

**Need and Demand Analysis For
Ponderosa Forest Apartments
4920 La Roche Avenue
Savannah, Georgia 31404**

Prepared For
Ms. Breana Brown
Redwood Housing
1326 5th Avenue, Suite 445
Seattle, Washington 98101

Effective Date
July 26, 2019

Date of Report
September 11, 2019

Prepared By

The logo for Gill Group features the word "Gill" in a blue, serif font above the word "Group" in a larger, blue, serif font. The "G" in "Group" is significantly larger and overlaps the "Gill" text.
*P.O. Box 784
512 N. One Mile Road
Dexter, MO 63841*



512 North One Mile Road * Dexter, Missouri 63841

Ph: 573-624-6614 * Fax: 573-624-2942

September 11, 2019

Ms. Breana Brown
Redwood Housing
1326 5th Avenue, Suite 445
Seattle, Washington 98101

Dear Ms. Brown:

Following is a market study which was completed for Ponderosa Forest Apartments, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by Redwood Housing. The subject is located at 4920 La Roche Avenue, Savannah, Georgia. The site is improved with five two-story walk-up buildings and one accessory building. The property contains a total of 56 Section 8 units designed for families. The property contains a meeting room, exercise room, computer room, on-site management, on-site maintenance, video surveillance and open parking areas with approximately 81 parking spaces. Upon completion of the rehabilitation, the property will also contain a picnic area, business center and security patrol. The total site size is approximately 4.08 acres, or 177,606 square feet.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Todd Douglas Poer while visiting the site. The site was inspected originally inspected on July 26, 2019, by Todd Douglas Poer. An attempt was made to survey 100 percent of all housing in the area. The intended users of the report are the Georgia Department of Community Affairs and Redwood Housing.

I certify that there is not now, nor will there, be an identity of interest between or among the applicant, contractor, architect, engineer, attorney, interim lender, subcontractors, material suppliers, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to the Georgia Department of Community Affairs and written consent to such identity of interest by the Georgia Department of Community Affairs. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

The property was originally inspected on July 26, 2019. The comparables were confirmed on July 26, 2019. Therefore, the effective date of this analysis is July 26, 2019. The document is assignable to other lenders that are parties to the DCA loan transaction. In addition to this market study, Gill Group, Inc., has also completed an appraisal report and rent comparability study.

A handwritten signature in cursive script that reads "Samuel T. Gill".

Samuel T. Gill
Market Analyst

TABLE OF CONTENTS

Title Page 1
Letter of Transmittal 2-3
Table of Contents 4-5
Certification 6
Identity of Interest 7-8
NCHMA Member Certification 9

PART I: EXECUTIVE SUMMARY

Executive Summary 11-16
Executive Summary Table 17

PART II: PROJECT DESCRIPTION

General Project Information 19-21

PART III: SITE EVALUATION

Location & Site Characteristics 23-26
Subject Photos 27-38
Location Map 39
Vicinity Map 40
Community Service Legend 41-44
Community Service Map 45
Subsidized/Restricted Legend 46
Subsidized/Restricted Map 47

PART IV: MARKET AREA

Delineation of Market Area 49-50
Primary Market Area Map 51

PART V: COMMUNITY DEMOGRAPHIC DATA

POPULATION

Population Household Trends and Analysis 53-55

HOUSEHOLDS

Tenure 55-58
Household Income Trends and Analysis 58-61

PART VI: EMPLOYMENT TREND

EMPLOYMENT

Labor Force and Employment Trends 63-65
Major Employers 66
Place of Work Employment Data 66-69
Employment Outside the County 69

PART VII: PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

Household Income Trends 71
Sources of Demand 71-72
Eligible Households 72
New & Pipeline Units 72-73
Capture Rate 74-77

PART VIII: EXISTING RENTAL HOUSING STOCK

Comparable Properties 79-102
Vacancy Data 103-104
Existing Housing Map Legend 105
Existing Housing Maps 106-107
Additional Developments 108
Comparable Comparisons 109-110
Evaluation of the Rehabilitated Development 111-113
Rent Grid Analysis 114-134
Average Rents/Rent Advantage 135
Housing Profile 136-139

PART IX: ABSORPTION & STABILIZATION RATES 141

PART X: INTERVIEWS 143

PART XI: RECOMMENDATIONS AND CONCLUSIONS

Recommendations and Conclusions 145-147
Certification 148

ADDENDA

Market Study Index A
Market Study Terminology B
Subject Data C
Flood Zone Determination D
Google Satellite Photograph E
Ribbon Demographics F
Experience and Qualifications G

CERTIFICATION

This is to certify that a field visit was made by the market analyst or one of his associates and information was obtained from publications of Federal, State and Local agencies. Interviews were held with apartment owners or managers, local officials and others as appropriate who may be knowledgeable of the housing market in Savannah.

In accordance with the Georgia Department of Community Affairs, I hereby certify that the information provided in this Market Study was written according to the Georgia Department of Community Affairs' market study requirements and is truthful and accurate to the best of my knowledge and belief. The estimates of demand for family housing made by this report are based on the assumption of a free market situation, unencumbered by local mores, affirmative fair housing marketing or prejudice toward the site location.

This is to affirm that I will receive no fees which are contingent upon approval of the project by the Georgia Department of Community Affairs, before or after the fact, and that I will have no interest in the housing project.



Samuel T. Gill
Market Analyst
September 11, 2019

IDENTITY OF INTEREST

I understand and agree that the Georgia Department of Community Affairs will consider an identity of interest to exist between the loan applicant as the party of the first part and general contractors, architects, engineers, attorneys, interim lenders, subcontractors, material suppliers or equipment lessors as parties of the second part under any of the following conditions:

1. When there is any financial interest of the party of the first part in the party of the second part;
2. When one or more of the officers, directors, stockholders or partners of the party of the first part is also an officer, director, stockholder or partner of the party of the second part;
3. When any officer, director, stockholder or partner of the party of the first part has any financial interest whatsoever in the party of the second part;
4. When the party of the second part advances any funds to the party of the first part other than an interim lender advancing funds to enable the applicant to pay for construction and other authorized and legally eligible expenses during the construction period;
5. When the party of the second part provides and pays on behalf of the party of the first part the cost of any legal services, architectural services or interim financing other than those of the survey, general superintendent or engineer employed by a general contractor in connection with obligations under the construction contract;
6. When the party of the second part takes stock or any interest in the party of the first part as part of the consideration to be paid them; and
7. When there exists or comes into being any side deals, agreements, contracts or undertakings entered into thereby altering, amending or canceling any of the required closing documents or approval conditions as approved by the Georgia Department of Community Affairs.

I certify that there is not now, nor will there be, an identity of interest between or among the applicant, contractor, architect, interim lender, subcontractors, material supplies, equipment lessors or any of their members, directors, officers, stockholders, partners or beneficiaries without prior written identification to the Georgia Department of Community Affairs and written consent to such identity of interest by the Georgia Department of Community Affairs. This statement is given for the purpose of inducing the United States of America to make a loan as requested in the loan pre-application or application of which this statement is a part.

There is no identity of interest between the loan applicant and the Market Analyst or Gill Group.



Samuel T. Gill
Market Analyst

September 11, 2019



Formerly known as
National Council of Affordable
Housing Market Analysts

NCHMA MEMBER CERTIFICATION

This market study has been prepared by Gill Group, Inc., 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.

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

Samuel T. Gill
Market Analyst
September 11, 2019

PART I:

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

It is the opinion of the analyst that a market does exist for the 56-unit development designed for families. The existing development designed for families is viable within the market area. The report was prepared assuming that the project will be rehabilitated as detailed in this report.

Project Description

The subject, Ponderosa Forest Apartments, is an existing 56-unit development designed for families. The site is located at 4920 La Roche Avenue, Savannah, Chatham County, Georgia, 31404. La Roche Avenue is located east of Harry S. Truman Parkway. La Roche Avenue connects to Delesseps Avenue which connects to Harry S. Truman Parkway.

The existing development contains five two-story walk-up apartment buildings and one accessory building. The property is 98 percent occupied, with one vacant one-bedroom unit. The property contains 16 one-bedroom/one-bath units with 736 square feet for a total of 11,776 square feet; 24 two-bedroom/one-bath units with 805 square feet for a total of 19,320 square feet and 16 three-bedroom/two-bath units with 1,035 square feet for a total of 47,656 square feet.

The following chart lists the subject's proposed unit distribution by unit type, size, income restriction and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	16	736	60%	\$807	\$1,157	\$112	\$1,045
2/1	24	805	60%	\$969	\$1,278	\$138	\$1,140
3/2	16	1,035	60%	\$1,119	\$1,485	\$165	\$1,320

The subject is a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. As complete, it will continue to be a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. The subject's proposed rents are higher than the maximum allowable LIHTC rents. However, due to the subject's project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

Unit amenities include a refrigerator, range/oven, washer, dryer, carpet, vinyl, ceramic tile, blinds, walk-in closet and coat closet. Upon completion of renovations, the units will also contain a microwave. Project amenities include a meeting room, exercise room, computer room, on-site management, on-site maintenance and video surveillance. As complete, the property will also contain a picnic area, business center and security patrol. The subject's unit mix and project amenities are similar to most surveyed comparables.

The subject's unit mix of one-, two- and three-bedroom units is suitable in the market. The subject's one-bedroom units are larger than the average unit size of the comparables surveyed. The subject's two- and three-bedroom unit sizes are smaller than the average unit size of the comparables surveyed. However, the subject's units are within the range of the comparables, and the subject maintains a stabilized occupancy. Therefore, the unit sizes do not appear to have a negative impact on the marketability of the units.

The subject property's proposed net rents are in line with the market rents of \$1,045 for the one-bedroom units, \$1,140 for the two-bedroom units and \$1,320 for the three-bedroom units. The analyst was able to locate and verify nine market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are in line with the adjusted market rental rates. Therefore, the proposed rents were considered achievable.

Site Description/Evaluation

The subject is located at 4920 La Roche Avenue and contains approximately 4.08 acres. The subject property is currently zoned R-M-25, Multifamily Residential. The subject is a legal, conforming use. La Roche Avenue is located east of Harry S. Truman Parkway. La Roche Avenue connects to Delesseps Avenue which connects to Harry S. Truman Parkway.

The subject neighborhood is comprised primarily of commercial properties and is approximately 100 percent built up. Approximately 50 percent is comprised of commercial properties. About 30 percent is comprised of multifamily dwellings. Another 20 percent of the land use is made up of single-family residences. The area is mostly urban.

The site is located near a major thoroughfare which provides it with average visibility and access. The crime rate for the area is higher than the state average. The subject is located in close proximity to most major services. There are multiple pharmacies, convenience stores, department stores, schools, banks and restaurants within two miles of the site. In addition, government and health care facilities are located within a reasonable distance from the subject. The subject is an existing development designed for families. The subject will be 100 percent Section 8 and Low Income Housing Tax Credit, with 100 percent of its units set at 60 percent of the area median income, which will provide affordable housing to residents in the area. The site has no apparent weaknesses.

Market Area Definition

The market area for the subject consists of Census Tracts 0003.00, 0009.00, 0011.00, 0015.00, 0020.00, 0021.00, 0022.00, 0026.00, 0027.00, 0029.00, 0030.00, 0034.00, 0035.01, 0035.02, 0036.01, 0036.02, 0037.00, 0038.00, 0039.00, 0040.01, 0040.02, 0101.01, 0101.02, 0102.00, 0106.05, 0112.00, 0113.00 and 0114.00. The primary market area encompasses the area within the following boundaries: North – Savannah River and South Carolina; South – Montgomery Crossroad, Skidaway Road and Herb River;

East – Wilmington River and Herb River; and West – U.S. Highway 17, Martin Luther King Junior Boulevard, U.S. Highway 80, Bull Street, West 59th Street, Montgomery Street, Meding Street, Staley Avenue, Mildred Street, Hampstead Avenue, White Bluff Road and South Perimeter Road. The northern boundary is approximately 4.55 miles from the subject. The western boundary is approximately 3.04 miles from the subject, and the eastern boundary is approximately 1.39 miles from the subject. The southern boundary is approximately 2.28 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 72,380. By 2010, population in this market area had increased by 2.5 percent to 74,207. In 2019, the population in this market area had increased by 3.5 percent to 76,809. It is projected that between 2019 and 2021, population in the market area will increase 1.2 percent to 77,699. It is projected that between 2021 and 2024, population in the market area will increase 1.7 percent to 79,033.

Between 2000 and 2010, the market area gained 140 households per year. The market area gained 249 households per year between 2010 and 2019 and gained an additional 263 households between 2019 and 2020. The market area is projected to continue to gain households through 2024. The households in the market area are split, with approximately 48.3 percent being owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Of the surveyed comparables, one-bedroom units typically range from \$675 to \$895 per month; two-bedroom units typically range from \$775 to \$1,180 per month; and three-bedroom units typically range from \$885 to \$1,360 per month. These rental rates have remained similar within the past few years.

Households who have between one and two persons and annual incomes below \$34,440 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 46 percent (45.9%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes below \$38,760 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 44 percent (44.0%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes below \$46,500 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 58 percent (57.5%) of the primary market area tenants are within this range.

According to www.realtytrac.com, there are currently 16 properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Savannah. In July 2019, the number of properties that received a foreclosure filing in zip code 31404 was 150 percent

higher than the previous month and 0 percent higher than the same time last year. The zip code's foreclosure rate is 0.04 percent, while the City of Savannah's foreclosure rate is 0.04 percent. Both are lower than the state's foreclosure rate which is 0.05 percent. They are similar to Chatham County's foreclosure rate of 0.04 percent. The number of foreclosures per month lowered significantly between March 2019 and June 2019 before increasing in July 2019. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Economic Data

The economy of the market area is based on retail trade; professional and related services; educational, health and social services; and entertainment and recreation services. Each of these industries has experienced reasonable growth within the past few years.

Employment in Savannah has been increasing an average of 0.6 percent per year since 2005. Employment in Chatham County has been increasing an average of 1.0 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Savannah has fluctuated from 4.1 percent to 11.2 percent over the past 14 years. These fluctuations are slightly higher than the unemployment rates for Chatham County and the State of Georgia.

The chart below shows the new or expanding businesses in Chatham County in the last two years:

NEW AND EXPANDING BUSINESSES		
Company	New/Expanding	Employees Added
Wayfair, Inc.	New	1,000
Anatolia Tile + Stone	Expansion	124
Candor USA	New	20
Gulfstream Aerospace Corp.	Expansion	200
Total:		1,344

Source: Savannah Economic Development Authority

According to the Georgia Department of Labor, there have been four Worker Adjustment and Retraining Notification (WARN) Notices issued in the market area over the past two years, resulting in a loss of 326 jobs between 2017 and 2019. Many of the residents in the market area could be affected by these notices. The following WARN Notices were issued since 2017:

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
Nathan Howard	Savannah	1	6/7/2019
Conifer Health Solutions	Savannah	158	2/3/2018
Sodexo	Savannah	89	5/11/2018
Anthem	Savannah	78	6/30/2018
Total:		326	

Source: Georgia Department of Labor

Overall, it appears that the area is stable with enough new jobs to offset the small number of job losses over the past two years. The U.S. Bureau of Labor Statistics data shows a relatively stable unemployment rate that is in line with the unemployment rate for the city as a whole. For this reason, it is believed that the area will continue to remain stabilized.

Project-Specific Affordability and Capture Rate Analysis

The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$1,157	\$0	\$46,500	55.7%	9,119
1 BR (All)	\$1,157	\$0	\$34,440	45.9%	5,298
2 BR (All)	\$1,278	\$0	\$38,760	44.0%	2,912
3 BR (All)	\$1,485	\$0	\$46,500	57.5%	2,778

The following chart indicates the net demand and the capture rates:

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$0 to \$34,440	1	2,708	0	2,708	0.04%	N/A	\$1,045	N/A	\$1,045
	2 BR/1 BA	\$0 to \$38,760	0	1,900	0	1,900	0.00%	N/A	\$1,140	N/A	\$1,140
	3 BR/2 BA	\$0 to \$46,500	0	1,313	0	1,313	0.0%	N/A	\$1,320	N/A	\$1,320
Total for Project	60% AMI	\$0 to \$46,500	1	6,106	0	6,106	0.02%	N/A	\$1,045 - \$1,320	N/A	\$1,045 - \$1,320

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 98 percent occupied, with one vacant one-bedroom unit. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that would compete with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of one unit that should be subtracted from the demand. The subject will need to capture 0.02 percent.

Competitive Rental Analysis

There was a total of 13 confirmed apartment complexes in the market area, including the subject. There were 28 vacant units at the time of the survey out of 1,668 surveyed, for an overall vacancy rate of 1.7 percent. There are currently five competitive properties in the market area. These properties currently

have 19 vacant units out of 807 surveyed, for an overall competitive vacancy rate of 2.4 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Market rent grids were completed for the subject. The subject property's proposed net rents are in line with the market rents of \$1,045 for the one-bedroom units, \$1,140 for the two-bedroom units and \$1,320 for the three-bedroom units. The analyst was able to locate and verify nine market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are in line with the adjusted market rental rates. Therefore, the proposed rents were considered achievable.

Absorption/Stabilization Estimate

The subject is an existing multifamily development that contains 56 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The property is currently applying for Low Income Housing Tax Credits. However, the subject does not need to capture any of the demand as all units have project-based Section 8 rental subsidy. Therefore, it is believed that the subject will continue to be a viable development.

Summary Table:
(must be completed by the analyst in the executive summary)

Development Name: Ponderosa Forest Apartments Total # Units: 56
 Location: 4920 La Roche Avenue, Savannah, Georgia # LIHTC Units: 56
 PMA Boundary: North – Savannah River and South Carolina; South – Montgomery Crossroad, Skidaway Road and Herb River; East – Wilmington River and Herb River; and West – U.S. Highway 17, Martin Luther King Junior Boulevard, U.S. Highway 80, Bull Street, West 59th Street, Montgomery Street, Meding Street, Staley Avenue, Mildred Street, Hampstead Avenue, White Bluff Road and South Perimeter Road
 Farthest Boundary Distance to Subject: 4.55 Miles

RENTAL HOUSING STOCK (found on page 79)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	13	1,668	28	98.3%
Market-Rate Housing	9	1,327	27	98.0%
<i>Assisted/Subsidized Housing not to include LIHTC</i>	4	341	1	99.7%
LIHTC	0	0	0	N/A
Stabilized Comps	13	1,668	28	98.3%
Properties in Construction & Lease Up	0	0	0	N/A

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
16	1	1	736	\$1,045	\$1,045	\$1.42	0.0%	\$895	\$1.38
24	2	1	805	\$1,140	\$1,140	\$1.42	0.0%	\$1,180	\$1.18
16	3	2	1,035	\$1,320	\$1,320	\$1.28	0.0%	\$1,360	\$1.17

Capture Rates (found on page 76)

Target Population	30%	50%	60%	Market-rate	Other:	Overall
Capture Rate			0.02%			0.02%

PART II:

PROJECT DESCRIPTION

PROJECT DESCRIPTION

Project Name: Ponderosa Forest Apartments
Location: 4920 La Roche Avenue
Savannah, Chatham County, Georgia 31404

Project Type: Family

Construction Type: Existing Rehab Development

The existing development contains five two-story walk-up apartment buildings and one accessory building. The property is 98 percent occupied, with one vacant one-bedroom unit. The property contains 16 one-bedroom/one-bath units with 736 square feet for a total of 11,776 square feet; 24 two-bedroom/one-bath units with 805 square feet for a total of 19,320 square feet and 16 three-bedroom/two-bath units with 1,035 square feet for a total of 47,656 square feet. A copy of the plans was not available.

Project Design

The subject contains five two-story walk-up buildings and one accessory with wood frame construction with stucco and vinyl siding exteriors. The property contains a total of 56 units and was constructed in 1979 and was partially renovated in 2016. Approximately 30 percent of the units have been updated.

Unit Features, Project Amenities and Services

Unit amenities include refrigerator, range/oven, washer, dryer, carpet, vinyl, ceramic tile, blinds, walk-in closet and coat closet. Upon completion of renovations, the units will also contain a microwave. Project amenities include a meeting room, exercise room, computer room, on-site management, on-site maintenance and video surveillance. As complete, the property will also have a picnic area, business center and security patrol.

Parking

The subject contains open parking areas with approximately 81 parking spaces.

Utilities

The following table describes the project's utility combination.

UTILITY SCHEDULE		
Utility	Type	Who Pays
Heat	Central Gas	Landlord
Air Conditioning	Central Electric	Tenant
Hot Water	Gas	Landlord
Cooking	Electric	Tenant
Other Electric	Electric	Tenant
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord
Cable/Satellite	N/A	Tenant
Internet	In-Unit	Landlord

Unit Mix, Size and Rent Structure

The subject currently contains 56 total units and is 98 percent occupied, with one vacant one-bedroom unit. The property is 100 percent Section 8. The following chart lists the subject's existing unit distribution by unit type, size, income restriction and rent structure.

Unit Type	# of Units	Avg. Square Footage	Contract Rent	Utility Allowance
1/1	16	736	\$654	\$112
2/1	24	805	\$723	\$138
3/2	16	1,035	\$825	\$165
	56			

The following chart lists the subject's proposed unit distribution by unit type, size, income restriction and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	16	736	60%	\$807	\$1,157	\$112	\$1,045
2/1	24	805	60%	\$969	\$1,278	\$138	\$1,140
3/2	16	1,035	60%	\$1,119	\$1,485	\$165	\$1,320

The subject is a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. As complete, it will continue to be a Section 8 property and Low Income Housing Tax Credit at 60 percent of the area median income. The subject's current and proposed rents are higher than the maximum allowable LIHTC rents. However, due to the subject's project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

Eligibility

Households who have between one and two persons and annual incomes below \$34,440 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately 46 percent (45.9%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes below \$38,760 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately 44 percent (44.0%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes below \$46,500 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 58 percent (57.5%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$30,120
2	\$34,440
3	\$38,760
4	\$43,020
5	\$46,500
6	\$49,920

Source: HUD

Current Occupancy Levels

The subject is currently 98 percent occupied, with one vacant one-bedroom unit.

Rehabilitation

The property will undergo rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. In addition, each unit will also contain a microwave, and the property will also contain a picnic area and business center. The rehabilitation is anticipated to begin in April 2020 and end in December 2021.

PART III:
SITE EVALUATION

SITE EVALUATION

Date of Inspection: July 26, 2019

Site Inspector: Todd Douglas Poer

Project Location

The subject is located at 4920 La Roche Avenue in the southwestern portion of the City of Savannah, Georgia. La Roche Avenue is located east of Harry S. Truman Parkway. La Roche Avenue connects to Delesseps Avenue which connects to Harry S. Truman Parkway.

Site Characteristics

The subject neighborhood is comprised primarily of commercial properties and is approximately 100 percent built up. Approximately 50 percent is comprised of commercial properties. About 30 percent is comprised of multifamily dwellings. Another 20 percent of the land use is made up of single-family residences. The area is mostly urban.

Zoning

According to the City of Savannah, the subject is zoned R-M-25, Multifamily Residential. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur. The subject appears to meet site and setback requirements and appears to conform to the current zoning restrictions. The subject could be re-built if it were destroyed. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

Surrounding Land Uses

Multifamily dwellings and Savannah State University are located north of the site. Single-family residences are located south of the site. Multifamily dwellings, commercial properties and Savannah State University are located east of the subject. Multifamily dwellings, commercial properties and single-family residences are located west of the subject.

Developments

Existing developments within the market area include Ridgewood Apartments, Magnolia Square Apartments, Magnolia Villas Apartment Homes, Moss Pointe Apartments, Alhambra Apartments, Red Lion Apartments, Jasmine Place Apartments, Royal Oaks Apartments, Allen Apartments, Savannah Gardens Senior Residences, Woods of Savannah and Williams Court. Of the aforementioned properties, five of the family housing properties will compete with the subject's units. Ridgewood Apartments is a market-rate property that contains one-, two- and three-

bedroom units and will compete with the subject. The vacancy rate is three percent. Magnolia Square Apartments is a market-rate property that contains one-, two-, three- and four-bedroom units. The vacancy rate is three percent. Magnolia Villas Apartment Homes is a market-rate property that contains one-, two- and three-bedroom units. The property's vacancy rate is two percent. Moss Pointe Apartments is a market-rate property that contains one-, two- and three-bedroom units. The current vacancy rate is two percent. Alhambra Apartments is a market-rate property containing one-, two- and three-bedroom units. The vacancy rate is two percent. Red Lion Apartments, Jasmine Place Apartments and Royal Oaks Apartments are dissimilar in unit mix and will not compete directly with the subject. Savannah Gardens Senior Residences, Woods of Savannah and Williams Court are senior properties and will not compete directly with the subject.

Schools

According to AreaVibes, the subject is served by the Chatham County School District. There are currently 48 public schools, 26 private schools and six post-secondary schools in Savannah. The average test score for the area is 26.0 percent. Approximately 81.2 percent of people in the district have completed high school. The subject will be served by Jacob G. Smith Elementary School, Southwest Middle School and Jenkins High School.

Transportation

Major highways in the County of Chatham include Interstates 16, 95 and 516; U.S. Highways 17 and 80; State Highways 17, 21, 25, 26, 30, 204, 307, 404, 405 and 421; and Savannah River Parkway. Savannah is home to the Savannah/Hilton Head International Airport. Amtrak is available in the area for passenger rail service. Chatham Area Transit Authority (CAT) provides public bus transportation to the residents of Chatham County.

Health Services

Georgia Regional Hospital, St. Joseph's/Candler Hospital, and Memorial University Hospital are health care facilities in Savannah that serve the residents of the city and the surrounding area. Applecare Urgent Care and Urgent Care of Historic Savannah are additional health care facilities within the city.

Parks and Recreational Opportunities

Savannah offers several recreational opportunities, including the following parks and playgrounds: Alpine, Avondale, Bacon Park Forest, Baldwin, Barjan Terrace, Blackshear, Charlie S. Bryan, Cann, Carver Village, Cedar Grove, Ben Clark, Cloverdale, Coffee Bluff Marina Park, Crossroad Villa, Crusader, Daffin Park, Davant, Dixon, Eastside, Fellwood, Bowles Ford, Forrest Hills, Forsyth, Rebecca Gray, Hitch, Hull, Jefferson Street, Kennedy (Carver Heights),

Kensington, Lamara Heights, W. W. Law, Liberty City, Magnolia, Mayfair, Guy Minnick Complex, Mohaw, Lake, Ogeecheeton, Rivers End, Robbie Robinson, W.C. Ross, Savannah Gardens, Soldiers Field (Paulsen), Staley Heights, Summerside, Sunset, Sustainable Forest, Thomas, Tompkins, Treat, Tremont, Joe Tribble, Victory Heights, Wells, Fred Wessels, Westside, White Bluff Elementary, Windsor Forest, Yamacraw and 38th Street. Community centers in the city include Carver Village Neighborhood Center, Cloverdale Neighborhood Center, Crusader Neighborhood Center, Eastside Regional Center, Grant Regional Center, John S. Delaware Regional Center, Moses Jackson Center, Liberty City Neighborhood Center, Tatemville Neighborhood Center, Tompkins Regional Center, Tremont Center, W.W. Law Regional Center, Windsor Forest Regional Center and Woodville Neighborhood Center.

Crime

According to AreaVibes, approximately 463 per 100,000 residents are victims of a violent crime annually, and approximately 3,706 per 100,000 residents are victims of a property crime each year. The crime rate for the area is 52.0 percent higher than the overall crime rate for the nation. The total number of crimes in the city has decreased 5.0 percent within the past year, according to AreaVibes. There is a 1 in 217 chance of being the victim of a violent crime and a 1 in 27 chance of being the victim of a property crime within the Savannah area. There are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

Visibility/Access

The subject property is located at 4920 La Roche Avenue. La Roche Avenue is located east of Harry S. Truman Parkway. La Roche Avenue connects to Delesseps Avenue which connects to Harry S. Truman Parkway. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

Planned Road & Infrastructure Improvements

At the time of the physical inspection, there were no planned road or infrastructure improvements in the area surrounding the subject property.

Environmental

A copy of a Phase I Environmental Site Assessment was not provided to the analyst with this assignment. No environmental hazards were observed on the site on the date of the inspection.

Community and Site Strengths and Weaknesses

Strengths – The site is located near a major thoroughfare which provides it with good visibility and access. The family development provides affordable housing to residents in the area.

Weaknesses – The site has no apparent weaknesses.



View of Sign



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Leasing Office



View of Leasing Office



View of Leasing Office



View of Mail Center



View of Maintenance Area



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Parking Lot



View of Parking Lot



View to the North



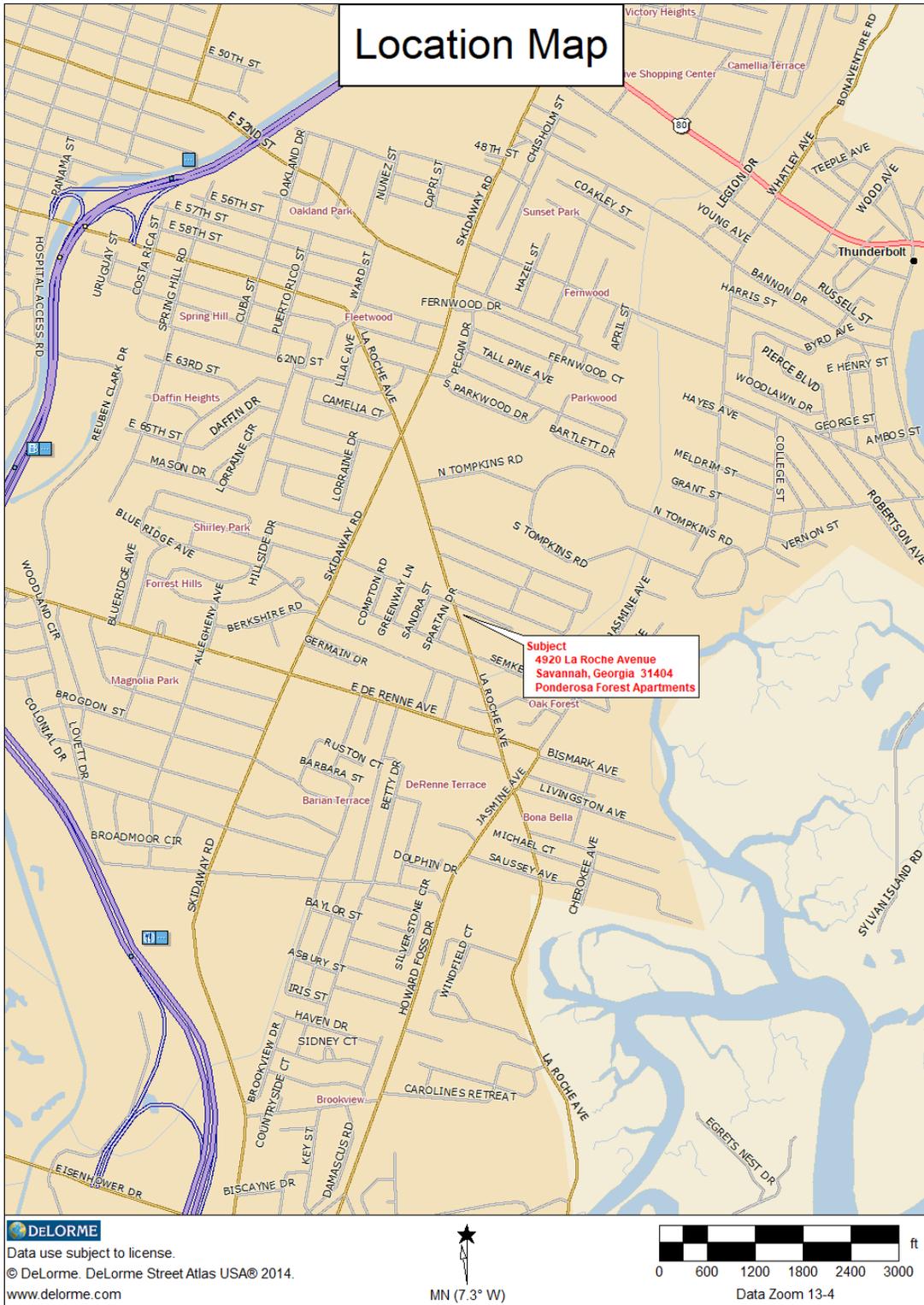
View to the South



View to the East



View to the West

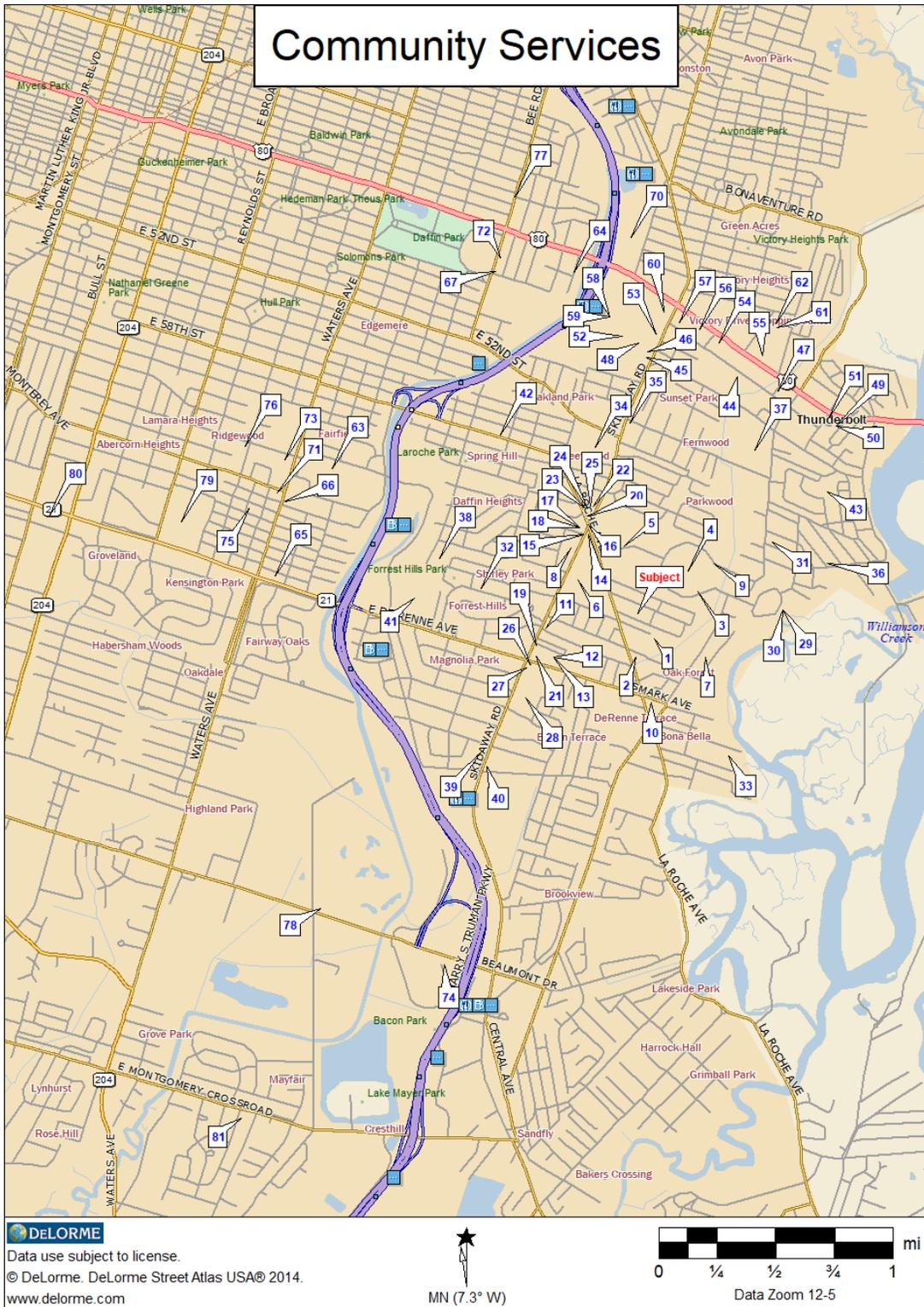


BANKING SERVICES		
Legend	Service	Distance From Site
53	SunTrust	1.19
54	United Community Bank	1.20
56	Bank of America Financial Center	1.24
66	BB&T	1.57
68	Wells Fargo Bank	1.60
GROCERY, SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
12	Food Lion	0.40
17	Family Dollar	0.44
64	Whole Foods Market	1.48
69	Family Dollar	1.60
PHARMACY SERVICES		
Legend	Service	Distance From Site
58	CVS Pharmacy	1.27
60	CVS Pharmacy	1.29
70	Kroger Pharmacy	1.60
71	Quick Rx Drugs	1.61
73	CVS Pharmacy	1.63
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
3	Tiger Express Diner	0.27
23	Top's China Restaurant	0.50
35	Carey Hilliard's	0.81
39	Cohen's Retreat	0.89
46	Dairy Queen Grill & Chill	1.11
57	Papa John's Pizza	1.25
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
18	Family Dollar	0.44
24	Fine Designs Boutique	0.50
44	Treasure of Bali LLC.	1.09
47	Treasures of Bali	1.12
52	Citi Trends	1.18
59	Target	1.27

SALON/BARBER, FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
8	Angie's Salon Inc.	0.39
13	Le Nails	0.40
19	The Nappy Hutt	0.45
20	Hollywood Hair	0.46
22	Top Nails Salon	0.49
25	Salon Sarae	0.50
26	New Era Hair Studio	0.50
27	If It's Hair	0.53
32	Megan Mateo Makeup	0.67
HARDWARE STORE AND HOME GOODS STORE SERVICES		
Legend	Service	Distance From Site
48	The Home Depot	1.15
81	Maycrest Hardware	2.73
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
5	Tiger Stadium Bus Stop	0.29
9	Tennis Court Bus Stop	0.39
15	Skidaway & Pinetree Bus Stop	0.41
16	Skidaway & Laroche NB Bus Stop	0.43
HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES		
Legend	Service	Distance From Site
63	Memorial Health University Medical Center	1.43
65	Nova Medical Centers	1.55
74	Georgia Regional Hospital	1.70
75	Landmark Hospital of Savannah	1.71
79	CANDLER HOSPITAL	1.98
LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
4	Asa H Gordon Library	0.28
62	Victory Heights Little Free Library	1.36
PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
36	Nellie Johnson Park	0.83
49	Thomson Park	1.16
61	Victory Heights Community Garden	1.35
67	Parque De Perros	1.57

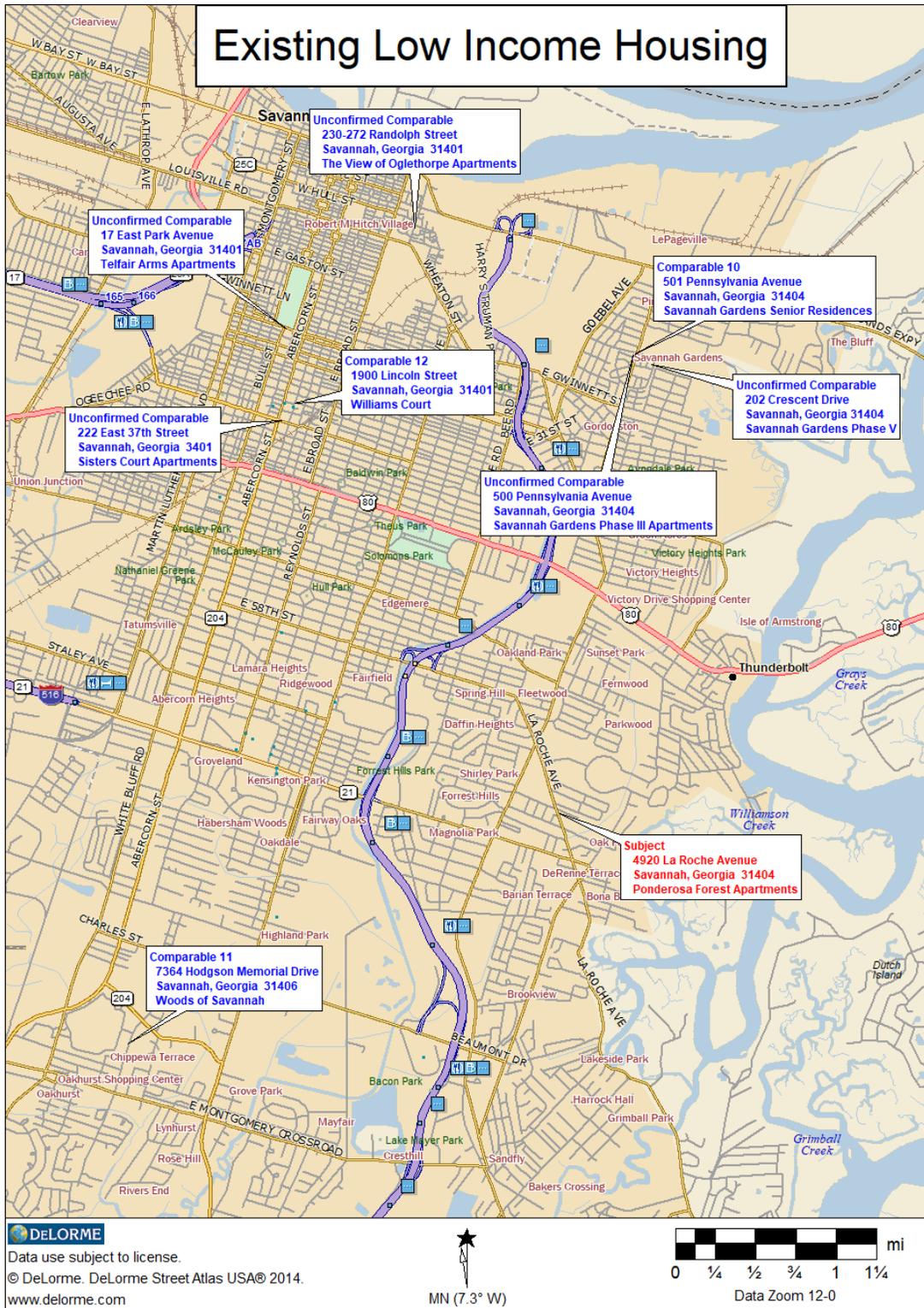
77	Herty Pines Dog Park	1.84
POST OFFICE SERVICES		
Legend	Service	Distance From Site
29	U.S. Post Office	0.62
CONVENIENCE STORE AND GAS STATION SERVICES		
Legend	Service	Distance From Site
10	Akshar Food Mart	0.39
14	Shiv Food Mart	0.40
21	Parker's	0.47
40	Amal's Convenience	0.91
42	Star Food Mart	0.96
45	Chevron	1.09
80	S & P Food Mart	2.53
CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES		
Legend	Service	Distance From Site
1	Branded Hearts Ministries	0.13
2	Savannah New Covenant Seventh-day Adventist Church	0.19
6	Bible Baptist Church	0.29
11	First Free Will Baptist Church	0.39
28	Southside Baptist Church	0.60
POLICE, CITY HALL AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
50	Thunderbolt Police Department	1.16
55	Savannah Police Department Eastside Precinct	1.22
FIRE STATION SERVICES		
Legend	Service	Distance From Site
51	Town of Thunderbolt Fire Department	1.17
72	Savannah Fire Station 8	1.62
76	Savannah Fire Station 1	1.81
78	Savannah Fire Station 7	1.84
SCHOOL SERVICES		
Legend	Service	Distance From Site
30	Savannah State University	0.62
33	Savannah State Marine Science Center	0.72
34	Myers Middle School	0.73
37	Sol C. Johnson High School	0.86
38	Juliette Low Elementary School	0.87
41	Jenkins High School	0.95

43	Thunderbolt Elementary School	0.96
SOCIAL SERVICES		
Legend	Service	Distance From Site
7	Magdeline Project	0.34
31	United Cerebral Palsey	0.65



SUBSIDIZED/RESTRICTED LEGEND

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Savannah Gardens Senior Residences	Section 8	3.0 Miles
Woods of Savannah	Section 8	4.4 Miles
Williams Court	Section 8	3.8 Miles
Savannah Gardens Phase III	LIHTC	3.0 Miles
Savannah Gardens Phase V	LIHTC	3.0 Miles
Sisters Court Apartments	LIHTC	3.8 Miles
Telfair Arms Apartments	Section 8/LIHTC	4.9 Miles
The View of Oglethorpe	LIHTC	5.7 Miles



PART IV:

MARKET AREA

MARKET AREA

Following is a list of considerations used when determining the market area:

- Population and Households Counts: The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- General Demographics: The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- Demand: Too large of a market may result in overstating demand for a proposed development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- Supply Analysis: While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- Competitive Stock: The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- Attainable Rents: If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that area significantly higher or lower than the rents its micro location will support.
- Location of Competitive Properties: A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- Accessibility: Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- Natural Boundaries: Natural boundaries including rivers and mountains can restrict the mover-ship within a market due to a lack of accessibility.
- Housing Project Characteristics: The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- Market Perceptions: Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within sub

- markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
 - **Target Market:** Proposed developments targeting a special needs population such as seniors generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
 - **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
 - **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or co-sponsor.
 - **Non-Geographic Factors:** Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The market area for the subject consists of Census Tracts 0003.00, 0009.00, 0011.00, 0015.00, 0020.00, 0021.00, 0022.00, 0026.00, 0027.00, 0029.00, 0030.00, 0034.00, 0035.01, 0035.02, 0036.01, 0036.02, 0037.00, 0038.00, 0039.00, 0040.01, 0040.02, 0101.01, 0101.02, 0102.00, 0106.05, 0112.00, 0113.00 and 0114.00. The primary market area encompasses the area within the following boundaries: North – Savannah River and South Carolina; South – Montgomery Crossroad, Skidaway Road and Herb River; East – Wilmington River and Herb River; and West – U.S. Highway 17, Martin Luther King Junior Boulevard, U.S. Highway 80, Bull Street, West 59th Street, Montgomery Street, Meding Street, Staley Avenue, Mildred Street, Hampstead Avenue, White Bluff Road and South Perimeter Road. The market area encompasses 30.87 square miles. According to Nielsen Claritas and Ribbon Demographics, the market area has a 2019 population of 76,809.



PART V:

COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

Population Trends

The subject is located in the City of Savannah, Georgia. The market area for the subject consists of Census Tracts 0003.00, 0009.00, 0011.00, 0015.00, 0020.00, 0021.00, 0022.00, 0026.00, 0027.00, 0029.00, 0030.00, 0034.00, 0035.01, 0035.02, 0036.01, 0036.02, 0037.00, 0038.00, 0039.00, 0040.01, 0040.02, 0101.01, 0101.02, 0102.00, 0106.05, 0112.00, 0113.00 and 0114.00.

The primary market area encompasses the area within the following boundaries: North – Savannah River and South Carolina; South – Montgomery Crossroad, Skidaway Road and Herb River; East – Wilmington River and Herb River; and West – U.S. Highway 17, Martin Luther King Junior Boulevard, U.S. Highway 80, Bull Street, West 59th Street, Montgomery Street, Meding Street, Staley Avenue, Mildred Street, Hampstead Avenue, White Bluff Road and South Perimeter Road.

In 2000, this geographic market area contained an estimated population of 72,380. By 2010, population in this market area had increased by 2.5 percent to 74,207. In 2019, the population in this market area has increased by 3.5 percent to 76,809. It is projected that between 2019 and 2021, population in the market area will increase 1.2 percent to 77,699. It is projected that between 2021 and 2024, population in the market area will increase 1.7 percent to 79,033.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
CHATHAM COUNTY	2000	232,048				
Estimated Projected Projected Projected	2010	265,128	33,080	14.3%	3,308	1.4%
	2019	294,365	29,237	11.0%	3,249	1.2%
	2021	300,671	6,306	2.1%	3,153	1.1%
	2024	310,130	9,459	3.1%	3,153	1.0%
MARKET AREA	2000	72,380				
Estimated Projected Projected Projected	2010	74,207	1,827	2.5%	183	0.3%
	2019	76,809	2,602	3.5%	289	0.4%
	2021	77,699	890	1.2%	445	0.6%
	2024	79,033	1,334	1.7%	445	0.6%
SAVANNAH	2000	131,510				
Estimated Projected Projected Projected	2010	136,286	4,776	3.6%	478	0.4%
	2019	146,194	9,908	7.3%	1,101	0.8%
	2,021	148,433	2,239	1.5%	1,120	0.8%
	2024	151,792	3,359	2.3%	1,120	0.8%

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

Ponderosa Forest Apartments * 4920 La Roche Avenue * Savannah, Georgia

CHANGE IN POPULATION BY AGE GROUPS						
CHATHAM COUNTY						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	18,526	19,125	3.2%	19,289	19,534	1.3%
5-9	16,475	18,524	12.4%	18,992	19,694	3.7%
10-14	15,308	17,402	13.7%	18,133	19,229	6.0%
15-17	9,698	10,391	7.1%	10,866	11,578	6.6%
18-20	14,747	14,126	-4.2%	14,299	14,559	1.8%
21-24	20,068	17,023	-15.2%	16,632	16,046	-3.5%
25-34	40,919	47,736	16.7%	46,566	44,812	-3.8%
35-44	31,766	37,985	19.6%	40,334	43,858	8.7%
45-54	34,809	33,002	-5.2%	33,473	34,179	2.1%
55-64	29,948	34,362	14.7%	34,209	33,979	-0.7%
65-74	18,028	26,846	48.9%	28,896	31,972	10.6%
75-84	10,441	12,770	22.3%	13,756	15,234	10.7%
85+	4,395	5,073	15.4%	5,226	5,456	4.4%
Total Population	265,128	294,365	11.0%	300,671	310,130	3.1%
Elderly % Population	23.7%	26.9%	6.4%	27.3%	27.9%	0.6%
MARKET AREA						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	4,593	4,392	-4.4%	4,387	4,379	-0.2%
5-9	4,176	4,321	3.5%	4,384	4,478	2.1%
10-14	3,785	4,195	10.8%	4,313	4,489	4.1%
15-17	2,732	2,684	-1.8%	2,767	2,891	4.5%
18-20	5,212	4,360	-16.3%	4,337	4,302	-0.8%
21-24	6,925	5,402	-22.0%	5,139	4,745	-7.7%
25-34	11,011	12,387	12.5%	12,015	11,456	-4.6%
35-44	8,183	9,824	20.1%	10,498	11,508	9.6%
45-54	9,350	8,099	-13.4%	8,233	8,435	2.4%
55-64	8,524	8,785	3.1%	8,591	8,300	-3.4%
65-74	4,912	7,061	43.8%	7,458	8,053	8.0%
75-84	3,178	3,566	12.2%	3,826	4,215	10.2%
85+	1,626	1,733	6.6%	1,753	1,782	1.7%
Total Population	74,207	76,809	3.5%	77,699	79,033	1.7%
Elderly % Population	24.6%	27.5%	6.8%	27.8%	28.3%	0.4%
SAVANNAH						
AGE	2010	2019	CHANGE	2021	2024	CHANGE
0-4	9,789	9,812	0.2%	9,846	9,898	0.5%
5-9	8,339	9,321	11.8%	9,493	9,752	2.7%
10-14	7,562	8,540	12.9%	8,888	9,411	5.9%
15-17	5,096	5,234	2.7%	5,458	5,795	6.2%
18-20	9,176	7,976	-13.1%	7,984	7,996	0.2%
21-24	12,476	9,755	-21.8%	9,292	8,597	-7.5%
25-34	21,702	25,598	18.0%	24,867	23,770	-4.4%
35-44	15,039	18,907	25.7%	20,341	22,493	10.6%
45-54	16,738	15,082	-9.9%	15,378	15,822	2.9%
55-64	14,239	15,599	9.6%	15,369	15,023	-2.2%
65-74	8,255	11,775	42.6%	12,513	13,621	8.9%
75-84	5,281	5,854	10.9%	6,234	6,803	9.1%
85+	2,594	2,741	5.7%	2,769	2,811	1.5%
Total Population	136,286	146,194	7.3%	148,433	151,792	2.3%
Elderly % Population	22.3%	24.6%	5.5%	24.8%	25.2%	0.4%

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

Household Trends

The demand for additional housing in a market area is a function of population growth, household formations, and also a replacement of units lost through demolition and extreme obsolescence. In the case of housing for the elderly, the demand for rental housing is sometimes caused by the inability of the elderly to properly maintain their present ownership housing. Also, within the overall demand are segments of the market asking for more or less expense (related to income) and for ownership or rental.

Some of the demand has been, or will be, satisfied by units which have been built, or will be, by the time the project is renting. The difference between demand and supply, the residual, is the total market of which the project's market will be a share.

The "tenure" of existing housing will be examined first as a guide to the future proportion of ownership and rentals, and then characteristics of the housing stock will be noted.

The most important analysis is that of demand, supply and residual demand which follows. Its product is the number of rental units which will be demanded.

Tenure

The percentage of renters in Chatham County in 2019 was 41.8 percent, and the percentage for Savannah was 52.7 percent. The percentage of renters in the market area in 2019 was 51.7 percent. According to the U.S. Census Bureau, the national rental percentage is 36.1 percent. This percentage is utilized to segment the number of existing households in the demand section of this report.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL	OWNER		RENTER	
		HOUSEHOLD	NO.	%	NO.	%
CHATHAM COUNTY	2000	89,863	54,467	60.6%	35,396	39.4%
	2010	103,038	59,466	57.7%	43,572	42.3%
Estimated Projected	2019	115,141	66,983	58.2%	48,158	41.8%
	2021	117,921	68,647	58.2%	49,274	41.8%
	2024	122,092	71,143	58.3%	50,949	41.7%
MARKET AREA	2000	28,781	15,483	53.8%	13,298	46.2%
	2010	30,180	14,509	48.1%	15,671	51.9%
Estimated Projected	2019	31,674	15,311	48.3%	16,363	51.7%
	2021	32,200	15,553	48.3%	16,647	51.7%
	2024	32,990	15,916	48.2%	17,074	51.8%
SAVANNAH	2000	51,378	25,847	50.3%	25,531	49.7%
	2010	52,545	24,507	46.6%	28,038	53.4%
Estimated Projected	2019	57,451	27,189	47.3%	30,262	52.7%
	2021	58,573	27,701	47.3%	30,872	52.7%
	2024	60,256	28,468	47.2%	31,788	52.8%

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
CHATHAM COUNTY	25-34	6,892	12,768	19,660
	35-44	9,359	7,592	16,951
	45-54	12,483	6,852	19,335
	55-64	13,151	4,716	17,867
	65-74	9,070	2,464	11,534
	75+	7,629	2,457	10,086
MARKET AREA	25-34	1,388	4,105	5,493
	35-44	2,045	2,471	4,516
	45-54	2,914	2,378	5,292
	55-64	3,413	1,882	5,295
	65-74	2,247	1,083	3,330
	75+	2,291	1,125	3,416
SAVANNAH	25-34	2,606	7,942	10,548
	35-44	3,402	4,613	8,015
	45-54	4,822	4,276	9,098
	55-64	5,503	3,108	8,611
	65-74	3,869	1,676	5,545
	75+	3,885	1,709	5,594

Source: U.S. Census Bureau

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	CHATHAM COUNTY	MARKET AREA	SAVANNAH
1 person	15,717	4,330	7,479
2 persons	26,000	5,636	9,901
3 persons	11,702	2,607	4,684
4 persons	8,072	1,519	2,917
5 or more persons	11,199	3,219	5,963
RENTER-OCCUPIED			
1 person	17,971	7,073	11,657
2 persons	12,595	4,460	7,903
3 persons	7,719	2,155	4,626
4 persons	5,235	1,365	3,064
5 or more persons	4,638	1,310	3,012

Source: Nielsen Claritas; Ribbon Demographics

The subject's units are most suitable for households between one and five persons, who account for 100.0 percent of the market area renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	7,073	43.2%
2 persons	4,460	27.3%
3 persons	2,155	13.2%
4 persons	1,365	8.3%
5 or more persons	1,310	8.0%
TOTAL	16,363	100.0%

Source: Nielsen Claritas; Ribbon Demographics

CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	CHATHAM COUNTY	MARKET AREA	SAVANNAH
TOTAL HOUSING UNITS	119,323	35,548	61,883
OCCUPANCY AND TENURE			
Occupied Housing Units	103,038	30,180	52,545
Owner-Occupied	59,466	14,509	24,507
Percent Owner-Occupied	57.7%	48.1%	46.6%
Renter-Occupied	43,572	15,671	28,038
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	2,915	510	626
Persons per owner-occupied unit	2.49	2.33	2.43
Persons per renter-occupied unit	2.39	2.31	2.38
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	3,689	668	1,939
2000-2004	4,172	776	1,469
1990-1999	5,571	945	2,231
1980-1989	5,806	1,619	3,748
1970-1979	6,575	2,175	5,114
1960-1969	4,552	1,825	3,518
1950-1959	4,097	2,028	3,369
1940-1949	2,031	1,263	1,713
1939 or earlier	4,968	3,922	4,561
PERSONS PER ROOM: RENTER			
0.50 or less	27,579	10,432	18,049
0.51-1.00	12,819	4,532	8,843
1.01-1.50	926	222	653
1.51-2.00	137	35	117
2.01 or more	0	0	0
PLUMBING FACILITIES - PERSON/ROOM:			
RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	139	48	129
1.01-1.50	0	0	0
1.51 or more	0	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 257 renter households with more than 1.01 occupants per room in the market area. There are 48 renter households that are lacking complete plumbing facilities in the market area.

ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
CHATHAM COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	51,844	87.9%	13,554	32.7%
1, Attached	2,737	4.6%	2,692	6.5%
2	428	0.7%	2,869	6.9%
3 to 4	335	0.6%	5,542	13.4%
5 to 9	664	1.1%	6,902	16.6%
10 to 19	243	0.4%	3,739	9.0%
20 to 49	133	0.2%	1,735	4.2%
50 or more	130	0.2%	2,228	5.4%
Mobile Home, Trailer, Other	2,475	4.2%	2,200	5.3%
TOTAL	58,989	100.0%	41,461	100.0%
MARKET AREA				
1, Detached	13,351	89.3%	5,062	33.3%
1, Attached	818	5.5%	1,349	8.9%
2	260	1.7%	1,922	12.6%
3 to 4	107	0.7%	2,679	17.6%
5 to 9	142	0.9%	1,803	11.8%
10 to 19	56	0.4%	593	3.9%
20 to 49	45	0.3%	403	2.6%
50 or more	12	0.1%	1,220	8.0%
Mobile Home, Trailer, Other	160	1.1%	190	1.2%
TOTAL	14,951	100.0%	15,221	100.0%
SAVANNAH				
1, Detached	22,349	89.6%	8,559	30.9%
1, Attached	1,286	5.2%	2,129	7.7%
2	331	1.3%	2,471	8.9%
3 to 4	197	0.8%	4,538	16.4%
5 to 9	308	1.2%	4,780	17.3%
10 to 19	61	0.2%	1,933	7.0%
20 to 49	45	0.2%	922	3.3%
50 or more	12	0.0%	1,751	6.3%
Mobile Home, Trailer, Other	364	1.5%	579	2.1%
TOTAL	24,953	100.0%	27,662	100.0%

Source: U.S. Census Bureau

Households Income Trends and Analysis

Renters within the target income below \$46,500, or 55.7 percent, qualify for the units. Renter households with one to two persons and target incomes below \$34,440, or 45.9 percent, qualify for one-bedroom units at 60 percent of the area median income. Renter households with two to three persons and target incomes below \$38,760, or 44.0 percent, qualify for two-bedroom units at 60 percent of the area median income. Renter households with three to five persons and target incomes below \$46,500, or 57.5 percent, qualify for the three-bedroom units at 60 percent of the area median income.



www.ribbondata.com

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	715	437	209	101	159	1,621
\$10,000-20,000	486	336	314	315	138	1,589
\$20,000-30,000	637	432	113	130	192	1,504
\$30,000-40,000	436	460	110	147	212	1,365
\$40,000-50,000	190	257	186	126	100	859
\$50,000-60,000	222	409	162	60	87	940
\$60,000-75,000	253	459	154	107	77	1,050
\$75,000-100,000	68	155	71	58	7	359
\$100,000-125,000	80	69	34	15	40	238
\$125,000-150,000	104	73	85	7	16	285
\$150,000-200,000	71	108	31	20	27	257
\$200,000+	949	388	281	95	61	1,774
Total	4,211	3,583	1,750	1,181	1,116	11,841

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	839	133	61	4	30	1,067
\$10,000-20,000	328	126	24	9	18	505
\$20,000-30,000	240	80	76	20	15	431
\$30,000-40,000	194	57	25	28	27	331
\$40,000-50,000	119	57	22	11	18	227
\$50,000-60,000	83	45	19	20	7	174
\$60,000-75,000	164	102	69	50	3	388
\$75,000-100,000	113	63	48	1	22	247
\$100,000-125,000	56	51	13	6	3	129
\$125,000-150,000	60	22	10	4	4	100
\$150,000-200,000	93	31	13	11	6	154
\$200,000+	573	110	25	20	41	769
Total	2,862	877	405	184	194	4,522

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	702	83	4	4	15	808
\$10,000-20,000	239	71	13	8	16	347
\$20,000-30,000	183	54	33	8	13	291
\$30,000-40,000	148	38	8	4	5	203
\$40,000-50,000	85	39	7	2	17	150
\$50,000-60,000	63	32	9	16	4	124
\$60,000-75,000	79	59	32	44	3	217
\$75,000-100,000	74	52	45	0	22	193
\$100,000-125,000	46	41	7	3	2	99
\$125,000-150,000	47	12	4	2	0	65
\$150,000-200,000	62	23	6	3	3	97
\$200,000+	508	101	25	19	39	692
Total	2,236	605	193	113	139	3,286

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,554	570	270	105	189	2,688
\$10,000-20,000	814	462	338	324	156	2,094
\$20,000-30,000	877	512	189	150	207	1,935
\$30,000-40,000	630	517	135	175	239	1,696
\$40,000-50,000	309	314	208	137	118	1,086
\$50,000-60,000	305	454	181	80	94	1,114
\$60,000-75,000	417	561	223	157	80	1,438
\$75,000-100,000	181	218	119	59	29	606
\$100,000-125,000	136	120	47	21	43	367
\$125,000-150,000	164	95	95	11	20	385
\$150,000-200,000	164	139	44	31	33	411
\$200,000+	1,522	498	306	115	102	2,543
Total	7,073	4,460	2,155	1,365	1,310	16,363

Rent Burdened Households

Rent burdened households include all households within the target income range paying greater than 35 percent of their income toward gross rent. As shown in the following table, there are 6,922 rent-burdened households within the target income range for the subject's units.

HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	CHATHAM COUNTY	MARKET AREA	SAVANNAH
Less than \$10,000			
Less than 20%	25	25	25
20-24%	84	56	84
25-29%	222	168	222
30-34%	202	178	202
35%+	4,812	2,313	3,937
Not Computed	1,650	894	1,448
\$10,000 - \$19,999			
Less than 20%	263	192	263
20-24%	157	119	150
25-29%	233	154	209
30-34%	351	241	325
35%+	5,702	2,496	4,193
Not Computed	503	190	256
\$20,000 - \$34,999			
Less than 20%	368	207	309
20-24%	442	235	304
25-29%	1,140	703	919
30-34%	1,770	620	1,346
35%+	6,014	1,906	4,101
Not Computed	527	162	332
\$35,000 - \$49,999			
Less than 20%	809	269	575
20-24%	1,617	541	1,147
25-29%	1,840	331	1,032
30-34%	1,175	295	557
35%+	940	270	469
Not Computed	312	85	122
\$50,000 - \$74,999			
Less than 20%	2,495	666	1,451
20-24%	2,020	580	991
25-29%	646	131	334
30-34%	272	48	122
35%+	258	71	129
Not Computed	232	65	167
\$75,000 or more			
Less than 20%	3,790	851	1,587
20-24%	275	69	146
25-29%	92	31	57
30-34%	26	14	12
35%+	58	21	30
Not Computed	139	24	109
TOTAL	41,461	15,221	27,662

Source: U.S. Census Bureau

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2019			2024		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
CHATHAM COUNTY									
Less than \$15,000	4,072	4,648	4,524	4,938	3,524	3,273	4,515	2,954	3,338
\$15,000 - \$24,999	4,289	3,581	3,140	3,196	2,162	3,883	2,952	1,876	4,155
\$25,000 - \$34,999	4,469	3,833	2,638	3,782	2,229	3,187	3,444	1,906	3,333
\$35,000 - \$49,999	6,186	5,010	2,382	6,804	4,337	3,993	6,391	3,818	4,187
\$50,000 - \$74,999	7,306	7,364	2,920	8,306	6,463	4,194	8,435	6,154	4,835
\$75,000 - \$99,999	4,681	4,442	1,713	5,626	5,924	2,857	5,951	5,792	3,413
\$100,000 - \$149,999	3,806	4,395	1,553	6,277	7,058	3,897	7,500	7,851	5,171
\$150,000 - \$199,999	1,131	1,749	544	1,634	2,482	1,322	2,327	3,211	2,080
\$200,000+	709	1,647	681	1,557	3,972	2,140	2,198	5,023	3,276
TOTAL	93,413			109,017			116,086		
MARKET AREA									
Less than \$15,000	1,694	2,183	2,087	2,053	1,504	1,394	1,871	1,275	1,450
\$15,000 - \$24,999	1,419	1,351	1,118	1,154	767	1,279	1,092	663	1,385
\$25,000 - \$34,999	1,567	1,485	802	1,194	865	1,042	1,153	743	1,101
\$35,000 - \$49,999	1,716	1,137	850	2,059	1,401	1,172	1,999	1,276	1,209
\$50,000 - \$74,999	1,682	1,845	849	1,874	1,617	1,175	1,994	1,619	1,361
\$75,000 - \$99,999	904	935	402	1,120	1,329	621	1,250	1,373	729
\$100,000 - \$149,999	788	900	268	1,112	1,333	945	1,361	1,503	1,199
\$150,000 - \$199,999	159	314	101	434	469	337	560	532	492
\$200,000+	124	412	109	393	621	469	576	833	670
TOTAL	27,201			29,733			31,269		
SAVANNAH									
Less than \$15,000	2,928	3,589	3,388	3,920	2,665	2,350	3,664	2,289	2,392
\$15,000 - \$24,999	2,885	2,419	1,909	2,229	1,442	2,398	2,160	1,262	2,610
\$25,000 - \$34,999	2,671	2,545	1,454	2,405	1,520	1,672	2,338	1,351	1,796
\$35,000 - \$49,999	3,141	2,513	1,295	4,205	2,378	2,078	4,129	2,186	2,168
\$50,000 - \$74,999	3,279	3,334	1,329	3,739	2,948	1,942	3,995	2,951	2,234
\$75,000 - \$99,999	1,504	1,829	758	2,195	2,522	1,062	2,449	2,586	1,252
\$100,000 - \$149,999	1,257	1,409	514	2,146	2,339	1,501	2,680	2,735	1,976
\$150,000 - \$199,999	340	549	171	559	821	420	763	1,043	664
\$200,000+	132	462	109	588	1,009	607	846	1,316	904
TOTAL	47,713			53,660			56,739		

Source: U.S. Census Bureau and Nielsen Claritas; Ribbon Demographics

PART VI:

EMPLOYMENT TREND

Employment Trends

The economy of the market area is based on retail trade; professional and related services; educational, health and social services; and entertainment and recreation services. Each of these industries has experienced reasonable growth within the past few years.

Employment in Savannah has been increasing an average of 0.6 percent per year since 2005. Employment in Chatham County has been increasing an average of 1.0 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Savannah has fluctuated from 4.1 percent to 11.2 percent over the past 14 years. These fluctuations are slightly higher than the unemployment rates for Chatham County and the State of Georgia.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,756,159	4,366,376	91.8%	389,783	8.2%
2014	4,752,653	4,416,148	92.9%	336,505	7.1%
2015	4,788,872	4,503,154	94.0%	285,718	6.0%
2016	4,926,964	4,662,861	94.6%	264,103	5.4%
2017	5,061,413	4,821,627	95.3%	239,786	4.7%
2018	5,107,656	4,906,411	96.1%	201,245	3.9%
2019**	5,130,878	4,940,191	96.3%	190,687	3.7%

* Data based on place of residence.

**Preliminary - based on monthly data through July 2019

Source: U.S. Bureau of Labor Statistics

The State of Georgia reached a high of 10.5 percent in 2010, and a low of 3.9 percent in 2018. The preliminary rate for the State of Georgia in July 2019 was 3.7 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR CHATHAM COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	124,569	118,847	95.4%	5,722	4.6%
2006	127,947	122,727	95.9%	5,220	4.1%
2007	133,680	128,394	96.0%	5,286	4.0%
2008	134,606	127,004	94.4%	7,602	5.6%
2009	131,170	119,831	91.4%	11,339	8.6%
2010	127,323	114,777	90.1%	12,546	9.9%
2011	129,639	116,650	90.0%	12,989	10.0%
2012	131,983	119,798	90.8%	12,185	9.2%
2013	131,360	120,499	91.7%	10,861	8.3%
2014	131,711	122,124	92.7%	9,587	7.3%
2015	133,266	125,482	94.2%	7,784	5.8%
2016	136,230	129,105	94.8%	7,125	5.2%
2017	139,026	132,767	95.5%	6,259	4.5%
2018	140,971	135,719	96.3%	5,252	3.7%
2019**	141,228	136,281	96.5%	4,947	3.5%

* Data based on place of residence.

**Preliminary - based on monthly data through July 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the county reached a high of 10.0 percent in 2011 and a low of 3.7 percent in 2018. The preliminary rate for Chatham County in July 2019 was 3.5 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR SAVANNAH					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	62,292	58,969	94.7%	3,323	5.3%
2006	62,799	59,780	95.2%	3,019	4.8%
2007	64,908	61,870	95.3%	3,038	4.7%
2008	65,963	61,548	93.3%	4,415	6.7%
2009	64,032	57,695	90.1%	6,337	9.9%
2010	63,158	56,283	89.1%	6,875	10.9%
2011	64,445	57,252	88.8%	7,193	11.2%
2012	65,373	58,671	89.7%	6,702	10.3%
2013	64,877	58,844	90.7%	6,033	9.3%
2014	64,387	59,074	91.7%	5,313	8.3%
2015	64,752	60,494	93.4%	4,258	6.6%
2016	66,209	62,358	94.2%	3,851	5.8%
2017	67,023	63,693	95.0%	3,330	5.0%
2018	67,962	65,156	95.9%	2,806	4.1%
2019**	68,030	65,426	96.2%	2,604	3.8%

* Data based on place of residence.

**Preliminary - based on monthly data through July 2019

Source: U.S. Bureau of Labor Statistics

Unemployment in the city reached a high of 11.2 percent in 2011 and a low of 4.1 percent in 2018. The preliminary rate for the City of Savannah in July 2019 was 3.8 percent.

CHANGE IN TOTAL EMPLOYMENT FOR SAVANNAH				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(2,686)	(537)	-4.6%	-0.9%
2010-2015	4,211	842	7.5%	1.5%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in the City of Savannah increased an average of 0.3 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR SAVANNAH			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	56,283	(1,412)	10.9%
2011	57,252	969	11.2%
2012	58,671	1,419	10.3%
2013	58,844	173	9.3%
2014	59,074	230	8.3%
2015	60,494	1,420	6.6%
2016	62,358	1,864	5.8%
2017	63,693	1,335	5.0%
2018	65,156	1,463	4.1%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 4.1 percent to 11.2 percent over the past nine years. These fluctuations are in line with the unemployment rates higher than the unemployment rates for the State of Georgia.

Major employers with the product/service and number of employees for the area are as follows.

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Gulfstream Aerospace Corporation	Jet Aircraft, Aerospace Equipment	12,000
Ft. Stewart/Hunter Army Airfield	Civilian Personnel	5,773
Savannah-Chatham Board of Education	Public Schools	5,654
Memorial Health University Medical Center	Hospital	4,775
St. Joseph's/Candler Health System	Hospital	3,400
City of Savannah	Government	2,468
Savannah College of Art & Design	Education	1,886
Chatham County	Government	1,600
Georgia Ports Authority	Ship Terminal Operation	1,080
Georgia Southern University - Armstrong Campus	Education	886
Parker's Corporation	Convenience Stores	870
Savannah State University	Education	729
US Army Corps of Engineers	Civil Engineering	680
SouthCoast Medical Group	Medical Care	658
International Paper	Paper Products	603
JCB Americas, Inc.	Construction Equipment	600
Dollar Tree	Distribution of Various Products	538
Goodwill Industries of the Coastal Empire	Adult Vocational Rehabilitation	500

Source: Savannah Economic Development Authority

INDUSTRY	PLACE OF WORK EMPLOYMENT DATA					
	CHATHAM COUNTY		MARKET AREA		SAVANNAH	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	397	0.3%	107	0.3%	190	0.3%
Construction	7,607	5.7%	1,990	5.6%	3,534	5.6%
Manufacturing	11,374	8.5%	1,876	5.3%	3,981	6.3%
Wholesale Trade	2,552	1.9%	486	1.4%	876	1.4%
Retail Trade	19,011	14.2%	5,029	14.2%	9,732	15.4%
Transportation, Communication & Utilities	9,983	7.4%	2,017	5.7%	4,087	6.5%
Information	2,154	1.6%	653	1.8%	889	1.4%
Finance, Insurance & Real Estate	7,722	5.8%	1,862	5.2%	3,266	5.2%
Professional & Related Services	12,577	9.4%	3,721	10.5%	6,336	10.0%
Educational, Health & Social Services	29,368	21.9%	8,049	22.7%	13,284	21.0%
Entertainment & Recreation Services	18,494	13.8%	6,540	18.4%	11,156	17.6%
Other	5,359	4.0%	1,661	4.7%	2,555	4.0%
Public Administration	7,695	5.7%	1,544	4.3%	3,329	5.3%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of Chatham County, market area and Savannah economy in 2019. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.



The chart below shows the new or expanding businesses in Chatham County in the last two years:

NEW AND EXPANDING BUSINESSES		
Company	New/Expanding	Employees Added
Wayfair, Inc.	New	1,000
Anatolia Tile + Stone	Expansion	124
Candor USA	New	20
Gulfstream Aerospace Corp.	Expansion	200
Total:		1,344

Source: Savannah Economic Development Authority

According to the Georgia Department of Labor, there have been four Worker Adjustment and Retraining Notification (WARN) Notices issued in the market area over the past two years, resulting in a loss of 326 jobs between 2017 and 2019. Many of the residents in the market area could be affected by these notices. The following WARN Notices were issued since 2017:

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
Nathan Howard	Savannah	1	6/7/2019
Conifer Health Solutions	Savannah	158	2/3/2018
Sodexo	Savannah	89	5/11/2018
Anthem	Savannah	78	6/30/2018
Total:		326	

Source: Georgia Department of Labor

Overall, it appears that the area is stable with enough new jobs to offset the small number of job losses over the past two years. The U.S. Bureau of Labor Statistics data shows a relatively stable unemployment rate that is in line with the unemployment rate for the city as a whole. For this reason, it is believed that the area will continue to remain stabilized.

Wages

The average annual wage of Chatham County employees was \$55,283 in 2018. Wages have been increasing 5.1 percent per year. Wages in the transportation and warehousing; retail trade; leisure and hospitality; professional and business services; other services; and public administration sectors are within the income limits of the rehabilitated development.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2017	2018	ANNUAL
Agriculture, Forestry, and Fisheries	N/A*	N/A*	N/A*
Mining	N/A*	N/A*	N/A*
Construction	\$52,412	\$54,342	3.7%
Manufacturing	\$88,604	\$96,170	8.5%
Transportation and Warehousing	\$44,732	\$44,903	0.4%
Utilities	\$111,654	\$116,918	4.7%
Wholesale Trade	\$63,215	\$66,545	5.3%
Retail Trade	\$28,300	\$29,416	3.9%
Leisure and Hospitality	\$19,504	\$20,121	3.2%
Education and Health Services	\$50,720	\$52,063	2.6%
Professional and Business Services	\$40,911	\$41,047	0.3%
Financial Activities	\$60,212	\$62,182	3.3%
Information	\$43,309	\$52,556	21.4%
Other Services	\$33,335	\$34,047	2.1%
Public Administration (Local Government)	\$46,666	\$48,375	3.7%

Source: U.S. Bureau of Labor Statistics

*Data was not available.

Employment Outside the County

For residents employed in the market area, the travel time to work from the site will be less than 15 minutes. For the majority of those employed in other parts of the county, the travel time would be within 30 minutes. According to the chart below, 39.1 percent in the market area have a travel time of less than 15 minutes; 40.9 percent have a travel time of 15 to 29 minutes; and 20.0 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	13,161	39.1%
15-29	13,760	40.9%
30-44	3,895	11.6%
45-59	1,454	4.3%
60+	1,372	4.1%
Total Commuters	33,642	

Source: Nielsen Claritas, Ribbon Demographics

PART VII:

PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

PROJECT-SPECIFIC DEMAND ANALYSIS

Household Income Trends and Analysis

Renters within the target incomes below \$34,440, or 45.9 percent, qualify for one-bedroom units at 60 percent of the area median income; renters with incomes below \$38,760, or 44.0 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes below \$46,500, or 57.5 percent, qualify for the three-bedroom units at 60 percent of the area median income. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 35 percent. The resulting number is then multiplied by 12 to derive an annual income ($\$681 / 35\% = \$1,945.71 \times 12 = \$23,348$). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. However, the subject is currently a Section 8 property with rental subsidy for all units. Therefore, tenants will never be required to pay more than 30 percent of their income towards rent and utilities. As a result, there is no lower income limit.

For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom \times 1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

Sources of Demand

The potential tenants for the existing development include households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. The market area is gaining approximately 263 households per year.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. Approximately 75 percent of one-person households and 25 percent of two-person households will occupy one-bedroom units. Approximately 75 percent of two-person households and 50 percent of three-person households will occupy two-bedroom units. Approximately 50 percent of three-person households, 90 percent of four-person households, and 50 percent of five-person households will inhabit three-bedroom dwellings.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 10.8 percent of the renter housing demand, one-bedroom units should account for 39.2 percent, two-bedroom units account for 27.0 percent, three-bedroom units should account for 18.1 percent of the renter housing demand, and units with four bedrooms account for 4.8 percent of the renter housing demand in the primary market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	1,768	5,305	0	0	0	7,073
2 Persons	0	1,115	3,345	0	0	4,460
3 Persons	0	0	1,078	1,078	0	2,155
4 Persons	0	0	0	1,229	137	1,365
5 or More Persons	0	0	0	655	655	1,310
TOTAL	1,768	6,420	4,423	2,961	792	16,363
PERCENT	10.8%	39.2%	27.0%	18.1%	4.8%	100.0%

Eligible Households

The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$1,157	\$0	\$46,500	55.7%	9,119
1 BR (All)	\$1,157	\$0	\$34,440	45.9%	5,298
2 BR (All)	\$1,278	\$0	\$38,760	44.0%	2,912
3 BR (All)	\$1,485	\$0	\$46,500	57.5%	2,778

Penetration Rate

There are no vacant family LIHTC units in the comparables surveyed. The subject has one vacant unit. In addition, there are no planned family units in the market area. If all these units attain full occupancy, they will have an aggregate penetration rate of less than one percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	9,119
Existing Vacant LIHTC Units	0
LIHTC Units Planned	0
Vacant Units in Subject	1
Total Inventory	1
Penetration Rate	0.0%

Projects Under Construction

According to the City of Savannah, there are currently no multifamily projects under construction in the market area.

Planned Projects

According to the Georgia Department of Community Affairs, there have been four projects awarded tax credits in the market area within the past four years. Three of the properties are senior properties and will not compete with the subject property. These properties include Live

Oak Landing, Romana Riley Lofts and Telfair Arms. The remaining property Hitch Phase II has been renamed The View of Oglethorpe. This property contains 100 units, and construction has been completed. Therefore, there are no planned projects in the market area that will compete with the subject.

New & Pipeline Units

There are currently no new developments in the market area.

Demand and Net Demand

The following are the demand sources as indicated in the Market Study Manual released by the Georgia Department of Community Affairs:

- a. **Demand from New Household:** New units required in the market area due to projected household growth from migration into the market and growth from existing households in the market should be determined. This should be forecasted using current renter household data and projecting forward to the anticipated placed in service date of the project using a growth rate established from a reputable source such as Claritas or State Data Center or the U.S. Census/American Community Survey (ACS). This household projection must be limited to the target population, age and income group and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.

The market area indicates an increase of 263 households per year in the market area from 2019 to 2024 as shown on the Households by Tenure table on Page 55. The subject's rehabilitation will be complete in 2021. Therefore, the increase of 263 households per year was multiplied by two years. The result is 526 households. The household growth between 2019 and 2021 (526) was then multiplied by the percent income qualified previously determined on Page 58. The result was then multiplied by the percent in the market area that plan to rent (51.7%) as shown on Page 55. The result is then multiplied by the appropriate household size as determined on Page 72. The result is determined to be the new households for each income band at 60 percent of the area median income as well as the new households for all proposed tax credit units.

- b. **Demand from Existing Households:** The second source of demand is projected from: rent burdened households and renters in substandard housing. Rent burdened households, if any, within the age group, income groups and tenure (renters) targeted for the proposed development. In order to achieve consistency in methodology, all analysts should assume that the rent-overburdened analysis includes households paying greater than 35% (Family), or greater than 40% (Senior) of their income toward gross rent; and households in substandard housing should be determined based on age, income bands and tenure that apply. The analyst should use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand. The analyst is encouraged to be conservative in his/her estimate of demand from both households that are rent-overburdened or living in substandard housing.

The table on Page 57 indicates there are 30.5 total substandard households in the primary market area. The number of substandard households is multiplied by the percent

income qualified as shown on Page 58 and the appropriate household size as shown on Page 72. The result was determined to be the demand for substandard housing.

The table on Page 60 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate household size within each income sector for units at 60 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened households.

- c. **Elderly Homeowners likely to convert to rentership:** DCA recognizes that this type of turnover is increasingly becoming a factor in the demand for Elderly tax credit housing. This segment should not account for more than 2% of total demand. Due to the difficulty of extrapolating elderly (62 and over) owner households from elderly renter households, analyst may use the total figure for elderly households in the appropriate income band in order to derive this demand figure. Data from interviews with property managers of active projects regarding renters who have come from homeownership should be used to refine the analysis.

The proposed development will be a family facility. Therefore, this category is considered not applicable.

Net Demand, Capture Rate and Stabilization Calculations

The overall demand components were added together to determine total demand. The supply of competitive vacant or pipeline units should be subtracted from the total demand. Competitive units include those of a similar size and configuration that provide alternative housing to a similar tenant population at rent levels comparable to those proposed. This supply needs to include all competitive units in properties not yet reached stabilized occupancy, including those recently funded by DCA, proposed for funding for a bond allocation from DCA and existing or planned in conventional rental properties. There were no vacant LIHTC units in the market area and no new comparable units under construction or funded in 2017 and 2018. Therefore, no additional units need to be considered.

The following tables contain the summary demand estimates in the primary market area for all units.

	1 BR Units at 60% AMI (\$0 to \$34,440)	2 BR Units at 60% AMI (\$0 to \$38,760)	3 BR Units at 60% AMI (\$0 to \$46,500)	All Units at 60% AMI (\$0 to \$46,500)
Demand from New Household (age and income appropriate)	49	32	28	128
Plus				
Demand from Existing Renter Households - Substandard Housing	55	36	32	143
Plus				
Demand from Existing Renter Households - Rent Overburdened Households	2,604	1,831	1,253	5,835
Equals Total Demand	2,708	1,900	1,313	6,106
Less				
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	0	0	0	0
Equals Net Demand	2,708	1,900	1,313	6,106

Required Capture Rate

Capture rates are calculated by dividing the number of units in the project by the net demand. According to the Market Study Manual, demand and capture rates must be completed for each targeted income group and each bedroom type proposed.

The following chart indicates the net demand and the capture rates:

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$0 to \$34,440	1	2,708	0	2,708	0.04%	N/A	\$1,045	N/A	\$1,045
	2 BR/1 BA	\$0 to \$38,760	0	1,900	0	1,900	0.00%	N/A	\$1,140	N/A	\$1,140
	3 BR/2 BA	\$0 to \$46,500	0	1,313	0	1,313	0.0%	N/A	\$1,320	N/A	\$1,320
Total for Project	60% AMI	\$0 to \$46,500	1	6,106	0	6,106	0.02%	N/A	\$1,045 - \$1,320	N/A	\$1,045 - \$1,320

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 98 percent occupied, with one vacant one-bedroom unit. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that would compete with the subject; however, there are no planned projects that have recently been

allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of one unit that should be subtracted from the demand. The subject will need to capture 0.02 percent.

PART VIII:

COMPETITIVE RENTAL ANALYSIS

COMPARABLE RENTAL DEVELOPMENT ANALYSIS
Multi-Family Lease No. 1



Property Identification

Record ID 4928
Property Type Walk-Up
Property Name Ridgewood Apartments
Address 12008 Middleground Road, Savannah, Chatham County, Georgia 31419
Tax ID 2-0782-01-018
Market Type Market

Verification Shyla; 912-4212905, July 26, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	24	820	\$895	\$1.09
2/1.5	88	950	\$990	\$1.04
3/2	32	1,220	\$1,315	\$1.08

Multi-Family Lease No. 1 (Cont.)

Occupancy	97%
Rent Premiums	N
Total Units	144
Unit Size Range	820 - 1220
Avg. Unit Size	988
Avg. Rent/Unit	\$1,046
Avg. Rent/SF	\$1.06

SF	142,320
-----------	---------

Physical Data

Construction Type	Stucco
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/O
Year Built	1983/Ren
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooling, Cooking, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Swimming Pool, Playground, Tennis Court, On-Site Management, and On-Site Maintenance

Remarks

This property does not maintain an active waiting list. This is a daily pricing property.

Multi-Family Lease No. 2



Property Identification

Record ID 7885
Property Type Townhouse
Property Name Magnolia Square Apartments
Address 601 West 54th Street, Savannah, Chatham County, Georgia 31405
Market Type Market

Verification Zia; 912-235-2457, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	20	636	\$799	\$1.26
2/1	42	918	\$899	\$0.98
3/1.5	22	1,033	\$1,025	\$0.99
4/2	8	1,068	\$1,125	\$1.05

Occupancy 97%
Rent Premiums N
Total Units 92
Unit Size Range 636 - 1068
Avg. Unit Size 897
Avg. Rent/Unit \$927
Avg. Rent/SF \$1.03

SF 82,546

Multi-Family Lease No. 2 (Cont.)

Physical Data

No. of Buildings	10
Construction Type	Brick
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/O
Year Built	1976/2000
Condition	Average
Gas Utilities	Heating, Cooking, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Wood Composite, Blinds, Walk-In Closet, Patio, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

This property does not maintain an active waiting list, and the annual turnover rate was estimated at two percent.

Multi-Family Lease No. 3



Property Identification

Record ID 7888
Property Type Walk-Up
Property Name Magnolia Villas Apartment Homes
Address 205 West Montgomery Cross Road, Savannah, Chatham County, Georgia 31406
Market Type Market

Verification Carrie; 912-927-3777, July 26, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	32	800	\$825	\$1.03
2/2	24	1,100	\$1,045	\$0.95
2/2	48	1,150	\$1,065	\$0.93
3/2	40	1,350	\$1,095	\$0.81

Occupancy 98%
Rent Premiums N
Total Units 144
Unit Size Range 800 - 1350
Avg. Unit Size 1,119
Avg. Rent/Unit \$1,017
Avg. Rent/SF \$0.91

SF 161,200

Multi-Family Lease No. 3 (Cont.)

Physical Data

No. of Buildings	18
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/O
Year Built	1986
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood, Blinds, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Tennis Court, Picnic Area, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard

Remarks

This property does not maintain an active waiting list, and the annual turnover rate was not disclosed. The rent ranges based on lease terms.

Multi-Family Lease No. 4



Property Identification

Record ID 15660
Property Type Walk-Up
Property Name Moss Pointe Apartments
Address 9400 Abercorn Street, Savannah, Chatham County, Georgia 31406
Market Type Market

Verification Tara; 912-235-6570, July 26, 2019

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	36	612	\$845	\$1.38
1/1	36	650	\$840	\$1.29
1/1	26	702	\$845	\$1.20
1/1	10	725	\$850	\$1.17
1/1	36	750	\$855	\$1.14
2/1	25	840	\$925	\$1.10
2/1.5	15	1,200	\$1,060	\$0.88
2/2	11	995	\$1,065	\$1.07
2/2	17	1,000	\$1,090	\$1.09
2/2	22	1,154	\$1,125	\$0.97
3/2	32	1,284	\$1,145	\$0.89

Multi-Family Lease No. 4 (Cont.)

3/2.5	10	1,806	\$1,360	\$0.75
4/2.5	1	1,100	\$1,399	\$1.27

Occupancy	98%
Rent Premiums	N
Total Units	277
Unit Size Range	612 - 1806
Avg. Unit Size	904
Avg. Rent/Unit	\$966
Avg. Rent/SF	\$1.07

SF 250,515

Physical Data

No. of Buildings	31
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/O
Year Built	1971/2014
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood, Blinds, Ceiling Fans, Walk-In Closet, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Laundry Facility, Courtyard, Dog Park, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain a waiting list, and the annual turnover rate was not disclosed.

Multi-Family Lease No. 5



Property Identification

Record ID 8011
Property Type Walk-Up/Townhouse
Property Name Alhambra Apartments
Address 2200 East Victory Drive, Savannah, Chatham County, Georgia 31404
Market Type Market

Verification Dominique; 912-452-5587, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	44	790	\$811	\$1.03
1/1		790	\$821	\$1.04
2/1.5 T	26	975	\$994	\$1.02
2/1.5 T		975	\$1,011	\$1.04
2/2	44	820	\$965	\$1.18
3/2 T	36	1,072	\$1,115	\$1.04
3/2 T		1,072	\$1,250	\$1.17

Occupancy 98%
Rent Premiums N
Total Units 150
Unit Size Range 790 - 1072
Avg. Unit Size 899
Avg. Rent/Unit \$961
Avg. Rent/SF \$1.07

Multi-Family Lease No. 5 (Cont.)

SF 134,782

Physical Data

No. of Buildings	16
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1968/2019
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

This property does not maintain an active waiting list, and the annual turnover rate was not disclosed.

Multi-Family Lease No. 6



Property Identification

Record ID 28133
Property Type Walk-Up
Property Name Red Lion Apartments
Address 6100 Waters Avenue, Savannah, Chatham County, Georgia 31406
Market Type Market

Verification Tammy; 912-354-6100, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	48	800	\$855	\$1.07
2/1.5	48	1,000	\$965	\$0.97
2/2	6	1,100	\$945	\$0.86

Occupancy 98%
Rent Premiums N
Total Units 102
Unit Size Range 800 - 1100
Avg. Unit Size 912
Avg. Rent/Unit \$912

Multi-Family Lease No. 6 (Cont.)

Avg. Rent/SF \$1.00
SF 93,000

Physical Data

No. of Buildings 7
Construction Type Stucco
HVAC Central Elec/Central Elec
Stories 2
Utilities with Rent Water, Sewer, Trash Collection
Parking L/0
Year Built 1970
Condition Average
Gas Utilities None
Electric Utilities All

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups (Select), Carpet, Vinyl, Common Area Wi-Fi, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Picnic Area, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Courtyard

Remarks

The property does not maintain an active waiting list. The average annual turnover rate was not disclosed.

Multi-Family Lease No. 7



Property Identification

Record ID 28134
Property Type Walk-Up
Property Name Jasmine Place Apartments
Address 2323 Downing Avenue, Savannah, Chatham County, Georgia 31404
Market Type Market

Verification Val; 912-352-7152, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1.5	80	844	\$855	\$1.01
3/2	32	1,144	\$965	\$0.84

Occupancy 100%
Rent Premiums N
Total Units 112
Unit Size Range 844 - 1144
Avg. Unit Size 930
Avg. Rent/Unit \$886
Avg. Rent/SF \$0.95

SF 104,128

Physical Data

No. of Buildings 7
Construction Type Brick/Siding

Multi-Family Lease No. 7 (Cont.)

HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1979/2005
Condition	Average
Gas Utilities	Cooking
Electric Utilities	Cooling, Heating, Hot Water, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo

Remarks

The property does not maintain an active waiting list. The average annual turnover rate was not disclosed.

Multi-Family Lease No. 8



Property Identification

Record ID 4931
Property Type Walk-Up/Townhouse
Property Name Royal Oaks Apartments
Address 301 Noble Oaks Drive, Savannah, Chatham County, Georgia 31406
Market Type Market

On-Site Manager Jessica
Verification Jessica; 912-352-8300, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2		1,368	\$1,025	\$0.75
2/2 T		1,438	\$1,180	\$0.82
3/2 T		1,723	\$1,320	\$0.77

Occupancy 98%
Total Units 208

Physical Data

No. of Buildings 34
Construction Type Vinyl Siding
HVAC Central Gas/Central Elec

Multi-Family Lease No. 8 (Cont.)

Stories	2/3
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1977
Condition	Average
Gas Utilities	Heating, Hot Water
Electric Utilities	Cooling, Cooking, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook Up, Carpet, Vinyl, Walk-In Closet, Vaulted Ceilings (Select), Ceiling Fans, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Tennis Court, Business Center, Dog Park, Laundry Facility, On-Site Management, On-Site Maintenance, Common Area Wi-Fi

Remarks

The average annual turnover rate is 30 percent.

Multi-Family Lease No. 9



Property Identification

Record ID 7884
Property Type Walk-Up
Property Name Allen Apartments
Address 595 West 54th Street, Savannah, Chatham County, Georgia 31405
Market Type Market

Verification Dawn; 912-232-7659, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	700	\$675	\$0.96
2/1.5	72	800	\$775	\$0.97
3/2.5	10	900	\$885	\$0.98

Occupancy 98%
Rent Premiums N
Total Units 98
Unit Size Range 700 - 900
Avg. Unit Size 794
Avg. Rent/Unit \$770
Avg. Rent/SF \$0.97

SF 77,800

Physical Data

No. of Buildings 13
Construction Type Siding
HVAC Central Elec/Central Elec

Multi-Family Lease No. 9 (Cont.)

Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1975
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Up, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Patio, Swimming Pool, On-Site Management

Remarks

The property does not maintain an active waiting list. The average annual turnover rate was not disclosed.

Multi-Family Lease No. 10



Property Identification

Record ID 28754
Property Type Elevator
Property Name Savannah Gardens Senior Residences
Address 501 Pennsylvania Avenue, Savannah, Chatham County, Georgia 31404
Market Type Section 8

Verification Shannon; 912-335-4852, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	40	750	\$665	\$0.89

Occupancy 100%
Total Units 40
Avg. Unit Size 750
Avg. Rent/Unit \$665
Avg. Rent/SF \$0.89
SF 30,000

Physical Data

No. of Buildings 4
Construction Type Brick/Siding

Multi-Family Lease No. 10 (Cont.)

HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	2012
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Coat Closet, Pull Cords, Emergency Call System, Safety Bars, Common Area Wi-Fi, Lounge, Courtyard, Business Center, Meeting Room, Media Room, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Library, Community Garden, Resident Services with Activities

Remarks

There are 83 applicants on the waiting list for the property. The property targets senior residents ages 62 years and older.

Multi-Family Lease No. 11



Property Identification

Record ID 28703
Property Type Elevator
Property Name Woods of Savannah
Address 7364 Hodgson Memorial Drive, Savannah, Chatham County, Georgia 31406
Market Type Section 8

Verification Dawn; 912-354-7053, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	94	621	\$851	\$1.37
Occupancy	100%			
Rent Premiums	N			
Total Units	94			
Unit Size Range	0 - 621			
Avg. Unit Size	621			
Avg. Rent/Unit	\$851			
Avg. Rent/SF	\$1.37			
SF	58,374			

Physical Data

Construction Type Brick
HVAC Central Gas/Central Elec
Stories 3
Utilities with Rent Water, Gas, Sewer, Trash Collection
Parking L/O
Year Built 1979
Condition Average
Gas Utilities Heating, Hot Water
Electric Utilities Cooking, Cooling, Other Elec

Multi-Family Lease No. 11 (Cont.)

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Carpet, Blinds, Ceiling Fans, Coat Closet, Balcony, Patio, Emergency Call, Common Area Wi-Fi, Clubhouse, Picnic Area, Business Center, Courtyard, Walking Paths, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Gazebo, Cabana

Remarks

There are between 35 and 40 applicants on the waiting list. The average annual turnover rate was not disclosed.

Multi-Family Lease No. 12



Property Identification

Record ID 28704
Property Type Elevator
Property Name Williams Court
Address 1900 Lincoln Street, Savannah, Chatham County, Georgia
 31401
Market Type Section 8

Verification Tammy; 912-233-9344, July 26, 2019

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	136	550	\$1,077	\$1.96
2/1	15	690	\$1,321	\$1.91

Occupancy 100%
Rent Premiums N
Total Units 151
Unit Size Range 550 - 690
Avg. Unit Size 564
Avg. Rent/Unit \$1,101
Avg. Rent/SF \$1.95

SF 85,150

Physical Data

No. of Buildings 1
Construction Type Brick
HVAC Central Elec/Central Elec
Stories 8
Utilities with Rent Water, Sewer, Trash Collection
Parking L/O
Year Built 1980
Condition Average
Gas Utilities None

Multi-Family Lease No. 12 (Cont.)

Electric Utilities

All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Carpet, Vinyl, Blinds, Ceiling Fans, Coat Closet, Pull Cords, Emergency Call, Safety Bars, Common Area Wi-Fi, Internet, Security Alarms, Lounge, Dining Room, Housekeeping, Package Receiving, Recreational Room, Laundry Facility, On-Site Management, On-Site Maintenance, Security Patrol, Video Surveillance, Laundry Service, Courtyard, Daily Check In System

Remarks

The contact did not disclose the number of applicants on the waiting list or the average annual turnover rate.

Market-Rate Vacancies

The field survey was completed during the last week of August 2019. There were 27 vacant units at the time of the survey out of 1,327 surveyed, for an overall vacancy rate of 2.0 percent. The market-rate occupancy is 98.0 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Ridgewood Apartments	144	4	3.0%
Magnolia Square Apartments	92	3	3.0%
Magnolia Villas Apartment Homes	144	3	2.0%
Moss Pointe Apartments	277	6	2.0%
Alhambra Apartments	150	3	2.0%
Red Lion Apartments	102	2	2.0%
Jasmine Place Apartments	112	0	0.0%
Royal Oaks Apartments	208	4	2.0%
Allen Apartments	98	2	2.0%
Totals	1,327	27	2.0%

Subsidized/Restricted Vacancies

The field survey was completed during the last week of August 2019. There were one vacant unit at the time of the survey out of 341 surveyed, for an overall vacancy rate of 0.3 percent. The subsidized/restricted occupancy is 99.7 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Ponderosa Forest Apartments	56	1	1.8%
Savannah Gardens Senior Residences	40	0	0.0%
Woods of Savannah	94	0	0.0%
Williams Court	151	0	0.0%
Totals	341	1	0.3%

Overall Vacancy

There was a total of 13 confirmed apartment complexes in the market area, including the subject. There were 28 vacant units at the time of the survey out of 1,668 surveyed, for an overall vacancy rate of 1.7 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 807 surveyed, for an overall competitive vacancy rate of 2.4 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

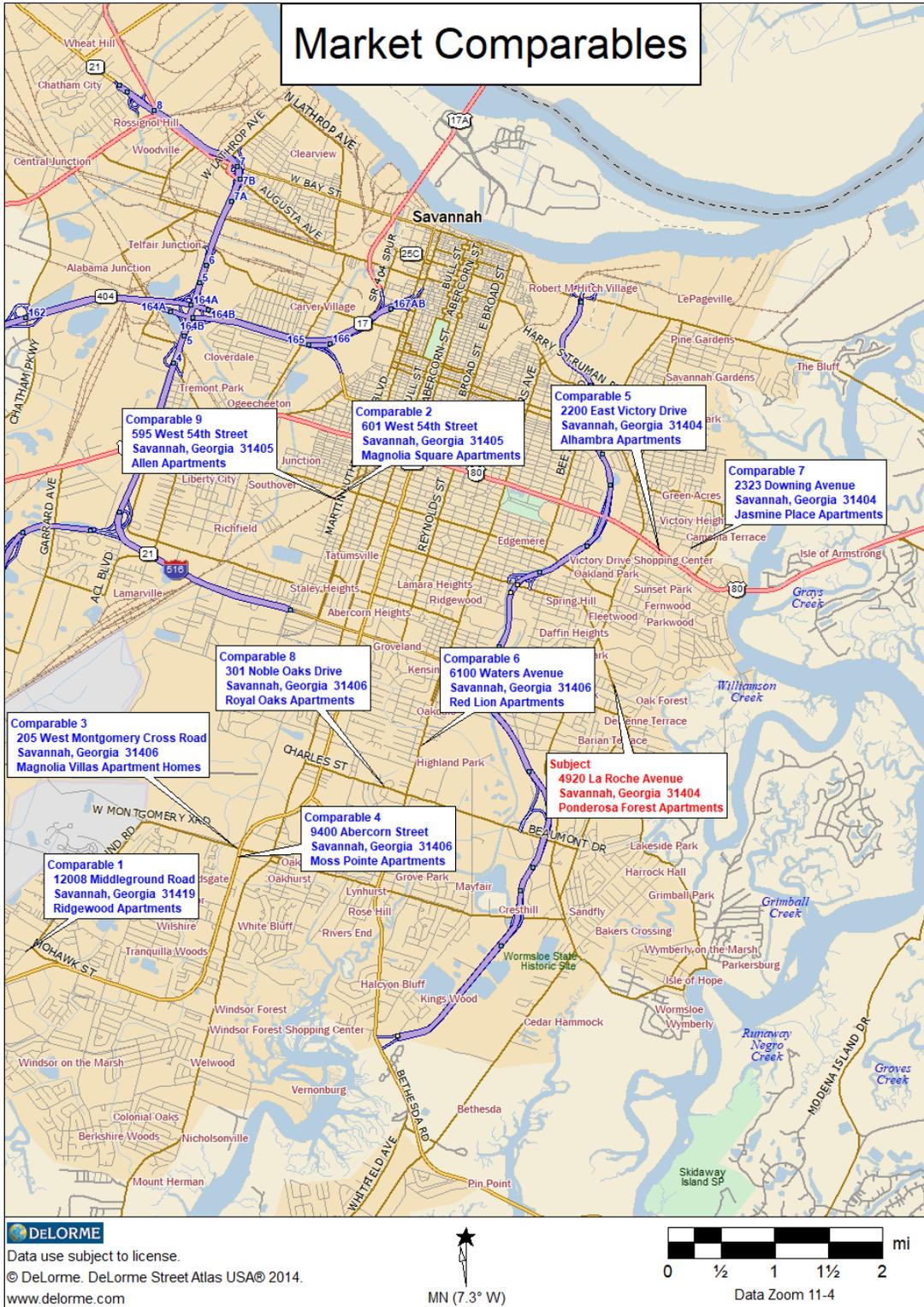
EXISTING HOUSING MAP LEGEND

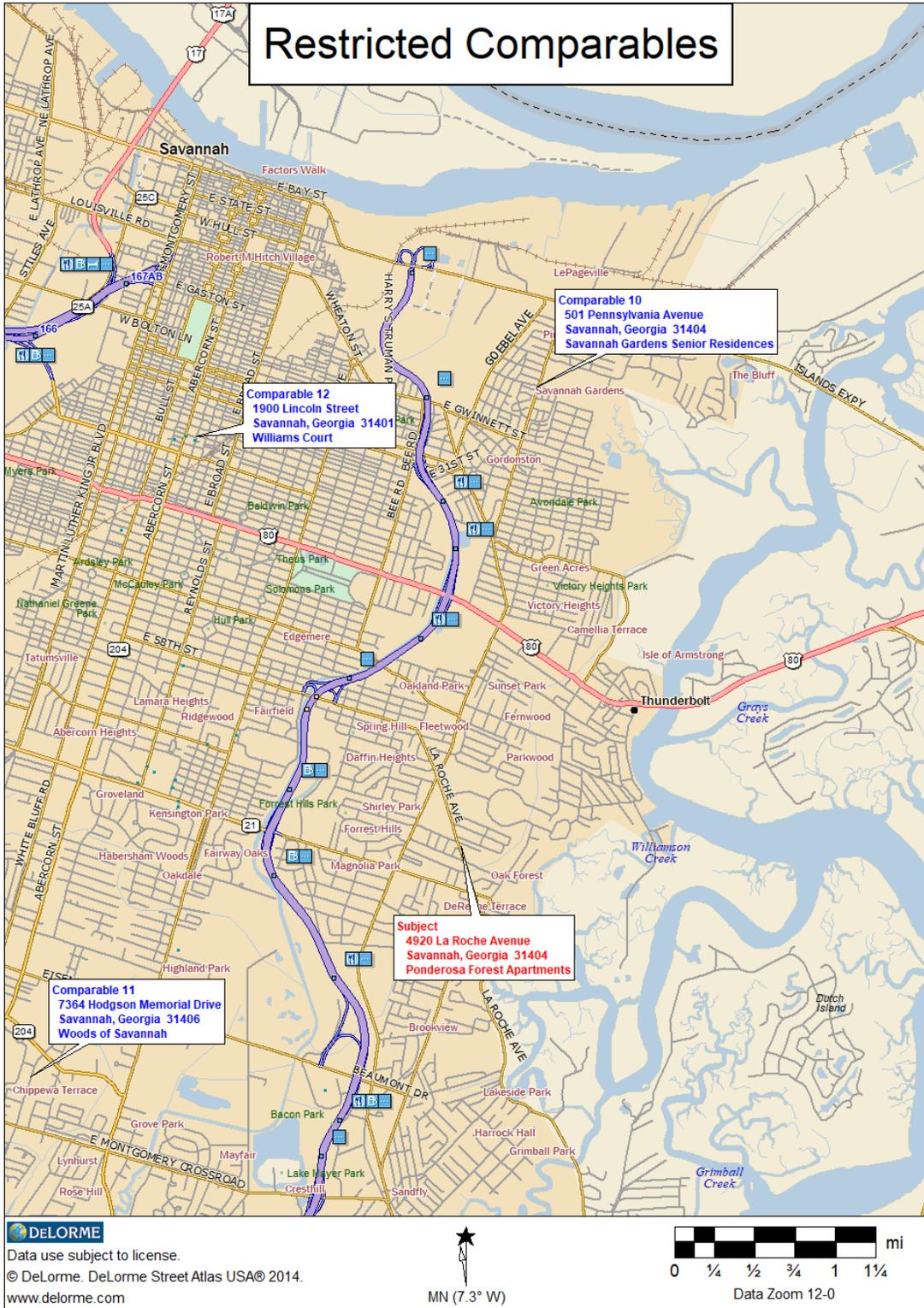
MARKET-RATE MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Ridgewood Apartments	Market Rate	8.0 Miles
Magnolia Square Apartments	Market Rate	3.6 Miles
Magnolia Villas Apartment Homes	Market Rate	5.9 Miles
Moss Pointe Apartments	Market Rate	5.8 Miles
Alhambra Apartments	Market Rate	1.7 Miles
Red Lion Apartments	Market Rate	2.6 Miles
Jasmine Place Apartments	Market Rate	2.2 Miles
Royal Oaks Apartments	Market Rate	3.3 Miles
Allen Apartments	Market Rate	3.6 Miles

RENT-RESTRICTED MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Savannah Gardens Senior Residences	Section 8	3.0 Miles
Woods of Savannah	Section 8	4.4 Miles
Williams Court	Section 8	3.8 Miles





Additional Developments

There was one additional comparable in the market area that could not be confirmed despite numerous attempts to verify the information. These properties are as follows: Savannah Gardens Phase V, Savannah Gardens Phase III Apartments, Sisters Court Apartments, Telfair Arms Apartments and The View of Oglethorpe.

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS									
	Project Type	Year Built	Microwave	Dishwasher	Washer/ Dryer Hook- Ups	Washer/ Dryer	Balcony/ Patio	Ceiling Fans	Storage
Subject	Section 8/LIHTC	1979/2016	x			x			
Comp 1	Market	1983		x	x			x	
Comp 2	Market	1976/2000							
Comp 3	Market	1986		x	x		x		
Comp 4	Market	1971/2014		x	x			x	
Comp 5	Market	1968/2019		x			x	x	
Comp 6	Market	1970		x	x		x	x	
Comp 7	Market	1979/2005		x		x		x	x
Comp 8	Market	1977		x	x		x		
Comp 9	Market	1975		x	x		x		
Comp 10	Section 8	2012						x	
Comp 11	Section 8	1979					x	x	
Comp 12	Section 8	1980						x	

PROJECT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS											
	Project Type	Year Built	Clubhouse/ Meeting Room	Swimming Pool	Exercise Room	Play Area	Picnic Area	Central Laundry	Garage/ Covered Parking	Business Center	Security
Subject	Section 8/LIHTC	1979/2016	x		x		x			x	x
Comp 1	Market	1983		x		x					
Comp 2	Market	1976/2000						x			
Comp 3	Market	1986	x	x			x	x			
Comp 4	Market	1971/2014	x	x	x		x	x			
Comp 5	Market	1968/2019	x	x		x	x	x			
Comp 6	Market	1970	x	x			x	x			
Comp 7	Market	1979/2005	x	x	x	x	x	x			
Comp 8	Market	1977	x	x	x	x	x	x		x	
Comp 9	Market	1975		x							
Comp 10	Section 8	2012	x					x		x	
Comp 11	Section 8	1979	x				x	x		x	x
Comp 12	Section 8	1980	x					x			x

Evaluation of the Rehabilitated Development

Location

The subject is in a residential and commercial neighborhood. Its location provides it with good access and visibility. The properties surrounding the site are in average to good condition. The site's access to major arterials, medical facilities and grocery stores is comparable to that of its competitors. Its overall location is comparable to its competitors because the size of the town confers the same locational attributes to all projects.

Project Design

The subject contains five two-story walk-up buildings and one accessory building. The property contains a total of 56 units. The buildings are of wood frame construction with stucco and siding exteriors.

Project Amenities

Project amenities include a meeting room, exercise room, computer room, on-site management, on-site maintenance and video surveillance. As complete the property will also have a picnic area, business center and security patrol. These amenities are generally similar to competing properties in the market area.

Unit Amenities

Unit amenities include a refrigerator, range/oven, washer, dryer, carpet, vinyl, ceramic tile, blinds, walk-in closet and coat closet. Upon completion of renovations, the units will also contain a microwave. These amenities are generally similar to competing properties in the market area.

Tenant Services

The subject does not provide any additional services. All comparables will be similar to the subject in terms of tenant services.

Parking

The subject contains open parking areas with approximately 81 parking spaces. This arrangement is comparable to other developments in the market area.

Unit Mix

The subject's unit mix of one-, two- and three-bedroom units is suitable in a market area.

Utilities

Heating is central gas, and cooling for the units is central electric. Cooking is electric, and hot water is gas. The tenants pay electric. The landlord provides gas, water, sewer and trash. This arrangement is competitive with most apartment units in the market area.

Unit Size

The average size of the units in the surveyed developments is 708 square feet for one-bedroom units, 1,019 square feet for two-bedroom units, and 1,281 square feet for three-bedroom units. The average unit sizes of the comparables are larger than the subject's unit sizes. However, the subject is an existing property that typically maintains a stabilized occupancy rate. Therefore, even though the subject's unit sizes are smaller, it does not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	550	820	708	736	4.0%
2 BR	690	1,438	1,019	805	-21.0%
3 BR	900	1,806	1,281	1,035	-19.2%

Source: Gill Group Field Survey

Vacancy Rates/Rental Trends

There was a total of 13 confirmed apartment complexes in the market area, including the subject. There were 28 vacant units at the time of the survey out of 1,668 surveyed, for an overall vacancy rate of 1.7 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 807 surveyed, for an overall competitive vacancy rate of 2.4 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

According to property managers in the area, rental rates have remained stable within the past few years with only small rent increases each year.

The subject maintains a stabilized occupancy rate and will not displace tenants during the rehabilitation. Therefore, it will not negatively impact on the vacancy rate or rental rates in the market area. Based on the information verified and included within this analysis, it appears that the occupancy rate will remain stable and rental rates will increase slightly within the next two years.

Summary of Developments Strength and Weaknesses

Strengths – The development is located near a major thoroughfare which provides it with good visibility and access. In addition, the subject is an existing development with an established tenant base. The occupancy rate has historically remained approximately 98 percent. After rehabilitation, the property will be in good condition.

Weaknesses – The development has no apparent weaknesses.

HUD Forms 92273-S8 and Explanations – As Complete

One-Bedroom Units (736) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid		Unit Type →		One-Bedroom		Subject's FHA #:		N/A		
Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5					
Ponderosa Forest Apartments 4920 La Roche Avenue Savannah Chatham	Ridgewood Apartments 12008 Middleground Road Savannah Chatham	Magnolia Square Apartments 601 West 54th Street Savannah Chatham	Magnolia Villas Apartment Homes 205 West Montgomery Cross Road Savannah Chatham	Moss Point Apartments 9400 Abercorn Street Savannah Chatham	Alhambra Apartments 2200 East Victory Drive Savannah Chatham					
A. Rents Charged	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1 \$ Last Rent / Restricted?	\$895	N	\$799	N	\$825	N	\$850	N	\$811	N
2 Date Last Leased (mo/yr)	Jul-19		Jul-19		Jul-19		Jul-19		Jul-19	
3 Rent Concessions	N		N		N		N		N	
4 Occupancy for Unit Type	97%		97%		98%		98%		98%	
5 Effective Rent & Rent/ sq. ft	\$895	\$1.09	\$799	\$1.26	\$825	\$1.03	\$850	\$1.17	\$811	\$1.03
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>										
B. Design, Location, Condition	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6 Structure / Stories	WU/2		WU/2		T/2 (\$10)		WU/2		WU/2	
7 Yr. Built/Yr. Renovated	1979/2016		1983/Ren		1976/2000		1986		1971/2014	
8 Condition / Street Appeal	A		G (\$65)		A		A		A	
9 Neighborhood	A		A		A		A		A	
10 Same Market? Miles to Subj			Y/8.0		Y/3.6		Y/5.9		Y/5.8	
C. Unit Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11 # Bedrooms	1		1		1		1		1	
12 # Baths	1		1		1		1		1	
13 Unit Interior Sq. Ft.	736		820 (\$25)		636 \$25		800 (\$15)		725	
14 Balcony/ Patio	N		N		Y (\$5)		Y (\$5)		N	
15 AC: Central/ Wall	C		C		C		C		C	
16 Range/ Refrigerator	RF		RF		RF		RF		RF	
17 Microwave/ Dishwasher	N		D (\$10)		N		D (\$10)		D (\$10)	
18 Washer/Dryer	WD		HU \$20		L \$25		HU \$20		L \$25	
19 Floor Coverings	C		C		C		W		W	
20 Window Coverings	B		B		B		B		B	
21 Cable/ Satellite/Internet	N		N		N		N		N	
22 Special Features	CT		N		N		N		N	
23										
D. Site Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24 Parking (\$ Fee)	L/0		L/0		L/0		L/0		L/0	
25 Extra Storage	N		N		N		N		N	
26 Security	Y		N \$5		N \$5		N \$5		N \$5	
27 Clubhouse/ Meeting Rooms	MR		N \$5		N \$5		C		C	
28 Pool/ Recreation Areas	ER		PR		N \$20		PR		PER (\$10)	
29 Business Ctr / Nhd Netwk	N		N		N		N		N	
30 Service Coordination	N		N		N		N		N	
31 Non-shelter Services	N		N		N		N		N	
32 Neighborhood Networks	N		N		N		N		N	
23										
E. Utilities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33 Heat (in rent?/ type)	N/G		N/G		N/G		N/E		N/E	
34 Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35 Cooking (in rent?/ type)	N/G		N/E		N/G		N/E		N/E	
36 Hot Water (in rent?/ type)	Y/G		N/E \$39		N/G \$52		N/E \$39		N/E \$39	
37 Other Electric	N		N		N		N		N	
38 Cold Water/ Sewer	Y		N \$40		Y		N \$40		N \$40	
39 Trash /Recycling	Y		N \$35		Y		N \$35		Y	
F. Adjustments Recap	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D	3	3	5	2	2	3	2	2	2	3
41 Sum Adjustments B to D	\$30	(\$100)	\$80	(\$15)	\$30	(\$30)	\$25	(\$20)	\$30	(\$30)
42 Sum Utility Adjustments	\$114	\$0	\$52	\$0	\$114	\$0	\$79	\$0	\$114	\$0
43 Net/ Gross Adjmts B to E	\$44	\$244	\$117	\$147	\$114	\$174	\$84	\$124	\$114	\$174
G. Adjusted & Market Rents	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)	\$939		\$916		\$939		\$934		\$925	
45 Adj Rent/Last rent		105%		115%		114%		110%		114%
46 Estimated Market Rent	\$930	\$1.26	Estimated Market Rent/ Sq. Ft							

Samuel S. Self

7/26/2019

Attached are

Appraiser's Signature

Date

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared: Manually Using HUD's Excel form

form HUD-92273-S8 (04/2002)

Ponderosa Forest Apartments

Primary Unit Type – One-Bedroom Units (736)

Please note: Minor adjustments in the \$5 to \$10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (generally in the \$5 to \$10 range), the appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 736 square feet. Comparable apartments used include: Ridgewood Apartments (Comparable 1), Magnolia Square Apartments (Comparable 2), Magnolia Villas Apartment Homes (Comparable 3), Moss Pointe Apartments (Comparable 4) and Alhambra Apartments (Comparable 5).

Line 1: \$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$799 to \$895. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all July 2019. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 98 percent. The comparables' occupancy rates range from 97 to 98 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$799 to \$895, and effective rents per square foot range from \$1.03 to \$1.26 per square foot.

Line 7: Year Built/Year Renovated – The subject was built in 1979 and was renovated in 2016. It is proposed to be renovated again. Comparable 1 was constructed in 1983 and has been renovated. Comparable 2 was built in was built in 1976 and renovated in 2000. Comparable 3 was built in 1986. Comparable 4 was constructed in 1971 and renovated in 2014. Comparable 5 was built in 1968. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

Line 8: Condition/Street Appeal – The subject has frame construction with stucco and wood siding. The landscaping consists of grass, trees and shrubs. The subject is proposed to be renovated and will be in good condition. Comparable 1 is the most similar in condition/street appeal to the subject for the as-complete scenario. In order to determine the appropriate adjustments for condition in the as-is scenario, the appraiser utilized a paired analysis. Comparable 4 was deemed superior and adjusted downward \$65 per month due to its good condition/street appeal. Therefore, this adjustment was deemed reasonable to account for the difference between a property in average condition versus a property in good condition. Comparables 2, 3, 4 and 5 were all adjusted upward \$65 per month.

Line 9: Neighborhood – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

Line 10: Same Market/Miles to Subject – All comparables are located in the same market area as the subject. No adjustment was needed.

Line 11: # of Bedrooms – The subject contains one-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The subject contains one bath in the units. All comparables are similar. No adjustments were needed.

Line 13: Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.27. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject does not contain either amenity. Comparables 2, 3 and 5 contain these features and were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – The subject will contain microwaves. Comparable 2 does not contain these amenities. The remaining comparables contain dishwashers in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, dishwashers were valued at \$10 per month, and microwaves were valued at \$5 per month.

Line 18: Washer/Dryer – The subject contains washers and dryers in the units. Comparables 2, 3 and 5 contain laundry facilities. Comparables 1 and 4 contain washers/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. In order to determine an appropriate adjustment, local appliance rental stores were contacted to estimate monthly rental fees. Monthly fees ranged from \$30 per month for basic appliances, up to \$60 per month for premium appliances. Costs associated with outright buying, owning, operating and maintaining these appliances were also considered. After considering all factors, in-unit washers and dryers were valued at \$30 per month, washer/dryer hook-ups were valued at \$10 per month, and on-site laundry facilities were valued at \$5 per month. Therefore, Comparables 1 and 4 were adjusted upward \$20 per month, and Comparables 2, 3 and 5 were adjusted upward \$25 per month.

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – The subject will include Wi-Fi throughout the property and in units after the rehabilitation. The comparables do not provide more than access to cable, satellite or internet services. In order to determine an appropriate adjustment for these services, local Internet service providers were researched. The following table shows the Internet providers contacted and the fees for each provider. The costs for Internet range from \$30 to \$60 per month. An adjustment of \$40 per month was selected.

Provider	Fee
Century Link	\$45
AT&T	\$40
Xfinity	\$30
Viasat	\$50
HughesNet	\$60
Hargray	\$50

Line 22: Special Features – The subject contains ceramic tile. The market did not indicate a rent differential based on this item. None of the comparables contain special features. No adjustments were needed.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. None of the comparables contain storage. No adjustments were needed.

Line 26: Security – The subject contains video surveillance. None of the comparables contain security. All were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement to resident safety. Therefore, the nominal adjustment is reasonable.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 3, 4 and 5 contain clubhouses. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 1 and 2 were adjusted upward \$5 per month.

Line 28: Pool/Exercise Room/Recreation Areas – The subject contains a computer room and exercise area. Comparables 1, 3, 4 and 5 contain swimming pools, along with recreational areas. Comparable 2 does not contain any of these features. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, a \$10 adjustment per category was deemed reasonable, and Comparable 2 was adjusted upward \$20 per month.

Line 29: Business Center – The subject does not contain this feature. None of the comparables contain this feature, and all were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement. Therefore, the nominal adjustment is reasonable.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$39 for electric or \$48 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The monthly surcharges of \$10 for electric or \$43 for gas were included in the adjustments accordingly. The amount was substantiated by local utility companies.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. The remaining comparables do not provide these utilities and were adjusted upward \$38 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The amount was substantiated by local utility companies.

Line 39: Trash/Recycling – The subject and Comparables 2 and 4 have this utility provided. None of the remaining comparables have this utility provided. Comparables 1, 3 and 5 were adjusted upward \$35 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The amount was substantiated by local utility companies and rounded to the nearest \$5.

Line 46: Conclusion of Market Rent

The adjusted rents range from \$1,031 to \$1,054. All comparables were taken into consideration when determining a market rent. They are all located in similar neighborhoods in the primary market area. Greater emphasis was placed on Ridgewood Apartments and Moss Pointe Apartments as they resulted lowest in overall gross adjustments. Secondary consideration was given to Magnolia Square Apartments. This comparable is the most similar in utility structure. Weight was then placed on comparables based on condition/street appeal adjustments. Therefore, least weight was placed on Magnolia Villas Apartment Homes, which required the most adjustments to equate to the subject and is least similar in condition/street appeal.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **736 SF One-Bedroom Units - \$1,045 , or \$1.42 per square foot**

Two-Bedroom Units (805 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid

Unit Type →

Two-Bedroom

Subject's FHA #:

N/A

Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Ponderosa Forest Apartments 4920 La Roche Avenue Savannah Chatham		Ridgewood Apartments 12008 Middleground Road Savannah Chatham		Magnolia Square Apartments 601 West 54th Street Savannah Chatham		Magnolia Villas Apartment Homes 205 West Montgomery Cross Road Savannah Chatham		Moss Pointe Apartments 9400 Abercorn Street Savannah Chatham		Alhambra Apartments 2200 East Victory Drive Savannah Chatham	
Data on Subject		Data		Data		Data		Data		Data	
A. Rents Charged		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
1	\$ Last Rent / Restricted?	\$990	N	\$899	N	\$1,045	N	\$925	N	\$965	N
2	Date Last Leased (mo/yr)	Jul-19		Jul-19		Jul-19		Jul-19		Jul-19	
3	Rent Concessions	N		N		N		N		N	
4	Occupancy for Unit Type	97%		97%		98%		98%		98%	
5	Effective Rent & Rent/ sq. ft	\$990	\$1.04	\$899	\$0.98	\$1,045	\$0.95	\$925	\$1.10	\$965	\$1.18
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
6	Structure / Stories	WU/2	WU/2	T/2	(\$10)	WU/2		WU/2		WU/2	
7	Yr. Built/Yr. Renovated	1979/2016/ Proposed		1976/2000		1986		1971/2014		1968	
8	Condition /Street Appeal	G	G	A	\$65	A	\$65	A	\$65	A	\$65
9	Neighborhood	A	A	A		A		A		A	
10	Same Market? Miles to Subj	Y/8.0		Y/3.6		Y/5.9		Y/5.8		Y/1.7	
C. Unit Equipment/ Amenities		Data \$ Adj		Data Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
11	# Bedrooms	2	2	2		2		2		2	
12	# Baths	1	1.5	1		2		1		2	
13	Unit Interior Sq. Ft.	805	950 (\$40)	918	(\$30)	1,100	(\$75)	840	(\$10)	820	
14	Balcony/ Patio	N	N	Y	(\$5)	Y	(\$5)	N		Y	(\$5)
15	AC: Central/ Wall	C	C	C		C		C		C	
16	Range/ Refrigerator	RF	RF	RF		RF		RF		RF	
17	Microwave/ Dishwasher	M	D (\$5)	N	\$5	D	(\$5)	D	(\$5)	D	(\$5)
18	Washer/Dryer	WD	HU \$20	L	\$25	L	\$25	HU	\$20	L	\$25
19	Floor Coverings	C	C	C		W		W		C	
20	Window Coverings	B	B	B		B		B		B	
21	Cable/ Satellite/Internet	I	N \$40	N	\$40	N	\$40	N	\$40	N	\$40
22	Special Features	CT	N	N		N		N		N	
D. Site Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
24	Parking (\$ Fee)	L/0	L/0	L/0		L/0		L/0		L/0	
25	Extra Storage	N	N	N		N		N		N	
26	Security	Y	N \$5	N	\$5	N	\$5	N	\$5	N	\$5
27	Clubhouse/ Meeting Rooms	MR	N \$5	N	\$5	C		C		C	
28	Pool/ Recreation Areas	ER	PR	N	\$20	PR		PER	(\$10)	PR	
29	Business Ctr / Nhd Netwk	BC	N \$5	N	\$5	N	\$5	N	\$5	N	\$5
30	Service Coordination	N	N	N		N		N		N	
31	Non-shelter Services	N	N	N		N		N		N	
32	Neighborhood Networks	N	N	N		N		N		N	
E. Utilities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
33	Heat (in rent?/ type)	N/G	N/G	N/G		N/E		N/E		N/E	
34	Cooling (in rent?/ type)	N/E	N/E	N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/G	N/E	N/G		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)	Y/G	N/E \$44	N/G	\$53	N/E	\$44	N/E	\$44	N/E	\$44
37	Other Electric	N	N	N		N		N		N	
38	Cold Water/ Sewer	Y	N \$50	Y		N	\$50	N	\$50	N	\$50
39	Trash/ Recycling	Y	N \$35	Y		N	\$35	Y		N	\$35
F. Adjustments Recap		Pos Neg		Pos Neg		Pos Neg		Pos Neg		Pos Neg	
40	# Adjustments B to D	5	2	8	3	5	3	5	3	5	2
41	Sum Adjustments B to D	\$75	(\$45)	\$170	(\$45)	\$140	(\$85)	\$135	(\$25)	\$140	(\$10)
42	Sum Utility Adjustments	\$129	\$0	\$53	\$0	\$129	\$0	\$94	\$0	\$129	\$0
		Net Gross		Net Gross		Net Gross		Net Gross		Net Gross	
43	Net/ Gross Adjmts B to E	\$159	\$249	\$178	\$268	\$184	\$354	\$204	\$254	\$259	\$279
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,149		\$1,077		\$1,229		\$1,129		\$1,224	
45	Adj Rent/Last rent		116%		120%		118%		122%		127%
46	Estimated Market Rent	\$1,140	\$1.42	Estimated Market Rent/ Sq. Ft							

Samuel S. Self

7/26/2019

Attached are

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Appraiser's Signature

Date

Grid was prepared:

Manually

Using HUD's Excel form

form HUD-92273-S8 (04/2002)

Ponderosa Forest Apartments

Primary Unit Type – Two-Bedroom Units (805)

Please note: Minor adjustments in the \$5 to \$10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (generally in the \$5 to \$10 range), the appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 805 square feet. Comparable apartments used include: Ridgewood Apartments (Comparable 1), Magnolia Square Apartments (Comparable 2), Magnolia Villas Apartment Homes (Comparable 3), Moss Pointe Apartments (Comparable 4) and Alhambra Apartments (Comparable 5).

Line 1: \$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$899 to \$1,045. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all July 2019. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 98 percent. The comparables' occupancy rates range from 97 to 98 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$899 to \$1,045, and effective rents per square foot range from \$0.95 to \$1.18 per square foot.

Line 6: Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1, 3, 4 and 5 are similarly located in walk-up buildings. Comparable 2 is located in townhouse buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Line 7: Year Built/Year Renovated – The subject was built in 1979 and was renovated in 2016. It is proposed to be renovated again. Comparable 1 was constructed in 1983 and has been renovated. Comparable 2 was built in was built in 1976 and renovated in 2000. Comparable 3 was built in 1986. Comparable 4 was constructed in 1971 and renovated in 2014. Comparable 5 was built in 1968. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

Line 8: Condition/Street Appeal – The subject has frame construction with Stucco and Wood Siding. The landscaping consists of grass, trees and shrubs. The subject is proposed to be renovated and will be in good condition. Comparable 1 is the most similar in condition/street appeal to the subject for the as-complete scenario. In order to determine the appropriate adjustments for condition in the as-is scenario, the appraiser utilized a paired analysis. Comparable 4 was deemed superior and adjusted downward \$65 per month due to its good condition/street appeal. Therefore, this adjustment was deemed reasonable to account for the difference between a property in average condition versus a property in good condition. Comparables 2, 3, 4 and 5 were all adjusted upward \$65 per month.

Line 9: Neighborhood – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

Line 10: Same Market/Miles to Subject – All comparables are located in the same market area as the subject. No adjustment was needed.

Line 11: # of Bedrooms – The subject contains two-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The subject contains one bath in the units. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties containing two-bedroom units in this market contain similar number of baths. Therefore, a \$10 per half-bath adjustment was selected.

Line 13: Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each

comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.26. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 17: Microwave/Dishwasher – The subject will contain microwaves. Comparable 2 does not contain these amenities. The remaining comparables contain dishwashers in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, dishwashers were valued at \$10 per month, and microwaves were valued at \$5 per month.

Line 18: Washer/Dryer – The subject contains washers and dryers in the units. Comparables 2, 3 and 5 contain laundry facilities. Comparables 1 and 4 contain washers/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. In order to determine an appropriate adjustment, local appliance rental stores were contacted to estimate monthly rental fees. Monthly fees ranged from \$30 per month for basic appliances, up to \$60 per month for premium appliances. Costs associated with outright buying, owning, operating and maintaining these appliances were also considered. After considering all factors, in-unit washers and dryers were valued at \$30 per month, washer/dryer hook-ups were valued at \$10 per month, and on-site laundry facilities were valued at \$5 per month. Therefore, Comparables 1 and 4 were adjusted upward \$20 per month, and Comparables 2, 3 and 5 were adjusted upward \$25 per month.

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – The subject will include Wi-Fi throughout the property and in units after the rehabilitation. The comparables do not provide more than access to cable, satellite or internet services. In order to determine an appropriate adjustment for these services, local Internet service providers were researched. The following table shows the Internet providers contacted and the fees for each provider. The costs for Internet range from \$30 to \$60 per month. An adjustment of \$40 per month was selected.

Provider	Fee
Century Link	\$45
AT&T	\$40
Xfinity	\$30
Viasat	\$50
HughesNet	\$60
Hargray	\$50

Line 22: Special Features – The subject contains ceramic tile. The market did not indicate a rent differential based on this item. None of the comparables contain special features. No adjustments were needed.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. None of the comparables contain storage. No adjustments were needed.

Line 26: Security – The subject contains video surveillance. None of the comparables contain security. All were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement to resident safety. Therefore, the nominal adjustment is reasonable.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 3, 4 and 5 contain clubhouses. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 1 and 2 were adjusted upward \$5 per month.

Line 28: Pool/Exercise Room/Recreation Areas – The subject contains a computer room and exercise area. Comparables 1, 3, 4 and 5 contain swimming pools, along with recreational areas. Comparable 2 does not contain any of these features. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, a \$10 adjustment per category was deemed reasonable, and Comparable 2 was adjusted upward \$20 per month.

Line 29: Business Center – The subject does not contain this feature. None of the comparables contain this feature, and all were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement. Therefore, the nominal adjustment is reasonable.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$44 for electric or \$49 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The monthly surcharges of \$10 for electric or \$43 for gas were included in the adjustments accordingly. The amount was substantiated by local utility companies.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. The remaining comparables do not provide these utilities and were adjusted upward \$48 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The amount was substantiated by local utility companies.

Line 39: Trash/Recycling – The subject and Comparables 2 and 4 have this utility provided. None of the remaining comparables have this utility provided. Comparables 1, 3 and 5 were adjusted upward \$35 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The amount was substantiated by local utility companies and rounded to the nearest \$5.

Line 46: Conclusion of Market Rent

The adjusted rents range from \$1,077 to \$1,229. All comparables were taken into consideration when determining a market rent. They are all located in similar neighborhoods in the primary market area. Greater emphasis was placed on Ridgewood Apartments and Moss Pointe Apartments as they resulted lowest in overall gross adjustments. Secondary consideration was given to Magnolia Square Apartments. This comparable is the most similar in utility structure. Weight was then placed on comparables based on condition/street appeal adjustments. Therefore, least weight was placed on Magnolia Villas Apartment Homes, which required the most adjustments to equate to the subject and is least similar in condition/street appeal.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **805 SF Two-Bedroom Units - \$1,140 , or \$1.42 per square foot**

Three-Bedroom Units (\$1.28 SF) – As Complete

OMB Approval # 2502-0507 (exp. 04/30/2021)

Rent Comparability Grid		Unit Type →	Three-Bedroom		Subject's FHA #:		N/A					
Subject		Data	Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
Ponderosa Forest Apartments 4920 La Roche Avenue Savannah Chatham		on Subject	Ridgewood Apartments 12008 Middleground Road Savannah Chatham		Magnolia Square Apartments 601 West 54th Street Savannah Chatham		Magnolia Villas Apartment Homes 205 West Montgomery Cross Road Savannah Chatham		Moss Pointe Apartments 9400 Abercorn Street Savannah Chatham		Alhambra Apartments 2200 East Victory Drive Savannah Chatham	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	
1	\$ Last Rent / Restricted?		\$1,315	N	\$1,025	N	\$1,095	N	\$1,145	N	\$1,115	N
2	Date Last Leased (mo/yr)		Jul-19		Jul-19		Jul-19		Jul-19		Jul-19	
3	Rent Concessions		N		N		N		N		N	
4	Occupancy for Unit Type		97%		97%		98%		98%		98%	
5	Effective Rent & Rent/ sq. ft		\$1,315	\$1.08	\$1,025	\$0.99	\$1,095	\$0.81	\$1,145	\$0.89	\$1,115	\$1.04
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>												
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	
6	Structure / Stories	WU/2 1979/2016/ Proposed	WU/2		T/2	(\$10)	WU/2		WU/2		WU/2	
7	Yr. Built/Yr. Renovated		1983/Ren		1976/2000		1986		1971/2014		1968	
8	Condition /Street Appeal		G		A	\$65	A	\$65	A	\$65	A	\$65
9	Neighborhood		A		A		A		A		A	
10	Same Market? Miles to Subj		Y/8.0		Y/3.6		Y/5.9		Y/5.8		Y/1.7	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	
11	# Bedrooms		3		3		3		3		3	
12	# Baths		2		1.5		2		2		2	
13	Unit Interior Sq. Ft.		1,035	(\$45)	1,033		1,350	(\$80)	1,284	(\$60)	1,072	(\$10)
14	Balcony/ Patio		N		Y	(\$5)	Y	(\$5)	N		Y	(\$5)
15	AC: Central/ Wall		C		C		C		C		C	
16	Range/ Refrigerator		RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher		M	(\$5)	N	\$5	D	(\$5)	D	(\$5)	D	(\$5)
18	Washer/Dryer		WD	\$20	HU	\$25	L	\$25	HU	\$20	L	\$25
19	Floor Coverings		C		C		W		W		C	
20	Window Coverings		B		B		B		B		B	
21	Cable/ Satellite/Internet		I	\$40	N	\$40	N	\$40	N	\$40	N	\$40
22	Special Features		CT		N		N		N		N	
23												
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	
24	Parking (\$ Fee)		L/0		L/0		L/0		L/0		L/0	
25	Extra Storage		N		N		N		N		N	
26	Security		Y	\$5	N	\$5	N	\$5	N	\$5	N	\$5
27	Clubhouse/ Meeting Rooms		MR	\$5	N	\$5	C		C		C	
28	Pool/ Recreation Areas		ER		N	\$20	PR		PER	(\$10)	PR	
29	Business Ctr / Nhd Netwk		BC	\$5	N	\$5	N	\$5	N	\$5	N	\$5
30	Service Coordination		N		N		N		N		N	
31	Non-shelter Services		N		N		N		N		N	
32	Neighborhood Networks		N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	
33	Heat (in rent?/ type)		N/G		N/G		N/E		N/E		N/E	
34	Cooling (in rent?/ type)		N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)		N/G		N/G		N/E		N/E		N/E	
36	Hot Water (in rent?/ type)		Y/G	\$53	N/G	\$54	N/E	\$53	N/E	\$53	N/E	\$53
37	Other Electric		N		N		N		N		N	
38	Cold Water/ Sewer		Y	\$70	Y		N	\$70	N	\$70	N	\$70
39	Trash/ Recycling		Y	\$35	Y		N	\$35	Y		N	\$35
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	
40	# Adjustments B to D		5	2	8	2	5	3	5	3	5	3
41	Sum Adjustments B to D		\$75	(\$50)	\$170	(\$15)	\$140	(\$90)	\$135	(\$75)	\$140	(\$20)
42	Sum Utility Adjustments		\$158	\$0	\$54	\$0	\$158	\$0	\$123	\$0	\$158	\$0
43	Net/ Gross Adjmts B to E		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
			\$183	\$283	\$209	\$239	\$208	\$388	\$183	\$333	\$278	\$378
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		
44	Adjusted Rent (5+43)		\$1,498		\$1,234		\$1,303		\$1,328		\$1,393	
45	Adj Rent/Last rent			114%		120%		119%		116%		125%
46	Estimated Market Rent	\$1,320	\$1.28	← Estimated Market Rent/ Sq. Ft								

Samuel J. Hill
Appraiser's Signature

7/26/2019
Date

Attached are

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared: Manually Using HUD's Excel form

form HUD-92273-S8 (04/2002)

Ponderosa Forest Apartments

Primary Unit Type – Three-Bedroom Units (1,035)

Please note: Minor adjustments in the \$5 to \$10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (generally in the \$5 to \$10 range), the appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 1,035 square feet. Comparable apartments used include: Ridgewood Apartments (Comparable 1), Magnolia Square Apartments (Comparable 2), Magnolia Villas Apartment Homes (Comparable 3), Moss Pointe Apartments (Comparable 4) and Alhambra Apartments (Comparable 5).

Line 1: \$ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from \$1,025 to \$1,315. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all July 2019. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 98 percent. The comparables' occupancy rates range from 97 to 98 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from \$1,025 to \$1,315, and effective rents per square foot range from \$0.81 to \$1.08 per square foot.

Line 6: Structure/Stories – The subject is located in two-story walk-up buildings. Comparables 1, 3, 4 and 5 are similarly located in walk-up buildings. Comparable 2 is located in townhouse buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Line 7: Year Built/Year Renovated – The subject was built in 1979 and was renovated in 2016. It is proposed to be renovated again. Comparable 1 was constructed in 1983 and has been renovated. Comparable 2 was built in was built in 1976 and renovated in 2000. Comparable 3 was built in 1986. Comparable 4 was constructed in 1971 and renovated in 2014. Comparable 5 was built in 1968. As year built/year renovated numbers play a large part in the condition of the subject, any adjustment needed for year built/year renovated were incorporated into the condition/street appeal adjustment.

Line 8: Condition/Street Appeal – The subject has frame construction with Stucco and Wood Siding. The landscaping consists of grass, trees and shrubs. The subject is proposed to be renovated and will be in good condition. Comparable 1 is the most similar in condition/street appeal to the subject for the as-complete scenario. In order to determine the appropriate adjustments for condition in the as-is scenario, the appraiser utilized a paired analysis. Comparable 4 was deemed superior and adjusted downward \$65 per month due to its good condition/street appeal. Therefore, this adjustment was deemed reasonable to account for the difference between a property in average condition versus a property in good condition. Comparables 2, 3, 4 and 5 were all adjusted upward \$65 per month.

Line 9: Neighborhood – The subject's neighborhood is rated average with easy access to all services available within the city limits. All comparables are located in neighborhoods that are similar to the subject's neighborhood. No adjustments were needed.

Line 10: Same Market/Miles to Subject – All comparables are located in the same market area as the subject. No adjustment was needed.

Line 11: # of Bedrooms – The subject contains three-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The subject contains two baths in the units. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties containing two-bedroom units in this market contain similar number of baths. Therefore, a \$10 per half-bath adjustment was selected.

Line 13: Unit Interior Square Footage – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables dollar per square foot rental rate was determined for each unit type. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each

comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is \$0.25. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject. These adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 17: Microwave/Dishwasher – The subject will contain microwaves. Comparable 2 does not contain these amenities. The remaining comparables contain dishwashers in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, dishwashers were valued at \$10 per month, and microwaves were valued at \$5 per month.

Line 18: Washer/Dryer – The subject contains washers and dryers in the units. Comparables 2, 3 and 5 contain laundry facilities. Comparables 1 and 4 contain washers/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. In order to determine an appropriate adjustment, local appliance rental stores were contacted to estimate monthly rental fees. Monthly fees ranged from \$30 per month for basic appliances, up to \$60 per month for premium appliances. Costs associated with outright buying, owning, operating and maintaining these appliances were also considered. After considering all factors, in-unit washers and dryers were valued at \$30 per month, washer/dryer hook-ups were valued at \$10 per month, and on-site laundry facilities were valued at \$5 per month. Therefore, Comparables 1 and 4 were adjusted upward \$20 per month, and Comparables 2, 3 and 5 were adjusted upward \$25 per month.

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – The subject will include Wi-Fi throughout the property and in units after the rehabilitation. The comparables do not provide more than access to cable, satellite or internet services. In order to determine an appropriate adjustment for these services, local Internet service providers were researched. The following table shows the Internet providers contacted and the fees for each provider. The costs for Internet range from \$30 to \$60 per month. An adjustment of \$40 per month was selected.

Provider	Fee
Century Link	\$45
AT&T	\$40
Xfinity	\$30
Viasat	\$50
HughesNet	\$60
Hargray	\$50

Line 22: Special Features – The subject contains ceramic tile. The market did not indicate a rent differential based on this item. None of the comparables contain special features. No adjustments were needed.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. None of the comparables contain storage. No adjustments were needed.

Line 26: Security – The subject contains video surveillance. None of the comparables contain security. All were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement to resident safety. Therefore, the nominal adjustment is reasonable.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – The subject contains a meeting room. Comparables 3, 4 and 5 contain clubhouses. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, Comparables 1 and 2 were adjusted upward \$5 per month.

Line 28: Pool/Exercise Room/Recreation Areas – The subject contains a computer room and exercise area. Comparables 1, 3, 4 and 5 contain swimming pools, along with recreational areas. Comparable 2 does not contain any of these features. Although there is little market data available concerning units with these features, the added amenity is an enhancement. Therefore, a \$10 adjustment per category was deemed reasonable, and Comparable 2 was adjusted upward \$20 per month.

Line 29: Business Center – The subject does not contain this feature. None of the comparables contain this feature, and all were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement. Therefore, the nominal adjustment is reasonable.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$53 for electric or \$50 for gas based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The monthly surcharges of \$10 for electric or \$43 for gas were included in the adjustments accordingly. The amount was substantiated by local utility companies.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. The remaining comparables do not provide these utilities and were adjusted upward \$67 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The amount was substantiated by local utility companies.

Line 39: Trash/Recycling – The subject and Comparables 2 and 4 have this utility provided. None of the remaining comparables have this utility provided. Comparables 1, 3 and 5 were adjusted upward \$35 per month based on the Allowances for Tenant-Furnished Utilities and Other Services for Chatham County. The amount was substantiated by local utility companies and rounded to the nearest \$5.

Line 46: Conclusion of Market Rent

The adjusted rents range from \$1,234 to \$1,498. All comparables were taken into consideration when determining a market rent. They are all located in similar neighborhoods in the primary market area. Greater emphasis was placed on Ridgewood Apartments and Moss Pointe Apartments as they resulted lowest in overall gross adjustments. Secondary consideration was given to Magnolia Square Apartments. This comparable is the most similar in utility structure. Weight was then placed on comparables based on condition/street appeal adjustments. Therefore, least weight was placed on Magnolia Villas Apartment Homes, which required the most adjustments to equate to the subject and is least similar in condition/street appeal.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **1,035 SF Three-Bedroom Units - \$1,320 , or \$1.28 per square foot**

The following table shows the proposed rents at the subject. The estimated market rents are similar to the proposed rents. Therefore, the proposed rents were considered achievable.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	16	736	60%	\$807	\$1,157	\$112	\$1,045
2/1	24	805	60%	\$969	\$1,278	\$138	\$1,140
3/2	16	1,035	60%	\$1,119	\$1,485	\$165	\$1,320

Average Rents for Competing Properties and Rent Advantage

Of the surveyed comparables, one-bedroom units typically range from \$675 to \$895 per month; two-bedroom units typically range from \$775 to \$1,180 per month; and three-bedroom units typically range from \$885 to \$1,360 per month. These rental rates have remained similar within the past few years.

The following table shows the rent advantage for each unit type:

Unit Type	% of AMI	Proposed Rent	Market Rent	\$ Rent Advantage	% Rent Advantage
1/1	60%	\$1,045	\$1,045	\$0	0.0%
2/1	60%	\$1,140	\$1,140	\$0	0.0%
3/2	60%	\$1,320	\$1,320	\$0	0.0%

The estimated market rents are similar to the proposed rents. Therefore, the proposed rents were considered achievable.

HOUSING PROFILE

Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s. The market-rate complexes were built between 1968 and 1986. The restricted apartment complexes were built between 1979 and 2012. The market area’s rental units have high occupancy rates.

Housing Inventory

Number of Units

From 2005 through July 2019, permit issuing jurisdictions in the City of Savannah authorized the construction of 7,344 new single-family and multifamily dwelling units. Multifamily units comprise 28.9 percent of the total planned construction activity.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	178	77	255
2006	787	356	1,143
2007	624	533	1,157
2008	420	198	618
2009	330	326	656
2010	241	279	520
2011	197	150	347
2012	223	160	383
2013	265	18	283
2014	341	23	364
2015	328	0	328
2016	300	0	300
2017	384	0	384
2018	399	0	399
2019*	207	0	207
TOTAL	5,224	2,120	7,344

**Preliminary Numbers through July 2019*

Source: SOCDs

Projects Under Construction

According to the City of Savannah, there are currently no multifamily projects under construction in the market area that would directly compete with the subject.

Planned Projects

According to the Georgia Department of Community Affairs, there have been four projects awarded tax credits in the market area within the past four years. Three of the properties are senior properties and will not compete with the subject property. These properties include Live Oak Landing, Romana Riley Lofts and Telfair Arms. The remaining property Hitch Phase II has been renamed The View of Oglethorpe. This property contains 100 units, and construction has been completed. Therefore, there are no planned projects in the market area that will compete with the subject.

Age of Rental Units

Rental housing construction in the market area has decreased considerably since the 1980s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	668	4.4%
2000-2004	776	5.1%
1990-1999	945	6.2%
1980-1989	1,619	10.6%
1970-1979	2,175	14.3%
1960-1969	1,825	12.0%
1950-1959	2,028	13.3%
1940-1949	1,263	8.3%
1939 or earlier	3,922	25.8%
TOTAL	15,221	100.0%

Source: U.S. Census Bureau

Unit Condition

The market area’s rental housing stock is in varying condition. Overall, the market-rate developments are of average age and are well maintained.

Bedroom Distribution

In 2010, 28.6 percent of the market area’s rental units were efficiency or one-bedroom units, and 42.6 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 28.8 percent of the market area’s rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	710	4.7%
One-Bedrooms	3,641	23.9%
Two-Bedrooms	6,484	42.6%
Three-Bedrooms	3,809	25.0%
Four-Bedrooms	409	2.7%
Five or More Bedrooms	168	1.1%
TOTAL	15,221	100.0%

Source: U.S. Census Bureau

Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the second quarter 2019 were 6.8 percent for rental housing and 1.3 percent for homeowner housing. The rental vacancy rate of 6.8 percent was virtually unchanged from the rate in the second quarter 2018 and not statistically different from the rate in the first quarter 2019 (7.0 percent). The homeowner vacancy rate of 1.3 percent was 0.2 percentage points lower than the rate in the second quarter 2018 (1.5 percent), but not statistically different from the rate in the first quarter 2019 (1.4 percent).

For rental housing by area, the second quarter 2019 rental vacancy rate was highest outside Metropolitan Statistical Areas (8.2 percent) and lowest in the suburbs (6.2 percent). The rental vacancy rates in principal cities, in the suburbs, and outside MSAs were not statistically different from the second quarter 2018 rates.

The second quarter 2019 rental vacancy rate was highest in the South (8.9 percent) followed by the Midwest (6.8 percent). The rental vacancy rates in Northeast (5.3 percent) and the West (4.8 percent) were not statistically different from each other. The rental vacancy rate in the Midwest was lower than the second quarter 2018 rate, while rates in the Northeast, South, and West were not statistically different from the second quarter 2018 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	2nd Quarter 2019	2nd Quarter 2018	% of 2019 Rate	% of Difference
United States	6.8%	6.8%	0.2%	0.3%
Inside MSAs	6.6%	6.5%	0.3%	0.3%
Outside MSAs	8.2%	9.1%	0.9%	1.0%
In Principal Cities	7.0%	6.7%	0.4%	0.5%
Not In Principal Cities	6.2%	6.3%	0.4%	0.5%
2nd QUARTER 2019 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.3%	6.8%	8.9%	4.8%	

Source: U.S. Census Bureau

Lease Terms and Concessions

The typical lease term is 12 months. At the time of the writing of this report, none of the surveyed comparables were offering concessions.

Turnover Rates

An estimated turnover rate of 16.0 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Magnolia Square Apartments	2.0%
Royal Oaks Apartments	30.0%
Average Annual Turnover	16.0%

Likely Impact of Rehabilitated Development on Rental Occupancy Rates

The rehabilitated development will not have an adverse impact on the market area. The subject is an existing development with a stabilized occupancy rate. All of the restricted properties in the market area maintain stabilized occupancy rates and have waiting lists. The subject’s one-, two- and three-bedroom units are suitable in the market area.

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently 16 properties for sale that are in some stage of foreclosure within the subject’s zip code. This ratio is in the mid-range for the City of Savannah. In July 2019, the number of properties that received a foreclosure filing in zip code 31404 was 150 percent higher than the previous month and 0 percent higher than the same time last year. The zip code’s foreclosure rate is 0.04 percent, while the City of Savannah’s foreclosure rate is 0.04 percent. Both are lower than the state’s foreclosure rate which is 0.05 percent. They are similar to Chatham County’s foreclosure rate of 0.04 percent. The number of foreclosures per month lowered significantly between March 2019 and June 2019 before increasing in July 2019. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Primary Housing Voids

There are no significant housing voids in the market area. There is sufficient employment for the residents of Savannah. In addition, there is a small demand for housing in the market area as can be seen in the demand portion of this report.

PART IX:

ABSORPTION & STABILIZATION RATES

Absorption Rates

The subject is an existing multifamily development that contains 56 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

PART X:

INTERVIEWS

INTERVIEWS

Housing Interview

The Savannah Housing Authority handles voucher distribution for Chatham County. According to Lynn Coleman, Director of Assisted Housing Programs, the agency receives 3,409 vouchers. All vouchers are currently allocated. There are 7,910 applicants on the waiting list. The waiting list has been closed for approximately seven years. Approximately 300 people leave the voucher program each year. Ms. Coleman indicated that there is a need for additional housing and that one-, two- and four-bedroom units are the most in demand. The telephone number for Ms. Coleman is 912-235-5844, extension 209.

PART XI:

RECOMMENDATIONS AND CONCLUSIONS

RECOMMENDATIONS AND CONCLUSIONS

Project Evaluation

It is the opinion of the analyst that the improvements, the unit mix of one-, two- and three-bedroom units, unit size, unit/project amenities and services are well suited for the primary market area.

Site Evaluation

The site's location is considered average. It is located near a major thoroughfare to the city which provides the site with average visibility and access. It is located in relatively close proximity to medical facilities, schools, shopping, employment, local government facilities and recreational facilities. The site and its improvements are similar to those in the area.

Economic and Demographic Profile

The following describes the demographic and economic profile of the primary market area and the surrounding area:

In 2000, this geographic market area contained an estimated population of 72,380. By 2010, population in this market area had increased by 2.5 percent to 74,207. In 2019, the population in this market area had increased by 3.5 percent to 76,809. It is projected that between 2019 and 2021, population in the market area will increase 1.2 percent to 77,699. It is projected that between 2021 and 2024, population in the market area will increase 1.7 percent to 79,033.

Between 2000 and 2010, the market area gained 140 households per year. The market area gained 249 households per year between 2010 and 2019 and gained an additional 263 households between 2019 and 2020. The market area is projected to continue to gain households through 2024. The households in the market area are split, with approximately 48.3 percent being owner-occupied. The percentage of owner-occupied is projected to remain stable through 2024.

Employment in Savannah has been increasing an average of 0.6 percent per year since 2005. Employment in Chatham County has been increasing an average of 1.0 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.8 percent per year since 2005. The unemployment rate for Savannah has fluctuated from 4.1 percent to 11.2 percent over the past 14 years. These fluctuations are slightly higher than the unemployment rates for Chatham County and the State of Georgia.

Existing Housing

There was a total of 13 confirmed apartment complexes in the market area, including the subject. There were 28 vacant units at the time of the survey out of 1,668 surveyed, for an overall vacancy rate of 1.7 percent. There are currently five competitive properties in the market area. These properties currently have 19 vacant units out of 807 surveyed, for an overall competitive vacancy rate of 2.4 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Adjusted Market Rental Rates

Market rent grids were completed for the subject. The subject property's proposed net rents are in line with the market rents of \$1,045 for the one-bedroom units, \$1,140 for the two-bedroom units and \$1,320 for the three-bedroom units. The analyst was able to locate and verify nine market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are in line with the adjusted market rental rates. Therefore, the proposed rents were considered achievable.

Demand & Capture Rates

The following chart indicates the net demand and the capture rates:

AMI	Unit Size	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band	Proposed Rents
60% AMI	1 BR/1 BA	\$0 to \$34,440	1	2,708	0	2,708	0.04%	N/A	\$1,045	N/A	\$1,045
	2 BR/1 BA	\$0 to \$38,760	0	1,900	0	1,900	0.00%	N/A	\$1,140	N/A	\$1,140
	3 BR/2 BA	\$0 to \$46,500	0	1,313	0	1,313	0.0%	N/A	\$1,320	N/A	\$1,320
Total for Project	60% AMI	\$0 to \$46,500	1	6,106	0	6,106	0.02%	N/A	\$1,045 - \$1,320	N/A	\$1,045 - \$1,320

The subject is an existing Section 8 property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. Currently, the subject is 98 percent occupied, with one vacant one-bedroom unit. The subject has subsidy for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would choose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. Therefore, only the subject's vacant units were included in the capture rate calculations. Additionally, there was no tax credit comparables located in the market area constructed within the past two years that

would compete with the subject; however, there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in competitive projects in the market area, and there are no properties that have not yet reached stabilized occupancy. Therefore, there is a total of one unit that should be subtracted from the demand. The subject will need to capture 0.02 percent.

Absorption Rates

The subject is an existing multifamily development that contains 56 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The overall capture rate for the proposed development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by bedroom type and percent of area median income. The capture rates for the units are within the acceptable range. It is believed that the subject is a viable development.

Data Sources

Information used in the market study was obtained from various sources including; the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics, U.S. Bureau of Labor Statistics, interviews with local town and government officials and interview with local property owners or managers.

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 up 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.

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



Samuel T. Gill
Market Analyst

ADDENDUM A

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing built with low income housing tax credits. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. Components reported in the market study are indicated by a page number.

		Page Number(s)
Executive Summary		
1	Executive Summary	11-17
Project Description		
2	Proposed number of bedrooms and baths proposed, income limitation,	19-21
3	Utilities (and utility sources) included in rent.	19-21
4	Project design description	19-21
5	Unit and project amenities; parking	19-21
6	Public programs included	19-21
7	Target population description	19-21
8	Date of construction/preliminary completion	19-21
9	If rehabilitation, existing unit breakdown and rents.	19-21
10	Reference to review/status of project plans	19-21
Location and Market Area		
11	Market area/secondary market area description	49-50
12	Concise description of the site and adjacent parcels	23
13	Description of site characteristics	23-26
14	Site photos/maps	27-40
15	Map of community services	45
16	Visibility and accessibility evaluation	23-26
17	Crime information	25
Employment and Economy		
18	Employment by industry	66
19	Historical unemployment rate	63-65
20	Area major employers	66
21	Five-year employment growth	63-65
22	Typical wages by occupation	69
23	Discussion of commuting patterns of area workers	69
Demographic Characteristics		
24	Population and household estimates and projections	53-55
25	Area building permits	136
26	Distribution of income	58-61
27	Households by tenure	55-58
Competitive Environment		
28	Comparable property profiles	79-102
29	Map of comparable properties	106-107
30	Comparable property photos	79-102
31	Existing rental housing evaluation	103-104
32	Comparable property discussion	79-102
33	Area vacancy rates, including rates for Tax Credit and government-subsidized	103-104

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing built with low income housing tax credits. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. Components reported in the market study are indicated by a page number.

		Page Number(s)
34	Comparison of subject property to comparable properties	109-110
35	Availability of Housing Choice Vouchers	143
36	Identification of waiting lists	79-102
37	Description of overall rental market including share of market-rate and affordable properties	136-139
38	List of existing a LIHTC properties	79-102
39	Discussion of future changes in housing stock	136-139
40	Discussion availability and cost of other affordable housing options	136-139
41	Tax credit and other planned or under construction rental communities in market area	136-137
Analysis/Conclusions		
42	Calculation and analysis of Capture Rate	74-77
43	Calculation and analysis of Penetration Rate	74-77
44	Evaluation of proposed rent levels	114-134
45	Derivation of Achievable Market Rent and Market Advantage	135
46	Derivation of Achievable Restricted Rent	135
47	Precise statement of key conclusions	145-147
48	Market strengths and weaknesses impacting project	147
49	Recommendations and/or modification to project discussion	147
50	Discussion of subject property's impact on existing housing	139
51	Absorption projection with issues impacting performance	141
52	Discussion of risks or other mitigating circumstances impacting project projection	145-147
53	Interviews with area housing stakeholders	141
Other Requirements		
54	Preparation date of report	1
55	Date of field work	2-3
56	Certifications	6-9; 148
57	Statement of qualifications	Addendum G
58	Sources of data not otherwise identified	147
59	Utility allowance schedule	N/A

ADDENDUM B

MARKET STUDY TERMINOLOGY

Absorption Period

The period of time necessary for a newly constructed or renovated property to achieve the Stabilized Level of Occupancy. The Absorption Period begins when the first certificate of occupancy is issued and ends when the last unit to reach the Stabilized Level of Occupancy 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 Absorption Period.

Acceptable Rent Burden

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.

Affordable Housing

Housing where the tenant household pays no more than 30 percent of its annual income on Gross Rent.

Amenity

Tangible or intangible benefits offered to a tenant at no fee, typically on-site recreational facilities or 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.

Area Median Income (AMI)

One hundred percent of the gross median household income for a specific metropolitan statistical area, county or non-metropolitan area established annually by HUD.

Assisted Housing

Housing where the monthly costs to the tenants are subsidized by federal, state or other programs.

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 on the rent 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 percent 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.

Capture Rate

The percentage of age, size, and income qualified renter households in the Primary Market Area that the property must capture to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the Primary Market Area. See Penetration Rate for rate for entire market area.

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.

Comparable Property

A property that is representative of the rental housing choices of the subject's Primary Market Area and that is similar in construction, size, amenities, or age. These Comparables and Competitives are generally used to derive market rent.

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.

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 specified lease term or for free amenities which are normally charged separately (i.e. washer/dryer, parking).

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 tenants, 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).

Demand

The total number of households in a defined market area that would potentially move into 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 overburdened households, and demolished housing units. Demand is project specific.

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 percent 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.

Effective Rents

Contract Rent less concessions.

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 percent 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 percent 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 percent 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 the 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.

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) and in average household size.

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 Program)

Federal rent subsidy program under Section 8 of the U.S. Housing Act which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30 percent of adjusted income (or 10 percent of gross income, whichever is greater). In cases where 30 percent 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 percent 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 percent 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 percent 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 percent of area median income who pay rent equal to the greater of Basic Rent of 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.

Income Band

The range of incomes of households that can pay a specific rent but do not have more income than is allowed by the Income Limits of a particular housing program. The minimum household income typically is based on a defined Acceptable Rent Burden percentage and the maximum typically is pre-defined by specific programmatic requirements or by general market parameters.

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 percent of AMI. HUD publishes Income Limits each year for 30 percent median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.

Infrastructure

Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.

Low Income

Person or household with gross household income below 80 percent 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 by restricted for occupancy to households earning 60 percent 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.

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.

Market Analysis

A study of real estate market conditions for a specific type of property.

Market Area or Primary Market Area

A geographic area from which a property is expected to draw the majority of its residents.

Market Demand

The total number of households in a defined market area that would potentially move into 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 demand.

Market Rent

The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, amenities. Market rent should be adjusted for concessions and owner paid utilities included in the rent.

Market Study

A comprehensive review of the housing market in a defined market area. A market study can be used to determine the demand for specific proposed development or to examine the overall condition of an area's housing market. 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. At a minimum, market studies include a review of location, economic conditions, demographics, and existing and proposed housing stock.

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 – Physical

Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same Market Area, excluding units in properties which are in the lease-up stage.

Market Vacancy Rate – Economic

Percentage of rent loss due to concessions and vacancies.

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.

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 percent).

Mobility

The ease with which people move from one location to another.

Moderate Income

Person or household with gross household income between 80 and 120 percent of Area Median Income adjusted for household size.

Move-up Demand

An estimate of how many consumers are able and willing to relocate to more expensive or desirable units, such as tenants who move up from Class C properties to Class B; and Class B tenants that move up to Class A properties; and tenants that move from Class C and B properties to a new superior Low Income Tax Credit property.

Multi-family

Structures that contain more than two or more 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 or Lease Rent)

Gross Rent less Tenant Paid Utilities.

Penetration Rate

The percentage of age and income qualified renter households in the Primary Market Area that live in 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. See Capture Rate for property specific 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 levels of births, deaths, and net migration.

Primary Market Area

See Market Area

Programmatic Rents

The proposed rents for a Tax Credit or other income restricted property relative to comparable market rate properties and rents being achieved at another Low Income Housing Tax Credit or other income restricted properties in the market. Can be no greater than maximum rents permitted by the Low Income Housing Tax Credit or other program regulations.

Project Based Rent Assistance

Rental assistance from a federal, state or local program 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.

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 percent of households have an income less than 60 percent of Area Median Income or where the poverty rate is at least 25 percent. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130 percent of 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

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, 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.

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Gross rent divided by gross monthly household income.

Rent Burdened Households

Households with Rent Burden 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.

Saturation

The point at which there is no longer demand to support additional units.

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.

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.

Special Needs Population

Specific market niche that is typically not catered to in a conventional apartment property. This population should exhibit certain criteria, which can be well defined, in order, for example, to assess the need and demand from this source. 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.

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.

Subsidy

Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's Contract Rent 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 Income Band from which the subject property will draw tenants.

Target Population

Market niche 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

One who rents real property from another.

Tenant Paid Utilities

The cost of utilities necessary for the habitation of a dwelling unit, which are paid by the tenant. Tenant Paid Utilities do not include costs for telephone or cable service.

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.

Turnover

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 Vacancy Period.
2. **Turnover Period** – 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 households, and housing in substandard conditions.

Unrestricted Rents

The recommended rents for the market rate units at a Mixed-Income Property.

Vacancy Period

The amount of time that an apartment remains vacant and available for rent.

Vacancy Rate – Economic

Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue.

Vacancy Rate – Physical

The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low Income

Person or household whose gross household income does not exceed 50 percent 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.

ADDENDUM C

Affordable Rent Roll with Lease Charges
Property: Ponderosa Forest Holdings LLC (pforest)
As Of Date: 07/30/2019
Balance Month: 07/2019

Unit	Unit	Unit/				Market Charge		U.R.	Resident	Lease
Unit	Type	Sq Ft	Lease Status	Resident	Name	Rent Code	Amount	Amount	Deposit	From
Ponderosa Forest Holdings LLC (pforest)										
Current/Notice Residents										
01-01	pon.3bd1	0.00	Occupied No Notice	t0022239	Polk, Crystal	825.00 rent sec8	0.00 965.00	140.00	162.00	
Total							965.00			
01-02	pon.3bd1	0.00	Occupied No Notice	t0022251	Williams, Monique	825.00 rent sec8	0.00 946.00	121.00	50.00	
Total							946.00			
01-03	pon.3bd1	0.00	Occupied No Notice	t0023442	Ashley, Briana	825.00 rent sec8	148.00 677.00	0.00	25.00	3/6/2018
Total							825.00			
01-04	pon.3bd1	0.00	Occupied No Notice	t0022264	Anderson, Loretta	825.00 rent sec8	49.00 776.00	0.00	444.00	
Total							825.00			
01-05	pon.3bd1	0.00	Occupied No Notice	t0022255	Hinton, Lashaundria	825.00 rent sec8	0.00 965.00	140.00	85.00	
Total							965.00			
01-06	pon.3bd1	0.00	Occupied No Notice	t0022258	Brown, Uleasa	825.00 rent sec8	717.00 108.00	0.00	339.00	
Total							825.00			
01-07	pon.3bd1	0.00	Occupied No Notice	t0022278	Pryear, Katyra	825.00 rent sec8	0.00 965.00	140.00	170.00	
Total							965.00			
01-08	pon.3bd1	0.00	Occupied No Notice	t0022250	Brooks, Chrystal	825.00 rent sec8	0.00 965.00	140.00	106.00	
Total							965.00			
02-09	pon.2bd1	0.00	Occupied No Notice	t0024997	Norval, Ebony	723.00 rent sec8	0.00 836.00	113.00	5.00	9/4/2018
Total							836.00			
02-10	pon.2bd1	0.00	Occupied No Notice	t0022273	Sanders, Shatia	723.00 rent sec8	0.00 836.00	113.00	25.00	
Total							836.00			
02-11	pon.2bd1	0.00	Occupied No Notice	t0028040	Grant, Kandare	723.00 rent sec8	0.00 836.00	113.00	0.00	6/26/2019
Total							836.00			
02-12	pon.2bd1	0.00	Occupied No Notice	t0022253	Smith, Lisa	723.00 rent sec8	0.00 836.00	113.00	25.00	
Total							836.00			
02-13	pon.2bd1	0.00	Notice Inherited	t0022269	Donaldson, Erica	723.00 rent sec8	386.00 337.00	0.00	208.00	
Total							723.00			
02-14	pon.2bd1	0.00	Occupied No Notice	t0022263	Fripp, Penny	723.00 rent	81.00	0.00	152.00	

Affordable Rent Roll with Lease Charges
Property: Ponderosa Forest Holdings LLC (pforest)
As Of Date: 07/30/2019
Balance Month: 07/2019

Unit	Unit	Unit/			Market Charge		U.R.	Resident	Lease	
Unit	Type	Sq Ft	Lease Status	Resident	Name	Rent Code	Amount	Amount	Deposit	From
Ponderosa Forest Holdings LLC (pforest)										
Current/Notice Residents										
01-01	pon.3bd1	0.00	Occupied No N/A	t0022239	Pok, Crystal	825.00 rent sec8	0.00 965.00	140.00	162.00	
							Total	965.00		
01-02	pon.3bd1	0.00	Occupied No N/A	t0022251	Williams, Monique	825.00 rent sec8	0.00 946.00	121.00	50.00	
							Total	946.00		
01-03	pon.3bd1	0.00	Occupied No N/A	t0023442	Ashley, Briana	825.00 rent sec8	148.00 677.00	0.00	25.00	3/6/2018
							Total	825.00		
01-04	pon.3bd1	0.00	Occupied No N/A	t0022264	Anderson, Loretta	825.00 rent sec8	49.00 776.00	0.00	444.00	
							Total	825.00		
01-05	pon.3bd1	0.00	Occupied No N/A	t0022255	Hinton, Lashaundra	825.00 rent sec8	0.00 965.00	140.00	85.00	
							Total	965.00		
01-06	pon.3bd1	0.00	Occupied No N/A	t0022258	Brown, Uleasa	825.00 rent sec8	717.00 108.00	0.00	339.00	
							Total	825.00		
01-07	pon.3bd1	0.00	Occupied No N/A	t0022278	Phyear, Katyra	825.00 rent sec8	0.00 965.00	140.00	170.00	
							Total	965.00		
01-08	pon.3bd1	0.00	Occupied No N/A	t0022250	Brooks, Chrystal	825.00 rent sec8	0.00 965.00	140.00	106.00	
							Total	965.00		
02-09	pon.2bd1	0.00	Occupied No N/A	t0024997	Norval, Ebony	723.00 rent sec8	0.00 836.00	113.00	5.00	9/4/2018
							Total	836.00		
02-10	pon.2bd1	0.00	Occupied No N/A	t0022273	Sanders, Shatia	723.00 rent sec8	0.00 836.00	113.00	25.00	
							Total	836.00		
02-11	pon.2bd1	0.00	Occupied No N/A	t0028040	Grant, Kandare	723.00 rent sec8	0.00 836.00	113.00	0.00	6/26/2019
							Total	836.00		
02-12	pon.2bd1	0.00	Occupied No N/A	t0022253	Smith, Lisa	723.00 rent sec8	0.00 836.00	113.00	25.00	
							Total	836.00		
02-13	pon.2bd1	0.00	Notice Imminent	t0022269	Donaldson, Erica	723.00 rent sec8	386.00 337.00	0.00	208.00	
							Total	723.00		
02-14	pon.2bd1	0.00	Occupied No N/A	t0022263	Fripp, Penny	723.00 rent	81.00	0.00	152.00	

Affordable Rent Roll with Lease Charges
Property: Ponderosa Forest Holdings LLC (pforest)
As Of Date: 07/30/2019
Balance Month: 07/2019

Unit	Unit	Unit/				Market Charge		U.R.	Resident	Lease
Unit	Type	Sq Ft	Lease Status	Resident	Name	Rent Code	Amount	Amount	Deposit	From
Ponderosa Forest Holdings LLC (pforest)										
Current/Notice Residents										
01-01	pon.3bd1	0.00	Occupied No Notice	t0022239	Polk, Crystal	825.00 rent sec8	0.00 965.00	140.00	162.00	
							Total	965.00		
01-02	pon.3bd1	0.00	Occupied No Notice	t0022251	Williams, Monique	825.00 rent sec8	0.00 946.00	121.00	50.00	
							Total	946.00		
01-03	pon.3bd1	0.00	Occupied No Notice	t0023442	Ashley, Briana	825.00 rent sec8	148.00 677.00	0.00	25.00	3/6/2018
							Total	825.00		
01-04	pon.3bd1	0.00	Occupied No Notice	t0022264	Anderson, Loretta	825.00 rent sec8	49.00 776.00	0.00	444.00	
							Total	825.00		
01-05	pon.3bd1	0.00	Occupied No Notice	t0022255	Hinton, Lashaundria	825.00 rent sec8	0.00 965.00	140.00	85.00	
							Total	965.00		
01-06	pon.3bd1	0.00	Occupied No Notice	t0022258	Brown, Uleasa	825.00 rent sec8	717.00 108.00	0.00	339.00	
							Total	825.00		
01-07	pon.3bd1	0.00	Occupied No Notice	t0022278	Pryear, Katyra	825.00 rent sec8	0.00 965.00	140.00	170.00	
							Total	965.00		
01-08	pon.3bd1	0.00	Occupied No Notice	t0022250	Brooks, Chrystal	825.00 rent sec8	0.00 965.00	140.00	106.00	
							Total	965.00		
02-09	pon.2bd1	0.00	Occupied No Notice	t0024997	Norval, Ebony	723.00 rent sec8	0.00 836.00	113.00	5.00	9/4/2018
							Total	836.00		
02-10	pon.2bd1	0.00	Occupied No Notice	t0022273	Sanders, Shatia	723.00 rent sec8	0.00 836.00	113.00	25.00	
							Total	836.00		
02-11	pon.2bd1	0.00	Occupied No Notice	t0028040	Grant, Kandare	723.00 rent sec8	0.00 836.00	113.00	0.00	6/26/2019
							Total	836.00		
02-12	pon.2bd1	0.00	Occupied No Notice	t0022253	Smith, Lisa	723.00 rent sec8	0.00 836.00	113.00	25.00	
							Total	836.00		
02-13	pon.2bd1	0.00	Notice Invented	t0022269	Donaldson, Erica	723.00 rent sec8	386.00 337.00	0.00	208.00	
							Total	723.00		
02-14	pon.2bd1	0.00	Occupied No Notice	t0022263	Fripp, Penny	723.00 rent	81.00	0.00	152.00	

Affordable Rent Roll with Lease Charges
Property: Ponderosa Forest Holdings LLC (pforest)
As Of Date: 07/30/2019
Balance Month: 07/2019

Unit	Unit	Unit/				Market Charge		U.R.	Resident	Lease
Unit	Type	Sq Ft	Lease Status	Resident	Name	Rent Code	Amount	Amount	Deposit	From
Ponderosa Forest Holdings LLC (pforest)										
Current/Notice Residents										
01-01	pon.3bd1	0.00	Occupied No Notice	t0022239	Polk, Crystal	825.00 rent sec8	0.00 965.00	140.00	162.00	
							Total	965.00		
01-02	pon.3bd1	0.00	Occupied No Notice	t0022251	Williams, Monique	825.00 rent sec8	0.00 946.00	121.00	50.00	
							Total	946.00		
01-03	pon.3bd1	0.00	Occupied No Notice	t0023442	Ashley, Briana	825.00 rent sec8	148.00 677.00	0.00	25.00	3/6/2018
							Total	825.00		
01-04	pon.3bd1	0.00	Occupied No Notice	t0022264	Anderson, Loretta	825.00 rent sec8	49.00 776.00	0.00	444.00	
							Total	825.00		
01-05	pon.3bd1	0.00	Occupied No Notice	t0022255	Hinton, Lashaundia	825.00 rent sec8	0.00 965.00	140.00	85.00	
							Total	965.00		
01-06	pon.3bd1	0.00	Occupied No Notice	t0022258	Brown, Uleasa	825.00 rent sec8	717.00 108.00	0.00	339.00	
							Total	825.00		
01-07	pon.3bd1	0.00	Occupied No Notice	t0022278	Pryear, Katyra	825.00 rent sec8	0.00 965.00	140.00	170.00	
							Total	965.00		
01-08	pon.3bd1	0.00	Occupied No Notice	t0022250	Brooks, Chrystal	825.00 rent sec8	0.00 965.00	140.00	106.00	
							Total	965.00		
02-09	pon.2bd1	0.00	Occupied No Notice	t0024997	Norval, Ebony	723.00 rent sec8	0.00 836.00	113.00	5.00	9/4/2018
							Total	836.00		
02-10	pon.2bd1	0.00	Occupied No Notice	t0022273	Sanders, Shatia	723.00 rent sec8	0.00 836.00	113.00	25.00	
							Total	836.00		
02-11	pon.2bd1	0.00	Occupied No Notice	t0028040	Grant, Kandare	723.00 rent sec8	0.00 836.00	113.00	0.00	6/26/2019
							Total	836.00		
02-12	pon.2bd1	0.00	Occupied No Notice	t0022253	Smith, Lisa	723.00 rent sec8	0.00 836.00	113.00	25.00	
							Total	836.00		
02-13	pon.2bd1	0.00	Notice Intented	t0022269	Donaldson, Erica	723.00 rent sec8	386.00 337.00	0.00	208.00	
							Total	723.00		
02-14	pon.2bd1	0.00	Occupied No Notice	t0022263	Fripp, Penny	723.00 rent	81.00	0.00	152.00	

Affordable Rent Roll with Lease Charges
Property: Ponderosa Forest Holdings LLC (pforest)
As Of Date: 07/30/2019
Balance Month: 07/2019

Unit	Unit	Unit/				Market Charge		U.R.	Resident	Lease
Unit	Type	Sq Ft	Lease Status	Resident	Name	Rent Code	Amount	Amount	Deposit	From
Ponderosa Forest Holdings LLC (pforest)										
Current/Notice Residents										
01-01	pon.3bd1	0.00	Occupied No Notice	t0022239	Polk, Crystal	825.00 rent sec8	0.00 965.00	140.00	162.00	
Total							965.00			
01-02	pon.3bd1	0.00	Occupied No Notice	t0022251	Williams, Monique	825.00 rent sec8	0.00 946.00	121.00	50.00	
Total							946.00			
01-03	pon.3bd1	0.00	Occupied No Notice	t0023442	Ashley, Briana	825.00 rent sec8	148.00 677.00	0.00	25.00	3/6/2018
Total							825.00			
01-04	pon.3bd1	0.00	Occupied No Notice	t0022264	Anderson, Loretta	825.00 rent sec8	49.00 776.00	0.00	444.00	
Total							825.00			
01-05	pon.3bd1	0.00	Occupied No Notice	t0022255	Hinton, Lashaundria	825.00 rent sec8	0.00 965.00	140.00	85.00	
Total							965.00			
01-06	pon.3bd1	0.00	Occupied No Notice	t0022258	Brown, Uleasa	825.00 rent sec8	717.00 108.00	0.00	339.00	
Total							825.00			
01-07	pon.3bd1	0.00	Occupied No Notice	t0022278	Pryear, Katyra	825.00 rent sec8	0.00 965.00	140.00	170.00	
Total							965.00			
01-08	pon.3bd1	0.00	Occupied No Notice	t0022250	Brooks, Chrystal	825.00 rent sec8	0.00 965.00	140.00	106.00	
Total							965.00			
02-09	pon.2bd1	0.00	Occupied No Notice	t0024997	Norval, Ebony	723.00 rent sec8	0.00 836.00	113.00	5.00	9/4/2018
Total							836.00			
02-10	pon.2bd1	0.00	Occupied No Notice	t0022273	Sanders, Shatia	723.00 rent sec8	0.00 836.00	113.00	25.00	
Total							836.00			
02-11	pon.2bd1	0.00	Occupied No Notice	t0028040	Grant, Kandare	723.00 rent sec8	0.00 836.00	113.00	0.00	6/26/2019
Total							836.00			
02-12	pon.2bd1	0.00	Occupied No Notice	t0022253	Smith, Lisa	723.00 rent sec8	0.00 836.00	113.00	25.00	
Total							836.00			
02-13	pon.2bd1	0.00	Notice Unrented	t0022269	Donaldson, Erica	723.00 rent sec8	386.00 337.00	0.00	208.00	
Total							723.00			
02-14	pon.2bd1	0.00	Occupied No Notice	t0022263	Fripp, Penny	723.00 rent	81.00	0.00	152.00	



National Housing Compliance

www.nhcinc.org

Atlanta Corporate Office

1975 Lakeside Parkway, Suite 310 | Tucker, Georgia 30084-5860
Tel 770.939.3939 | Fax 770.939.3886 | TTY (Hearing Impaired) 877.349.8100 | Toll Free 888.530.8266

June 13, 2018

FeliciaMcNeil
Aspen Companies Management
500 Frank W. Burr Blvd., Suite 47
Teaneck, NJ 07666

Subject: Auto OCAF Rent Adjustment
HAP Contract No. GA060008002 REMS ID 800004915
Ponderosa Forest Apartments
Savannah, GA

Thank you for submitting your Rent Increase Request. After processing your requested rent adjustment, we have calculated your net increase to be 1.8 percent. Your new monthly contract rent potential is \$41,016.00. We have enclosed a copy of the Auto OCAF Worksheet for your reference.

You must implement these rents on September 1, 2018, the anniversary date of your HAP contract. Based on our calculations, the adjusted Section 8 rents are as follows:

Table with 7 columns: Unit Size, No. of Units, Current Basic Rent, Basic Rent Increase, New Basic Rent, Utility Allowance, Program Type. Rows include 1BR, 2BR, and 3BR unit types.

We have also reviewed your HAP contract and sufficient funds are available for this rent adjustment. It is your responsibility to monitor the use of these funds as you submit your monthly HAP vouchers so that you will not exceed the amount reserved for this contract. If you anticipate a shortfall, please contact National Housing Compliance, Inc. immediately.

Enclosed is your copy of the approved HUD 92458, Rent Schedule, for the subject property. The new Rent Schedule is effective on September 1, 2018.

The utility allowance has been calculated using the Utility Allowance Factor (UAF) published for the state of Georgia. The applied factor indicates the tenant utility allowance for all bedroom units will remain the same. Therefore, posting is not required. Also, this is the 2nd year UAF and another Baseline in accordance with Housing Notice 2015-04 will be required again next year.

<u>Unit Size</u>	<u>Current Utility Allowances</u>	<u>New Utility Allowances</u>
1BR	\$112	\$112
2BR	\$138	\$138
3BR	\$165	\$165

If you have any questions or if we can be of additional assistance, please contact Kim Barnes, Asset Manager in our central office, at (770) 939-3939 Ext. 2024, or via e-mail at kim.barnes@nhcinc.org.

Sincerely,



Kimberly B. Lance
Director, Asset Managers

Enclosures: Approved Rent Adjustment Worksheet
 Utility Allowance Analysis
 Rent Schedule

cc: Rent Adjustment File

OCAF RENT ADJUSTMENT WORKSHEET

PROJECT NAME: Ponderosa Forest Apartments
PROJECT ADDRESS: 4920 Laroche Avenue Savannah, 31404
PROJECT OWNER: Adam Mermelstein
PROJECT Contract No.: GA060008002
FHA PROJECT No.: 0
TOTAL UNITS IN PROJECT: 56 **TOTAL SECTION 8 UNITS IN PROJECT:** 56
DATE OF SUBMISSION: 5/1/2018 **DATE RECEIVED BY NHC:** 5/23/2018

STEP 1:

Calculate the current Section 8 Rent Potential for EXPIRING contracts

(A)	(B)	(C)	(D)
UNIT TYPE AND CONTRACT AND/OR STAGE	# OF UNITS	CURRENT SECTION 8 CONTRACT RENTS	CURRENT SECTION 8 RENT POTENTIAL (B x C)
1BR	16	\$642	\$10,272
2BR	24	\$710	\$17,040
3BR	16	\$810	\$12,960
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
TOTAL	56		\$40,272

(H) Monthly Expiring Section 8 Contract Rent Potential (total of column D): \$40,272

(F) Annual Section 8 Rent Potential for Expiring Contracts (E x 12): \$483,264

STEP 2:

Calculate Increase Factor Adjusted by OCAF for Expiring Contracts

(G)	TOTAL ANNUAL RENT POTENTIAL FOR NON-EXPIRING SECTION 8 CONTRACTS	
(H)	TOTAL ANNUAL RENT POTENTIAL FOR NON-SEC. 8 UNITS	
(I)	TOTAL ANNUAL PROJECT RENT POTENTIAL (F+G+H)	\$483,264.00
(J)	EXPIRING SECTION 8 PORTION OF TOTAL PROJECT RENT POTENTIAL (F/I)	1.00
(K)	TOTAL ANNUAL PROJECT DEBT SERVICE	\$80,187.60
(L)	ANNUAL EXPIRING SECTION 8 SHARE OF DEBT SERVICE (J x K)	\$80,187.60
(M)	ANNUAL EXPIRING SECTION 8 POTENTIAL LESS EXPIRING SEC. 8 SHARE OF DEBT	\$403,076.40
(N)	Published OCAF Factor	2.20%
(O)	ANNUAL EXPIRING SECTION 8 RENT POTENTIAL ATTRIBUTED TO OPERATIONS	\$411,944.08
(P)	ADJUSTED CONTRACT RENT POTENTIAL (L+O)	\$492,131.68
(Q)	LESSER OF (P) AND COMPARABLE RENT POTENTIAL FROM RENT COMPARABILITY	\$492,131.68
(R)	INCREASE FACTOR (Q/F)	1.018

STEP 3:

Calculate OCAF Adjusted Contract Rent Potential for Expiring Section 8 Contracts ONLY.

(S)	(T)	(U)	(V)	(W)	(X)	(Y)
UNIT TYPE AND CONTRACT AND/OR STAGE	# UNITS	CURRENT CONTRACT RENTS	OCAF ADJUSTED RENT (RxU)	ANNUAL ADJUSTED RENT (Vx12)	ADJUSTED ANNUAL RENT POTENTIAL (TxW)	OCAF ADJUSTED MONTHLY RENT (TxV)
1BR	16	\$642	\$654	\$7,848	\$125,568	\$10,464
2BR	24	\$710	\$723	\$8,676	\$208,224	\$17,352
3BR	16	\$810	\$825	\$9,900	\$158,400	\$13,200
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0
TOTAL	56				\$492,192	\$41,016

(X) Annual Adjusted Rent Potential of the Expiring Contract(s)

(total Column W):	\$492,192	\$41,016
-------------------	-----------	----------

	A	B	C	D	E	F	G
1	Attachment 3A-2						
2	RENEWAL WORKSHEET FOR OPTION TWO						
3	Requesting An Initial Contract Renewal At or Below Comparable Market Rent						
4							
5	PROJECT NAME: Ponderosa Forest Apartments						
6							
7	I hereby request an INITIAL RENEWAL of my contract without restructuring and am attaching a Rent						
8	Comparability Study (RCS) and the OCAF Adjustment Worksheet. The comparison chart below reflects						
9	the results of the study and compares them to the expiring Section 8 units in my project.						
10							
11							
12	(I)	(II)	(III)	(IV)	(V)	(VI)	
13				<u>COMPS</u>		<u>COMPS</u>	
14	UNIT TYPE AND	# OF	CURRENT	ESTIMATED	CURRENT	ESTIMATED	
15	CONTRACT/STAGE	UNITS	SECTION 8	SUBJECT	SECTION 8	SUBJECT MARKET	
16	NUMBER		CONTRACT	MARKET	RENT	RENT POTENTIAL	
17			RENTS	RENTS	POTENTIAL	(II x III)	
18	1BR	16	\$642	\$709	\$10,272	\$11,344	
19	2BR	24	\$710	\$764	\$17,040	\$18,336	
20	3BR	16	\$810	\$928	\$12,960	\$14,848	
28	TOTAL	56					
29							
30	For Option Two, the total of Column V must be less than				\$40,272	≤	\$44,528
31	the total of Column VI . *						
32							
33							
34							
35	*For Owners of "exception" projects (see Option Four) that have current rents above the comparable market						
36	rents:						
37	@ I am electing to renew under Option Two. I understand that my rents will be reduced to a level not to						
38	exceed the comparable market rents as indicated in the attached Rent Comparability Study.						
39							
40							
41							
42	Contract Renewal Request						

EXHIBIT A

**IDENTIFICATION OF UNITS ("CONTRACT UNITS")
BY SIZE AND APPLICABLE CONTRACT RENTS**

Section 8 Contract Number: GA060008002

FHA Project Number (if applicable):

Effective Date of the Rent Increase (if applicable): 9/1/2018

Number of Contract Units:	Number of Bedrooms:	Contract Rent:	Utility Allowance:	Gross Rent:
16	1BR	\$654.00	\$112.00	\$766.00
24	2BR	\$723.00	\$138.00	\$861.00
16	3BR	\$825.00	\$165.00	\$990.00

NOTE: This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with section 6b of the Renewal Contract.

Comments:

Part G – Information on Mortgagor Entity

Name of Entity

Ponderosa Forest Holdings, LLC

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify) **LLC**
 Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Ponderosa Forest Holdings, LLC

Name and Title

Adam Mermelstein

Member

Name and Title

Part H – Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title

Adam Mermelstein- Member

Authorized Official's Signature

Date (mm/dd/yyyy)
05/01/2018

Part I – HUD/Lender Approval

Addendum Number

HAP Contract Number

GA060008002

Exhibit Number

Loan Servicer Signature

Date (mm/dd/yyyy)

Chiff Banner, Asset Manager - 6/13/18

Branch Chief/Lender Official Signature

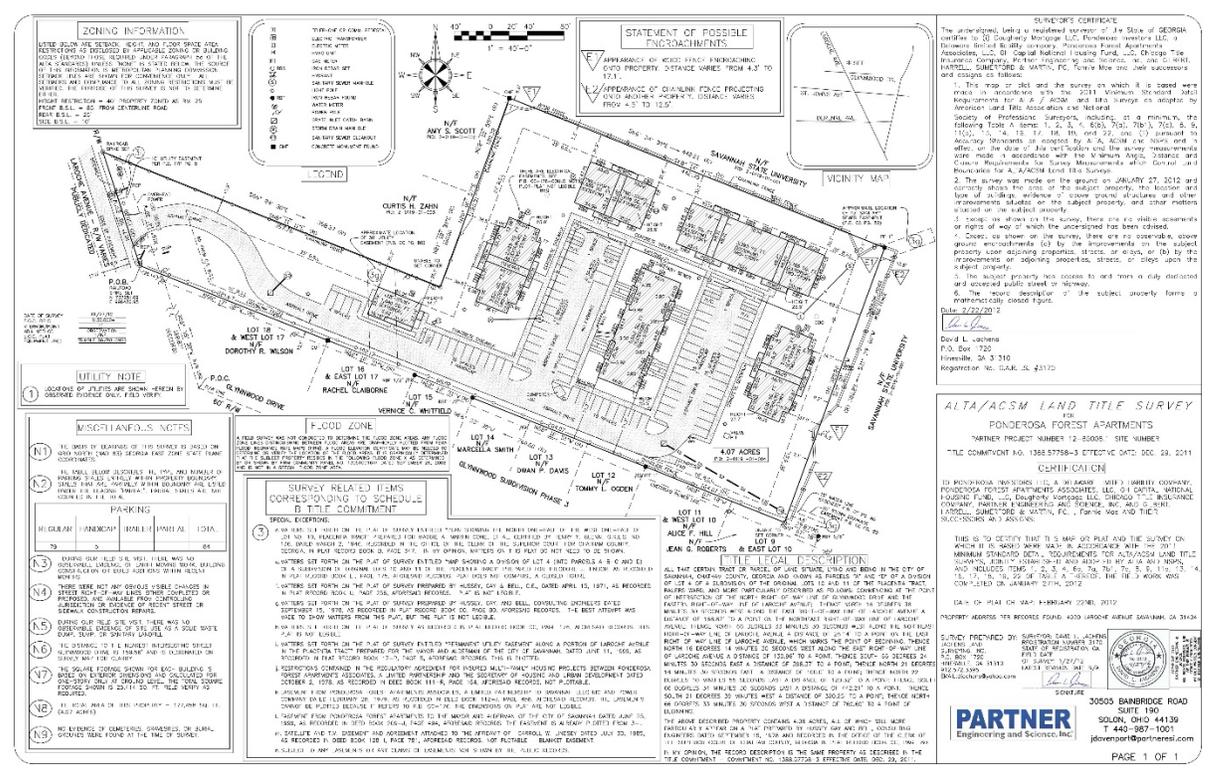
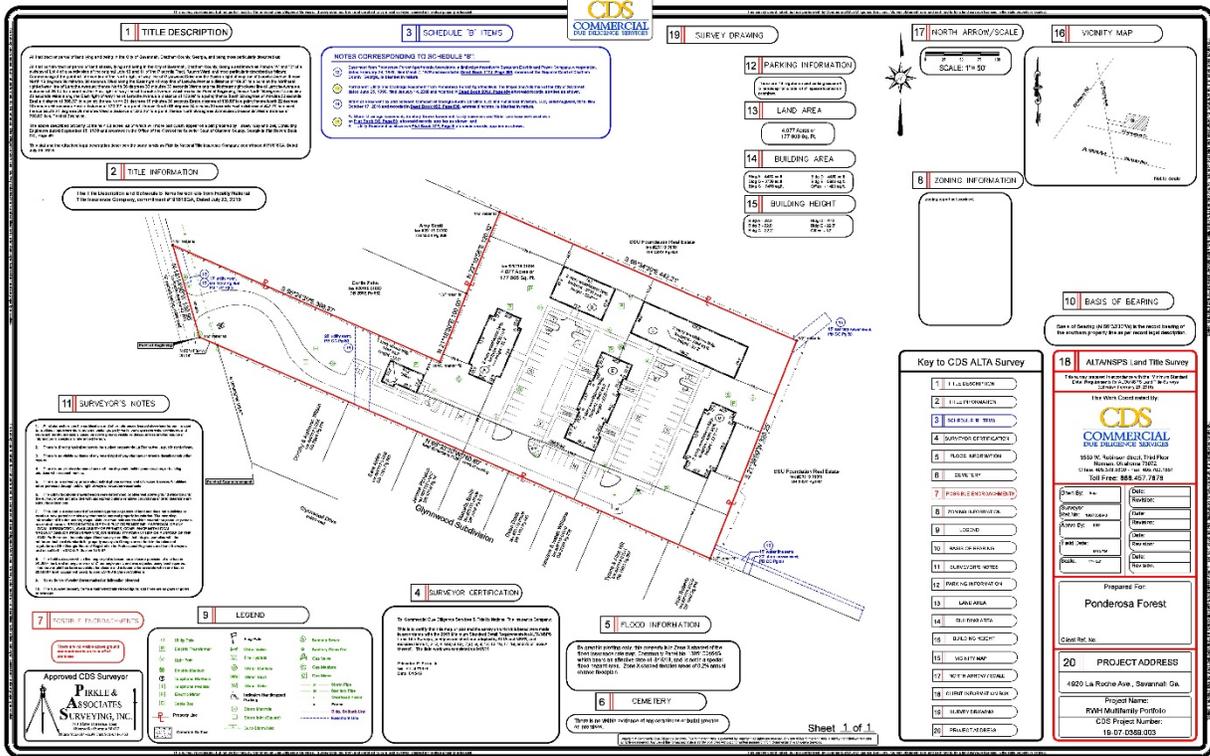
Date (mm/dd/yyyy)

Director, Housing Management Division Signature

Kimberly B. Lance

6/13/18
Date (mm/dd/yyyy)

National Housing Compliance



PARTNER
Engineering and Science, Inc.
30005 BARRIBO ROAD
SOLON, OHIO 44139
440-387-1001
johnson@partner.com

Georgia Portfolio – Renovation Scope of Work

Exteriors

Windows replaced / re-caulked as needed

Roofs to be replaced / repaired, as needed

Repair stairwells and railings as needed

Landscaping upgrade, add picnic area and community gardens

New common area Wi-Fi

Upgrade site lighting

Upgrade community building (upgrade leasing / maintenance offices and laundry room, add community room, fitness center and computer lab)

Repair sidewalks and curbs (ADA upgrade)

New exterior signage

Interiors

Repaint interior unit walls

Replace entry doors and jambs

Upgrade, repair HVAC systems as needed

New cabinets

New countertops

New LVP flooring

New LED lights

New ceiling fans

New kitchen and bathroom plumbing fixtures

New bathroom surrounds, tubs and toilets

New appliances and add microwaves

New blinds and shades

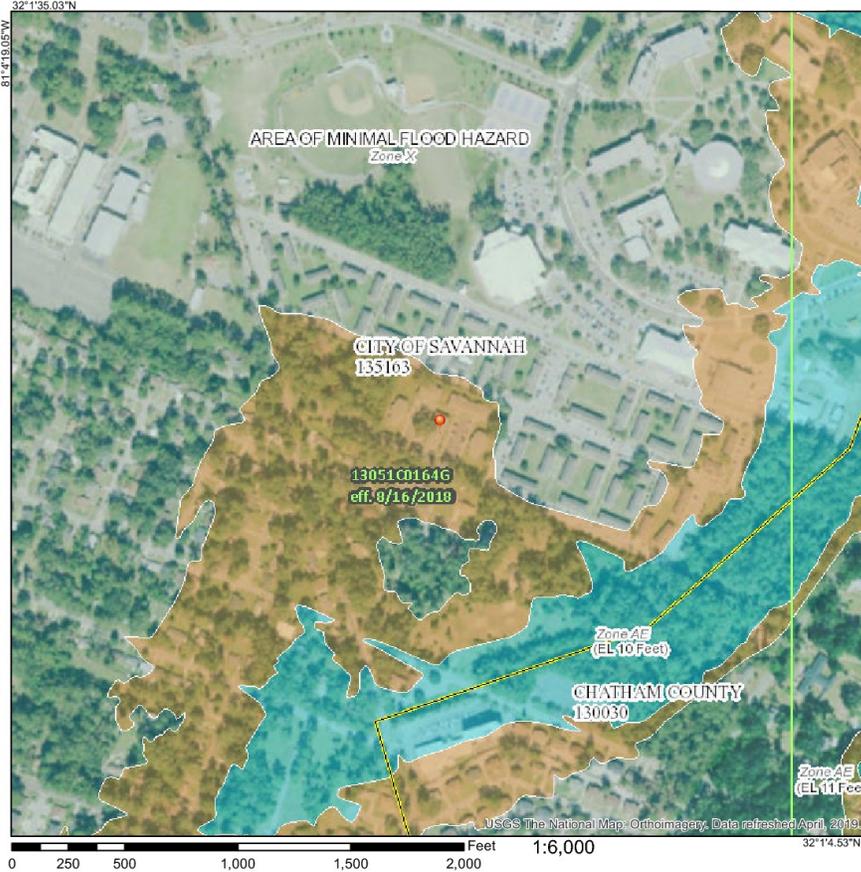
New smoke detectors

Add ADA accessibility to 5% of units

Add washer/dryers at all apartments with hook ups (e.g. Green Meadows)

ADDENDUM D

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, AF, AH
 - With BFE or Depth Zone AE, AD, AH, VE, AP
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.0 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/18/2019 at 11:58:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

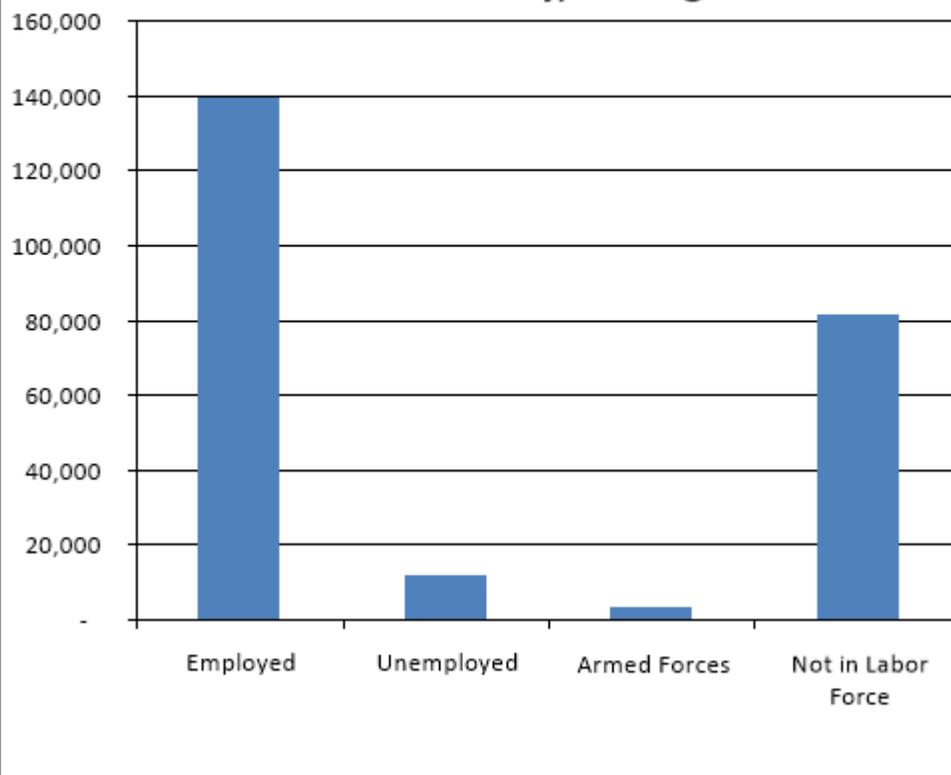
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ADDENDUM E

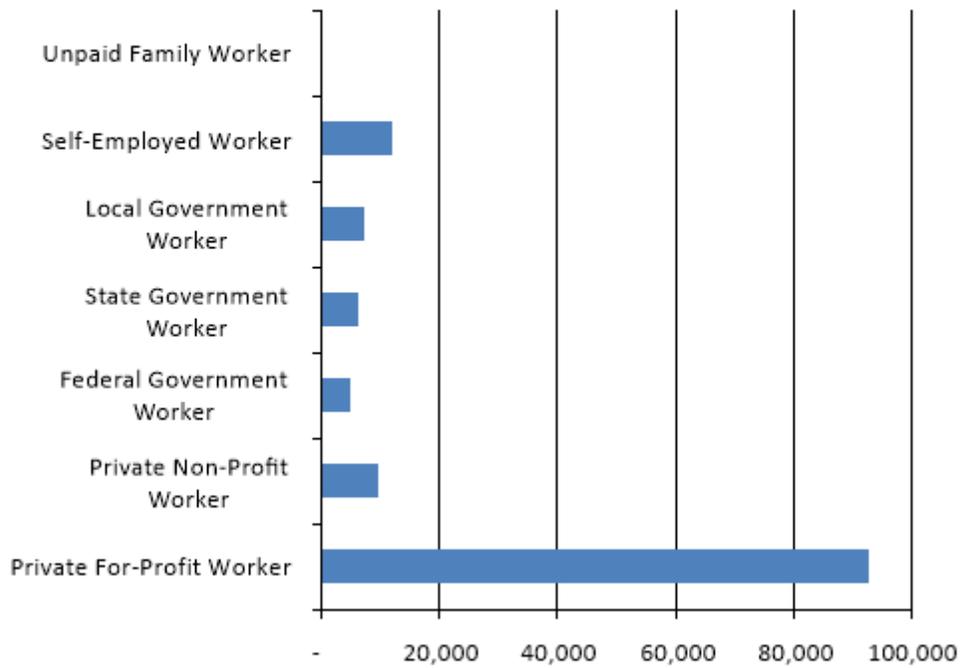


ADDENDUM F

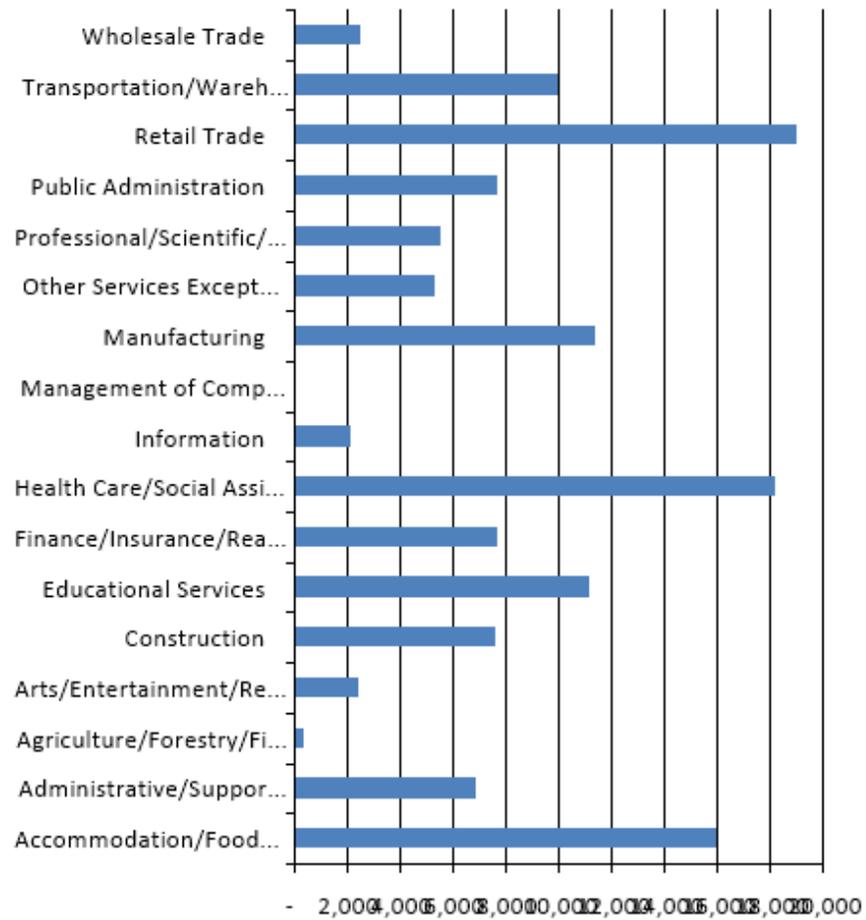
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Chatham County, Georgia**



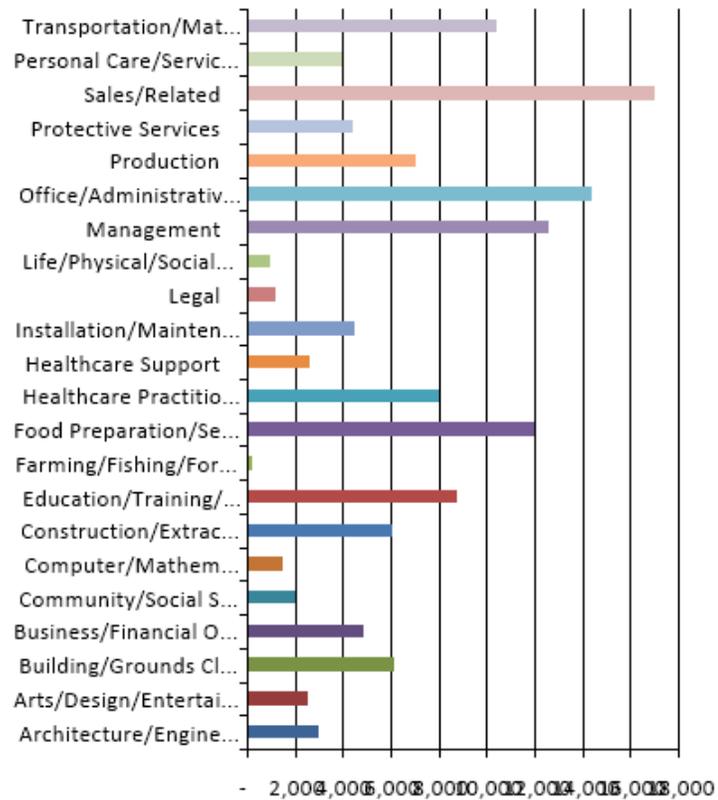
Employed Civilian Population by Class of Worker - 2019 Estimates Chatham County, Georgia



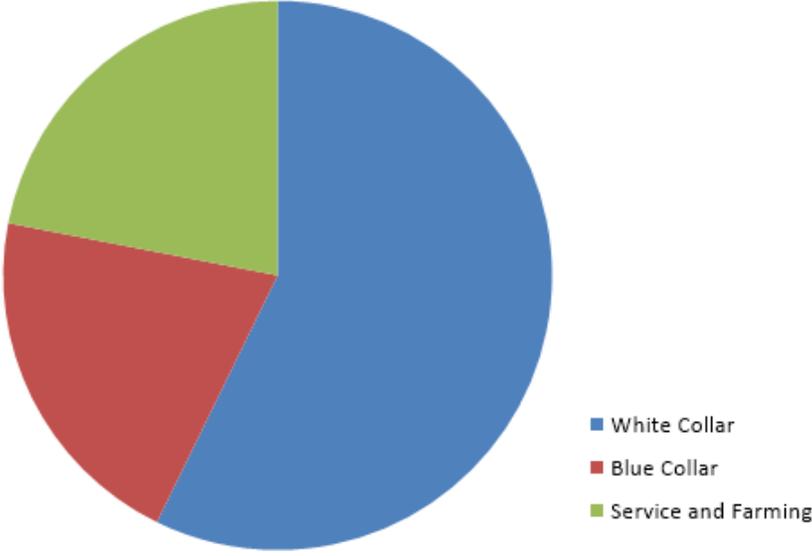
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Chatham County, Georgia



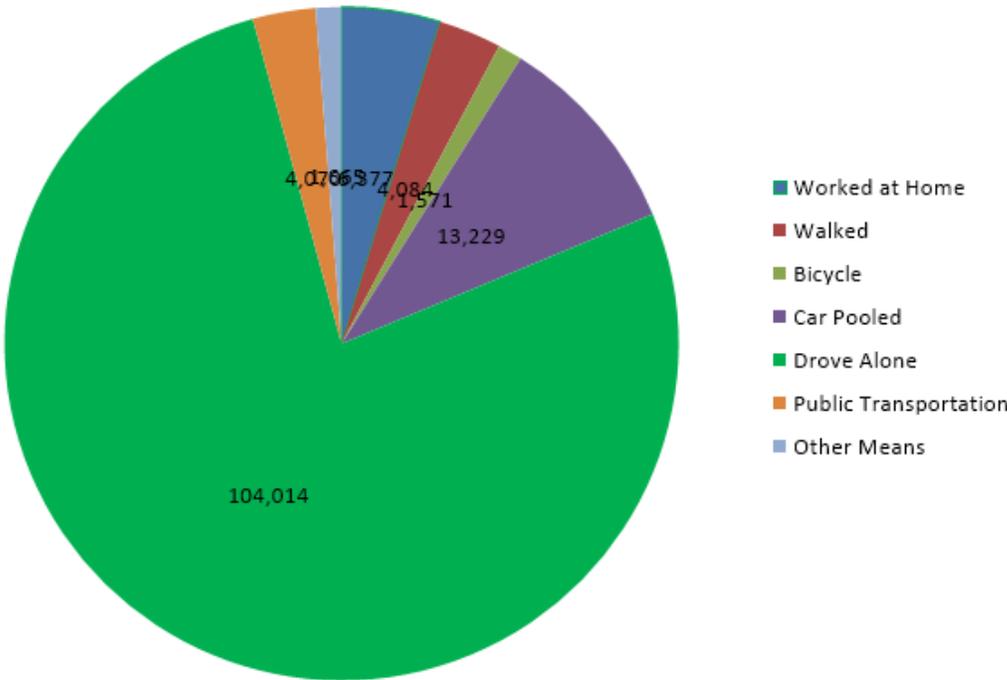
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Chatham County, Georgia



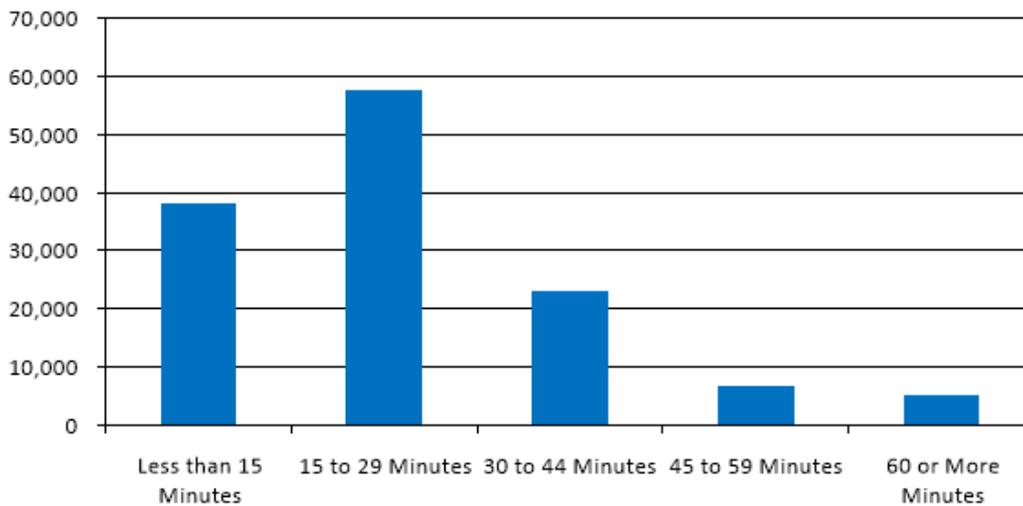
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Chatham County, Georgia**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2019 Estimates
Chatham County, Georgia**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Chatham County, Georgia



Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Chatham County, Georgia	
Status	Number
Employed	139,264
Unemployed	11,873
Armed Forces	3,357
Not in Labor Force	81,422
Unemployed	7.86%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Chatham County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	92,881	69.2%
Private Non-Profit Worker	9,902	7.4%
Federal Government Worker	5,202	3.9%
State Government Worker	6,474	4.8%
Local Government Worker	7,334	5.5%
Self-Employed Worker	12,209	9.1%
Unpaid Family Worker	291	0.2%
Total:	134,293	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Industry Current Year Estimates - 2019 Chatham County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	16,022	11.9%
Administrative/Support/Waste Management	6,919	5.2%
Agriculture/Forestry/Fishing/Hunting/Mining	397	0.3%
Arts/Entertainment/Recreation	2,472	1.8%
Construction	7,607	5.7%
Educational Services	11,152	8.3%
Finance/Insurance/Real Estate/Rent/Lease	7,722	5.8%
Health Care/Social Assistance	18,216	13.6%
Information	2,154	1.6%
Management of Companies and Enterprises	82	0.1%
Manufacturing	11,374	8.5%
Other Services Except Public Administration	5,359	4.0%
Professional/Scientific/Technical Services	5,576	4.2%
Public Administration	7,695	5.7%
Retail Trade	19,011	14.2%
Transportation/Warehousing/Utilities	9,983	7.4%
Wholesale Trade	2,552	1.9%
Total:	134,293	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Chatham County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	2,989	2.2%
Arts/Design/Entertainment/Sports/Media	2,537	1.9%
Building/Grounds Cleaning/Maintenance	6,171	4.6%
Business/Financial Operations	4,854	3.6%
Community/Social Services	2,057	1.5%
Computer/Mathematical	1,496	1.1%
Construction/Extraction	6,042	4.5%
Education/Training/Library	8,742	6.5%
Farming/Fishing/Forestry	227	0.2%
Food Preparation/Serving Related	11,975	8.9%
Healthcare Practitioner/Technician	8,042	6.0%
Healthcare Support	2,661	2.0%
Installation/Maintenance/Repair	4,472	3.3%
Legal	1,200	0.9%
Life/Physical/Social Science	971	0.7%
Management	12,569	9.4%
Office/Administrative Support	14,428	10.7%
Production	7,027	5.2%
Protective Services	4,432	3.3%
Sales/Related	17,003	12.7%
Personal Care/Service	4,004	3.0%
Transportation/Material Moving	10,394	7.7%
Total:	134,293	100.0%
White Collar	76,888	57.3%
Blue Collar	27,935	20.8%
Service and Farming	29,470	21.9%
Total:	134,293	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

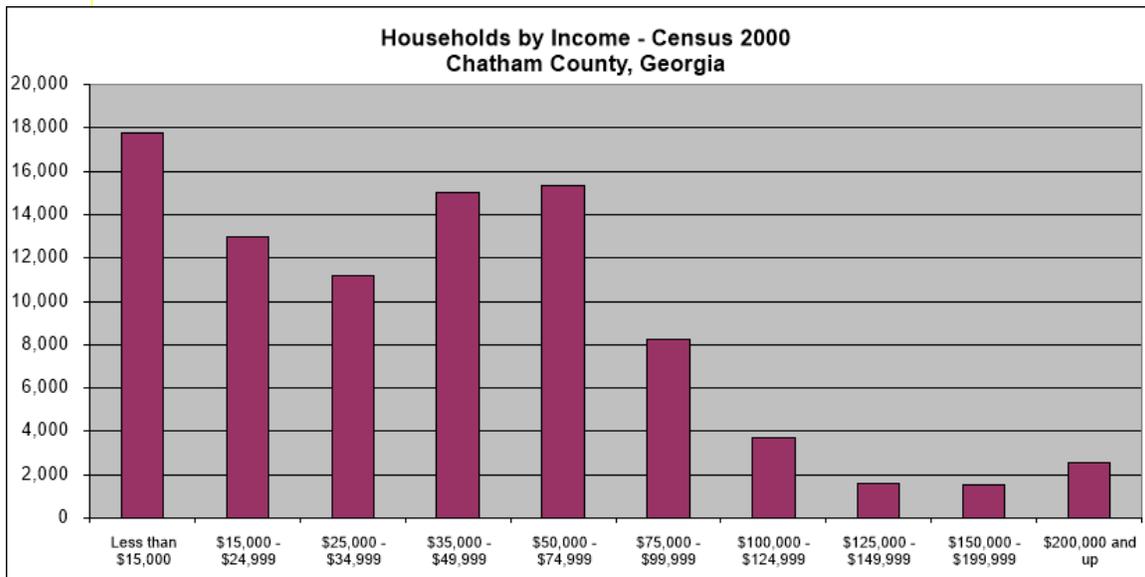
Claritas

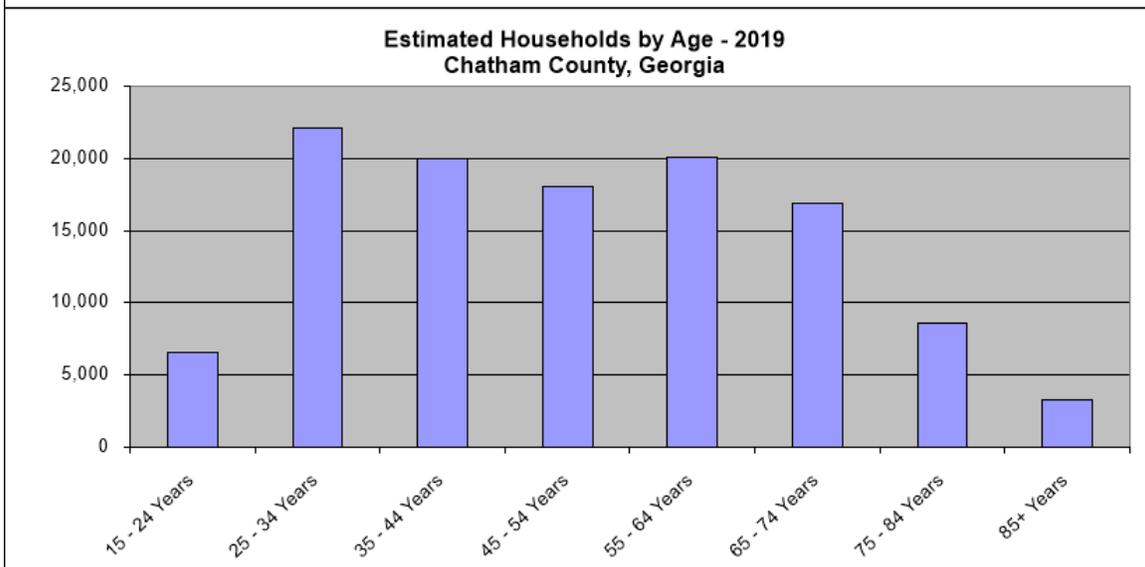
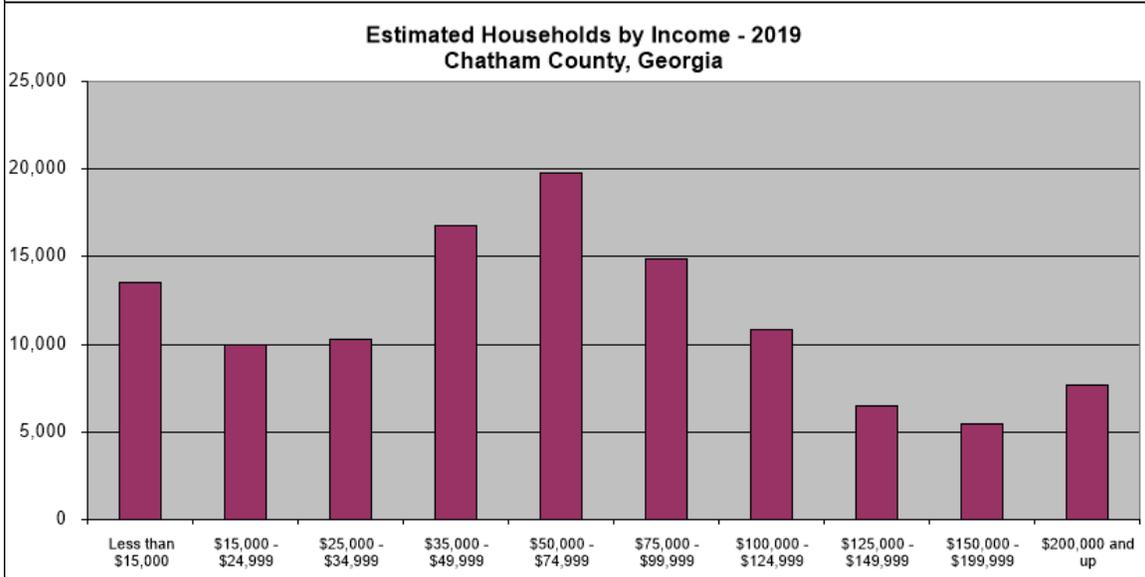
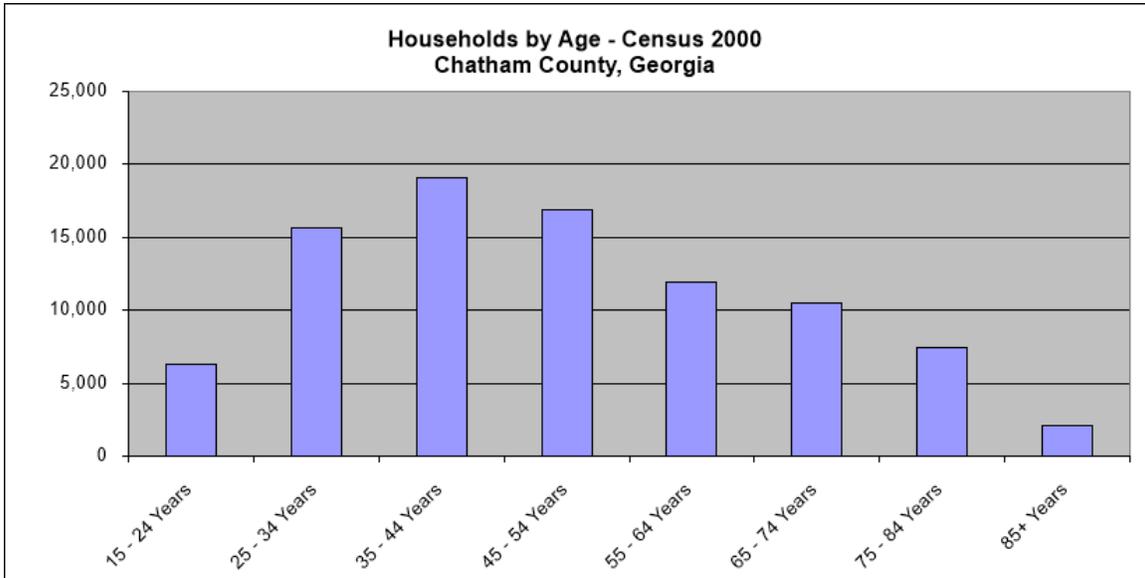
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019 Chatham County, Georgia		
Transportation Mode	Number	Percent
Worked at Home	6,377	4.7%
Walked	4,084	3.0%
Bicycle	1,571	1.2%
Car Pooled	13,229	9.8%
Drove Alone	104,014	77.0%
Public Transportation	4,070	3.0%
Other Means	<u>1,665</u>	<u>1.2%</u>
Total:	135,010	100.0%

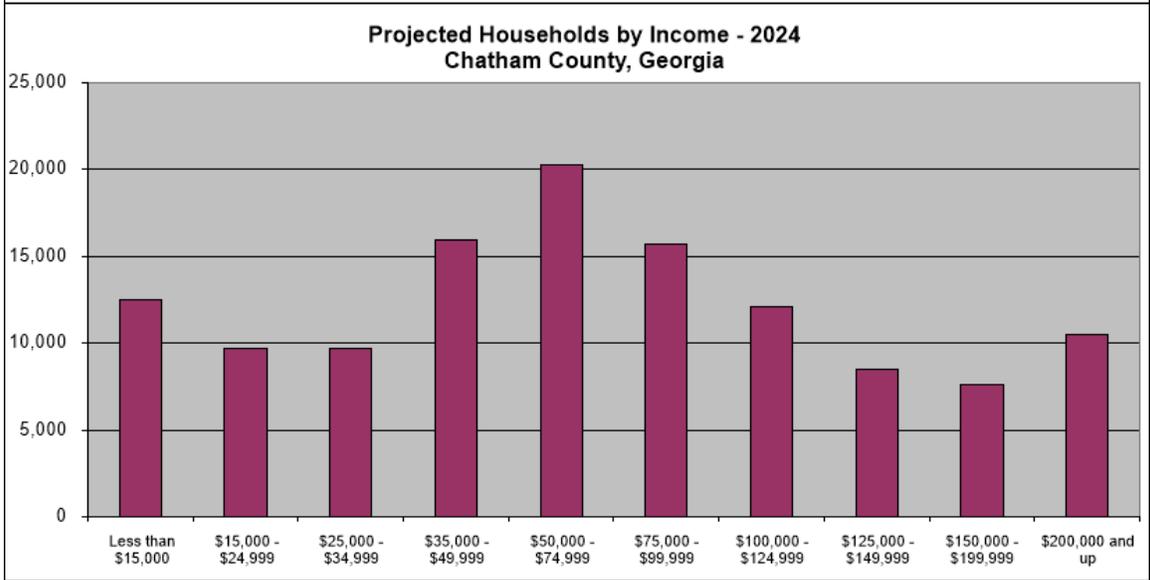
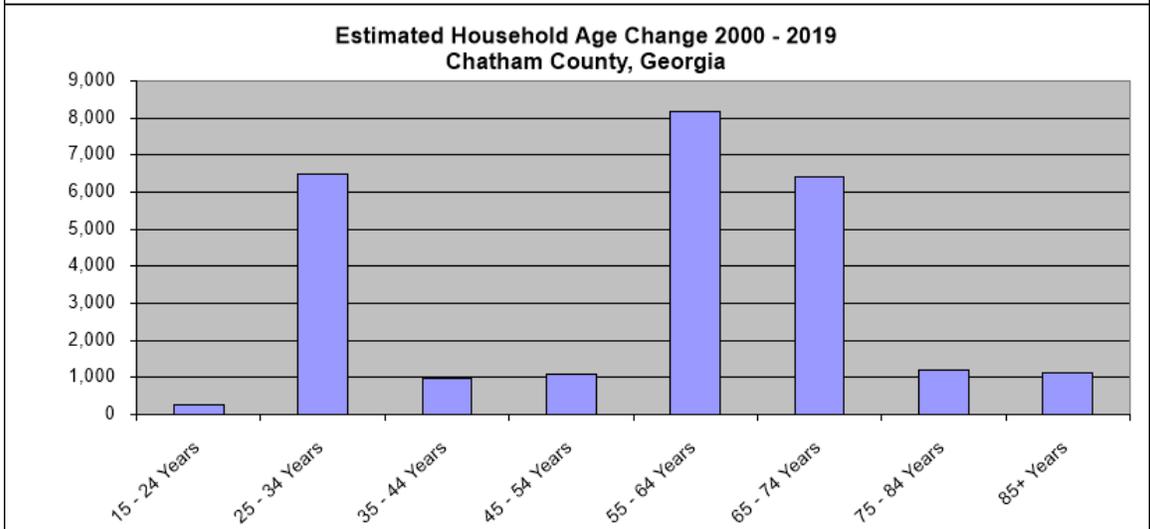
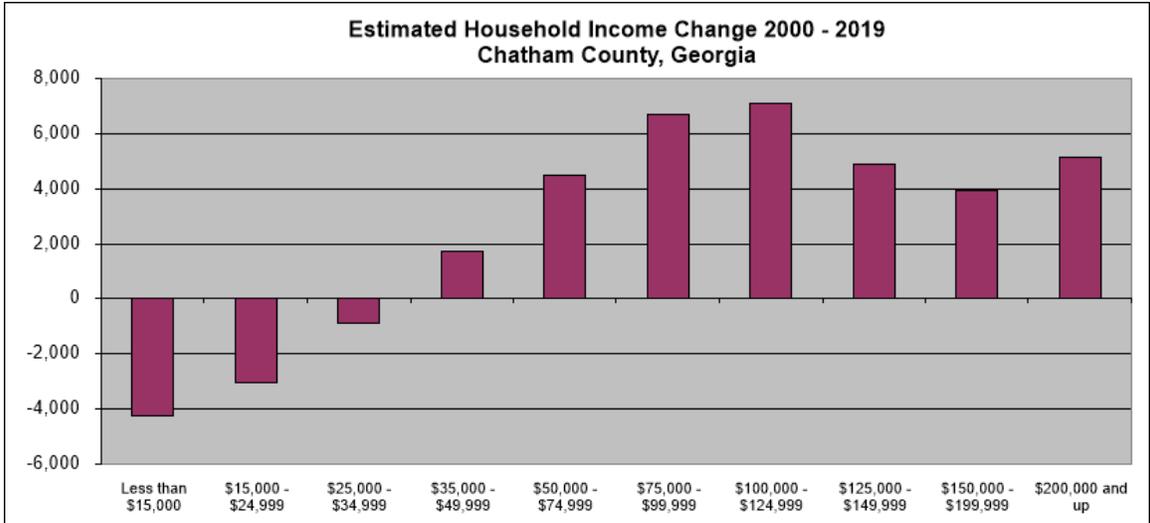
Source: Ribbon Demographics; Claritas

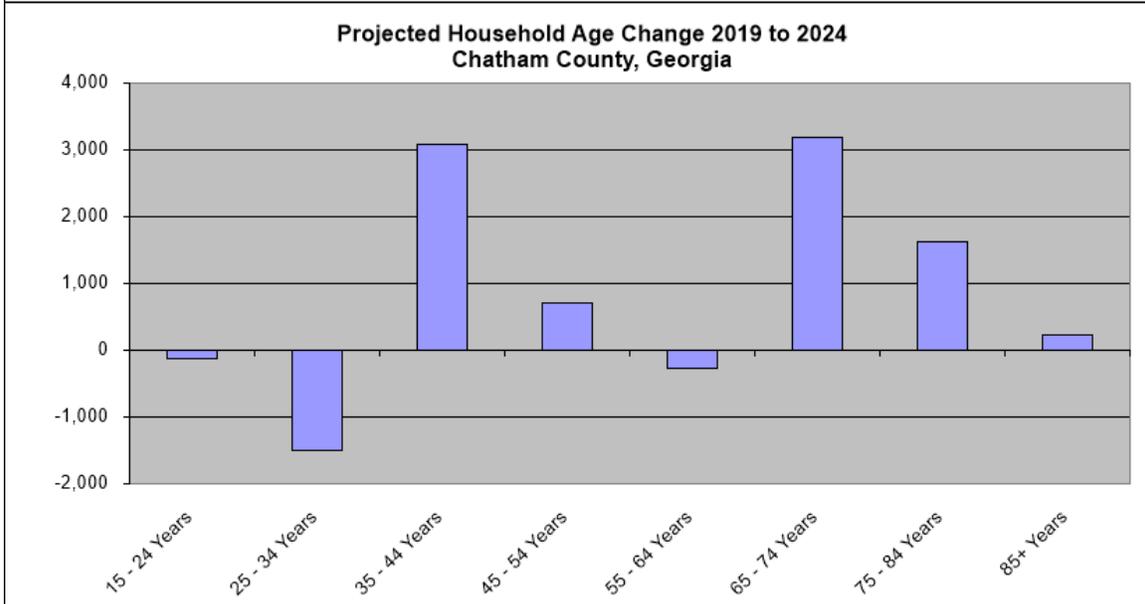
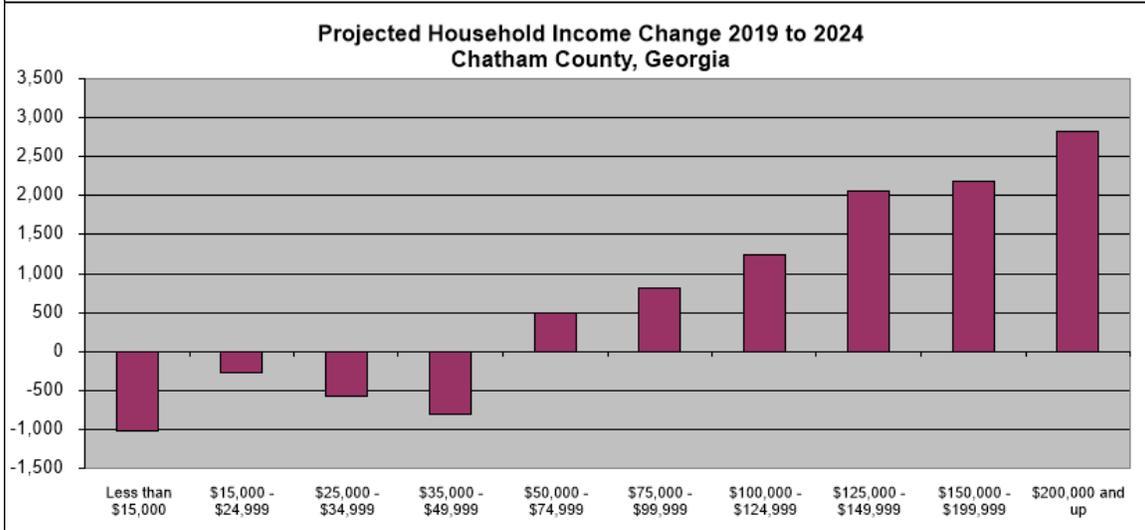
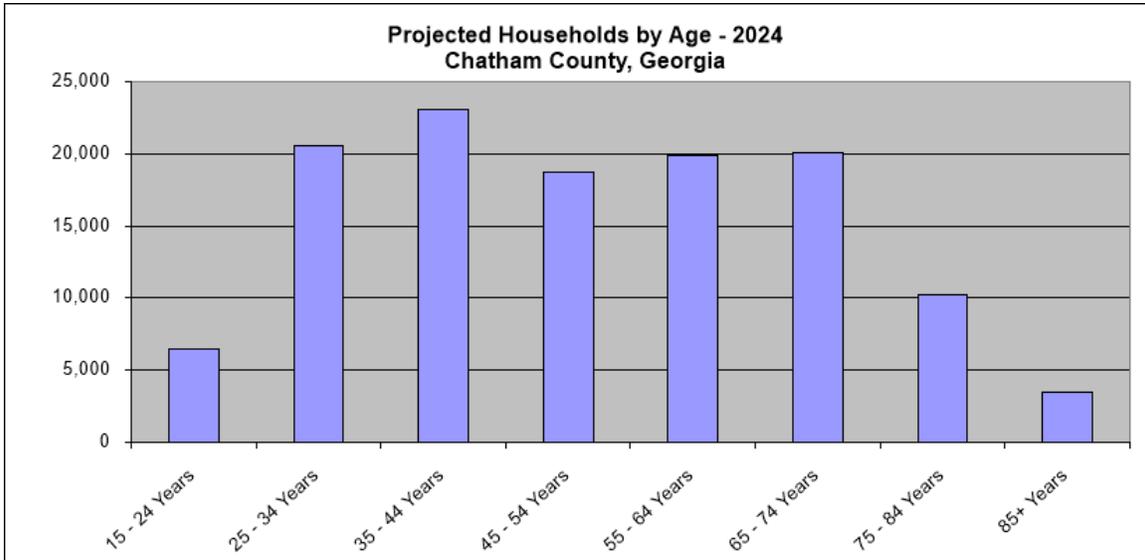
Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Chatham County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	37,861	29.2%
15 to 29 Minutes	57,302	44.2%
30 to 44 Minutes	22,872	17.6%
45 to 59 Minutes	6,619	5.1%
60 or More Minutes	5,093	3.9%
Total:	129,747	100.0%

Source: Ribbon Demographics; Claritas

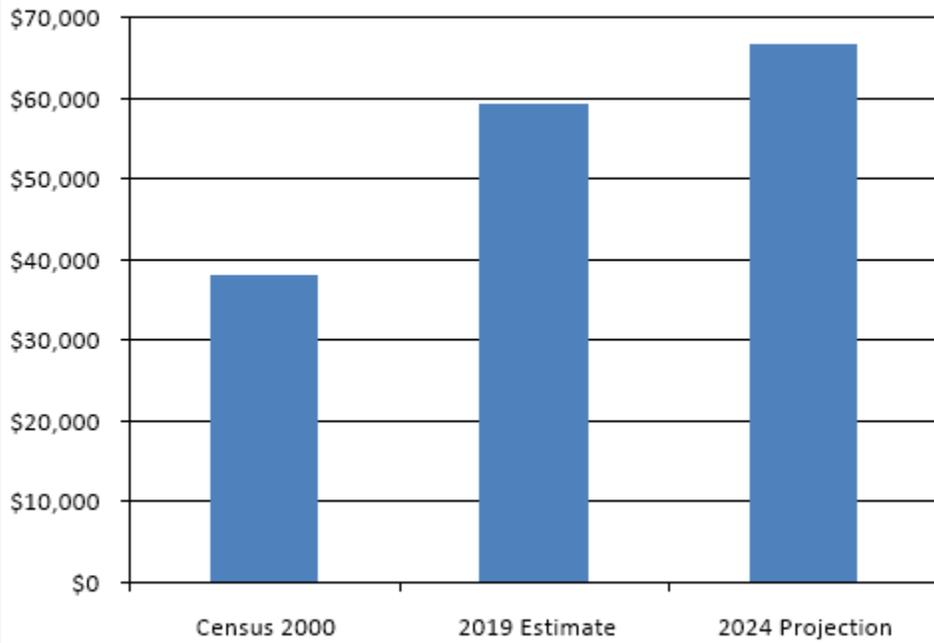








Median Household Income Chatham County, Georgia



www.ribbondata.com

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age Chatham County, Georgia Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	2,856	2,523	2,354	2,097	1,953	2,438	2,559	959	17,739	19.7%
\$15,000 - \$24,999	1,372	2,548	2,358	1,665	1,346	1,741	1,519	420	12,969	14.4%
\$25,000 - \$34,999	773	2,527	2,186	1,731	1,417	1,478	863	218	11,193	12.5%
\$35,000 - \$49,999	818	3,335	3,447	2,761	1,884	1,582	993	220	15,040	16.7%
\$50,000 - \$74,999	318	3,066	4,365	3,390	2,029	1,309	693	149	15,319	17.0%
\$75,000 - \$99,999	116	973	2,314	2,342	1,317	844	263	49	8,218	9.1%
\$100,000 - \$124,999	14	376	866	1,272	666	345	159	29	3,727	4.1%
\$125,000 - \$149,999	16	97	278	563	374	194	57	20	1,599	1.8%
\$150,000 - \$199,999	0	59	329	493	376	160	71	21	1,509	1.7%
\$200,000 and up	21	117	554	607	579	390	227	45	2,540	2.8%
Total	6,304	15,621	19,051	16,921	11,941	10,481	7,404	2,130	89,853	100.0%
Percent	7.0%	17.4%	21.2%	18.8%	13.3%	11.7%	8.2%	2.4%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Chatham County, Georgia										
Current Year Estimates - 2019										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	1,754	2,730	2,208	1,381	2,143	1,587	1,111	575	13,489	11.7%
\$15,000 - \$24,999	706	1,863	1,333	810	1,352	1,629	1,479	775	9,947	8.6%
\$25,000 - \$34,999	1,090	2,129	1,653	944	1,285	1,551	1,172	464	10,288	8.9%
\$35,000 - \$49,999	1,612	3,812	2,992	2,023	2,314	2,196	1,390	407	16,746	14.5%
\$50,000 - \$74,999	819	4,532	3,774	3,000	3,463	2,503	1,288	403	19,782	17.1%
\$75,000 - \$99,999	498	2,905	2,721	2,877	3,047	1,892	761	204	14,905	12.9%
\$100,000 - \$124,999	60	1,969	2,101	2,118	2,009	1,874	520	181	10,832	9.4%
\$125,000 - \$149,999	5	998	1,209	1,522	1,409	1,011	234	77	6,465	5.6%
\$150,000 - \$199,999	0	659	975	1,306	1,176	969	315	38	5,438	4.7%
\$200,000 and up	4	502	1,055	2,046	1,926	1,676	341	123	7,673	6.6%
Total	6,548	22,099	20,021	18,027	20,124	16,888	8,611	3,247	115,565	100.0%
Percent	5.7%	19.1%	17.3%	15.6%	17.4%	14.6%	7.5%	2.8%		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Chatham County, Georgia										
Estimated Change - 2000 to 2019										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-1,102	207	-146	-716	190	-851	-1,448	-384	-4,250	-24.0%
\$15,000 - \$24,999	-666	-685	-1,025	-855	6	-112	-40	355	-3,022	-23.3%
\$25,000 - \$34,999	317	-398	-533	-787	-132	73	309	246	-905	-8.1%
\$35,000 - \$49,999	794	477	-455	-738	430	614	397	187	1,706	11.3%
\$50,000 - \$74,999	501	1,466	-591	-390	1,434	1,194	595	254	4,463	29.1%
\$75,000 - \$99,999	382	1,932	407	535	1,730	1,048	498	155	6,687	81.4%
\$100,000 - \$124,999	46	1,593	1,235	846	1,343	1,529	361	152	7,105	190.6%
\$125,000 - \$149,999	-11	901	931	959	1,035	817	177	57	4,866	304.3%
\$150,000 - \$199,999	0	600	646	813	800	809	244	17	3,929	260.4%
\$200,000 and up	-17	385	501	1,439	1,347	1,286	114	78	5,133	202.1%
Total	244	6,478	970	1,106	8,183	6,407	1,207	1,117	25,712	28.6%
Percent Change	3.9%	41.5%	5.1%	6.5%	68.5%	61.1%	16.3%	52.4%		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Chatham County, Georgia										
Five Year Projections - 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	1,657	2,291	2,224	1,166	1,788	1,596	1,176	566	12,464	10.2%
\$15,000 - \$24,999	690	1,585	1,367	714	1,162	1,708	1,653	794	9,673	7.9%
\$25,000 - \$34,999	1,033	1,785	1,659	824	1,082	1,592	1,276	465	9,716	7.9%
\$35,000 - \$49,999	1,543	3,292	3,099	1,808	2,010	2,268	1,507	412	15,939	13.0%
\$50,000 - \$74,999	853	4,212	4,223	2,901	3,253	2,840	1,556	439	20,277	16.6%
\$75,000 - \$99,999	558	2,795	3,156	2,858	2,934	2,222	960	231	15,714	12.8%
\$100,000 - \$124,999	76	1,990	2,557	2,213	2,037	2,307	678	220	12,078	9.9%
\$125,000 - \$149,999	9	1,196	1,757	1,891	1,710	1,494	360	112	8,529	7.0%
\$150,000 - \$199,999	4	836	1,491	1,715	1,496	1,503	512	65	7,622	6.2%
\$200,000 and up	8	623	1,575	2,638	2,385	2,545	551	180	10,505	8.6%
Total	6,431	20,605	23,108	18,728	19,857	20,075	10,229	3,484	122,517	100.0%
Percent	5.2%	16.8%	18.9%	15.3%	16.2%	16.4%	8.3%	2.8%		100.0%

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Chatham County, Georgia										
Projected Change - 2019 to 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-97	-439	16	-215	-355	9	65	-9	-1,025	-7.6%
\$15,000 - \$24,999	-16	-278	34	-96	-190	79	174	19	-274	-2.8%
\$25,000 - \$34,999	-57	-344	6	-120	-203	41	104	1	-572	-5.6%
\$35,000 - \$49,999	-69	-520	107	-215	-304	72	117	5	-807	-4.8%
\$50,000 - \$74,999	34	-320	449	-99	-210	337	268	36	495	2.5%
\$75,000 - \$99,999	60	-110	435	-19	-113	330	199	27	809	5.4%
\$100,000 - \$124,999	16	21	456	95	28	433	158	39	1,246	11.5%
\$125,000 - \$149,999	4	198	548	369	301	483	126	35	2,064	31.9%
\$150,000 - \$199,999	4	177	516	409	320	534	197	27	2,184	40.2%
\$200,000 and up	4	121	520	592	459	869	210	57	2,832	36.9%
Total	-117	-1,494	3,087	701	-267	3,187	1,618	237	6,952	6.0%
Percent Change	-1.8%	-6.8%	15.4%	3.9%	-1.3%	18.9%	18.8%	7.3%		6.0%

Source: Claritas; Ribbon Demographics



www.ribbondata.com

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income Chatham County, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$38,017	\$59,241	\$66,603

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income by Area			
Chatham County, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13051	\$38,017	\$59,241	\$66,603

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,704	1,072	846	467	577	4,666
\$10,000-20,000	1,471	918	929	768	660	4,746
\$20,000-30,000	1,556	1,247	758	527	577	4,665
\$30,000-40,000	1,330	1,045	697	393	517	3,982
\$40,000-50,000	682	830	350	554	319	2,735
\$50,000-60,000	462	1,081	516	349	297	2,705
\$60,000-75,000	472	794	489	331	241	2,327
\$75,000-100,000	337	320	310	144	65	1,176
\$100,000-125,000	164	222	63	99	136	684
\$125,000-150,000	71	186	112	135	43	547
\$150,000-200,000	125	164	71	61	104	525
\$200,000+	1,813	856	743	252	247	3,911
Total	10,187	8,735	5,884	4,080	3,783	32,669

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,494	481	173	74	95	2,317
\$10,000-20,000	851	405	92	54	56	1,458
\$20,000-30,000	518	383	122	73	59	1,155
\$30,000-40,000	291	298	111	41	54	795
\$40,000-50,000	309	230	178	61	69	847
\$50,000-60,000	304	204	78	22	62	670
\$60,000-75,000	216	176	129	127	17	665
\$75,000-100,000	200	243	48	19	29	539
\$100,000-125,000	80	92	31	21	31	255
\$125,000-150,000	88	74	61	45	20	288
\$150,000-200,000	68	69	24	19	10	190
\$200,000+	988	399	117	90	152	1,746
Total	5,407	3,054	1,164	646	654	10,925

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,087	320	59	16	37	1,519
\$10,000-20,000	569	250	68	26	48	961
\$20,000-30,000	404	276	76	51	49	856
\$30,000-40,000	212	190	43	18	19	482
\$40,000-50,000	161	164	90	33	46	494
\$50,000-60,000	141	90	51	14	32	328
\$60,000-75,000	118	114	66	52	10	360
\$75,000-100,000	90	155	40	18	19	322
\$100,000-125,000	63	61	19	11	12	166
\$125,000-150,000	59	38	50	6	9	162
\$150,000-200,000	36	20	12	2	5	75
\$200,000+	872	363	104	83	141	1,563
Total	3,812	2,041	678	330	427	7,288

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3,198	1,553	1,019	541	672	6,983
\$10,000-20,000	2,322	1,323	1,021	822	716	6,204
\$20,000-30,000	2,074	1,630	880	600	636	5,820
\$30,000-40,000	1,621	1,343	808	434	571	4,777
\$40,000-50,000	991	1,060	528	615	388	3,582
\$50,000-60,000	766	1,285	594	371	359	3,375
\$60,000-75,000	688	970	618	458	258	2,992
\$75,000-100,000	537	563	358	163	94	1,715
\$100,000-125,000	244	314	94	120	167	939
\$125,000-150,000	159	260	173	180	63	835
\$150,000-200,000	193	233	95	80	114	715
\$200,000+	2,801	1,255	860	342	399	5,657
Total	15,594	11,789	7,048	4,726	4,437	43,594

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.2%	3.3%	2.6%	1.4%	1.8%	14.3%
\$10,000-20,000	4.5%	2.8%	2.8%	2.4%	2.0%	14.5%
\$20,000-30,000	4.8%	3.8%	2.3%	1.6%	1.8%	14.3%
\$30,000-40,000	4.1%	3.2%	2.1%	1.2%	1.6%	12.2%
\$40,000-50,000	2.1%	2.5%	1.1%	1.7%	1.0%	8.4%
\$50,000-60,000	1.4%	3.3%	1.6%	1.1%	0.9%	8.3%
\$60,000-75,000	1.4%	2.4%	1.5%	1.0%	0.7%	7.1%
\$75,000-100,000	1.0%	1.0%	0.9%	0.4%	0.2%	3.6%
\$100,000-125,000	0.5%	0.7%	0.2%	0.3%	0.4%	2.1%
\$125,000-150,000	0.2%	0.6%	0.3%	0.4%	0.1%	1.7%
\$150,000-200,000	0.4%	0.5%	0.2%	0.2%	0.3%	1.6%
\$200,000+	5.5%	2.6%	2.3%	0.8%	0.8%	12.0%
Total	31.2%	26.7%	18.0%	12.5%	11.6%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.7%	4.4%	1.6%	0.7%	0.9%	21.2%
\$10,000-20,000	7.8%	3.7%	0.8%	0.5%	0.5%	13.3%
\$20,000-30,000	4.7%	3.5%	1.1%	0.7%	0.5%	10.6%
\$30,000-40,000	2.7%	2.7%	1.0%	0.4%	0.5%	7.3%
\$40,000-50,000	2.8%	2.1%	1.6%	0.6%	0.6%	7.8%
\$50,000-60,000	2.8%	1.9%	0.7%	0.2%	0.6%	6.1%
\$60,000-75,000	2.0%	1.6%	1.2%	1.2%	0.2%	6.1%
\$75,000-100,000	1.8%	2.2%	0.4%	0.2%	0.3%	4.9%
\$100,000-125,000	0.7%	0.8%	0.3%	0.2%	0.3%	2.3%
\$125,000-150,000	0.8%	0.7%	0.6%	0.4%	0.2%	2.6%
\$150,000-200,000	0.6%	0.6%	0.2%	0.2%	0.1%	1.7%
\$200,000+	9.0%	3.7%	1.1%	0.8%	1.4%	16.0%
Total	49.5%	28.0%	10.7%	5.9%	6.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	14.9%	4.4%	0.8%	0.2%	0.5%	20.8%
\$10,000-20,000	7.8%	3.4%	0.9%	0.4%	0.7%	13.2%
\$20,000-30,000	5.5%	3.8%	1.0%	0.7%	0.7%	11.7%
\$30,000-40,000	2.9%	2.6%	0.6%	0.2%	0.3%	6.6%
\$40,000-50,000	2.2%	2.3%	1.2%	0.5%	0.6%	6.8%
\$50,000-60,000	1.9%	1.2%	0.7%	0.2%	0.4%	4.5%
\$60,000-75,000	1.6%	1.6%	0.9%	0.7%	0.1%	4.9%
\$75,000-100,000	1.2%	2.1%	0.5%	0.2%	0.3%	4.4%
\$100,000-125,000	0.9%	0.8%	0.3%	0.2%	0.2%	2.3%
\$125,000-150,000	0.8%	0.5%	0.7%	0.1%	0.1%	2.2%
\$150,000-200,000	0.5%	0.3%	0.2%	0.0%	0.1%	1.0%
\$200,000+	12.0%	5.0%	1.4%	1.1%	1.9%	21.4%
Total	52.3%	28.0%	9.3%	4.5%	5.9%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.3%	3.6%	2.3%	1.2%	1.5%	16.0%
\$10,000-20,000	5.3%	3.0%	2.3%	1.9%	1.6%	14.2%
\$20,000-30,000	4.8%	3.7%	2.0%	1.4%	1.5%	13.4%
\$30,000-40,000	3.7%	3.1%	1.9%	1.0%	1.3%	11.0%
\$40,000-50,000	2.3%	2.4%	1.2%	1.4%	0.9%	8.2%
\$50,000-60,000	1.8%	2.9%	1.4%	0.9%	0.8%	7.7%
\$60,000-75,000	1.6%	2.2%	1.4%	1.1%	0.6%	6.9%
\$75,000-100,000	1.2%	1.3%	0.8%	0.4%	0.2%	3.9%
\$100,000-125,000	0.6%	0.7%	0.2%	0.3%	0.4%	2.2%
\$125,000-150,000	0.4%	0.6%	0.4%	0.4%	0.1%	1.9%
\$150,000-200,000	0.4%	0.5%	0.2%	0.2%	0.3%	1.6%
\$200,000+	6.4%	2.9%	2.0%	0.8%	0.9%	13.0%
Total	35.8%	27.0%	16.2%	10.8%	10.2%	100.0%

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	385	329	306	195	142	1,357
\$10,000-20,000	345	417	446	340	274	1,822
\$20,000-30,000	655	786	96	262	202	2,001
\$30,000-40,000	472	780	308	510	406	2,476
\$40,000-50,000	484	516	523	378	367	2,268
\$50,000-60,000	326	956	1,241	900	691	4,114
\$60,000-75,000	500	1,342	1,296	1,138	710	4,986
\$75,000-100,000	358	771	764	933	416	3,242
\$100,000-125,000	107	575	487	406	147	1,722
\$125,000-150,000	88	605	631	365	215	1,904
\$150,000-200,000	116	695	380	644	226	2,061
\$200,000+	368	315	256	216	113	1,468
Total	4,404	8,087	6,734	6,287	3,909	29,421

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,813	993	211	64	126	3,207
\$10,000-20,000	1,632	1,574	349	81	126	3,762
\$20,000-30,000	1,475	1,671	378	185	77	3,786
\$30,000-40,000	834	1,371	345	176	125	2,851
\$40,000-50,000	696	1,457	352	114	116	2,735
\$50,000-60,000	704	1,749	431	143	149	3,176
\$60,000-75,000	758	1,960	526	110	169	3,523
\$75,000-100,000	390	1,363	344	157	112	2,366
\$100,000-125,000	163	1,012	192	158	69	1,594
\$125,000-150,000	181	925	197	78	80	1,461
\$150,000-200,000	185	863	230	74	32	1,384
\$200,000+	687	475	140	63	6,768	8,133
Total	9,518	15,413	3,695	1,403	7,949	37,978

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,583	770	154	34	108	2,649
\$10,000-20,000	1,402	1,252	191	42	53	2,940
\$20,000-30,000	1,162	1,291	259	168	59	2,939
\$30,000-40,000	589	1,149	192	115	40	2,085
\$40,000-50,000	538	1,043	244	55	90	1,970
\$50,000-60,000	486	1,165	220	46	52	1,969
\$60,000-75,000	444	1,415	325	69	101	2,354
\$75,000-100,000	266	890	199	65	80	1,500
\$100,000-125,000	102	614	64	62	47	889
\$125,000-150,000	124	612	88	32	19	875
\$150,000-200,000	80	484	54	20	14	652
\$200,000+	615	375	113	52	6,757	7,912
Total	7,391	11,060	2,103	760	7,420	28,734

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,198	1,322	517	259	268	4,564
\$10,000-20,000	1,977	1,991	795	421	400	5,584
\$20,000-30,000	2,130	2,457	474	447	279	5,787
\$30,000-40,000	1,306	2,151	653	686	531	5,327
\$40,000-50,000	1,180	1,973	875	492	483	5,003
\$50,000-60,000	1,030	2,705	1,672	1,043	840	7,290
\$60,000-75,000	1,258	3,302	1,822	1,248	879	8,509
\$75,000-100,000	748	2,134	1,108	1,090	528	5,608
\$100,000-125,000	270	1,587	679	564	216	3,316
\$125,000-150,000	269	1,530	828	443	295	3,365
\$150,000-200,000	301	1,558	610	718	258	3,445
\$200,000+	1,255	790	396	279	6,881	9,601
Total	13,922	23,500	10,429	7,690	11,858	67,399

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.3%	1.1%	1.0%	0.7%	0.5%	4.6%
\$10,000-20,000	1.2%	1.4%	1.5%	1.2%	0.9%	6.2%
\$20,000-30,000	2.2%	2.7%	0.3%	0.9%	0.7%	6.8%
\$30,000-40,000	1.6%	2.7%	1.0%	1.7%	1.4%	8.4%
\$40,000-50,000	1.6%	1.8%	1.8%	1.3%	1.2%	7.7%
\$50,000-60,000	1.1%	3.2%	4.2%	3.1%	2.3%	14.0%
\$60,000-75,000	1.7%	4.6%	4.4%	3.9%	2.4%	16.9%
\$75,000-100,000	1.2%	2.6%	2.6%	3.2%	1.4%	11.0%
\$100,000-125,000	0.4%	2.0%	1.7%	1.4%	0.5%	5.9%
\$125,000-150,000	0.3%	2.1%	2.1%	1.2%	0.7%	6.5%
\$150,000-200,000	0.4%	2.4%	1.3%	2.2%	0.8%	7.0%
\$200,000+	1.9%	1.1%	0.9%	0.7%	0.4%	5.0%
Total	15.0%	27.5%	22.9%	21.4%	13.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.8%	2.6%	0.6%	0.2%	0.3%	8.4%
\$10,000-20,000	4.3%	4.1%	0.9%	0.2%	0.3%	9.9%
\$20,000-30,000	3.9%	4.4%	1.0%	0.5%	0.2%	10.0%
\$30,000-40,000	2.2%	3.6%	0.9%	0.5%	0.3%	7.5%
\$40,000-50,000	1.8%	3.8%	0.9%	0.3%	0.3%	7.2%
\$50,000-60,000	1.9%	4.6%	1.1%	0.4%	0.4%	8.4%
\$60,000-75,000	2.0%	5.2%	1.4%	0.3%	0.4%	9.3%
\$75,000-100,000	1.0%	3.6%	0.9%	0.4%	0.3%	6.2%
\$100,000-125,000	0.4%	2.7%	0.5%	0.4%	0.2%	4.2%
\$125,000-150,000	0.5%	2.4%	0.5%	0.2%	0.2%	3.8%
\$150,000-200,000	0.5%	2.3%	0.6%	0.2%	0.1%	3.6%
\$200,000+	1.8%	1.3%	0.4%	0.2%	17.8%	21.4%
Total	25.1%	40.6%	9.7%	3.7%	20.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.5%	2.7%	0.5%	0.1%	0.4%	9.2%
\$10,000-20,000	4.9%	4.4%	0.7%	0.1%	0.2%	10.2%
\$20,000-30,000	4.0%	4.5%	0.9%	0.6%	0.2%	10.2%
\$30,000-40,000	2.0%	4.0%	0.7%	0.4%	0.1%	7.3%
\$40,000-50,000	1.9%	3.6%	0.8%	0.2%	0.3%	6.9%
\$50,000-60,000	1.7%	4.1%	0.8%	0.2%	0.2%	6.9%
\$60,000-75,000	1.5%	4.9%	1.1%	0.2%	0.4%	8.2%
\$75,000-100,000	0.9%	3.1%	0.7%	0.2%	0.3%	5.2%
\$100,000-125,000	0.4%	2.1%	0.2%	0.2%	0.2%	3.1%
\$125,000-150,000	0.4%	2.1%	0.3%	0.1%	0.1%	3.0%
\$150,000-200,000	0.3%	1.7%	0.2%	0.1%	0.0%	2.3%
\$200,000+	2.1%	1.3%	0.4%	0.2%	23.5%	27.5%
Total	25.7%	38.5%	7.3%	2.6%	25.8%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	2.0%	0.8%	0.4%	0.4%	6.8%
\$10,000-20,000	2.9%	3.0%	1.2%	0.6%	0.6%	8.3%
\$20,000-30,000	3.2%	3.6%	0.7%	0.7%	0.4%	8.6%
\$30,000-40,000	1.9%	3.2%	1.0%	1.0%	0.8%	7.9%
\$40,000-50,000	1.8%	2.9%	1.3%	0.7%	0.7%	7.4%
\$50,000-60,000	1.5%	4.0%	2.5%	1.5%	1.2%	10.8%
\$60,000-75,000	1.9%	4.9%	2.7%	1.9%	1.3%	12.6%
\$75,000-100,000	1.1%	3.2%	1.6%	1.6%	0.8%	8.3%
\$100,000-125,000	0.4%	2.4%	1.0%	0.8%	0.3%	4.9%
\$125,000-150,000	0.4%	2.3%	1.2%	0.7%	0.4%	5.0%
\$150,000-200,000	0.4%	2.3%	0.9%	1.1%	0.4%	5.1%
\$200,000+	1.9%	1.2%	0.6%	0.4%	10.2%	14.2%
Total	20.7%	34.9%	15.5%	11.4%	17.6%	100.0%

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,550	878	714	403	499	4,044
\$10,000-20,000	1,475	793	774	689	582	4,313
\$20,000-30,000	1,566	1,223	726	519	506	4,540
\$30,000-40,000	1,860	1,145	801	515	549	4,870
\$40,000-50,000	758	821	432	588	329	2,928
\$50,000-60,000	590	1,236	651	351	342	3,170
\$60,000-75,000	789	1,184	756	428	314	3,471
\$75,000-100,000	557	515	552	299	95	2,018
\$100,000-125,000	348	282	106	152	251	1,139
\$125,000-150,000	146	222	128	251	48	795
\$150,000-200,000	174	285	128	117	154	858
\$200,000+	1,863	770	725	250	313	3,921
Total	11,676	9,354	6,493	4,562	3,982	36,067

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,779	456	137	73	90	2,535
\$10,000-20,000	785	292	94	47	44	1,262
\$20,000-30,000	582	319	107	51	67	1,126
\$30,000-40,000	393	282	122	57	60	914
\$40,000-50,000	339	249	178	37	72	875
\$50,000-60,000	371	239	74	33	55	772
\$60,000-75,000	335	294	182	157	25	993
\$75,000-100,000	311	450	83	36	53	933
\$100,000-125,000	138	141	40	24	31	374
\$125,000-150,000	130	95	74	62	24	385
\$150,000-200,000	216	181	60	29	22	508
\$200,000+	916	243	75	67	113	1,414
Total	6,295	3,241	1,226	673	656	12,091

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,434	352	59	28	36	1,909
\$10,000-20,000	557	183	69	28	32	869
\$20,000-30,000	473	222	56	29	57	837
\$30,000-40,000	296	193	70	26	20	605
\$40,000-50,000	190	151	98	16	39	494
\$50,000-60,000	205	120	61	26	28	440
\$60,000-75,000	195	176	83	69	20	543
\$75,000-100,000	186	311	67	34	38	636
\$100,000-125,000	115	108	29	15	11	278
\$125,000-150,000	87	54	64	6	12	223
\$150,000-200,000	162	78	35	7	13	295
\$200,000+	793	218	65	63	104	1,243
Total	4,693	2,166	756	347	410	8,372

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3,329	1,334	851	476	589	6,579
\$10,000-20,000	2,260	1,085	868	736	626	5,575
\$20,000-30,000	2,148	1,542	833	570	573	5,666
\$30,000-40,000	2,253	1,427	923	572	609	5,784
\$40,000-50,000	1,097	1,070	610	625	401	3,803
\$50,000-60,000	961	1,475	725	384	397	3,942
\$60,000-75,000	1,124	1,478	938	585	339	4,464
\$75,000-100,000	868	965	635	335	148	2,951
\$100,000-125,000	486	423	146	176	282	1,513
\$125,000-150,000	276	317	202	313	72	1,180
\$150,000-200,000	390	466	188	146	176	1,366
\$200,000+	2,779	1,013	800	317	426	5,335
Total	17,971	12,595	7,719	5,235	4,638	48,158

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.3%	2.4%	2.0%	1.1%	1.4%	11.2%
\$10,000-20,000	4.1%	2.2%	2.1%	1.9%	1.6%	12.0%
\$20,000-30,000	4.3%	3.4%	2.0%	1.4%	1.4%	12.6%
\$30,000-40,000	5.2%	3.2%	2.2%	1.4%	1.5%	13.5%
\$40,000-50,000	2.1%	2.3%	1.2%	1.6%	0.9%	8.1%
\$50,000-60,000	1.6%	3.4%	1.8%	1.0%	0.9%	8.8%
\$60,000-75,000	2.2%	3.3%	2.1%	1.2%	0.9%	9.6%
\$75,000-100,000	1.5%	1.4%	1.5%	0.8%	0.3%	5.6%
\$100,000-125,000	1.0%	0.8%	0.3%	0.4%	0.7%	3.2%
\$125,000-150,000	0.4%	0.6%	0.4%	0.7%	0.1%	2.2%
\$150,000-200,000	0.5%	0.8%	0.4%	0.3%	0.4%	2.4%
\$200,000+	5.2%	2.1%	2.0%	0.7%	0.9%	10.9%
Total	32.4%	25.9%	18.0%	12.6%	11.0%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	14.7%	3.8%	1.1%	0.6%	0.7%	21.0%
\$10,000-20,000	6.5%	2.4%	0.8%	0.4%	0.4%	10.4%
\$20,000-30,000	4.8%	2.6%	0.9%	0.4%	0.6%	9.3%
\$30,000-40,000	3.3%	2.3%	1.0%	0.5%	0.5%	7.6%
\$40,000-50,000	2.8%	2.1%	1.5%	0.3%	0.6%	7.2%
\$50,000-60,000	3.1%	2.0%	0.6%	0.3%	0.5%	6.4%
\$60,000-75,000	2.8%	2.4%	1.5%	1.3%	0.2%	8.2%
\$75,000-100,000	2.6%	3.7%	0.7%	0.3%	0.4%	7.7%
\$100,000-125,000	1.1%	1.2%	0.3%	0.2%	0.3%	3.1%
\$125,000-150,000	1.1%	0.8%	0.6%	0.5%	0.2%	3.2%
\$150,000-200,000	1.8%	1.5%	0.5%	0.2%	0.2%	4.2%
\$200,000+	7.6%	2.0%	0.6%	0.6%	0.9%	11.7%
Total	52.1%	26.8%	10.1%	5.6%	5.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	17.1%	4.2%	0.7%	0.3%	0.4%	22.8%
\$10,000-20,000	6.7%	2.2%	0.8%	0.3%	0.4%	10.4%
\$20,000-30,000	5.6%	2.7%	0.7%	0.3%	0.7%	10.0%
\$30,000-40,000	3.5%	2.3%	0.8%	0.3%	0.2%	7.2%
\$40,000-50,000	2.3%	1.8%	1.2%	0.2%	0.5%	5.9%
\$50,000-60,000	2.4%	1.4%	0.7%	0.3%	0.3%	5.3%
\$60,000-75,000	2.3%	2.1%	1.0%	0.8%	0.2%	6.5%
\$75,000-100,000	2.2%	3.7%	0.8%	0.4%	0.5%	7.6%
\$100,000-125,000	1.4%	1.3%	0.3%	0.2%	0.1%	3.3%
\$125,000-150,000	1.0%	0.6%	0.8%	0.1%	0.1%	2.7%
\$150,000-200,000	1.9%	0.9%	0.4%	0.1%	0.2%	3.5%
\$200,000+	9.5%	2.6%	0.8%	0.8%	1.2%	14.8%
Total	56.1%	25.9%	9.0%	4.1%	4.9%	100.0%

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.9%	2.8%	1.8%	1.0%	1.2%	13.7%
\$10,000-20,000	4.7%	2.3%	1.8%	1.5%	1.3%	11.6%
\$20,000-30,000	4.5%	3.2%	1.7%	1.2%	1.2%	11.8%
\$30,000-40,000	4.7%	3.0%	1.9%	1.2%	1.3%	12.0%
\$40,000-50,000	2.3%	2.2%	1.3%	1.3%	0.8%	7.9%
\$50,000-60,000	2.0%	3.1%	1.5%	0.8%	0.8%	8.2%
\$60,000-75,000	2.3%	3.1%	1.9%	1.2%	0.7%	9.3%
\$75,000-100,000	1.8%	2.0%	1.3%	0.7%	0.3%	6.1%
\$100,000-125,000	1.0%	0.9%	0.3%	0.4%	0.6%	3.1%
\$125,000-150,000	0.6%	0.7%	0.4%	0.6%	0.1%	2.5%
\$150,000-200,000	0.8%	1.0%	0.4%	0.3%	0.4%	2.8%
\$200,000+	5.8%	2.1%	1.7%	0.7%	0.9%	11.1%
Total	37.3%	26.2%	16.0%	10.9%	9.6%	100.0%

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	251	135	178	143	62	769
\$10,000-20,000	251	296	312	237	248	1,344
\$20,000-30,000	579	609	92	189	166	1,635
\$30,000-40,000	556	623	330	435	384	2,328
\$40,000-50,000	467	446	388	276	258	1,835
\$50,000-60,000	362	894	1,267	932	737	4,192
\$60,000-75,000	606	1,512	1,391	1,214	807	5,530
\$75,000-100,000	500	891	1,088	1,128	623	4,230
\$100,000-125,000	216	845	732	582	220	2,595
\$125,000-150,000	134	726	744	312	229	2,145
\$150,000-200,000	177	860	523	940	249	2,749
\$200,000+	501	189	196	148	67	1,101
Total	4,600	8,026	7,241	6,536	4,050	30,453

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,996	903	189	47	110	3,245
\$10,000-20,000	1,561	1,234	281	66	86	3,228
\$20,000-30,000	1,376	1,502	330	122	62	3,392
\$30,000-40,000	980	1,476	332	153	112	3,053
\$40,000-50,000	692	1,202	297	91	99	2,381
\$50,000-60,000	862	1,915	489	194	169	3,629
\$60,000-75,000	1,175	2,556	813	158	209	4,911
\$75,000-100,000	755	1,922	584	206	184	3,651
\$100,000-125,000	329	1,358	293	226	151	2,357
\$125,000-150,000	259	1,330	291	107	126	2,113
\$150,000-200,000	628	2,265	442	130	93	3,558
\$200,000+	504	311	120	36	5,748	6,719
Total	11,117	17,974	4,461	1,536	7,149	42,237

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,819	789	141	27	97	2,873
\$10,000-20,000	1,399	1,029	177	32	37	2,674
\$20,000-30,000	1,071	1,158	223	107	43	2,602
\$30,000-40,000	728	1,268	231	103	48	2,378
\$40,000-50,000	523	832	213	44	79	1,691
\$50,000-60,000	651	1,453	306	105	69	2,584
\$60,000-75,000	694	1,727	495	107	117	3,140
\$75,000-100,000	544	1,308	365	92	142	2,451
\$100,000-125,000	242	880	104	84	96	1,406
\$125,000-150,000	193	967	148	45	28	1,381
\$150,000-200,000	416	1,642	152	47	53	2,310
\$200,000+	438	248	93	23	5,736	6,538
Total	8,718	13,301	2,648	816	6,545	32,028

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,247	1,038	367	190	172	4,014
\$10,000-20,000	1,812	1,530	593	303	334	4,572
\$20,000-30,000	1,955	2,111	422	311	228	5,027
\$30,000-40,000	1,536	2,099	662	588	496	5,381
\$40,000-50,000	1,159	1,648	685	367	357	4,216
\$50,000-60,000	1,224	2,809	1,756	1,126	906	7,821
\$60,000-75,000	1,781	4,068	2,204	1,372	1,016	10,441
\$75,000-100,000	1,255	2,813	1,672	1,334	807	7,881
\$100,000-125,000	545	2,203	1,025	808	371	4,952
\$125,000-150,000	393	2,056	1,035	419	355	4,258
\$150,000-200,000	805	3,125	965	1,070	342	6,307
\$200,000+	1,005	500	316	184	5,815	7,820
Total	15,717	26,000	11,702	8,072	11,199	72,690

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.8%	0.4%	0.6%	0.5%	0.2%	2.5%
\$10,000-20,000	0.8%	1.0%	1.0%	0.8%	0.8%	4.4%
\$20,000-30,000	1.9%	2.0%	0.3%	0.6%	0.5%	5.4%
\$30,000-40,000	1.8%	2.0%	1.1%	1.4%	1.3%	7.6%
\$40,000-50,000	1.5%	1.5%	1.3%	0.9%	0.8%	6.0%
\$50,000-60,000	1.2%	2.9%	4.2%	3.1%	2.4%	13.8%
\$60,000-75,000	2.0%	5.0%	4.6%	4.0%	2.6%	18.2%
\$75,000-100,000	1.6%	2.9%	3.6%	3.7%	2.0%	13.9%
\$100,000-125,000	0.7%	2.8%	2.4%	1.9%	0.7%	8.5%
\$125,000-150,000	0.4%	2.4%	2.4%	1.0%	0.8%	7.0%
\$150,000-200,000	0.6%	2.8%	1.7%	3.1%	0.8%	9.0%
\$200,000+	1.6%	0.6%	0.6%	0.5%	0.2%	3.6%
Total	15.1%	26.4%	23.8%	21.5%	13.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.7%	2.1%	0.4%	0.1%	0.3%	7.7%
\$10,000-20,000	3.7%	2.9%	0.7%	0.2%	0.2%	7.6%
\$20,000-30,000	3.3%	3.6%	0.8%	0.3%	0.1%	8.0%
\$30,000-40,000	2.3%	3.5%	0.8%	0.4%	0.3%	7.2%
\$40,000-50,000	1.6%	2.8%	0.7%	0.2%	0.2%	5.6%
\$50,000-60,000	2.0%	4.5%	1.2%	0.5%	0.4%	8.6%
\$60,000-75,000	2.8%	6.1%	1.9%	0.4%	0.5%	11.6%
\$75,000-100,000	1.8%	4.6%	1.4%	0.5%	0.4%	8.6%
\$100,000-125,000	0.8%	3.2%	0.7%	0.5%	0.4%	5.6%
\$125,000-150,000	0.6%	3.1%	0.7%	0.3%	0.3%	5.0%
\$150,000-200,000	1.5%	5.4%	1.0%	0.3%	0.2%	8.4%
\$200,000+	1.2%	0.7%	0.3%	0.1%	13.6%	15.9%
Total	26.3%	42.6%	10.6%	3.6%	16.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	2.5%	0.4%	0.1%	0.3%	9.0%
\$10,000-20,000	4.4%	3.2%	0.6%	0.1%	0.1%	8.3%
\$20,000-30,000	3.3%	3.6%	0.7%	0.3%	0.1%	8.1%
\$30,000-40,000	2.3%	4.0%	0.7%	0.3%	0.1%	7.4%
\$40,000-50,000	1.6%	2.6%	0.7%	0.1%	0.2%	5.3%
\$50,000-60,000	2.0%	4.5%	1.0%	0.3%	0.2%	8.1%
\$60,000-75,000	2.2%	5.4%	1.5%	0.3%	0.4%	9.8%
\$75,000-100,000	1.7%	4.1%	1.1%	0.3%	0.4%	7.7%
\$100,000-125,000	0.8%	2.7%	0.3%	0.3%	0.3%	4.4%
\$125,000-150,000	0.6%	3.0%	0.5%	0.1%	0.1%	4.3%
\$150,000-200,000	1.3%	5.1%	0.5%	0.1%	0.2%	7.2%
\$200,000+	1.4%	0.8%	0.3%	0.1%	17.9%	20.4%
Total	27.2%	41.5%	8.3%	2.5%	20.4%	100.0%

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.1%	1.4%	0.5%	0.3%	0.2%	5.5%
\$10,000-20,000	2.5%	2.1%	0.8%	0.4%	0.5%	6.3%
\$20,000-30,000	2.7%	2.9%	0.6%	0.4%	0.3%	6.9%
\$30,000-40,000	2.1%	2.9%	0.9%	0.8%	0.7%	7.4%
\$40,000-50,000	1.6%	2.3%	0.9%	0.5%	0.5%	5.8%
\$50,000-60,000	1.7%	3.9%	2.4%	1.5%	1.2%	10.8%
\$60,000-75,000	2.5%	5.6%	3.0%	1.9%	1.4%	14.4%
\$75,000-100,000	1.7%	3.9%	2.3%	1.8%	1.1%	10.8%
\$100,000-125,000	0.7%	3.0%	1.4%	1.1%	0.5%	6.8%
\$125,000-150,000	0.5%	2.8%	1.4%	0.6%	0.5%	5.9%
\$150,000-200,000	1.1%	4.3%	1.3%	1.5%	0.5%	8.7%
\$200,000+	1.4%	0.7%	0.4%	0.3%	8.0%	10.8%
Total	21.6%	35.8%	16.1%	11.1%	15.4%	100.0%

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,444	767	639	371	431	3,652
\$10,000-20,000	1,401	698	728	609	527	3,963
\$20,000-30,000	1,471	1,076	663	512	487	4,209
\$30,000-40,000	1,921	1,188	767	486	568	4,930
\$40,000-50,000	921	937	533	615	375	3,381
\$50,000-60,000	639	1,246	650	351	376	3,262
\$60,000-75,000	884	1,285	900	504	370	3,943
\$75,000-100,000	692	616	667	337	128	2,440
\$100,000-125,000	539	369	155	191	322	1,576
\$125,000-150,000	188	314	220	357	60	1,139
\$150,000-200,000	285	404	169	191	210	1,259
\$200,000+	1,745	679	689	258	304	3,675
Total	12,130	9,579	6,780	4,782	4,158	37,429

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,788	438	138	65	84	2,513
\$10,000-20,000	797	290	95	59	39	1,280
\$20,000-30,000	604	313	89	58	59	1,123
\$30,000-40,000	460	286	137	61	57	1,001
\$40,000-50,000	420	296	214	47	78	1,055
\$50,000-60,000	427	250	76	40	65	858
\$60,000-75,000	388	321	208	174	31	1,122
\$75,000-100,000	420	552	94	50	67	1,183
\$100,000-125,000	223	207	63	27	56	576
\$125,000-150,000	225	141	128	106	33	633
\$150,000-200,000	344	265	90	42	35	776
\$200,000+	900	251	74	68	107	1,400
Total	6,996	3,610	1,406	797	711	13,520

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,493	360	72	28	38	1,991
\$10,000-20,000	596	193	72	43	24	928
\$20,000-30,000	506	232	47	36	52	873
\$30,000-40,000	362	205	80	31	22	700
\$40,000-50,000	262	199	119	27	49	656
\$50,000-60,000	251	138	60	33	35	517
\$60,000-75,000	239	206	98	81	24	648
\$75,000-100,000	266	400	81	45	49	841
\$100,000-125,000	188	161	48	16	27	440
\$125,000-150,000	156	87	114	14	15	386
\$150,000-200,000	277	128	56	12	21	494
\$200,000+	791	225	66	63	94	1,239
Total	5,387	2,534	913	429	450	9,713

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3,232	1,205	777	436	515	6,165
\$10,000-20,000	2,198	988	823	668	566	5,243
\$20,000-30,000	2,075	1,389	752	570	546	5,332
\$30,000-40,000	2,381	1,474	904	547	625	5,931
\$40,000-50,000	1,341	1,233	747	662	453	4,436
\$50,000-60,000	1,066	1,496	726	391	441	4,120
\$60,000-75,000	1,272	1,606	1,108	678	401	5,065
\$75,000-100,000	1,112	1,168	761	387	195	3,623
\$100,000-125,000	762	576	218	218	378	2,152
\$125,000-150,000	413	455	348	463	93	1,772
\$150,000-200,000	629	669	259	233	245	2,035
\$200,000+	2,645	930	763	326	411	5,075
Total	19,126	13,189	8,186	5,579	4,869	50,949

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.9%	2.0%	1.7%	1.0%	1.2%	9.8%
\$10,000-20,000	3.7%	1.9%	1.9%	1.6%	1.4%	10.6%
\$20,000-30,000	3.9%	2.9%	1.8%	1.4%	1.3%	11.2%
\$30,000-40,000	5.1%	3.2%	2.0%	1.3%	1.5%	13.2%
\$40,000-50,000	2.5%	2.5%	1.4%	1.6%	1.0%	9.0%
\$50,000-60,000	1.7%	3.3%	1.7%	0.9%	1.0%	8.7%
\$60,000-75,000	2.4%	3.4%	2.4%	1.3%	1.0%	10.5%
\$75,000-100,000	1.8%	1.6%	1.8%	0.9%	0.3%	6.5%
\$100,000-125,000	1.4%	1.0%	0.4%	0.5%	0.9%	4.2%
\$125,000-150,000	0.5%	0.8%	0.6%	1.0%	0.2%	3.0%
\$150,000-200,000	0.8%	1.1%	0.5%	0.5%	0.6%	3.4%
\$200,000+	4.7%	1.8%	1.8%	0.7%	0.8%	9.8%
Total	32.4%	25.6%	18.1%	12.8%	11.1%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.2%	3.2%	1.0%	0.5%	0.6%	18.6%
\$10,000-20,000	5.9%	2.1%	0.7%	0.4%	0.3%	9.5%
\$20,000-30,000	4.5%	2.3%	0.7%	0.4%	0.4%	8.3%
\$30,000-40,000	3.4%	2.1%	1.0%	0.5%	0.4%	7.4%
\$40,000-50,000	3.1%	2.2%	1.6%	0.3%	0.6%	7.8%
\$50,000-60,000	3.2%	1.8%	0.6%	0.3%	0.5%	6.3%
\$60,000-75,000	2.9%	2.4%	1.5%	1.3%	0.2%	8.3%
\$75,000-100,000	3.1%	4.1%	0.7%	0.4%	0.5%	8.8%
\$100,000-125,000	1.6%	1.5%	0.5%	0.2%	0.4%	4.3%
\$125,000-150,000	1.7%	1.0%	0.9%	0.8%	0.2%	4.7%
\$150,000-200,000	2.5%	2.0%	0.7%	0.3%	0.3%	5.7%
\$200,000+	6.7%	1.9%	0.5%	0.5%	0.8%	10.4%
Total	51.7%	26.7%	10.4%	5.9%	5.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	15.4%	3.7%	0.7%	0.3%	0.4%	20.5%
\$10,000-20,000	6.1%	2.0%	0.7%	0.4%	0.2%	9.6%
\$20,000-30,000	5.2%	2.4%	0.5%	0.4%	0.5%	9.0%
\$30,000-40,000	3.7%	2.1%	0.8%	0.3%	0.2%	7.2%
\$40,000-50,000	2.7%	2.0%	1.2%	0.3%	0.5%	6.8%
\$50,000-60,000	2.6%	1.4%	0.6%	0.3%	0.4%	5.3%
\$60,000-75,000	2.5%	2.1%	1.0%	0.8%	0.2%	6.7%
\$75,000-100,000	2.7%	4.1%	0.8%	0.5%	0.5%	8.7%
\$100,000-125,000	1.9%	1.7%	0.5%	0.2%	0.3%	4.5%
\$125,000-150,000	1.6%	0.9%	1.2%	0.1%	0.2%	4.0%
\$150,000-200,000	2.9%	1.3%	0.6%	0.1%	0.2%	5.1%
\$200,000+	8.1%	2.3%	0.7%	0.6%	1.0%	12.8%
Total	55.5%	26.1%	9.4%	4.4%	4.6%	100.0%

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.3%	2.4%	1.5%	0.9%	1.0%	12.1%
\$10,000-20,000	4.3%	1.9%	1.6%	1.3%	1.1%	10.3%
\$20,000-30,000	4.1%	2.7%	1.5%	1.1%	1.1%	10.5%
\$30,000-40,000	4.7%	2.9%	1.8%	1.1%	1.2%	11.6%
\$40,000-50,000	2.6%	2.4%	1.5%	1.3%	0.9%	8.7%
\$50,000-60,000	2.1%	2.9%	1.4%	0.8%	0.9%	8.1%
\$60,000-75,000	2.5%	3.2%	2.2%	1.3%	0.8%	9.9%
\$75,000-100,000	2.2%	2.3%	1.5%	0.8%	0.4%	7.1%
\$100,000-125,000	1.5%	1.1%	0.4%	0.4%	0.7%	4.2%
\$125,000-150,000	0.8%	0.9%	0.7%	0.9%	0.2%	3.5%
\$150,000-200,000	1.2%	1.3%	0.5%	0.5%	0.5%	4.0%
\$200,000+	5.2%	1.8%	1.5%	0.6%	0.8%	10.0%
Total	37.5%	25.9%	16.1%	11.0%	9.6%	100.0%

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	222	96	133	121	47	619
\$10,000-20,000	237	237	263	176	248	1,161
\$20,000-30,000	485	456	75	169	139	1,324
\$30,000-40,000	495	501	219	424	372	2,011
\$40,000-50,000	499	447	388	263	264	1,861
\$50,000-60,000	333	741	1,086	823	702	3,685
\$60,000-75,000	600	1,431	1,362	1,197	834	5,424
\$75,000-100,000	552	913	1,099	1,146	686	4,396
\$100,000-125,000	320	970	950	776	261	3,277
\$125,000-150,000	201	961	1,081	393	271	2,907
\$150,000-200,000	270	1,138	677	1,196	304	3,585
\$200,000+	445	162	136	122	62	927
Total	4,659	8,053	7,469	6,806	4,190	31,177

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,999	837	170	40	89	3,135
\$10,000-20,000	1,598	1,161	260	49	70	3,138
\$20,000-30,000	1,341	1,364	316	126	52	3,199
\$30,000-40,000	964	1,471	332	164	115	3,046
\$40,000-50,000	814	1,322	349	97	93	2,675
\$50,000-60,000	888	1,794	475	180	163	3,500
\$60,000-75,000	1,348	2,626	861	156	234	5,225
\$75,000-100,000	877	2,102	658	214	208	4,059
\$100,000-125,000	480	1,739	405	266	210	3,100
\$125,000-150,000	428	1,806	405	153	151	2,943
\$150,000-200,000	962	3,050	605	148	120	4,885
\$200,000+	558	308	120	31	5,583	6,600
Total	12,257	19,580	4,956	1,624	7,088	45,505

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,850	754	135	25	81	2,845
\$10,000-20,000	1,458	1,009	169	24	33	2,693
\$20,000-30,000	1,090	1,092	226	111	39	2,558
\$30,000-40,000	746	1,290	242	117	59	2,454
\$40,000-50,000	640	949	275	52	69	1,985
\$50,000-60,000	698	1,419	327	113	70	2,627
\$60,000-75,000	854	1,872	571	111	152	3,560
\$75,000-100,000	650	1,513	444	113	167	2,887
\$100,000-125,000	373	1,173	166	106	146	1,964
\$125,000-150,000	347	1,361	227	87	34	2,056
\$150,000-200,000	676	2,320	237	57	66	3,356
\$200,000+	504	256	98	23	5,575	6,456
Total	9,886	15,008	3,117	939	6,491	35,441

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,221	933	303	161	136	3,754
\$10,000-20,000	1,835	1,398	523	225	318	4,299
\$20,000-30,000	1,826	1,820	391	295	191	4,523
\$30,000-40,000	1,459	1,972	551	588	487	5,057
\$40,000-50,000	1,313	1,769	737	360	357	4,536
\$50,000-60,000	1,221	2,535	1,561	1,003	865	7,185
\$60,000-75,000	1,948	4,057	2,223	1,353	1,068	10,649
\$75,000-100,000	1,429	3,015	1,757	1,360	894	8,455
\$100,000-125,000	800	2,709	1,355	1,042	471	6,377
\$125,000-150,000	629	2,767	1,486	546	422	5,850
\$150,000-200,000	1,232	4,188	1,282	1,344	424	8,470
\$200,000+	1,003	470	256	133	5,645	7,527
Total	16,916	27,633	12,425	8,430	11,278	76,682

HISTA 2.2 Summary Data Chatham County, Georgia

© 2019 All rights reserved

Powered by Claritas

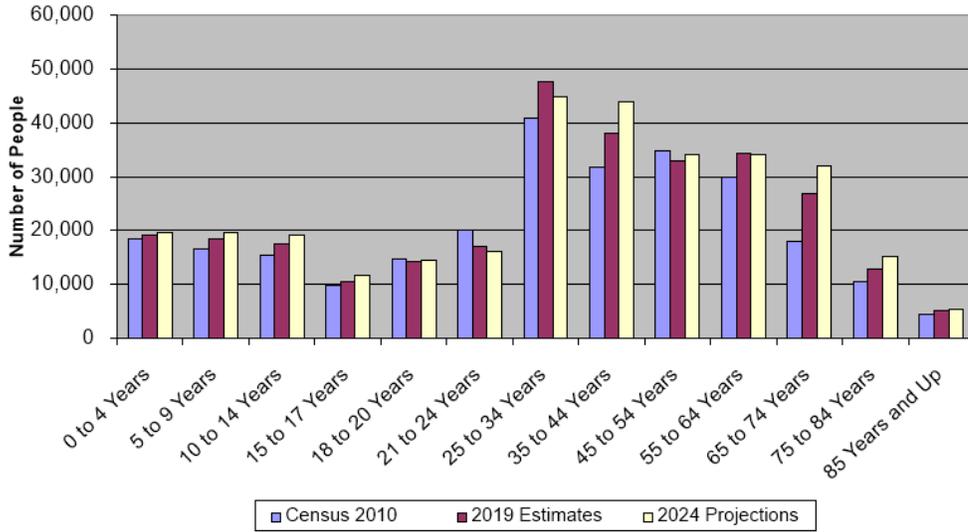
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.7%	0.3%	0.4%	0.4%	0.2%	2.0%
\$10,000-20,000	0.8%	0.8%	0.8%	0.6%	0.8%	3.7%
\$20,000-30,000	1.6%	1.5%	0.2%	0.5%	0.4%	4.2%
\$30,000-40,000	1.6%	1.6%	0.7%	1.4%	1.2%	6.5%
\$40,000-50,000	1.6%	1.4%	1.2%	0.8%	0.8%	6.0%
\$50,000-60,000	1.1%	2.4%	3.5%	2.6%	2.3%	11.8%
\$60,000-75,000	1.9%	4.6%	4.4%	3.8%	2.7%	17.4%
\$75,000-100,000	1.8%	2.9%	3.5%	3.7%	2.2%	14.1%
\$100,000-125,000	1.0%	3.1%	3.0%	2.5%	0.8%	10.5%
\$125,000-150,000	0.6%	3.1%	3.5%	1.3%	0.9%	9.3%
\$150,000-200,000	0.9%	3.7%	2.2%	3.8%	1.0%	11.5%
\$200,000+	1.4%	0.5%	0.4%	0.4%	0.2%	3.0%
Total	14.9%	25.8%	24.0%	21.8%	13.4%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.4%	1.8%	0.4%	0.1%	0.2%	6.9%
\$10,000-20,000	3.5%	2.6%	0.6%	0.1%	0.2%	6.9%
\$20,000-30,000	2.9%	3.0%	0.7%	0.3%	0.1%	7.0%
\$30,000-40,000	2.1%	3.2%	0.7%	0.4%	0.3%	6.7%
\$40,000-50,000	1.8%	2.9%	0.8%	0.2%	0.2%	5.9%
\$50,000-60,000	2.0%	3.9%	1.0%	0.4%	0.4%	7.7%
\$60,000-75,000	3.0%	5.8%	1.9%	0.3%	0.5%	11.5%
\$75,000-100,000	1.9%	4.6%	1.4%	0.5%	0.5%	8.9%
\$100,000-125,000	1.1%	3.8%	0.9%	0.6%	0.5%	6.8%
\$125,000-150,000	0.9%	4.0%	0.9%	0.3%	0.3%	6.5%
\$150,000-200,000	2.1%	6.7%	1.3%	0.3%	0.3%	10.7%
\$200,000+	1.2%	0.7%	0.3%	0.1%	12.3%	14.5%
Total	26.9%	43.0%	10.9%	3.6%	15.6%	100.0%

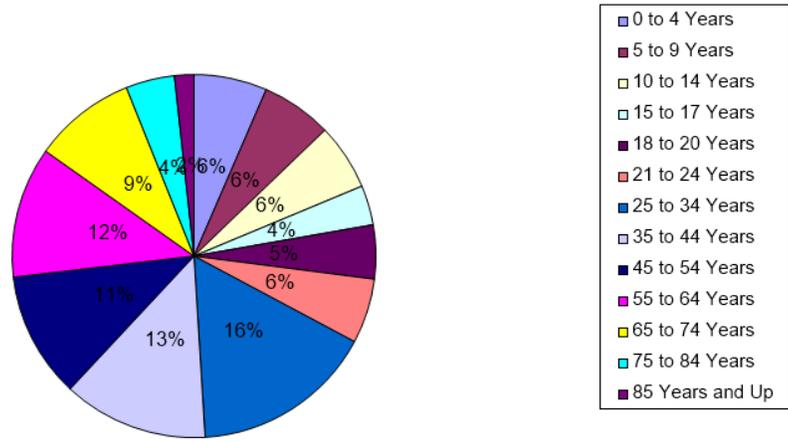
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.2%	2.1%	0.4%	0.1%	0.2%	8.0%
\$10,000-20,000	4.1%	2.8%	0.5%	0.1%	0.1%	7.6%
\$20,000-30,000	3.1%	3.1%	0.6%	0.3%	0.1%	7.2%
\$30,000-40,000	2.1%	3.6%	0.7%	0.3%	0.2%	6.9%
\$40,000-50,000	1.8%	2.7%	0.8%	0.1%	0.2%	5.6%
\$50,000-60,000	2.0%	4.0%	0.9%	0.3%	0.2%	7.4%
\$60,000-75,000	2.4%	5.3%	1.6%	0.3%	0.4%	10.0%
\$75,000-100,000	1.8%	4.3%	1.3%	0.3%	0.5%	8.1%
\$100,000-125,000	1.1%	3.3%	0.5%	0.3%	0.4%	5.5%
\$125,000-150,000	1.0%	3.8%	0.6%	0.2%	0.1%	5.8%
\$150,000-200,000	1.9%	6.5%	0.7%	0.2%	0.2%	9.5%
\$200,000+	1.4%	0.7%	0.3%	0.1%	15.7%	18.2%
Total	27.9%	42.3%	8.8%	2.6%	18.3%	100.0%

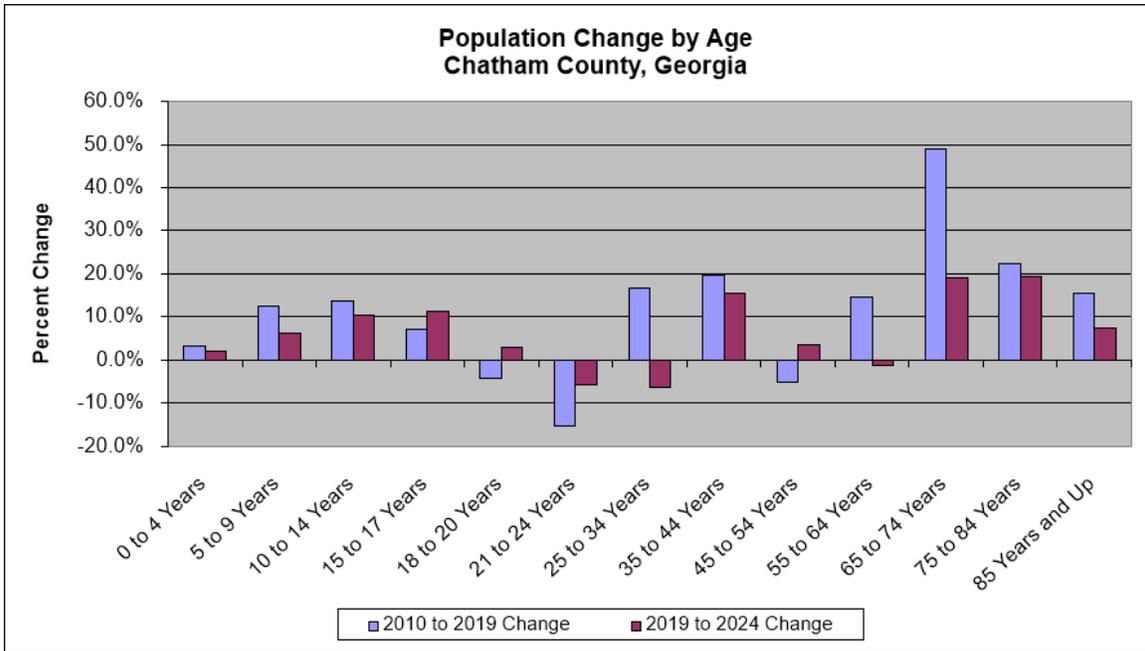
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.9%	1.2%	0.4%	0.2%	0.2%	4.9%
\$10,000-20,000	2.4%	1.8%	0.7%	0.3%	0.4%	5.6%
\$20,000-30,000	2.4%	2.4%	0.5%	0.4%	0.2%	5.9%
\$30,000-40,000	1.9%	2.6%	0.7%	0.8%	0.6%	6.6%
\$40,000-50,000	1.7%	2.3%	1.0%	0.5%	0.5%	5.9%
\$50,000-60,000	1.6%	3.3%	2.0%	1.3%	1.1%	9.4%
\$60,000-75,000	2.5%	5.3%	2.9%	1.8%	1.4%	13.9%
\$75,000-100,000	1.9%	3.9%	2.3%	1.8%	1.2%	11.0%
\$100,000-125,000	1.0%	3.5%	1.8%	1.4%	0.6%	8.3%
\$125,000-150,000	0.8%	3.6%	1.9%	0.7%	0.6%	7.6%
\$150,000-200,000	1.6%	5.5%	1.7%	1.8%	0.6%	11.0%
\$200,000+	1.3%	0.6%	0.3%	0.2%	7.4%	9.8%
Total	22.1%	36.0%	16.2%	11.0%	14.7%	100.0%

**Population by Age
Chatham County, Georgia**



**2019 Population by Age
Chatham County, Georgia**





www.ribbondata.com

POPULATION DATA

© 2019 All rights reserved

Claritas

Population by Age & Sex Chatham County, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	9,505	9,021	18,526	0 to 4 Years	9,722	9,403	19,125	0 to 4 Years	9,981	9,553	19,534
5 to 9 Years	8,318	8,157	16,475	5 to 9 Years	9,461	9,063	18,524	5 to 9 Years	10,008	9,686	19,694
10 to 14 Years	7,856	7,452	15,308	10 to 14 Years	8,900	8,502	17,402	10 to 14 Years	9,838	9,391	19,229
15 to 17 Years	4,941	4,757	9,698	15 to 17 Years	5,246	5,145	10,391	15 to 17 Years	5,952	5,626	11,578
18 to 20 Years	7,039	7,708	14,747	18 to 20 Years	6,886	7,240	14,126	18 to 20 Years	7,197	7,362	14,559
21 to 24 Years	9,839	10,229	20,068	21 to 24 Years	8,727	8,296	17,023	21 to 24 Years	8,385	7,661	16,046
25 to 34 Years	20,253	20,666	40,919	25 to 34 Years	23,874	23,862	47,736	25 to 34 Years	22,314	22,498	44,812
35 to 44 Years	15,735	16,031	31,766	35 to 44 Years	18,581	19,404	37,985	35 to 44 Years	21,754	22,104	43,858
45 to 54 Years	16,608	18,201	34,809	45 to 54 Years	15,822	17,180	33,002	45 to 54 Years	16,439	17,740	34,179
55 to 64 Years	13,768	16,180	29,948	55 to 64 Years	15,754	18,608	34,362	55 to 64 Years	15,677	18,302	33,979
65 to 74 Years	8,268	9,760	18,028	65 to 74 Years	11,975	14,871	26,846	65 to 74 Years	13,915	18,057	31,972
75 to 84 Years	4,238	6,203	10,441	75 to 84 Years	5,486	7,284	12,770	75 to 84 Years	6,535	8,699	15,234
85 Years and Up	1,336	3,059	4,395	85 Years and Up	1,714	3,359	5,073	85 Years and Up	1,895	3,561	5,456
Total	127,704	137,424	265,128	Total	142,148	152,217	294,365	Total	149,890	160,240	310,130
62+ Years	n/a	n/a	41,083	62+ Years	n/a	n/a	54,413	62+ Years	n/a	n/a	62,611
Median Age:		34.2		Median Age:		35.8		Median Age:		37.2	

Source: Claritas, Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

© 2019 All rights reserved

Claritas

Percent Population by Age & Sex											
Chatham County, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.6%	3.4%	7.0%	0 to 4 Years	3.3%	3.2%	6.5%	0 to 4 Years	3.2%	3.1%	6.3%
5 to 9 Years	3.1%	3.1%	6.2%	5 to 9 Years	3.2%	3.1%	6.3%	5 to 9 Years	3.2%	3.1%	6.4%
10 to 14 Years	3.0%	2.8%	5.8%	10 to 14 Years	3.0%	2.9%	5.9%	10 to 14 Years	3.2%	3.0%	6.2%
15 to 17 Years	1.9%	1.8%	3.7%	15 to 17 Years	1.8%	1.7%	3.5%	15 to 17 Years	1.9%	1.8%	3.7%
18 to 20 Years	2.7%	2.9%	5.6%	18 to 20 Years	2.3%	2.5%	4.8%	18 to 20 Years	2.3%	2.4%	4.7%
21 to 24 Years	3.7%	3.9%	7.6%	21 to 24 Years	3.0%	2.8%	5.8%	21 to 24 Years	2.7%	2.5%	5.2%
25 to 34 Years	7.6%	7.8%	15.4%	25 to 34 Years	8.1%	8.1%	16.2%	25 to 34 Years	7.2%	7.3%	14.4%
35 to 44 Years	5.9%	6.0%	12.0%	35 to 44 Years	6.3%	6.6%	12.9%	35 to 44 Years	7.0%	7.1%	14.1%
45 to 54 Years	6.3%	6.9%	13.1%	45 to 54 Years	5.4%	5.8%	11.2%	45 to 54 Years	5.3%	5.7%	11.0%
55 to 64 Years	5.2%	6.1%	11.3%	55 to 64 Years	5.4%	6.3%	11.7%	55 to 64 Years	5.1%	5.9%	11.0%
65 to 74 Years	3.1%	3.7%	6.8%	65 to 74 Years	4.1%	5.1%	9.1%	65 to 74 Years	4.5%	5.8%	10.3%
75 to 84 Years	1.6%	2.3%	3.9%	75 to 84 Years	1.9%	2.5%	4.3%	75 to 84 Years	2.1%	2.8%	4.9%
85 Years and Up	0.5%	1.2%	1.7%	85 Years and Up	0.6%	1.1%	1.7%	85 Years and Up	0.6%	1.1%	1.8%
Total	48.2%	51.8%	100.0%	Total	48.3%	51.7%	100.0%	Total	48.3%	51.7%	100.0%
62+ Years	n/a	n/a	15.5%	62+ Years	n/a	n/a	18.5%	62+ Years	n/a	n/a	20.2%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

© 2019 All rights reserved

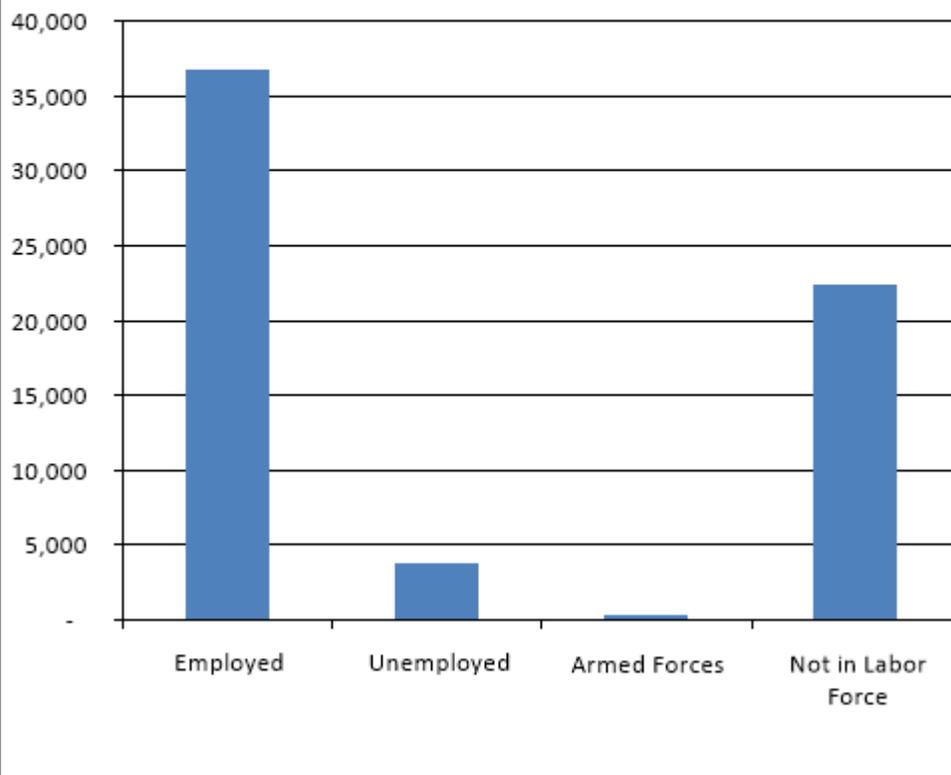
Claritas

Changes in Population by Age & Sex									
Chatham County, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	217	382	599	3.2%	0 to 4 Years	259	150	409	2.1%
5 to 9 Years	1,143	906	2,049	12.4%	5 to 9 Years	547	623	1,170	6.3%
10 to 14 Years	1,044	1,050	2,094	13.7%	10 to 14 Years	938	889	1,827	10.5%
15 to 17 Years	305	388	693	7.1%	15 to 17 Years	706	481	1,187	11.4%
18 to 20 Years	-153	-468	-621	-4.2%	18 to 20 Years	311	122	433	3.1%
21 to 24 Years	-1,112	-1,933	-3,045	-15.2%	21 to 24 Years	-342	-635	-977	-5.7%
25 to 34 Years	3,621	3,196	6,817	16.7%	25 to 34 Years	-1,560	-1,364	-2,924	-6.1%
35 to 44 Years	2,846	3,373	6,219	19.6%	35 to 44 Years	3,173	2,700	5,873	15.5%
45 to 54 Years	-786	-1,021	-1,807	-5.2%	45 to 54 Years	617	560	1,177	3.6%
55 to 64 Years	1,986	2,428	4,414	14.7%	55 to 64 Years	-77	-306	-383	-1.1%
65 to 74 Years	3,707	5,111	8,818	48.9%	65 to 74 Years	1,940	3,186	5,126	19.1%
75 to 84 Years	1,248	1,081	2,329	22.3%	75 to 84 Years	1,049	1,415	2,464	19.3%
85 Years and Up	378	300	678	15.4%	85 Years and Up	181	202	383	7.5%
Total	14,444	14,793	29,237	11.0%	Total	7,742	8,023	15,765	5.4%
62+ Years	n/a	n/a	13,330	32.4%	62+ Years	n/a	n/a	8,198	15.1%

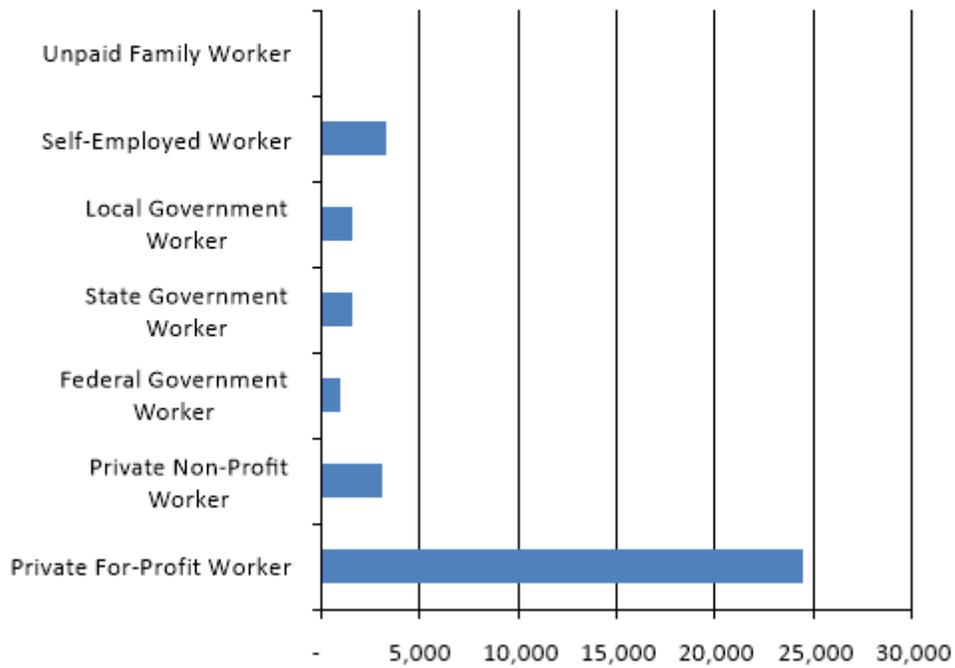
Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

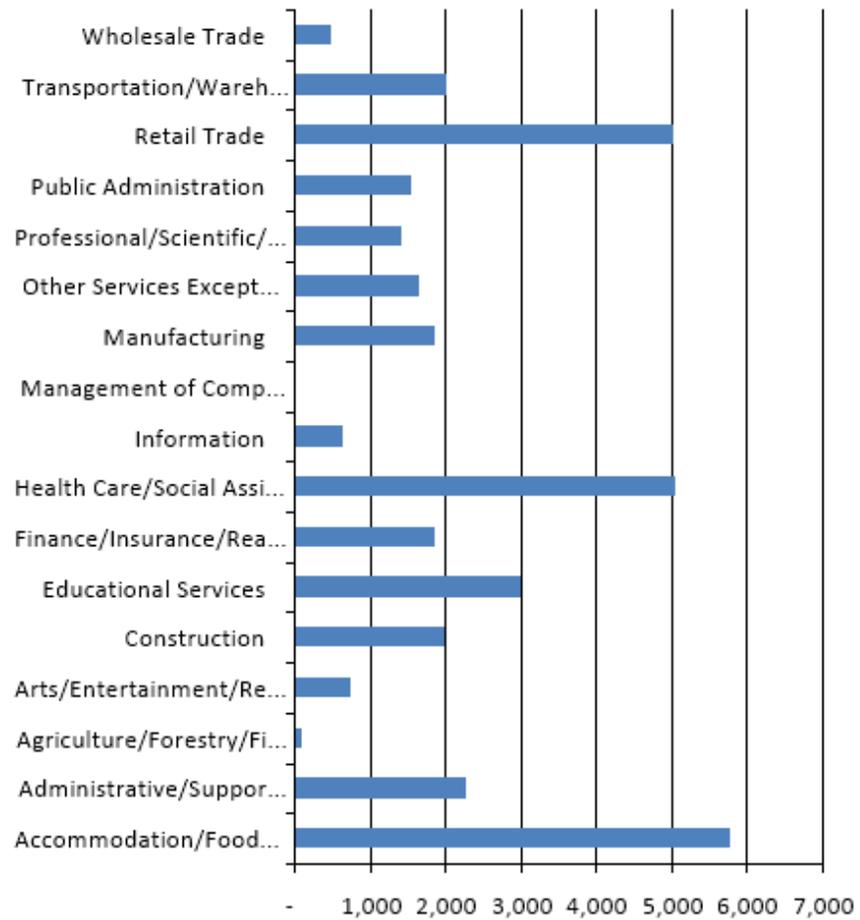
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Market Area**



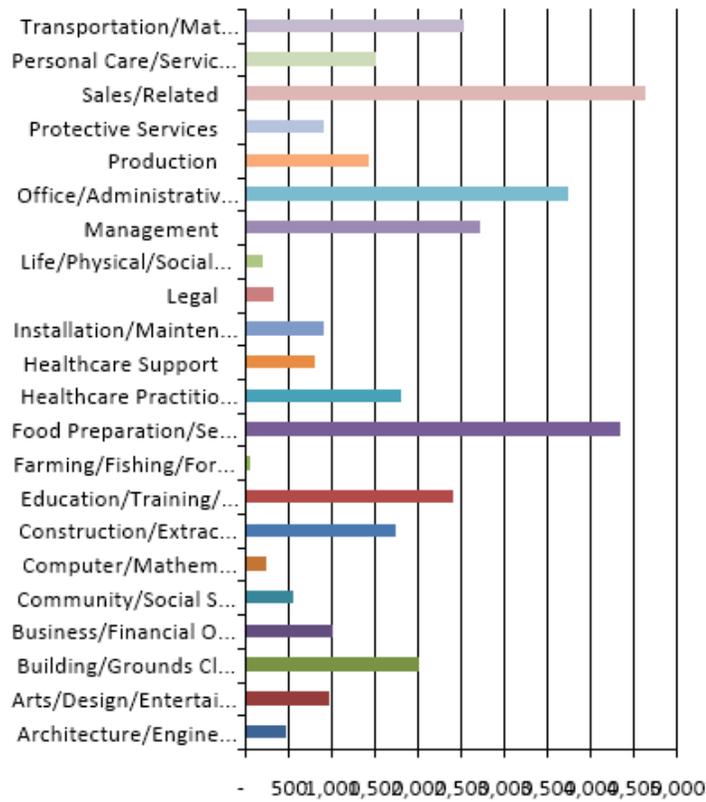
Employed Civilian Population by Class of Worker - 2019 Estimates Market Area



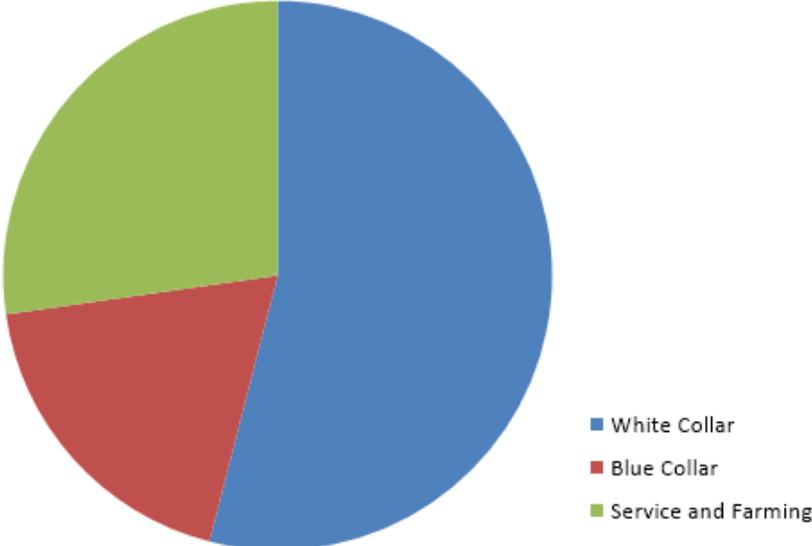
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Market Area



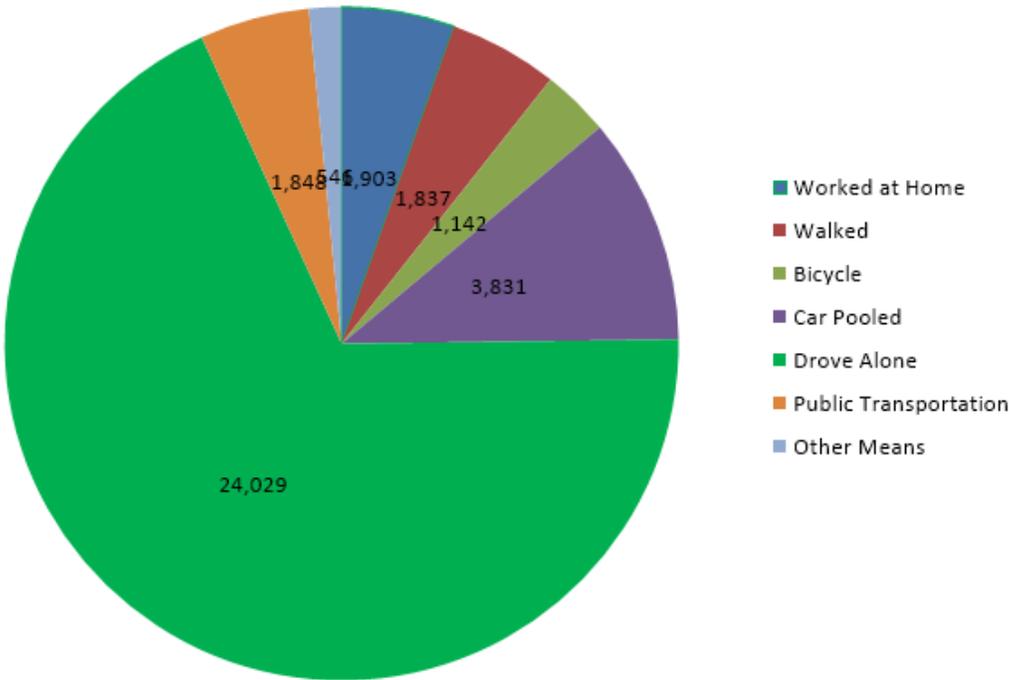
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Market Area



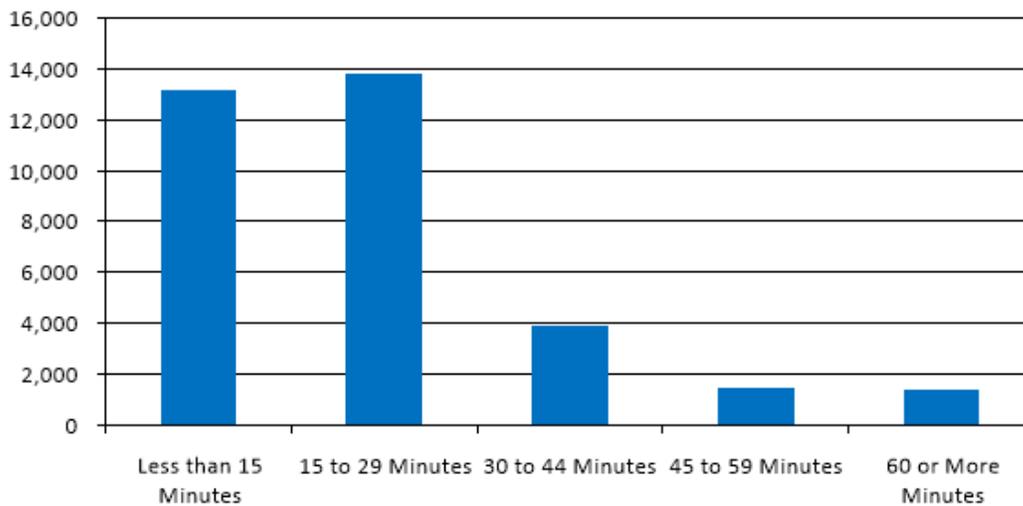
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Market Area**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2019 Estimates
Market Area**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Market Area



Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019

Market Area

Status	Number
Employed	36,702
Unemployed	3,707
Armed Forces	323
Not in Labor Force	22,288
Unemployed	9.17%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Market Area		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	24,566	69.1%
Private Non-Profit Worker	3,169	8.9%
Federal Government Worker	1,040	2.9%
State Government Worker	1,665	4.7%
Local Government Worker	1,651	4.6%
Self-Employed Worker	3,339	9.4%
Unpaid Family Worker	105	0.3%
Total:	35,535	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	5,789	16.3%
Administrative/Support/Waste Management	2,272	6.4%
Agriculture/Forestry/Fishing/Hunting/Mining	107	0.3%
Arts/Entertainment/Recreation	751	2.1%
Construction	1,990	5.6%
Educational Services	3,000	8.4%
Finance/Insurance/Real Estate/Rent/Lease	1,862	5.2%
Health Care/Social Assistance	5,049	14.2%
Information	653	1.8%
Management of Companies and Enterprises	18	0.1%
Manufacturing	1,876	5.3%
Other Services Except Public Administration	1,661	4.7%
Professional/Scientific/Technical Services	1,431	4.0%
Public Administration	1,544	4.3%
Retail Trade	5,029	14.2%
Transportation/Warehousing/Utilities	2,017	5.7%
Wholesale Trade	486	1.4%
Total:	35,535	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019		
Market Area		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	481	1.4%
Arts/Design/Entertainment/Sports/Media	976	2.7%
Building/Grounds Cleaning/Maintenance	2,022	5.7%
Business/Financial Operations	1,026	2.9%
Community/Social Services	558	1.6%
Computer/Mathematical	258	0.7%
Construction/Extraction	1,754	4.9%
Education/Training/Library	2,421	6.8%
Farming/Fishing/Forestry	58	0.2%
Food Preparation/Serving Related	4,364	12.3%
Healthcare Practitioner/Technician	1,817	5.1%
Healthcare Support	807	2.3%
Installation/Maintenance/Repair	917	2.6%
Legal	329	0.9%
Life/Physical/Social Science	198	0.6%
Management	2,731	7.7%
Office/Administrative Support	3,759	10.6%
Production	1,447	4.1%
Protective Services	915	2.6%
Sales/Related	4,637	13.0%
Personal Care/Service	1,522	4.3%
Transportation/Material Moving	2,538	7.1%
Total:	35,535	100.0%
White Collar	19,191	54.0%
Blue Collar	6,656	18.7%
Service and Farming	9,688	27.3%
Total:	35,535	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

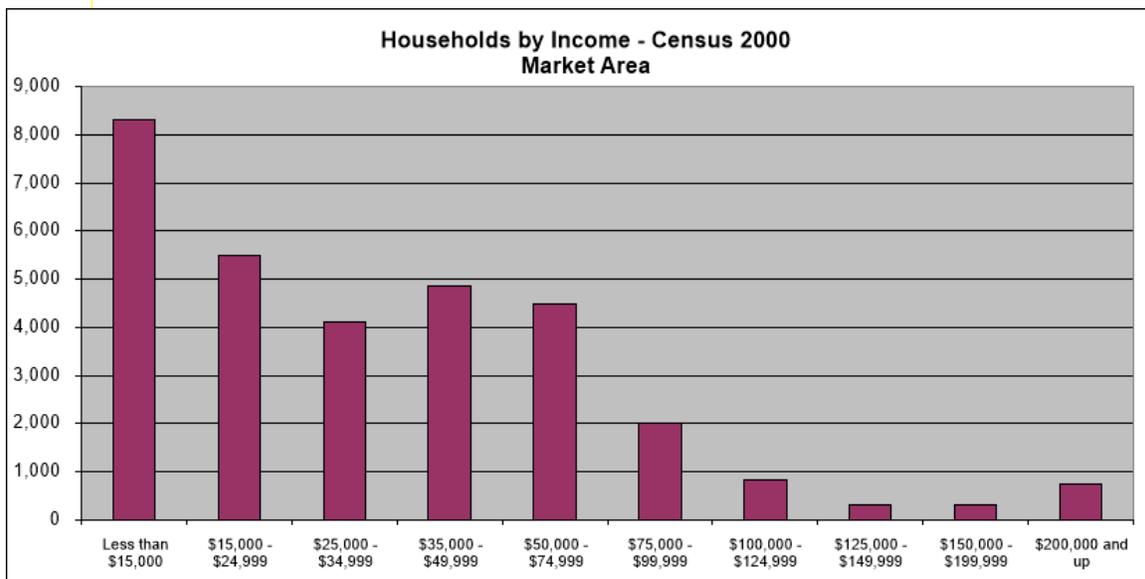
Claritas

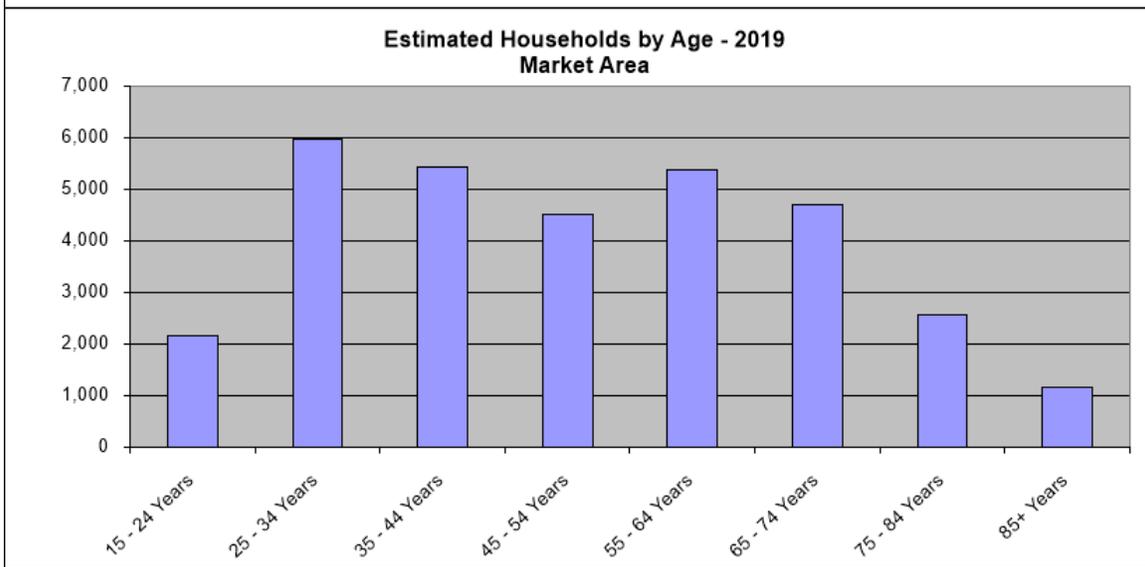
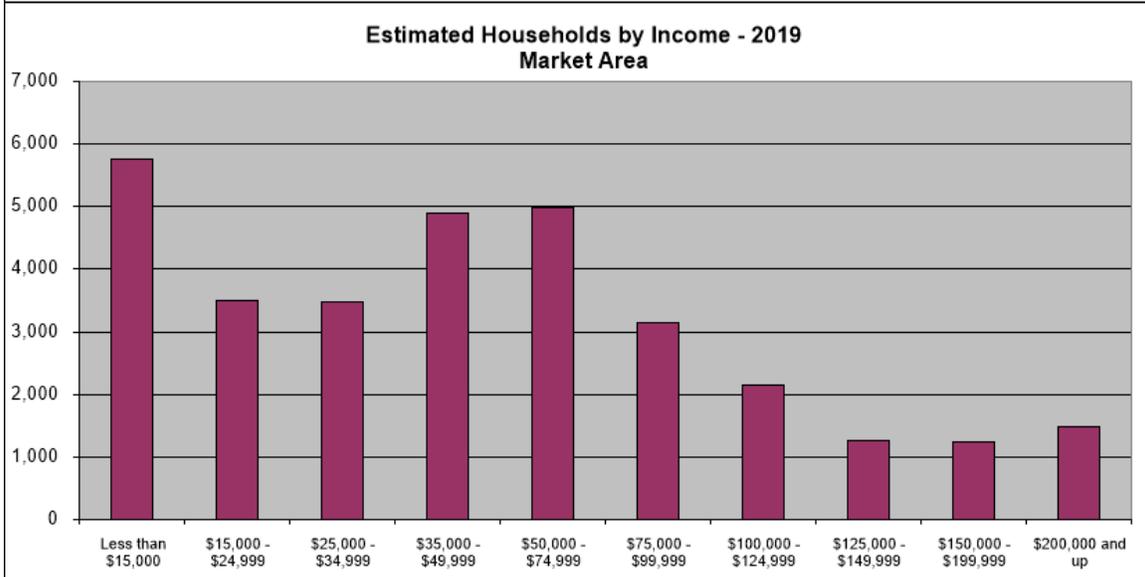
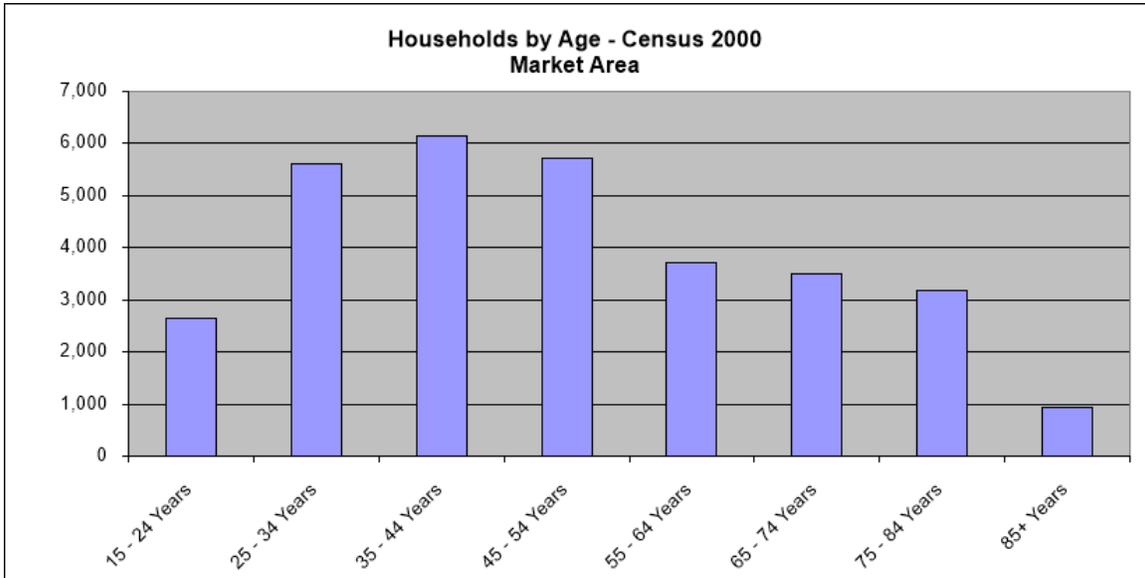
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019		
Market Area		
Transportation Mode	Number	Percent
Worked at Home	1,903	5.4%
Walked	1,837	5.2%
Bicycle	1,142	3.3%
Car Pooled	3,831	10.9%
Drove Alone	24,029	68.4%
Public Transportation	1,848	5.3%
Other Means	<u>546</u>	<u>1.6%</u>
Total:	35,136	100.0%

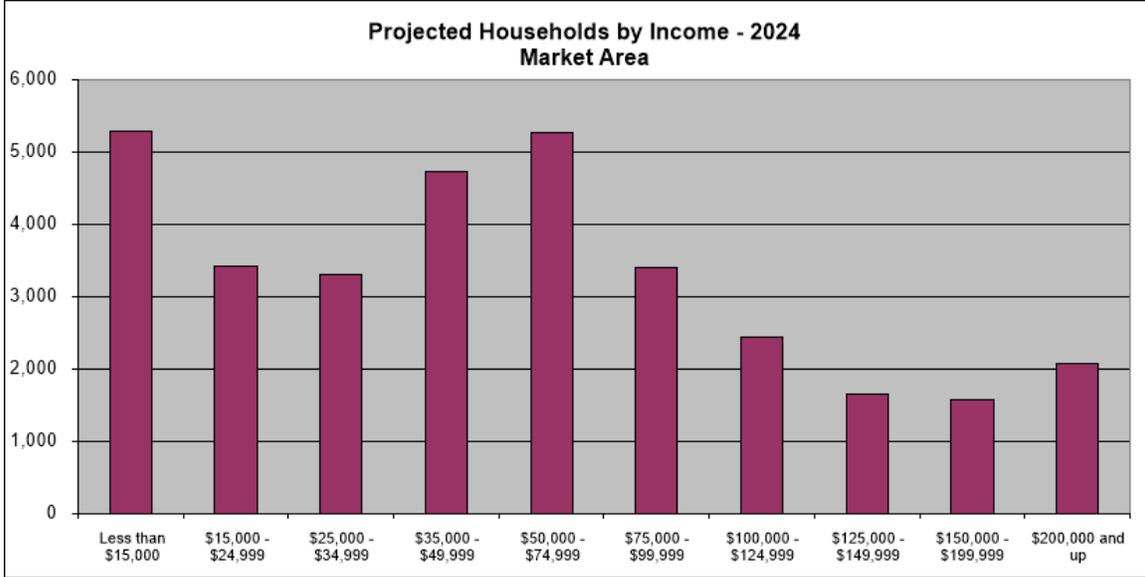
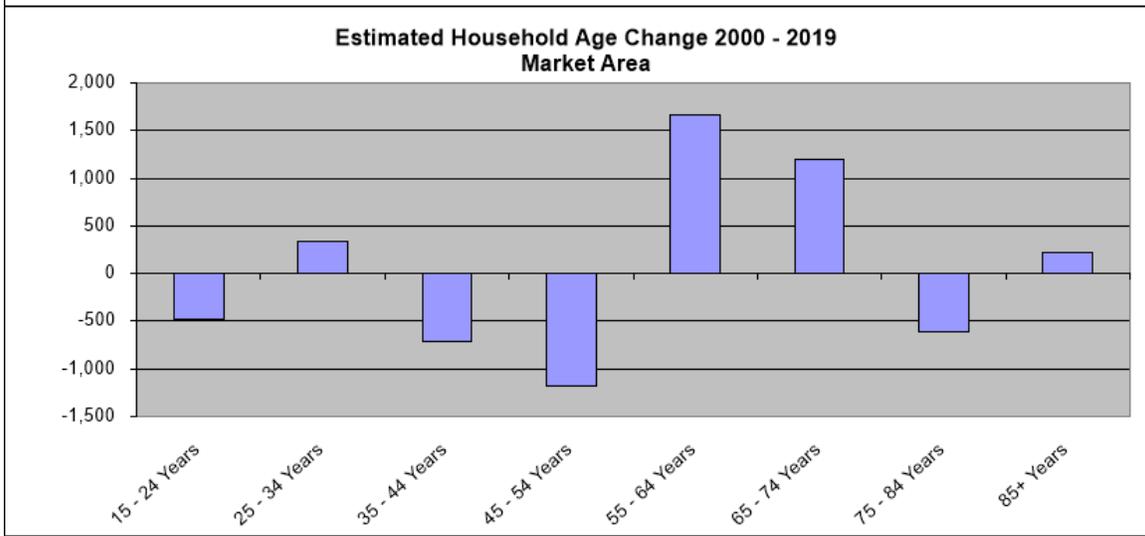
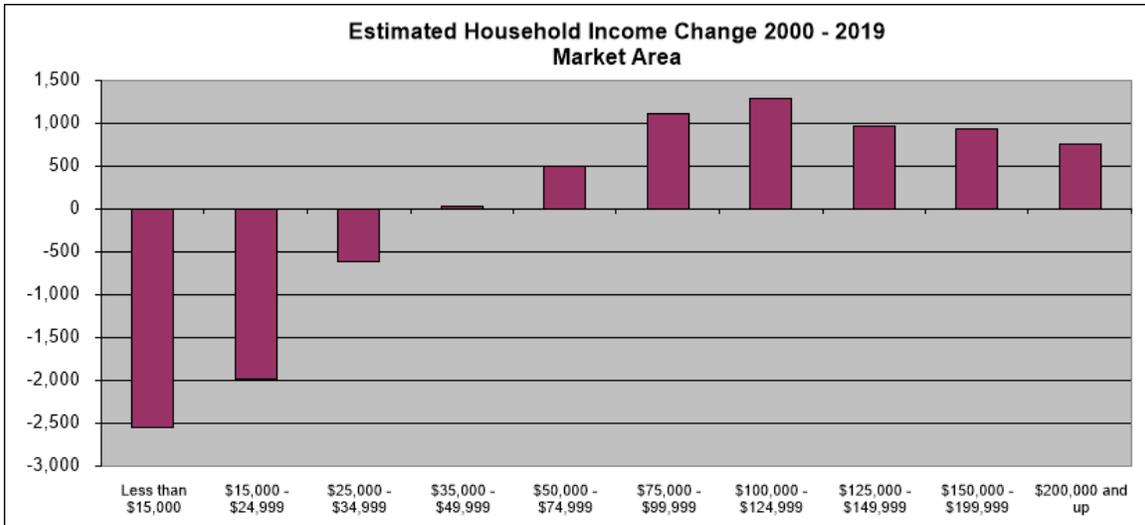
Source: Ribbon Demographics; Claritas

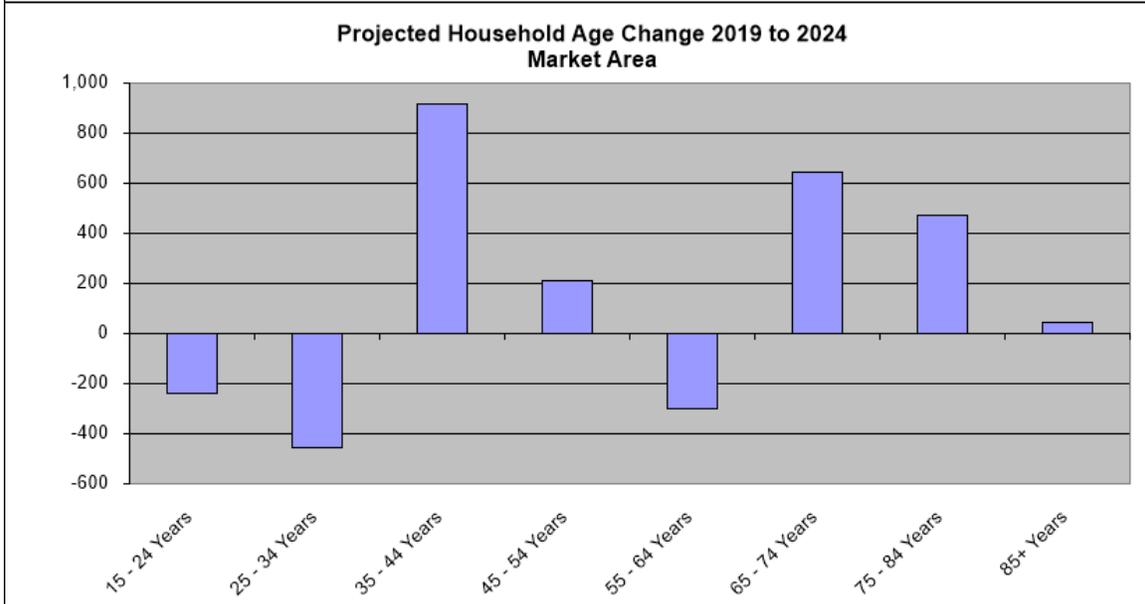
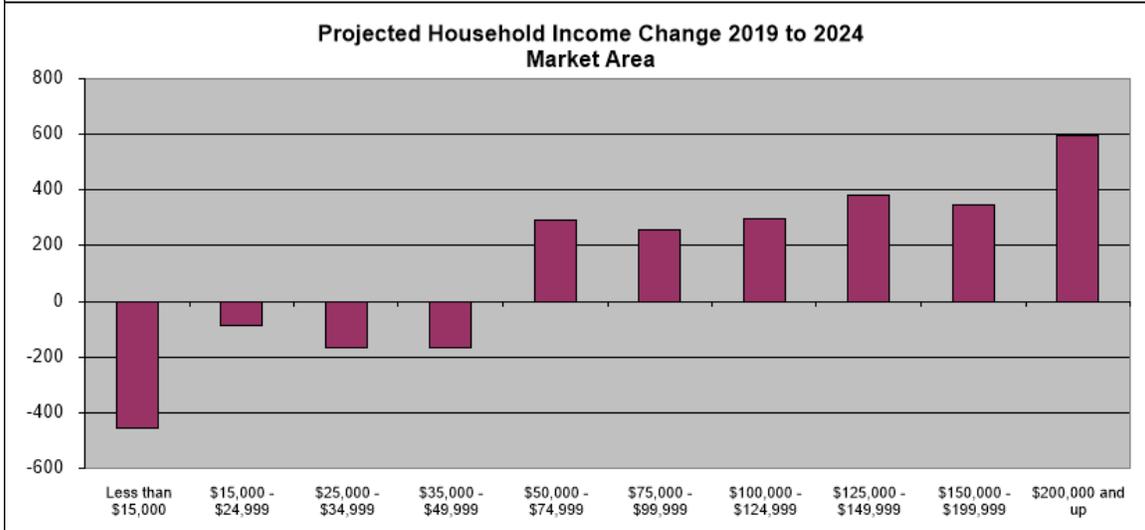
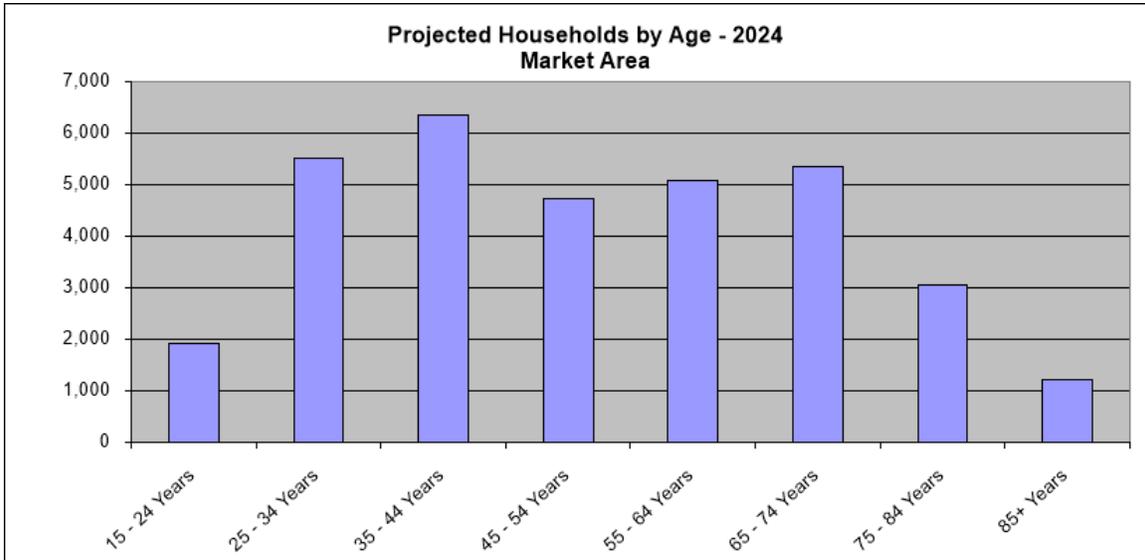
Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	13,161	39.1%
15 to 29 Minutes	13,760	40.9%
30 to 44 Minutes	3,895	11.6%
45 to 59 Minutes	1,454	4.3%
60 or More Minutes	1,372	4.1%
Total:	33,642	100.0%

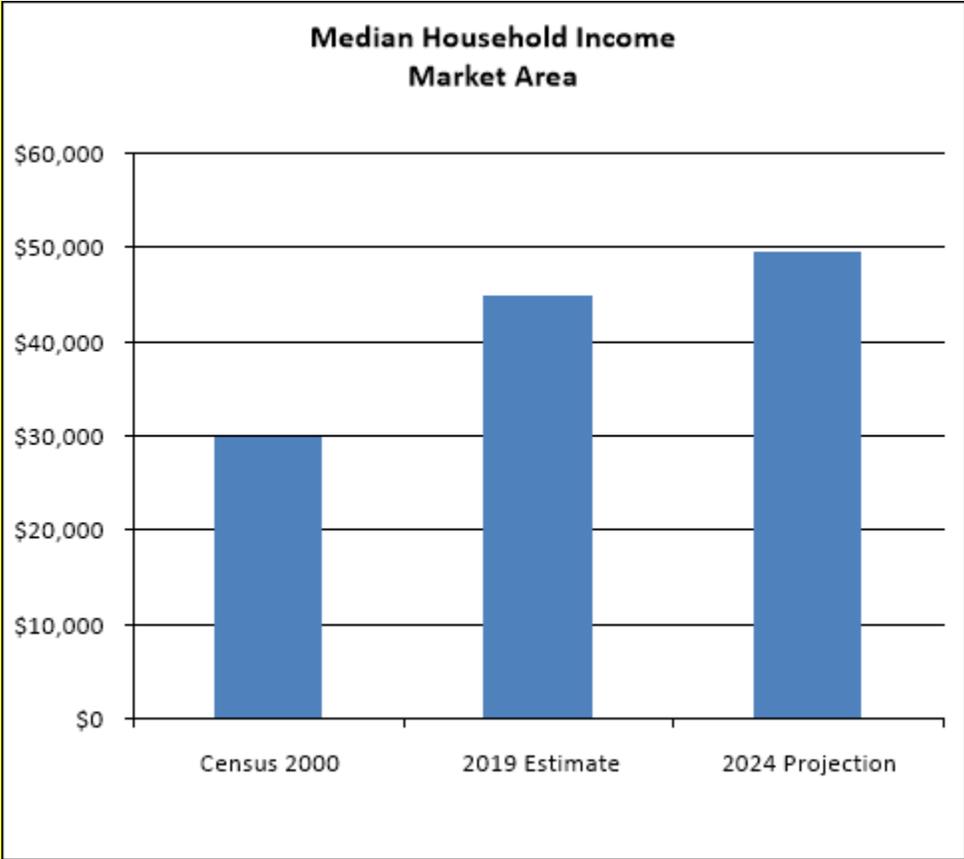
Source: Ribbon Demographics; Claritas











www.ribbondata.com

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age Market Area										
<i>Census Data - 2000</i>										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	1,517	1,158	1,034	1,041	730	1,131	1,227	463	8,301	26.4%
\$15,000 - \$24,999	462	1,195	971	745	621	674	631	182	5,481	17.4%
\$25,000 - \$34,999	260	940	915	692	475	466	285	71	4,104	13.0%
\$35,000 - \$49,999	278	962	983	1,014	597	508	435	96	4,873	15.5%
\$50,000 - \$74,999	81	859	1,252	1,066	540	388	241	52	4,479	14.2%
\$75,000 - \$99,999	56	344	499	507	321	140	135	25	2,027	6.4%
\$100,000 - \$124,999	0	79	210	208	178	97	62	10	844	2.7%
\$125,000 - \$149,999	0	24	42	143	62	11	19	6	307	1.0%
\$150,000 - \$199,999	0	25	60	109	63	21	23	6	307	1.0%
\$200,000 and up	0	37	177	183	131	66	117	24	735	2.3%
Total	2,654	5,623	6,143	5,708	3,718	3,502	3,175	935	31,458	100.0%
Percent	8.4%	17.9%	19.5%	18.1%	11.8%	11.1%	10.1%	3.0%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Current Year Estimates - 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	802	1,123	930	580	924	693	459	242	5,753	18.0%
\$15,000 - \$24,999	302	677	477	287	480	512	484	283	3,502	11.0%
\$25,000 - \$34,999	383	661	533	365	500	487	379	176	3,484	10.9%
\$35,000 - \$49,999	266	1,146	913	643	758	623	402	147	4,898	15.4%
\$50,000 - \$74,999	318	1,017	857	745	872	686	358	131	4,984	15.6%
\$75,000 - \$99,999	75	553	567	648	681	402	166	53	3,145	9.9%
\$100,000 - \$124,999	22	295	336	411	403	487	127	60	2,141	6.7%
\$125,000 - \$149,999	1	204	277	259	260	210	39	22	1,272	4.0%
\$150,000 - \$199,999	0	171	263	253	216	246	76	15	1,240	3.9%
\$200,000 and up	3	117	276	333	288	357	80	32	1,486	4.7%
Total	2,172	5,964	5,429	4,524	5,382	4,703	2,570	1,161	31,905	100.0%
Percent	6.8%	18.7%	17.0%	14.2%	16.9%	14.7%	8.1%	3.6%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2019										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-715	-35	-104	-461	194	-438	-768	-221	-2,548	-30.7%
\$15,000 - \$24,999	-160	-518	-494	-458	-141	-162	-147	101	-1,979	-36.1%
\$25,000 - \$34,999	123	-279	-382	-327	25	21	94	105	-620	-15.1%
\$35,000 - \$49,999	-12	184	-70	-371	161	115	-33	51	25	0.5%
\$50,000 - \$74,999	237	158	-395	-321	332	298	117	79	505	11.3%
\$75,000 - \$99,999	19	209	68	141	360	262	31	28	1,118	55.2%
\$100,000 - \$124,999	22	216	126	203	225	390	65	50	1,297	153.7%
\$125,000 - \$149,999	1	180	235	116	198	199	20	16	965	314.3%
\$150,000 - \$199,999	0	146	203	144	153	225	53	9	933	303.9%
\$200,000 and up	3	80	99	150	157	291	-37	8	751	102.2%
Total	-482	341	-714	-1,184	1,664	1,201	-605	226	447	1.4%
Percent Change	-18.2%	6.1%	-11.6%	-20.7%	44.8%	34.3%	-19.1%	24.2%	1.4%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Five Year Projections - 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	701	941	930	494	781	718	494	238	5,297	16.0%
\$15,000 - \$24,999	276	586	506	258	405	538	563	284	3,416	10.3%
\$25,000 - \$34,999	320	593	560	329	414	509	422	170	3,317	10.0%
\$35,000 - \$49,999	248	1,015	984	612	664	625	439	145	4,732	14.3%
\$50,000 - \$74,999	302	971	1,023	777	842	771	442	148	5,276	15.9%
\$75,000 - \$99,999	51	557	693	700	673	458	212	59	3,403	10.2%
\$100,000 - \$124,999	28	297	438	462	413	571	165	66	2,440	7.3%
\$125,000 - \$149,999	1	227	399	329	299	304	61	32	1,652	5.0%
\$150,000 - \$199,999	1	185	375	299	233	349	119	24	1,585	4.8%
\$200,000 and up	4	138	438	475	358	506	124	40	2,083	6.3%
Total	1,932	5,510	6,346	4,735	5,082	5,349	3,041	1,206	33,201	100.0%
Percent	5.8%	16.6%	19.1%	14.3%	15.3%	16.1%	9.2%	3.6%		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Market Area										
Projected Change - 2019 to 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-101	-182	0	-86	-143	25	35	-4	-456	-7.9%
\$15,000 - \$24,999	-26	-91	29	-29	-75	26	79	1	-86	-2.5%
\$25,000 - \$34,999	-63	-68	27	-36	-86	22	43	-6	-167	-4.8%
\$35,000 - \$49,999	-18	-131	71	-31	-94	2	37	-2	-166	-3.4%
\$50,000 - \$74,999	-16	-46	166	32	-30	85	84	17	292	5.9%
\$75,000 - \$99,999	-24	4	126	52	-8	56	46	6	258	8.2%
\$100,000 - \$124,999	6	2	102	51	10	84	38	6	299	14.0%
\$125,000 - \$149,999	0	23	122	70	39	94	22	10	380	29.9%
\$150,000 - \$199,999	1	14	112	46	17	103	43	9	345	27.8%
\$200,000 and up	1	21	162	142	70	149	44	8	597	40.2%
Total	-240	-454	917	211	-300	646	471	45	1,296	4.1%
Percent Change	-11.0%	-7.6%	16.9%	4.7%	-5.6%	13.7%	18.3%	3.9%		

Source: Claritas; Ribbon Demographics



www.ribbondata.com

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income Market Area		
Census 2000	2019 Estimate	2024 Projection
\$29,744	\$44,841	\$49,488

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income by Area Market Area			
Geography ID	Census 2000	2019 Estimate	2024 Projection
13051000300	\$22,902	\$57,609	\$64,892
13051000900	\$35,242	\$58,750	\$65,590
13051001100	\$17,323	\$37,783	\$41,129
13051001500	\$15,187	\$26,471	\$29,470
13051002000	\$18,094	\$35,357	\$39,321
13051002100	\$23,990	\$35,446	\$39,316
13051002200	\$23,418	\$35,962	\$38,966
13051002600	\$25,575	\$42,069	\$45,693
13051002700	\$25,457	\$37,259	\$41,369
13051002900	\$51,575	\$91,169	\$103,712
13051003000	\$45,369	\$72,782	\$81,034
13051003400	\$33,249	\$55,618	\$63,181
13051003501	\$24,167	\$32,577	\$35,869
13051003502	\$37,816	\$41,713	\$45,085
13051003601	\$26,301	\$41,102	\$44,727
13051003602	\$30,687	\$41,758	\$45,262
13051003700	\$28,125	\$39,688	\$43,940
13051003800	\$34,087	\$48,099	\$56,356
13051003900	\$43,289	\$49,462	\$57,468
13051004001	\$39,252	\$55,613	\$64,100
13051004002	\$36,918	\$44,091	\$49,106
13051010101	\$14,999	\$44,821	\$50,625
13051010102	\$35,538	\$55,357	\$64,022
13051010200	\$47,600	\$57,438	\$65,714
13051010605		\$35,000	\$46,250
13051011200	\$22,933	\$45,172	\$53,403
13051011300	\$14,999	\$29,268	\$34,038
13051011400	\$19,155	\$24,801	\$27,248

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	744	517	270	162	203	1,896
\$10,000-20,000	451	352	357	332	164	1,656
\$20,000-30,000	616	481	107	140	225	1,569
\$30,000-40,000	286	409	107	127	190	1,119
\$40,000-50,000	105	214	142	121	96	678
\$50,000-60,000	157	319	115	44	98	733
\$60,000-75,000	143	258	99	88	60	648
\$75,000-100,000	50	116	56	36	3	261
\$100,000-125,000	52	66	21	7	24	170
\$125,000-150,000	45	49	55	6	9	164
\$150,000-200,000	50	70	13	12	10	155
\$200,000+	<u>950</u>	<u>451</u>	<u>304</u>	<u>98</u>	<u>47</u>	<u>1,850</u>
Total	3,649	3,302	1,646	1,173	1,129	10,899

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	728	135	85	3	32	983
\$10,000-20,000	358	148	17	7	31	561
\$20,000-30,000	217	84	66	20	9	396
\$30,000-40,000	125	62	21	14	31	253
\$40,000-50,000	73	48	23	13	18	175
\$50,000-60,000	53	34	20	14	8	129
\$60,000-75,000	100	46	58	32	3	239
\$75,000-100,000	85	45	28	0	7	165
\$100,000-125,000	34	23	12	3	4	76
\$125,000-150,000	37	13	10	2	6	68
\$150,000-200,000	37	12	8	11	0	68
\$200,000+	<u>641</u>	<u>175</u>	<u>38</u>	<u>21</u>	<u>78</u>	<u>953</u>
Total	2,488	825	386	140	227	4,066

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	558	70	5	3	10	646
\$10,000-20,000	242	75	11	5	30	363
\$20,000-30,000	159	55	40	8	7	269
\$30,000-40,000	92	38	2	2	8	142
\$40,000-50,000	61	42	5	1	16	125
\$50,000-60,000	40	21	2	7	6	76
\$60,000-75,000	45	29	29	31	2	136
\$75,000-100,000	48	37	27	0	5	117
\$100,000-125,000	23	12	3	1	2	41
\$125,000-150,000	28	6	3	0	1	38
\$150,000-200,000	20	8	3	1	0	32
\$200,000+	<u>570</u>	<u>157</u>	<u>36</u>	<u>21</u>	<u>75</u>	<u>859</u>
Total	1,886	550	166	80	162	2,844

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,472	652	355	165	235	2,879
\$10,000-20,000	809	500	374	339	195	2,217
\$20,000-30,000	833	565	173	160	234	1,965
\$30,000-40,000	411	471	128	141	221	1,372
\$40,000-50,000	178	262	165	134	114	853
\$50,000-60,000	210	353	135	58	106	862
\$60,000-75,000	243	304	157	120	63	887
\$75,000-100,000	135	161	84	36	10	426
\$100,000-125,000	86	89	33	10	28	246
\$125,000-150,000	82	62	65	8	15	232
\$150,000-200,000	87	82	21	23	10	223
\$200,000+	<u>1,591</u>	<u>626</u>	<u>342</u>	<u>119</u>	<u>125</u>	<u>2,803</u>
Total	6,137	4,127	2,032	1,313	1,356	14,965

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.8%	4.7%	2.5%	1.5%	1.9%	17.4%
\$10,000-20,000	4.1%	3.2%	3.3%	3.0%	1.5%	15.2%
\$20,000-30,000	5.7%	4.4%	1.0%	1.3%	2.1%	14.4%
\$30,000-40,000	2.6%	3.8%	1.0%	1.2%	1.7%	10.3%
\$40,000-50,000	1.0%	2.0%	1.3%	1.1%	0.9%	6.2%
\$50,000-60,000	1.4%	2.9%	1.1%	0.4%	0.9%	6.7%
\$60,000-75,000	1.3%	2.4%	0.9%	0.8%	0.6%	5.9%
\$75,000-100,000	0.5%	1.1%	0.5%	0.3%	0.0%	2.4%
\$100,000-125,000	0.5%	0.6%	0.2%	0.1%	0.2%	1.6%
\$125,000-150,000	0.4%	0.4%	0.5%	0.1%	0.1%	1.5%
\$150,000-200,000	0.5%	0.6%	0.1%	0.1%	0.1%	1.4%
\$200,000+	8.7%	4.1%	2.8%	0.9%	0.4%	17.0%
Total	33.5%	30.3%	15.1%	10.8%	10.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	17.9%	3.3%	2.1%	0.1%	0.8%	24.2%
\$10,000-20,000	8.8%	3.6%	0.4%	0.2%	0.8%	13.8%
\$20,000-30,000	5.3%	2.1%	1.6%	0.5%	0.2%	9.7%
\$30,000-40,000	3.1%	1.5%	0.5%	0.3%	0.8%	6.2%
\$40,000-50,000	1.8%	1.2%	0.6%	0.3%	0.4%	4.3%
\$50,000-60,000	1.3%	0.8%	0.5%	0.3%	0.2%	3.2%
\$60,000-75,000	2.5%	1.1%	1.4%	0.8%	0.1%	5.9%
\$75,000-100,000	2.1%	1.1%	0.7%	0.0%	0.2%	4.1%
\$100,000-125,000	0.8%	0.6%	0.3%	0.1%	0.1%	1.9%
\$125,000-150,000	0.9%	0.3%	0.2%	0.0%	0.1%	1.7%
\$150,000-200,000	0.9%	0.3%	0.2%	0.3%	0.0%	1.7%
\$200,000+	15.8%	4.3%	0.9%	0.5%	1.9%	23.4%
Total	61.2%	20.3%	9.5%	3.4%	5.6%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	19.6%	2.5%	0.2%	0.1%	0.4%	22.7%
\$10,000-20,000	8.5%	2.6%	0.4%	0.2%	1.1%	12.8%
\$20,000-30,000	5.6%	1.9%	1.4%	0.3%	0.2%	9.5%
\$30,000-40,000	3.2%	1.3%	0.1%	0.1%	0.3%	5.0%
\$40,000-50,000	2.1%	1.5%	0.2%	0.0%	0.6%	4.4%
\$50,000-60,000	1.4%	0.7%	0.1%	0.2%	0.2%	2.7%
\$60,000-75,000	1.6%	1.0%	1.0%	1.1%	0.1%	4.8%
\$75,000-100,000	1.7%	1.3%	0.9%	0.0%	0.2%	4.1%
\$100,000-125,000	0.8%	0.4%	0.1%	0.0%	0.1%	1.4%
\$125,000-150,000	1.0%	0.2%	0.1%	0.0%	0.0%	1.3%
\$150,000-200,000	0.7%	0.3%	0.1%	0.0%	0.0%	1.1%
\$200,000+	20.0%	5.5%	1.3%	0.7%	2.6%	30.2%
Total	66.3%	19.3%	5.8%	2.8%	5.7%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.8%	4.4%	2.4%	1.1%	1.6%	19.2%
\$10,000-20,000	5.4%	3.3%	2.5%	2.3%	1.3%	14.8%
\$20,000-30,000	5.6%	3.8%	1.2%	1.1%	1.6%	13.1%
\$30,000-40,000	2.7%	3.1%	0.9%	0.9%	1.5%	9.2%
\$40,000-50,000	1.2%	1.8%	1.1%	0.9%	0.8%	5.7%
\$50,000-60,000	1.4%	2.4%	0.9%	0.4%	0.7%	5.8%
\$60,000-75,000	1.6%	2.0%	1.0%	0.8%	0.4%	5.9%
\$75,000-100,000	0.9%	1.1%	0.6%	0.2%	0.1%	2.8%
\$100,000-125,000	0.6%	0.6%	0.2%	0.1%	0.2%	1.6%
\$125,000-150,000	0.5%	0.4%	0.4%	0.1%	0.1%	1.6%
\$150,000-200,000	0.6%	0.5%	0.1%	0.2%	0.1%	1.5%
\$200,000+	10.6%	4.2%	2.3%	0.8%	0.8%	18.7%
Total	41.0%	27.6%	13.6%	8.8%	9.1%	100.0%

HISTA 2.2 Summary Data **Market Area**

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	128	70	69	49	36	352
\$10,000-20,000	160	90	118	50	68	486
\$20,000-30,000	93	199	9	131	84	516
\$30,000-40,000	174	175	69	95	129	642
\$40,000-50,000	88	102	47	99	72	408
\$50,000-60,000	81	236	157	203	127	804
\$60,000-75,000	102	261	154	54	117	688
\$75,000-100,000	35	194	185	166	35	615
\$100,000-125,000	12	123	128	73	33	369
\$125,000-150,000	10	175	83	76	84	428
\$150,000-200,000	32	68	72	124	26	322
\$200,000+	248	107	95	57	31	538
Total	1,163	1,800	1,186	1,177	842	6,168

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	667	290	97	14	48	1,116
\$10,000-20,000	428	491	156	20	57	1,152
\$20,000-30,000	391	360	165	19	15	950
\$30,000-40,000	238	360	131	33	50	812
\$40,000-50,000	136	324	103	25	45	633
\$50,000-60,000	185	305	155	43	42	730
\$60,000-75,000	153	374	119	34	37	717
\$75,000-100,000	87	313	125	38	38	601
\$100,000-125,000	28	122	33	42	19	244
\$125,000-150,000	81	205	43	10	11	350
\$150,000-200,000	30	171	32	13	5	251
\$200,000+	268	161	65	8	2,639	3,141
Total	2,692	3,476	1,224	299	3,006	10,697

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	572	218	83	11	45	929
\$10,000-20,000	355	356	109	7	16	843
\$20,000-30,000	276	265	104	18	13	676
\$30,000-40,000	189	281	106	15	7	598
\$40,000-50,000	101	174	89	22	26	412
\$50,000-60,000	107	205	69	17	33	431
\$60,000-75,000	116	277	85	8	25	511
\$75,000-100,000	72	197	69	6	37	381
\$100,000-125,000	20	75	12	22	8	137
\$125,000-150,000	52	134	30	6	4	226
\$150,000-200,000	18	98	9	13	5	143
\$200,000+	230	120	52	7	2,635	3,044
Total	2,108	2,400	817	152	2,854	8,331

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	795	360	166	63	84	1,468
\$10,000-20,000	588	581	274	70	125	1,638
\$20,000-30,000	484	559	174	150	99	1,466
\$30,000-40,000	412	535	200	128	179	1,454
\$40,000-50,000	224	426	150	124	117	1,041
\$50,000-60,000	266	541	312	246	169	1,534
\$60,000-75,000	255	635	273	88	154	1,405
\$75,000-100,000	122	507	310	204	73	1,216
\$100,000-125,000	40	245	161	115	52	613
\$125,000-150,000	91	380	126	86	95	778
\$150,000-200,000	62	239	104	137	31	573
\$200,000+	516	268	160	65	2,670	3,679
Total	3,855	5,276	2,410	1,476	3,848	16,865

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.1%	1.1%	1.1%	0.8%	0.6%	5.7%
\$10,000-20,000	2.6%	1.5%	1.9%	0.8%	1.1%	7.9%
\$20,000-30,000	1.5%	3.2%	0.1%	2.1%	1.4%	8.4%
\$30,000-40,000	2.8%	2.8%	1.1%	1.5%	2.1%	10.4%
\$40,000-50,000	1.4%	1.7%	0.8%	1.6%	1.2%	6.6%
\$50,000-60,000	1.3%	3.8%	2.5%	3.3%	2.1%	13.0%
\$60,000-75,000	1.7%	4.2%	2.5%	0.9%	1.9%	11.2%
\$75,000-100,000	0.6%	3.1%	3.0%	2.7%	0.6%	10.0%
\$100,000-125,000	0.2%	2.0%	2.1%	1.2%	0.5%	6.0%
\$125,000-150,000	0.2%	2.8%	1.3%	1.2%	1.4%	6.9%
\$150,000-200,000	0.5%	1.1%	1.2%	2.0%	0.4%	5.2%
\$200,000+	4.0%	1.7%	1.5%	0.9%	0.5%	8.7%
Total	18.9%	29.2%	19.2%	19.1%	13.7%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.2%	2.7%	0.9%	0.1%	0.4%	10.4%
\$10,000-20,000	4.0%	4.6%	1.5%	0.2%	0.5%	10.8%
\$20,000-30,000	3.7%	3.4%	1.5%	0.2%	0.1%	8.9%
\$30,000-40,000	2.2%	3.4%	1.2%	0.3%	0.5%	7.6%
\$40,000-50,000	1.3%	3.0%	1.0%	0.2%	0.4%	5.9%
\$50,000-60,000	1.7%	2.9%	1.4%	0.4%	0.4%	6.8%
\$60,000-75,000	1.4%	3.5%	1.1%	0.3%	0.3%	6.7%
\$75,000-100,000	0.8%	2.9%	1.2%	0.4%	0.4%	5.6%
\$100,000-125,000	0.3%	1.1%	0.3%	0.4%	0.2%	2.3%
\$125,000-150,000	0.8%	1.9%	0.4%	0.1%	0.1%	3.3%
\$150,000-200,000	0.3%	1.6%	0.3%	0.1%	0.0%	2.3%
\$200,000+	2.5%	1.5%	0.6%	0.1%	24.7%	29.4%
Total	25.2%	32.5%	11.4%	2.8%	28.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.9%	2.6%	1.0%	0.1%	0.5%	11.2%
\$10,000-20,000	4.3%	4.3%	1.3%	0.1%	0.2%	10.1%
\$20,000-30,000	3.3%	3.2%	1.2%	0.2%	0.2%	8.1%
\$30,000-40,000	2.3%	3.4%	1.3%	0.2%	0.1%	7.2%
\$40,000-50,000	1.2%	2.1%	1.1%	0.3%	0.3%	4.9%
\$50,000-60,000	1.3%	2.5%	0.8%	0.2%	0.4%	5.2%
\$60,000-75,000	1.4%	3.3%	1.0%	0.1%	0.3%	6.1%
\$75,000-100,000	0.9%	2.4%	0.8%	0.1%	0.4%	4.6%
\$100,000-125,000	0.2%	0.9%	0.1%	0.3%	0.1%	1.6%
\$125,000-150,000	0.6%	1.6%	0.4%	0.1%	0.0%	2.7%
\$150,000-200,000	0.2%	1.2%	0.1%	0.2%	0.1%	1.7%
\$200,000+	2.8%	1.4%	0.6%	0.1%	31.6%	36.5%
Total	25.3%	28.8%	9.8%	1.8%	34.3%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.7%	2.1%	1.0%	0.4%	0.5%	8.7%
\$10,000-20,000	3.5%	3.4%	1.6%	0.4%	0.7%	9.7%
\$20,000-30,000	2.9%	3.3%	1.0%	0.9%	0.6%	8.7%
\$30,000-40,000	2.4%	3.2%	1.2%	0.8%	1.1%	8.6%
\$40,000-50,000	1.3%	2.5%	0.9%	0.7%	0.7%	6.2%
\$50,000-60,000	1.6%	3.2%	1.8%	1.5%	1.0%	9.1%
\$60,000-75,000	1.5%	3.8%	1.6%	0.5%	0.9%	8.3%
\$75,000-100,000	0.7%	3.0%	1.8%	1.2%	0.4%	7.2%
\$100,000-125,000	0.2%	1.5%	1.0%	0.7%	0.3%	3.6%
\$125,000-150,000	0.5%	2.3%	0.7%	0.5%	0.6%	4.6%
\$150,000-200,000	0.4%	1.4%	0.6%	0.8%	0.2%	3.4%
\$200,000+	3.1%	1.6%	0.9%	0.4%	15.8%	21.8%
Total	22.9%	31.3%	14.3%	8.8%	22.8%	100.0%

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	715	437	209	101	159	1,621
\$10,000-20,000	486	336	314	315	138	1,589
\$20,000-30,000	637	432	113	130	192	1,504
\$30,000-40,000	436	460	110	147	212	1,365
\$40,000-50,000	190	257	186	126	100	859
\$50,000-60,000	222	409	162	60	87	940
\$60,000-75,000	253	459	154	107	77	1,050
\$75,000-100,000	68	155	71	58	7	359
\$100,000-125,000	80	69	34	15	40	238
\$125,000-150,000	104	73	85	7	16	285
\$150,000-200,000	71	108	31	20	27	257
\$200,000+	949	388	281	95	61	1,774
Total	4,211	3,583	1,750	1,181	1,116	11,841

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	839	133	61	4	30	1,067
\$10,000-20,000	328	126	24	9	18	505
\$20,000-30,000	240	80	76	20	15	431
\$30,000-40,000	194	57	25	28	27	331
\$40,000-50,000	119	57	22	11	18	227
\$50,000-60,000	83	45	19	20	7	174
\$60,000-75,000	164	102	69	50	3	388
\$75,000-100,000	113	63	48	1	22	247
\$100,000-125,000	56	51	13	6	3	129
\$125,000-150,000	60	22	10	4	4	100
\$150,000-200,000	93	31	13	11	6	154
\$200,000+	573	110	25	20	41	769
Total	2,862	877	405	184	194	4,522

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	702	83	4	4	15	808
\$10,000-20,000	239	71	13	8	16	347
\$20,000-30,000	183	54	33	8	13	291
\$30,000-40,000	148	38	8	4	5	203
\$40,000-50,000	85	39	7	2	17	150
\$50,000-60,000	63	32	9	16	4	124
\$60,000-75,000	79	59	32	44	3	217
\$75,000-100,000	74	52	45	0	22	193
\$100,000-125,000	46	41	7	3	2	99
\$125,000-150,000	47	12	4	2	0	65
\$150,000-200,000	62	23	6	3	3	97
\$200,000+	508	101	25	19	39	692
Total	2,236	605	193	113	139	3,286

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,554	570	270	105	189	2,688
\$10,000-20,000	814	462	338	324	156	2,094
\$20,000-30,000	877	512	189	150	207	1,935
\$30,000-40,000	630	517	135	175	239	1,696
\$40,000-50,000	309	314	208	137	118	1,086
\$50,000-60,000	305	454	181	80	94	1,114
\$60,000-75,000	417	561	223	157	80	1,438
\$75,000-100,000	181	218	119	59	29	606
\$100,000-125,000	136	120	47	21	43	367
\$125,000-150,000	164	95	95	11	20	385
\$150,000-200,000	164	139	44	31	33	411
\$200,000+	1,522	498	306	115	102	2,543
Total	7,073	4,460	2,155	1,365	1,310	16,363

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.0%	3.7%	1.8%	0.9%	1.3%	13.7%
\$10,000-20,000	4.1%	2.8%	2.7%	2.7%	1.2%	13.4%
\$20,000-30,000	5.4%	3.6%	1.0%	1.1%	1.6%	12.7%
\$30,000-40,000	3.7%	3.9%	0.9%	1.2%	1.8%	11.5%
\$40,000-50,000	1.6%	2.2%	1.6%	1.1%	0.8%	7.3%
\$50,000-60,000	1.9%	3.5%	1.4%	0.5%	0.7%	7.9%
\$60,000-75,000	2.1%	3.9%	1.3%	0.9%	0.7%	8.9%
\$75,000-100,000	0.6%	1.3%	0.6%	0.5%	0.1%	3.0%
\$100,000-125,000	0.7%	0.6%	0.3%	0.1%	0.3%	2.0%
\$125,000-150,000	0.9%	0.6%	0.7%	0.1%	0.1%	2.4%
\$150,000-200,000	0.6%	0.9%	0.3%	0.2%	0.2%	2.2%
\$200,000+	8.0%	3.3%	2.4%	0.8%	0.5%	15.0%
Total	35.6%	30.3%	14.8%	10.0%	9.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	18.6%	2.9%	1.3%	0.1%	0.7%	23.6%
\$10,000-20,000	7.3%	2.8%	0.5%	0.2%	0.4%	11.2%
\$20,000-30,000	5.3%	1.8%	1.7%	0.4%	0.3%	9.5%
\$30,000-40,000	4.3%	1.3%	0.6%	0.6%	0.6%	7.3%
\$40,000-50,000	2.6%	1.3%	0.5%	0.2%	0.4%	5.0%
\$50,000-60,000	1.8%	1.0%	0.4%	0.4%	0.2%	3.8%
\$60,000-75,000	3.6%	2.3%	1.5%	1.1%	0.1%	8.6%
\$75,000-100,000	2.5%	1.4%	1.1%	0.0%	0.5%	5.5%
\$100,000-125,000	1.2%	1.1%	0.3%	0.1%	0.1%	2.9%
\$125,000-150,000	1.3%	0.5%	0.2%	0.1%	0.1%	2.2%
\$150,000-200,000	2.1%	0.7%	0.3%	0.2%	0.1%	3.4%
\$200,000+	12.7%	2.4%	0.6%	0.4%	0.9%	17.0%
Total	63.3%	19.4%	9.0%	4.1%	4.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	21.4%	2.5%	0.1%	0.1%	0.5%	24.6%
\$10,000-20,000	7.3%	2.2%	0.4%	0.2%	0.5%	10.6%
\$20,000-30,000	5.6%	1.6%	1.0%	0.2%	0.4%	8.9%
\$30,000-40,000	4.5%	1.2%	0.2%	0.1%	0.2%	6.2%
\$40,000-50,000	2.6%	1.2%	0.2%	0.1%	0.5%	4.6%
\$50,000-60,000	1.9%	1.0%	0.3%	0.5%	0.1%	3.8%
\$60,000-75,000	2.4%	1.8%	1.0%	1.3%	0.1%	6.6%
\$75,000-100,000	2.3%	1.6%	1.4%	0.0%	0.7%	5.9%
\$100,000-125,000	1.4%	1.2%	0.2%	0.1%	0.1%	3.0%
\$125,000-150,000	1.4%	0.4%	0.1%	0.1%	0.0%	2.0%
\$150,000-200,000	1.9%	0.7%	0.2%	0.1%	0.1%	3.0%
\$200,000+	15.5%	3.1%	0.8%	0.6%	1.2%	21.1%
Total	68.0%	18.4%	5.9%	3.4%	4.2%	100.0%

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.5%	3.5%	1.7%	0.6%	1.2%	16.4%
\$10,000-20,000	5.0%	2.8%	2.1%	2.0%	1.0%	12.8%
\$20,000-30,000	5.4%	3.1%	1.2%	0.9%	1.3%	11.8%
\$30,000-40,000	3.9%	3.2%	0.8%	1.1%	1.5%	10.4%
\$40,000-50,000	1.9%	1.9%	1.3%	0.8%	0.7%	6.6%
\$50,000-60,000	1.9%	2.8%	1.1%	0.5%	0.6%	6.8%
\$60,000-75,000	2.5%	3.4%	1.4%	1.0%	0.5%	8.8%
\$75,000-100,000	1.1%	1.3%	0.7%	0.4%	0.2%	3.7%
\$100,000-125,000	0.8%	0.7%	0.3%	0.1%	0.3%	2.2%
\$125,000-150,000	1.0%	0.6%	0.6%	0.1%	0.1%	2.4%
\$150,000-200,000	1.0%	0.8%	0.3%	0.2%	0.2%	2.5%
\$200,000+	9.3%	3.0%	1.9%	0.7%	0.6%	15.5%
Total	43.2%	27.3%	13.2%	8.3%	8.0%	100.0%

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	94	31	46	52	15	238
\$10,000-20,000	138	77	90	50	74	429
\$20,000-30,000	100	162	9	76	71	418
\$30,000-40,000	213	161	61	78	115	628
\$40,000-50,000	93	122	41	82	47	385
\$50,000-60,000	75	208	160	208	102	753
\$60,000-75,000	113	284	195	80	121	793
\$75,000-100,000	51	215	218	179	42	705
\$100,000-125,000	19	182	182	63	57	503
\$125,000-150,000	18	160	83	42	99	402
\$150,000-200,000	44	94	126	175	33	472
\$200,000+	193	58	55	56	21	383
Total	1,151	1,754	1,266	1,141	797	6,109

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	644	217	83	11	37	992
\$10,000-20,000	442	384	136	21	40	1,023
\$20,000-30,000	428	368	138	20	18	972
\$30,000-40,000	277	411	137	54	41	920
\$40,000-50,000	192	335	109	23	44	703
\$50,000-60,000	239	396	184	74	50	943
\$60,000-75,000	240	444	149	38	43	914
\$75,000-100,000	210	374	155	32	59	830
\$100,000-125,000	77	159	68	58	40	402
\$125,000-150,000	109	253	58	17	16	453
\$150,000-200,000	84	423	58	23	15	603
\$200,000+	237	118	66	7	2,019	2,447
Total	3,179	3,882	1,341	378	2,422	11,202

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	576	183	69	8	34	870
\$10,000-20,000	391	298	105	9	15	818
\$20,000-30,000	298	294	86	19	17	714
\$30,000-40,000	234	331	112	38	20	735
\$40,000-50,000	145	172	94	21	32	464
\$50,000-60,000	177	316	114	40	47	694
\$60,000-75,000	169	290	93	17	19	588
\$75,000-100,000	163	276	81	5	59	584
\$100,000-125,000	62	102	32	27	18	241
\$125,000-150,000	79	189	42	5	8	323
\$150,000-200,000	64	323	21	23	11	442
\$200,000+	204	93	54	6	2,015	2,372
Total	2,562	2,867	903	218	2,295	8,845

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	738	248	129	63	52	1,230
\$10,000-20,000	580	461	226	71	114	1,452
\$20,000-30,000	528	530	147	96	89	1,390
\$30,000-40,000	490	572	198	132	156	1,548
\$40,000-50,000	285	457	150	105	91	1,088
\$50,000-60,000	314	604	344	282	152	1,696
\$60,000-75,000	353	728	344	118	164	1,707
\$75,000-100,000	261	589	373	211	101	1,535
\$100,000-125,000	96	341	250	121	97	905
\$125,000-150,000	127	413	141	59	115	855
\$150,000-200,000	128	517	184	198	48	1,075
\$200,000+	430	176	121	63	2,040	2,830
Total	4,330	5,636	2,607	1,519	3,219	17,311

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.5%	0.5%	0.8%	0.9%	0.2%	3.9%
\$10,000-20,000	2.3%	1.3%	1.5%	0.8%	1.2%	7.0%
\$20,000-30,000	1.6%	2.7%	0.1%	1.2%	1.2%	6.8%
\$30,000-40,000	3.5%	2.6%	1.0%	1.3%	1.9%	10.3%
\$40,000-50,000	1.5%	2.0%	0.7%	1.3%	0.8%	6.3%
\$50,000-60,000	1.2%	3.4%	2.6%	3.4%	1.7%	12.3%
\$60,000-75,000	1.8%	4.6%	3.2%	1.3%	2.0%	13.0%
\$75,000-100,000	0.8%	3.5%	3.6%	2.9%	0.7%	11.5%
\$100,000-125,000	0.3%	3.0%	3.0%	1.0%	0.9%	8.2%
\$125,000-150,000	0.3%	2.6%	1.4%	0.7%	1.6%	6.6%
\$150,000-200,000	0.7%	1.5%	2.1%	2.9%	0.5%	7.7%
\$200,000+	3.2%	0.9%	0.9%	0.9%	0.3%	6.3%
Total	18.8%	28.7%	20.7%	18.7%	13.0%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	1.9%	0.7%	0.1%	0.3%	8.9%
\$10,000-20,000	3.9%	3.4%	1.2%	0.2%	0.4%	9.1%
\$20,000-30,000	3.8%	3.3%	1.2%	0.2%	0.2%	8.7%
\$30,000-40,000	2.5%	3.7%	1.2%	0.5%	0.4%	8.2%
\$40,000-50,000	1.7%	3.0%	1.0%	0.2%	0.4%	6.3%
\$50,000-60,000	2.1%	3.5%	1.6%	0.7%	0.4%	8.4%
\$60,000-75,000	2.1%	4.0%	1.3%	0.3%	0.4%	8.2%
\$75,000-100,000	1.9%	3.3%	1.4%	0.3%	0.5%	7.4%
\$100,000-125,000	0.7%	1.4%	0.6%	0.5%	0.4%	3.6%
\$125,000-150,000	1.0%	2.3%	0.5%	0.2%	0.1%	4.0%
\$150,000-200,000	0.7%	3.8%	0.5%	0.2%	0.1%	5.4%
\$200,000+	2.1%	1.1%	0.6%	0.1%	18.0%	21.8%
Total	28.4%	34.7%	12.0%	3.4%	21.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.5%	2.1%	0.8%	0.1%	0.4%	9.8%
\$10,000-20,000	4.4%	3.4%	1.2%	0.1%	0.2%	9.2%
\$20,000-30,000	3.4%	3.3%	1.0%	0.2%	0.2%	8.1%
\$30,000-40,000	2.6%	3.7%	1.3%	0.4%	0.2%	8.3%
\$40,000-50,000	1.6%	1.9%	1.1%	0.2%	0.4%	5.2%
\$50,000-60,000	2.0%	3.6%	1.3%	0.5%	0.5%	7.8%
\$60,000-75,000	1.9%	3.3%	1.1%	0.2%	0.2%	6.6%
\$75,000-100,000	1.8%	3.1%	0.9%	0.1%	0.7%	6.6%
\$100,000-125,000	0.7%	1.2%	0.4%	0.3%	0.2%	2.7%
\$125,000-150,000	0.9%	2.1%	0.5%	0.1%	0.1%	3.7%
\$150,000-200,000	0.7%	3.7%	0.2%	0.3%	0.1%	5.0%
\$200,000+	2.3%	1.1%	0.6%	0.1%	22.8%	26.8%
Total	29.0%	32.4%	10.2%	2.5%	25.9%	100.0%

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.3%	1.4%	0.7%	0.4%	0.3%	7.1%
\$10,000-20,000	3.4%	2.7%	1.3%	0.4%	0.7%	8.4%
\$20,000-30,000	3.1%	3.1%	0.8%	0.6%	0.5%	8.0%
\$30,000-40,000	2.8%	3.3%	1.1%	0.8%	0.9%	8.9%
\$40,000-50,000	1.6%	2.6%	0.9%	0.6%	0.5%	6.3%
\$50,000-60,000	1.8%	3.5%	2.0%	1.6%	0.9%	9.8%
\$60,000-75,000	2.0%	4.2%	2.0%	0.7%	0.9%	9.9%
\$75,000-100,000	1.5%	3.4%	2.2%	1.2%	0.6%	8.9%
\$100,000-125,000	0.6%	2.0%	1.4%	0.7%	0.6%	5.2%
\$125,000-150,000	0.7%	2.4%	0.8%	0.3%	0.7%	4.9%
\$150,000-200,000	0.7%	3.0%	1.1%	1.1%	0.3%	6.2%
\$200,000+	2.5%	1.0%	0.7%	0.4%	11.8%	16.3%
Total	25.0%	32.6%	15.1%	8.8%	18.6%	100.0%

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	694	382	178	87	117	1,458
\$10,000-20,000	471	290	294	251	150	1,456
\$20,000-30,000	635	398	109	135	183	1,460
\$30,000-40,000	450	508	107	130	221	1,416
\$40,000-50,000	210	318	229	126	103	986
\$50,000-60,000	254	420	138	57	100	969
\$60,000-75,000	299	504	196	125	87	1,211
\$75,000-100,000	99	188	86	91	14	478
\$100,000-125,000	117	85	57	25	46	330
\$125,000-150,000	133	84	123	17	19	376
\$150,000-200,000	124	184	37	32	30	407
\$200,000+	873	340	268	94	59	1,634
Total	4,359	3,701	1,822	1,170	1,129	12,181

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	864	120	54	11	19	1,068
\$10,000-20,000	325	127	24	20	15	511
\$20,000-30,000	245	72	55	24	11	407
\$30,000-40,000	214	60	31	27	30	362
\$40,000-50,000	158	65	20	14	23	280
\$50,000-60,000	93	51	25	25	6	200
\$60,000-75,000	182	107	78	61	9	437
\$75,000-100,000	161	72	61	6	30	330
\$100,000-125,000	89	68	15	9	10	191
\$125,000-150,000	96	33	17	8	7	161
\$150,000-200,000	127	40	14	13	10	204
\$200,000+	551	102	25	20	44	742
Total	3,105	917	419	238	214	4,893

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	748	82	8	8	9	855
\$10,000-20,000	249	78	12	20	13	372
\$20,000-30,000	194	50	23	11	11	289
\$30,000-40,000	168	44	15	8	7	242
\$40,000-50,000	115	49	3	5	23	195
\$50,000-60,000	71	39	12	19	4	145
\$60,000-75,000	94	72	36	56	7	265
\$75,000-100,000	113	62	58	2	29	264
\$100,000-125,000	72	54	9	6	7	148
\$125,000-150,000	75	23	10	4	2	114
\$150,000-200,000	95	31	4	2	6	138
\$200,000+	496	92	25	19	40	672
Total	2,490	676	215	160	158	3,699

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,558	502	232	98	136	2,526
\$10,000-20,000	796	417	318	271	165	1,967
\$20,000-30,000	880	470	164	159	194	1,867
\$30,000-40,000	664	568	138	157	251	1,778
\$40,000-50,000	368	383	249	140	126	1,266
\$50,000-60,000	347	471	163	82	106	1,169
\$60,000-75,000	481	611	274	186	96	1,648
\$75,000-100,000	260	260	147	97	44	808
\$100,000-125,000	206	153	72	34	56	521
\$125,000-150,000	229	117	140	25	26	537
\$150,000-200,000	251	224	51	45	40	611
\$200,000+	1,424	442	293	114	103	2,376
Total	7,464	4,618	2,241	1,408	1,343	17,074

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	3.1%	1.5%	0.7%	1.0%	12.0%
\$10,000-20,000	3.9%	2.4%	2.4%	2.1%	1.2%	12.0%
\$20,000-30,000	5.2%	3.3%	0.9%	1.1%	1.5%	12.0%
\$30,000-40,000	3.7%	4.2%	0.9%	1.1%	1.8%	11.6%
\$40,000-50,000	1.7%	2.6%	1.9%	1.0%	0.8%	8.1%
\$50,000-60,000	2.1%	3.4%	1.1%	0.5%	0.8%	8.0%
\$60,000-75,000	2.5%	4.1%	1.6%	1.0%	0.7%	9.9%
\$75,000-100,000	0.8%	1.5%	0.7%	0.7%	0.1%	3.9%
\$100,000-125,000	1.0%	0.7%	0.5%	0.2%	0.4%	2.7%
\$125,000-150,000	1.1%	0.7%	1.0%	0.1%	0.2%	3.1%
\$150,000-200,000	1.0%	1.5%	0.3%	0.3%	0.2%	3.3%
\$200,000+	7.2%	2.8%	2.2%	0.8%	0.5%	13.4%
Total	35.8%	30.4%	15.0%	9.6%	9.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	17.7%	2.5%	1.1%	0.2%	0.4%	21.8%
\$10,000-20,000	6.6%	2.6%	0.5%	0.4%	0.3%	10.4%
\$20,000-30,000	5.0%	1.5%	1.1%	0.5%	0.2%	8.3%
\$30,000-40,000	4.4%	1.2%	0.6%	0.6%	0.6%	7.4%
\$40,000-50,000	3.2%	1.3%	0.4%	0.3%	0.5%	5.7%
\$50,000-60,000	1.9%	1.0%	0.5%	0.5%	0.1%	4.1%
\$60,000-75,000	3.7%	2.2%	1.6%	1.2%	0.2%	8.9%
\$75,000-100,000	3.3%	1.5%	1.2%	0.1%	0.6%	6.7%
\$100,000-125,000	1.8%	1.4%	0.3%	0.2%	0.2%	3.9%
\$125,000-150,000	2.0%	0.7%	0.3%	0.2%	0.1%	3.3%
\$150,000-200,000	2.6%	0.8%	0.3%	0.3%	0.2%	4.2%
\$200,000+	11.3%	2.1%	0.5%	0.4%	0.9%	15.2%
Total	63.5%	18.7%	8.6%	4.9%	4.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	20.2%	2.2%	0.2%	0.2%	0.2%	23.1%
\$10,000-20,000	6.7%	2.1%	0.3%	0.5%	0.4%	10.1%
\$20,000-30,000	5.2%	1.4%	0.6%	0.3%	0.3%	7.8%
\$30,000-40,000	4.5%	1.2%	0.4%	0.2%	0.2%	6.5%
\$40,000-50,000	3.1%	1.3%	0.1%	0.1%	0.6%	5.3%
\$50,000-60,000	1.9%	1.1%	0.3%	0.5%	0.1%	3.9%
\$60,000-75,000	2.5%	1.9%	1.0%	1.5%	0.2%	7.2%
\$75,000-100,000	3.1%	1.7%	1.6%	0.1%	0.8%	7.1%
\$100,000-125,000	1.9%	1.5%	0.2%	0.2%	0.2%	4.0%
\$125,000-150,000	2.0%	0.6%	0.3%	0.1%	0.1%	3.1%
\$150,000-200,000	2.6%	0.8%	0.1%	0.1%	0.2%	3.7%
\$200,000+	13.4%	2.5%	0.7%	0.5%	1.1%	18.2%
Total	67.3%	18.3%	5.8%	4.3%	4.3%	100.0%

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.1%	2.9%	1.4%	0.6%	0.8%	14.8%
\$10,000-20,000	4.7%	2.4%	1.9%	1.6%	1.0%	11.5%
\$20,000-30,000	5.2%	2.8%	1.0%	0.9%	1.1%	10.9%
\$30,000-40,000	3.9%	3.3%	0.8%	0.9%	1.5%	10.4%
\$40,000-50,000	2.2%	2.2%	1.5%	0.8%	0.7%	7.4%
\$50,000-60,000	2.0%	2.8%	1.0%	0.5%	0.6%	6.8%
\$60,000-75,000	2.8%	3.6%	1.6%	1.1%	0.6%	9.7%
\$75,000-100,000	1.5%	1.5%	0.9%	0.6%	0.3%	4.7%
\$100,000-125,000	1.2%	0.9%	0.4%	0.2%	0.3%	3.1%
\$125,000-150,000	1.3%	0.7%	0.8%	0.1%	0.2%	3.1%
\$150,000-200,000	1.5%	1.3%	0.3%	0.3%	0.2%	3.6%
\$200,000+	8.3%	2.6%	1.7%	0.7%	0.6%	13.9%
Total	43.7%	27.0%	13.1%	8.2%	7.9%	100.0%

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	85	19	35	46	12	197
\$10,000-20,000	117	69	75	32	74	367
\$20,000-30,000	91	140	5	75	60	371
\$30,000-40,000	190	135	44	72	102	543
\$40,000-50,000	95	136	47	96	58	432
\$50,000-60,000	74	181	143	186	102	686
\$60,000-75,000	125	281	184	82	118	790
\$75,000-100,000	63	241	219	177	47	747
\$100,000-125,000	35	203	243	76	69	626
\$125,000-150,000	22	202	96	53	111	484
\$150,000-200,000	87	132	178	212	39	648
\$200,000+	168	54	31	42	19	314
Total	1,152	1,793	1,300	1,149	811	6,205

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	663	211	73	9	24	980
\$10,000-20,000	433	364	120	15	30	962
\$20,000-30,000	421	337	142	26	19	945
\$30,000-40,000	269	394	138	48	37	886
\$40,000-50,000	230	350	135	23	46	784
\$50,000-60,000	257	374	188	65	55	939
\$60,000-75,000	286	466	145	33	35	965
\$75,000-100,000	235	397	149	38	66	885
\$100,000-125,000	110	188	83	73	51	505
\$125,000-150,000	158	305	66	20	15	564
\$150,000-200,000	126	572	81	35	10	824
\$200,000+	266	113	70	7	1,788	2,244
Total	3,454	4,071	1,390	392	2,176	11,483

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	600	184	65	8	22	879
\$10,000-20,000	389	298	97	7	13	804
\$20,000-30,000	309	276	96	26	18	725
\$30,000-40,000	229	327	113	35	24	728
\$40,000-50,000	181	187	119	23	32	542
\$50,000-60,000	195	309	133	36	51	724
\$60,000-75,000	211	305	98	14	16	644
\$75,000-100,000	183	303	83	11	64	644
\$100,000-125,000	90	131	43	39	25	328
\$125,000-150,000	124	242	53	7	9	435
\$150,000-200,000	97	449	35	26	8	615
\$200,000+	236	95	58	6	1,786	2,181
Total	2,844	3,106	993	238	2,068	9,249

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	748	230	108	55	36	1,177
\$10,000-20,000	550	433	195	47	104	1,329
\$20,000-30,000	512	477	147	101	79	1,316
\$30,000-40,000	459	529	182	120	139	1,429
\$40,000-50,000	325	486	182	119	104	1,216
\$50,000-60,000	331	555	331	251	157	1,625
\$60,000-75,000	411	747	329	115	153	1,755
\$75,000-100,000	298	638	368	215	113	1,632
\$100,000-125,000	145	391	326	149	120	1,131
\$125,000-150,000	180	507	162	73	126	1,048
\$150,000-200,000	213	704	259	247	49	1,472
\$200,000+	434	167	101	49	1,807	2,558
Total	4,606	5,864	2,690	1,541	2,987	17,688

HISTA 2.2 Summary Data

Market Area

© 2019 All rights reserved

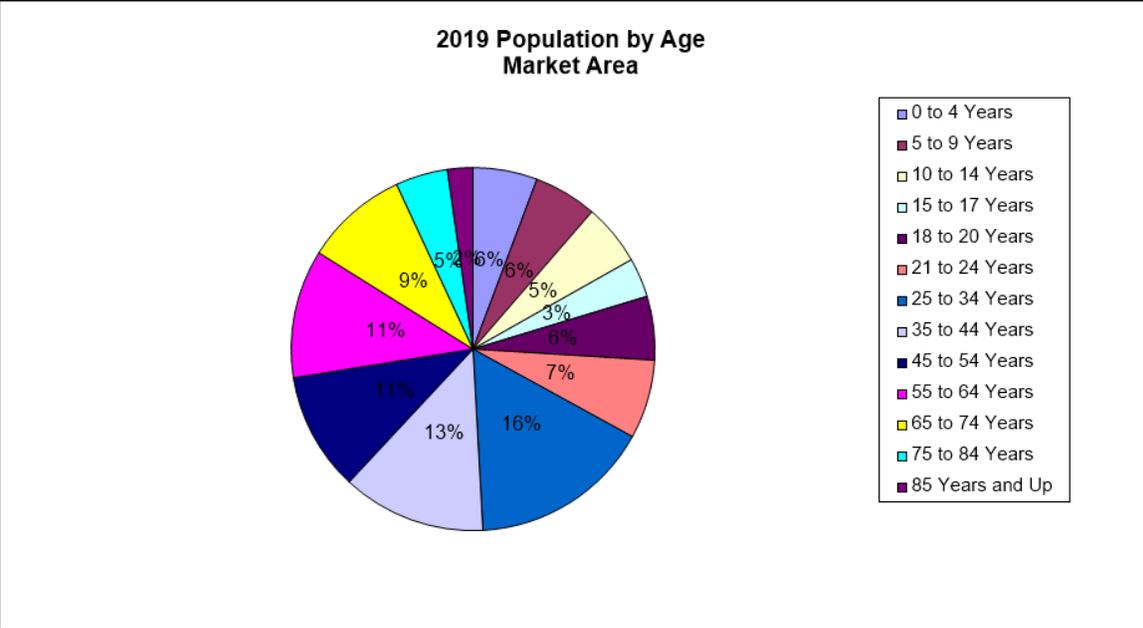
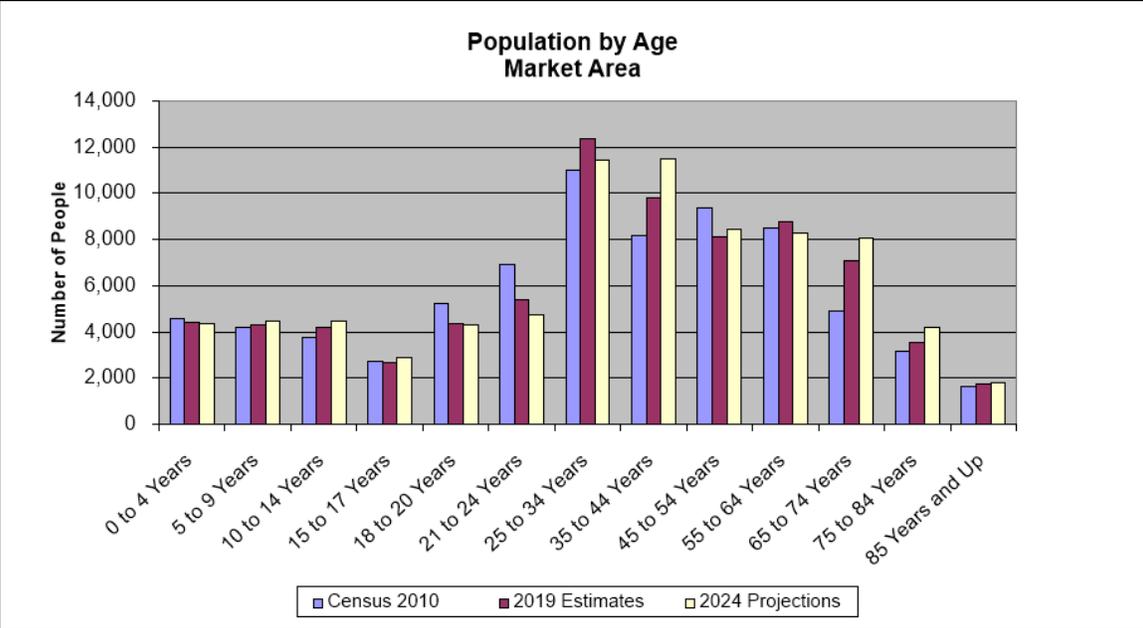
Powered by Claritas

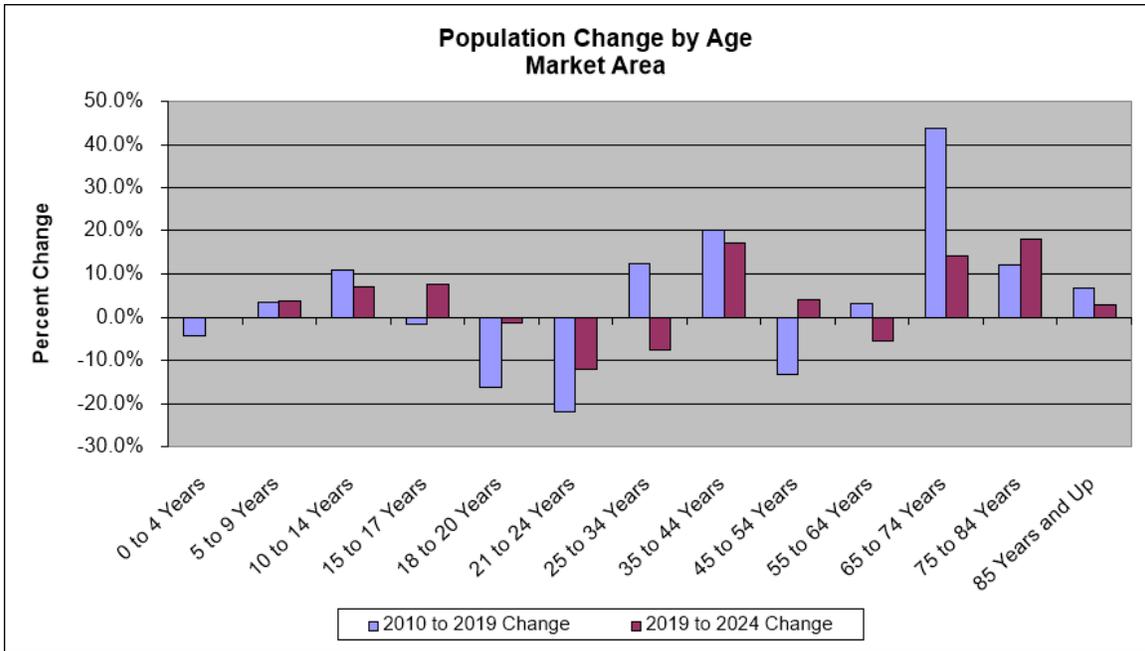
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.4%	0.3%	0.6%	0.7%	0.2%	3.2%
\$10,000-20,000	1.9%	1.1%	1.2%	0.5%	1.2%	5.9%
\$20,000-30,000	1.5%	2.3%	0.1%	1.2%	1.0%	6.0%
\$30,000-40,000	3.1%	2.2%	0.7%	1.2%	1.6%	8.8%
\$40,000-50,000	1.5%	2.2%	0.8%	1.5%	0.9%	7.0%
\$50,000-60,000	1.2%	2.9%	2.3%	3.0%	1.6%	11.1%
\$60,000-75,000	2.0%	4.5%	3.0%	1.3%	1.9%	12.7%
\$75,000-100,000	1.0%	3.9%	3.5%	2.9%	0.8%	12.0%
\$100,000-125,000	0.6%	3.3%	3.9%	1.2%	1.1%	10.1%
\$125,000-150,000	0.4%	3.3%	1.5%	0.9%	1.8%	7.8%
\$150,000-200,000	1.4%	2.1%	2.9%	3.4%	0.6%	10.4%
\$200,000+	2.7%	0.9%	0.5%	0.7%	0.3%	5.1%
Total	18.6%	28.9%	21.0%	18.5%	13.1%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.8%	1.8%	0.6%	0.1%	0.2%	8.5%
\$10,000-20,000	3.8%	3.2%	1.0%	0.1%	0.3%	8.4%
\$20,000-30,000	3.7%	2.9%	1.2%	0.2%	0.2%	8.2%
\$30,000-40,000	2.3%	3.4%	1.2%	0.4%	0.3%	7.7%
\$40,000-50,000	2.0%	3.0%	1.2%	0.2%	0.4%	6.8%
\$50,000-60,000	2.2%	3.3%	1.6%	0.6%	0.5%	8.2%
\$60,000-75,000	2.5%	4.1%	1.3%	0.3%	0.3%	8.4%
\$75,000-100,000	2.0%	3.5%	1.3%	0.3%	0.6%	7.7%
\$100,000-125,000	1.0%	1.6%	0.7%	0.6%	0.4%	4.4%
\$125,000-150,000	1.4%	2.7%	0.6%	0.2%	0.1%	4.9%
\$150,000-200,000	1.1%	5.0%	0.7%	0.3%	0.1%	7.2%
\$200,000+	2.3%	1.0%	0.6%	0.1%	15.6%	19.5%
Total	30.1%	35.5%	12.1%	3.4%	18.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.5%	2.0%	0.7%	0.1%	0.2%	9.5%
\$10,000-20,000	4.2%	3.2%	1.0%	0.1%	0.1%	8.7%
\$20,000-30,000	3.3%	3.0%	1.0%	0.3%	0.2%	7.8%
\$30,000-40,000	2.5%	3.5%	1.2%	0.4%	0.3%	7.9%
\$40,000-50,000	2.0%	2.0%	1.3%	0.2%	0.3%	5.9%
\$50,000-60,000	2.1%	3.3%	1.4%	0.4%	0.6%	7.8%
\$60,000-75,000	2.3%	3.3%	1.1%	0.2%	0.2%	7.0%
\$75,000-100,000	2.0%	3.3%	0.9%	0.1%	0.7%	7.0%
\$100,000-125,000	1.0%	1.4%	0.5%	0.4%	0.3%	3.5%
\$125,000-150,000	1.3%	2.6%	0.6%	0.1%	0.1%	4.7%
\$150,000-200,000	1.0%	4.9%	0.4%	0.3%	0.1%	6.6%
\$200,000+	2.6%	1.0%	0.6%	0.1%	19.3%	23.6%
Total	30.7%	33.6%	10.7%	2.6%	22.4%	100.0%

Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.2%	1.3%	0.6%	0.3%	0.2%	6.7%
\$10,000-20,000	3.1%	2.4%	1.1%	0.3%	0.6%	7.5%
\$20,000-30,000	2.9%	2.7%	0.8%	0.6%	0.4%	7.4%
\$30,000-40,000	2.6%	3.0%	1.0%	0.7%	0.8%	8.1%
\$40,000-50,000	1.8%	2.7%	1.0%	0.7%	0.6%	6.9%
\$50,000-60,000	1.9%	3.1%	1.9%	1.4%	0.9%	9.2%
\$60,000-75,000	2.3%	4.2%	1.9%	0.7%	0.9%	9.9%
\$75,000-100,000	1.7%	3.6%	2.1%	1.2%	0.6%	9.2%
\$100,000-125,000	0.8%	2.2%	1.8%	0.8%	0.7%	6.4%
\$125,000-150,000	1.0%	2.9%	0.9%	0.4%	0.7%	5.9%
\$150,000-200,000	1.2%	4.0%	1.5%	1.4%	0.3%	8.3%
\$200,000+	2.5%	0.9%	0.6%	0.3%	10.2%	14.5%
Total	26.0%	33.2%	15.2%	8.7%	16.9%	100.0%





www.ribbondata.com

POPULATION DATA

© 2019 All rights reserved

Claritas

Population by Age & Sex Market Area												
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	2,374	2,219	4,593	0 to 4 Years	2,231	2,161	4,392	0 to 4 Years	2,234	2,145	4,379	
5 to 9 Years	2,083	2,093	4,176	5 to 9 Years	2,208	2,113	4,321	5 to 9 Years	2,276	2,202	4,478	
10 to 14 Years	1,956	1,829	3,785	10 to 14 Years	2,155	2,040	4,195	10 to 14 Years	2,291	2,198	4,489	
15 to 17 Years	1,377	1,355	2,732	15 to 17 Years	1,293	1,391	2,684	15 to 17 Years	1,451	1,440	2,891	
18 to 20 Years	2,366	2,846	5,212	18 to 20 Years	2,092	2,268	4,360	18 to 20 Years	2,094	2,208	4,302	
21 to 24 Years	3,276	3,649	6,925	21 to 24 Years	2,564	2,838	5,402	21 to 24 Years	2,274	2,471	4,745	
25 to 34 Years	5,319	5,692	11,011	25 to 34 Years	6,123	6,264	12,387	25 to 34 Years	5,586	5,870	11,456	
35 to 44 Years	3,948	4,235	8,183	35 to 44 Years	4,699	5,125	9,824	35 to 44 Years	5,650	5,858	11,508	
45 to 54 Years	4,445	4,905	9,350	45 to 54 Years	3,841	4,258	8,099	45 to 54 Years	4,029	4,406	8,435	
55 to 64 Years	3,795	4,729	8,524	55 to 64 Years	4,038	4,747	8,785	55 to 64 Years	3,848	4,452	8,300	
65 to 74 Years	2,175	2,737	4,912	65 to 74 Years	3,005	4,056	7,061	65 to 74 Years	3,393	4,660	8,053	
75 to 84 Years	1,187	1,991	3,178	75 to 84 Years	1,419	2,147	3,566	75 to 84 Years	1,662	2,553	4,215	
85 Years and Up	432	1,194	1,626	85 Years and Up	510	1,223	1,733	85 Years and Up	539	1,243	1,782	
Total	34,733	39,474	74,207	Total	36,178	40,631	76,809	Total	37,327	41,706	79,033	
62+ Years	n/a	n/a	12,052	62+ Years	n/a	n/a	14,871	62+ Years	n/a	n/a	16,470	
Median Age:		33.8		Median Age:		35.7		Median Age:		37.4		

Source: Claritas, Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

© 2019 All rights reserved

Claritas

Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.2%	3.0%	6.2%	0 to 4 Years	2.9%	2.8%	5.7%	0 to 4 Years	2.8%	2.7%	5.5%
5 to 9 Years	2.8%	2.8%	5.6%	5 to 9 Years	2.9%	2.8%	5.6%	5 to 9 Years	2.9%	2.8%	5.7%
10 to 14 Years	2.6%	2.5%	5.1%	10 to 14 Years	2.8%	2.7%	5.5%	10 to 14 Years	2.9%	2.8%	5.7%
15 to 17 Years	1.9%	1.8%	3.7%	15 to 17 Years	1.7%	1.8%	3.5%	15 to 17 Years	1.8%	1.8%	3.7%
18 to 20 Years	3.2%	3.8%	7.0%	18 to 20 Years	2.7%	3.0%	5.7%	18 to 20 Years	2.6%	2.8%	5.4%
21 to 24 Years	4.4%	4.9%	9.3%	21 to 24 Years	3.3%	3.7%	7.0%	21 to 24 Years	2.9%	3.1%	6.0%
25 to 34 Years	7.2%	7.7%	14.8%	25 to 34 Years	8.0%	8.2%	16.1%	25 to 34 Years	7.1%	7.4%	14.5%
35 to 44 Years	5.3%	5.7%	11.0%	35 to 44 Years	6.1%	6.7%	12.8%	35 to 44 Years	7.1%	7.4%	14.6%
45 to 54 Years	6.0%	6.6%	12.6%	45 to 54 Years	5.0%	5.5%	10.5%	45 to 54 Years	5.1%	5.6%	10.7%
55 to 64 Years	5.1%	6.4%	11.5%	55 to 64 Years	5.3%	6.2%	11.4%	55 to 64 Years	4.9%	5.6%	10.5%
65 to 74 Years	2.9%	3.7%	6.6%	65 to 74 Years	3.9%	5.3%	9.2%	65 to 74 Years	4.3%	5.9%	10.2%
75 to 84 Years	1.6%	2.7%	4.3%	75 to 84 Years	1.8%	2.8%	4.6%	75 to 84 Years	2.1%	3.2%	5.3%
85 Years and Up	0.6%	1.6%	2.2%	85 Years and Up	0.7%	1.6%	2.3%	85 Years and Up	0.7%	1.6%	2.3%
Total	46.8%	53.2%	100.0%	Total	47.1%	52.9%	100.0%	Total	47.2%	52.8%	100.0%
62+ Years	n/a	n/a	16.2%	62+ Years	n/a	n/a	19.4%	62+ Years	n/a	n/a	20.8%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

© 2019 All rights reserved

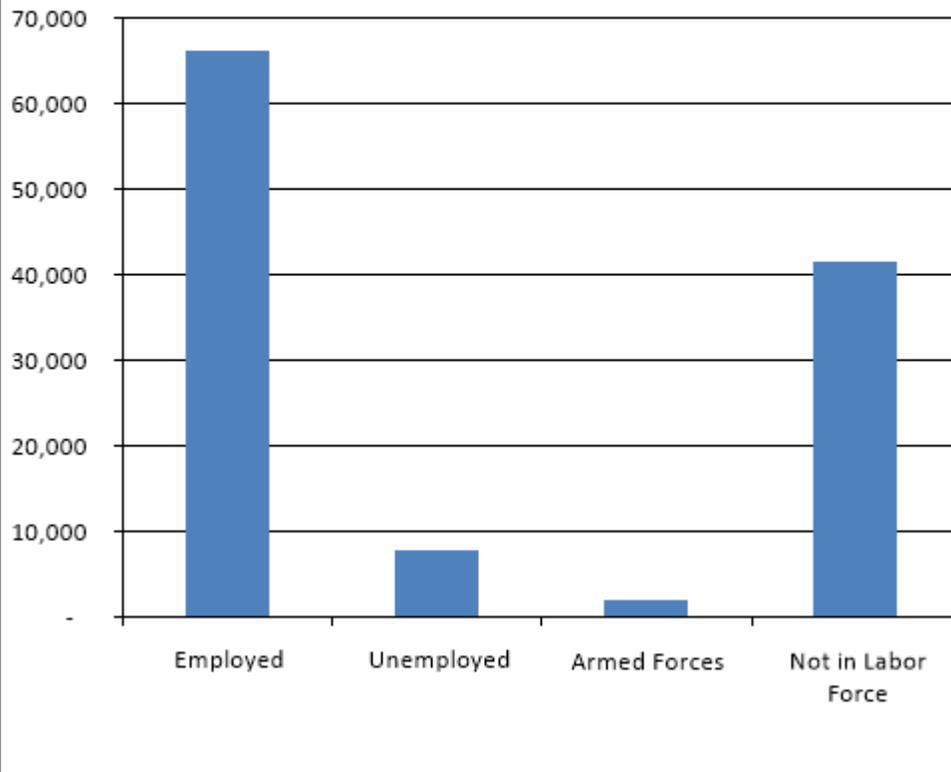
Claritas

Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-143	-58	-201	-4.4%	0 to 4 Years	3	-16	-13	-0.3%
5 to 9 Years	125	20	145	3.5%	5 to 9 Years	68	89	157	3.6%
10 to 14 Years	199	211	410	10.8%	10 to 14 Years	136	158	294	7.0%
15 to 17 Years	-84	36	-48	-1.8%	15 to 17 Years	158	49	207	7.7%
18 to 20 Years	-274	-578	-852	-16.3%	18 to 20 Years	2	-60	-58	-1.3%
21 to 24 Years	-712	-811	-1,523	-22.0%	21 to 24 Years	-290	-367	-657	-12.2%
25 to 34 Years	804	572	1,376	12.5%	25 to 34 Years	-537	-394	-931	-7.5%
35 to 44 Years	751	890	1,641	20.1%	35 to 44 Years	951	733	1,684	17.1%
45 to 54 Years	-604	-647	-1,251	-13.4%	45 to 54 Years	188	148	336	4.1%
55 to 64 Years	243	18	261	3.1%	55 to 64 Years	-190	-295	-485	-5.5%
65 to 74 Years	830	1,319	2,149	43.8%	65 to 74 Years	388	604	992	14.0%
75 to 84 Years	232	156	388	12.2%	75 to 84 Years	243	406	649	18.2%
85 Years and Up	78	29	107	6.6%	85 Years and Up	29	20	49	2.8%
Total	1,445	1,157	2,602	3.5%	Total	1,149	1,075	2,224	2.9%
62+ Years	n/a	n/a	2,819	23.4%	62+ Years	n/a	n/a	1,599	10.8%

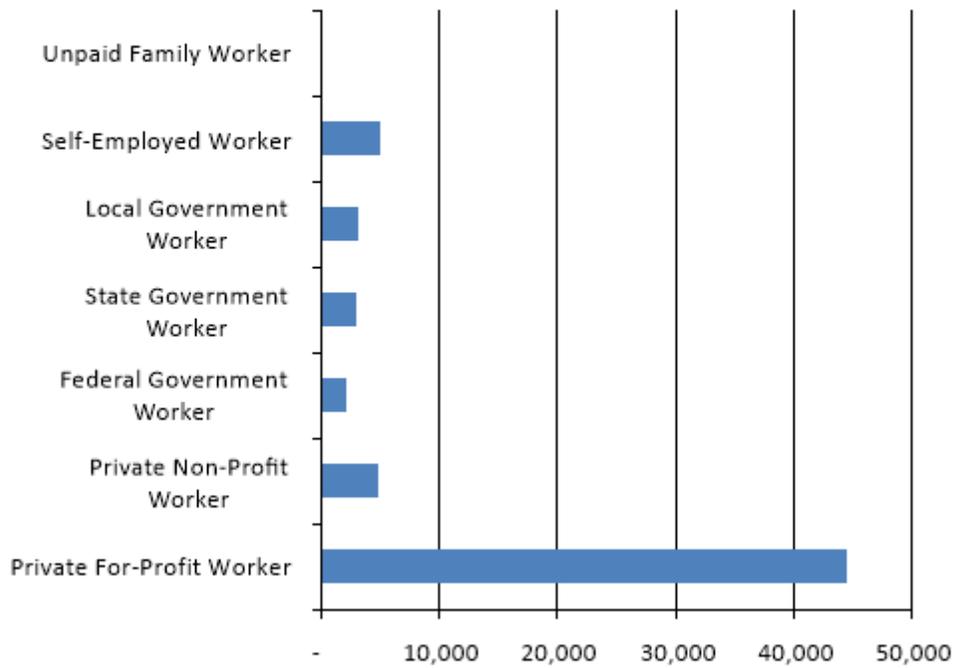
Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

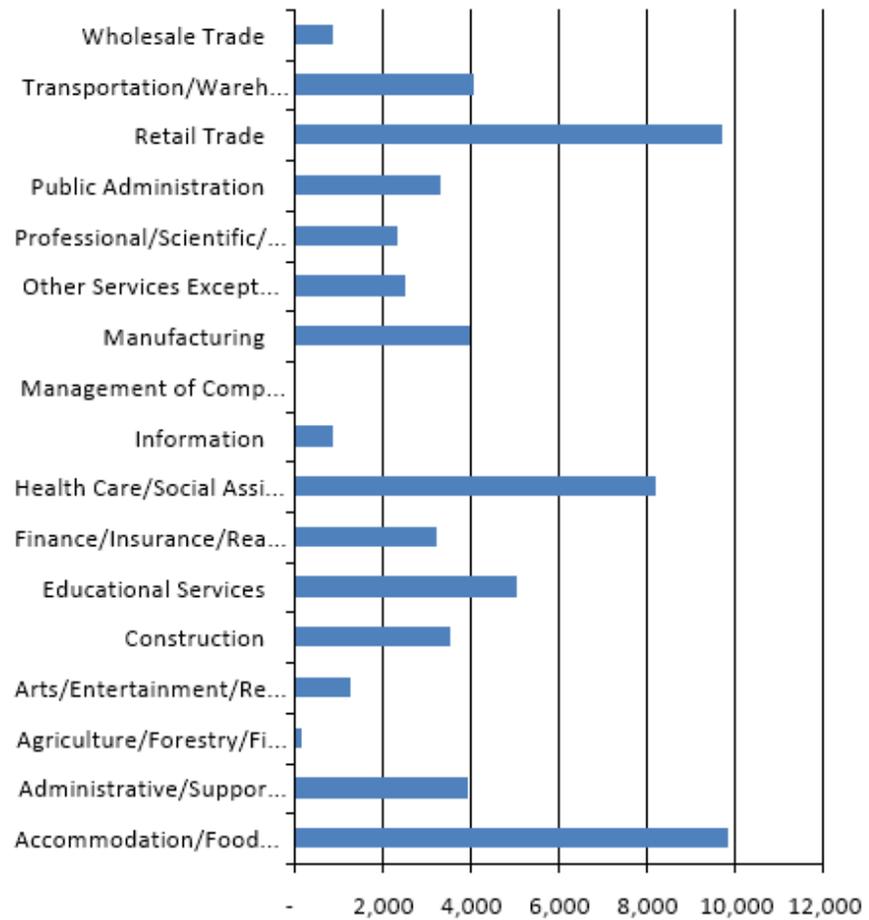
**Employed Civilian Population Aged
16+ Years - Employment Status -
2019 Estimates
Savannah city, Georgia**



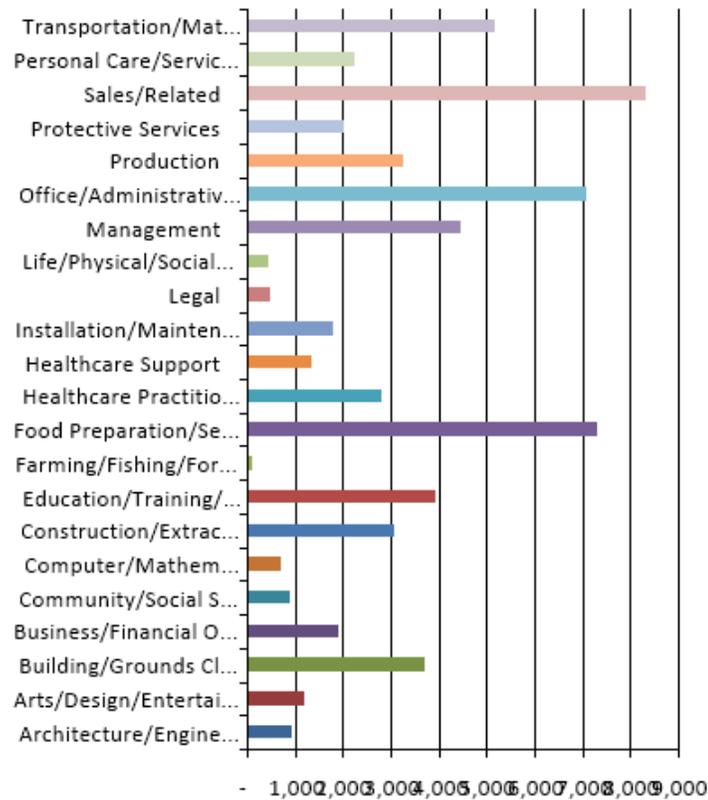
Employed Civilian Population by Class of Worker - 2019 Estimates Savannah city, Georgia



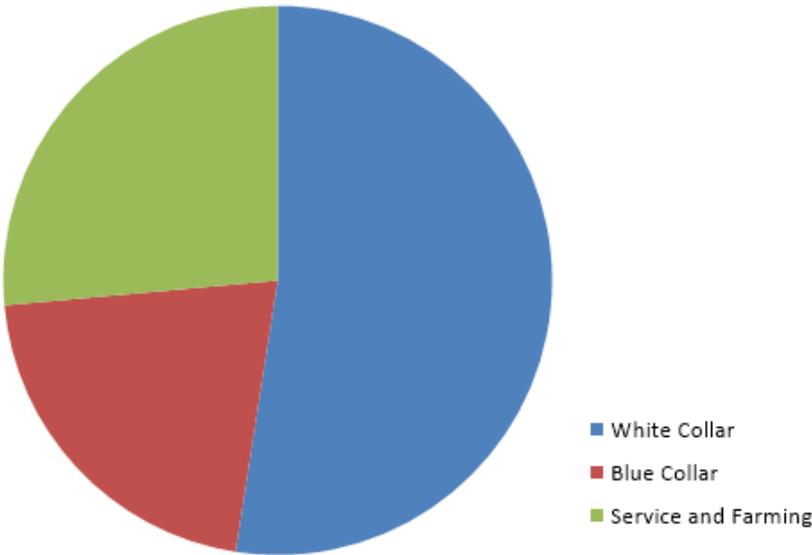
Employed Civilian Population Aged 16+ Years by Industry - 2019 Estimates Savannah city, Georgia



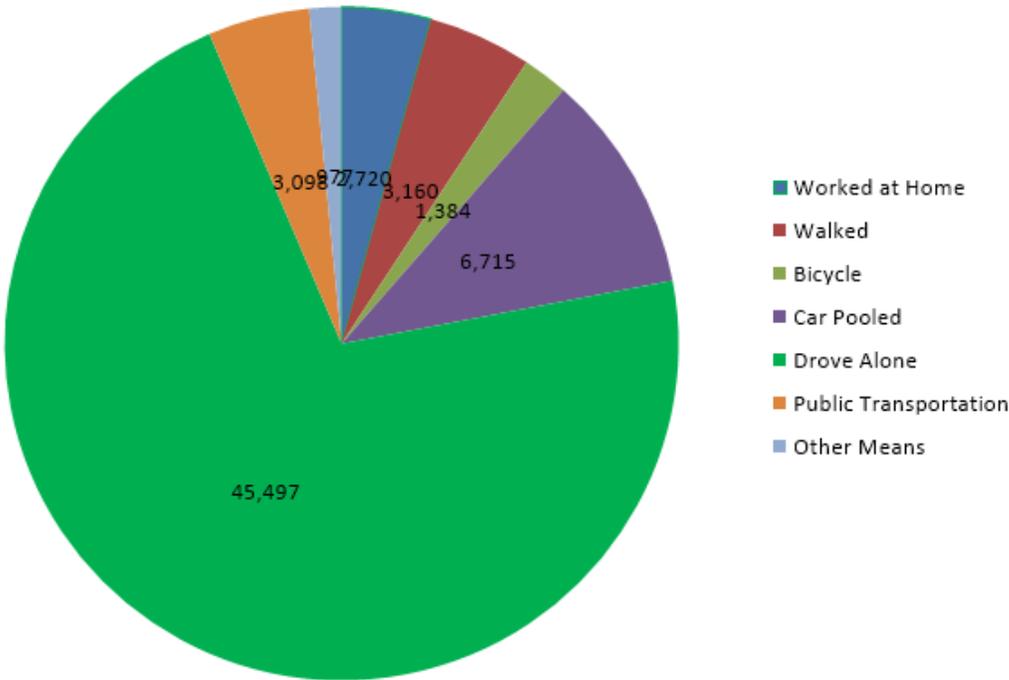
Employed Civilian Population Aged 16+ Years by Occupation - 2019 Estimates Savannah city, Georgia



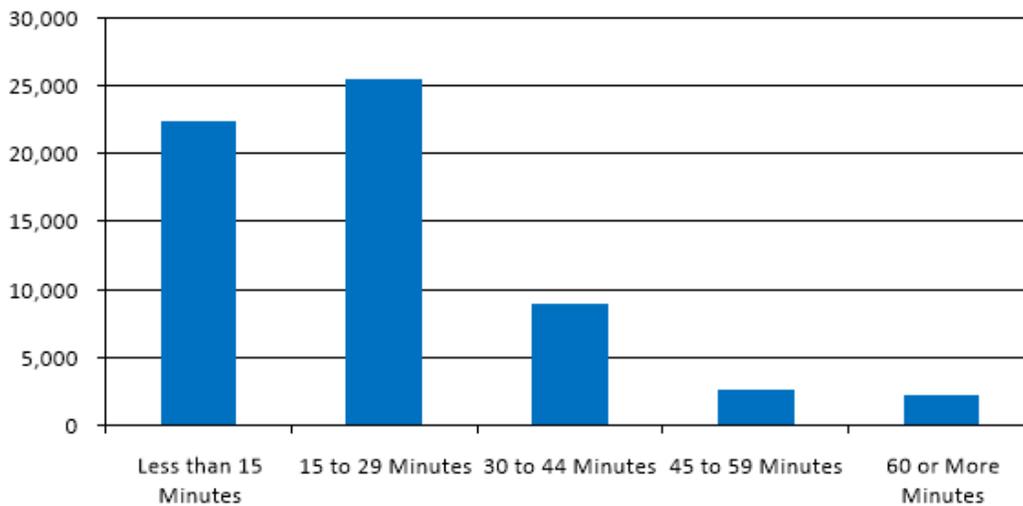
**Employed Civilian Population Aged 16+ Years by
Occupation - 2019 Estimates
Savannah city, Georgia**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2019 Estimates
Savannah city, Georgia**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2019 Estimates Savannah city, Georgia



Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years Employment Status Current Year Estimates - 2019 Savannah city, Georgia	
Status	Number
Employed	66,015
Unemployed	7,621
Armed Forces	1,757
Not in Labor Force	41,414
Unemployed	10.35%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2019		
Savannah city, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	44,643	70.6%
Private Non-Profit Worker	4,841	7.7%
Federal Government Worker	2,272	3.6%
State Government Worker	2,971	4.7%
Local Government Worker	3,279	5.2%
Self-Employed Worker	5,099	8.1%
Unpaid Family Worker	110	0.2%
Total:	63,215	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2019		
Savannah city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	9,883	15.6%
Administrative/Support/Waste Management	3,952	6.3%
Agriculture/Forestry/Fishing/Hunting/Mining	190	0.3%
Arts/Entertainment/Recreation	1,273	2.0%
Construction	3,534	5.6%
Educational Services	5,056	8.0%
Finance/Insurance/Real Estate/Rent/Lease	3,266	5.2%
Health Care/Social Assistance	8,228	13.0%
Information	889	1.4%
Management of Companies and Enterprises	31	0.0%
Manufacturing	3,981	6.3%
Other Services Except Public Administration	2,555	4.0%
Professional/Scientific/Technical Services	2,353	3.7%
Public Administration	3,329	5.3%
Retail Trade	9,732	15.4%
Transportation/Warehousing/Utilities	4,087	6.5%
Wholesale Trade	876	1.4%
Total:	63,215	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2019 Savannah city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	927	1.5%
Arts/Design/Entertainment/Sports/Media	1,196	1.9%
Building/Grounds Cleaning/Maintenance	3,709	5.9%
Business/Financial Operations	1,912	3.0%
Community/Social Services	916	1.4%
Computer/Mathematical	694	1.1%
Construction/Extraction	3,081	4.9%
Education/Training/Library	3,926	6.2%
Farming/Fishing/Forestry	131	0.2%
Food Preparation/Serving Related	7,302	11.6%
Healthcare Practitioner/Technician	2,801	4.4%
Healthcare Support	1,336	2.1%
Installation/Maintenance/Repair	1,807	2.9%
Legal	494	0.8%
Life/Physical/Social Science	450	0.7%
Management	4,461	7.1%
Office/Administrative Support	7,076	11.2%
Production	3,261	5.2%
Protective Services	2,007	3.2%
Sales/Related	8,309	13.1%
Personal Care/Service	2,232	3.5%
Transportation/Material Moving	5,187	8.2%
Total:	63,215	100.0%
White Collar	33,162	52.5%
Blue Collar	13,336	21.1%
Service and Farming	16,717	26.4%
Total:	63,215	100.0%

Source: Ribbon Demographics; Claritas



www.ribbondata.com

© 2018 All rights reserved

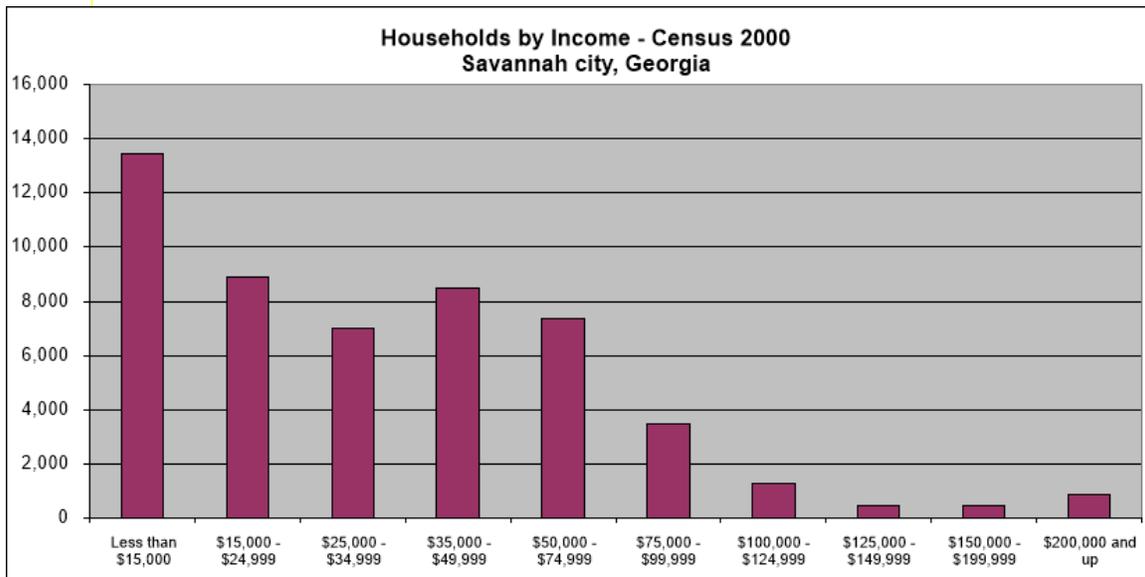
Claritas

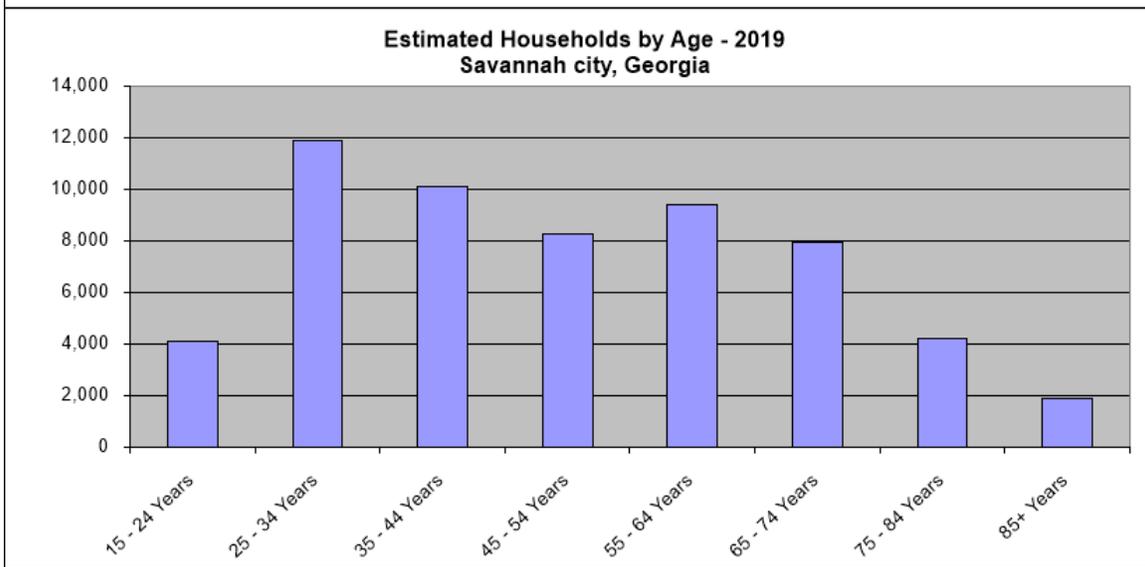
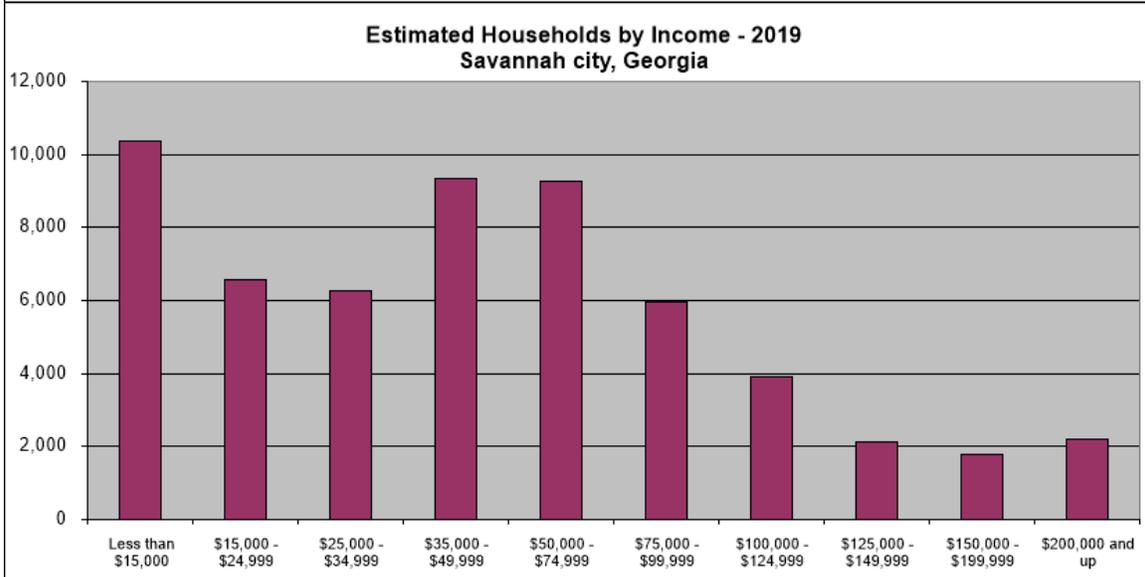
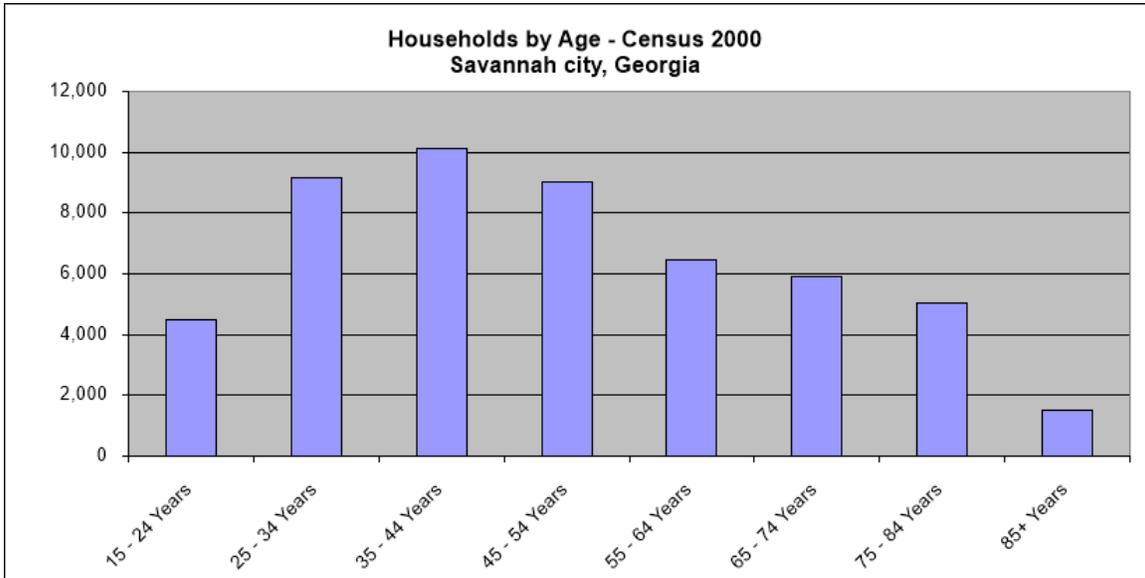
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2019 Savannah city, Georgia		
Transportation Mode	Number	Percent
Worked at Home	2,720	4.3%
Walked	3,160	5.0%
Bicycle	1,384	2.2%
Car Pooled	6,715	10.6%
Drove Alone	45,497	71.6%
Public Transportation	3,098	4.9%
Other Means	<u>977</u>	<u>1.5%</u>
Total:	63,551	100.0%

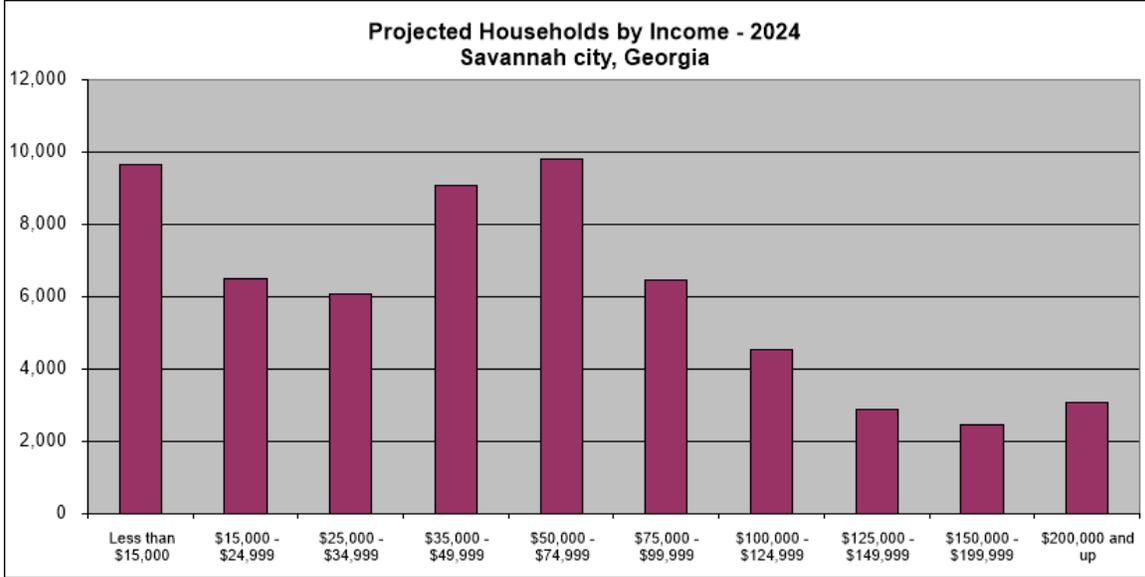
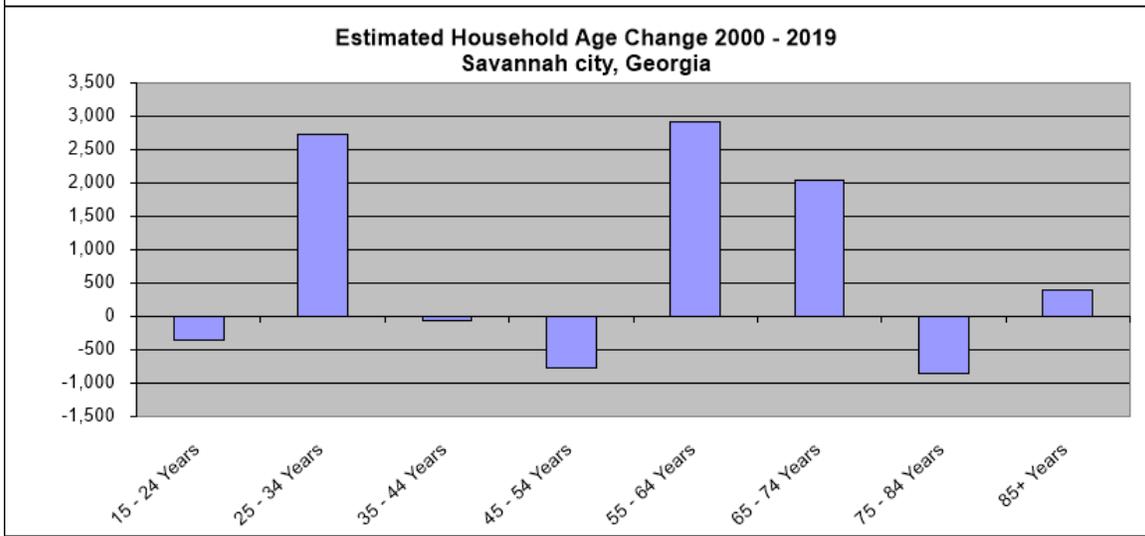
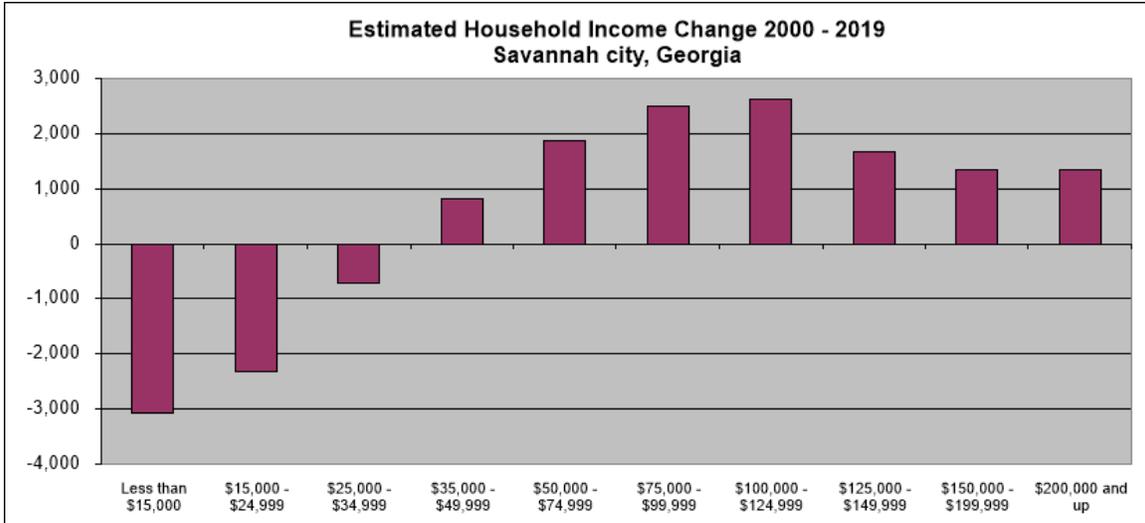
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2019 Savannah city, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	22,305	36.3%
15 to 29 Minutes	25,395	41.4%
30 to 44 Minutes	8,846	14.4%
45 to 59 Minutes	2,605	4.2%
60 or More Minutes	<u>2,215</u>	<u>3.6%</u>
Total:	61,366	100.0%

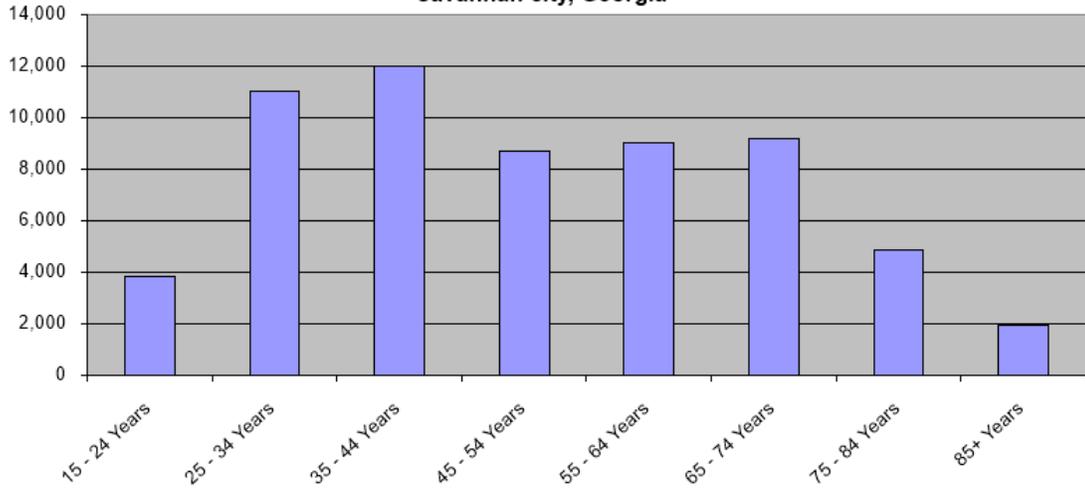
Source: Ribbon Demographics; Claritas



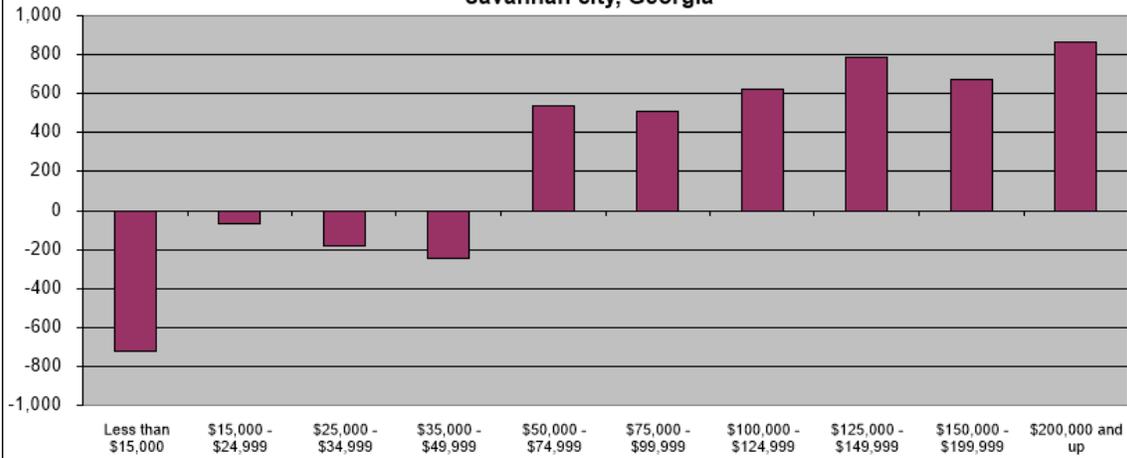




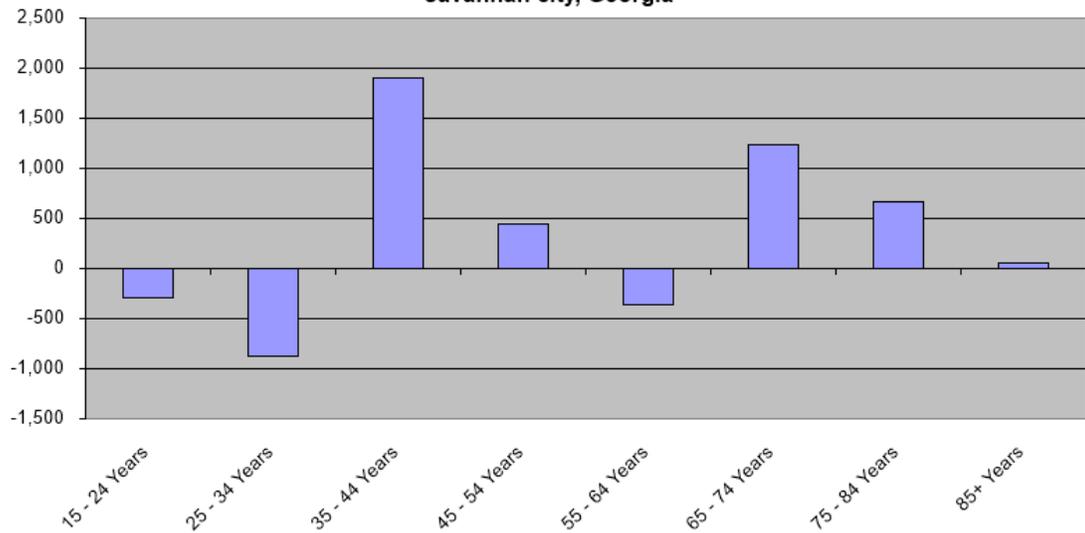
**Projected Households by Age - 2024
Savannah city, Georgia**



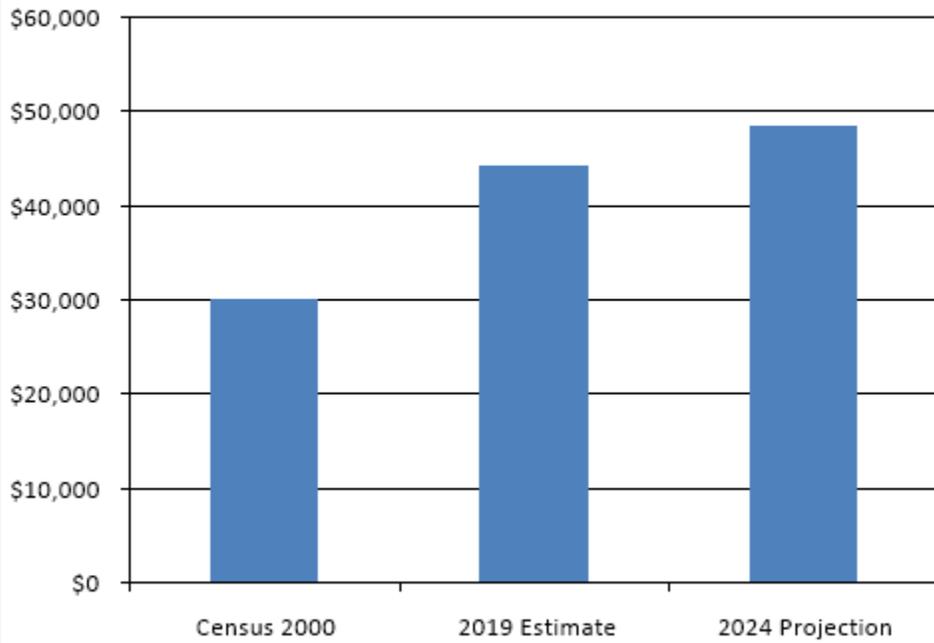
**Projected Household Income Change 2019 to 2024
Savannah city, Georgia**



**Projected Household Age Change 2019 to 2024
Savannah city, Georgia**



Median Household Income Savannah city, Georgia



www.ribbondata.com

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age Savannah city, Georgia

Census Data - 2000

Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	2,365	1,873	1,783	1,506	1,317	1,836	2,023	758	13,461	26.0%
\$15,000 - \$24,999	884	1,866	1,579	1,188	968	1,077	1,024	290	8,876	17.2%
\$25,000 - \$34,999	537	1,601	1,350	1,103	880	833	545	141	6,990	13.5%
\$35,000 - \$49,999	483	1,763	1,925	1,670	1,002	843	668	149	8,503	16.4%
\$50,000 - \$74,999	146	1,378	2,061	1,744	941	638	385	85	7,378	14.3%
\$75,000 - \$99,999	47	434	825	948	667	365	152	28	3,466	6.7%
\$100,000 - \$124,999	14	144	278	307	288	162	81	14	1,288	2.5%
\$125,000 - \$149,999	5	17	87	177	103	16	26	9	440	0.9%
\$150,000 - \$199,999	0	34	84	159	101	50	28	9	465	0.9%
\$200,000 and up	1	55	171	214	209	80	111	23	864	1.7%
Total	4,482	9,165	10,143	9,016	6,476	5,900	5,043	1,506	51,731	100.0%
Percent	8.7%	17.7%	19.6%	17.4%	12.5%	11.4%	9.7%	2.9%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Savannah city, Georgia										
Current Year Estimates - 2019										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	1,446	2,181	1,739	1,068	1,597	1,144	772	434	10,381	18.0%
\$15,000 - \$24,999	488	1,313	916	552	890	1,004	879	515	6,557	11.3%
\$25,000 - \$34,999	673	1,363	1,042	655	865	820	585	267	6,270	10.9%
\$35,000 - \$49,999	663	2,375	1,830	1,125	1,253	1,157	684	237	9,324	16.1%
\$50,000 - \$74,999	624	2,064	1,675	1,373	1,575	1,171	563	208	9,253	16.0%
\$75,000 - \$99,999	187	1,163	1,032	1,257	1,265	712	270	80	5,966	10.3%
\$100,000 - \$124,999	30	676	693	734	675	807	204	87	3,906	6.8%
\$125,000 - \$149,999	4	355	422	486	444	322	61	20	2,114	3.7%
\$150,000 - \$199,999	0	225	334	457	364	318	85	17	1,800	3.1%
\$200,000 and up	3	186	402	544	465	480	90	37	2,207	3.8%
Total	4,118	11,901	10,085	8,251	9,393	7,935	4,193	1,902	57,778	100.0%
Percent	7.1%	20.6%	17.5%	14.3%	16.3%	13.7%	7.3%	3.3%	100.0%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Savannah city, Georgia										
Estimated Change - 2000 to 2019										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-919	308	-44	-438	280	-692	-1,251	-324	-3,080	-22.9%
\$15,000 - \$24,999	-396	-553	-663	-636	-78	-73	-145	225	-2,319	-26.1%
\$25,000 - \$34,999	136	-238	-308	-448	-15	-13	40	126	-720	-10.3%
\$35,000 - \$49,999	180	612	-95	-545	251	314	16	88	821	9.7%
\$50,000 - \$74,999	478	686	-386	-371	634	533	178	123	1,875	25.4%
\$75,000 - \$99,999	140	729	207	309	598	347	118	52	2,500	72.1%
\$100,000 - \$124,999	16	532	415	427	387	645	123	73	2,618	203.3%
\$125,000 - \$149,999	-1	338	335	309	341	306	35	11	1,674	380.5%
\$150,000 - \$199,999	0	191	250	298	263	268	57	8	1,335	287.1%
\$200,000 and up	2	131	231	330	256	400	-21	14	1,343	155.4%
Total	-364	2,736	-58	-765	2,917	2,035	-850	396	6,047	11.7%
Percent Change	-8.1%	29.9%	-0.6%	-8.5%	45.0%	34.5%	-16.9%	26.3%	11.7%	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Savannah city, Georgia										
Five Year Projections - 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	1,314	1,866	1,798	930	1,359	1,170	802	420	9,659	15.9%
\$15,000 - \$24,999	460	1,161	999	500	762	1,084	1,000	526	6,492	10.7%
\$25,000 - \$34,999	602	1,215	1,123	600	751	881	648	267	6,087	10.1%
\$35,000 - \$49,999	599	2,108	2,021	1,076	1,110	1,203	734	231	9,082	15.0%
\$50,000 - \$74,999	612	1,967	2,028	1,425	1,526	1,333	678	223	9,792	16.2%
\$75,000 - \$99,999	187	1,138	1,311	1,332	1,254	824	341	87	6,474	10.7%
\$100,000 - \$124,999	37	682	916	833	712	984	266	100	4,530	7.5%
\$125,000 - \$149,999	3	421	661	643	547	492	100	34	2,901	4.8%
\$150,000 - \$199,999	2	256	507	603	440	496	143	25	2,472	4.1%
\$200,000 and up	4	216	630	751	565	709	146	49	3,070	5.1%
Total	3,820	11,030	11,994	8,693	9,026	9,176	4,858	1,962	60,559	100.0%
Percent	6.3%	18.2%	19.8%	14.4%	14.9%	15.2%	8.0%	3.2%		100.0%

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Households by Income and Age										
Savannah city, Georgia										
Projected Change - 2019 to 2024										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-132	-315	59	-138	-238	26	30	-14	-722	-7.0%
\$15,000 - \$24,999	-28	-152	83	-52	-128	80	121	11	-65	-1.0%
\$25,000 - \$34,999	-71	-148	81	-55	-114	61	63	0	-183	-2.9%
\$35,000 - \$49,999	-64	-267	191	-49	-143	46	50	-6	-242	-2.6%
\$50,000 - \$74,999	-12	-97	353	52	-49	162	115	15	539	5.8%
\$75,000 - \$99,999	0	-25	279	75	-11	112	71	7	508	8.5%
\$100,000 - \$124,999	7	6	223	99	37	177	62	13	624	16.0%
\$125,000 - \$149,999	-1	66	239	157	103	170	39	14	787	37.2%
\$150,000 - \$199,999	2	31	173	146	76	178	58	8	672	37.3%
\$200,000 and up	1	30	228	207	100	229	56	12	863	39.1%
Total	-298	-871	1,909	442	-367	1,241	665	60	2,781	4.8%
Percent Change	-7.2%	-7.3%	18.9%	5.4%	-3.9%	15.6%	15.9%	3.2%		4.8%

Source: Claritas; Ribbon Demographics



www.ribbondata.com

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income Savannah city, Georgia		
Census 2000	2019 Estimate	2024 Projection
\$30,048	\$44,139	\$48,281

HOUSEHOLD DATA

© 2019 All rights reserved

Claritas

Median Household Income by Area			
Savannah city, Georgia			
Geography ID	Census 2000	2019 Estimate	2024 Projection
1369000	\$30,048	\$44,139	\$48,281

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,319	682	583	387	439	3,410
\$10,000-20,000	912	638	671	465	409	3,095
\$20,000-30,000	1,030	849	337	319	476	3,011
\$30,000-40,000	643	534	293	251	325	2,046
\$40,000-50,000	265	398	208	263	175	1,309
\$50,000-60,000	190	685	283	113	168	1,439
\$60,000-75,000	249	439	222	126	114	1,150
\$75,000-100,000	112	163	89	69	41	474
\$100,000-125,000	82	90	31	16	52	271
\$125,000-150,000	47	74	61	31	41	254
\$150,000-200,000	74	95	36	25	16	246
\$200,000+	1,407	677	576	233	234	3,127
Total	6,330	5,324	3,390	2,298	2,490	19,832

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,065	349	155	68	73	1,710
\$10,000-20,000	617	315	74	44	43	1,093
\$20,000-30,000	351	249	103	46	43	792
\$30,000-40,000	215	204	83	30	42	574
\$40,000-50,000	153	153	61	43	53	463
\$50,000-60,000	153	96	46	23	39	357
\$60,000-75,000	128	90	82	123	10	433
\$75,000-100,000	103	91	37	5	18	254
\$100,000-125,000	53	40	19	12	8	132
\$125,000-150,000	60	28	32	19	11	150
\$150,000-200,000	51	25	11	15	3	105
\$200,000+	844	322	105	82	126	1,479
Total	3,793	1,962	808	510	469	7,542

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	801	229	47	13	32	1,122
\$10,000-20,000	406	208	57	17	40	728
\$20,000-30,000	255	182	65	30	38	570
\$30,000-40,000	147	124	37	16	16	340
\$40,000-50,000	106	105	21	15	41	288
\$50,000-60,000	99	41	23	15	24	202
\$60,000-75,000	69	55	46	49	6	225
\$75,000-100,000	58	71	32	4	13	178
\$100,000-125,000	40	24	10	6	6	86
\$125,000-150,000	37	14	22	3	6	82
\$150,000-200,000	24	14	3	1	1	43
\$200,000+	733	292	92	78	115	1,310
Total	2,775	1,359	455	247	338	5,174

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2,384	1,031	738	455	512	5,120
\$10,000-20,000	1,529	953	745	509	452	4,188
\$20,000-30,000	1,381	1,098	440	365	519	3,803
\$30,000-40,000	858	738	376	281	367	2,620
\$40,000-50,000	418	551	269	306	228	1,772
\$50,000-60,000	343	781	329	136	207	1,796
\$60,000-75,000	377	529	304	249	124	1,583
\$75,000-100,000	215	254	126	74	59	728
\$100,000-125,000	135	130	50	28	60	403
\$125,000-150,000	107	102	93	50	52	404
\$150,000-200,000	125	120	47	40	19	351
\$200,000+	2,251	999	681	315	360	4,606
Total	10,123	7,286	4,198	2,808	2,959	27,374

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.7%	3.4%	2.9%	2.0%	2.2%	17.2%
\$10,000-20,000	4.6%	3.2%	3.4%	2.3%	2.1%	15.6%
\$20,000-30,000	5.2%	4.3%	1.7%	1.6%	2.4%	15.2%
\$30,000-40,000	3.2%	2.7%	1.5%	1.3%	1.6%	10.3%
\$40,000-50,000	1.3%	2.0%	1.0%	1.3%	0.9%	6.6%
\$50,000-60,000	1.0%	3.5%	1.4%	0.6%	0.8%	7.3%
\$60,000-75,000	1.3%	2.2%	1.1%	0.6%	0.6%	5.8%
\$75,000-100,000	0.6%	0.8%	0.4%	0.3%	0.2%	2.4%
\$100,000-125,000	0.4%	0.5%	0.2%	0.1%	0.3%	1.4%
\$125,000-150,000	0.2%	0.4%	0.3%	0.2%	0.2%	1.3%
\$150,000-200,000	0.4%	0.5%	0.2%	0.1%	0.1%	1.2%
\$200,000+	7.1%	3.4%	2.9%	1.2%	1.2%	15.8%
Total	31.9%	26.8%	17.1%	11.6%	12.6%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	14.1%	4.6%	2.1%	0.9%	1.0%	22.7%
\$10,000-20,000	8.2%	4.2%	1.0%	0.6%	0.6%	14.5%
\$20,000-30,000	4.7%	3.3%	1.4%	0.6%	0.6%	10.5%
\$30,000-40,000	2.9%	2.7%	1.1%	0.4%	0.6%	7.6%
\$40,000-50,000	2.0%	2.0%	0.8%	0.6%	0.7%	6.1%
\$50,000-60,000	2.0%	1.3%	0.6%	0.3%	0.5%	4.7%
\$60,000-75,000	1.7%	1.2%	1.1%	1.6%	0.1%	5.7%
\$75,000-100,000	1.4%	1.2%	0.5%	0.1%	0.2%	3.4%
\$100,000-125,000	0.7%	0.5%	0.3%	0.2%	0.1%	1.8%
\$125,000-150,000	0.8%	0.4%	0.4%	0.3%	0.1%	2.0%
\$150,000-200,000	0.7%	0.3%	0.1%	0.2%	0.0%	1.4%
\$200,000+	11.2%	4.3%	1.4%	1.1%	1.7%	19.6%
Total	50.3%	26.0%	10.7%	6.8%	6.2%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	15.5%	4.4%	0.9%	0.3%	0.6%	21.7%
\$10,000-20,000	7.8%	4.0%	1.1%	0.3%	0.8%	14.1%
\$20,000-30,000	4.9%	3.5%	1.3%	0.6%	0.7%	11.0%
\$30,000-40,000	2.8%	2.4%	0.7%	0.3%	0.3%	6.6%
\$40,000-50,000	2.0%	2.0%	0.4%	0.3%	0.8%	5.6%
\$50,000-60,000	1.9%	0.8%	0.4%	0.3%	0.5%	3.9%
\$60,000-75,000	1.3%	1.1%	0.9%	0.9%	0.1%	4.3%
\$75,000-100,000	1.1%	1.4%	0.6%	0.1%	0.3%	3.4%
\$100,000-125,000	0.8%	0.5%	0.2%	0.1%	0.1%	1.7%
\$125,000-150,000	0.7%	0.3%	0.4%	0.1%	0.1%	1.6%
\$150,000-200,000	0.5%	0.3%	0.1%	0.0%	0.0%	0.8%
\$200,000+	14.2%	5.6%	1.8%	1.5%	2.2%	25.3%
Total	53.6%	26.3%	8.8%	4.8%	6.5%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.7%	3.8%	2.7%	1.7%	1.9%	18.7%
\$10,000-20,000	5.6%	3.5%	2.7%	1.9%	1.7%	15.3%
\$20,000-30,000	5.0%	4.0%	1.6%	1.3%	1.9%	13.9%
\$30,000-40,000	3.1%	2.7%	1.4%	1.0%	1.3%	9.6%
\$40,000-50,000	1.5%	2.0%	1.0%	1.1%	0.8%	6.5%
\$50,000-60,000	1.3%	2.9%	1.2%	0.5%	0.8%	6.6%
\$60,000-75,000	1.4%	1.9%	1.1%	0.9%	0.5%	5.8%
\$75,000-100,000	0.8%	0.9%	0.5%	0.3%	0.2%	2.7%
\$100,000-125,000	0.5%	0.5%	0.2%	0.1%	0.2%	1.5%
\$125,000-150,000	0.4%	0.4%	0.3%	0.2%	0.2%	1.5%
\$150,000-200,000	0.5%	0.4%	0.2%	0.1%	0.1%	1.3%
\$200,000+	8.2%	3.6%	2.5%	1.2%	1.3%	16.8%
Total	37.0%	26.6%	15.3%	10.3%	10.8%	100.0%

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	189	119	196	83	127	714
\$10,000-20,000	217	229	207	159	120	932
\$20,000-30,000	271	342	22	171	130	936
\$30,000-40,000	225	322	126	198	238	1,109
\$40,000-50,000	221	255	224	173	107	980
\$50,000-60,000	113	409	427	356	237	1,542
\$60,000-75,000	153	444	294	358	230	1,479
\$75,000-100,000	78	310	281	206	155	1,030
\$100,000-125,000	43	186	141	129	56	555
\$125,000-150,000	15	242	193	158	45	653
\$150,000-200,000	46	127	68	177	34	452
\$200,000+	407	139	152	73	63	834
Total	1,978	3,124	2,331	2,241	1,542	11,216

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,089	627	150	29	89	1,984
\$10,000-20,000	917	773	229	44	103	2,066
\$20,000-30,000	635	726	225	75	40	1,701
\$30,000-40,000	424	620	201	61	55	1,361
\$40,000-50,000	325	604	270	46	93	1,338
\$50,000-60,000	278	616	246	73	68	1,281
\$60,000-75,000	286	685	241	67	58	1,337
\$75,000-100,000	181	493	190	74	43	981
\$100,000-125,000	45	248	60	56	23	432
\$125,000-150,000	100	293	53	25	17	488
\$150,000-200,000	49	213	55	23	11	351
\$200,000+	489	278	102	36	4,736	5,641
Total	4,818	6,176	2,022	609	5,336	18,961

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	952	473	118	20	80	1,643
\$10,000-20,000	736	615	162	35	34	1,582
\$20,000-30,000	464	556	132	72	35	1,259
\$30,000-40,000	320	526	132	39	27	1,044
\$40,000-50,000	254	374	194	41	70	933
\$50,000-60,000	180	422	130	25	43	800
\$60,000-75,000	165	513	150	37	39	904
\$75,000-100,000	116	313	125	56	39	649
\$100,000-125,000	32	142	16	37	11	238
\$125,000-150,000	64	180	23	17	9	293
\$150,000-200,000	28	124	25	19	6	202
\$200,000+	436	220	77	30	4,725	5,488
Total	3,747	4,458	1,284	428	5,118	15,035

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,278	746	346	112	216	2,698
\$10,000-20,000	1,134	1,002	436	203	223	2,998
\$20,000-30,000	906	1,068	247	246	170	2,637
\$30,000-40,000	649	942	327	259	293	2,470
\$40,000-50,000	546	859	494	219	200	2,318
\$50,000-60,000	391	1,025	673	429	305	2,823
\$60,000-75,000	439	1,129	535	425	288	2,816
\$75,000-100,000	259	803	471	280	198	2,011
\$100,000-125,000	88	434	201	185	79	987
\$125,000-150,000	115	535	246	183	62	1,141
\$150,000-200,000	95	340	123	200	45	803
\$200,000+	896	417	254	109	4,799	6,475
Total	6,796	9,300	4,353	2,850	6,878	30,177

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Owner Households						
Age 15 to 54 Years						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.7%	1.1%	1.7%	0.7%	1.1%	6.4%
\$10,000-20,000	1.9%	2.0%	1.8%	1.4%	1.1%	8.3%
\$20,000-30,000	2.4%	3.0%	0.2%	1.5%	1.2%	8.3%
\$30,000-40,000	2.0%	2.9%	1.1%	1.8%	2.1%	9.9%
\$40,000-50,000	2.0%	2.3%	2.0%	1.5%	1.0%	8.7%
\$50,000-60,000	1.0%	3.6%	3.8%	3.2%	2.1%	13.7%
\$60,000-75,000	1.4%	4.0%	2.6%	3.2%	2.1%	13.2%
\$75,000-100,000	0.7%	2.8%	2.5%	1.8%	1.4%	9.2%
\$100,000-125,000	0.4%	1.7%	1.3%	1.2%	0.5%	4.9%
\$125,000-150,000	0.1%	2.2%	1.7%	1.4%	0.4%	5.8%
\$150,000-200,000	0.4%	1.1%	0.6%	1.6%	0.3%	4.0%
\$200,000+	<u>3.6%</u>	<u>1.2%</u>	<u>1.4%</u>	<u>0.7%</u>	<u>0.6%</u>	7.4%
Total	17.6%	27.9%	20.8%	20.0%	13.7%	100.0%

Percent Owner Households						
Aged 55+ Years						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	3.3%	0.8%	0.2%	0.5%	10.5%
\$10,000-20,000	4.8%	4.1%	1.2%	0.2%	0.5%	10.9%
\$20,000-30,000	3.3%	3.8%	1.2%	0.4%	0.2%	9.0%
\$30,000-40,000	2.2%	3.3%	1.1%	0.3%	0.3%	7.2%
\$40,000-50,000	1.7%	3.2%	1.4%	0.2%	0.5%	7.1%
\$50,000-60,000	1.5%	3.2%	1.3%	0.4%	0.4%	6.8%
\$60,000-75,000	1.5%	3.6%	1.3%	0.4%	0.3%	7.1%
\$75,000-100,000	1.0%	2.6%	1.0%	0.4%	0.2%	5.2%
\$100,000-125,000	0.2%	1.3%	0.3%	0.3%	0.1%	2.3%
\$125,000-150,000	0.5%	1.5%	0.3%	0.1%	0.1%	2.6%
\$150,000-200,000	0.3%	1.1%	0.3%	0.1%	0.1%	1.9%
\$200,000+	<u>2.6%</u>	<u>1.5%</u>	<u>0.5%</u>	<u>0.2%</u>	<u>25.0%</u>	29.8%
Total	25.4%	32.6%	10.7%	3.2%	28.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.3%	3.1%	0.8%	0.1%	0.5%	10.9%
\$10,000-20,000	4.9%	4.1%	1.1%	0.2%	0.2%	10.5%
\$20,000-30,000	3.1%	3.7%	0.9%	0.5%	0.2%	8.4%
\$30,000-40,000	2.1%	3.5%	0.9%	0.3%	0.2%	6.9%
\$40,000-50,000	1.7%	2.5%	1.3%	0.3%	0.5%	6.2%
\$50,000-60,000	1.2%	2.8%	0.9%	0.2%	0.3%	5.3%
\$60,000-75,000	1.1%	3.4%	1.0%	0.2%	0.3%	6.0%
\$75,000-100,000	0.8%	2.1%	0.8%	0.4%	0.3%	4.3%
\$100,000-125,000	0.2%	0.9%	0.1%	0.2%	0.1%	1.6%
\$125,000-150,000	0.4%	1.2%	0.2%	0.1%	0.1%	1.9%
\$150,000-200,000	0.2%	0.8%	0.2%	0.1%	0.0%	1.3%
\$200,000+	<u>2.9%</u>	<u>1.5%</u>	<u>0.5%</u>	<u>0.2%</u>	<u>31.4%</u>	36.5%
Total	24.9%	29.7%	8.5%	2.8%	34.0%	100.0%

Percent Owner Households						
All Age Groups						
<i>Base Year: 2011 - 2015 Estimates</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.2%	2.5%	1.1%	0.4%	0.7%	8.9%
\$10,000-20,000	3.8%	3.3%	1.4%	0.7%	0.7%	9.9%
\$20,000-30,000	3.0%	3.5%	0.8%	0.8%	0.6%	8.7%
\$30,000-40,000	2.2%	3.1%	1.1%	0.9%	1.0%	8.2%
\$40,000-50,000	1.8%	2.8%	1.6%	0.7%	0.7%	7.7%
\$50,000-60,000	1.3%	3.4%	2.2%	1.4%	1.0%	9.4%
\$60,000-75,000	1.5%	3.7%	1.8%	1.4%	1.0%	9.3%
\$75,000-100,000	0.9%	2.7%	1.6%	0.9%	0.7%	6.7%
\$100,000-125,000	0.3%	1.4%	0.7%	0.6%	0.3%	3.3%
\$125,000-150,000	0.4%	1.8%	0.8%	0.6%	0.2%	3.8%
\$150,000-200,000	0.3%	1.1%	0.4%	0.7%	0.1%	2.7%
\$200,000+	<u>3.0%</u>	<u>1.4%</u>	<u>0.8%</u>	<u>0.4%</u>	<u>15.9%</u>	21.5%
Total	22.5%	30.8%	14.4%	9.4%	22.8%	100.0%

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,255	609	517	336	383	3,100
\$10,000-20,000	982	643	616	450	387	3,078
\$20,000-30,000	1,092	839	341	327	440	3,039
\$30,000-40,000	957	638	400	366	402	2,763
\$40,000-50,000	365	436	256	257	164	1,478
\$50,000-60,000	252	817	373	141	170	1,753
\$60,000-75,000	413	757	367	156	142	1,835
\$75,000-100,000	162	280	149	155	65	811
\$100,000-125,000	151	98	50	26	96	421
\$125,000-150,000	93	99	85	59	38	374
\$150,000-200,000	136	164	71	37	40	448
\$200,000+	<u>1,560</u>	<u>668</u>	<u>601</u>	<u>242</u>	<u>294</u>	<u>3,365</u>
Total	7,418	6,048	3,826	2,552	2,621	22,465

Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,297	293	117	58	56	1,821
\$10,000-20,000	562	232	71	35	28	928
\$20,000-30,000	357	204	100	42	46	749
\$30,000-40,000	274	190	95	36	38	633
\$40,000-50,000	180	161	54	29	55	479
\$50,000-60,000	175	122	44	27	26	394
\$60,000-75,000	194	161	108	151	8	622
\$75,000-100,000	148	143	59	13	33	396
\$100,000-125,000	75	51	23	13	7	169
\$125,000-150,000	83	41	37	24	8	193
\$150,000-200,000	104	57	25	22	6	214
\$200,000+	<u>790</u>	<u>200</u>	<u>67</u>	<u>62</u>	<u>80</u>	<u>1,199</u>
Total	4,239	1,855	800	512	391	7,797

Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,062	217	41	17	26	1,363
\$10,000-20,000	388	146	53	17	23	627
\$20,000-30,000	269	142	51	25	44	531
\$30,000-40,000	195	127	60	24	11	417
\$40,000-50,000	127	88	22	9	31	277
\$50,000-60,000	123	49	33	22	17	244
\$60,000-75,000	106	87	63	65	6	327
\$75,000-100,000	98	112	49	11	30	300
\$100,000-125,000	61	41	17	6	4	129
\$125,000-150,000	54	22	30	3	4	113
\$150,000-200,000	61	37	10	6	2	116
\$200,000+	<u>677</u>	<u>180</u>	<u>60</u>	<u>59</u>	<u>73</u>	<u>1,049</u>
Total	3,221	1,248	489	264	271	5,493

Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,552	902	634	394	439	4,921
\$10,000-20,000	1,544	875	687	485	415	4,006
\$20,000-30,000	1,449	1,043	441	369	486	3,788
\$30,000-40,000	1,231	828	495	402	440	3,396
\$40,000-50,000	545	597	310	286	219	1,957
\$50,000-60,000	427	939	417	168	196	2,147
\$60,000-75,000	607	918	475	307	150	2,457
\$75,000-100,000	310	423	208	168	98	1,207
\$100,000-125,000	226	149	73	39	103	590
\$125,000-150,000	176	140	122	83	46	567
\$150,000-200,000	240	221	96	59	46	662
\$200,000+	<u>2,350</u>	<u>868</u>	<u>668</u>	<u>304</u>	<u>374</u>	<u>4,564</u>
Total	11,657	7,903	4,626	3,064	3,012	30,262

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.6%	2.7%	2.3%	1.5%	1.7%	13.8%
\$10,000-20,000	4.4%	2.9%	2.7%	2.0%	1.7%	13.7%
\$20,000-30,000	4.9%	3.7%	1.5%	1.5%	2.0%	13.5%
\$30,000-40,000	4.3%	2.8%	1.8%	1.6%	1.8%	12.3%
\$40,000-50,000	1.6%	1.9%	1.1%	1.1%	0.7%	6.6%
\$50,000-60,000	1.1%	3.6%	1.7%	0.6%	0.8%	7.8%
\$60,000-75,000	1.8%	3.4%	1.6%	0.7%	0.6%	8.2%
\$75,000-100,000	0.7%	1.2%	0.7%	0.7%	0.3%	3.6%
\$100,000-125,000	0.7%	0.4%	0.2%	0.1%	0.4%	1.9%
\$125,000-150,000	0.4%	0.4%	0.4%	0.3%	0.2%	1.7%
\$150,000-200,000	0.6%	0.7%	0.3%	0.2%	0.2%	2.0%
\$200,000+	6.9%	3.0%	2.7%	1.1%	1.3%	15.0%
Total	33.0%	26.9%	17.0%	11.4%	11.7%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16.6%	3.8%	1.5%	0.7%	0.7%	23.4%
\$10,000-20,000	7.2%	3.0%	0.9%	0.4%	0.4%	11.9%
\$20,000-30,000	4.6%	2.6%	1.3%	0.5%	0.6%	9.6%
\$30,000-40,000	3.5%	2.4%	1.2%	0.5%	0.5%	8.1%
\$40,000-50,000	2.3%	2.1%	0.7%	0.4%	0.7%	6.1%
\$50,000-60,000	2.2%	1.6%	0.6%	0.3%	0.3%	5.1%
\$60,000-75,000	2.5%	2.1%	1.4%	1.9%	0.1%	8.0%
\$75,000-100,000	1.9%	1.8%	0.8%	0.2%	0.4%	5.1%
\$100,000-125,000	1.0%	0.7%	0.3%	0.2%	0.1%	2.2%
\$125,000-150,000	1.1%	0.5%	0.5%	0.3%	0.1%	2.5%
\$150,000-200,000	1.3%	0.7%	0.3%	0.3%	0.1%	2.7%
\$200,000+	10.1%	2.6%	0.9%	0.8%	1.0%	15.4%
Total	54.4%	23.8%	10.3%	6.6%	5.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	19.3%	4.0%	0.7%	0.3%	0.5%	24.8%
\$10,000-20,000	7.1%	2.7%	1.0%	0.3%	0.4%	11.4%
\$20,000-30,000	4.9%	2.6%	0.9%	0.5%	0.8%	9.7%
\$30,000-40,000	3.5%	2.3%	1.1%	0.4%	0.2%	7.6%
\$40,000-50,000	2.3%	1.6%	0.4%	0.2%	0.6%	5.0%
\$50,000-60,000	2.2%	0.9%	0.6%	0.4%	0.3%	4.4%
\$60,000-75,000	1.9%	1.6%	1.1%	1.2%	0.1%	6.0%
\$75,000-100,000	1.8%	2.0%	0.9%	0.2%	0.5%	5.5%
\$100,000-125,000	1.1%	0.7%	0.3%	0.1%	0.1%	2.3%
\$125,000-150,000	1.0%	0.4%	0.5%	0.1%	0.1%	2.1%
\$150,000-200,000	1.1%	0.7%	0.2%	0.1%	0.0%	2.1%
\$200,000+	12.3%	3.3%	1.1%	1.1%	1.3%	19.1%
Total	58.6%	22.7%	8.9%	4.8%	4.9%	100.0%

Percent Renter Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.4%	3.0%	2.1%	1.3%	1.5%	16.3%
\$10,000-20,000	5.1%	2.9%	2.3%	1.6%	1.4%	13.2%
\$20,000-30,000	4.8%	3.4%	1.5%	1.2%	1.6%	12.5%
\$30,000-40,000	4.1%	2.7%	1.6%	1.3%	1.5%	11.2%
\$40,000-50,000	1.8%	2.0%	1.0%	0.9%	0.7%	6.5%
\$50,000-60,000	1.4%	3.1%	1.4%	0.6%	0.6%	7.1%
\$60,000-75,000	2.0%	3.0%	1.6%	1.0%	0.5%	8.1%
\$75,000-100,000	1.0%	1.4%	0.7%	0.6%	0.3%	4.0%
\$100,000-125,000	0.7%	0.5%	0.2%	0.1%	0.3%	1.9%
\$125,000-150,000	0.6%	0.5%	0.4%	0.3%	0.2%	1.9%
\$150,000-200,000	0.8%	0.7%	0.3%	0.2%	0.2%	2.2%
\$200,000+	7.8%	2.9%	2.2%	1.0%	1.2%	15.1%
Total	38.5%	26.1%	15.3%	10.1%	10.0%	100.0%

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	148	58	120	79	54	459
\$10,000-20,000	177	175	167	112	119	750
\$20,000-30,000	272	298	20	116	125	831
\$30,000-40,000	283	319	138	179	249	1,168
\$40,000-50,000	237	228	161	131	74	831
\$50,000-60,000	133	447	491	359	244	1,674
\$60,000-75,000	187	569	375	432	241	1,804
\$75,000-100,000	140	371	347	237	227	1,322
\$100,000-125,000	100	277	200	190	79	846
\$125,000-150,000	31	240	212	113	46	642
\$150,000-200,000	71	194	127	251	44	687
\$200,000+	369	90	130	68	39	696
Total	2,148	3,266	2,488	2,267	1,541	11,710

Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,172	579	145	24	79	1,999
\$10,000-20,000	810	632	199	37	72	1,750
\$20,000-30,000	617	690	212	51	36	1,606
\$30,000-40,000	512	693	201	78	55	1,539
\$40,000-50,000	339	532	203	35	80	1,189
\$50,000-60,000	328	693	272	80	82	1,455
\$60,000-75,000	432	799	302	87	85	1,705
\$75,000-100,000	325	636	272	96	48	1,377
\$100,000-125,000	123	298	117	80	60	678
\$125,000-150,000	136	337	80	19	19	591
\$150,000-200,000	154	552	100	35	17	858
\$200,000+	383	194	93	28	3,789	4,487
Total	5,331	6,635	2,196	650	4,422	19,234

Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,081	497	109	16	71	1,774
\$10,000-20,000	689	533	148	30	26	1,426
\$20,000-30,000	446	518	129	47	31	1,171
\$30,000-40,000	389	597	146	56	38	1,226
\$40,000-50,000	252	304	146	31	64	797
\$50,000-60,000	249	541	185	50	59	1,084
\$60,000-75,000	235	559	172	64	48	1,078
\$75,000-100,000	240	437	172	77	45	971
\$100,000-125,000	100	183	34	47	22	386
\$125,000-150,000	97	226	52	9	11	395
\$150,000-200,000	116	409	41	29	9	604
\$200,000+	339	158	71	19	3,778	4,365
Total	4,233	4,962	1,405	475	4,202	15,277

Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,320	637	265	103	133	2,458
\$10,000-20,000	987	807	366	149	191	2,500
\$20,000-30,000	889	988	232	167	161	2,437
\$30,000-40,000	795	1,012	339	257	304	2,707
\$40,000-50,000	576	760	364	166	154	2,020
\$50,000-60,000	461	1,140	763	439	326	3,129
\$60,000-75,000	619	1,368	677	519	326	3,509
\$75,000-100,000	465	1,007	619	333	275	2,699
\$100,000-125,000	223	575	317	270	139	1,524
\$125,000-150,000	167	577	292	132	65	1,233
\$150,000-200,000	225	746	227	286	61	1,545
\$200,000+	752	284	223	96	3,828	5,183
Total	7,479	9,901	4,684	2,917	5,963	30,944

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Owner Households						
Age 15 to 54 Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.3%	0.5%	1.0%	0.7%	0.5%	3.9%
\$10,000-20,000	1.5%	1.5%	1.4%	1.0%	1.0%	6.4%
\$20,000-30,000	2.3%	2.5%	0.2%	1.0%	1.1%	7.1%
\$30,000-40,000	2.4%	2.7%	1.2%	1.5%	2.1%	10.0%
\$40,000-50,000	2.0%	1.9%	1.4%	1.1%	0.6%	7.1%
\$50,000-60,000	1.1%	3.8%	4.2%	3.1%	2.1%	14.3%
\$60,000-75,000	1.6%	4.9%	3.2%	3.7%	2.1%	15.4%
\$75,000-100,000	1.2%	3.2%	3.0%	2.0%	1.9%	11.3%
\$100,000-125,000	0.9%	2.4%	1.7%	1.6%	0.7%	7.2%
\$125,000-150,000	0.3%	2.0%	1.8%	1.0%	0.4%	5.5%
\$150,000-200,000	0.6%	1.7%	1.1%	2.1%	0.4%	5.9%
\$200,000+	3.2%	0.8%	1.1%	0.6%	0.3%	5.9%
Total	18.3%	27.9%	21.2%	19.4%	13.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.1%	3.0%	0.8%	0.1%	0.4%	10.4%
\$10,000-20,000	4.2%	3.3%	1.0%	0.2%	0.4%	9.1%
\$20,000-30,000	3.2%	3.6%	1.1%	0.3%	0.2%	8.3%
\$30,000-40,000	2.7%	3.6%	1.0%	0.4%	0.3%	8.0%
\$40,000-50,000	1.8%	2.8%	1.1%	0.2%	0.4%	6.2%
\$50,000-60,000	1.7%	3.6%	1.4%	0.4%	0.4%	7.6%
\$60,000-75,000	2.2%	4.2%	1.6%	0.5%	0.4%	8.9%
\$75,000-100,000	1.7%	3.3%	1.4%	0.5%	0.2%	7.2%
\$100,000-125,000	0.6%	1.5%	0.6%	0.4%	0.3%	3.5%
\$125,000-150,000	0.7%	1.8%	0.4%	0.1%	0.1%	3.1%
\$150,000-200,000	0.8%	2.9%	0.5%	0.2%	0.1%	4.5%
\$200,000+	2.0%	1.0%	0.5%	0.1%	19.7%	23.3%
Total	27.7%	34.5%	11.4%	3.4%	23.0%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.1%	3.3%	0.7%	0.1%	0.5%	11.6%
\$10,000-20,000	4.5%	3.5%	1.0%	0.2%	0.2%	9.3%
\$20,000-30,000	2.9%	3.4%	0.8%	0.3%	0.2%	7.7%
\$30,000-40,000	2.5%	3.9%	1.0%	0.4%	0.2%	8.0%
\$40,000-50,000	1.6%	2.0%	1.0%	0.2%	0.4%	5.2%
\$50,000-60,000	1.6%	3.5%	1.2%	0.3%	0.4%	7.1%
\$60,000-75,000	1.5%	3.7%	1.1%	0.4%	0.3%	7.1%
\$75,000-100,000	1.6%	2.9%	1.1%	0.5%	0.3%	6.4%
\$100,000-125,000	0.7%	1.2%	0.2%	0.3%	0.1%	2.5%
\$125,000-150,000	0.6%	1.5%	0.3%	0.1%	0.1%	2.6%
\$150,000-200,000	0.8%	2.7%	0.3%	0.2%	0.1%	4.0%
\$200,000+	2.2%	1.0%	0.5%	0.1%	24.7%	28.6%
Total	27.7%	32.5%	9.2%	3.1%	27.5%	100.0%

Percent Owner Households						
All Age Groups						
Year 2019 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.3%	2.1%	0.9%	0.3%	0.4%	7.9%
\$10,000-20,000	3.2%	2.6%	1.2%	0.5%	0.6%	8.1%
\$20,000-30,000	2.9%	3.2%	0.7%	0.5%	0.5%	7.9%
\$30,000-40,000	2.6%	3.3%	1.1%	0.8%	1.0%	8.7%
\$40,000-50,000	1.9%	2.5%	1.2%	0.5%	0.5%	6.5%
\$50,000-60,000	1.5%	3.7%	2.5%	1.4%	1.1%	10.1%
\$60,000-75,000	2.0%	4.4%	2.2%	1.7%	1.1%	11.3%
\$75,000-100,000	1.5%	3.3%	2.0%	1.1%	0.9%	8.7%
\$100,000-125,000	0.7%	1.9%	1.0%	0.9%	0.4%	4.9%
\$125,000-150,000	0.5%	1.9%	0.9%	0.4%	0.2%	4.0%
\$150,000-200,000	0.7%	2.4%	0.7%	0.9%	0.2%	5.0%
\$200,000+	2.4%	0.9%	0.7%	0.3%	12.4%	16.7%
Total	24.2%	32.0%	15.1%	9.4%	19.3%	100.0%

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,212	547	478	311	318	2,866
\$10,000-20,000	949	568	595	387	398	2,897
\$20,000-30,000	1,073	757	317	339	428	2,914
\$30,000-40,000	989	694	408	351	437	2,879
\$40,000-50,000	455	556	312	264	187	1,774
\$50,000-60,000	299	846	376	147	193	1,861
\$60,000-75,000	482	835	445	192	144	2,098
\$75,000-100,000	228	348	195	195	87	1,053
\$100,000-125,000	254	123	76	40	123	616
\$125,000-150,000	128	120	131	92	50	521
\$150,000-200,000	223	256	86	63	46	674
\$200,000+	1,467	595	579	250	284	3,175
Total	7,759	6,245	3,998	2,631	2,695	23,328

Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,333	281	110	57	50	1,831
\$10,000-20,000	558	232	70	50	26	936
\$20,000-30,000	366	186	82	47	41	722
\$30,000-40,000	314	202	109	41	38	704
\$40,000-50,000	235	189	61	35	57	577
\$50,000-60,000	205	125	48	33	30	441
\$60,000-75,000	211	177	123	166	15	692
\$75,000-100,000	202	169	73	16	39	499
\$100,000-125,000	121	74	33	22	16	266
\$125,000-150,000	139	65	61	39	13	317
\$150,000-200,000	151	79	36	27	13	306
\$200,000+	765	197	65	63	79	1,169
Total	4,600	1,976	871	596	417	8,460

Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,128	223	48	22	24	1,445
\$10,000-20,000	405	155	55	34	19	668
\$20,000-30,000	285	134	41	28	39	527
\$30,000-40,000	230	141	70	27	12	480
\$40,000-50,000	164	114	24	16	37	355
\$50,000-60,000	147	55	33	27	20	282
\$60,000-75,000	120	111	75	74	11	391
\$75,000-100,000	142	137	65	12	32	388
\$100,000-125,000	97	58	25	14	12	206
\$125,000-150,000	92	41	51	4	7	195
\$150,000-200,000	98	55	15	7	7	182
\$200,000+	667	177	59	59	69	1,031
Total	3,575	1,401	561	324	289	6,150

Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,545	828	588	368	368	4,697
\$10,000-20,000	1,507	800	665	437	424	3,833
\$20,000-30,000	1,439	943	399	386	469	3,636
\$30,000-40,000	1,303	896	517	392	475	3,583
\$40,000-50,000	690	745	373	299	244	2,351
\$50,000-60,000	504	971	424	180	223	2,302
\$60,000-75,000	693	1,012	568	358	159	2,790
\$75,000-100,000	430	517	268	211	126	1,552
\$100,000-125,000	375	197	109	62	139	882
\$125,000-150,000	267	185	192	131	63	838
\$150,000-200,000	374	335	122	90	59	980
\$200,000+	2,232	792	644	313	363	4,344
Total	12,359	8,221	4,869	3,227	3,112	31,788

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Percent Renter Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.2%	2.3%	2.0%	1.3%	1.4%	12.3%
\$10,000-20,000	4.1%	2.4%	2.6%	1.7%	1.7%	12.4%
\$20,000-30,000	4.6%	3.2%	1.4%	1.5%	1.8%	12.5%
\$30,000-40,000	4.2%	3.0%	1.7%	1.5%	1.9%	12.3%
\$40,000-50,000	2.0%	2.4%	1.3%	1.1%	0.8%	7.6%
\$50,000-60,000	1.3%	3.6%	1.6%	0.6%	0.8%	8.0%
\$60,000-75,000	2.1%	3.6%	1.9%	0.8%	0.6%	9.0%
\$75,000-100,000	1.0%	1.5%	0.8%	0.8%	0.4%	4.5%
\$100,000-125,000	1.1%	0.5%	0.3%	0.2%	0.5%	2.6%
\$125,000-150,000	0.5%	0.5%	0.6%	0.4%	0.2%	2.2%
\$150,000-200,000	1.0%	1.1%	0.4%	0.3%	0.2%	2.9%
\$200,000+	6.3%	2.6%	2.5%	1.1%	1.2%	13.6%
Total	33.3%	26.8%	17.1%	11.3%	11.6%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	15.8%	3.3%	1.3%	0.7%	0.6%	21.6%
\$10,000-20,000	6.6%	2.7%	0.8%	0.6%	0.3%	11.1%
\$20,000-30,000	4.3%	2.2%	1.0%	0.6%	0.5%	8.5%
\$30,000-40,000	3.7%	2.4%	1.3%	0.5%	0.4%	8.3%
\$40,000-50,000	2.8%	2.2%	0.7%	0.4%	0.7%	6.8%
\$50,000-60,000	2.4%	1.5%	0.6%	0.4%	0.4%	5.2%
\$60,000-75,000	2.5%	2.1%	1.5%	2.0%	0.2%	8.2%
\$75,000-100,000	2.4%	2.0%	0.9%	0.2%	0.5%	5.9%
\$100,000-125,000	1.4%	0.9%	0.4%	0.3%	0.2%	3.1%
\$125,000-150,000	1.6%	0.8%	0.7%	0.5%	0.2%	3.7%
\$150,000-200,000	1.8%	0.9%	0.4%	0.3%	0.2%	3.6%
\$200,000+	9.0%	2.3%	0.8%	0.7%	0.9%	13.8%
Total	54.4%	23.4%	10.3%	7.0%	4.9%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	18.3%	3.6%	0.8%	0.4%	0.4%	23.5%
\$10,000-20,000	6.6%	2.5%	0.9%	0.6%	0.3%	10.9%
\$20,000-30,000	4.6%	2.2%	0.7%	0.5%	0.6%	8.6%
\$30,000-40,000	3.7%	2.3%	1.1%	0.4%	0.2%	7.8%
\$40,000-50,000	2.7%	1.9%	0.4%	0.3%	0.6%	5.8%
\$50,000-60,000	2.4%	0.9%	0.5%	0.4%	0.3%	4.6%
\$60,000-75,000	2.0%	1.8%	1.2%	1.2%	0.2%	6.4%
\$75,000-100,000	2.3%	2.2%	1.1%	0.2%	0.5%	6.3%
\$100,000-125,000	1.6%	0.9%	0.4%	0.2%	0.2%	3.3%
\$125,000-150,000	1.5%	0.7%	0.8%	0.1%	0.1%	3.2%
\$150,000-200,000	1.6%	0.9%	0.2%	0.1%	0.1%	3.0%
\$200,000+	10.8%	2.9%	1.0%	1.0%	1.1%	16.8%
Total	58.1%	22.8%	9.1%	5.3%	4.7%	100.0%

Percent Renter Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.0%	2.6%	1.8%	1.2%	1.2%	14.8%
\$10,000-20,000	4.7%	2.5%	2.1%	1.4%	1.3%	12.1%
\$20,000-30,000	4.5%	3.0%	1.3%	1.2%	1.5%	11.4%
\$30,000-40,000	4.1%	2.8%	1.6%	1.2%	1.5%	11.3%
\$40,000-50,000	2.2%	2.3%	1.2%	0.9%	0.8%	7.4%
\$50,000-60,000	1.6%	3.1%	1.3%	0.6%	0.7%	7.2%
\$60,000-75,000	2.2%	3.2%	1.8%	1.1%	0.5%	8.8%
\$75,000-100,000	1.4%	1.6%	0.8%	0.7%	0.4%	4.9%
\$100,000-125,000	1.2%	0.6%	0.3%	0.2%	0.4%	2.8%
\$125,000-150,000	0.8%	0.6%	0.6%	0.4%	0.2%	2.6%
\$150,000-200,000	1.2%	1.1%	0.4%	0.3%	0.2%	3.1%
\$200,000+	7.0%	2.5%	2.0%	1.0%	1.1%	13.7%
Total	38.9%	25.9%	15.3%	10.2%	9.8%	100.0%

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	140	44	92	65	42	383
\$10,000-20,000	145	154	147	77	116	639
\$20,000-30,000	250	242	19	108	105	724
\$30,000-40,000	275	284	108	173	242	1,082
\$40,000-50,000	249	253	171	119	85	877
\$50,000-60,000	130	400	437	315	238	1,520
\$60,000-75,000	205	593	386	431	255	1,870
\$75,000-100,000	166	410	350	240	249	1,415
\$100,000-125,000	148	324	274	264	102	1,112
\$125,000-150,000	42	312	291	151	51	847
\$150,000-200,000	129	266	146	323	63	927
\$200,000+	340	79	92	59	39	609
Total	2,219	3,361	2,513	2,325	1,587	12,005

Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,178	565	129	20	63	1,955
\$10,000-20,000	828	621	191	22	52	1,714
\$20,000-30,000	612	634	205	54	32	1,537
\$30,000-40,000	495	693	210	72	58	1,528
\$40,000-50,000	403	546	242	42	68	1,301
\$50,000-60,000	354	665	278	67	77	1,441
\$60,000-75,000	485	846	315	83	85	1,814
\$75,000-100,000	370	711	308	113	61	1,563
\$100,000-125,000	185	393	154	96	79	907
\$125,000-150,000	201	440	101	27	18	787
\$150,000-200,000	228	754	132	35	14	1,163
\$200,000+	420	183	92	21	3,501	4,217
Total	5,759	7,051	2,357	652	4,108	19,927

Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,096	500	104	14	58	1,772
\$10,000-20,000	726	543	144	20	19	1,452
\$20,000-30,000	477	498	137	52	29	1,193
\$30,000-40,000	382	609	159	54	43	1,247
\$40,000-50,000	308	319	193	40	51	911
\$50,000-60,000	278	542	208	46	58	1,132
\$60,000-75,000	279	611	196	64	51	1,201
\$75,000-100,000	276	506	208	99	55	1,144
\$100,000-125,000	154	256	55	60	32	557
\$125,000-150,000	159	315	75	14	12	575
\$150,000-200,000	181	581	60	32	5	859
\$200,000+	380	153	73	16	3,494	4,116
Total	4,696	5,433	1,612	511	3,907	16,159

Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,318	609	221	85	105	2,338
\$10,000-20,000	973	775	338	99	168	2,353
\$20,000-30,000	862	876	224	162	137	2,261
\$30,000-40,000	770	977	318	245	300	2,610
\$40,000-50,000	652	799	413	161	153	2,178
\$50,000-60,000	484	1,065	715	382	315	2,961
\$60,000-75,000	690	1,439	701	514	340	3,684
\$75,000-100,000	536	1,121	658	353	310	2,978
\$100,000-125,000	333	717	428	360	181	2,019
\$125,000-150,000	243	752	392	178	69	1,634
\$150,000-200,000	357	1,020	278	358	77	2,090
\$200,000+	760	262	184	80	3,540	4,826
Total	7,978	10,412	4,870	2,977	5,695	31,932

HISTA 2.2 Summary Data Savannah city, Georgia

© 2019 All rights reserved

Powered by Claritas

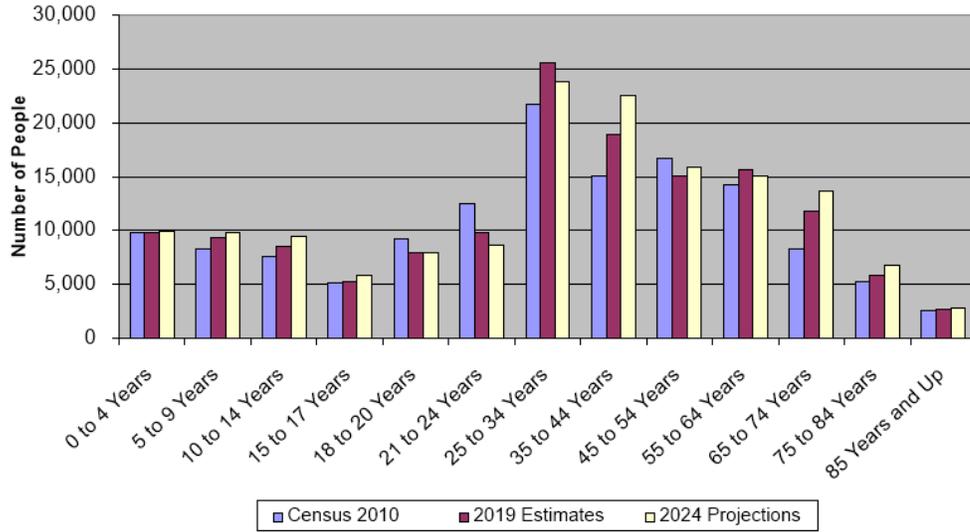
Percent Owner Households						
Age 15 to 54 Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.2%	0.4%	0.8%	0.5%	0.3%	3.2%
\$10,000-20,000	1.2%	1.3%	1.2%	0.6%	1.0%	5.3%
\$20,000-30,000	2.1%	2.0%	0.2%	0.9%	0.9%	6.0%
\$30,000-40,000	2.3%	2.4%	0.9%	1.4%	2.0%	9.0%
\$40,000-50,000	2.1%	2.1%	1.4%	1.0%	0.7%	7.3%
\$50,000-60,000	1.1%	3.3%	3.6%	2.6%	2.0%	12.7%
\$60,000-75,000	1.7%	4.9%	3.2%	3.6%	2.1%	15.6%
\$75,000-100,000	1.4%	3.4%	2.9%	2.0%	2.1%	11.8%
\$100,000-125,000	1.2%	2.7%	2.3%	2.2%	0.8%	9.3%
\$125,000-150,000	0.3%	2.6%	2.4%	1.3%	0.4%	7.1%
\$150,000-200,000	1.1%	2.2%	1.2%	2.7%	0.5%	7.7%
\$200,000+	2.8%	0.7%	0.8%	0.5%	0.3%	5.1%
Total	18.5%	28.0%	20.9%	19.4%	13.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.9%	2.8%	0.6%	0.1%	0.3%	9.8%
\$10,000-20,000	4.2%	3.1%	1.0%	0.1%	0.3%	8.6%
\$20,000-30,000	3.1%	3.2%	1.0%	0.3%	0.2%	7.7%
\$30,000-40,000	2.5%	3.5%	1.1%	0.4%	0.3%	7.7%
\$40,000-50,000	2.0%	2.7%	1.2%	0.2%	0.3%	6.5%
\$50,000-60,000	1.8%	3.3%	1.4%	0.3%	0.4%	7.2%
\$60,000-75,000	2.4%	4.2%	1.6%	0.4%	0.4%	9.1%
\$75,000-100,000	1.9%	3.6%	1.5%	0.6%	0.3%	7.8%
\$100,000-125,000	0.9%	2.0%	0.8%	0.5%	0.4%	4.6%
\$125,000-150,000	1.0%	2.2%	0.5%	0.1%	0.1%	3.9%
\$150,000-200,000	1.1%	3.8%	0.7%	0.2%	0.1%	5.8%
\$200,000+	2.1%	0.9%	0.5%	0.1%	17.6%	21.2%
Total	28.9%	35.4%	11.8%	3.3%	20.6%	100.0%

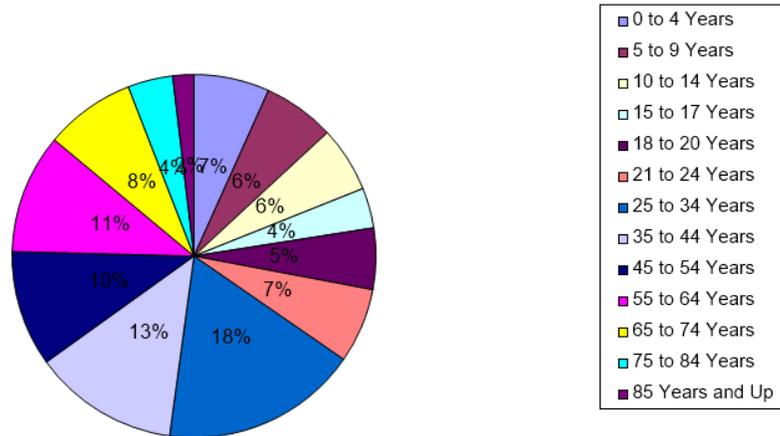
Percent Owner Households						
Aged 62+ Years						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.8%	3.1%	0.6%	0.1%	0.4%	11.0%
\$10,000-20,000	4.5%	3.4%	0.9%	0.1%	0.1%	9.0%
\$20,000-30,000	3.0%	3.1%	0.8%	0.3%	0.2%	7.4%
\$30,000-40,000	2.4%	3.8%	1.0%	0.3%	0.3%	7.7%
\$40,000-50,000	1.9%	2.0%	1.2%	0.2%	0.3%	5.6%
\$50,000-60,000	1.7%	3.4%	1.3%	0.3%	0.4%	7.0%
\$60,000-75,000	1.7%	3.8%	1.2%	0.4%	0.3%	7.4%
\$75,000-100,000	1.7%	3.1%	1.3%	0.6%	0.3%	7.1%
\$100,000-125,000	1.0%	1.6%	0.3%	0.4%	0.2%	3.4%
\$125,000-150,000	1.0%	1.9%	0.5%	0.1%	0.1%	3.6%
\$150,000-200,000	1.1%	3.6%	0.4%	0.2%	0.0%	5.3%
\$200,000+	2.4%	0.9%	0.5%	0.1%	21.6%	25.5%
Total	29.1%	33.6%	10.0%	3.2%	24.2%	100.0%

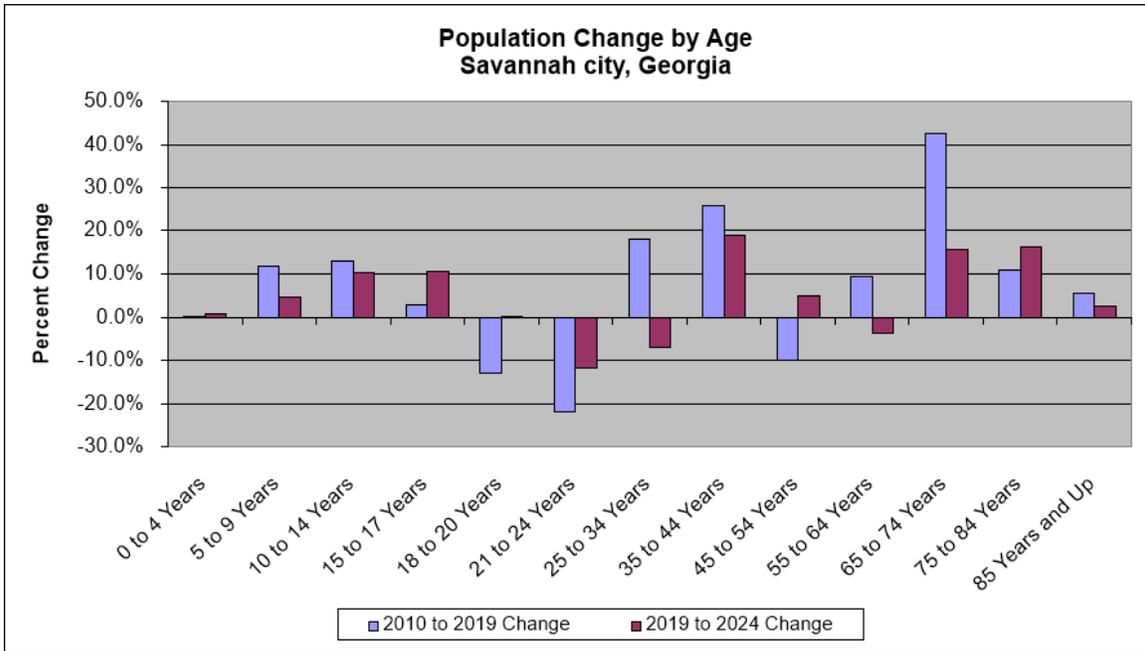
Percent Owner Households						
All Age Groups						
Year 2024 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	1.9%	0.7%	0.3%	0.3%	7.3%
\$10,000-20,000	3.0%	2.4%	1.1%	0.3%	0.5%	7.4%
\$20,000-30,000	2.7%	2.7%	0.7%	0.5%	0.4%	7.1%
\$30,000-40,000	2.4%	3.1%	1.0%	0.8%	0.9%	8.2%
\$40,000-50,000	2.0%	2.5%	1.3%	0.5%	0.5%	6.8%
\$50,000-60,000	1.5%	3.3%	2.2%	1.2%	1.0%	9.3%
\$60,000-75,000	2.2%	4.5%	2.2%	1.6%	1.1%	11.5%
\$75,000-100,000	1.7%	3.5%	2.1%	1.1%	1.0%	9.3%
\$100,000-125,000	1.0%	2.2%	1.3%	1.1%	0.6%	6.3%
\$125,000-150,000	0.8%	2.4%	1.2%	0.6%	0.2%	5.1%
\$150,000-200,000	1.1%	3.2%	0.9%	1.1%	0.2%	6.5%
\$200,000+	2.4%	0.8%	0.6%	0.3%	11.1%	15.1%
Total	25.0%	32.6%	15.3%	9.3%	17.8%	100.0%

**Population by Age
Savannah city, Georgia**



**2019 Population by Age
Savannah city, Georgia**





ribbon demographics

www.ribbondata.com

POPULATION DATA

© 2019 All rights reserved

Claritas

Population by Age & Sex Savannah city, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	4,983	4,806	9,789	0 to 4 Years	4,961	4,851	9,812	0 to 4 Years	5,040	4,858	9,898
5 to 9 Years	4,202	4,137	8,339	5 to 9 Years	4,765	4,556	9,321	5 to 9 Years	4,961	4,791	9,752
10 to 14 Years	3,895	3,667	7,562	10 to 14 Years	4,359	4,181	8,540	10 to 14 Years	4,806	4,605	9,411
15 to 17 Years	2,612	2,484	5,096	15 to 17 Years	2,630	2,604	5,234	15 to 17 Years	2,981	2,814	5,795
18 to 20 Years	4,281	4,895	9,176	18 to 20 Years	3,741	4,235	7,976	18 to 20 Years	3,801	4,195	7,996
21 to 24 Years	6,068	6,408	12,476	21 to 24 Years	4,971	4,784	9,755	21 to 24 Years	4,478	4,119	8,597
25 to 34 Years	10,698	11,004	21,702	25 to 34 Years	12,925	12,673	25,598	25 to 34 Years	11,910	11,860	23,770
35 to 44 Years	7,395	7,644	15,039	35 to 44 Years	9,205	9,702	18,907	35 to 44 Years	11,172	11,321	22,493
45 to 54 Years	7,961	8,777	16,738	45 to 54 Years	7,239	7,843	15,082	45 to 54 Years	7,623	8,199	15,822
55 to 64 Years	6,387	7,852	14,239	55 to 64 Years	7,115	8,484	15,599	55 to 64 Years	6,930	8,093	15,023
65 to 74 Years	3,549	4,706	8,255	65 to 74 Years	5,000	6,775	11,775	65 to 74 Years	5,672	7,949	13,621
75 to 84 Years	1,947	3,334	5,281	75 to 84 Years	2,280	3,574	5,854	75 to 84 Years	2,683	4,120	6,803
85 Years and Up	721	1,873	2,594	85 Years and Up	833	1,908	2,741	85 Years and Up	856	1,955	2,811
Total	64,699	71,587	136,286	Total	70,024	76,170	146,194	Total	72,913	78,879	151,792
62+ Years	n/a	n/a	19,923	62+ Years	n/a	n/a	24,728	62+ Years	n/a	n/a	27,595
Median Age:		32.2		Median Age:		33.8		Median Age:		35.3	

Source: Claritas, Ribbon Demographics

Ribbon Demographics, LLC

www.ribbondata.com

Tel: 916-880-1644

POPULATION DATA

© 2019 All rights reserved

Claritas

Percent Population by Age & Sex											
Savannah city, Georgia											
Census 2010				Current Year Estimates - 2019				Five-Year Projections - 2024			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.7%	3.5%	7.2%	0 to 4 Years	3.4%	3.3%	6.7%	0 to 4 Years	3.3%	3.2%	6.5%
5 to 9 Years	3.1%	3.0%	6.1%	5 to 9 Years	3.3%	3.1%	6.4%	5 to 9 Years	3.3%	3.2%	6.4%
10 to 14 Years	2.9%	2.7%	5.5%	10 to 14 Years	3.0%	2.9%	5.8%	10 to 14 Years	3.2%	3.0%	6.2%
15 to 17 Years	1.9%	1.8%	3.7%	15 to 17 Years	1.8%	1.8%	3.6%	15 to 17 Years	2.0%	1.9%	3.8%
18 to 20 Years	3.1%	3.6%	6.7%	18 to 20 Years	2.6%	2.9%	5.5%	18 to 20 Years	2.5%	2.8%	5.3%
21 to 24 Years	4.5%	4.7%	9.2%	21 to 24 Years	3.4%	3.3%	6.7%	21 to 24 Years	3.0%	2.7%	5.7%
25 to 34 Years	7.8%	8.1%	15.9%	25 to 34 Years	8.8%	8.7%	17.5%	25 to 34 Years	7.8%	7.8%	15.7%
35 to 44 Years	5.4%	5.6%	11.0%	35 to 44 Years	6.3%	6.6%	12.9%	35 to 44 Years	7.4%	7.5%	14.8%
45 to 54 Years	5.8%	6.4%	12.3%	45 to 54 Years	5.0%	5.4%	10.3%	45 to 54 Years	5.0%	5.4%	10.4%
55 to 64 Years	4.7%	5.8%	10.4%	55 to 64 Years	4.9%	5.8%	10.7%	55 to 64 Years	4.6%	5.3%	9.9%
65 to 74 Years	2.6%	3.5%	6.1%	65 to 74 Years	3.4%	4.6%	8.1%	65 to 74 Years	3.7%	5.2%	9.0%
75 to 84 Years	1.4%	2.4%	3.9%	75 to 84 Years	1.6%	2.4%	4.0%	75 to 84 Years	1.8%	2.7%	4.5%
85 Years and Up	0.5%	1.4%	1.9%	85 Years and Up	0.6%	1.3%	1.9%	85 Years and Up	0.6%	1.3%	1.9%
Total	47.5%	52.5%	100.0%	Total	47.9%	52.1%	100.0%	Total	48.0%	52.0%	100.0%
62+ Years	n/a	n/a	14.6%	62+ Years	n/a	n/a	16.9%	62+ Years	n/a	n/a	18.2%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

POPULATION DATA

© 2019 All rights reserved

Claritas

Changes in Population by Age & Sex									
Savannah city, Georgia									
Estimated Change - 2010 to 2019					Projected Change - 2019 to 2024				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-22	45	23	0.2%	0 to 4 Years	79	7	86	0.9%
5 to 9 Years	563	419	982	11.8%	5 to 9 Years	196	235	431	4.6%
10 to 14 Years	464	514	978	12.9%	10 to 14 Years	447	424	871	10.2%
15 to 17 Years	18	120	138	2.7%	15 to 17 Years	351	210	561	10.7%
18 to 20 Years	-540	-660	-1,200	-13.1%	18 to 20 Years	60	-40	20	0.3%
21 to 24 Years	-1,097	-1,624	-2,721	-21.8%	21 to 24 Years	-493	-665	-1,158	-11.9%
25 to 34 Years	2,227	1,669	3,896	18.0%	25 to 34 Years	-1,015	-813	-1,828	-7.1%
35 to 44 Years	1,810	2,058	3,868	25.7%	35 to 44 Years	1,967	1,619	3,586	19.0%
45 to 54 Years	-722	-934	-1,656	-9.9%	45 to 54 Years	384	356	740	4.9%
55 to 64 Years	728	632	1,360	9.6%	55 to 64 Years	-185	-391	-576	-3.7%
65 to 74 Years	1,451	2,069	3,520	42.6%	65 to 74 Years	672	1,174	1,846	15.7%
75 to 84 Years	333	240	573	10.9%	75 to 84 Years	403	546	949	16.2%
85 Years and Up	112	35	147	5.7%	85 Years and Up	23	47	70	2.6%
Total	5,325	4,583	9,908	7.3%	Total	2,889	2,709	5,598	3.8%
62+ Years	n/a	n/a	4,805	24.1%	62+ Years	n/a	n/a	2,867	11.6%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
www.ribbondata.com
Tel: 916-880-1644

ADDENDUM G

Samuel T. Gill
512 North One Mile Road
P.O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
todd.gill@gillgroup.com

OVERVIEW

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

ACCREDITATIONS

State Certified General Real Estate Appraiser

Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CGA1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 46000039864
North Carolina State License Number: A5519
North Dakota State License Number: CG-2601
Ohio State License Number: 448306
Oklahoma State License Number: 12524CGA
Oregon State License Number: C000793
Pennsylvania State License Number: GA001813R
South Carolina State License Number: 3976
Tennessee State License Number: 00003478
Texas State License Number: 1329698-G
Utah State License Number: 5510040-CG00
Virginia State License Number: 4001 015446
Washington State License Number: 1101018
West Virginia State License Number: CG358
Wisconsin State License Number: 1078-10
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.

**EXPERIENCE
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

**DEVELOPMENT/OWNERSHIP/
MANAGEMENT EXPERIENCE
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

EDUCATION

Bachelor of Arts Degree

Southeast Missouri State University

Associate of Arts Degree

Three Rivers Community College

HUD/FHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

2nd Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

Kentucky USDA Rural Development Multifamily Housing Appraiser Training

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

Appraisal Trends

McKissock, Inc.

Sales Comparison Approach

Hondros College

Even Odder: More Oddball Appraisals

McKissock, Inc.

Mortgage Fraud: A Dangerous Business

Hondros College

Private Appraisal Assignments

McKissock, Inc.

Construction Details & Trends

McKissock, Inc.

Condemnation Appraising: Principles & Applications

Appraisal Institute

Michigan Law

McKissock, Inc.

Pennsylvania State Mandated Law

McKissock, Inc.

Valuing Real Estate in a Changing Market

National Association of Independent Fee Appraisers

Principles of Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Real Estate Appraisal Methods

Southeast Missouri State University

Lead Inspector Training

The University of Kansas

Lead Inspector Refresher

Safety Support Services, Incorporated

Home Inspections: Common Defects in Homes

National Association of Independent Fee Appraisers

Heating and Air Conditioning Review

National Association of Independent Fee Appraisers

Professional Standards of Practice

National Association of Independent Fee Appraisers

Developing & Growing an Appraisal Practice - Virtual Classroom

McKissock, Inc.

The Appraiser as Expert Witness

McKissock, Inc.

Current Issues in Appraising

McKissock, Inc.

2011 ValExpo: Keynote-Valuation Visionaries

Van Education Center/Real Estate

Residential Report Writing

McKissock, Inc.

The Dirty Dozen

McKissock, Inc.

Risky Business: Ways to Minimize Your Liability

McKissock, Inc.

Introduction to Legal Descriptions

McKissock, Inc.

Introduction to the Uniform Appraisal Dataset

McKissock, Inc.

Mold Pollution and the Appraiser

McKissock, Inc.

Appraising Apartments: The Basics

McKissock, Inc.

Foundations in Sustainability: Greening the Real Estate and Appraisal Industries

McKissock, Inc.

Mortgage Fraud

McKissock, Inc.

The Nuts and Bolts of Green Building for Appraisers

McKissock, Inc.

The Cost Approach

McKissock, Inc.

Pennsylvania State Mandated Law for Appraisers

McKissock, Inc.

Michigan Appraisal Law

McKissock, Inc.

Modern Green Building Concepts

McKissock, Inc.

Residential Appraisal Review

McKissock, Inc.

Residential Report Writing: More Than Forms

McKissock, Inc.

2-4 Family Finesse

McKissock, Inc.

Appraisal Applications of Regression Analysis

McKissock, Inc.

Appraisal of Self-Storage Facilities

McKissock, Inc.

Supervisor-Trainee Course for Missouri

McKissock, Inc.

The Thermal Shell

McKissock, Inc.

Even Odder - More Oddball Appraisals

McKissock, Inc.

Online Data Verification Methods

Appraisal Institute

Online Comparative Analysis

Appraisal Institute

Advanced Hotel Appraising - Full Service Hotels

McKissock, Inc.

Appraisal of Fast Food Facilities

McKissock, Inc.

Appraisal Review for Commercial Appraisers

McKissock, Inc.

Exploring Appraiser Liability

McKissock, Inc.