

**REPORT**

**MARKET STUDY**

**July 1, 2019**

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**Grove Park Apartments  
Middle School Road  
Kingsland, GA 31548**

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*For*

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

**And**

**Georgia Department of Community Affairs  
60 Executive Park South, N.E.  
Atlanta, Georgia 30329-2231**

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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 Middle School Road, Kingsland, GA 31548. It is north of HWY 40 and East of I-95.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Eight 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	2	50%
1	1	6	60%
2	2	2	30%
2	2	2	50%
2	2	34	60%
3	2	1	30%
3	2	31	60%
TOTAL		80	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	2	750
1	1	2	750
1	1	6	750
2	2	2	950
2	2	2	950
2	2	34	950
3	2	1	1150
3	2	31	1150
TOTAL		80	
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%	750	261	99	360
1	1	2	50%	750	501	99	600
1	1	6	60%	750	601	99	700
2	2	2	30%	950	315	111	426
2	2	2	50%	950	600	111	711
2	2	34	60%	950	705	111	816
3	2	1	30%	1150	353	125	478
3	2	31	60%	1150	813	125	938
TOTAL		80					

**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. ( )	X
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 ( )							

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 4-1-2021

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 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 vacant land to the south, vacant land to the north, multi-family to the west and vacant to the east. The residential property is in good condition.

The site will have frontage access on Middle School Road. Coastal Regional Coaches of Georgia provides general public transit service. It is a demand-response advance reservation service that operates Monday through Friday from 7:00 A.M. to 5:00 P.M.

From the location on Middle School Road, access to the north-south I-95 is approximately one mile away

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

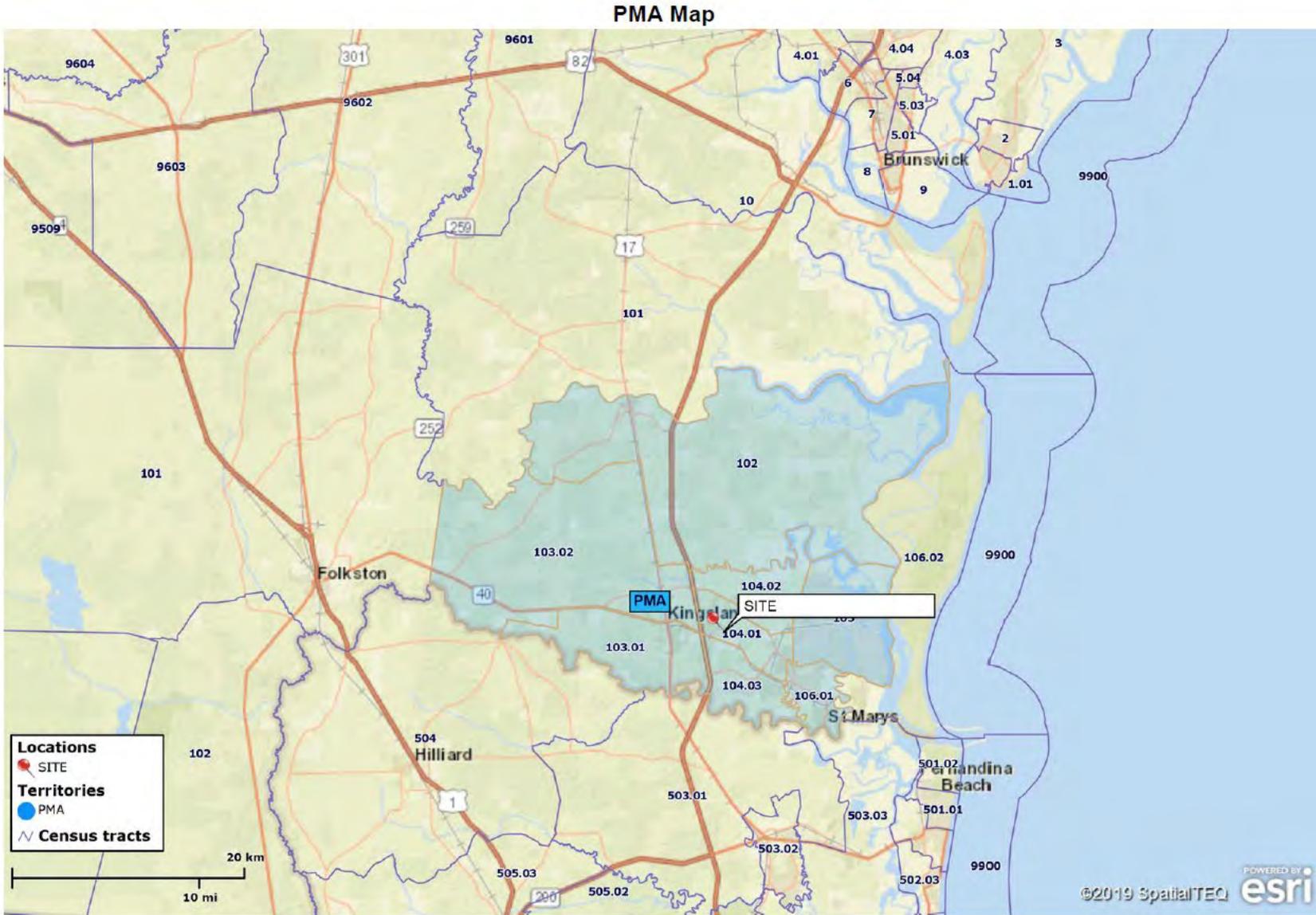
### 3. Market Area Definition

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 Camden County:

Tract	State	County	FIPS code
102	GA	Camden County	13039010200
103.01	GA	Camden County	13039010301
103.02	GA	Camden County	13039010302
104.01	GA	Camden County	13039010401
104.02	GA	Camden County	13039010402
104.03	GA	Camden County	13039010403
105	GA	Camden County	13039010500
106.01	GA	Camden County	13039010601

The map below shows the boundaries of the PMA. The site is approximately 17 miles from the farthest boundary of the PMA. The census tracts selected are the city limits of Kingsland and nearby surrounding areas. This area is typical for a rural area. The site is well located in the PMA and the applicants will not have long drives to get to the site. Approximately 75 percent of the PMA population is within a fifteen-minute drive of the subject.

Primary Market Area Map



#### **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 area has a concentration of employment in the retail sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 53.9% of those working in Camden County do not live in Camden 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	12343										
	15480	1BR	2	108		108	1.84%	<8 months	\$ 774	600-1003	\$261
	14606										
	17400	2BR	2	71		71	2.82%	<8 months	\$ 855	620-1135	\$315
	16389										
	20880	3BR	1	125		125	0.80%	<8 months	\$ 1,156	735-1331	\$353
50% AMI	20571										
	25800	1BR	2	240	2	238	0.84%	<8 months	\$ 774	600-1003	\$501
	24,377										
	29,000	2BR	2	221	4	217	0.92%	<8 months	\$ 855	620-1135	\$600
60% AMI	24,000										
	30,960	1BR	6	332	6	326	1.84%	<8 months	\$ 774	600-1003	\$601
	27,977										
	34,800	2BR	34	328	12	316	10.76%	<8 months	\$ 855	620-1135	\$705
	32,160										
	41,760	3BR	31	436	28	408	7.60%	<8 months	\$ 1,156	735-1331	\$813
TOTAL		30% AMI	5	255	0	255	1.96%	<8 months			
FOR		50% AMI	4	394	14	380	1.05%	<8 months			
		60% AMI	71	825	46	779	9.11%	<8 months			
PROJECT		TOTAL	80	1,223	60	1,163	6.88%	<8 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 19 complexes with a total of 1,790 units. This included 11 reported LIHTC projects with a total of 870 units and 8 market rate and other subsidized developments with a total of 920 units. The LIHTC complexes had occupancy of 98.28%, while the market rate units had occupancy of 98.70%. The overall occupancy rate is 98.49%. There were 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 \$774, for two-bedroom units is \$855 and for three-bedroom units is \$1156. 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 \$774 for one-bedroom units, \$855 for two-bedroom units and \$1156 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	362	\$99	263	\$261	774	196.6%
1 Bedroom--50% AMI	604	\$99	505	\$501	774	54.5%
1 Bedroom--60% AMI	725	\$99	626	\$601	774	28.8%
2 Bedroom--30% AMI	435	\$111	324	\$315	855	171.4%
2 Bedroom--50% AMI	725	\$111	614	\$600	855	42.5%
2 Bedroom--60% AMI	870	\$111	759	\$705	855	21.3%
3 Bedroom--30% AMI	502	\$125	377	\$353	1156	227.5%
3 Bedroom--60% AMI	1005	\$125	880	\$813	1156	42.2%

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 Kingsland. 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 relatively little 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. King’s Bay Commons, a 60-unit LIHTC development awarded in 2017 is not yet on the market. 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	25%
30 Days Post Completion	28	35%
60 Days Post Completion	36	45%
90 Days Post Completion	44	55%
120 Days Post Completion	52	65%
150 Days Post Completion	60	75%
180 Days Post Completion	68	85%
210 Days Post Completion	76	95%
240 Days Post Completion	80	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 240 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 240 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:		Grove Park Apartments					Total # Units:			80
Location:		Middle School Road, Kingsland, GA					# LIHTC Units:			80
PMA Boundary:		Census Tract Boundary lines as shown on PMA map								
Northwest Boundary Line					Farthest Boundary Distance to Subject:			17 miles		
RENTAL HOUSING STOCK (found on page __)										
Type	# Properties	Total Units	Vacant Units	Average Occupancy						
All Rental Housing	19	1790	27	98.49 %						
Market-Rate Housing	8	920	12	98.70 %						
<i>Assisted/Subsidized Housing not to include LIHTC</i>				%						
<b>LIHTC</b>	<b>11</b>	<b>870</b>	<b>15</b>	<b>98.28 %</b>						
Stabilized Comps	9	870	15	98.28 %						
Properties in Construction & Lease Up				%						
Subject Development					Average Market Rent			Highest Unadjusted Comp Rent		
# Units	# Beds	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Advance	Per Unit	Per SF	
SEE	BELOW			\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
				\$	\$	\$	%	\$	\$	
CAPTURE RATES (found on page __)										
Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall				
Capture Rate	1.96%	1.05%	9.11%			6.88%				

SUBJECT DEVELOPMENT				Proposed Tenant Rent	Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size (SF)		Per unit	Per SF	Advantage	Per Unit	Per SF
2	1	1	750	261	\$ 774	\$ 1.14	197%	\$ 1,003	\$ 1.54
2	1	1	750	501	\$ 774	\$ 1.14	54%	\$ 1,003	\$ 1.54
6	1	1	750	601	\$ 774	\$ 1.14	29%	\$ 1,003	\$ 1.54
2	2	2	950	315	\$ 855	\$ 0.90	171%	\$ 1,135	\$ 1.26
2	2	2	950	600	\$ 855	\$ 0.90	43%	\$ 1,135	\$ 1.26
34	2	2	950	705	\$ 855	\$ 0.90	21%	\$ 1,135	\$ 1.26
1	3	2	1150	353	\$ 1,156	\$ 1.02	227%	\$ 1,331	\$ 1.27
31	3	2	1150	813	\$ 1,156	\$ 1.02	42%	\$ 1,331	\$ 1.21

**B. PROJECT DESCRIPTION**

1. The site is located on Middle School Road, Kingsland, GA 31548. It is north of HWY 40 and East of I-95.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Eight 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%
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1	1	6	60%
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2	2	2	50%
2	2	34	60%
3	2	1	30%
3	2	31	60%
TOTAL		80	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	2	750
1	1	2	750
1	1	6	750
2	2	2	950
2	2	2	950
2	2	34	950
3	2	1	1150
3	2	31	1150
TOTAL		80	
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%	750	261	99	360
1	1	2	50%	750	501	99	600
1	1	6	60%	750	601	99	700
2	2	2	30%	950	315	111	426
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3	2	1	30%	1150	353	125	478
3	2	31	60%	1150	813	125	938
TOTAL		80					

**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 ( )				

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 4-1-2021

**C. Site Evaluation**

1. The site visit including comparable market area developments was made on June 28-29, 2019 by Debbie Amox.
2. The site is vacant 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 vacant land to the south, vacant land to the north, multi-family to the west and vacant to the east. The residential property is in good condition.
3. The site will have frontage access on Middle School Road. Coastal Regional Coaches of Georgia provides general public transit service. It is a demand-response advance reservation service that operates Monday through Friday from 7:00 A.M. to 5:00 P.M.

From the location on Middle School Road, access to the north-south I-95 is approximately one mile away. The site will make a good location for affordable rental housing.

See chart and map below for services.

4. Site and Neighborhood Photos



**View of site SE corner to north**



**View across south to north**



**View across west line south to north**



**View across east line south to north**



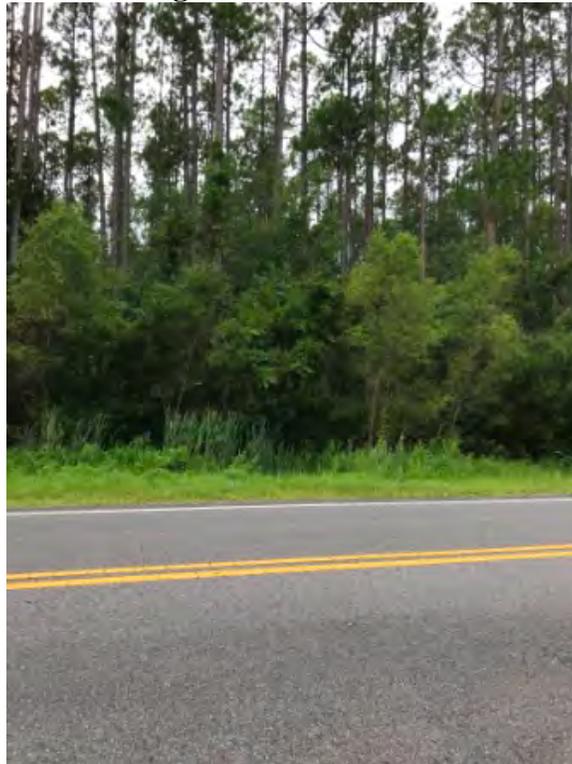
**View of neighborhood to east**



**Neighborhood View south**



**Neighborhood view west**



**Neighborhood view adjacent to SW Corner**



**Middle School Road east to west**



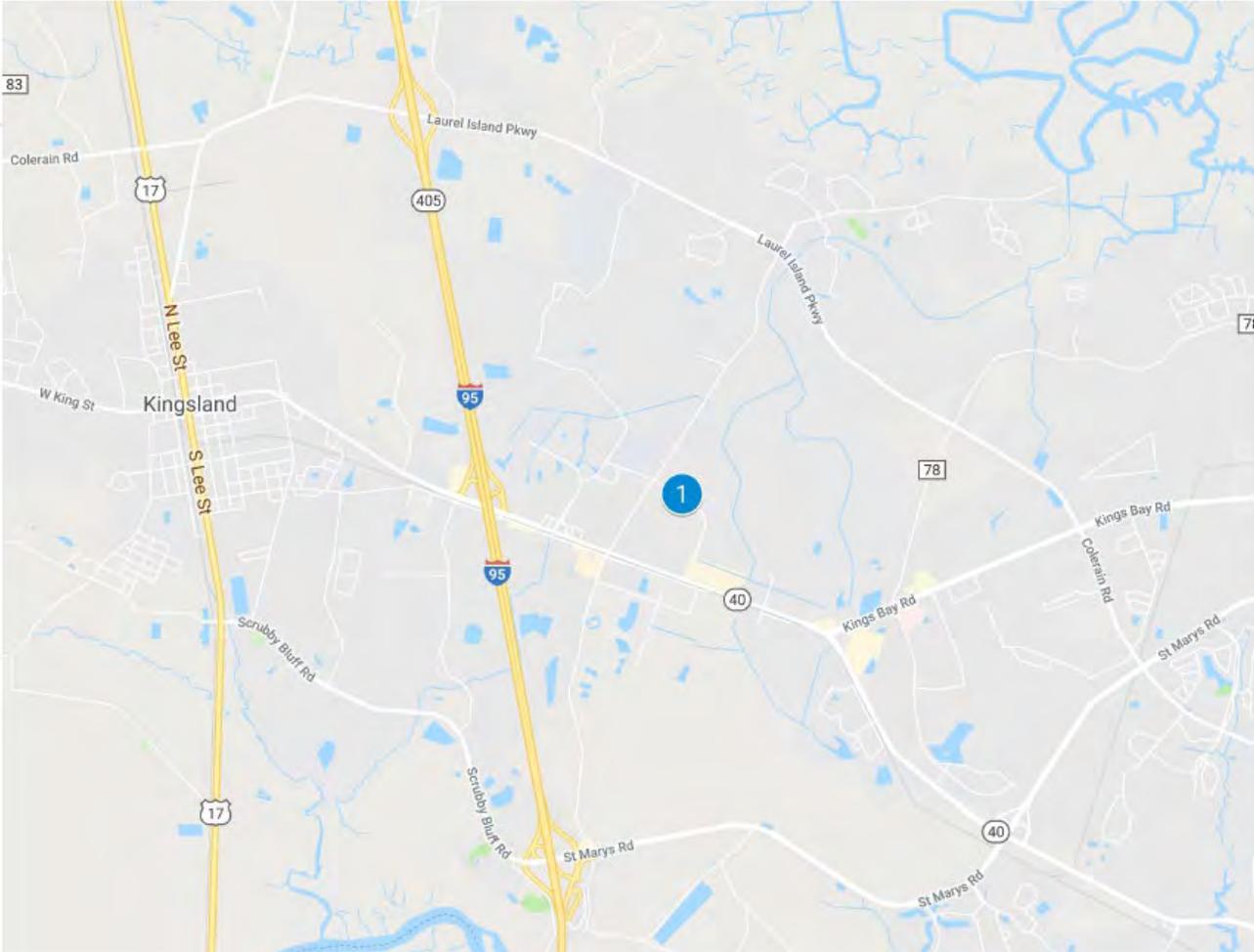
**Middle School Road west to east**

5. Maps and services.

Location Map

# Grove Park Apartments

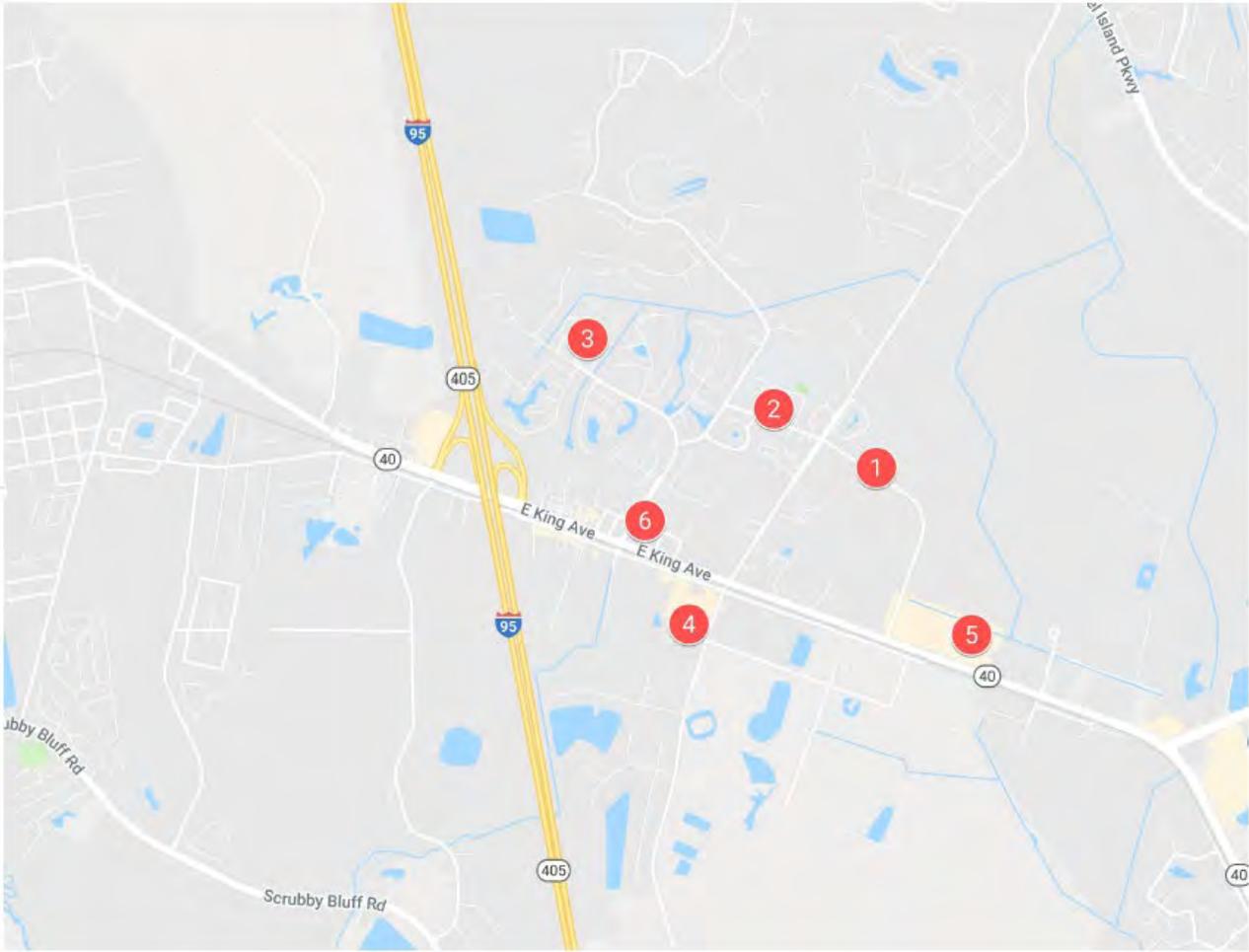
Location  
1 SITE



Services Map

# Grove Park Apartments

- Location
- 1 SITE
  - 2 Camden Middle School
  - 3 Matilda Harris Elementary School
  - 4 Winn-Dixie
  - 5 Publix Super Market at Camden Woods Shopping Center
  - 6 Powell Total Medical



Service	Name/Address	Distance
<b>Full Service Grocery Store</b>	Winn Dixie 1390 Boone Ave Kingsland, GA	0.6
<b>Pharmacy/Drug Store</b>	Publix Pharmacy 1601 GA -40 Kingsland, GA	0.6
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Powell Total Medical 140 Lakes Blvd Kingsland, GA	0.8
<b>Shopping Center</b>	Publix At Camden 1601 GA-40 Kingsland, GA	0.6
<b>Public School</b>	Camden Middle School 1300 Middle School Road Kingsland, GA	0.4
<b>Public School</b>	Matilda Harris Elementary 1100 Lakes Blvd Kingsland, GA	1

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

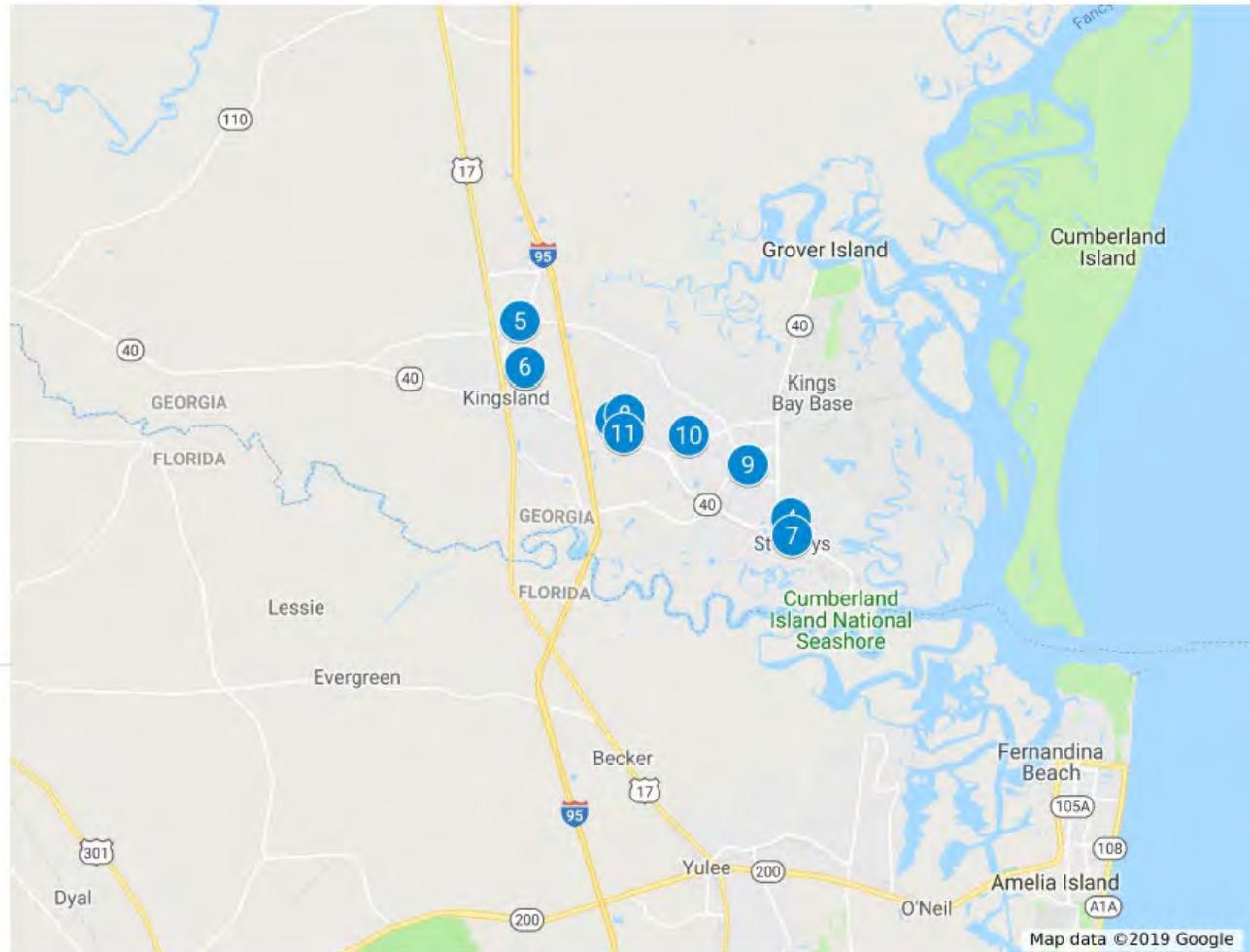
6. The site is vacant wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include vacant land to the south, vacant land to the north, multi-family to the west and vacant to the east. The residential property is in 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 Kingsland. The crime index is 62.
8. See map below that shows existing low-income housing.

Low Income Housing Map

# Grove Park Apartments

Low Income Housing

- 1 SITE
- 2 Ashton Cove LIHTC
- 3 Kings Grant LIHTC
- 4 Cumberland Oaks LIHTC
- 5 Hilltop Terrace LIHTC
- 6 Caney Heights LIHTC
- 7 Old Jefferson Estates-LIHTC
- 8 Royal Point-LIHTC
- 9
- 10 The Reserve at Sugar Mill-LIHTC
- 11 The Village at Winding Road-LIHTC
- 12 Preserve at Newport-LIHTC



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.

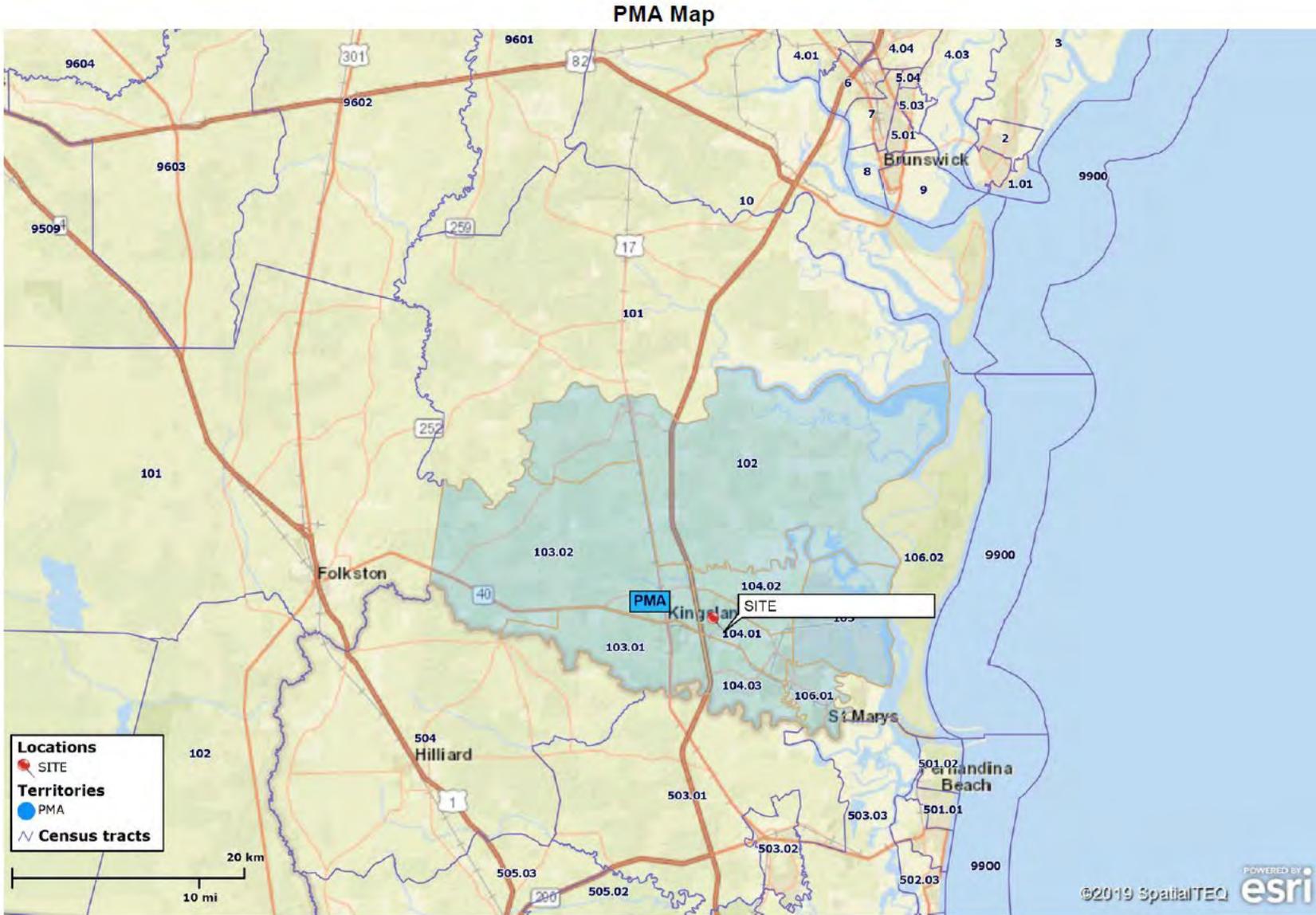
**D. MARKET AREA**

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 Camden County:

Tract	State	County	FIPS code
102	GA	Camden County	13039010200
103.01	GA	Camden County	13039010301
103.02	GA	Camden County	13039010302
104.01	GA	Camden County	13039010401
104.02	GA	Camden County	13039010402
104.03	GA	Camden County	13039010403
105	GA	Camden County	13039010500
106.01	GA	Camden County	13039010601

The map below shows the boundaries of the PMA. The site is approximately 17 miles from the farthest boundary of the PMA. The census tracts selected are the city limits of Kingsland and nearby surrounding areas. This area is typical for a rural area. The site is well located in the PMA and the applicants will not have long drives to get to the site. Approximately 75 percent of the PMA population is within a fifteen-minute drive of the subject.

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

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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

Kingsland is a medium-sized city located in the state of Georgia. With a population of 17,077 people and two constituent neighborhoods, Kingsland is the 56th largest community in Georgia.

Unlike some cities where white-collar or blue-collar occupations dominate the local economy, Kingsland is neither predominantly one nor the other. Instead, it has a mixed workforce of both white- and blue-collar jobs. Overall, Kingsland is a city of sales and office workers, service providers, and professionals. There are especially a lot of people living in Kingsland who work in office and administrative support (14.35%), sales jobs (12.48%), and food service (8.88%).

Kingsland is home to a number of people employed in the armed forces. When you visit or walk around Kingsland, some of the people you will bump into will be military people In and out of uniform, jogging, shopping and generally out and about town.

As is often the case in a small city, Kingsland doesn't have a public transportation system that people use for their commute.

The citizens of Kingsland are slightly better educated than the national average of 21.84% for all cities and towns, with 24.38% of adults in Kingsland having a bachelor's degree or advanced degree.

The per capita income in Kingsland in 2010 was \$27,720, which is wealthy relative to Georgia, and upper middle income relative to the rest of the US. This equates to an annual income of \$110,880 for a family of four. However, Kingsland contains both very wealthy and poor people as well.

Kingsland is an extremely ethnically diverse city. The people who call Kingsland home describe themselves as belonging to a variety of racial and ethnic groups. The greatest number of Kingsland residents report their race to be White, followed by Black or African American. Important ancestries of people in Kingsland include German, Irish, English, Italian, and French.

The most common language spoken in Kingsland is English. Other important languages spoken here include Spanish and German/Yiddish.

Source: Neighborhoudscout.com

## 1. POPULATION TRENDS

### a. Total Population

#### TOTAL POPULATION

#### PMA

Population	
2000 Census	38460
2010 Census	46364
2019 Estimate	49399
2022 Projection	50,767
2024 Projection	51679
Percent Change: 2000 to 2010	20.55%
Percent Change: 2010 to 2019	6.55%
Percent Change: 2019 to 2022	2.77%
Percent Change: 2019 to 2024	4.62%
Annualized change: 2000-2010	2.06%
Annualized change: 2010-2019	0.73%
Annualized change: 2019-2022	0.92%
Annualized change: 2019--2024	0.92%
Change 2000-2010	7904
Change 2010-2019	3035
Change 2019-2022	1368
Change 2019-2024	2280

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>	49,399		50,767
Age 0 - 4	3,720	7.5%	3,823
Age 5 - 9	3,544	7.2%	3,642
Age 10 - 14	3,259	6.6%	3,349
Age 15 - 17	1,884	3.8%	1,936
Age 18 - 20	2,309	4.7%	2,373
Age 21 - 24	3,772	7.6%	3,876
Age 25 - 34	8,108	16.4%	8,333
Age 35 - 44	5,823	11.8%	5,984
Age 45 - 54	5,380	10.9%	5,529
Age 55 - 64	5,441	11.0%	5,592
Age 65 - 74	3,923	7.9%	4,032
Age 75 - 84	1,784	3.6%	1,833
Age 85 and over	452	0.9%	465
Age 16 and over	38,256	77.4%	39,315
Age 18 and over	36,992	74.9%	38,016
Age 21 and over	34,683	70.2%	35,643
Age 65 and over	6,159	12.5%	6,330

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

<b>2010 Population by Age</b>	<b>46,364</b>	
Age 0 - 4	3,767	8.13
Age 5 - 9	3,433	7.40
Age 10 - 14	3,437	7.41
Age 15 - 17	2,139	4.61
Age 18 - 20	2,454	5.29
Age 21 - 24	3,775	8.14
Age 25 - 34	6,823	14.72
Age 35 - 44	6,025	12.99
Age 45 - 54	6,186	13.34
Age 55 - 64	4,355	9.39
Age 65 - 74	2,623	5.66
Age 75 - 84	1,055	2.28
Age 85 and over	292	0.63
Age 16 and over	34,989	75.47
Age 18 and over	33,588	72.44
Age 21 and over	31,134	67.15
Age 65 and over	3,970	8.56

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	3.02
2010 Census	2.83
2019 Estimate	2.78
2022 Projection	2.77
2024 Projection	2.76

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

**HOUSEHOLD GROWTH****PMA**

<b>Households</b>	
2000 Census	12,742
2010 Census	16,412
2019 Estimate	17,794
2022 Projection	18,347
2024 Projection	18,715
Percent Change: 2000 to 2010	23.30%
Percent Change: 2010 to 2019	8.43%
Percent Change: 2019 to 2022	3.11%
Percent Change: 2019 to 2024	5.20%
Annualized change: 2000-2010	2.33%
Annualized change: 2010-2019	0.94%
Annualized change: 2019-2022	1.04%
Annualized change: 2019--2024	1.04%
Change 2000-2010	3,670
Change 2010-2019	1,382
Change 2019-2022	553
Change 2019-2024	921

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

## b. Household by tenure

**PMA**

	2010		2019		2022
Total Households	16,412		17,794		18,347
Owner Occupied	5,972	36.39%	11,296	63.48%	11,646
Renter Occupied	10,440	63.61%	6,498	36.52%	6,700

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:	17,331		17,794
Owner occupied:	10,030		11,296
Less than \$5,000	189	1.88%	213
\$5,000 to \$9,999	145	1.45%	163
\$10,000 to \$14,999	256	2.55%	288
\$15,000 to \$19,999	257	2.56%	289
\$20,000 to \$24,999	356	3.55%	401
\$25,000 to \$34,999	898	8.95%	1011
\$35,000 to \$49,999	1,321	13.17%	1488
\$50,000 to \$74,999	2,146	21.40%	2417
\$75,000 to \$99,999	1,634	16.29%	1840
\$100,000 to \$149,999	1,875	18.69%	2112
\$150,000 or more	953	9.50%	1073
Renter occupied:	7,301		6,498
Less than \$5,000	459	6.29%	409
\$5,000 to \$9,999	208	2.85%	185
\$10,000 to \$14,999	432	5.92%	384
\$15,000 to \$19,999	279	3.82%	248
\$20,000 to \$24,999	539	7.38%	480
\$25,000 to \$34,999	1,136	15.56%	1011
\$35,000 to \$49,999	1,569	21.49%	1396
\$50,000 to \$74,999	1,301	17.82%	1158
\$75,000 to \$99,999	742	10.16%	660
\$100,000 to \$149,999	419	5.74%	373
\$150,000 or more	217	2.97%	193

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

<b>Households by HH Income</b>	<b>2010</b>	
Total:	16,325	
Owner occupied:	10,789	
Less than \$5,000	235	2.18%
\$5,000 to \$9,999	409	3.79%
\$10,000 to \$14,999	346	3.21%
\$15,000 to \$19,999	278	2.58%
\$20,000 to \$24,999	304	2.82%
\$25,000 to \$34,999	834	7.73%
\$35,000 to \$49,999	1660	15.39%
\$50,000 to \$74,999	2752	25.51%
\$75,000 to \$99,999	1835	17.01%
\$100,000 to \$149,999	1447	13.41%
\$150,000 or more	689	6.39%
Renter occupied:	5536	
Less than \$5,000	350	6.32%
\$5,000 to \$9,999	316	5.71%
\$10,000 to \$14,999	632	11.42%
\$15,000 to \$19,999	483	8.72%
\$20,000 to \$24,999	480	8.67%
\$25,000 to \$34,999	714	12.90%
\$35,000 to \$49,999	1110	20.05%
\$50,000 to \$74,999	991	17.90%
\$75,000 to \$99,999	275	4.97%
\$100,000 to \$149,999	137	2.47%
\$150,000 or more	48	0.87%

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:	17,331		17794
Owner occupied:	10,030		11296
1-person household	1,876	18.70%	2113
2-person household	3,909	38.97%	4402
3-person household	1,839	18.33%	2071
4-person household	1,549	15.44%	1745
5-person household	669	6.67%	753
6-person household	93	0.93%	105
7-or-more person household	95	0.95%	107
Renter occupied:	7,301		6498
1-person household	1,435	19.65%	1277
2-person household	1,995	27.33%	1776
3-person household	1,539	21.08%	1370
4-person household	1,435	19.65%	1277
5-person household	662	9.07%	589
6-person household	196	2.68%	174
7-or-more person household	39	0.53%	35

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	1,280	6.29
Built 2010 to 2013	604	2.97
Built 2000 to 2009	4,886	24.02
Built 1990 to 1999	5,232	25.72
Built 1980 to 1989	3,853	18.94
Built 1970 to 1979	1,801	8.86
Built 1960 to 1969	785	3.86
Built 1950 to 1959	820	4.03
Built 1940 to 1949	621	3.05
Built 1939 or Earlier	458	2.25
<b>2019 Est. Median Year Structure Built</b>		1993

Source: US Census Database; Environics 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	1,090	5.36
1 Unit Detached	12,849	63.17
2 Units	762	3.75
3 or 4 Units	919	4.52
5 to 19 Units	1,941	9.54
20 to 49 Units	235	1.16
50 or More Units	187	0.92
Mobile Home or Trailer	2,348	11.54
Boat, RV, Van, etc.	9	0.04

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

**F. Employment Trend**

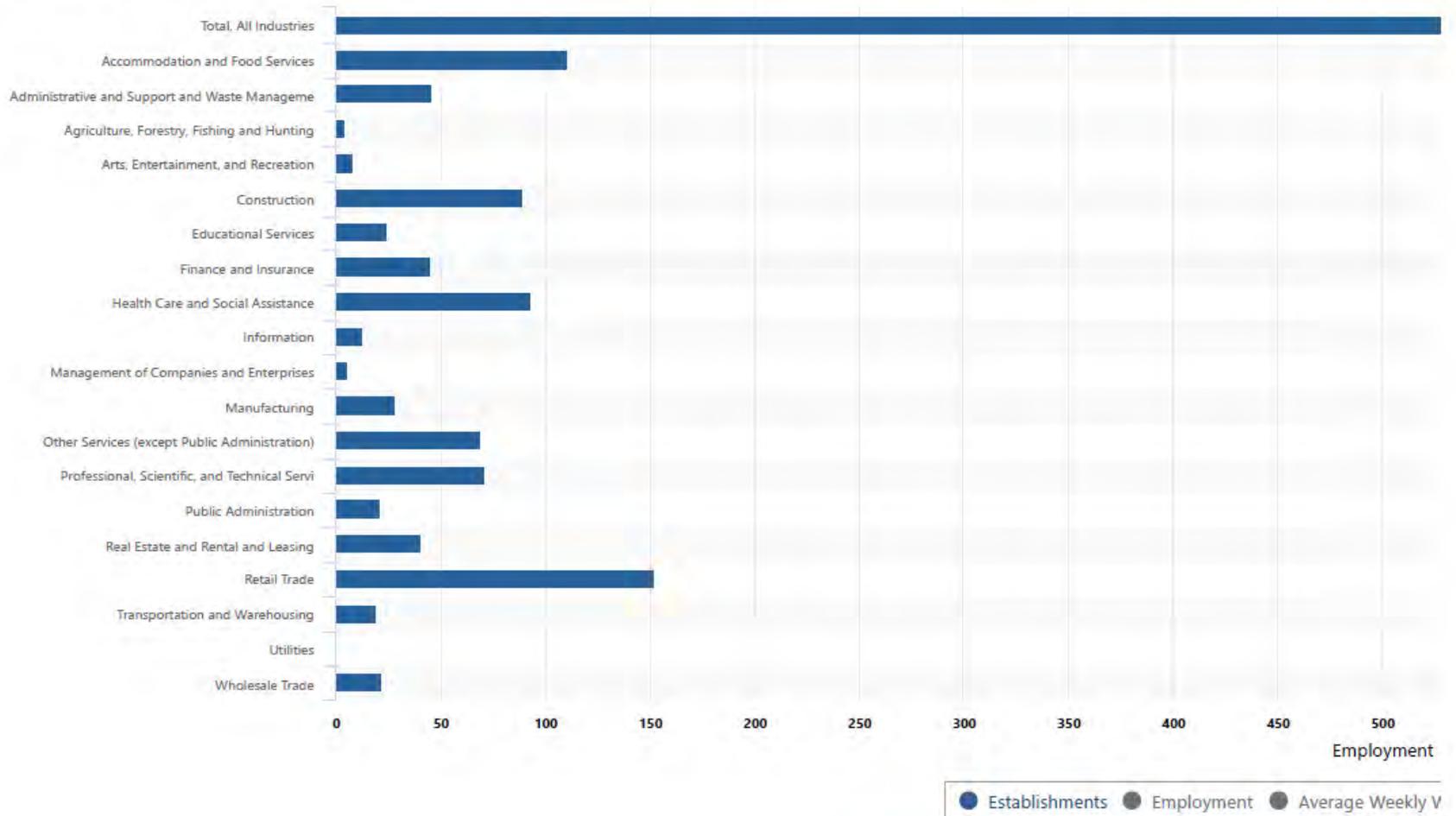
1. Total Jobs:  
Camden County

Year	Total Employed
2008	20178
2009	18902
2010	18643
2011	19132
2012	20003
2013	19904
2014	20455
2015	21008
2016	19183
2017	19804

Source: Bureau of Labor Statistics (BLS)

2. Total Jobs by Industry:

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



Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Empl

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

### Industry Table

Fourth quarter of 2018 Quarterly Census of Employment and Wages, Multiple Industries data for Camden 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	894	14,367	14,309	14,284	14,320	\$158,548,618	\$852	Yes
Accommodation and Food Services	72	110	1,954	1,924	1,925	1,934	\$7,911,612	\$315	Yes
Administrative and Support and Waste Manageme	56	46	664	667	650	660	\$7,574,089	\$882	Yes
Agriculture, Forestry, Fishing and Hunting	11	4	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential	Yes
Arts, Entertainment, and Recreation	71	8	105	101	106	104	\$751,929	\$556	Yes
Construction	23	89	518	524	525	522	\$6,687,651	\$985	Yes
Educational Services	61	24	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential	Yes
Finance and Insurance	52	45	484	484	482	483	\$5,601,315	\$891	Yes
Health Care and Social Assistance	62	93	1,183	1,173	1,178	1,178	\$12,472,663	\$814	Yes
Information	51	12	98	98	95	97	\$1,007,411	\$799	Yes
Management of Companies and Enterprises	55	5	55	56	55	55	\$821,311	\$1,142	Yes
Manufacturing	31-33	28	958	955	965	959	\$17,445,108	\$1,399	Yes
Other Services (except Public Administration)	81	69	285	291	288	288	\$1,842,260	\$492	Yes
Professional, Scientific, and Technical Servi	54	71	565	554	561	560	\$8,955,698	\$1,230	Yes
Public Administration	92	21	3,229	3,225	3,179	3,211	\$51,240,527	\$1,228	Yes
Real Estate and Rental and Leasing	53	41	235	240	241	239	\$2,332,815	\$752	Yes

*Grove Park Apartments, Kingsland, GA* | **2019**

Retail Trade	44-45	152	2,054	2,064	2,098	2,072	\$14,238,518	\$529	Yes
Transportation and Warehousing	48-49	19	174	173	176	174	\$1,722,609	\$760	Yes
Utilities	22	1	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential	Yes
Wholesale Trade	42	22	321	325	319	322	\$3,504,979	\$838	Yes

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

## Largest Employers

Naval Submarine Base Kings Bay – (<http://www.cnic.navy.mil/>)

Camden County School System – <http://www.camden.k12.ga.us/>

Express Scripts – <https://www.express-scripts.com/>

Lockheed Martin – <http://www.lockheedmartin.com/>

Camden County government – <http://www.co.camden.ga.us/>

Walmart Supercenter – <http://www.walmart.com/>

Southeast Georgia Health System Camden Campus – <http://www.sghs.org/>

Kings Bay Support Services –

Winn Dixie – <https://www.winndixie.com/Pages/Home.aspx>

Publix – <http://www.publix.com/Home.do?gclid=COu88reZvbkCFUxo7Aod-noAYA>

Georgia Pacific – <http://www.gp.com/index.html>

BAE Systems – <http://www.baesystems.com/home>

Naval Submarine Base Kings Bay. No information was available about anticipated expansions or contractions but when defense spending is a priority, there are increased employment opportunities.

Camden Count School System is hiring for numerous positions.

Express Scripts is likely to have increased employment opportunities as the medical fields are expanding.

Lockheed Martin is a defense contractor and has several jobs open on [www.indeed.com](http://www.indeed.com)

Wal-Mart is a retailer that employees several hundred in the area and is currently hiring.

## 4. Unemployment Trends:

**Employment Trends**

## Camden County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2008	20178	-2.7	5.6	1.6
2009	18902	-6.3	8.9	3.4
2010	18643	-1.4	9.9	1
2011	19132	2.6	9.6	-0.4
2012	20003	4.6	8.6	-1
2013	19904	-0.5	7.8	-0.8
2014	20455	2.8	6.6	-1.2
2015	21008	2.7	5.5	-1
2016	19183	-8.7	5.7	0.2
2017	19804	3.2	5	-0.7
2018	20110	1.6	4.2	-0.9

Source: Bureau of Labor Statistics

## Camden County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
19-Jan	20164	2	4.7	0.1
19-Feb	20233	1.1	4.2	-0.4
19-Mar	20245	0.4	4	-0.4

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
  - ◆ 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	13,893	100.0%
Living in the Selection Area	14,767	106.3%
Net Job Inflow (+) or Outflow (-)	-874	-

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

	2015	
	Count	Share
Living in the Selection Area	14,767	100.0%
Living and Employed in the Selection Area	6,402	43.4%
Living in the Selection Area but Employed Outside	8,365	56.6%

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

	2015	
	Count	Share
Employed in the Selection Area	13,893	100.0%
Employed and Living in the Selection Area	6,402	46.1%
Employed in the Selection Area but Living Outside	7,491	53.9%

### Outflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
External Jobs Filled by Residents	8,365	100.0%
Workers Aged 29 or younger	2,165	25.9%
Workers Aged 30 to 54	4,544	54.3%
Workers Aged 55 or older	1,656	19.8%
Workers Earning \$1,250 per month or less	2,061	24.6%
Workers Earning \$1,251 to \$3,333 per month	3,332	39.8%
Workers Earning More than \$3,333 per month	2,972	35.5%
Workers in the "Goods Producing" Industry Class	1,049	12.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	2,381	28.5%
Workers in the "All Other Services" Industry Class	4,935	59.0%

### Inflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
Internal Jobs Filled by Outside Workers	7,491	100.0%
Workers Aged 29 or younger	1,701	22.7%
Workers Aged 30 to 54	4,132	55.2%
Workers Aged 55 or older	1,658	22.1%
Workers Earning \$1,250 per month or less	1,063	14.2%

### Inflow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
Workers Earning \$1,251 to \$3,333 per month	1,979	26.4%
Workers Earning More than \$3,333 per month	4,449	59.4%
Workers in the "Goods Producing" Industry Class	446	6.0%
Workers in the "Trade, Transportation, and Utilities" Industry Class	957	12.8%
Workers in the "All Other Services" Industry Class	6,088	81.3%

### Interior Flow Job Characteristics (Primary Jobs)

	2015	
	Count	Share
Internal Jobs Filled by Residents	6,402	100.0%
Workers Aged 29 or younger	1,559	24.4%
Workers Aged 30 to 54	3,501	54.7%
Workers Aged 55 or older	1,342	21.0%
Workers Earning \$1,250 per month or less	1,910	29.8%
Workers Earning \$1,251 to \$3,333 per month	2,529	39.5%
Workers Earning More than \$3,333 per month	1,963	30.7%
Workers in the "Goods Producing" Industry Class	739	11.5%

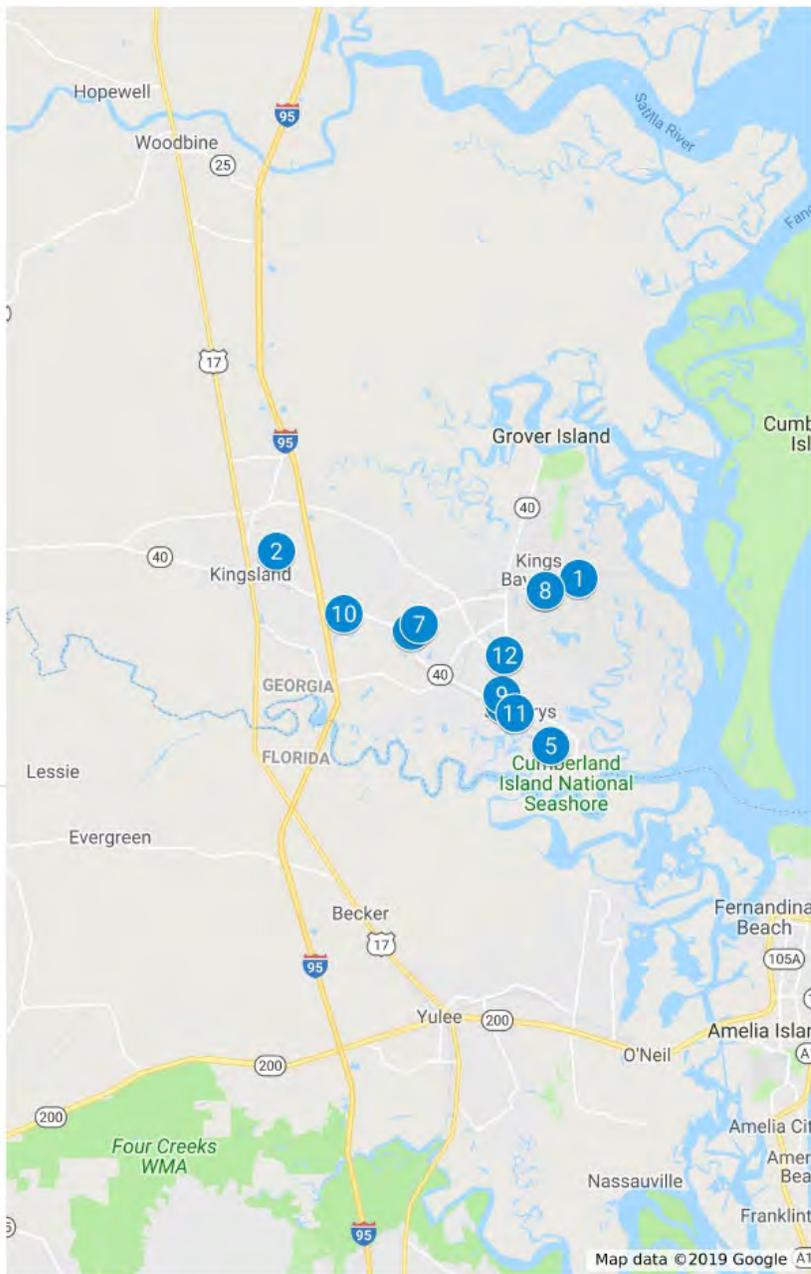
Source: US Census Bureau, OnTheMap Application.

5. Site Location and Major Employers:

# Grove Park Apartments

Employment Concentration

- 1 Naval Submarine Base Kings Bay
- 2 Camden County School District
- 3 Express Scripts
- 4 Lockheed Martin
- 5 Camden County
- 6 Walmart Supercenter
- 7 Southeast Georgia Health System Camden Campus
- 8 Kings Bay Support Services Llc
- 9 Winn-Dixie
- 10 Winn-Dixie
- 11 Georgia-Pacific Corporation
- 12 BAE Systems



## 6. Analysis and Conclusions:

The County unemployment rate has dropped to 4% in March 2019, down from 4.2% 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 retail 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 53.9% of those working in Camden County do not live in Camden 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>	676	338	563	709
<b>1 Bedroom (1.5)</b>	725	362	604	713
<b>2 Bedrooms (3.0)</b>	870	435	725	865
<b>3 Bedrooms (4.5)</b>	1,005	502	837	1,172
<b>4 Bedrooms (6.0)</b>	1,122	561	935	1,480

Source: HUD 2019 Income Limits, Gibson Consulting, LLC

**LIHTC Income Limits****% of Area Median****LIHTC Income Limits for 2019  
(Based on 2019 MTSP/VL Income Limits)**

	<b>60%</b>	<b>30%</b>	<b>50%</b>
<b>1 Person</b>	27,060	13,530	22,550
<b>2 Person</b>	30,960	15,480	25,800
<b>3 Person</b>	34,800	17,400	29,000
<b>4 Person</b>	38,640	19,320	32,200
<b>5 Person</b>	41,760	20,880	34,800
<b>6 Person</b>	44,880	22,440	37,400
<b>7 Person</b>	47,940	23,970	39,950
<b>8 Person</b>	51,060	25,530	42,550

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		12343	20571	24000	14606	24377	27977	16389	32160	12343
MAXIMUM INCOME		15480	25800	30960	17400	29000	34800	20880	41760	41760
Less than \$5,000	6.29%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	2.85%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.92%	3.14%	0.00%	0.00%	0.47%	0.00%	0.00%	0.00%	0.00%	3.14%
\$15,000 to \$19,999	3.82%	0.37%	0.00%	0.00%	1.83%	0.00%	0.00%	2.76%	0.00%	3.82%
\$20,000 to \$24,999	7.38%	0.00%	6.54%	1.48%	0.00%	0.92%	0.00%	1.30%	0.00%	7.38%
\$25,000 to \$34,999	15.56%	0.00%	1.24%	9.27%	0.00%	6.22%	10.62%	0.00%	4.42%	15.56%
\$35,000 to \$49,999	21.49%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.68%	9.68%
<b>Income Eligible</b>		3.51%	7.78%	10.75%	2.30%	7.14%	10.62%	4.06%	14.10%	39.59%
Rent		\$261	\$501	\$601	\$315	\$600	\$705	\$353	\$813	
Utility Allowance		\$99	\$99	\$99	\$111	\$111	\$111	\$125	\$125	
Total Housing Cost		\$360	\$600	\$700	\$426	\$711	\$816	\$478	\$938	
Divided by 35%		\$1,029	\$1,714	\$2,000	\$1,217	\$2,031	\$2,331	\$1,366	\$2,680	
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	
Minimum Income to Afford rent		\$12,343	\$20,571	\$24,000	\$14,606	\$24,377	\$27,977	\$16,389	\$32,160	
Maximum Income Limit		\$15,480	\$25,800	\$30,960	\$17,400	\$29,000	\$34,800	\$20,880	\$41,760	

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	18,347	18,347	18,347	18,347	18,347	18,347	18,347	18,347	18,347
Households-2019	17,794	17,794	17,794	17,794	17,794	17,794	17,794	17,794	17,794
New Households	553	553	553	553	553	553	553	553	553
% Income Eligible	3.51%	7.78%	10.75%	2.30%	7.14%	10.62%	4.06%	14.10%	39.59%
% age eligible	100%	100%	100%	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	19	43	59	13	39	59	22	78	219
Renter %	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%
Demand from new Households	7	16	22	5	14	21	8	28	80

b. Demand from Existing Households

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

**Substandard Housing Data:**

<b>SELECTED CHARACTERISTICS</b>	
Occupied housing units	17,331
Lacking complete plumbing facilities	23
Lacking complete kitchen facilities	77
No telephone service available	344
<b>OCCUPANTS PER ROOM</b>	
Occupied housing units	17,331
1.00 or less	16,931
1.01 to 1.50	371
1.51 or more	29

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

As shown on the chart above 23 units lack complete plumbing facilities, 77 units lack complete kitchen facilities and 400 units are overcrowded; therefore, substandard units total 500.

	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>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>
<b>% Income Eligible</b>	<b>3.51%</b>	<b>7.78%</b>	<b>10.75%</b>	<b>2.30%</b>	<b>7.14%</b>	<b>10.62%</b>	<b>4.06%</b>	<b>14.10%</b>	<b>39.59%</b>
<b>% age eligible</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Demand From Substandard Units</b>	<b>18</b>	<b>39</b>	<b>54</b>	<b>11</b>	<b>36</b>	<b>53</b>	<b>20</b>	<b>71</b>	<b>198</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)	6943	
Less than 15.0 percent	953	13.7%
15.0 to 19.9 percent	730	10.5%
20.0 to 24.9 percent	1044	15.0%
25.0 to 29.9 percent	1011	14.6%
30.0 to 34.9 percent	714	10.3%
35.0 percent or more	2491	35.9%

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

The chart above indicates that 35.9% 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	18,347	18,347	18,347	18,347	18,347	18,347	18,347	18,347	18,347
% Income Eligible	3.51%	7.78%	10.75%	2.30%	7.14%	10.62%	4.06%	14.10%	39.59%
% age eligible	100%	100%	100%	100%	200%	100%	200%	300%	100%
Income and age Eligible Households	644	1,428	1,972	422	1,310	1,948	745	2,587	7,264
Renter %	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%
Income and age Eligible renters	235	521	720	154	479	711	272	945	2,653
% 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>84</b>	<b>186</b>	<b>257</b>	<b>55</b>	<b>171</b>	<b>253</b>	<b>97</b>	<b>337</b>	<b>945</b>

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

4. Net Demand, Capture Rate and Stabilization Calculations

Number of units	Total									
	80	2	2	6	2	2	34	1	31	80
		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		12343	20571	24000	14606	24377	27977	16389	32160	12343
MAXIMUM INCOME		15480	25800	30960	17400	29000	34800	20880	41760	41760
Less than \$5,000	6.29%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	2.85%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.92%	3.14%	0.00%	0.00%	0.47%	0.00%	0.00%	0.00%	0.00%	3.14%
\$15,000 to \$19,999	3.82%	0.37%	0.00%	0.00%	1.83%	0.00%	0.00%	2.76%	0.00%	3.82%
\$20,000 to \$24,999	7.38%	0.00%	6.54%	1.48%	0.00%	0.92%	0.00%	1.30%	0.00%	7.38%
\$25,000 to \$34,999	15.56%	0.00%	1.24%	9.27%	0.00%	6.22%	10.62%	0.00%	4.42%	15.56%
\$35,000 to \$49,999	21.49%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.68%	9.68%
<b>Income Eligible</b>		<b>3.51%</b>	<b>7.78%</b>	<b>10.75%</b>	<b>2.30%</b>	<b>7.14%</b>	<b>10.62%</b>	<b>4.06%</b>	<b>14.10%</b>	<b>39.59%</b>
Rent		\$261	\$501	\$601	\$315	\$600	\$705	\$353	\$813	
Utility Allowance		\$99	\$99	\$99	\$111	\$111	\$111	\$125	\$125	
Total Housing Cost		\$360	\$600	\$700	\$426	\$711	\$816	\$478	\$938	
Divided by 35%		\$1,029	\$1,714	\$2,000	\$1,217	\$2,031	\$2,331	\$1,366	\$2,680	
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	
Minimum Income to Afford rent		\$12,343	\$20,571	\$24,000	\$14,606	\$24,377	\$27,977	\$16,389	\$32,160	
Maximum Income Limit		\$15,480	\$25,800	\$30,960	\$17,400	\$29,000	\$34,800	\$20,880	\$41,760	
Household Growth Total 2018-2021		553	553	553	553	553	553	553	553	553
% Income Eligible		3.51%	7.78%	10.75%	2.30%	7.14%	10.62%	4.06%	14.10%	39.59%
% 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		19	43	59	13	39	59	22	78	219
Renter %		36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%	36.52%
<b>DEMAND FROM NEW HOUSEHOLDS</b>		<b>7</b>	<b>16</b>	<b>22</b>	<b>5</b>	<b>14</b>	<b>21</b>	<b>8</b>	<b>28</b>	<b>80</b>
<b>Plus</b>										
<b>Demand from Substandard units</b>		<b>18</b>	<b>39</b>	<b>54</b>	<b>11</b>	<b>36</b>	<b>53</b>	<b>20</b>	<b>71</b>	<b>198</b>
<b>Plus</b>										
<b>DEMAND from RENT OVERBURDENED</b>		<b>84</b>	<b>186</b>	<b>257</b>	<b>55</b>	<b>171</b>	<b>253</b>	<b>97</b>	<b>337</b>	<b>945</b>
<b>Plus</b>										
<b>Demand from Elderly Homeowner Turnover</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equals</b>										
<b>Total Demand</b>		<b>108</b>	<b>240</b>	<b>332</b>	<b>71</b>	<b>221</b>	<b>328</b>	<b>125</b>	<b>436</b>	<b>1,223</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>2</b>	<b>6</b>		<b>4</b>	<b>12</b>		<b>28</b>	<b>60</b>
<b>Equals Net Demand</b>		<b>108</b>	<b>238</b>	<b>326</b>	<b>71</b>	<b>217</b>	<b>316</b>	<b>125</b>	<b>408</b>	<b>1,163</b>
<b>Proposed Subject Units</b>		<b>2</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>34</b>	<b>1</b>	<b>31</b>	<b>80</b>
<b>Proposed Subject Units Divided by Net Demand</b>										
<b>Capture Rate</b>		<b>1.84%</b>	<b>0.84%</b>	<b>1.84%</b>	<b>2.82%</b>	<b>0.92%</b>	<b>10.76%</b>	<b>0.80%</b>	<b>7.60%</b>	<b>6.88%</b>

	HH at 30% AMI	HH at 50% AMI	HH at 60% AMI	LIHTC
<b>MINIMUM INCOME</b>	<b>12,343</b>	<b>20,571</b>	<b>24,000</b>	<b>12,343</b>
<b>MAXIMUM INCOME</b>	<b>20,880</b>	<b>29,000</b>	<b>41,760</b>	<b>41,760</b>
<b>DEMAND FROM NEW HOUSEHOLDS</b>	<b>17</b>	<b>26</b>	<b>54</b>	<b>80</b>
<b>Plus</b>				
<b>Demand from Substandard units</b>	<b>41</b>	<b>64</b>	<b>134</b>	<b>198</b>
<b>Plus</b>				
<b>DEMAND from RENT OVERBURDENED</b>	<b>197</b>	<b>305</b>	<b>638</b>	<b>945</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>255</b>	<b>394</b>	<b>825</b>	<b>1,223</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>14</b>	<b>46</b>	<b>60</b>
<b>Equals Net Demand</b>	<b>255</b>	<b>380</b>	<b>779</b>	<b>1,163</b>
<b>Proposed Subject Units</b>	<b>5</b>	<b>4</b>	<b>71</b>	<b>80</b>
<b>Proposed Subject Units Divided by Net Demand</b>				
<b>Capture Rate</b>	<b>1.96%</b>	<b>1.05%</b>	<b>9.11%</b>	<b>6.88%</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	12.29%
% of Renter Households with 4+ persons	31.94%
% of Renter Households with 3+ persons	53.02%
Total LIHTC demand	1,163
Demand from 5+ Person HH	143
Demand from 4+ Person HH	372
Demand from 3+ Person HH	617
# 3+ bedroom units proposed	32
Capture rate 5+ person Eligible HH	22.39%
Capture rate 4+ person Eligible HH	8.61%
Capture rate 3+ person Eligible HH	5.19%

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

Renter occupied:	7301	%
No bedroom	73	1.00%
1 bedroom	874	11.97%
2 bedrooms	2105	28.83%
3 bedrooms	3403	46.61%
4 bedrooms	784	10.74%
5 or more bedrooms	62	0.85%

Source: 2017 American Community Survey B25042

The proposed project would need to capture less than 1% of the existing 3-bedroom market.

<b>CAPTURE RATE ANALYSIS CHART</b>											
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	12343										
	15480	1BR	2	108		108	1.84%	<8 months	\$ 774	600-1003	\$261
	14606										
	17400	2BR	2	71		71	2.82%	<8 months	\$ 855	620-1135	\$315
	16389										
	20880	3BR	1	125		125	0.80%	<8 months	\$ 1,156	735-1331	\$353
50% AMI	20571										
	25800	1BR	2	240	2	238	0.84%	<8 months	\$ 774	600-1003	\$501
	24,377										
	29,000	2BR	2	221	4	217	0.92%	<8 months	\$ 855	620-1135	\$600
60% AMI	24,000										
	30,960	1BR	6	332	6	326	1.84%	<8 months	\$ 774	600-1003	\$601
	27,977										
	34,800	2BR	34	328	12	316	10.76%	<8 months	\$ 855	620-1135	\$705
	32,160										
	41,760	3BR	31	436	28	408	7.60%	<8 months	\$ 1,156	735-1331	\$813
TOTAL		30% AMI	5	255	0	255	1.96%	<8 months			
FOR		50% AMI	4	394	14	380	1.05%	<8 months			
		60% AMI	71	825	46	779	9.11%	<8 months			
PROJECT		TOTAL	80	1,223	60	1,163	6.88%	<8 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 36.52%. One-unit detached homes make up 63.17% of the housing units, while units while structures with 5 or more units make up 11.62% of the housing units. Mobile Homes or Trailers make up 11.54% of the units.

We surveyed 19 complexes with a total of 1,790 units. This included 11 reported LIHTC projects with a total of 870 units and 8 market rate and other subsidized developments with a total of 920 units. The LIHTC complexes had occupancy of 98.28%, while the market rate units had occupancy of 98.70%. The overall occupancy rate is 98.49%. There were 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 \$774, for two-bedroom units is \$855 and for three-bedroom units is \$1156. 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 \$774 for one-bedroom units, \$855 for two-bedroom units and \$1156 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	362	\$94	268	\$266	774	191.0%
1 Bedroom--50% AMI	604	\$94	510	\$506	774	53.0%
1 Bedroom--60% AMI	725	\$94	631	\$606	774	27.7%
2 Bedroom--30% AMI	435	\$120	315	\$315	855	171.4%
2 Bedroom--50% AMI	725	\$120	605	\$600	855	42.5%
2 Bedroom--60% AMI	870	\$120	750	\$705	855	21.3%
3 Bedroom--30% AMI	502	\$147	355	\$353	1156	227.5%
3 Bedroom--60% AMI	1005	\$147	858	\$813	1156	42.2%

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.

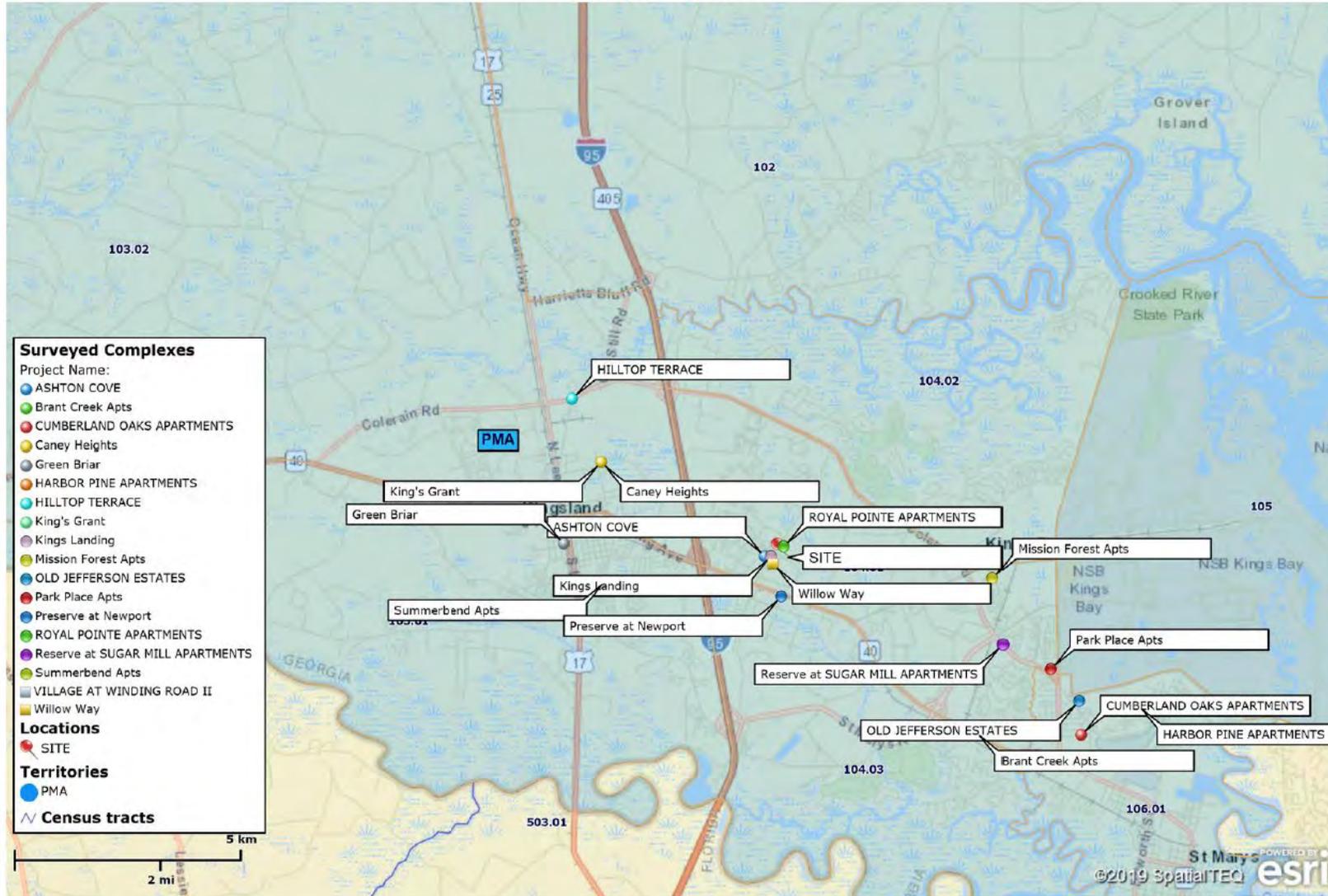
A frequently reported demand driver is employment at the area manufacturers. When the economy struggled in 2009-2013, the occupancy of some of the complexes was lower than the current levels.

There are two housing voids in Kingsland. 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 relatively little 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. King's Bay Commons, a 60-unit LIHTC development awarded in 2017 is not yet on the market. 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

Surveyed Complexes



**CHART OF SURVEYED COMPLEXES**

Name	Type	units	# vacant	OCC %	eff rent	eff sf	\$per.sf.	1br rent	1br sf	\$per.sf.	2br rent	2br sf	\$per.sf.	3br rent	3br sf	\$per.sf.	4br Rent	4br sf	\$per.sf.
Ashton Cove	LIHTC	72	0	100.00%				492	703	\$ 0.70	584	899	\$ 0.65	667	1107	\$ 0.60			
King's Grant	LIHTC	88	9	89.77%							791	900	\$ 0.88	837	1100	\$ 0.76			
Cumberland Oaks	LIHTC	154	0	100.00%				BOI	533		BOI	740		BOI	1033				
Hilltop Terrace	LIHTC	55	0	100.00%				568	805	\$ 0.71	625	1034	\$ 0.60	677	1376	\$ 0.49			
Hilltop Terrace II	LIHTC	55	0	100.00%				502	600	\$ 0.84	543	800	\$ 0.68						
Caney Heights	LIHTC	28	2	92.86%										837	1350	\$ 0.62	885	1850	\$ 0.48
Old Jefferson Estates	LIHTC	62	0	100.00%										808	1300	\$ 0.62	889	1330	\$ 0.67
Royal Point	LIHTC	144	4	97.22%							776	990	\$ 0.78	889	1189	\$ 0.75			
Reserve at Sugar Mill	LIHTC	70	0	100.00%							691	964	\$ 0.72	786	1184	\$ 0.66			
Village at Winding Rd II	LIHTC	70	0	100.00%				550	650	\$ 0.85	625	825	\$ 0.76	675	975	\$ 0.69			
Preserve at Newport	LIHTC	72	0	100.00%				422	700	\$ 0.60	550	850	\$ 0.65	625	1000	\$ 0.63			
<b>LIHTC Totals</b>		<b>870</b>	<b>15</b>	<b>98.28%</b>															
The Retreat at Hidden B	Market	200	1	99.50%				1003	650	\$ 1.54	1135	900	\$ 1.26	1236	1050	\$ 1.18			
King's Landing	Market	60	0	100.00%				600	732	\$ 0.82	700	964	\$ 0.73						
Mission Forest Apts	Market	104	0	100.00%				650	750	\$ 0.87	750	950	\$ 0.79						
Brant Creek Apts	Market	196	0	100.00%				895	757	\$ 1.18	1080	1029	\$ 1.05	1320	1186	\$ 1.11			
Park Place	Market	200	11	94.50%				999	700	\$ 1.43	1010	950	\$ 1.06	1331	1100	\$ 1.21			
Willow Way	Market	60	0	100.00%				715	600	\$ 1.19	815	852	\$ 0.96						
Greenbriar	Market	68	0	100.00%							735	1300	\$ 0.57	735	1300	\$ 0.57			
Summer Bend	Market	32	0	100.00%				555	600	\$ 0.93	620	750	\$ 0.83						
<b>Market Totals</b>		<b>920</b>	<b>12</b>	<b>98.70%</b>															
<b>Other Subsidized</b>		<b>0</b>																	
<b>Totals-All units</b>		<b>1790</b>	<b>27</b>	<b>98.49%</b>															
<b>SUBJECT</b>	LIHTC	<b>80</b>	<b>0</b>	<b>100.00%</b>				<b>606</b>	<b>850</b>	<b>\$ 0.71</b>	<b>705</b>	<b>1000</b>	<b>\$ 0.71</b>	<b>813</b>	<b>1250</b>	<b>\$ 0.65</b>			

Age 62+

Name	Type	AMENITIES															
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Ashton Cove	LIHTC	X	X	X	X		X	X	X	X	X	X	X		X	X	X
King's Grant	LIHTC	X	X	X	X	X	X	X	X	X	X	X				X	X
Cumberland Oaks	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Hilltop Terrace	LIHTC	X	X	X	X	X	X	X		X	X	X	X				
Hilltop Terrace II	LIHTC	X	X	X	X	X			X	X	X	X	X				
Caney Heights	LIHTC	X	X	X	X	X	X	X	X	X	X	X				X	X
Old Jefferson Estates	LIHTC	X	X	X	X	X	X	X	X	X	X	X	X		X		
Royal Point	LIHTC		X	X	X		X	X		X	X	X	X		X	X	X
Reserve at Sugar Mill	LIHTC	X	X	X	X		X	X	X	X	X	X				X	X
Village at Winding Rd II	LIHTC		X	X	X	X	X	X	X	X	X	X					
Preserve at Newport	LIHTC		X	X	X			X	X	X	X	X					
The Retreat at Hidden Ba	Market	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
King's Landing	Market		X	X	X	X	X	X	X	X	X	X	X			X	X
Mission Forest Apts	Market		X	X	X		X	X	X	X	X	X	X			X	X
Brant Creek Apts	Market	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
Park Place	Market		X	X	X	X	X	X	X	X	X	X	X			X	X
Willow Way	Market	X	X	X	X	X		X		X	X	X					
Greenbriar	Market	X	X	X	X			X	X	X	X	X				X	X
Summer Bend	Market	X	X	X	X	X	X		X	X	X	X	X			X	X
<b>SUBJECT</b>	<b>LIHTC</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

## 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	25%
30 Days Post Completion	28	35%
60 Days Post Completion	36	45%
90 Days Post Completion	44	55%
120 Days Post Completion	52	65%
150 Days Post Completion	60	75%
180 Days Post Completion	68	85%
210 Days Post Completion	76	95%
240 Days Post Completion	80	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 210 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.

Margarita, the manager of Ashton Cove reported that she has several on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Megan, the manager of The Retreat at Hidden Bay, reported that here rents are increasing due to high occupancy.

Tara, the manager of Village at Winding Road II reported that her vacant units have multiple applicants.

## **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 240 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 Kingsland  
Real Estate Center at Texas A&M University  
HUD  
Georgia DCA  
Camden County Chamber of Commerce  
Neighborhood scout.com  
NCHMA

**APPENDICES**

**Complexes Surveyed**

# Ashton Cove

230 N Gross Rd  
Kingsland, GA 31548-7000

Telephone: 912-510-7007

Contact: **Margarita**



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$492	0	18	703 sq ft		
2 BR	1-2	\$584	0	38	886-899 sq ft		
3 BR	2	\$667	0	16	1,107 s1 ft		
Design/Location/Condition				Site Info:			
Structure/Stories				Stucco/vinyl siding/2 stories			
Year Built/Year Renovated				1998/2018			
Condition/Street Appeal				Good/Good			
Neighborhood Condition				Good			
Unit Equipment/Amenities				Yes	No	Type	
Balcony/Patio				✓		Patio/Deck/Balcony	
AC: Central/Wall				✓		Central	
Range/Refrigerator				✓		Both	
Microwave/Dishwasher				✓		Dishwasher	
Washer/Dryer				✓		Connections	
Floor Coverings				✓		Carpet	
Window Coverings				✓			
Cable/Satellite/Internet READY				✓			
Special Features				✓		Ice maker; disposal; ceiling fans; picnic area	
Site Equipment/Amenities				Yes	No	Type	
Parking (\$ _____ (Fee)				✓		Surface lot	
Extra Storage				✓			
Security				✓		On-site management	
Clubhouse/Meeting Room				✓		Clubhouse/Meeting room	
Pool/Recreation Areas				✓		Pool/Lake/	
Playground				✓			
Laundry Facility(ies)				✓			
Bus. Center/Nghbrhd Network					✓		
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	
				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:			
				—Family & Senior			

# King's Grant

201 Caney Heights Ct  
Kingsland, GA 31548-5876

Telephone: 912-882-7220

Contact:  
La'Keisha



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
2 BR	2	\$791	4	27	900 sq ft		
3 BR	2	\$837	5	33	1,100 sq ft		
Design/Location/Condition							
Structure/Stories	Vinyl siding/brick/2 stories						
Year Built/Year Renovated	2008 or 2012						
Condition/Street Appeal	Good/Good						
Neighborhood Condition	Good						
Unit Equipment/Amenities	Yes	No	Type				
Balcony/Patio	✓		2 BR has enclosed patio; Patio/Deck/Balcony				
AC: Central/Wall	✓		Central				
Range/Refrigerator	✓		Both				
Microwave/Dishwasher	✓		Both				
Washer/Dryer	✓		In-unit/Connections				
Floor Coverings	✓		Carpet/Vinyl				
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features	✓		5 handicap units (also include washer/dryer); picnic area				
Site Equipment/Amenities	Yes	No	Type				
Parking (\$ _____ (Fee)	✓		Surface lot				
Extra Storage		✓					
Security	✓		On-site management				
Clubhouse/Meeting Room	✓		Clubhouse/Meeting room/Computer lab				
Pool/Recreation Areas	✓		Pool/Fitness center/Sports court/Shuffleboard/Basketball court				
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network		✓					
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				

Site Info:	Total Units	Total Vacant
Total Units	88	9
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:
—Age & income restrictions

# Cumberland Oaks Apts

100 Mary Powell Dr  
Saint Marys, GA 31558-9020

Telephone: 912-882-6275

Contact:  
Quinn



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
1 BR	1	BOI	0	32	533 sq ft			
2 BR	1	BOI	0	90	740 sq ft			
3 BR	2	BOI	0	32	1,033 sq ft			
Design/Location/Condition					Site Info:	Total Units	Total Vacant	
Structure/Stories					Brick/Vinyl siding/2 stories	Total Units	154	0
Year Built/Year Renovated					1985/2016	Section 8	Yes	No
Condition/Street Appeal					Good/Good	Accepts:	✓	
Neighborhood Condition					Good	# of Vouchers:		
Unit Equipment/Amenities	Yes	No	Type		Type of Financing:			
Balcony/Patio	✓		Patios in 2 & 3 BR		LIHTC		✓	
AC: Central/Wall	✓				RD			
Range/Refrigerator	✓		Both		RD R/A			
Microwave/Dishwasher	✓		Both		Market			
Washer/Dryer	✓		Connections	HOME				
Floor Coverings	✓		Carpet/Laminate	Bonds				
Window Coverings	✓			Section 8		✓		
Cable/Satellite/Internet READY	✓			Other:		HUD		
Special Features		✓		Type of Structure:				
Site Equipment/Amenities	Yes	No	Type	Low Rise				
Parking (\$ _____ (Fee)	✓		Surface lot	High Rise				
Extra Storage		✓		Garden		✓		
Security	✓		On-site management/fence around perimeter - not gated entry	Walk-up		✓		
Clubhouse/Meeting Room	✓		Clubhouse/Media Center	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	— No pets; income based — stated that some residents don't even pay rent so she can't even give me an estimate on what the rent would be				
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Electric					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		Included					
Trash/Recycle	✓		Included					

# Hilltop Terrace I

4059 Martin Luther King Jr. Blvd  
Kingsland, GA 31548

Telephone: 912-729-4399

Contact: Joy



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
1 BR	1	\$408-\$568	0	10	805 sq ft			
2 BR	1	\$439-625	0	27	1,034 sq ft			
3 BR	1	\$461-677	0	18	1,376 sq ft			
Design/Location/Condition				Site Info:		Total Units	Total Vacant	
Structure/Stories				Brick/1 story		Total Units	55	0
Year Built/Year Renovated				1979-1980/2019		Section 8		
Condition/Street Appeal				Good/Good		Yes	No	
Neighborhood Condition				Good		Accepts:	✓	
Unit Equipment/Amenities				Yes	No	Type		
Balcony/Patio	✓		Patio					
AC: Central/Wall	✓		Central					
Range/Refrigerator	✓		Both					
Microwave/Dishwasher	✓		Both					
Washer/Dryer	✓		Connections					
Floor Coverings	✓		Vinyl throughout					
Window Coverings	✓							
Cable/Satellite/Internet READY	✓							
Special Features		✓						
Site Equipment/Amenities				Yes	No	Type		
Parking (\$ _____ (Fee)	✓		Surface lot					
Extra Storage	✓		Outside off of the patio					
Security	✓		On-site management					
Clubhouse/Meeting Room		✓						
Pool/Recreation Areas		✓						
Playground	✓							
Laundry Facility(ies)		✓						
Bus. Center/Nghbrhd Network		✓						
Service Coordinations		✓						
Utilities				Yes	No	Type		
Heat		✓	Electric					
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Electric					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		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:				

# Hilltop Terrace II

4059 Martin Luther King Jr. Blvd  
Kingsland, GA 31548

Telephone: 912-729-4399

Contact: Joy



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
1 BR	1	\$386-\$502	0	47	600est			
2 BR	1	\$421-\$543	0	8	800 est			
Design/Location/Condition				Site Info:		Total Units	Total Vacant	
Structure/Stories				Brick/1 story		Total Units	55	0
Year Built/Year Renovated				1988/2019		Section 8		
Condition/Street Appeal				Good/Good		Yes	No	
Neighborhood Condition				Good		Accepts:	✓	
Unit Equipment/Amenities				Yes	No	Type		
Balcony/Patio	✓							
AC: Central/Wall	✓							
Range/Refrigerator	✓							
Microwave/Dishwasher	✓							
Washer/Dryer		✓						
Floor Coverings	✓							
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		✓						
Cooling		✓						
Cooking		✓						
Hot Water		✓						
Other Electric		✓						
Cold Water/Sewer	✓							
				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:				
				—Senior (62+) housing				

# The Retreat at Hidden Bay (formerly Harbor Pines Apts)

2000 Harbor Pines Dr  
Saint Marys, GA 31558

Telephone: 912-882-7330

Contact:

Megan

\*\*specified that this is NOT a tax credit property\*\*



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$883-\$1,003	0	44	650 sq ft		
2 BR	2	\$964-\$1,135	1	112	900 sq ft		
3 BR	2	\$1,050-\$1,236	0	44	1,050 sq ft		
Design/Location/Condition							
Structure/Stories		Vinyl siding/2 stories					
Year Built/Year Renovated		1989-1990/2018					
Condition/Street Appeal		Good/Good					
Neighborhood Condition		Good					
Unit Equipment/Amenities		Yes	No	Type			
Balcony/Patio		✓		Patio/Deck/Balcony			
AC: Central/Wall		✓		Central			
Range/Refrigerator		✓		Both			
Microwave/Dishwasher		✓		Dishwasher			
Washer/Dryer		✓		1 BR = in-unit/2 & 3 BR = connections			
Floor Coverings		✓		Carpet/Vinyl			
Window Coverings		✓					
Cable/Satellite/Internet READY		✓					
Special Features		✓		2 & 3 BR have ceiling fans; disposal; car wash area; on-site maintenance and management; picnic area			
Site Equipment/Amenities		Yes	No	Type			
Parking (\$ _____ (Fee)		✓		Surface lot			
Extra Storage		✓		On 2 & 3 BR units only			
Security		✓		On-site management			
Clubhouse/Meeting Room		✓		Clubhouse/Computer lab			
Pool/Recreation Areas		✓		Pool/Fitness Center/Tennis court/Sports Court/Pet park			
Playground		✓					
Laundry Facility(ies)			✓				
Bus. Center/Nghbrhd Network			✓				
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			

Site Info:	Total Units	Total Vacant
Total Units:	200	1

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:**  
 —\$25 washer/dryer fee for 2 & 3 BR; pet friendly; longer lease = cheaper rent; shorter lease = a little more expensive; Megan specified that this is NOT a tax credit property

# Caney Heights

201 Caney Heights Ct  
Kingsland, GA 31548-5876

Telephone: 912-882-7220

Contact: La'Keisha



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
3 BR	2	\$837	2	18	1,350 sq ft			
4 BR	2	\$885	0	10	1,850 sq ft			
Design/Location/Condition				Site Info:				
Structure/Stories				Brick/vinyl siding/1 story		Total Units	28	Total Vacant
Year Built/Year Renovated				2008 or 2012?		Total Units	28	2
Condition/Street Appeal				Good/Good		Section 8		
Neighborhood Condition				Good		Yes	No	
Unit Equipment/Amenities				Yes	No	Type		
Balcony/Patio	✓		Patio/Deck/Balcony					
AC: Central/Wall	✓		Central					
Range/Refrigerator	✓		Both					
Microwave/Dishwasher	✓		Both					
Washer/Dryer	✓		In-unit/connections					
Floor Coverings	✓		Carpet/Vinyl					
Window Coverings	✓							
Cable/Satellite/Internet READY	✓							
Special Features	✓		Ceiling fans; picnic area					
Site Equipment/Amenities				Yes	No	Type		
Parking (\$ _____ (Fee)	✓		Surface lot					
Extra Storage		✓						
Security	✓		On-site management					
Clubhouse/Meeting Room	✓		Clubhouse/Meeting room/Computer lab					
Pool/Recreation Areas	✓		Pool/fitness center/sports court					
Playground	✓							
Laundry Facility(ies)	✓							
Bus. Center/Nghbrhd Network		✓						
Service Coordinations		✓						
Utilities				Yes	No	Type		
Heat		✓	Electric					
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Electric					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		Included					
Type of Financing:						Type of Structure:		
LIHTC						✓		
RD								
RD R/A								
Market								
HOME								
Bonds								
Section 8						✓		
Other:								
Notes:								

# Old Jefferson Estates

42 Pinehurst Dr  
Saint Marys, GA 31558

Telephone: 912-673-6344

Contact: **Debbie**

\*\*currently full on Section 8 vouchers but wouldn't give me exact #\*\*



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
3 BR	2	\$808	0	24	1,300 sq ft		
4 BR	2	\$889	A few	38	1,330 sq ft		
Design/Location/Condition					Site Info:		
Structure/Stories	Stucco/1 story				Total Units	62	Total Vacant
Year Built/Year Renovated	1987/1995				Total Units	62	0
Condition/Street Appeal	Good/Good				Section 8		
Neighborhood Condition	Good				Yes	Yes	No
Unit Equipment/Amenities				Yes	No	Type	
Balcony/Patio	✓					Yard	
AC: Central/Wall	✓						
Range/Refrigerator	✓					Both	
Microwave/Dishwasher	✓					Both	
Washer/Dryer	✓					Connections	
Floor Coverings	✓					Vinyl	
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features	✓					Disposal	
Site Equipment/Amenities				Yes	No	Type	
Parking (\$ _____ (Fee)	✓					Garage/Driveway	
Extra Storage	✓					Garage	
Security	✓					On-site management/Gated	
Clubhouse/Meeting Room		✓					
Pool/Recreation Areas		✓					
Playground		✓					
Laundry Facility(ies)		✓					
Bus. Center/Nghbrhd Network		✓					
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	
					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:		
					—Pet friendly; accepts Section 8 but they are currently full and can only accept market		

# Royal Point Apts

301 N Gross Rd  
Kingsland, GA 31548-7018

Telephone: 912-729-7135

Contact: Lisa



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
2 BR	2	\$776	3	72	990 sq ft		
3 BR	2	\$889	1	72	1,189 sq ft		
Design/Location/Condition							
Structure/Stories	Stucco/brick/3 stories						
Year Built/Year Renovated	2000/2019 (new windows)						
Condition/Street Appeal	Good/Good						
Neighborhood Condition	Good						
Unit Equipment/Amenities	Yes	No	Type				
Balcony/Patio		✓					
AC: Central/Wall	✓		Central				
Range/Refrigerator	✓		Both				
Microwave/Dishwasher	✓		Dishwasher				
Washer/Dryer	✓		Connections				
Floor Coverings	✓		Carpet/Vinyl/Ceramic tile entry				
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features	✓		Disposal; ceiling fans; picnic area; vaulted ceilings; walk-in closets; on-site maintenance and management; wheelchair accessible rooms;				
Site Equipment/Amenities	Yes	No	Type				
Parking (\$ _____ (Fee))	✓		Surface lot				
Extra Storage		✓					
Security	✓		On-site management				
Clubhouse/Meeting Room	✓		Clubhouse				
Pool/Recreation Areas	✓		Pool/Lake/Fitness center/Sports court				
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network	✓						
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				

Site Info:	Total Units	Total Vacant
Total Units	144	4
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:		
—Pet friendly; pest control included in rent; pet play area		

# Reserve at Sugar Mill Apts

11115 Colerain Rd  
Saint Marys, GA 31558

Telephone: 912-673-6588

Contact: Cheramy



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
2 BR	2	\$691	0	35	964 sq ft		
3 BR	2	\$786	0	35	1,184 sq ft		
Design/Location/Condition				Site Info:			
Structure/Stories				Vinyl siding/2 stories		Total Units	Total Vacant
Year Built/Year Renovated				1998/2012		Total Units	70
Condition/Street Appeal				Good/Good		Section 8	Yes
Neighborhood Condition				Good		Accepts:	✓
Unit Equipment/Amenities				Yes	No	Type	# of Vouchers:
Balcony/Patio	✓		Deck	Type of Financing:			
AC: Central/Wall	✓		Central	LIHTC	✓		
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓		Dishwasher	RD R/A			
Washer/Dryer	✓		In-unit/Connections	Market	✓		
Floor Coverings	✓		Carpet	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8	✓		
Special Features	✓		Ice maker; ceiling fans; picnic area	Other:			
Site Equipment/Amenities				Yes	No	Type	Type of Structure:
Parking (\$ _____ (Fee)	✓		Surface lot	Low Rise			
Extra Storage		✓		High Rise			
Security	✓		On-site management/CCTV	Garden			
Clubhouse/Meeting Room	✓		Clubhouse/Computer lab	Walk-up			
Pool/Recreation Areas	✓		Lake/Splash pad/Fitness center	SF			
Playground	✓			Duplex			
Laundry Facility(ies)		✓		Triplex			
Bus. Center/Nghbrhd Network	✓		Business Center	Quadplex			
Service Coordinations		✓		Townhome			
Other:				Other:			
Utilities				Yes	No	Type	Notes:
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Village at Winding Rd II

(Family Community)

301 Carnegie Dr

Saint Marys, GA 31558

Telephone: 912-510-0001

Contact:

Tara Friedman



\*\*able to get limited info on amenities as they are currently moving residents in - but quickly confirmed rent & vacancy\*\*

Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$550	0	30	650 est		
2 BR	2	\$625	0	33	825 est		
3 BR	2	\$675	0	7	975 est		
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units			
Year Built/Year Renovated				Total Vacant			
Condition/Street Appeal				Section 8			
Neighborhood Condition				Accepts:			
				# of Vouchers:			
Unit Equipment/Amenities	Yes	No	Type	Type of Financing:			
Balcony/Patio				LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓		Both	RD R/A			
Microwave/Dishwasher	✓		Both	Market			
Washer/Dryer	✓		In-unit	HOME			
Floor Coverings	✓		Hardwood style	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features	✓		Ceiling fans; disposal	Type of Structure:			
Site Equipment/Amenities	Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee)	✓		Street	High Rise			
Extra Storage				Garden			
Security				Walk-up			
Clubhouse/Meeting Room				SF			
Pool/Recreation Areas	✓		Fitness center/Walking & biking trails	Duplex			
Playground				Triplex			
Laundry Facility(ies)				Quadplex			
Bus. Center/Nghbrhd Network	✓			Townhome			
Service Coordinations				Other: 70 = Villa style apartment homes			
Utilities	Yes	No	Type	Notes:			
Heat		✓	Electric	— Family community; pet friendly			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

# Kings Landing

250 N Gross Rd  
Kingsland, GA 31548

Telephone: 912-729-8110

Contact:

Brittany

\*\*Also manages Summerbend\*\*



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$600	0	8	732 sq ft		
2 BR	1	\$700	0	40	964 sq ft		
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories				Vinyl siding/2 stories	Total Units	60	0
Year Built/Year Renovated				1980/in the process of updating	Section 8	Yes	No
Condition/Street Appeal				Good/Good	Accepts:		✓
Neighborhood Condition				Good	# of Vouchers:		
Unit Equipment/Amenities	Yes	No	Type		Type of Financing:		
Balcony/Patio	✓		Patio/Deck/Balcony		LIHTC		
AC: Central/Wall	✓		Central		RD		
Range/Refrigerator	✓		Both		RD R/A		
Microwave/Dishwasher	✓		Dishwasher		Market		✓
Washer/Dryer	✓		Connections		HOME		
Floor Coverings	✓		Carpet/Vinyl		Bonds		
Window Coverings	✓				Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features	✓		Disposal		Type of Structure:		
Site Equipment/Amenities	Yes	No	Type		Low Rise		
Parking (\$ _____ (Fee)	✓		Surface lot		High Rise		
Extra Storage		✓			Garden		✓
Security		✓			Walk-up		✓
Clubhouse/Meeting Room		✓			SF		
Pool/Recreation Areas	✓		Pool		Duplex		
Playground		✓			Triplex		
Laundry Facility(ies)		✓			Quadplex		
Bus. Center/Nghbrhd Network		✓			Townhome		
Service Coordinations		✓			Other:		
Utilities	Yes	No	Type		Notes:		
Heat		✓	Electric		—Pool was damaged in hurricane - not currently available to use		
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included (trash only)				

# Mission Forest Apts

999 Mission Trace Dr  
Saint Marys, GA 31558

Telephone: 912-882-4444

Contact:  
Nancy



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$650	0	16	750 sq ft		
2 BR	2	\$750	0	88	950 sq ft		
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/vinyl siding/2 stories		Total Units	104	Total Vacant	0
Year Built/Year Renovated		1986/updates as needed		Section 8			
Condition/Street Appeal		Good/Good		Yes	Yes	No	No
Neighborhood Condition		Good		Accepts:		✓	
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio		✓		LIHTC			
AC: Central/Wall	✓		Central	RD			
Range/Refrigerator	✓		Both	RD R/A			
Microwave/Dishwasher	✓		Dishwasher	Market	✓		
Washer/Dryer	✓		Connections	HOME			
Floor Coverings	✓		Vinyl/Carpet	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features	✓		Renovated units have ceiling fans	Type of Structure:			
Site Equipment/Amenities				Low Rise			
	Yes	No	Type	High Rise			
Parking (\$ _____ (Fee)	✓		Surface lot	Garden	✓		
Extra Storage		✓		Walk-up	✓		
Security	✓		On-site management	SF			
Clubhouse/Meeting Room	✓		Clubhouse/Meeting Room	Duplex			
Pool/Recreation Areas	✓		Pool/Lake	Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations		✓		Notes:			
Utilities				—Apartment floor plans are set up like small houses			
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included (trash only)				

# Brant Creek Apts

90 Brant Creek Dr  
Saint Marys, GA 31558

Telephone: 904-875-4125

Contact:

Pam Anderson  
[panderson@brantcreek.com](mailto:panderson@brantcreek.com)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$895 & \$925	0	61	757 sq ft		
2 BR	2	\$1,080	0	95	1,029 sq ft		
3 BR	2	\$1,320	0	40	1,186 sq ft		
Design/Location/Condition							
Structure/Stories	Stucco/3 stories						
Year Built/Year Renovated	2010/no renovations						
Condition/Street Appeal	Good/Good						
Neighborhood Condition	Good						
Unit Equipment/Amenities	Yes	No	Type				
Balcony/Patio	✓		Patio/Deck/Balcony				
AC: Central/Wall	✓		Central				
Range/Refrigerator	✓		Both				
Microwave/Dishwasher	✓		Dishwasher				
Washer/Dryer	✓		In-unit/Connections				
Floor Coverings	✓		Carpet				
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features	✓		Disposal; ceiling fans; car wash area; picnic area				
Site Equipment/Amenities	Yes	No	Type				
Parking (\$ _____ (Fee)	✓		Garage & surface lot				
Extra Storage	✓						
Security	✓		Security system/CCTV/on-site management				
Clubhouse/Meeting Room	✓		Clubhouse				
Pool/Recreation Areas	✓		Pool/Lake/Fitness center				
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network		✓					
Service Coordinations		✓					
Utilities	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer		✓	Included				
Site Info:		Total Units	Total Vacant				
Total Units		196	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:							
—1 BR - higher rent of \$925 = on the end of the building and more of a bungalow - no one above you; requires proof of income; pet friendly but needs vet records							

# Park Place Apts

11919 Colerain Rd  
 Saint Marys, GA 31558

Telephone: 912-673-6001 (main phone #)

Contact:  
 Spoke to: Amanda (leasing agent); (Jacob - from another property mgmt company)  
 Other contacts: Crystal (assistant mgr); Tara (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
1 BR	1	\$999	1	32	700 sq ft		
2 BR	1	\$966	5	144	950 sq ft		
2 BR	2	\$1,010	5		950 sq ft		
3 BR	2	\$1,327-\$1,331	0	24	1,100 sq ft		
Design/Location/Condition				Site Info:			
Structure/Stories		Stucco/vinyl siding/3 stories		Total Units	200	Total Vacant	11
Year Built/Year Renovated		1989/not sure about renovations		Section 8			
Condition/Street Appeal		Good/Good		Yes		No	
Neighborhood Condition		Good		Accepts:			✓
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio		✓		LIHTC			
AC: Central/Wall	✓		Central	RD			
Range/Refrigerator	✓		Both	RD R/A			
Microwave/Dishwasher	✓		Dishwasher	Market	✓		
Washer/Dryer	✓		2 & 3 BR have connections	HOME			
Floor Coverings	✓		Carpet/plank flooring	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features	✓		Ice maker; disposal; ceiling fans; picnic area	Type of Structure:			
Site Equipment/Amenities				Low Rise			
Parking (\$_____ (Fee)	✓		Surface lot	High Rise			
Extra Storage	✓			Garden	✓		
Security	✓		On-site management	Walk-up	✓		
Clubhouse/Meeting Room		✓		SF			
Pool/Recreation Areas	✓		Pool/lake/fitness center/tennis court/sports court/dog park	Duplex			
Playground	✓			Triplex			
Laundry Facility(ies)	✓			Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome			
Service Coordinations		✓		Other:			
Utilities				Notes:			
Heat		✓	Electric	-Pet friendly			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer		✓	Included				

# Willow Way

149 N Gross Rd  
Kingsland, GA 31548

Telephone: 855-475-3429

Contact: Tara



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions		
1 BR	1	\$715	0		600 sq ft				
2 BR	1-2	\$815	0		852 sq ft				
Design/Location/Condition					Site Info:	Total Units	Total Vacant		
Structure/Stories				Vinyl siding/1 story			Total Units	60	0
Year Built/Year Renovated				1986/upgrades here and there			Section 8	Yes	No
Condition/Street Appeal				Good/Good			Accepts:		✓
Neighborhood Condition				Good			# of Vouchers:		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:				
Balcony/Patio		✓		Patio	LIHTC				
AC: Central/Wall		✓			RD				
Range/Refrigerator		✓		Both	RD R/A				
Microwave/Dishwasher			✓		Market		✓		
Washer/Dryer		✓		Connections	HOME				
Floor Coverings		✓		Carpet/Vinyl	Bonds				
Window Coverings		✓			Section 8				
Cable/Satellite/Internet READY		✓			Other:				
Special Features		✓		Furnished units available	Type of Structure:				
Site Equipment/Amenities		Yes	No	Type	Low Rise				
Parking (\$ _____ (Fee)		✓		Surface lot	High Rise				
Extra Storage			✓		Garden				
Security		✓		On-site management	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			✓	Electric	—Pet friendly				
Cooling			✓	Electric					
Cooking			✓	Electric					
Hot Water			✓	Electric					
Other Electric			✓	Electric					
Cold Water/Sewer		✓		Included					
Trash/Recycle		✓		Included					

# Green Briar (Townhomes)

244 S Orange Edwards Blvd  
Kingsland, GA 31548

Telephone: 912-673-6596

Contact:

Theresa  
[Greenbriar2017@yahoo.com](mailto:Greenbriar2017@yahoo.com)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
2 BR	2	\$735	0		1,300 sq ft		
3 BR	2	\$735	0		1,300 sq ft		
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories				Vinyl siding/2 stories	Total Units	68	0
Year Built/Year Renovated				1992	Section 8	Yes	No
Condition/Street Appeal				Good/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	✓		Both		RD R/A		
Microwave/Dishwasher	✓		Dishwasher		Market	✓	
Washer/Dryer	✓		Connections		HOME		
Floor Coverings	✓		Carpet/Vinyl		Bonds		
Window Coverings	✓				Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features	✓		On-site maintenance		Type of Structure:		
Site Equipment/Amenities	Yes	No	Type		Low Rise		
Parking (\$ _____ (Fee)	✓		Surface lot		High Rise		
Extra Storage	✓		Under stairs		Garden	✓	
	✓		On-site management/Security cameras		Walk-up		
Security		✓			SF		
Clubhouse/Meeting Room		✓			Duplex		
Pool/Recreation Areas	✓		Pool		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				

# Summerbend Apts

935 S Grove St  
Kingsland, GA 31548

Telephone: 912-729-8110

Contact:

**Brittany**

\*\*Also manages Kings Landing\*\*



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions			
1 BR	1	\$555	0		600 est					
2 BR	1	\$610-\$620	0		750 est					
<b>Design/Location/Condition</b>					<b>Site Info:</b>	<b>Total Units</b>	<b>Total Vacant</b>			
Structure/Stories				Vinyl siding/2 stories			Total Units	32	0	
Year Built/Year Renovated				1980/in the process of updating			<b>Section 8</b>		<b>Yes</b>	<b>No</b>
Condition/Street Appeal				Good/Good			Accepts:		✓	
Neighborhood Condition				Good			# of Vouchers:			
<b>Unit Equipment/Amenities</b>				<b>Yes</b>	<b>No</b>	<b>Type</b>				
Balcony/Patio	✓		Patio/Deck/Balcony			<b>Type of Financing:</b>				
AC: Central/Wall	✓		Central			LIHTC				
Range/Refrigerator	✓		Both			RD				
Microwave/Dishwasher	✓		Dishwasher			RD R/A				
Washer/Dryer	✓		Connections			Market	✓			
Floor Coverings	✓		Carpet/Vinyl			HOME				
Window Coverings	✓					Bonds				
Cable/Satellite/Internet READY	✓					Section 8				
Special Features	✓		Disposal; \$620 units have fireplaces			Other:				
<b>Site Equipment/Amenities</b>				<b>Yes</b>	<b>No</b>	<b>Type</b>				
Parking (\$ _____ (Fee)	✓		Surface lot			<b>Type of Structure:</b>				
Extra Storage	✓		In laundry room			Low Rise				
Security		✓				High Rise				
Clubhouse/Meeting Room		✓				Garden	✓			
Pool/Recreation Areas	✓		Pool			Walk-up	✓			
Playground		✓				SF				
Laundry Facility(ies)		✓				Duplex				
Bus. Center/Nghbrhd Network		✓				Triplex				
Service Coordinations		✓				Quadplex				
<b>Utilities</b>				<b>Yes</b>	<b>No</b>	<b>Type</b>				
Heat		✓	Electric			Townhome				
Cooling		✓	Electric			Other:				
Cooking		✓	Electric			<b>Notes:</b>				
Hot Water		✓	Electric			—Pool was just drained; filling back up; not currently available				
Other Electric		✓	Electric							
Cold Water/Sewer	✓		Included							
Trash/Recycle	✓		Included (trash only)							

# Preserve at Newport

201 J Nolan Wells Rd  
Kingsland, GA 31548

Telephone: 912-525-0276

Contact: La'Tisha



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
1 BR	1	\$422		12	700 est		
2 BR	2	\$550		40	850 est		
3 BR	2	\$625		20	1000 est		
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units			
Year Built/Year Renovated				Total Vacant			
Condition/Street Appeal				Section 8			
Neighborhood Condition				Accepts:			
Unit Equipment/Amenities				Type of Financing:			
				LIHTC			
				RD			
				RD R/A			
				Market			
				HOME			
				Bonds			
				Section 8			
				Other:			
Site Equipment/Amenities				Type of Structure:			
				Low Rise			
				High Rise			
				Garden			
				Walk-up			
				SF			
				Duplex			
				Triplex			
				Quadplex			
				Townhome			
				Other:			
Utilities				Notes:			

**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. $\text{Housing units with new occupants} / \text{housing units} * 100$ 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**

# Executive Report

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# Pop-Facts® Census Demographics | Summary



Trade Area: Kingsland, GAPMA

	Total	%
<b>Population</b>		
2000 Census	38,460	100.00
2010 Census	46,364	100.00
2019 Estimate	49,399	100.00
2024 Projection	51,679	100.00
<b>Population Growth</b>		
Percent Change: 2000 to 2010	--	20.55
Percent Change: 2010 to 2019	--	6.55
Percent Change: 2019 to 2024	--	4.62
<b>Households</b>		
2000 Census	12,742	100.00
2010 Census	16,412	100.00
2019 Estimate	17,794	100.00
2024 Projection	18,715	100.00
<b>Household Growth</b>		
Percent Change: 2000 to 2010	--	28.80
Percent Change: 2010 to 2019	--	8.42
Percent Change: 2019 to 2024	--	5.18
<b>Family Households</b>		
2000 Census	9,943	100.00
2010 Census	12,260	100.00
2019 Estimate	13,294	100.00
2024 Projection	13,985	100.00
<b>Family Household Growth</b>		
Percent Change: 2000 to 2010	--	23.30
Percent Change: 2010 to 2019	--	8.43
Percent Change: 2019 to 2024	--	5.20

Benchmark: USA

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Trade Area: Kingsland, GAPMA

Total Population: 46,364

	Count	%
<b>2010 Population by Single Race Classification</b>		
White Alone	34,226	73.82
Black/African American Alone	9,072	19.57
American Indian/Alaskan Native Alone	243	0.52
Asian Alone	697	1.50
Native Hawaiian/Pacific Islander Alone	73	0.16
Some Other Race Alone	556	1.20
Two or More Races	1,497	3.23
<b>2010 Population by Ethnicity</b>		
Hispanic/Latino	2,501	5.39
Not Hispanic/Latino	43,863	94.61
<b>2010 Hispanic/Latino Population by Single-Classification Race</b>		
White Alone	1,512	3.26
Black/African American Alone	171	0.37
American Indian/Alaskan Native Alone	28	0.06
Asian Alone	16	0.03
Native Hawaiian/Pacific Islander Alone	6	0.01
Some Other Race Alone	486	1.05
Two or More Races	282	0.61
<b>2010 Population by Sex</b>		
Male	23,535	50.76
Female	22,829	49.24
Male to Female Ratio	-	1.10
<b>2010 Population by Age</b>		
Age 0 - 4	3,767	8.13
Age 5 - 9	3,433	7.40
Age 10 - 14	3,437	7.41
Age 15 - 17	2,139	4.61
Age 18 - 20	2,454	5.29
Age 21 - 24	3,775	8.14
Age 25 - 34	6,823	14.72
Age 35 - 44	6,025	12.99
Age 45 - 54	6,186	13.34
Age 55 - 64	4,355	9.39
Age 65 - 74	2,623	5.66
Age 75 - 84	1,055	2.28
Age 85+	292	0.63
Age 15+	35,727	77.06
Age 16+	34,989	75.47
Age 18+	33,588	72.44
Age 21+	31,134	67.15
Age 25+	27,359	59.01
Age 65+	3,970	8.56
Median Age	-	30.77
<b>2010 Male Population by Age</b>		
Age 0 - 4	1,924	4.15
Age 5 - 9	1,778	3.83
Age 10 - 14	1,738	3.75
Age 15 - 17	1,084	2.34
Age 18 - 20	1,417	3.06
Age 21 - 24	2,247	4.85
Age 25 - 34	3,559	7.68
Age 35 - 44	2,937	6.33
Age 45 - 54	2,924	6.31
Age 55 - 64	2,097	4.52
Age 65 - 74	1,247	2.69
Age 75 - 84	489	1.05
Age 85+	94	0.20
Median Age, Male	-	28.82
<b>2010 Female Population by Age</b>		
Age 0 - 4	1,843	3.98
Age 5 - 9	1,655	3.57
Age 10 - 14	1,699	3.67
Age 15 - 17	1,055	2.28
Age 18 - 20	1,037	2.24
Age 21 - 24	1,528	3.30
Age 25 - 34	3,264	7.04
Age 35 - 44	3,088	6.66
Age 45 - 54	3,262	7.04
Age 55 - 64	2,258	4.87
Age 65 - 74	1,376	2.97
Age 75 - 84	566	1.22
Age 85+	198	0.43
Median Age, Female	-	32.86

Benchmark: USA

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Trade Area: Kingsland, GAPMA

Total Households: 16,412

	Count	%
<b>2010 Households by Household Type</b>		
Family Households	12,260	74.70
NonFamily Households	4,152	25.30
<b>2010 Group Quarters Population</b>		
Group Quarters Population	1,874	4.04
<b>2010 Hispanic or Latino Households</b>		
Hispanic/Latino Households	657	4.00
<b>2010 Households by Household Size</b>		
1-Person Household	3,273	19.94
2-Person Household	5,474	33.35
3-Person Household	3,200	19.50
4-Person Household	2,591	15.79
5-Person Household	1,244	7.58
6-Person Household	441	2.69
7+ Person Household	189	1.15
<b>2010 Family Households by Type by Presence of Children</b>		
Married Couple Family, With Own Kids	4,211	34.35
Married Couple Family, Without Own Kids	4,919	40.12
Male Householder, With Own Kids	401	3.27
Male Householder, Without Own Kids	329	2.68
Female Householder, With Own Kids	1,600	13.05
Female Householder, Without Own Kids	800	6.53
<b>2010 Households by Presence of People Under Age 18</b>		
Households with People Under 18 Years old	6,849	41.73
Married Couple Family	4,480	27.30
Other Family Household, Male Householder	478	2.91
Other Family Household, Female Householder	1,803	10.99
NonFamily Household, Male Householder	73	0.45
NonFamily Household, Female Householder	15	0.09
<b>2010 Occupied Housing Units by Tenure</b>		
Renter-Occupied	5,972	36.39
Owner-Occupied	10,440	63.61

Benchmark: USA

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Trade Area: Kingsland, GAPMA

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Percent Change: 2000 to 2010	23.30
Percent Change: 2010 to 2019	8.43
Percent Change: 2019 to 2024	5.20

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794

	Count	%
<b>2019 Est. Population by Single-Classification Race</b>		
White Alone	35,929	72.73
Black/African American Alone	9,623	19.48
American Indian/Alaskan Native Alone	322	0.65
Asian Alone	699	1.42
Native Hawaiian/Pacific Islander Alone	92	0.19
Some Other Race Alone	789	1.60
Two or More Races	1,945	3.94
<b>2019 Est. Population by Hispanic or Latino Origin</b>		
Not Hispanic or Latino	45,709	92.53
Hispanic or Latino	3,690	7.47
Mexican Origin	1,315	35.64
Puerto Rican Origin	1,383	37.48
Cuban Origin	187	5.07
All Other Hispanic or Latino	805	21.82
<b>2019 Est. Pop by Race, Asian Alone, by Category</b>		
Chinese, except Taiwanese	81	11.59
Filipino	350	50.07
Japanese	44	6.29
Asian Indian	125	17.88
Korean	59	8.44
Vietnamese	27	3.86
Cambodian	2	0.29
Hmong	0	0.00
Laotian	0	0.00
Thai	11	1.57
All Other Asian Races Including 2+ Category	0	0.00
<b>2019 Est. Population by Ancestry</b>		
Arab	81	0.16
Czech	21	0.04
Danish	160	0.32
Dutch	366	0.74
English	2,383	4.82
French (Excluding Basque)	723	1.46
French Canadian	254	0.51
German	3,703	7.50
Greek	9	0.02
Hungarian	55	0.11
Irish	3,608	7.30
Italian	1,657	3.35
Lithuanian	13	0.03
Norwegian	290	0.59
Polish	395	0.80
Portuguese	80	0.16
Russian	57	0.12
Scotch-Irish	541	1.09
Scottish	530	1.07
Slovak	56	0.11
Sub-Saharan African	372	0.75
Swedish	162	0.33
Swiss	50	0.10
Ukrainian	11	0.02
United States or American	7,339	14.86
Welsh	104	0.21
West Indian (Excluding Hispanic groups)	82	0.17
Other ancestries	15,398	31.17
Ancestries Unclassified	10,899	22.06
<b>2019 Est. Pop Age 5+ by Language Spoken At Home</b>		
Speak Only English at Home	42,642	93.35
Speak Asian/Pacific Isl. Lang. at Home	435	0.95
Speak Indo-European Language at Home	539	1.18
Speak Spanish at Home	1,957	4.28
Speak Other Language at Home	106	0.23
<b>2019 Est. Hisp. or Latino Pop by Single-Class. Race</b>		
White Alone	2,231	60.46
Black/African American Alone	254	6.88
American Indian/Alaskan Native Alone	40	1.08
Asian Alone	24	0.65
Native Hawaiian/Pacific Islander Alone	9	0.24
Some Other Race Alone	715	19.38
Two or More Races	417	11.30

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794

	Count	%
<b>2019 Est. Population by Sex</b>		
Male	25,585	51.79
Female	23,814	48.21
<b>2019 Est. Population by Age</b>		
Age 0 - 4	3,720	7.53
Age 5 - 9	3,544	7.17
Age 10 - 14	3,259	6.60
Age 15 - 17	1,884	3.81
Age 18 - 20	2,309	4.67
Age 21 - 24	3,772	7.64
Age 25 - 34	8,108	16.41
Age 35 - 44	5,823	11.79
Age 45 - 54	5,380	10.89
Age 55 - 64	5,441	11.01
Age 65 - 74	3,923	7.94
Age 75 - 84	1,784	3.61
Age 85 and over	452	0.92
Age 16 and over	38,256	77.44
Age 18 and over	36,992	74.88
Age 21 and over	34,683	70.21
Age 65 and over	6,159	12.47
Median Age	-	32.40
Average Age	-	35.72
<b>2019 Est. Pop Age 15+ by Marital Status</b>		
Total, Never Married	11,403	29.33
Male, Never Married	6,846	17.61
Female, Never Married	4,557	11.72
Married, Spouse Present	19,962	51.35
Married, Spouse Absent	1,375	3.54
Widowed	1,651	4.25
Male, Widowed	352	0.91
Female, Widowed	1,299	3.34
Divorced	4,485	11.54
Male, Divorced	2,188	5.63
Female, Divorced	2,297	5.91
<b>2019 Est. Male Population by Age</b>		
Male: Age 0 - 4	1,896	7.41
Male: Age 5 - 9	1,822	7.12
Male: Age 10 - 14	1,680	6.57
Male: Age 15 - 17	979	3.83
Male: Age 18 - 20	1,443	5.64
Male: Age 21 - 24	2,501	9.78
Male: Age 25 - 34	4,365	17.06
Male: Age 35 - 44	2,922	11.42
Male: Age 45 - 54	2,578	10.08
Male: Age 55 - 64	2,554	9.98
Male: Age 65 - 74	1,844	7.21
Male: Age 75 - 84	821	3.21
Male: Age 85 and over	180	0.70
Median Age, Male	-	30.09
Average Age, Male	-	34.69
<b>2019 Est. Female Population by Age</b>		
Female: Age 0 - 4	1,824	7.66
Female: Age 5 - 9	1,722	7.23
Female: Age 10 - 14	1,579	6.63
Female: Age 15 - 17	905	3.80
Female: Age 18 - 20	866	3.64
Female: Age 21 - 24	1,271	5.34
Female: Age 25 - 34	3,743	15.72
Female: Age 35 - 44	2,901	12.18
Female: Age 45 - 54	2,802	11.77
Female: Age 55 - 64	2,887	12.12
Female: Age 65 - 74	2,079	8.73
Female: Age 75 - 84	963	4.04
Female: Age 85 and over	272	1.14
Median Age, Female	-	34.99
Average Age, Female	-	36.61

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794

	Count	%
<b>2019 Est. Households by Household Type</b>		
Family Households	13,294	74.71
NonFamily Households	4,500	25.29
<b>2019 Est. Group Quarters Population</b>		
2019 Est. Group Quarters Population	1,935	3.92
<b>2019 HHs By Ethnicity, Hispanic/Latino</b>		
2019 HHs By Ethnicity, Hispanic/Latino	1,007	5.66
<b>2019 Est. Family HH Type by Presence of Own Child.</b>		
Married Couple Family, own children	4,590	34.53
Married Couple Family, no own children	5,314	39.97
Male Householder, own children	431	3.24
Male Householder, no own children	354	2.66
Female Householder, own children	1,743	13.11
Female Householder, no own children	862	6.48
<b>2019 Est. Households by Household Size</b>		
1-Person Household	3,737	21.00
2-Person Household	5,961	33.50
3-Person Household	3,468	19.49
4-Person Household	2,685	15.09
5-Person Household	1,288	7.24
6-Person Household	469	2.64
7-or-more-person	186	1.04
2019 Est. Average Household Size	-	2.67
<b>2019 Est. Households by Number of Vehicles</b>		
No Vehicles	847	4.76
1 Vehicle	4,733	26.60
2 Vehicles	7,584	42.62
3 Vehicles	3,246	18.24
4 Vehicles	1,031	5.79
5 or more Vehicles	353	1.98
2019 Est. Average Number of Vehicles	-	2.01
<b>2019 Est. Occupied Housing Units by Tenure</b>		
Housing Units, Owner-Occupied	11,296	63.48
Housing Units, Renter-Occupied	6,498	36.52
<b>2019 Owner Occ. HUs: Avg. Length of Residence</b>		
2019 Owner Occ. HUs: Avg. Length of Residence	-	13.67
<b>2019 Renter Occ. HUs: Avg. Length of Residence</b>		
2019 Renter Occ. HUs: Avg. Length of Residence	-	5.33
<b>2019 Est. Owner-Occupied Housing Units by Value</b>		
Value Less Than \$20,000	455	4.03
Value \$20,000 - \$39,999	313	2.77
Value \$40,000 - \$59,999	340	3.01
Value \$60,000 - \$79,999	405	3.58
Value \$80,000 - \$99,999	688	6.09
Value \$100,000 - \$149,999	2,745	24.30
Value \$150,000 - \$199,999	2,222	19.67
Value \$200,000 - \$299,999	2,460	21.78
Value \$300,000 - \$399,999	940	8.32
Value \$400,000 - \$499,999	306	2.71
Value \$500,000 - \$749,999	273	2.42
Value \$750,000 - \$999,999	84	0.74
Value \$1,000,000 - \$1,499,999	44	0.39
Value \$1,500,000 - \$1,999,999	13	0.12
Value \$2,000,000 or more	8	0.07
2019 Est. Median All Owner-Occupied Housing Value	-	164,463.86

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794

	Count	%
<b>2019 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	1,090	5.36
1 Unit Detached	12,849	63.17
2 Units	762	3.75
3 to 4 Units	919	4.52
5 to 19 Units	1,941	9.54
20 to 49 Units	235	1.16
50 or More Units	187	0.92
Mobile Home or Trailer	2,348	11.54
Boat, RV, Van, etc.	9	0.04
<b>2019 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	1,280	6.29
Built 2010 to 2013	604	2.97
Built 2000 to 2009	4,886	24.02
Built 1990 to 1999	5,232	25.72
Built 1980 to 1989	3,853	18.94
Built 1970 to 1979	1,801	8.86
Built 1960 to 1969	785	3.86
Built 1950 to 1959	820	4.03
Built 1940 to 1949	621	3.05
Built 1939 or Earlier	458	2.25
<b>2019 Housing Units by Year Structure Built</b>		
2019 Est. Median Year Structure Built	-	1,993.66
<b>2019 Est. Households by Presence of People Under 18</b>		
2019 Est. Households by Presence of People Under 18	7,447	41.85
<b>Households with 1 or More People under Age 18</b>		
Married Couple Family	4,879	65.52
Other Family, Male Householder	516	6.93
Other Family, Female Householder	1,959	26.31
NonFamily Household, Male Householder	78	1.05
NonFamily Household, Female Householder	15	0.20
<b>2019 Est. Households with No People under Age 18</b>		
Households with No People under Age 18	10,347	58.15
<b>Households with No People under Age 18</b>		
Married Couple Family	5,025	48.56
Other Family, Male Householder	274	2.65
Other Family, Female Householder	642	6.21
NonFamily, Male Householder	2,334	22.56
NonFamily, Female Householder	2,072	20.02

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Affluence & Education

Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794

	Count	%
<b>2019 Est. Pop Age 25+ by Edu. Attainment</b>		
Less than 9th Grade	636	2.06
Some High School, No Diploma	1,902	6.15
High School Graduate (or GED)	10,050	32.51
Some College, No Degree	8,106	26.22
Associate's Degree	3,168	10.25
Bachelor's Degree	4,451	14.40
Master's Degree	2,123	6.87
Professional Degree	235	0.76
Doctorate Degree	240	0.78
<b>2019 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>		
High School Diploma	181	10.40
High School Graduate	237	13.61
Some College or Associate's Degree	850	48.82
Bachelor's Degree or Higher	473	27.17
<b>2019 Est. Households by HH Income</b>		
Income < \$15,000	1,727	9.71
Income \$15,000 - \$24,999	1,438	8.08
Income \$25,000 - \$34,999	1,667	9.37
Income \$35,000 - \$49,999	2,610	14.67
Income \$50,000 - \$74,999	3,499	19.66
Income \$75,000 - \$99,999	2,609	14.66
Income \$100,000 - \$124,999	1,790	10.06
Income \$125,000 - \$149,999	1,030	5.79
Income \$150,000 - \$199,999	776	4.36
Income \$200,000 - \$249,999	356	2.00
Income \$250,000 - \$499,999	226	1.27
Income \$500,000+	66	0.37
2019 Est. Average Household Income	--	74,434.48
2019 Est. Median Household Income	--	59,562.76
<b>2019 Median HH Inc. by Single-Class. Race or Eth.</b>		
White Alone	--	64,686.20
Black or African American Alone	--	41,648.42
American Indian and Alaskan Native Alone	--	41,306.21
Asian Alone	--	92,174.99
Native Hawaiian and Other Pacific Islander Alone	--	92,794.17
Some Other Race Alone	--	68,886.31
Two or More Races	--	59,769.97
Hispanic or Latino	--	60,107.56
Not Hispanic or Latino	--	59,543.25
<b>2019 Est. Families by Poverty Status</b>		
2019 Families at or Above Poverty	11,687	87.91
2019 Families at or Above Poverty with children	5,680	42.73
2019 Families Below Poverty	1,607	12.09
2019 Families Below Poverty with children	1,393	10.48

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Education & Occupation

Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794

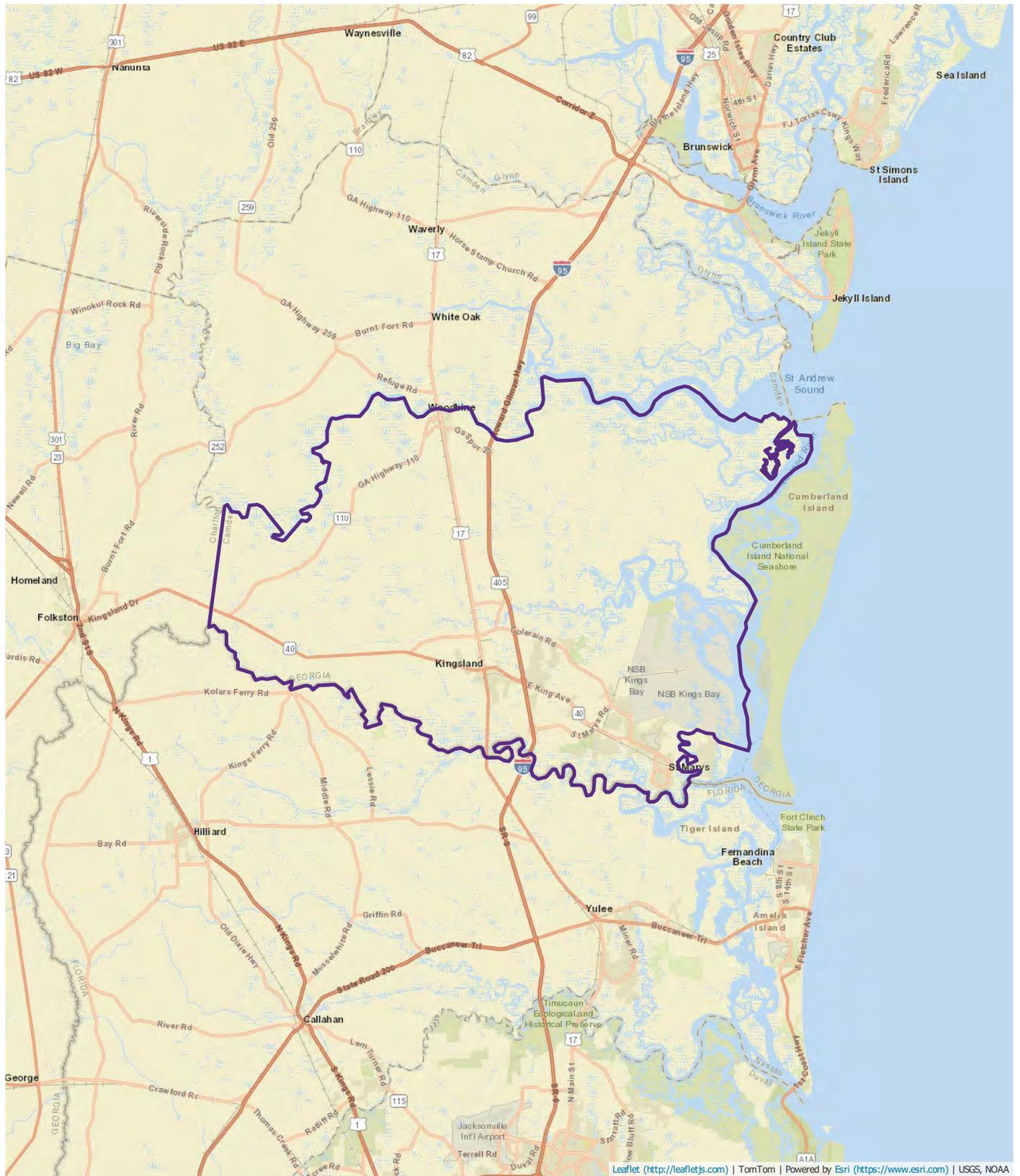
	Count	%
<b>2019 Est. Employed Civilian Population 16+ by Occupation Classification</b>		
White Collar	11,298	57.05
Blue Collar	4,657	23.52
Service and Farming	3,848	19.43
<b>2019 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	8,038	36.09
15 - 29 Minutes	7,963	35.75
30 - 44 Minutes	3,387	15.21
45 - 59 Minutes	1,851	8.31
60 or more Minutes	1,036	4.65
2019 Est. Avg Travel Time to Work in Minutes	-	24.20
<b>2019 Est. Workers Age 16+ by Transp. to Work</b>		
2019 Est. Workers Age 16+ by Transp. to Work	22,844	100.00
Drove Alone	19,185	83.98
Carpooled	1,673	7.32
Public Transport	2	0.01
Walked	927	4.06
Bicycle	55	0.24
Other Means	413	1.81
Worked at Home	589	2.58
<b>2019 Est. Civ. Employed Pop 16+ by Class of Worker</b>		
2019 Est. Civ. Employed Pop 16+ by Class of Worker	19,803	100.00
For-Profit Private Workers	12,200	61.61
Non-Profit Private Workers)	846	4.27
Local Government Workers	1,586	8.01
State Government Workers	874	4.41
Federal Government Workers	2,947	14.88
Self-Employed Workers	1,315	6.64
Unpaid Family Workers	35	0.18
<b>2019 Est. Civ. Employed Pop 16+ by Occupation</b>		
Architecture/Engineering	265	1.34
Arts/Design/Entertainment/Sports/Media	281	1.42
Building/Grounds Cleaning/Maintenance	786	3.97
Business/Financial Operations	694	3.50
Community/Social Services	256	1.29
Computer/Mathematical	267	1.35
Construction/Extraction	1,025	5.18
Education/Training/Library	1,361	6.87
Farming/Fishing/Forestry	99	0.50
Food Preparation/Serving Related	1,414	7.14
Healthcare Practitioner/Technician	950	4.80
Healthcare Support	406	2.05
Installation/Maintenance/Repair	1,268	6.40
Legal	71	0.36
Life/Physical/Social Science	302	1.52
Management	2,030	10.25
Office/Administrative Support	2,702	13.64
Production	1,146	5.79
Protective Services	691	3.49
Sales/Related	2,119	10.70
Personal Care/Service	452	2.28
Transportation/Material Moving	1,218	6.15
<b>2019 Est. Pop Age 16+ by Employment Status</b>		
In Armed Forces	3,633	9.50
Civilian - Employed	19,756	51.64
Civilian - Unemployed	1,779	4.65
Not in Labor Force	13,088	34.21

Benchmark: USA

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Trade Area: Kingsland, GAPMA

Total Population: 49,399 | Total Households: 17,794



Benchmark: USA

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# Report Details

**Name:** Executive Dashboard  
**Date / Time:** 7/1/2019 5:17:53 PM  
**Workspace Vintage:** 2019

## Trade Area

Name	Level	Geographies
Kingsland, GA PMA	Census Tract	13039-010200; 13039-010301; 13039-010302; 13039-010401; 13039-010402; 13039-010403; 13039-010500; 13039-010601

## 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> )



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 102, Camden County, Georgia		Census Tract 103.01, Camden County, Georgia		Census Tract 103.02, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,906	+/-184	3,035	+/-243	1,764
Owner occupied:	1,492	+/-169	1,811	+/-209	1,159
1-person household	319	+/-119	255	+/-128	253
2-person household	665	+/-117	846	+/-140	383
3-person household	244	+/-68	312	+/-127	299
4-person household	134	+/-57	195	+/-110	168
5-person household	101	+/-50	163	+/-125	39
6-person household	12	+/-18	22	+/-27	0
7-or-more person household	17	+/-20	18	+/-26	17
Renter occupied:	414	+/-77	1,224	+/-219	605
1-person household	34	+/-31	243	+/-94	183
2-person household	76	+/-40	325	+/-158	169
3-person household	116	+/-66	189	+/-111	161
4-person household	66	+/-42	241	+/-122	51
5-person household	57	+/-46	226	+/-162	34
6-person household	65	+/-53	0	+/-18	7
7-or-more person household	0	+/-18	0	+/-18	0

	Census Tract 103.02, Camden County, Georgia	Census Tract 104.01, Camden County, Georgia		Census Tract 104.02, Camden County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-125	4,046	+/-208	1,966	+/-124
Owner occupied:	+/-136	1,783	+/-204	1,414	+/-166
1-person household	+/-83	232	+/-103	241	+/-81
2-person household	+/-105	413	+/-125	508	+/-101
3-person household	+/-99	459	+/-136	236	+/-72
4-person household	+/-81	472	+/-151	292	+/-94
5-person household	+/-31	151	+/-64	91	+/-78
6-person household	+/-13	40	+/-59	19	+/-29
7-or-more person household	+/-22	16	+/-27	27	+/-39
Renter occupied:	+/-128	2,263	+/-246	552	+/-164
1-person household	+/-84	477	+/-164	40	+/-36
2-person household	+/-92	622	+/-220	81	+/-50
3-person household	+/-80	492	+/-208	327	+/-137
4-person household	+/-40	537	+/-195	97	+/-71
5-person household	+/-48	92	+/-79	7	+/-13
6-person household	+/-11	43	+/-32	0	+/-18
7-or-more person household	+/-13	0	+/-20	0	+/-18

	Census Tract 104.03, Camden County, Georgia		Census Tract 105, Camden County, Georgia		Census Tract 106.01, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,587	+/-86	564	+/-80	2,463
Owner occupied:	1,150	+/-109	6	+/-10	1,215
1-person household	247	+/-83	0	+/-13	329
2-person household	513	+/-76	6	+/-10	575
3-person household	151	+/-60	0	+/-13	138
4-person household	153	+/-69	0	+/-13	135
5-person household	86	+/-76	0	+/-13	38
6-person household	0	+/-13	0	+/-13	0
7-or-more person household	0	+/-13	0	+/-13	0
Renter occupied:	437	+/-104	558	+/-80	1,248
1-person household	100	+/-73	53	+/-47	305
2-person household	100	+/-55	103	+/-38	519
3-person household	46	+/-38	87	+/-47	121
4-person household	127	+/-70	150	+/-55	166
5-person household	19	+/-31	148	+/-78	79
6-person household	45	+/-47	7	+/-9	29
7-or-more person household	0	+/-13	10	+/-15	29

	<b>Census Tract 106.01, Camden County, Georgia</b>
	<b>Margin of Error</b>
Total:	+/-251
Owner occupied:	+/-198
1-person household	+/-147
2-person household	+/-157
3-person household	+/-82
4-person household	+/-80
5-person household	+/-41
6-person household	+/-18
7-or-more person household	+/-18
Renter occupied:	+/-241
1-person household	+/-126
2-person household	+/-198
3-person household	+/-71
4-person household	+/-106
5-person household	+/-103
6-person household	+/-35
7-or-more person household	+/-43

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.



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TENURE BY BEDROOMS

Universe: Occupied housing units

2013-2017 American Community Survey 5-Year Estimates

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	Census Tract 102, Camden County, Georgia		Census Tract 103.01, Camden County, Georgia		Census Tract 103.02, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,906	+/-184	3,035	+/-243	1,764
Owner occupied:	1,492	+/-169	1,811	+/-209	1,159
No bedroom	0	+/-18	13	+/-21	0
1 bedroom	25	+/-25	28	+/-33	17
2 bedrooms	143	+/-67	141	+/-102	153
3 bedrooms	896	+/-159	1,271	+/-210	644
4 bedrooms	335	+/-76	287	+/-121	279
5 or more bedrooms	93	+/-47	71	+/-55	66
Renter occupied:	414	+/-77	1,224	+/-219	605
No bedroom	0	+/-18	7	+/-13	0
1 bedroom	22	+/-24	239	+/-124	67
2 bedrooms	102	+/-56	392	+/-164	217
3 bedrooms	215	+/-75	540	+/-213	309
4 bedrooms	71	+/-56	46	+/-39	12
5 or more bedrooms	4	+/-6	0	+/-18	0

	Census Tract 103.02, Camden County, Georgia	Census Tract 104.01, Camden County, Georgia		Census Tract 104.02, Camden County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-125	4,046	+/-208	1,966	+/-124
Owner occupied:	+/-136	1,783	+/-204	1,414	+/-166
No bedroom	+/-13	0	+/-20	0	+/-18
1 bedroom	+/-19	0	+/-20	0	+/-18
2 bedrooms	+/-76	15	+/-25	56	+/-34
3 bedrooms	+/-129	946	+/-177	915	+/-139
4 bedrooms	+/-101	676	+/-185	393	+/-114
5 or more bedrooms	+/-45	146	+/-76	50	+/-50
Renter occupied:	+/-128	2,263	+/-246	552	+/-164
No bedroom	+/-13	0	+/-20	15	+/-23
1 bedroom	+/-71	244	+/-149	71	+/-60
2 bedrooms	+/-103	561	+/-182	45	+/-47
3 bedrooms	+/-111	1,247	+/-213	347	+/-131
4 bedrooms	+/-19	196	+/-103	65	+/-69
5 or more bedrooms	+/-13	15	+/-25	9	+/-14

	Census Tract 104.03, Camden County, Georgia		Census Tract 105, Camden County, Georgia		Census Tract 106.01, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,587	+/-86	564	+/-80	2,463
Owner occupied:	1,150	+/-109	6	+/-10	1,215
No bedroom	0	+/-13	0	+/-13	0
1 bedroom	7	+/-11	0	+/-13	42
2 bedrooms	53	+/-36	0	+/-13	123
3 bedrooms	692	+/-130	0	+/-13	739
4 bedrooms	358	+/-107	6	+/-10	250
5 or more bedrooms	40	+/-28	0	+/-13	61
Renter occupied:	437	+/-104	558	+/-80	1,248
No bedroom	0	+/-13	0	+/-13	51
1 bedroom	18	+/-20	0	+/-13	213
2 bedrooms	20	+/-23	271	+/-80	497
3 bedrooms	287	+/-97	134	+/-46	324
4 bedrooms	92	+/-64	153	+/-59	149
5 or more bedrooms	20	+/-23	0	+/-13	14

	<b>Census Tract 106.01, Camden County, Georgia</b>
	<b>Margin of Error</b>
Total:	+/-251
Owner occupied:	+/-198
No bedroom	+/-18
1 bedroom	+/-64
2 bedrooms	+/-72
3 bedrooms	+/-162
4 bedrooms	+/-131
5 or more bedrooms	+/-56
Renter occupied:	+/-241
No bedroom	+/-62
1 bedroom	+/-144
2 bedrooms	+/-173
3 bedrooms	+/-140
4 bedrooms	+/-119
5 or more bedrooms	+/-23

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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DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

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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 102, Camden County, Georgia				Census Tract 103.01, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
<b>HOUSING OCCUPANCY</b>					
Total housing units	2,265	+/-136	2,265	(X)	3,217
Occupied housing units	1,906	+/-184	84.2%	+/-5.4	3,035
Vacant housing units	359	+/-120	15.8%	+/-5.4	182
Homeowner vacancy rate	1.9	+/-2.2	(X)	(X)	0.0
Rental vacancy rate	15.5	+/-9.5	(X)	(X)	7.1
<b>UNITS IN STRUCTURE</b>					
Total housing units	2,265	+/-136	2,265	(X)	3,217
1-unit, detached	1,627	+/-154	71.8%	+/-4.8	1,867
1-unit, attached	35	+/-28	1.5%	+/-1.2	104
2 units	51	+/-39	2.3%	+/-1.7	247
3 or 4 units	72	+/-44	3.2%	+/-2.0	237
5 to 9 units	16	+/-25	0.7%	+/-1.1	96
10 to 19 units	8	+/-12	0.4%	+/-0.5	38
20 or more units	13	+/-20	0.6%	+/-0.9	51
Mobile home	429	+/-99	18.9%	+/-4.3	577
Boat, RV, van, etc.	14	+/-20	0.6%	+/-0.9	0
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	2,265	+/-136	2,265	(X)	3,217
Built 2014 or later	10	+/-14	0.4%	+/-0.6	11
Built 2010 to 2013	0	+/-18	0.0%	+/-1.6	65
Built 2000 to 2009	587	+/-103	25.9%	+/-4.3	516
Built 1990 to 1999	500	+/-95	22.1%	+/-4.1	1,020
Built 1980 to 1989	517	+/-107	22.8%	+/-4.7	837
Built 1970 to 1979	188	+/-79	8.3%	+/-3.3	526
Built 1960 to 1969	167	+/-74	7.4%	+/-3.2	72

Subject	Census Tract 102, Camden County, Georgia				Census Tract 103.01, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Built 1950 to 1959	108	+/-48	4.8%	+/-2.1	153
Built 1940 to 1949	92	+/-46	4.1%	+/-2.1	6
Built 1939 or earlier	96	+/-49	4.2%	+/-2.2	11
<b>ROOMS</b>					
Total housing units	2,265	+/-136	2,265	(X)	3,217
1 room	0	+/-18	0.0%	+/-1.6	7
2 rooms	14	+/-20	0.6%	+/-0.9	91
3 rooms	107	+/-59	4.7%	+/-2.6	248
4 rooms	296	+/-95	13.1%	+/-4.2	529
5 rooms	525	+/-132	23.2%	+/-5.5	727
6 rooms	405	+/-91	17.9%	+/-3.9	855
7 rooms	446	+/-110	19.7%	+/-4.9	237
8 rooms	217	+/-79	9.6%	+/-3.4	331
9 rooms or more	255	+/-77	11.3%	+/-3.4	192
Median rooms	6.0	+/-0.3	(X)	(X)	5.5
<b>BEDROOMS</b>					
Total housing units	2,265	+/-136	2,265	(X)	3,217
No bedroom	0	+/-18	0.0%	+/-1.6	20
1 bedroom	47	+/-35	2.1%	+/-1.6	267
2 bedrooms	412	+/-119	18.2%	+/-5.2	659
3 bedrooms	1,268	+/-167	56.0%	+/-5.9	1,867
4 bedrooms	441	+/-103	19.5%	+/-4.7	333
5 or more bedrooms	97	+/-47	4.3%	+/-2.0	71
<b>HOUSING TENURE</b>					
Occupied housing units	1,906	+/-184	1,906	(X)	3,035
Owner-occupied	1,492	+/-169	78.3%	+/-3.8	1,811
Renter-occupied	414	+/-77	21.7%	+/-3.8	1,224
Average household size of owner-occupied unit	2.53	+/-0.20	(X)	(X)	2.59
Average household size of renter-occupied unit	3.74	+/-0.51	(X)	(X)	2.72
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	1,906	+/-184	1,906	(X)	3,035
Moved in 2015 or later	154	+/-66	8.1%	+/-3.3	507
Moved in 2010 to 2014	483	+/-99	25.3%	+/-4.8	1,037
Moved in 2000 to 2009	605	+/-124	31.7%	+/-5.5	1,023
Moved in 1990 to 1999	422	+/-94	22.1%	+/-4.6	267
Moved in 1980 to 1989	149	+/-58	7.8%	+/-3.1	149
Moved in 1979 and earlier	93	+/-45	4.9%	+/-2.3	52
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	1,906	+/-184	1,906	(X)	3,035
No vehicles available	114	+/-66	6.0%	+/-3.4	195
1 vehicle available	425	+/-93	22.3%	+/-4.7	786
2 vehicles available	720	+/-158	37.8%	+/-6.4	1,267
3 or more vehicles available	647	+/-111	33.9%	+/-5.5	787
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	1,906	+/-184	1,906	(X)	3,035
Utility gas	225	+/-78	11.8%	+/-4.1	155
Bottled, tank, or LP gas	40	+/-33	2.1%	+/-1.7	117
Electricity	1,605	+/-180	84.2%	+/-4.5	2,742
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.9	0
Coal or coke	0	+/-18	0.0%	+/-1.9	0
Wood	26	+/-24	1.4%	+/-1.3	8

Subject	Census Tract 102, Camden County, Georgia				Census Tract 103.01, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Solar energy	0	+/-18	0.0%	+/-1.9	0
Other fuel	3	+/-5	0.2%	+/-0.3	0
No fuel used	7	+/-11	0.4%	+/-0.6	13
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	1,906	+/-184	1,906	(X)	3,035
Lacking complete plumbing facilities	0	+/-18	0.0%	+/-1.9	13
Lacking complete kitchen facilities	0	+/-18	0.0%	+/-1.9	13
No telephone service available	16	+/-15	0.8%	+/-0.8	45
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	1,906	+/-184	1,906	(X)	3,035
1.00 or less	1,879	+/-188	98.6%	+/-1.5	2,894
1.01 to 1.50	27	+/-29	1.4%	+/-1.5	129
1.51 or more	0	+/-18	0.0%	+/-1.9	12
<b>VALUE</b>					
Owner-occupied units	1,492	+/-169	1,492	(X)	1,811
Less than \$50,000	216	+/-82	14.5%	+/-5.0	321
\$50,000 to \$99,999	244	+/-65	16.4%	+/-4.1	264
\$100,000 to \$149,999	309	+/-87	20.7%	+/-5.1	497
\$150,000 to \$199,999	286	+/-65	19.2%	+/-4.1	200
\$200,000 to \$299,999	257	+/-70	17.2%	+/-4.5	411
\$300,000 to \$499,999	153	+/-65	10.3%	+/-4.1	103
\$500,000 to \$999,999	27	+/-20	1.8%	+/-1.3	15
\$1,000,000 or more	0	+/-18	0.0%	+/-2.5	0
Median (dollars)	146,300	+/-13,537	(X)	(X)	123,000
<b>MORTGAGE STATUS</b>					
Owner-occupied units	1,492	+/-169	1,492	(X)	1,811
Housing units with a mortgage	884	+/-134	59.2%	+/-5.4	1,181
Housing units without a mortgage	608	+/-102	40.8%	+/-5.4	630
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	884	+/-134	884	(X)	1,181
Less than \$500	13	+/-15	1.5%	+/-1.7	12
\$500 to \$999	268	+/-81	30.3%	+/-7.7	354
\$1,000 to \$1,499	253	+/-66	28.6%	+/-6.3	463
\$1,500 to \$1,999	152	+/-57	17.2%	+/-5.5	182
\$2,000 to \$2,499	112	+/-47	12.7%	+/-5.2	32
\$2,500 to \$2,999	74	+/-42	8.4%	+/-4.4	69
\$3,000 or more	12	+/-14	1.4%	+/-1.6	69
Median (dollars)	1,260	+/-149	(X)	(X)	1,176
Housing units without a mortgage	608	+/-102	608	(X)	630
Less than \$250	189	+/-78	31.1%	+/-10.8	128
\$250 to \$399	171	+/-56	28.1%	+/-9.6	258
\$400 to \$599	186	+/-76	30.6%	+/-10.5	203
\$600 to \$799	48	+/-30	7.9%	+/-5.3	41
\$800 to \$999	6	+/-7	1.0%	+/-1.1	0
\$1,000 or more	8	+/-14	1.3%	+/-2.3	0
Median (dollars)	344	+/-50	(X)	(X)	335
<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)	873	+/-132	873	(X)	1,181
Less than 20.0 percent	461	+/-99	52.8%	+/-9.1	489
20.0 to 24.9 percent	104	+/-48	11.9%	+/-5.5	225

Subject	Census Tract 102, Camden County, Georgia				Census Tract 103.01, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
25.0 to 29.9 percent	104	+/-56	11.9%	+/-6.1	146
30.0 to 34.9 percent	42	+/-31	4.8%	+/-3.6	95
35.0 percent or more	162	+/-79	18.6%	+/-8.0	226
Not computed	11	+/-19	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	608	+/-102	608	(X)	630
Less than 10.0 percent	321	+/-75	52.8%	+/-9.0	258
10.0 to 14.9 percent	137	+/-59	22.5%	+/-8.4	213
15.0 to 19.9 percent	31	+/-29	5.1%	+/-4.7	53
20.0 to 24.9 percent	35	+/-27	5.8%	+/-4.1	83
25.0 to 29.9 percent	49	+/-38	8.1%	+/-6.3	11
30.0 to 34.9 percent	0	+/-18	0.0%	+/-6.0	0
35.0 percent or more	35	+/-34	5.8%	+/-5.4	12
Not computed	0	+/-18	(X)	(X)	0
<b>GROSS RENT</b>					
Occupied units paying rent	363	+/-77	363	(X)	1,224
Less than \$500	53	+/-36	14.6%	+/-9.5	140
\$500 to \$999	201	+/-69	55.4%	+/-14.0	650
\$1,000 to \$1,499	59	+/-39	16.3%	+/-10.4	408
\$1,500 to \$1,999	50	+/-55	13.8%	+/-15.0	26
\$2,000 to \$2,499	0	+/-18	0.0%	+/-9.8	0
\$2,500 to \$2,999	0	+/-18	0.0%	+/-9.8	0
\$3,000 or more	0	+/-18	0.0%	+/-9.8	0
Median (dollars)	763	+/-301	(X)	(X)	829
No rent paid	51	+/-38	(X)	(X)	0
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	354	+/-76	354	(X)	1,224
Less than 15.0 percent	82	+/-62	23.2%	+/-16.2	174
15.0 to 19.9 percent	12	+/-15	3.4%	+/-4.2	168
20.0 to 24.9 percent	43	+/-33	12.1%	+/-8.9	210
25.0 to 29.9 percent	40	+/-30	11.3%	+/-8.3	111
30.0 to 34.9 percent	70	+/-47	19.8%	+/-12.7	139
35.0 percent or more	107	+/-56	30.2%	+/-14.0	422
Not computed	60	+/-39	(X)	(X)	0

Subject	Census Tract 103.01, Camden County, Georgia			Census Tract 103.02, Camden County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	+/-223	3,217	(X)	1,962	+/-112
Occupied housing units	+/-243	94.3%	+/-3.2	1,764	+/-125
Vacant housing units	+/-102	5.7%	+/-3.2	198	+/-102
Homeowner vacancy rate	+/-2.0	(X)	(X)	0.0	+/-3.2
Rental vacancy rate	+/-6.3	(X)	(X)	8.9	+/-8.9
<b>UNITS IN STRUCTURE</b>					
Total housing units	+/-223	3,217	(X)	1,962	+/-112
1-unit, detached	+/-251	58.0%	+/-6.1	1,297	+/-149
1-unit, attached	+/-92	3.2%	+/-2.8	0	+/-13
2 units	+/-140	7.7%	+/-4.3	15	+/-19
3 or 4 units	+/-140	7.4%	+/-4.5	93	+/-60
5 to 9 units	+/-82	3.0%	+/-2.5	114	+/-70
10 to 19 units	+/-47	1.2%	+/-1.4	39	+/-63
20 or more units	+/-39	1.6%	+/-1.2	47	+/-56
Mobile home	+/-147	17.9%	+/-4.5	357	+/-123
Boat, RV, van, etc.	+/-18	0.0%	+/-1.2	0	+/-13
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	+/-223	3,217	(X)	1,962	+/-112
Built 2014 or later	+/-17	0.3%	+/-0.5	0	+/-13
Built 2010 to 2013	+/-55	2.0%	+/-1.7	52	+/-67
Built 2000 to 2009	+/-182	16.0%	+/-5.8	465	+/-117
Built 1990 to 1999	+/-236	31.7%	+/-7.3	422	+/-129
Built 1980 to 1989	+/-201	26.0%	+/-6.0	418	+/-119
Built 1970 to 1979	+/-232	16.4%	+/-6.8	213	+/-92
Built 1960 to 1969	+/-68	2.2%	+/-2.1	173	+/-67
Built 1950 to 1959	+/-94	4.8%	+/-2.9	118	+/-82
Built 1940 to 1949	+/-11	0.2%	+/-0.3	91	+/-65
Built 1939 or earlier	+/-16	0.3%	+/-0.5	10	+/-13
<b>ROOMS</b>					
Total housing units	+/-223	3,217	(X)	1,962	+/-112
1 room	+/-13	0.2%	+/-0.4	0	+/-13
2 rooms	+/-85	2.8%	+/-2.6	30	+/-36
3 rooms	+/-121	7.7%	+/-3.9	133	+/-67
4 rooms	+/-161	16.4%	+/-5.1	336	+/-121
5 rooms	+/-229	22.6%	+/-6.6	653	+/-138
6 rooms	+/-235	26.6%	+/-7.0	293	+/-92
7 rooms	+/-113	7.4%	+/-3.4	179	+/-76
8 rooms	+/-137	10.3%	+/-4.3	131	+/-61
9 rooms or more	+/-91	6.0%	+/-2.8	207	+/-78
Median rooms	+/-0.3	(X)	(X)	5.2	+/-0.2
<b>BEDROOMS</b>					
Total housing units	+/-223	3,217	(X)	1,962	+/-112
No bedroom	+/-25	0.6%	+/-0.8	0	+/-13
1 bedroom	+/-124	8.3%	+/-3.9	108	+/-73
2 bedrooms	+/-190	20.5%	+/-6.0	403	+/-125
3 bedrooms	+/-291	58.0%	+/-7.3	1,070	+/-146
4 bedrooms	+/-137	10.4%	+/-4.2	315	+/-112
5 or more bedrooms	+/-55	2.2%	+/-1.7	66	+/-45
<b>HOUSING TENURE</b>					
Occupied housing units	+/-243	3,035	(X)	1,764	+/-125
Owner-occupied	+/-209	59.7%	+/-5.9	1,159	+/-136

Subject	Census Tract 103.01, Camden County, Georgia			Census Tract 103.02, Camden County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-219	40.3%	+/-5.9	605	+/-128
Average household size of owner-occupied unit	+/-0.22	(X)	(X)	2.57	+/-0.24
Average household size of renter-occupied unit	+/-0.28	(X)	(X)	2.37	+/-0.37
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	+/-243	3,035	(X)	1,764	+/-125
Moved in 2015 or later	+/-193	16.7%	+/-6.5	230	+/-103
Moved in 2010 to 2014	+/-240	34.2%	+/-6.8	463	+/-142
Moved in 2000 to 2009	+/-220	33.7%	+/-6.4	516	+/-103
Moved in 1990 to 1999	+/-86	8.8%	+/-2.9	344	+/-93
Moved in 1980 to 1989	+/-68	4.9%	+/-2.3	75	+/-58
Moved in 1979 and earlier	+/-41	1.7%	+/-1.4	136	+/-64
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	+/-243	3,035	(X)	1,764	+/-125
No vehicles available	+/-115	6.4%	+/-3.7	91	+/-75
1 vehicle available	+/-173	25.9%	+/-5.8	558	+/-136
2 vehicles available	+/-269	41.7%	+/-7.9	656	+/-144
3 or more vehicles available	+/-184	25.9%	+/-5.8	459	+/-104
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	+/-243	3,035	(X)	1,764	+/-125
Utility gas	+/-110	5.1%	+/-3.5	104	+/-77
Bottled, tank, or LP gas	+/-117	3.9%	+/-3.8	45	+/-39
Electricity	+/-234	90.3%	+/-4.9	1,601	+/-137
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-1.2	0	+/-13
Coal or coke	+/-18	0.0%	+/-1.2	0	+/-13
Wood	+/-14	0.3%	+/-0.5	14	+/-15
Solar energy	+/-18	0.0%	+/-1.2	0	+/-13
Other fuel	+/-18	0.0%	+/-1.2	0	+/-13
No fuel used	+/-23	0.4%	+/-0.8	0	+/-13
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	+/-243	3,035	(X)	1,764	+/-125
Lacking complete plumbing facilities	+/-21	0.4%	+/-0.7	0	+/-13
Lacking complete kitchen facilities	+/-21	0.4%	+/-0.7	0	+/-13
No telephone service available	+/-57	1.5%	+/-1.9	10	+/-16
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	+/-243	3,035	(X)	1,764	+/-125
1.00 or less	+/-284	95.4%	+/-3.6	1,740	+/-129
1.01 to 1.50	+/-106	4.3%	+/-3.5	24	+/-27
1.51 or more	+/-19	0.4%	+/-0.6	0	+/-13
<b>VALUE</b>					
Owner-occupied units	+/-209	1,811	(X)	1,159	+/-136
Less than \$50,000	+/-113	17.7%	+/-6.0	122	+/-61
\$50,000 to \$99,999	+/-93	14.6%	+/-4.9	190	+/-66
\$100,000 to \$149,999	+/-170	27.4%	+/-8.3	359	+/-99
\$150,000 to \$199,999	+/-87	11.0%	+/-4.6	179	+/-94
\$200,000 to \$299,999	+/-136	22.7%	+/-7.5	202	+/-89
\$300,000 to \$499,999	+/-73	5.7%	+/-3.9	107	+/-63
\$500,000 to \$999,999	+/-28	0.8%	+/-1.6	0	+/-13
\$1,000,000 or more	+/-18	0.0%	+/-2.0	0	+/-13
Median (dollars)	+/-12,500	(X)	(X)	134,000	+/-16,239
<b>MORTGAGE STATUS</b>					

Subject	Census Tract 103.01, Camden County, Georgia			Census Tract 103.02, Camden County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-209	1,811	(X)	1,159	+/-136
Housing units with a mortgage	+/-207	65.2%	+/-7.8	698	+/-118
Housing units without a mortgage	+/-150	34.8%	+/-7.8	461	+/-98
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	+/-207	1,181	(X)	698	+/-118
Less than \$500	+/-22	1.0%	+/-1.8	31	+/-30
\$500 to \$999	+/-130	30.0%	+/-9.6	222	+/-66
\$1,000 to \$1,499	+/-160	39.2%	+/-12.8	289	+/-112
\$1,500 to \$1,999	+/-91	15.4%	+/-7.3	104	+/-53
\$2,000 to \$2,499	+/-31	2.7%	+/-2.4	52	+/-37
\$2,500 to \$2,999	+/-64	5.8%	+/-5.2	0	+/-13
\$3,000 or more	+/-83	5.8%	+/-6.8	0	+/-13
Median (dollars)	+/-84	(X)	(X)	1,175	+/-124
<b>Housing units without a mortgage</b>					
Less than \$250	+/-80	20.3%	+/-11.6	143	+/-66
\$250 to \$399	+/-92	41.0%	+/-14.0	172	+/-75
\$400 to \$599	+/-112	32.2%	+/-14.6	95	+/-64
\$600 to \$799	+/-33	6.5%	+/-5.2	40	+/-45
\$800 to \$999	+/-18	0.0%	+/-5.8	11	+/-16
\$1,000 or more	+/-18	0.0%	+/-5.8	0	+/-13
Median (dollars)	+/-43	(X)	(X)	295	+/-97
<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)	+/-207	1,181	(X)	688	+/-118
Less than 20.0 percent	+/-138	41.4%	+/-11.6	407	+/-104
20.0 to 24.9 percent	+/-106	19.1%	+/-8.5	97	+/-54
25.0 to 29.9 percent	+/-117	12.4%	+/-9.0	23	+/-21
30.0 to 34.9 percent	+/-81	8.0%	+/-6.8	53	+/-39
35.0 percent or more	+/-125	19.1%	+/-9.3	108	+/-50
<b>Not computed</b>					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-150	630	(X)	461	+/-98
Less than 10.0 percent	+/-105	41.0%	+/-12.8	213	+/-80
10.0 to 14.9 percent	+/-102	33.8%	+/-13.7	113	+/-68
15.0 to 19.9 percent	+/-42	8.4%	+/-6.6	53	+/-49
20.0 to 24.9 percent	+/-66	13.2%	+/-10.2	14	+/-21
25.0 to 29.9 percent	+/-16	1.7%	+/-2.7	0	+/-13
30.0 to 34.9 percent	+/-18	0.0%	+/-5.8	33	+/-36
35.0 percent or more	+/-19	1.9%	+/-3.0	35	+/-43
<b>Not computed</b>					
<b>GROSS RENT</b>					
Occupied units paying rent	+/-219	1,224	(X)	559	+/-130
Less than \$500	+/-101	11.4%	+/-8.9	24	+/-39
\$500 to \$999	+/-179	53.1%	+/-12.2	452	+/-121
\$1,000 to \$1,499	+/-204	33.3%	+/-13.9	83	+/-47
\$1,500 to \$1,999	+/-30	2.1%	+/-2.6	0	+/-13
\$2,000 to \$2,499	+/-18	0.0%	+/-3.0	0	+/-13
\$2,500 to \$2,999	+/-18	0.0%	+/-3.0	0	+/-13
\$3,000 or more	+/-18	0.0%	+/-3.0	0	+/-13
Median (dollars)	+/-89	(X)	(X)	800	+/-74
<b>No rent paid</b>					
	+/-18	(X)	(X)	46	+/-39

Subject	Census Tract 103.01, Camden County, Georgia			Census Tract 103.02, Camden 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)	+/-219	1,224	(X)	536	+/-134
Less than 15.0 percent	+/-101	14.2%	+/-8.9	44	+/-45
15.0 to 19.9 percent	+/-113	13.7%	+/-9.0	75	+/-57
20.0 to 24.9 percent	+/-114	17.2%	+/-8.6	91	+/-71
25.0 to 29.9 percent	+/-80	9.1%	+/-6.6	100	+/-64
30.0 to 34.9 percent	+/-104	11.4%	+/-8.6	54	+/-58
35.0 percent or more	+/-221	34.5%	+/-15.3	172	+/-84
Not computed	+/-18	(X)	(X)	69	+/-46

Subject	Census Tract 103.02, Camden County, Georgia		Census Tract 104.01, Camden County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
<b>HOUSING OCCUPANCY</b>					
Total housing units	1,962	(X)	4,545	+/-181	4,545
Occupied housing units	89.9%	+/-5.0	4,046	+/-208	89.0%
Vacant housing units	10.1%	+/-5.0	499	+/-180	11.0%
Homeowner vacancy rate	(X)	(X)	2.7	+/-4.0	(X)
Rental vacancy rate	(X)	(X)	9.3	+/-5.4	(X)
<b>UNITS IN STRUCTURE</b>					
Total housing units	1,962	(X)	4,545	+/-181	4,545
1-unit, detached	66.1%	+/-7.1	2,724	+/-253	59.9%
1-unit, attached	0.0%	+/-1.9	272	+/-132	6.0%
2 units	0.8%	+/-1.0	206	+/-165	4.5%
3 or 4 units	4.7%	+/-3.0	191	+/-120	4.2%
5 to 9 units	5.8%	+/-3.5	452	+/-149	9.9%
10 to 19 units	2.0%	+/-3.2	384	+/-170	8.4%
20 or more units	2.4%	+/-2.9	163	+/-95	3.6%
Mobile home	18.2%	+/-6.2	153	+/-81	3.4%
Boat, RV, van, etc.	0.0%	+/-1.9	0	+/-20	0.0%
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	1,962	(X)	4,545	+/-181	4,545
Built 2014 or later	0.0%	+/-1.9	0	+/-20	0.0%
Built 2010 to 2013	2.7%	+/-3.4	216	+/-120	4.8%
Built 2000 to 2009	23.7%	+/-5.8	1,567	+/-285	34.5%
Built 1990 to 1999	21.5%	+/-6.7	1,647	+/-259	36.2%
Built 1980 to 1989	21.3%	+/-5.9	598	+/-219	13.2%
Built 1970 to 1979	10.9%	+/-4.6	259	+/-131	5.7%
Built 1960 to 1969	8.8%	+/-3.4	32	+/-33	0.7%
Built 1950 to 1959	6.0%	+/-4.1	128	+/-76	2.8%
Built 1940 to 1949	4.6%	+/-3.4	57	+/-64	1.3%
Built 1939 or earlier	0.5%	+/-0.6	41	+/-55	0.9%
<b>ROOMS</b>					
Total housing units	1,962	(X)	4,545	+/-181	4,545
1 room	0.0%	+/-1.9	43	+/-63	0.9%
2 rooms	1.5%	+/-1.8	46	+/-36	1.0%
3 rooms	6.8%	+/-3.3	380	+/-156	8.4%
4 rooms	17.1%	+/-5.9	542	+/-165	11.9%
5 rooms	33.3%	+/-7.1	1,391	+/-269	30.6%
6 rooms	14.9%	+/-4.7	831	+/-203	18.3%
7 rooms	9.1%	+/-3.8	653	+/-163	14.4%
8 rooms	6.7%	+/-3.1	460	+/-180	10.1%
9 rooms or more	10.6%	+/-3.9	199	+/-91	4.4%
Median rooms	(X)	(X)	5.4	+/-0.2	(X)
<b>BEDROOMS</b>					
Total housing units	1,962	(X)	4,545	+/-181	4,545
No bedroom	0.0%	+/-1.9	43	+/-63	0.9%
1 bedroom	5.5%	+/-3.7	244	+/-149	5.4%
2 bedrooms	20.5%	+/-6.1	771	+/-219	17.0%
3 bedrooms	54.5%	+/-7.3	2,317	+/-298	51.0%
4 bedrooms	16.1%	+/-5.6	1,009	+/-207	22.2%
5 or more bedrooms	3.4%	+/-2.3	161	+/-81	3.5%
<b>HOUSING TENURE</b>					
Occupied housing units	1,764	(X)	4,046	+/-208	4,046
Owner-occupied	65.7%	+/-6.6	1,783	+/-204	44.1%

Subject	Census Tract 103.02, Camden County, Georgia		Census Tract 104.01, Camden County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	34.3%	+/-6.6	2,263	+/-246	55.9%
Average household size of owner-occupied unit	(X)	(X)	3.20	+/-0.27	(X)
Average household size of renter-occupied unit	(X)	(X)	2.60	+/-0.19	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,764	(X)	4,046	+/-208	4,046
Moved in 2015 or later	13.0%	+/-5.6	770	+/-219	19.0%
Moved in 2010 to 2014	26.2%	+/-7.8	1,852	+/-289	45.8%
Moved in 2000 to 2009	29.3%	+/-5.8	1,043	+/-207	25.8%
Moved in 1990 to 1999	19.5%	+/-5.3	352	+/-116	8.7%
Moved in 1980 to 1989	4.3%	+/-3.2	29	+/-34	0.7%
Moved in 1979 and earlier	7.7%	+/-3.6	0	+/-20	0.0%
VEHICLES AVAILABLE					
Occupied housing units	1,764	(X)	4,046	+/-208	4,046
No vehicles available	5.2%	+/-4.2	51	+/-50	1.3%
1 vehicle available	31.6%	+/-7.4	1,385	+/-250	34.2%
2 vehicles available	37.2%	+/-7.4	1,709	+/-259	42.2%
3 or more vehicles available	26.0%	+/-5.9	901	+/-215	22.3%
HOUSE HEATING FUEL					
Occupied housing units	1,764	(X)	4,046	+/-208	4,046
Utility gas	5.9%	+/-4.3	310	+/-154	7.7%
Bottled, tank, or LP gas	2.6%	+/-2.2	10	+/-17	0.2%
Electricity	90.8%	+/-4.6	3,710	+/-237	91.7%
Fuel oil, kerosene, etc.	0.0%	+/-2.1	0	+/-20	0.0%
Coal or coke	0.0%	+/-2.1	0	+/-20	0.0%
Wood	0.8%	+/-0.9	16	+/-26	0.4%
Solar energy	0.0%	+/-2.1	0	+/-20	0.0%
Other fuel	0.0%	+/-2.1	0	+/-20	0.0%
No fuel used	0.0%	+/-2.1	0	+/-20	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	1,764	(X)	4,046	+/-208	4,046
Lacking complete plumbing facilities	0.0%	+/-2.1	0	+/-20	0.0%
Lacking complete kitchen facilities	0.0%	+/-2.1	0	+/-20	0.0%
No telephone service available	0.6%	+/-0.9	126	+/-106	3.1%
OCCUPANTS PER ROOM					
Occupied housing units	1,764	(X)	4,046	+/-208	4,046
1.00 or less	98.6%	+/-1.5	3,999	+/-212	98.8%
1.01 to 1.50	1.4%	+/-1.5	47	+/-40	1.2%
1.51 or more	0.0%	+/-2.1	0	+/-20	0.0%
VALUE					
Owner-occupied units	1,159	(X)	1,783	+/-204	1,783
Less than \$50,000	10.5%	+/-5.2	32	+/-39	1.8%
\$50,000 to \$99,999	16.4%	+/-5.7	75	+/-48	4.2%
\$100,000 to \$149,999	31.0%	+/-7.4	632	+/-148	35.4%
\$150,000 to \$199,999	15.4%	+/-7.5	708	+/-193	39.7%
\$200,000 to \$299,999	17.4%	+/-7.6	299	+/-108	16.8%
\$300,000 to \$499,999	9.2%	+/-5.4	11	+/-20	0.6%
\$500,000 to \$999,999	0.0%	+/-3.2	26	+/-38	1.5%
\$1,000,000 or more	0.0%	+/-3.2	0	+/-20	0.0%
Median (dollars)	(X)	(X)	165,500	+/-13,205	(X)
MORTGAGE STATUS					

Subject	Census Tract 103.02, Camden County, Georgia		Census Tract 104.01, Camden County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	1,159	(X)	1,783	+/-204	1,783
Housing units with a mortgage	60.2%	+/-7.2	1,494	+/-192	83.8%
Housing units without a mortgage	39.8%	+/-7.2	289	+/-111	16.2%
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	698	(X)	1,494	+/-192	1,494
Less than \$500	4.4%	+/-4.2	0	+/-20	0.0%
\$500 to \$999	31.8%	+/-9.1	273	+/-104	18.3%
\$1,000 to \$1,499	41.4%	+/-12.5	747	+/-182	50.0%
\$1,500 to \$1,999	14.9%	+/-7.3	388	+/-117	26.0%
\$2,000 to \$2,499	7.4%	+/-5.2	86	+/-62	5.8%
\$2,500 to \$2,999	0.0%	+/-5.2	0	+/-20	0.0%
\$3,000 or more	0.0%	+/-5.2	0	+/-20	0.0%
Median (dollars)	(X)	(X)	1,311	+/-88	(X)
<b>Housing units without a mortgage</b>					
Less than \$250	461	(X)	289	+/-111	289
\$250 to \$399	31.0%	+/-13.4	25	+/-28	8.7%
\$400 to \$599	37.3%	+/-14.3	98	+/-62	33.9%
\$600 to \$799	20.6%	+/-13.0	121	+/-70	41.9%
\$800 to \$999	8.7%	+/-9.4	45	+/-43	15.6%
\$1,000 or more	2.4%	+/-3.5	0	+/-20	0.0%
Median (dollars)	0.0%	+/-7.8	0	+/-20	0.0%
Median (dollars)	(X)	(X)	424	+/-53	(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)	688	(X)	1,494	+/-192	1,494
Less than 20.0 percent	59.2%	+/-10.7	627	+/-133	42.0%
20.0 to 24.9 percent	14.1%	+/-7.2	267	+/-129	17.9%
25.0 to 29.9 percent	3.3%	+/-3.0	223	+/-103	14.9%
30.0 to 34.9 percent	7.7%	+/-5.4	110	+/-68	7.4%
35.0 percent or more	15.7%	+/-7.1	267	+/-138	17.9%
Not computed	(X)	(X)	0	+/-20	(X)
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>					
Less than 10.0 percent	461	(X)	289	+/-111	289
10.0 to 14.9 percent	46.2%	+/-14.8	162	+/-67	56.1%
15.0 to 19.9 percent	24.5%	+/-14.4	47	+/-45	16.3%
20.0 to 24.9 percent	11.5%	+/-10.1	46	+/-48	15.9%
25.0 to 29.9 percent	3.0%	+/-4.6	0	+/-20	0.0%
30.0 to 34.9 percent	0.0%	+/-7.8	0	+/-20	0.0%
35.0 percent or more	7.2%	+/-7.6	11	+/-18	3.8%
Not computed	7.6%	+/-9.0	23	+/-37	8.0%
Not computed	(X)	(X)	0	+/-20	(X)
<b>GROSS RENT</b>					
Occupied units paying rent	559	(X)	2,245	+/-249	2,245
Less than \$500	4.3%	+/-6.8	54	+/-63	2.4%
\$500 to \$999	80.9%	+/-10.3	1,064	+/-236	47.4%
\$1,000 to \$1,499	14.8%	+/-7.7	925	+/-265	41.2%
\$1,500 to \$1,999	0.0%	+/-6.5	202	+/-112	9.0%
\$2,000 to \$2,499	0.0%	+/-6.5	0	+/-20	0.0%
\$2,500 to \$2,999	0.0%	+/-6.5	0	+/-20	0.0%
\$3,000 or more	0.0%	+/-6.5	0	+/-20	0.0%
Median (dollars)	(X)	(X)	1,002	+/-65	(X)
No rent paid	(X)	(X)	18	+/-32	(X)

Subject	Census Tract 103.02, Camden County, Georgia		Census Tract 104.01, Camden 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)	536	(X)	2,245	+/-249	2,245
Less than 15.0 percent	8.2%	+/-8.1	419	+/-190	18.7%
15.0 to 19.9 percent	14.0%	+/-10.9	132	+/-97	5.9%
20.0 to 24.9 percent	17.0%	+/-12.2	308	+/-128	13.7%
25.0 to 29.9 percent	18.7%	+/-10.8	322	+/-157	14.3%
30.0 to 34.9 percent	10.1%	+/-10.5	171	+/-116	7.6%
35.0 percent or more	32.1%	+/-13.3	893	+/-217	39.8%
Not computed	(X)	(X)	18	+/-32	(X)

Subject	Census Tract 104.01, Camden County, Georgia Percent Margin of Error	Census Tract 104.02, Camden County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	(X)	2,116	+/-105	2,116	(X)
Occupied housing units	+/-3.8	1,966	+/-124	92.9%	+/-4.3
Vacant housing units	+/-3.8	150	+/-93	7.1%	+/-4.3
Homeowner vacancy rate	(X)	1.7	+/-2.8	(X)	(X)
Rental vacancy rate	(X)	1.9	+/-3.2	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
Total housing units	(X)	2,116	+/-105	2,116	(X)
1-unit, detached	+/-4.9	1,516	+/-124	71.6%	+/-5.9
1-unit, attached	+/-2.9	331	+/-82	15.6%	+/-3.8
2 units	+/-3.6	86	+/-63	4.1%	+/-3.0
3 or 4 units	+/-2.6	0	+/-18	0.0%	+/-1.8
5 to 9 units	+/-3.3	0	+/-18	0.0%	+/-1.8
10 to 19 units	+/-3.7	0	+/-18	0.0%	+/-1.8
20 or more units	+/-2.1	61	+/-57	2.9%	+/-2.7
Mobile home	+/-1.7	122	+/-72	5.8%	+/-3.3
Boat, RV, van, etc.	+/-0.8	0	+/-18	0.0%	+/-1.8
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	(X)	2,116	+/-105	2,116	(X)
Built 2014 or later	+/-0.8	0	+/-18	0.0%	+/-1.8
Built 2010 to 2013	+/-2.6	159	+/-105	7.5%	+/-4.9
Built 2000 to 2009	+/-6.2	913	+/-155	43.1%	+/-6.5
Built 1990 to 1999	+/-5.6	532	+/-143	25.1%	+/-6.8
Built 1980 to 1989	+/-4.8	343	+/-106	16.2%	+/-5.1
Built 1970 to 1979	+/-2.9	89	+/-68	4.2%	+/-3.2
Built 1960 to 1969	+/-0.7	66	+/-58	3.1%	+/-2.7
Built 1950 to 1959	+/-1.7	7	+/-11	0.3%	+/-0.5
Built 1940 to 1949	+/-1.4	7	+/-11	0.3%	+/-0.5
Built 1939 or earlier	+/-1.2	0	+/-18	0.0%	+/-1.8
<b>ROOMS</b>					
Total housing units	(X)	2,116	+/-105	2,116	(X)
1 room	+/-1.4	15	+/-23	0.7%	+/-1.1
2 rooms	+/-0.8	0	+/-18	0.0%	+/-1.8
3 rooms	+/-3.4	10	+/-16	0.5%	+/-0.7
4 rooms	+/-3.6	171	+/-76	8.1%	+/-3.5
5 rooms	+/-5.8	585	+/-154	27.6%	+/-7.2
6 rooms	+/-4.5	577	+/-125	27.3%	+/-5.6
7 rooms	+/-3.5	307	+/-102	14.5%	+/-4.9
8 rooms	+/-3.9	168	+/-83	7.9%	+/-3.9
9 rooms or more	+/-2.0	283	+/-102	13.4%	+/-4.9
Median rooms	(X)	6.0	+/-0.3	(X)	(X)
<b>BEDROOMS</b>					
Total housing units	(X)	2,116	+/-105	2,116	(X)
No bedroom	+/-1.4	15	+/-23	0.7%	+/-1.1
1 bedroom	+/-3.3	71	+/-60	3.4%	+/-2.8
2 bedrooms	+/-4.8	108	+/-49	5.1%	+/-2.3
3 bedrooms	+/-6.4	1,332	+/-147	62.9%	+/-6.5
4 bedrooms	+/-4.3	531	+/-124	25.1%	+/-5.7
5 or more bedrooms	+/-1.8	59	+/-50	2.8%	+/-2.3
<b>HOUSING TENURE</b>					
Occupied housing units	(X)	1,966	+/-124	1,966	(X)
Owner-occupied	+/-4.9	1,414	+/-166	71.9%	+/-7.9

Subject	Census Tract 104.01, Camden County, Georgia Percent Margin of Error	Census Tract 104.02, Camden County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-4.9	552	+/-164	28.1%	+/-7.9
Average household size of owner-occupied unit	(X)	2.75	+/-0.21	(X)	(X)
Average household size of renter-occupied unit	(X)	3.06	+/-0.33	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	1,966	+/-124	1,966	(X)
Moved in 2015 or later	+/-5.2	327	+/-118	16.6%	+/-5.8
Moved in 2010 to 2014	+/-6.5	586	+/-150	29.8%	+/-7.5
Moved in 2000 to 2009	+/-5.3	686	+/-158	34.9%	+/-7.5
Moved in 1990 to 1999	+/-2.8	299	+/-91	15.2%	+/-4.7
Moved in 1980 to 1989	+/-0.8	56	+/-42	2.8%	+/-2.1
Moved in 1979 and earlier	+/-0.9	12	+/-20	0.6%	+/-1.0
VEHICLES AVAILABLE					
Occupied housing units	(X)	1,966	+/-124	1,966	(X)
No vehicles available	+/-1.2	61	+/-57	3.1%	+/-2.9
1 vehicle available	+/-5.7	404	+/-125	20.5%	+/-5.9
2 vehicles available	+/-6.0	1,003	+/-135	51.0%	+/-6.6
3 or more vehicles available	+/-5.3	498	+/-95	25.3%	+/-4.7
HOUSE HEATING FUEL					
Occupied housing units	(X)	1,966	+/-124	1,966	(X)
Utility gas	+/-3.8	100	+/-67	5.1%	+/-3.4
Bottled, tank, or LP gas	+/-0.4	8	+/-13	0.4%	+/-0.7
Electricity	+/-3.7	1,837	+/-137	93.4%	+/-3.6
Fuel oil, kerosene, etc.	+/-0.9	0	+/-18	0.0%	+/-1.9
Coal or coke	+/-0.9	0	+/-18	0.0%	+/-1.9
Wood	+/-0.6	0	+/-18	0.0%	+/-1.9
Solar energy	+/-0.9	0	+/-18	0.0%	+/-1.9
Other fuel	+/-0.9	0	+/-18	0.0%	+/-1.9
No fuel used	+/-0.9	21	+/-33	1.1%	+/-1.7
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	1,966	+/-124	1,966	(X)
Lacking complete plumbing facilities	+/-0.9	0	+/-18	0.0%	+/-1.9
Lacking complete kitchen facilities	+/-0.9	34	+/-35	1.7%	+/-1.7
No telephone service available	+/-2.6	10	+/-16	0.5%	+/-0.8
OCCUPANTS PER ROOM					
Occupied housing units	(X)	1,966	+/-124	1,966	(X)
1.00 or less	+/-1.0	1,939	+/-124	98.6%	+/-1.9
1.01 to 1.50	+/-1.0	27	+/-39	1.4%	+/-1.9
1.51 or more	+/-0.9	0	+/-18	0.0%	+/-1.9
VALUE					
Owner-occupied units	(X)	1,414	+/-166	1,414	(X)
Less than \$50,000	+/-2.1	91	+/-52	6.4%	+/-3.7
\$50,000 to \$99,999	+/-2.7	107	+/-49	7.6%	+/-3.3
\$100,000 to \$149,999	+/-7.4	277	+/-101	19.6%	+/-6.5
\$150,000 to \$199,999	+/-9.4	348	+/-87	24.6%	+/-5.9
\$200,000 to \$299,999	+/-5.6	487	+/-131	34.4%	+/-7.7
\$300,000 to \$499,999	+/-1.1	89	+/-41	6.3%	+/-2.9
\$500,000 to \$999,999	+/-2.2	8	+/-13	0.6%	+/-0.9
\$1,000,000 or more	+/-2.1	7	+/-11	0.5%	+/-0.7
Median (dollars)	(X)	180,700	+/-15,934	(X)	(X)
MORTGAGE STATUS					

Subject	Census Tract 104.01, Camden County, Georgia Percent Margin of Error	Census Tract 104.02, Camden County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied units	(X)	1,414	+/-166	1,414	(X)
Housing units with a mortgage	+/-5.7	900	+/-172	63.6%	+/-8.3
Housing units without a mortgage	+/-5.7	514	+/-123	36.4%	+/-8.3
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	(X)	900	+/-172	900	(X)
Less than \$500	+/-2.5	7	+/-10	0.8%	+/-1.1
\$500 to \$999	+/-6.5	151	+/-62	16.8%	+/-6.9
\$1,000 to \$1,499	+/-9.4	279	+/-97	31.0%	+/-9.7
\$1,500 to \$1,999	+/-7.2	298	+/-129	33.1%	+/-11.3
\$2,000 to \$2,499	+/-4.1	118	+/-60	13.1%	+/-6.6
\$2,500 to \$2,999	+/-2.5	47	+/-39	5.2%	+/-3.9
\$3,000 or more	+/-2.5	0	+/-18	0.0%	+/-4.1
Median (dollars)	(X)	1,522	+/-152	(X)	(X)
<b>Housing units without a mortgage</b>					
Housing units without a mortgage	(X)	514	+/-123	514	(X)
Less than \$250	+/-9.4	36	+/-30	7.0%	+/-5.8
\$250 to \$399	+/-18.7	157	+/-70	30.5%	+/-12.2
\$400 to \$599	+/-16.1	186	+/-70	36.2%	+/-11.6
\$600 to \$799	+/-12.8	81	+/-48	15.8%	+/-8.3
\$800 to \$999	+/-12.2	47	+/-46	9.1%	+/-8.6
\$1,000 or more	+/-12.2	7	+/-11	1.4%	+/-2.1
Median (dollars)	(X)	440	+/-38	(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)	900	+/-172	900	(X)
Less than 20.0 percent	+/-7.5	365	+/-106	40.6%	+/-9.9
20.0 to 24.9 percent	+/-8.3	201	+/-96	22.3%	+/-9.9
25.0 to 29.9 percent	+/-6.7	106	+/-59	11.8%	+/-6.1
30.0 to 34.9 percent	+/-4.6	92	+/-63	10.2%	+/-6.5
35.0 percent or more	+/-8.2	136	+/-78	15.1%	+/-7.5
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)	499	+/-119	499	(X)
Less than 10.0 percent	+/-18.6	314	+/-93	62.9%	+/-11.8
10.0 to 14.9 percent	+/-13.0	114	+/-72	22.8%	+/-12.5
15.0 to 19.9 percent	+/-14.0	40	+/-30	8.0%	+/-6.6
20.0 to 24.9 percent	+/-12.2	0	+/-18	0.0%	+/-7.2
25.0 to 29.9 percent	+/-12.2	0	+/-18	0.0%	+/-7.2
30.0 to 34.9 percent	+/-6.2	24	+/-26	4.8%	+/-5.3
35.0 percent or more	+/-12.0	7	+/-10	1.4%	+/-2.1
Not computed	(X)	15	+/-25	(X)	(X)
<b>GROSS RENT</b>					
Occupied units paying rent	(X)	516	+/-163	516	(X)
Less than \$500	+/-2.9	31	+/-48	6.0%	+/-9.5
\$500 to \$999	+/-9.7	75	+/-60	14.5%	+/-10.8
\$1,000 to \$1,499	+/-10.0	272	+/-126	52.7%	+/-17.7
\$1,500 to \$1,999	+/-5.0	90	+/-75	17.4%	+/-14.2
\$2,000 to \$2,499	+/-1.7	33	+/-38	6.4%	+/-7.4
\$2,500 to \$2,999	+/-1.7	0	+/-18	0.0%	+/-7.0
\$3,000 or more	+/-1.7	15	+/-23	2.9%	+/-4.5
Median (dollars)	(X)	1,289	+/-133	(X)	(X)

Subject	Census Tract 104.01, Camden County, Georgia Percent Margin of Error	Census Tract 104.02, Camden County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	36	+/-34	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	516	+/-163	516	(X)
Less than 15.0 percent	+/-7.8	62	+/-61	12.0%	+/-10.1
15.0 to 19.9 percent	+/-4.3	93	+/-75	18.0%	+/-13.9
20.0 to 24.9 percent	+/-5.5	57	+/-41	11.0%	+/-7.9
25.0 to 29.9 percent	+/-6.9	109	+/-91	21.1%	+/-15.6
30.0 to 34.9 percent	+/-5.0	0	+/-18	0.0%	+/-7.0
35.0 percent or more	+/-9.7	195	+/-78	37.8%	+/-14.9
Not computed	(X)	36	+/-34	(X)	(X)

Subject	Census Tract 104.03, Camden County, Georgia				Census Tract 105, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
<b>HOUSING OCCUPANCY</b>					
Total housing units	1,658	+/-78	1,658	(X)	696
Occupied housing units	1,587	+/-86	95.7%	+/-3.5	564
Vacant housing units	71	+/-58	4.3%	+/-3.5	132
Homeowner vacancy rate	2.0	+/-3.1	(X)	(X)	0.0
Rental vacancy rate	5.2	+/-8.1	(X)	(X)	17.7
<b>UNITS IN STRUCTURE</b>					
Total housing units	1,658	+/-78	1,658	(X)	696
1-unit, detached	1,547	+/-95	93.3%	+/-3.4	96
1-unit, attached	63	+/-43	3.8%	+/-2.6	99
2 units	6	+/-10	0.4%	+/-0.6	27
3 or 4 units	20	+/-28	1.2%	+/-1.7	404
5 to 9 units	0	+/-13	0.0%	+/-2.2	21
10 to 19 units	7	+/-11	0.4%	+/-0.7	0
20 or more units	0	+/-13	0.0%	+/-2.2	8
Mobile home	15	+/-24	0.9%	+/-1.5	41
Boat, RV, van, etc.	0	+/-13	0.0%	+/-2.2	0
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	1,658	+/-78	1,658	(X)	696
Built 2014 or later	7	+/-12	0.4%	+/-0.7	5
Built 2010 to 2013	23	+/-24	1.4%	+/-1.5	8
Built 2000 to 2009	594	+/-86	35.8%	+/-5.0	78
Built 1990 to 1999	634	+/-110	38.2%	+/-6.4	167
Built 1980 to 1989	235	+/-76	14.2%	+/-4.6	194
Built 1970 to 1979	58	+/-44	3.5%	+/-2.6	122
Built 1960 to 1969	27	+/-33	1.6%	+/-2.0	67
Built 1950 to 1959	6	+/-10	0.4%	+/-0.6	34
Built 1940 to 1949	62	+/-65	3.7%	+/-3.9	9
Built 1939 or earlier	12	+/-18	0.7%	+/-1.1	12
<b>ROOMS</b>					
Total housing units	1,658	+/-78	1,658	(X)	696
1 room	0	+/-13	0.0%	+/-2.2	0
2 rooms	0	+/-13	0.0%	+/-2.2	0
3 rooms	44	+/-33	2.7%	+/-2.0	6
4 rooms	50	+/-34	3.0%	+/-2.0	216
5 rooms	293	+/-105	17.7%	+/-6.3	172
6 rooms	523	+/-123	31.5%	+/-7.1	107
7 rooms	344	+/-91	20.7%	+/-5.5	77
8 rooms	203	+/-72	12.2%	+/-4.3	54
9 rooms or more	201	+/-59	12.1%	+/-3.6	64
Median rooms	6.3	+/-0.3	(X)	(X)	5.2
<b>BEDROOMS</b>					
Total housing units	1,658	+/-78	1,658	(X)	696
No bedroom	0	+/-13	0.0%	+/-2.2	0
1 bedroom	25	+/-23	1.5%	+/-1.4	0
2 bedrooms	73	+/-44	4.4%	+/-2.6	322
3 bedrooms	1,050	+/-149	63.3%	+/-8.0	190
4 bedrooms	450	+/-125	27.1%	+/-7.6	184
5 or more bedrooms	60	+/-35	3.6%	+/-2.1	0
<b>HOUSING TENURE</b>					
Occupied housing units	1,587	+/-86	1,587	(X)	564
Owner-occupied	1,150	+/-109	72.5%	+/-6.2	6

Subject	Census Tract 104.03, Camden County, Georgia				Census Tract 105, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Renter-occupied	437	+/-104	27.5%	+/-6.2	558
Average household size of owner-occupied unit	2.40	+/-0.22	(X)	(X)	2.00
Average household size of renter-occupied unit	3.22	+/-0.69	(X)	(X)	3.39
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,587	+/-86	1,587	(X)	564
Moved in 2015 or later	115	+/-57	7.2%	+/-3.6	166
Moved in 2010 to 2014	582	+/-112	36.7%	+/-6.8	375
Moved in 2000 to 2009	559	+/-110	35.2%	+/-6.6	17
Moved in 1990 to 1999	280	+/-95	17.6%	+/-5.9	6
Moved in 1980 to 1989	39	+/-35	2.5%	+/-2.2	0
Moved in 1979 and earlier	12	+/-18	0.8%	+/-1.2	0
VEHICLES AVAILABLE					
Occupied housing units	1,587	+/-86	1,587	(X)	564
No vehicles available	16	+/-18	1.0%	+/-1.1	5
1 vehicle available	447	+/-115	28.2%	+/-6.8	203
2 vehicles available	749	+/-109	47.2%	+/-6.7	311
3 or more vehicles available	375	+/-94	23.6%	+/-5.9	45
HOUSE HEATING FUEL					
Occupied housing units	1,587	+/-86	1,587	(X)	564
Utility gas	188	+/-73	11.8%	+/-4.4	32
Bottled, tank, or LP gas	90	+/-58	5.7%	+/-3.7	6
Electricity	1,275	+/-120	80.3%	+/-6.0	498
Fuel oil, kerosene, etc.	0	+/-13	0.0%	+/-2.3	6
Coal or coke	0	+/-13	0.0%	+/-2.3	0
Wood	12	+/-18	0.8%	+/-1.2	0
Solar energy	0	+/-13	0.0%	+/-2.3	0
Other fuel	0	+/-13	0.0%	+/-2.3	0
No fuel used	22	+/-24	1.4%	+/-1.5	22
SELECTED CHARACTERISTICS					
Occupied housing units	1,587	+/-86	1,587	(X)	564
Lacking complete plumbing facilities	0	+/-13	0.0%	+/-2.3	10
Lacking complete kitchen facilities	6	+/-10	0.4%	+/-0.6	10
No telephone service available	8	+/-13	0.5%	+/-0.8	33
OCCUPANTS PER ROOM					
Occupied housing units	1,587	+/-86	1,587	(X)	564
1.00 or less	1,587	+/-86	100.0%	+/-2.3	505
1.01 to 1.50	0	+/-13	0.0%	+/-2.3	59
1.51 or more	0	+/-13	0.0%	+/-2.3	0
VALUE					
Owner-occupied units	1,150	+/-109	1,150	(X)	6
Less than \$50,000	19	+/-22	1.7%	+/-1.9	0
\$50,000 to \$99,999	172	+/-83	15.0%	+/-6.7	0
\$100,000 to \$149,999	209	+/-78	18.2%	+/-6.5	0
\$150,000 to \$199,999	101	+/-52	8.8%	+/-4.6	0
\$200,000 to \$299,999	275	+/-90	23.9%	+/-7.3	0
\$300,000 to \$499,999	292	+/-70	25.4%	+/-5.8	6
\$500,000 to \$999,999	82	+/-42	7.1%	+/-3.8	0
\$1,000,000 or more	0	+/-13	0.0%	+/-3.2	0
Median (dollars)	223,600	+/-23,734	(X)	(X)	-
MORTGAGE STATUS					

Subject	Census Tract 104.03, Camden County, Georgia				Census Tract 105, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Owner-occupied units	1,150	+/-109	1,150	(X)	6
Housing units with a mortgage	853	+/-123	74.2%	+/-7.1	0
Housing units without a mortgage	297	+/-83	25.8%	+/-7.1	6
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	853	+/-123	853	(X)	0
Less than \$500	0	+/-13	0.0%	+/-4.3	0
\$500 to \$999	262	+/-96	30.7%	+/-9.7	0
\$1,000 to \$1,499	199	+/-77	23.3%	+/-8.7	0
\$1,500 to \$1,999	183	+/-68	21.5%	+/-7.5	0
\$2,000 to \$2,499	91	+/-40	10.7%	+/-4.5	0
\$2,500 to \$2,999	30	+/-33	3.5%	+/-3.8	0
\$3,000 or more	88	+/-41	10.3%	+/-4.6	0
Median (dollars)	1,424	+/-165	(X)	(X)	-
Housing units without a mortgage	297	+/-83	297	(X)	6
Less than \$250	10	+/-15	3.4%	+/-5.3	0
\$250 to \$399	30	+/-27	10.1%	+/-8.7	0
\$400 to \$599	132	+/-54	44.4%	+/-13.3	6
\$600 to \$799	73	+/-39	24.6%	+/-10.6	0
\$800 to \$999	33	+/-30	11.1%	+/-9.5	0
\$1,000 or more	19	+/-21	6.4%	+/-7.1	0
Median (dollars)	553	+/-67	(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)	853	+/-123	853	(X)	0
Less than 20.0 percent	411	+/-109	48.2%	+/-10.2	0
20.0 to 24.9 percent	119	+/-59	14.0%	+/-6.9	0
25.0 to 29.9 percent	63	+/-43	7.4%	+/-5.0	0
30.0 to 34.9 percent	70	+/-42	8.2%	+/-4.7	0
35.0 percent or more	190	+/-83	22.3%	+/-8.7	0
Not computed	0	+/-13	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)	288	+/-85	288	(X)	6
Less than 10.0 percent	129	+/-58	44.8%	+/-15.3	6
10.0 to 14.9 percent	69	+/-38	24.0%	+/-12.4	0
15.0 to 19.9 percent	58	+/-40	20.1%	+/-11.9	0
20.0 to 24.9 percent	11	+/-16	3.8%	+/-5.6	0
25.0 to 29.9 percent	9	+/-15	3.1%	+/-5.2	0
30.0 to 34.9 percent	0	+/-13	0.0%	+/-12.2	0
35.0 percent or more	12	+/-18	4.2%	+/-6.3	0
Not computed	9	+/-15	(X)	(X)	0
<b>GROSS RENT</b>					
Occupied units paying rent	400	+/-101	400	(X)	558
Less than \$500	20	+/-22	5.0%	+/-5.6	0
\$500 to \$999	76	+/-63	19.0%	+/-14.6	199
\$1,000 to \$1,499	139	+/-72	34.8%	+/-15.3	288
\$1,500 to \$1,999	51	+/-46	12.8%	+/-11.5	52
\$2,000 to \$2,499	33	+/-30	8.3%	+/-7.5	19
\$2,500 to \$2,999	81	+/-59	20.3%	+/-14.6	0
\$3,000 or more	0	+/-13	0.0%	+/-8.9	0
Median (dollars)	1,210	+/-402	(X)	(X)	1,079

Subject	Census Tract 104.03, Camden County, Georgia				Census Tract 105, Camden County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
No rent paid	37	+/-36	(X)	(X)	0
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	400	+/-101	400	(X)	546
Less than 15.0 percent	66	+/-41	16.5%	+/-9.5	15
15.0 to 19.9 percent	124	+/-75	31.0%	+/-16.9	65
20.0 to 24.9 percent	53	+/-41	13.3%	+/-9.7	106
25.0 to 29.9 percent	52	+/-56	13.0%	+/-13.8	54
30.0 to 34.9 percent	43	+/-36	10.8%	+/-8.4	123
35.0 percent or more	62	+/-42	15.5%	+/-10.5	183
Not computed	37	+/-36	(X)	(X)	12

Subject	Census Tract 105, Camden County, Georgia			Census Tract 106.01, Camden County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	+/-71	696	(X)	3,068	+/-250
Occupied housing units	+/-80	81.0%	+/-7.9	2,463	+/-251
Vacant housing units	+/-56	19.0%	+/-7.9	605	+/-230
Homeowner vacancy rate	+/-100.0	(X)	(X)	0.0	+/-3.0
Rental vacancy rate	+/-7.7	(X)	(X)	14.6	+/-9.7
<b>UNITS IN STRUCTURE</b>					
Total housing units	+/-71	696	(X)	3,068	+/-250
1-unit, detached	+/-34	13.8%	+/-5.1	2,053	+/-259
1-unit, attached	+/-47	14.2%	+/-6.8	140	+/-101
2 units	+/-27	3.9%	+/-3.8	85	+/-94
3 or 4 units	+/-90	58.0%	+/-10.6	210	+/-90
5 to 9 units	+/-25	3.0%	+/-3.6	293	+/-158
10 to 19 units	+/-13	0.0%	+/-5.2	111	+/-121
20 or more units	+/-11	1.1%	+/-1.6	86	+/-75
Mobile home	+/-52	5.9%	+/-7.4	90	+/-59
Boat, RV, van, etc.	+/-13	0.0%	+/-5.2	0	+/-18
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	+/-71	696	(X)	3,068	+/-250
Built 2014 or later	+/-8	0.7%	+/-1.1	15	+/-24
Built 2010 to 2013	+/-12	1.1%	+/-1.7	92	+/-109
Built 2000 to 2009	+/-34	11.2%	+/-4.8	310	+/-141
Built 1990 to 1999	+/-79	24.0%	+/-11.1	383	+/-175
Built 1980 to 1989	+/-81	27.9%	+/-11.1	632	+/-170
Built 1970 to 1979	+/-52	17.5%	+/-7.3	422	+/-188
Built 1960 to 1969	+/-44	9.6%	+/-6.2	352	+/-168
Built 1950 to 1959	+/-33	4.9%	+/-4.7	398	+/-164
Built 1940 to 1949	+/-14	1.3%	+/-2.0	220	+/-164
Built 1939 or earlier	+/-12	1.7%	+/-1.7	244	+/-173
<b>ROOMS</b>					
Total housing units	+/-71	696	(X)	3,068	+/-250
1 room	+/-13	0.0%	+/-5.2	51	+/-62
2 rooms	+/-13	0.0%	+/-5.2	73	+/-74
3 rooms	+/-10	0.9%	+/-1.4	327	+/-177
4 rooms	+/-79	31.0%	+/-10.9	443	+/-207
5 rooms	+/-75	24.7%	+/-10.5	695	+/-222
6 rooms	+/-52	15.4%	+/-7.4	564	+/-172
7 rooms	+/-39	11.1%	+/-5.7	534	+/-170
8 rooms	+/-40	7.8%	+/-5.6	134	+/-75
9 rooms or more	+/-35	9.2%	+/-4.9	247	+/-116
Median rooms	+/-0.4	(X)	(X)	5.4	+/-0.3
<b>BEDROOMS</b>					
Total housing units	+/-71	696	(X)	3,068	+/-250
No bedroom	+/-13	0.0%	+/-5.2	51	+/-62
1 bedroom	+/-13	0.0%	+/-5.2	376	+/-185
2 bedrooms	+/-80	46.3%	+/-10.5	937	+/-234
3 bedrooms	+/-63	27.3%	+/-8.8	1,176	+/-189
4 bedrooms	+/-66	26.4%	+/-9.0	453	+/-211
5 or more bedrooms	+/-13	0.0%	+/-5.2	75	+/-60
<b>HOUSING TENURE</b>					
Occupied housing units	+/-80	564	(X)	2,463	+/-251
Owner-occupied	+/-10	1.1%	+/-1.8	1,215	+/-198

Subject	Census Tract 105, Camden County, Georgia			Census Tract 106.01, Camden County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-80	98.9%	+/-1.8	1,248	+/-241
Average household size of owner-occupied unit	+/-0.50	(X)	(X)	2.21	+/-0.23
Average household size of renter-occupied unit	+/-0.46	(X)	(X)	2.46	+/-0.31
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	+/-80	564	(X)	2,463	+/-251
Moved in 2015 or later	+/-62	29.4%	+/-10.3	338	+/-139
Moved in 2010 to 2014	+/-83	66.5%	+/-10.8	850	+/-232
Moved in 2000 to 2009	+/-16	3.0%	+/-2.8	497	+/-175
Moved in 1990 to 1999	+/-10	1.1%	+/-1.8	323	+/-135
Moved in 1980 to 1989	+/-13	0.0%	+/-6.4	178	+/-106
Moved in 1979 and earlier	+/-13	0.0%	+/-6.4	277	+/-97
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	+/-80	564	(X)	2,463	+/-251
No vehicles available	+/-9	0.9%	+/-1.5	302	+/-165
1 vehicle available	+/-83	36.0%	+/-12.4	857	+/-199
2 vehicles available	+/-72	55.1%	+/-11.7	813	+/-203
3 or more vehicles available	+/-29	8.0%	+/-5.4	491	+/-179
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	+/-80	564	(X)	2,463	+/-251
Utility gas	+/-26	5.7%	+/-4.6	229	+/-118
Bottled, tank, or LP gas	+/-10	1.1%	+/-1.8	0	+/-18
Electricity	+/-82	88.3%	+/-7.0	2,193	+/-289
Fuel oil, kerosene, etc.	+/-10	1.1%	+/-1.7	0	+/-18
Coal or coke	+/-13	0.0%	+/-6.4	0	+/-18
Wood	+/-13	0.0%	+/-6.4	0	+/-18
Solar energy	+/-13	0.0%	+/-6.4	0	+/-18
Other fuel	+/-13	0.0%	+/-6.4	0	+/-18
No fuel used	+/-25	3.9%	+/-4.3	41	+/-45
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	+/-80	564	(X)	2,463	+/-251
Lacking complete plumbing facilities	+/-15	1.8%	+/-2.6	0	+/-18
Lacking complete kitchen facilities	+/-15	1.8%	+/-2.6	14	+/-23
No telephone service available	+/-37	5.9%	+/-6.5	96	+/-102
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	+/-80	564	(X)	2,463	+/-251
1.00 or less	+/-90	89.5%	+/-10.6	2,388	+/-264
1.01 to 1.50	+/-61	10.5%	+/-10.6	58	+/-53
1.51 or more	+/-13	0.0%	+/-6.4	17	+/-28
<b>VALUE</b>					
Owner-occupied units	+/-10	6	(X)	1,215	+/-198
Less than \$50,000	+/-13	0.0%	+/-100.0	148	+/-96
\$50,000 to \$99,999	+/-13	0.0%	+/-100.0	374	+/-135
\$100,000 to \$149,999	+/-13	0.0%	+/-100.0	200	+/-94
\$150,000 to \$199,999	+/-13	0.0%	+/-100.0	179	+/-79
\$200,000 to \$299,999	+/-13	0.0%	+/-100.0	113	+/-71
\$300,000 to \$499,999	+/-10	100.0%	+/-100.0	89	+/-57
\$500,000 to \$999,999	+/-13	0.0%	+/-100.0	112	+/-84
\$1,000,000 or more	+/-13	0.0%	+/-100.0	0	+/-18
Median (dollars)	**	(X)	(X)	121,600	+/-31,312
<b>MORTGAGE STATUS</b>					

Subject	Census Tract 105, Camden County, Georgia			Census Tract 106.01, Camden County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-10	6	(X)	1,215	+/-198
Housing units with a mortgage	+/-13	0.0%	+/-100.0	715	+/-190
Housing units without a mortgage	+/-10	100.0%	+/-100.0	500	+/-137
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	+/-13	0	(X)	715	+/-190
Less than \$500	+/-13	-	**	0	+/-18
\$500 to \$999	+/-13	-	**	171	+/-80
\$1,000 to \$1,499	+/-13	-	**	184	+/-97
\$1,500 to \$1,999	+/-13	-	**	185	+/-112
\$2,000 to \$2,499	+/-13	-	**	88	+/-67
\$2,500 to \$2,999	+/-13	-	**	65	+/-43
\$3,000 or more	+/-13	-	**	22	+/-35
Median (dollars)	**	(X)	(X)	1,514	+/-365
<b>Housing units without a mortgage</b>					
Housing units without a mortgage	+/-10	6	(X)	500	+/-137
Less than \$250	+/-13	0.0%	+/-100.0	158	+/-105
\$250 to \$399	+/-13	0.0%	+/-100.0	127	+/-71
\$400 to \$599	+/-10	100.0%	+/-100.0	76	+/-66
\$600 to \$799	+/-13	0.0%	+/-100.0	78	+/-61
\$800 to \$999	+/-13	0.0%	+/-100.0	61	+/-70
\$1,000 or more	+/-13	0.0%	+/-100.0	0	+/-18
Median (dollars)	**	(X)	(X)	364	+/-87
<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)	+/-13	0	(X)	705	+/-191
Less than 20.0 percent	+/-13	-	**	211	+/-104
20.0 to 24.9 percent	+/-13	-	**	112	+/-60
25.0 to 29.9 percent	+/-13	-	**	95	+/-62
30.0 to 34.9 percent	+/-13	-	**	9	+/-15
35.0 percent or more	+/-13	-	**	278	+/-122
Not computed	+/-13	(X)	(X)	10	+/-17
<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)	+/-10	6	(X)	500	+/-137
Less than 10.0 percent	+/-10	100.0%	+/-100.0	285	+/-103
10.0 to 14.9 percent	+/-13	0.0%	+/-100.0	91	+/-64
15.0 to 19.9 percent	+/-13	0.0%	+/-100.0	0	+/-18
20.0 to 24.9 percent	+/-13	0.0%	+/-100.0	28	+/-42
25.0 to 29.9 percent	+/-13	0.0%	+/-100.0	17	+/-28
30.0 to 34.9 percent	+/-13	0.0%	+/-100.0	0	+/-18
35.0 percent or more	+/-13	0.0%	+/-100.0	79	+/-75
Not computed	+/-13	(X)	(X)	0	+/-18
<b>GROSS RENT</b>					
Occupied units paying rent	+/-80	558	(X)	1,165	+/-230
Less than \$500	+/-13	0.0%	+/-6.5	47	+/-58
\$500 to \$999	+/-76	35.7%	+/-12.1	788	+/-214
\$1,000 to \$1,499	+/-80	51.6%	+/-12.2	232	+/-132
\$1,500 to \$1,999	+/-22	9.3%	+/-4.0	34	+/-55
\$2,000 to \$2,499	+/-19	3.4%	+/-3.4	64	+/-82
\$2,500 to \$2,999	+/-13	0.0%	+/-6.5	0	+/-18
\$3,000 or more	+/-13	0.0%	+/-6.5	0	+/-18
Median (dollars)	+/-52	(X)	(X)	875	+/-95
No rent paid	+/-13	(X)	(X)	83	+/-99

Subject	Census Tract 105, Camden County, Georgia			Census Tract 106.01, Camden 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)	+/-81	546	(X)	1,122	+/-235
Less than 15.0 percent	+/-17	2.7%	+/-3.0	91	+/-47
15.0 to 19.9 percent	+/-52	11.9%	+/-9.2	61	+/-76
20.0 to 24.9 percent	+/-54	19.4%	+/-9.7	176	+/-109
25.0 to 29.9 percent	+/-32	9.9%	+/-5.8	223	+/-103
30.0 to 34.9 percent	+/-58	22.5%	+/-10.9	114	+/-75
35.0 percent or more	+/-82	33.5%	+/-13.0	457	+/-202
Not computed	+/-16	(X)	(X)	126	+/-109

Subject	Census Tract 106.01, Camden County, Georgia	
	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>		
Total housing units	3,068	(X)
Occupied housing units	80.3%	+/-6.9
Vacant housing units	19.7%	+/-6.9
Homeowner vacancy rate	(X)	(X)
Rental vacancy rate	(X)	(X)
<b>UNITS IN STRUCTURE</b>		
Total housing units	3,068	(X)
1-unit, detached	66.9%	+/-6.4
1-unit, attached	4.6%	+/-3.3
2 units	2.8%	+/-3.1
3 or 4 units	6.8%	+/-2.9
5 to 9 units	9.6%	+/-5.0
10 to 19 units	3.6%	+/-3.9
20 or more units	2.8%	+/-2.5
Mobile home	2.9%	+/-1.9
Boat, RV, van, etc.	0.0%	+/-1.2
<b>YEAR STRUCTURE BUILT</b>		
Total housing units	3,068	(X)
Built 2014 or later	0.5%	+/-0.8
Built 2010 to 2013	3.0%	+/-3.6
Built 2000 to 2009	10.1%	+/-4.5
Built 1990 to 1999	12.5%	+/-5.6
Built 1980 to 1989	20.6%	+/-5.4
Built 1970 to 1979	13.8%	+/-5.9
Built 1960 to 1969	11.5%	+/-5.3
Built 1950 to 1959	13.0%	+/-5.1
Built 1940 to 1949	7.2%	+/-5.4
Built 1939 or earlier	8.0%	+/-5.5
<b>ROOMS</b>		
Total housing units	3,068	(X)
1 room	1.7%	+/-2.1
2 rooms	2.4%	+/-2.4
3 rooms	10.7%	+/-5.6
4 rooms	14.4%	+/-6.6
5 rooms	22.7%	+/-6.7
6 rooms	18.4%	+/-5.8
7 rooms	17.4%	+/-5.2
8 rooms	4.4%	+/-2.4
9 rooms or more	8.1%	+/-3.7
Median rooms	(X)	(X)
<b>BEDROOMS</b>		
Total housing units	3,068	(X)
No bedroom	1.7%	+/-2.1
1 bedroom	12.3%	+/-5.8
2 bedrooms	30.5%	+/-7.2
3 bedrooms	38.3%	+/-6.0
4 bedrooms	14.8%	+/-6.6
5 or more bedrooms	2.4%	+/-2.0
<b>HOUSING TENURE</b>		
Occupied housing units	2,463	(X)
Owner-occupied	49.3%	+/-7.3

Subject	Census Tract 106.01, Camden County, Georgia	
	Percent	Percent Margin of Error
Renter-occupied	50.7%	+/-7.3
Average household size of owner-occupied unit	(X)	(X)
Average household size of renter-occupied unit	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT		
Occupied housing units	2,463	(X)
Moved in 2015 or later	13.7%	+/-5.4
Moved in 2010 to 2014	34.5%	+/-7.6
Moved in 2000 to 2009	20.2%	+/-7.5
Moved in 1990 to 1999	13.1%	+/-5.3
Moved in 1980 to 1989	7.2%	+/-4.2
Moved in 1979 and earlier	11.2%	+/-4.0
VEHICLES AVAILABLE		
Occupied housing units	2,463	(X)
No vehicles available	12.3%	+/-6.2
1 vehicle available	34.8%	+/-8.1
2 vehicles available	33.0%	+/-7.5
3 or more vehicles available	19.9%	+/-7.0
HOUSE HEATING FUEL		
Occupied housing units	2,463	(X)
Utility gas	9.3%	+/-5.0
Bottled, tank, or LP gas	0.0%	+/-1.5
Electricity	89.0%	+/-5.3
Fuel oil, kerosene, etc.	0.0%	+/-1.5
Coal or coke	0.0%	+/-1.5
Wood	0.0%	+/-1.5
Solar energy	0.0%	+/-1.5
Other fuel	0.0%	+/-1.5
No fuel used	1.7%	+/-1.8
SELECTED CHARACTERISTICS		
Occupied housing units	2,463	(X)
Lacking complete plumbing facilities	0.0%	+/-1.5
Lacking complete kitchen facilities	0.6%	+/-0.9
No telephone service available	3.9%	+/-4.1
OCCUPANTS PER ROOM		
Occupied housing units	2,463	(X)
1.00 or less	97.0%	+/-2.5
1.01 to 1.50	2.4%	+/-2.2
1.51 or more	0.7%	+/-1.1
VALUE		
Owner-occupied units	1,215	(X)
Less than \$50,000	12.2%	+/-7.5
\$50,000 to \$99,999	30.8%	+/-9.7
\$100,000 to \$149,999	16.5%	+/-7.4
\$150,000 to \$199,999	14.7%	+/-6.4
\$200,000 to \$299,999	9.3%	+/-5.8
\$300,000 to \$499,999	7.3%	+/-4.7
\$500,000 to \$999,999	9.2%	+/-6.5
\$1,000,000 or more	0.0%	+/-3.0
Median (dollars)	(X)	(X)
MORTGAGE STATUS		

Subject	Census Tract 106.01, Camden County, Georgia	
	Percent	Percent Margin of Error
Owner-occupied units	1,215	(X)
Housing units with a mortgage	58.8%	+/-10.7
Housing units without a mortgage	41.2%	+/-10.7
SELECTED MONTHLY OWNER COSTS (SMOC)		
Housing units with a mortgage	715	(X)
Less than \$500	0.0%	+/-5.1
\$500 to \$999	23.9%	+/-9.6
\$1,000 to \$1,499	25.7%	+/-11.4
\$1,500 to \$1,999	25.9%	+/-13.1
\$2,000 to \$2,499	12.3%	+/-9.1
\$2,500 to \$2,999	9.1%	+/-6.3
\$3,000 or more	3.1%	+/-4.8
Median (dollars)	(X)	(X)
Housing units without a mortgage		
Less than \$250	500	(X)
\$250 to \$399	31.6%	+/-16.4
\$400 to \$599	25.4%	+/-15.5
\$600 to \$799	15.2%	+/-12.9
\$800 to \$999	15.6%	+/-11.2
\$1,000 or more	12.2%	+/-13.3
Median (dollars)	0.0%	+/-7.2
	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)		
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	705	(X)
Less than 20.0 percent	29.9%	+/-11.2
20.0 to 24.9 percent	15.9%	+/-8.2
25.0 to 29.9 percent	13.5%	+/-8.9
30.0 to 34.9 percent	1.3%	+/-2.2
35.0 percent or more	39.4%	+/-12.1
Not computed		
	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)		
Less than 10.0 percent	500	(X)
10.0 to 14.9 percent	57.0%	+/-16.2
15.0 to 19.9 percent	18.2%	+/-11.6
20.0 to 24.9 percent	0.0%	+/-7.2
25.0 to 29.9 percent	5.6%	+/-8.2
30.0 to 34.9 percent	3.4%	+/-5.5
35.0 percent or more	0.0%	+/-7.2
	15.8%	+/-14.0
Not computed		
	(X)	(X)
GROSS RENT		
Occupied units paying rent	1,165	(X)
Less than \$500	4.0%	+/-5.0
\$500 to \$999	67.6%	+/-13.0
\$1,000 to \$1,499	19.9%	+/-10.4
\$1,500 to \$1,999	2.9%	+/-4.5
\$2,000 to \$2,499	2.9%	+/-4.5
\$2,500 to \$2,999	5.5%	+/-6.9
\$3,000 or more	0.0%	+/-3.2
Median (dollars)	0.0%	+/-3.2
	(X)	(X)
No rent paid		
	(X)	(X)

Subject	Census Tract 106.01, Camden County, Georgia	
	Percent	Percent Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)		
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,122	(X)
Less than 15.0 percent	8.1%	+/-4.0
15.0 to 19.9 percent	5.4%	+/-6.6
20.0 to 24.9 percent	15.7%	+/-8.9
25.0 to 29.9 percent	19.9%	+/-9.9
30.0 to 34.9 percent	10.2%	+/-6.9
35.0 percent or more	40.7%	+/-13.2
Not computed	(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 102, Camden County, Georgia		Census Tract 103.01, Camden County, Georgia		Census Tract 103.02, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,957	+/-171	3,050	+/-228	1,641
Owner occupied:	1,676	+/-147	1,868	+/-174	1,219
Less than \$5,000	32	+/-37	80	+/-67	18
\$5,000 to \$9,999	21	+/-25	67	+/-64	32
\$10,000 to \$14,999	56	+/-35	66	+/-50	74
\$15,000 to \$19,999	50	+/-37	65	+/-50	60
\$20,000 to \$24,999	85	+/-62	43	+/-41	61
\$25,000 to \$34,999	153	+/-71	258	+/-116	88
\$35,000 to \$49,999	252	+/-97	208	+/-85	285
\$50,000 to \$74,999	354	+/-122	577	+/-137	301
\$75,000 to \$99,999	306	+/-122	219	+/-87	163
\$100,000 to \$149,999	237	+/-97	169	+/-75	90
\$150,000 or more	130	+/-59	116	+/-78	47
Renter occupied:	281	+/-90	1,182	+/-230	422
Less than \$5,000	34	+/-40	47	+/-44	9
\$5,000 to \$9,999	47	+/-30	112	+/-80	16
\$10,000 to \$14,999	9	+/-11	249	+/-160	90
\$15,000 to \$19,999	41	+/-31	157	+/-94	70
\$20,000 to \$24,999	41	+/-55	110	+/-94	18
\$25,000 to \$34,999	0	+/-132	266	+/-135	10
\$35,000 to \$49,999	0	+/-132	80	+/-67	69
\$50,000 to \$74,999	51	+/-35	97	+/-56	115
\$75,000 to \$99,999	37	+/-36	39	+/-50	25
\$100,000 to \$149,999	21	+/-24	10	+/-17	0
\$150,000 or more	0	+/-132	15	+/-22	0

	Census Tract 103.02, Camden County, Georgia	Census Tract 104.01, Camden County, Georgia		Census Tract 104.02, Camden County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-122	3,536	+/-267	1,618	+/-167
Owner occupied:	+/-149	2,215	+/-181	1,279	+/-176
Less than \$5,000	+/-22	62	+/-64	18	+/-20
\$5,000 to \$9,999	+/-48	60	+/-57	64	+/-76
\$10,000 to \$14,999	+/-48	53	+/-51	27	+/-29
\$15,000 to \$19,999	+/-42	11	+/-20	42	+/-50
\$20,000 to \$24,999	+/-49	73	+/-71	0	+/-132
\$25,000 to \$34,999	+/-66	149	+/-86	88	+/-61
\$35,000 to \$49,999	+/-115	340	+/-136	146	+/-80
\$50,000 to \$74,999	+/-103	764	+/-186	267	+/-96
\$75,000 to \$99,999	+/-78	315	+/-107	268	+/-112
\$100,000 to \$149,999	+/-45	300	+/-107	217	+/-91
\$150,000 or more	+/-40	88	+/-64	142	+/-71
Renter occupied:	+/-120	1,321	+/-236	339	+/-120
Less than \$5,000	+/-13	93	+/-67	12	+/-18
\$5,000 to \$9,999	+/-20	113	+/-76	7	+/-12
\$10,000 to \$14,999	+/-61	230	+/-169	0	+/-132
\$15,000 to \$19,999	+/-54	12	+/-19	0	+/-132
\$20,000 to \$24,999	+/-22	41	+/-31	31	+/-36
\$25,000 to \$34,999	+/-16	143	+/-107	61	+/-43
\$35,000 to \$49,999	+/-52	237	+/-98	38	+/-31
\$50,000 to \$74,999	+/-70	324	+/-153	114	+/-78
\$75,000 to \$99,999	+/-28	36	+/-36	65	+/-71
\$100,000 to \$149,999	+/-132	71	+/-55	11	+/-17
\$150,000 or more	+/-132	21	+/-34	0	+/-132

	Census Tract 104.03, Camden County, Georgia		Census Tract 105, Camden County, Georgia		Census Tract 106.01, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,324	+/-128	459	+/-121	2,740
Owner occupied:	1,121	+/-137	8	+/-13	1,403
Less than \$5,000	12	+/-20	0	+/-132	13
\$5,000 to \$9,999	57	+/-61	0	+/-132	108
\$10,000 to \$14,999	51	+/-36	0	+/-132	19
\$15,000 to \$19,999	0	+/-132	0	+/-132	50
\$20,000 to \$24,999	0	+/-132	0	+/-132	42
\$25,000 to \$34,999	29	+/-30	0	+/-132	69
\$35,000 to \$49,999	178	+/-82	0	+/-132	251
\$50,000 to \$74,999	185	+/-71	0	+/-132	304
\$75,000 to \$99,999	205	+/-84	8	+/-13	351
\$100,000 to \$149,999	306	+/-110	0	+/-132	128
\$150,000 or more	98	+/-61	0	+/-132	68
Renter occupied:	203	+/-86	451	+/-121	1,337
Less than \$5,000	0	+/-132	11	+/-17	144
\$5,000 to \$9,999	14	+/-24	0	+/-132	7
\$10,000 to \$14,999	0	+/-132	0	+/-132	54
\$15,000 to \$19,999	12	+/-19	53	+/-54	138
\$20,000 to \$24,999	0	+/-132	13	+/-22	226
\$25,000 to \$34,999	40	+/-35	78	+/-43	116
\$35,000 to \$49,999	64	+/-54	201	+/-112	421
\$50,000 to \$74,999	41	+/-39	41	+/-40	208
\$75,000 to \$99,999	22	+/-34	42	+/-44	9
\$100,000 to \$149,999	10	+/-16	0	+/-132	14
\$150,000 or more	0	+/-132	12	+/-19	0

	Census Tract 106.01, Camden County, Georgia
	Margin of Error
Total:	+/-191
Owner occupied:	+/-192
Less than \$5,000	+/-21
\$5,000 to \$9,999	+/-94
\$10,000 to \$14,999	+/-31
\$15,000 to \$19,999	+/-36
\$20,000 to \$24,999	+/-46
\$25,000 to \$34,999	+/-56
\$35,000 to \$49,999	+/-114
\$50,000 to \$74,999	+/-112
\$75,000 to \$99,999	+/-135
\$100,000 to \$149,999	+/-67
\$150,000 or more	+/-46
Renter occupied:	+/-225
Less than \$5,000	+/-122
\$5,000 to \$9,999	+/-13
\$10,000 to \$14,999	+/-50
\$15,000 to \$19,999	+/-96
\$20,000 to \$24,999	+/-136
\$25,000 to \$34,999	+/-95
\$35,000 to \$49,999	+/-162
\$50,000 to \$74,999	+/-114
\$75,000 to \$99,999	+/-15
\$100,000 to \$149,999	+/-23
\$150,000 or more	+/-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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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 102, Camden County, Georgia		Census Tract 103.01, Camden County, Georgia		Census Tract 103.02, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,906	+/-184	3,035	+/-243	1,764
Owner occupied:	1,492	+/-169	1,811	+/-209	1,159
Less than \$5,000	26	+/-20	8	+/-14	10
\$5,000 to \$9,999	42	+/-40	12	+/-19	41
\$10,000 to \$14,999	43	+/-52	13	+/-20	62
\$15,000 to \$19,999	90	+/-65	55	+/-52	45
\$20,000 to \$24,999	29	+/-26	87	+/-68	33
\$25,000 to \$34,999	134	+/-56	309	+/-108	116
\$35,000 to \$49,999	178	+/-67	232	+/-139	149
\$50,000 to \$74,999	335	+/-89	431	+/-151	237
\$75,000 to \$99,999	167	+/-72	222	+/-101	191
\$100,000 to \$149,999	271	+/-74	351	+/-118	176
\$150,000 or more	177	+/-58	91	+/-62	99
Renter occupied:	414	+/-77	1,224	+/-219	605
Less than \$5,000	36	+/-33	67	+/-64	32
\$5,000 to \$9,999	10	+/-16	55	+/-58	22
\$10,000 to \$14,999	55	+/-38	41	+/-47	51
\$15,000 to \$19,999	54	+/-48	52	+/-43	84
\$20,000 to \$24,999	13	+/-20	84	+/-71	0
\$25,000 to \$34,999	91	+/-48	280	+/-148	117
\$35,000 to \$49,999	47	+/-36	324	+/-163	122
\$50,000 to \$74,999	19	+/-15	167	+/-120	123
\$75,000 to \$99,999	27	+/-31	125	+/-99	33
\$100,000 to \$149,999	62	+/-57	20	+/-23	21
\$150,000 or more	0	+/-18	9	+/-15	0

	Census Tract 103.02, Camden County, Georgia	Census Tract 104.01, Camden County, Georgia		Census Tract 104.02, Camden County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-125	4,046	+/-208	1,966	+/-124
Owner occupied:	+/-136	1,783	+/-204	1,414	+/-166
Less than \$5,000	+/-15	24	+/-40	35	+/-35
\$5,000 to \$9,999	+/-44	23	+/-37	27	+/-33
\$10,000 to \$14,999	+/-44	77	+/-70	7	+/-11
\$15,000 to \$19,999	+/-43	15	+/-26	21	+/-21
\$20,000 to \$24,999	+/-22	41	+/-38	29	+/-29
\$25,000 to \$34,999	+/-70	34	+/-35	75	+/-47
\$35,000 to \$49,999	+/-73	247	+/-111	201	+/-94
\$50,000 to \$74,999	+/-82	504	+/-152	209	+/-75
\$75,000 to \$99,999	+/-78	298	+/-115	313	+/-95
\$100,000 to \$149,999	+/-75	362	+/-130	343	+/-95
\$150,000 or more	+/-62	158	+/-85	154	+/-68
Renter occupied:	+/-128	2,263	+/-246	552	+/-164
Less than \$5,000	+/-29	88	+/-72	10	+/-16
\$5,000 to \$9,999	+/-19	77	+/-54	31	+/-48
\$10,000 to \$14,999	+/-56	41	+/-41	0	+/-18
\$15,000 to \$19,999	+/-69	56	+/-58	0	+/-18
\$20,000 to \$24,999	+/-13	243	+/-160	15	+/-25
\$25,000 to \$34,999	+/-53	293	+/-176	80	+/-63
\$35,000 to \$49,999	+/-94	485	+/-188	107	+/-66
\$50,000 to \$74,999	+/-71	520	+/-196	81	+/-75
\$75,000 to \$99,999	+/-41	213	+/-149	129	+/-79
\$100,000 to \$149,999	+/-25	144	+/-130	92	+/-68
\$150,000 or more	+/-13	103	+/-98	7	+/-11

	Census Tract 104.03, Camden County, Georgia		Census Tract 105, Camden County, Georgia		Census Tract 106.01, Camden County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,587	+/-86	564	+/-80	2,463
Owner occupied:	1,150	+/-109	6	+/-10	1,215
Less than \$5,000	62	+/-67	0	+/-13	24
\$5,000 to \$9,999	0	+/-13	0	+/-13	0
\$10,000 to \$14,999	21	+/-24	0	+/-13	33
\$15,000 to \$19,999	0	+/-13	0	+/-13	31
\$20,000 to \$24,999	18	+/-20	0	+/-13	119
\$25,000 to \$34,999	69	+/-42	0	+/-13	161
\$35,000 to \$49,999	100	+/-41	0	+/-13	214
\$50,000 to \$74,999	253	+/-81	0	+/-13	177
\$75,000 to \$99,999	283	+/-83	0	+/-13	160
\$100,000 to \$149,999	171	+/-65	6	+/-10	195
\$150,000 or more	173	+/-55	0	+/-13	101
Renter occupied:	437	+/-104	558	+/-80	1,248
Less than \$5,000	0	+/-13	20	+/-18	206
\$5,000 to \$9,999	0	+/-13	0	+/-13	13
\$10,000 to \$14,999	0	+/-13	22	+/-18	222
\$15,000 to \$19,999	0	+/-13	33	+/-50	0
\$20,000 to \$24,999	20	+/-28	44	+/-40	120
\$25,000 to \$34,999	22	+/-23	81	+/-39	172
\$35,000 to \$49,999	88	+/-51	177	+/-72	219
\$50,000 to \$74,999	78	+/-54	113	+/-59	200
\$75,000 to \$99,999	102	+/-61	33	+/-25	80
\$100,000 to \$149,999	50	+/-41	30	+/-19	0
\$150,000 or more	77	+/-58	5	+/-7	16

	Census Tract 106.01, Camden County, Georgia
	Margin of Error
Total:	+/-251
Owner occupied:	+/-198
Less than \$5,000	+/-30
\$5,000 to \$9,999	+/-18
\$10,000 to \$14,999	+/-38
\$15,000 to \$19,999	+/-35
\$20,000 to \$24,999	+/-84
\$25,000 to \$34,999	+/-97
\$35,000 to \$49,999	+/-114
\$50,000 to \$74,999	+/-94
\$75,000 to \$99,999	+/-77
\$100,000 to \$149,999	+/-105
\$150,000 or more	+/-57
Renter occupied:	+/-241
Less than \$5,000	+/-158
\$5,000 to \$9,999	+/-22
\$10,000 to \$14,999	+/-158
\$15,000 to \$19,999	+/-18
\$20,000 to \$24,999	+/-80
\$25,000 to \$34,999	+/-124
\$35,000 to \$49,999	+/-105
\$50,000 to \$74,999	+/-109
\$75,000 to \$99,999	+/-76
\$100,000 to \$149,999	+/-18
\$150,000 or more	+/-27

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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

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