20	702	4.14
Female: Age 21 - 24	829	4.88
Female: Age 25 - 34	2,179	12.84
Female: Age 35 - 44	2,270	13.37
Female: Age 45 - 54	2,257	13.30
Female: Age 55 - 64	2,005	11.81
Female: Age 65 - 74	1,449	8.54
Female: Age 75 - 84	862	5.08
Female: Age 85 and over	345	2.03
Median Age, Female	-	38.11
Average Age, Female	-	38.88

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555

	Count	%
<b>2019 Est. Households by Household Type</b>		
Family Households	8,332	72.11
NonFamily Households	3,223	27.89
<b>2019 Est. Group Quarters Population</b>		
2019 Est. Group Quarters Population	768	2.29
<b>2019 HHs By Ethnicity, Hispanic/Latino</b>		
2019 HHs By Ethnicity, Hispanic/Latino	1,831	15.85
<b>2019 Est. Family HH Type by Presence of Own Child.</b>		
Married Couple Family, own children	2,756	33.08
Married Couple Family, no own children	3,188	38.26
Male Householder, own children	346	4.15
Male Householder, no own children	332	3.98
Female Householder, own children	971	11.65
Female Householder, no own children	739	8.87
<b>2019 Est. Households by Household Size</b>		
1-Person Household	2,650	22.93
2-Person Household	3,313	28.67
3-Person Household	2,048	17.72
4-Person Household	1,828	15.82
5-Person Household	944	8.17
6-Person Household	441	3.82
7-or-more-person	331	2.87
2019 Est. Average Household Size	-	2.84
<b>2019 Est. Households by Number of Vehicles</b>		
No Vehicles	759	6.57
1 Vehicle	3,694	31.97
2 Vehicles	4,616	39.95
3 Vehicles	1,808	15.65
4 Vehicles	505	4.37
5 or more Vehicles	173	1.50
2019 Est. Average Number of Vehicles	-	1.86
<b>2019 Est. Occupied Housing Units by Tenure</b>		
Housing Units, Owner-Occupied	6,613	57.23
Housing Units, Renter-Occupied	4,942	42.77
<b>2019 Owner Occ. HUs: Avg. Length of Residence</b>		
2019 Owner Occ. HUs: Avg. Length of Residence	-	16.44
<b>2019 Renter Occ. HUs: Avg. Length of Residence</b>		
2019 Renter Occ. HUs: Avg. Length of Residence	-	5.98
<b>2019 Est. Owner-Occupied Housing Units by Value</b>		
Value Less Than \$20,000	186	2.81
Value \$20,000 - \$39,999	183	2.77
Value \$40,000 - \$59,999	221	3.34
Value \$60,000 - \$79,999	546	8.26
Value \$80,000 - \$99,999	936	14.15
Value \$100,000 - \$149,999	1,851	27.99
Value \$150,000 - \$199,999	988	14.94
Value \$200,000 - \$299,999	807	12.20
Value \$300,000 - \$399,999	432	6.53
Value \$400,000 - \$499,999	213	3.22
Value \$500,000 - \$749,999	105	1.59
Value \$750,000 - \$999,999	79	1.20
Value \$1,000,000 - \$1,499,999	43	0.65
Value \$1,500,000 - \$1,999,999	15	0.23
Value \$2,000,000 or more	8	0.12
2019 Est. Median All Owner-Occupied Housing Value	-	130,773.19

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555

	Count	%
<b>2019 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	181	1.39
1 Unit Detached	8,846	67.93
2 Units	567	4.35
3 to 4 Units	566	4.35
5 to 19 Units	1,512	11.61
20 to 49 Units	273	2.10
50 or More Units	211	1.62
Mobile Home or Trailer	859	6.60
Boat, RV, Van, etc.	7	0.05
<b>2019 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	578	4.44
Built 2010 to 2013	197	1.51
Built 2000 to 2009	3,082	23.67
Built 1990 to 1999	2,564	19.69
Built 1980 to 1989	2,329	17.89
Built 1970 to 1979	1,693	13.00
Built 1960 to 1969	1,358	10.43
Built 1950 to 1959	693	5.32
Built 1940 to 1949	212	1.63
Built 1939 or Earlier	316	2.43
<b>2019 Housing Units by Year Structure Built</b>		
2019 Est. Median Year Structure Built	--	1,989.64
<b>2019 Est. Households by Presence of People Under 18</b>		
2019 Est. Households by Presence of People Under 18	4,661	40.34
<b>Households with 1 or More People under Age 18</b>		
Married Couple Family	3,005	64.47
Other Family, Male Householder	415	8.90
Other Family, Female Householder	1,176	25.23
NonFamily Household, Male Householder	53	1.14
NonFamily Household, Female Householder	12	0.26
<b>2019 Est. Households with No People under Age 18</b>		
Households with No People under Age 18	6,894	59.66
<b>Households with No People under Age 18</b>		
Married Couple Family	2,939	42.63
Other Family, Male Householder	261	3.79
Other Family, Female Householder	536	7.78
NonFamily, Male Householder	1,386	20.10
NonFamily, Female Householder	1,772	25.70

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Affluence & Education

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555

	Count	%
<b>2019 Est. Pop Age 25+ by Edu. Attainment</b>		
Less than 9th Grade	2,679	12.20
Some High School, No Diploma	3,284	14.95
High School Graduate (or GED)	7,008	31.90
Some College, No Degree	4,671	21.27
Associate's Degree	1,260	5.74
Bachelor's Degree	1,721	7.83
Master's Degree	929	4.23
Professional Degree	222	1.01
Doctorate Degree	192	0.87
<b>2019 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>		
High School Diploma	2,391	58.17
High School Graduate	829	20.17
Some College or Associate's Degree	629	15.30
Bachelor's Degree or Higher	261	6.35
<b>2019 Est. Households by HH Income</b>		
Income < \$15,000	1,619	14.01
Income \$15,000 - \$24,999	1,432	12.39
Income \$25,000 - \$34,999	1,610	13.93
Income \$35,000 - \$49,999	2,038	17.64
Income \$50,000 - \$74,999	1,921	16.63
Income \$75,000 - \$99,999	1,007	8.71
Income \$100,000 - \$124,999	754	6.53
Income \$125,000 - \$149,999	462	4.00
Income \$150,000 - \$199,999	353	3.06
Income \$200,000 - \$249,999	162	1.40
Income \$250,000 - \$499,999	149	1.29
Income \$500,000+	48	0.41
2019 Est. Average Household Income	-	61,355.14
2019 Est. Median Household Income	-	42,695.14
<b>2019 Median HH Inc. by Single-Class. Race or Eth.</b>		
White Alone	-	45,991.95
Black or African American Alone	-	26,404.72
American Indian and Alaskan Native Alone	-	61,750.24
Asian Alone	-	73,696.13
Native Hawaiian and Other Pacific Islander Alone	-	39,240.20
Some Other Race Alone	-	19,001.13
Two or More Races	-	26,384.24
Hispanic or Latino	-	34,921.24
Not Hispanic or Latino	-	44,705.85
<b>2019 Est. Families by Poverty Status</b>		
2019 Families at or Above Poverty	6,680	80.17
2019 Families at or Above Poverty with children	3,132	37.59
2019 Families Below Poverty	1,652	19.83
2019 Families Below Poverty with children	1,343	16.12

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Education & Occupation

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555

	Count	%
<b>2019 Est. Employed Civilian Population 16+ by Occupation Classification</b>		
White Collar	6,800	45.35
Blue Collar	6,065	40.45
Service and Farming	2,130	14.21
<b>2019 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	5,712	39.71
15 - 29 Minutes	4,833	33.60
30 - 44 Minutes	2,327	16.18
45 - 59 Minutes	834	5.80
60 or more Minutes	679	4.72
2019 Est. Avg Travel Time to Work in Minutes	-	23.53
<b>2019 Est. Workers Age 16+ by Transp. to Work</b>		
2019 Est. Workers Age 16+ by Transp. to Work	14,845	100.00
Drove Alone	11,474	77.29
Carpooled	2,082	14.03
Public Transport	94	0.63
Walked	277	1.87
Bicycle	24	0.16
Other Means	399	2.69
Worked at Home	495	3.33
<b>2019 Est. Civ. Employed Pop 16+ by Class of Worker</b>		
2019 Est. Civ. Employed Pop 16+ by Class of Worker	14,995	100.00
For-Profit Private Workers	11,824	78.85
Non-Profit Private Workers)	853	5.69
Local Government Workers	831	5.54
State Government Workers	414	2.76
Federal Government Workers	59	0.39
Self-Employed Workers	972	6.48
Unpaid Family Workers	42	0.28
<b>2019 Est. Civ. Employed Pop 16+ by Occupation</b>		
Architecture/Engineering	51	0.34
Arts/Design/Entertainment/Sports/Media	123	0.82
Building/Grounds Cleaning/Maintenance	698	4.66
Business/Financial Operations	318	2.12
Community/Social Services	183	1.22
Computer/Mathematical	82	0.55
Construction/Extraction	942	6.28
Education/Training/Library	693	4.62
Farming/Fishing/Forestry	121	0.81
Food Preparation/Serving Related	522	3.48
Healthcare Practitioner/Technician	640	4.27
Healthcare Support	105	0.70
Installation/Maintenance/Repair	637	4.25
Legal	21	0.14
Life/Physical/Social Science	27	0.18
Management	1,188	7.92
Office/Administrative Support	1,790	11.94
Production	2,971	19.81
Protective Services	193	1.29
Sales/Related	1,684	11.23
Personal Care/Service	491	3.27
Transportation/Material Moving	1,515	10.10
<b>2019 Est. Pop Age 16+ by Employment Status</b>		
In Armed Forces	29	0.11
Civilian - Employed	14,929	57.17
Civilian - Unemployed	914	3.50
Not in Labor Force	10,242	39.22

Benchmark: USA

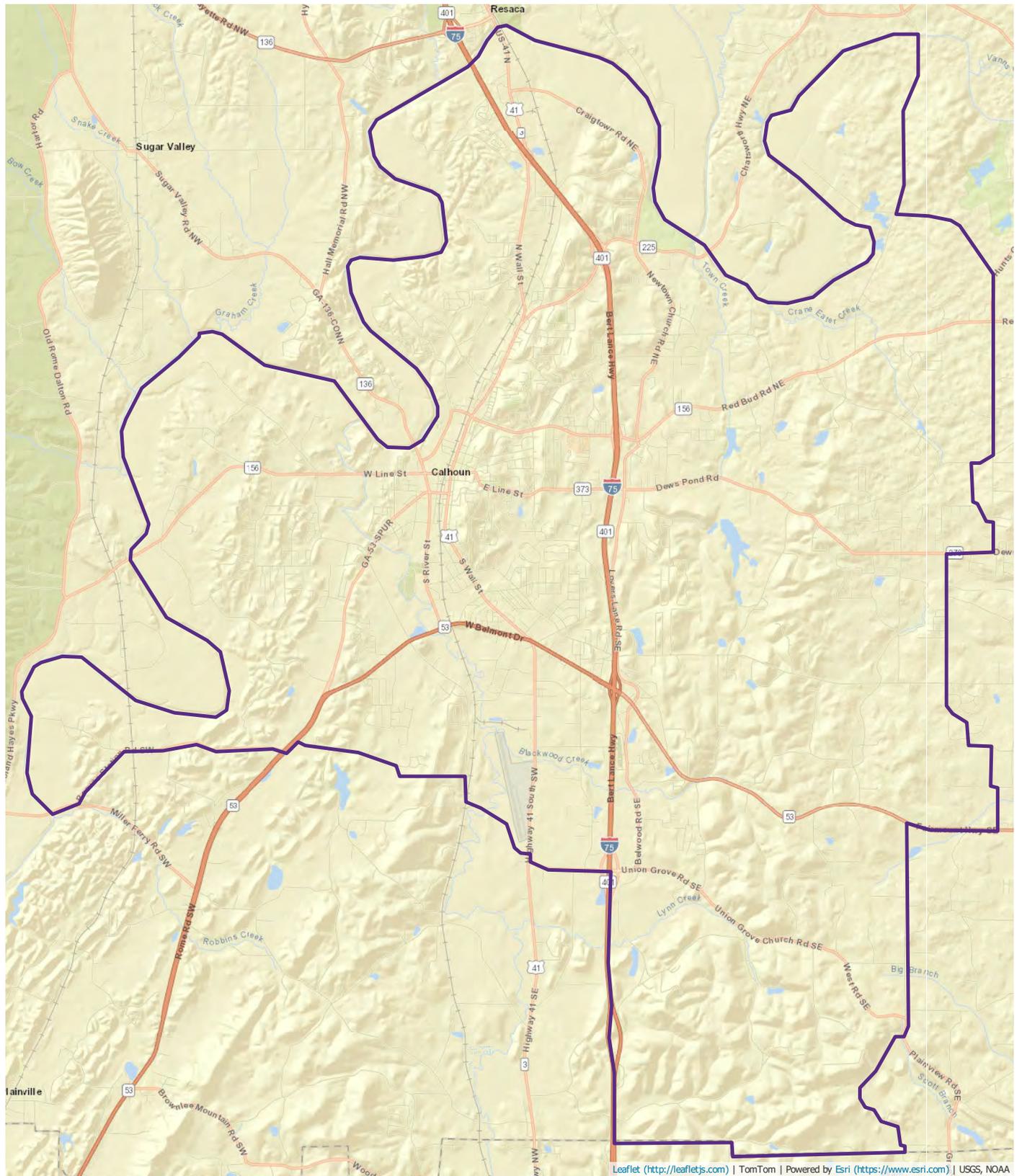
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# Pop-Facts® DemographicSnapshot | Map



Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,549 | Total Households: 11,555



Benchmark: USA

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# Report Details

**Name:** Executive Dashboard  
**Date / Time:** 5/13/2019 10:41:16 AM  
**Workspace Vintage:** 2019

## Trade Area

Name	Level	Geographies
Chelsea Park Townhomes, Calhoun, GA	Census Tract	13129-970300; 13129-970400; 13129-970500; 13129-970600; 13129-970800

## Benchmark:

Name	Level	Geographies
USA	Entire US	United States

## DataSource:

Product	Provider	Copyright
Claritas Pop-Facts® Pop-Facts Premier - 2000 US Census	Claritas	©Claritas, LLC 2019
Claritas Pop-Facts® Premier - 2010 US Census	Claritas	©Claritas, LLC 2019
Claritas Pop-Facts® Premier - 2019 - Current Year Estimate	Claritas	©Claritas, LLC 2019 ( <a href="https://en.enviroanalytics.ca/Envision/About/3/2019#289">https://en.enviroanalytics.ca/Envision/About/3/2019#289</a> )
Claritas Pop-Facts® Premier - 2024 - Five Year Projection	Claritas	©Claritas, LLC 2019 ( <a href="https://en.enviroanalytics.ca/Envision/About/3/2019#289">https://en.enviroanalytics.ca/Envision/About/3/2019#289</a> )
SPOTLIGHT Pop-Facts® Premier - 2019 - Current Year Estimate	Claritas	©Claritas, LLC 2019 ( <a href="https://en.enviroanalytics.ca/Envision/About/3/2019#289">https://en.enviroanalytics.ca/Envision/About/3/2019#289</a> )