

REPORT

# MARKET STUDY

June 12, 2020

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**Ella Mae Gardens  
White Oak Road  
Millen, GA 30442**

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*For*

**Butch Richardson  
Olympia Construction  
404 E. McKinney Ave.  
Albertville, AL 35950**

**And**

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

*Prepared By:*

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**B. EXECUTIVE SUMMARY**

**1. Description**

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

1. The site is located on the north side of White Oak Road at the intersection of Statesboro Highway, Millen, Jenkins County, GA 30442.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Five one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	1	30%
2	2	1	30%
1	1	1	50%
2	2	2	50%
3	2	1	50%
1	1	5	60%
2	2	22	60%
3	2	9	60%
1	1	1	Mkt rate
2	2	3	Mkt rate
3	2	1	Mkt rate
3	2	1	Common
TOTAL		48	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	8	892
2	2	28	1117
3	2	12	1290
TOTAL		48	
STRUCTURE TYPE: Townhouse			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1 BR	1	1	30%	892	255	95	350
2 BR	2	1	30%	1117	299	121	420
1 BR	1	1	50%	892	440	95	535
2 BR	2	2	50%	1117	530	121	651
3 BR	2	1	50%	1290	670	148	818
1 BR	1	5	60%	892	470	95	565
2 BR	2	22	60%	1117	595	121	716
3 BR	2	9	60%	1290	700	148	848
1 BR	1	1	Mkt rate	892	505	0	505
2 BR	2	3	Mkt rate	1117	610	0	610
3 BR	2	1	Mkt rate	1290	725	0	725
3 BR	2	1	common	1290			0
TOTAL		48					

**UTILITY RESPONSIBILITY**

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

8. Existing or proposed project based rental assistance: NONE

9. Proposed Development Amenities:

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

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 7-1-2022

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

## 2. Site Description

The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is commercial property; adjoining north is wooded vacant land and commercial; adjoining west is a school; adjoining south is residential, commercial and vacant land.

The site will have frontage access on White Oak Road.

From the location on White Oak Road, access to the north-south Statesboro Highway is adjacent.

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

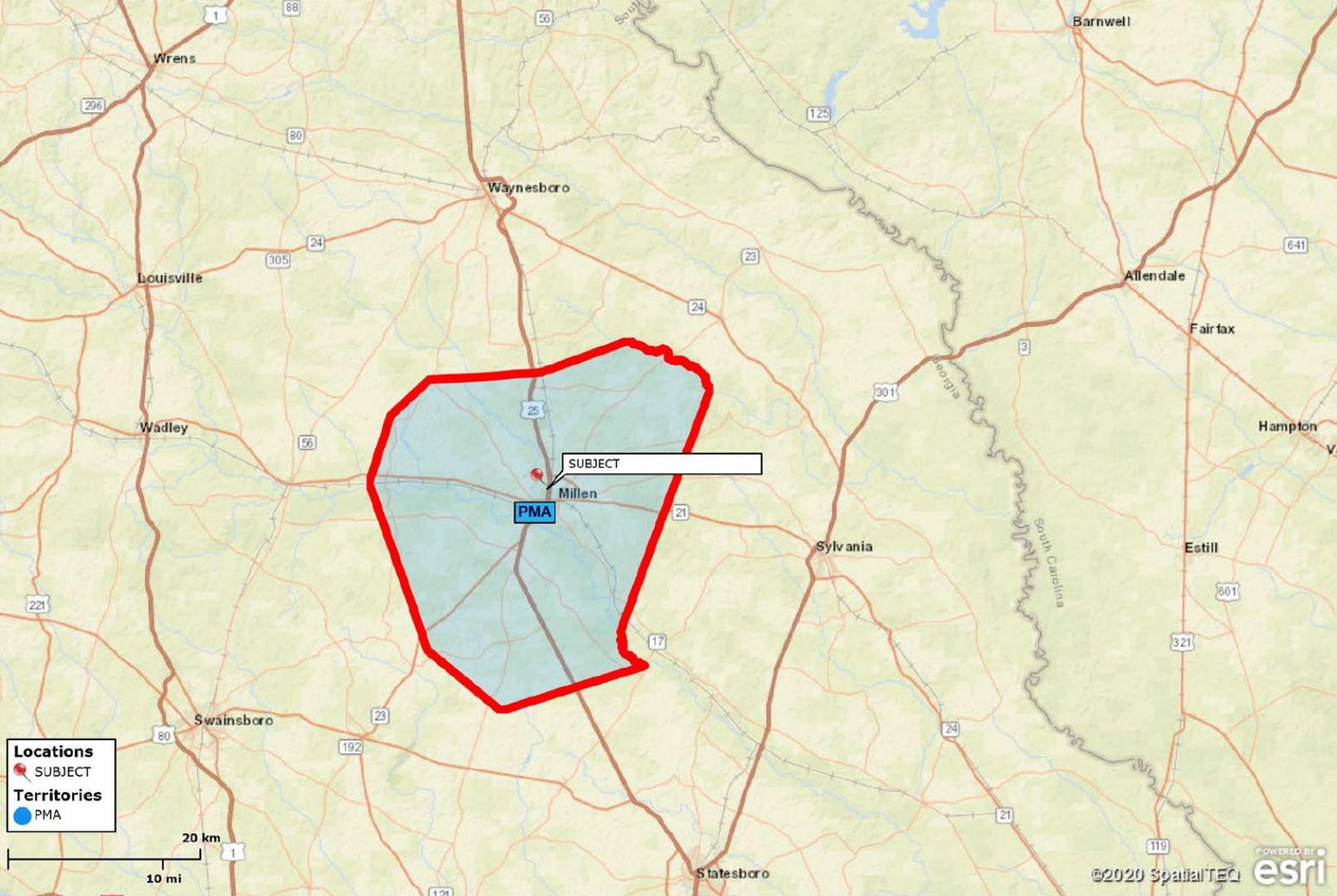
### **3. Market Area Definition**

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

The map below shows the boundaries of the PMA. The site is approximately 14 miles from the farthest boundary of the PMA. The use if the county for the PMA area is appropriate for this rural area. The site is centrally located in the PMA and the applicants will not have long drives to get to the site.

Primary Market Area Map

PMA MAP



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

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

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

The County unemployment rate has risen to 8.5% in April 2020, from 5.1% in 2019. The annualized total employment increased by 1% in 2017, by 1.6% in 2018 and decreases 0.4% in 2019. The annualized unemployment rate decreased 0.8% in 2017, 1.4% in 2018 and 0.3% in 2019. Total employment in April 2020 has decreased by 258 over annualized 2019. The decrease in employment is due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the health care and services sectors. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 52.2% of those working in Jenkins County do not live in Jenkins County. This may be due to a lack of decent affordable housing.

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

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

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



### 7. Competitive Rental Analysis

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 31.71%. One-unit detached homes make up 68.92% of the housing units, while units while structures with 5 or more units make up 2.90% of the housing units. Mobile Homes or Trailers make up 25.44% of the units.

There are very few multifamily rental units in Jenkins county, so in order to get a comparison of available units we surveyed some in Waynesboro which is 10 miles to the north of the PMA. We surveyed 8 complexes with a total of 388 units. This included 6 reported LIHTC projects with a total of 236 units and 12 other subsidized units with a total of 152 units. The LIHTC complexes had occupancy of 100%, while the other units had occupancy of 96.05%. The overall occupancy rate is 98.45%. The amenities in the majority of the market rate units surveyed are inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are no market rate multifamily units that are comparable to the subject. In order to establish the market rates, we used the surveyed complexes plus looked at rental rates in single family and multifamily in areas outside the PMA. This conservative method led us to conclude that the average market rent (adjusted for utilities) for one-bedroom units is \$650 for one-bedroom units, \$750 for two-bedroom units and \$825 for three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$650 for one-bedroom units, \$750 for two-bedroom units and \$825 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--30% AMI	350	\$95	255	\$255	650	154.9%
2 Bedroom--30% AMI	420	\$121	299	\$299	750	150.8%
1 Bedroom--50% AMI	583	\$95	488	\$440	650	47.7%
2 Bedroom--50% AMI	701	\$121	580	\$530	750	41.5%
3 Bedroom--50% AMI	810	\$148	662	\$670	825	23.1%
1 Bedroom--60% AMI	700	\$95	605	\$470	650	38.3%
2 Bedroom--60% AMI	841	\$121	720	\$595	750	26.1%
3 Bedroom--60% AMI	972	\$148	824	\$700	825	17.9%
1 Bedroom--Market		\$0	0	\$505	650	28.7%
2 Bedroom--Market		\$0	0	\$610	750	23.0%
3 Bedroom--Market		\$0	0	\$725	825	13.8%

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 1% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are two housing voids in Millen. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. This project will help fill the void for decent affordable housing and for market rate housing. It will not address other voids in the market.

**8. Absorption/Stabilization Estimate**

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

<b>Date</b>	<b>Total # Leased</b>	<b>%</b>
Construction Completion	12	25%
30 Days Post Completion	18	38%
60 Days Post Completion	24	50%
90 Days Post Completion	30	63%
120 Days Post Completion	36	75%
150 Days Post Completion	42	88%
180 Days Post Completion	48	100%

The absorption rate is estimated to be 6 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 12 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

**9. Overall Conclusion**

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

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

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

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

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

Summary Table:					
Development Name:	Ella Mae Gardens			Total # Units:	48
Location:	White Oak Road		# LIHTC Units:	43	
PMA Boundary:	Boundary lines of Jenkins County				
southern Boundary Line	Farthest Boundary Distance to Subject:			14	miles

RENTAL HOUSING STOCK (found on page __)									
Type	# Properties			Total Units	Vacant Units			Average Occupancy	
All Rental Housing	8			388	6			98.45%	
Market-Rate Housing									
Assisted/Subsidized Housing not to include LIHTC	2			152	6			96.05%	
<b>LIHTC</b>	6			236	0			100.00%	
Stabilized Comps	6			236	0			100.00%	
Properties in Construction & Lease Up	0			0	0			%	
Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Beds	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Advance	Per Unit	Per SF
1	1	1	892	\$255	\$ 650	\$ 0.73	155%	\$ 647	\$ 1.08
1	2	2	1117	\$299	\$ 750	\$ 0.67	151%	\$ 770	\$ 0.84
1	1	1	892	\$440	\$ 650	\$ 0.73	48%	\$ 647	\$ 1.08
2	2	2	1117	\$530	\$ 750	\$ 0.67	42%	\$ 770	\$ 0.84
1	3	2	1290	\$670	\$ 825	\$ 0.64	23%	\$ 880	\$ 0.77
5	1	1	892	\$470	\$ 650	\$ 0.73	38%	\$ 647	\$ 1.08
22	2	2	1117	\$595	\$ 750	\$ 0.67	26%	\$ 770	\$ 0.84
9	3	2	1290	\$700	\$ 825	\$ 0.64	18%	\$ 880	\$ 0.77
1	1	1	892	\$505	\$ 650	\$ 0.73	29%	\$ 647	\$ 1.08
3	2	2	1117	\$610	\$ 750	\$ 0.67	23%	\$ 770	\$ 0.84
1	3	2	1290	\$725	\$ 825	\$ 0.64	14%	\$ 880	\$ 0.77
0	0	0	0	\$0	\$ -	\$ -	0%	\$ -	\$ -
0	0	0	0	\$0	\$ -	\$ -	0%	\$ -	\$ -

NOTE: 70% or 80% unit designations are not allowed where 70% and 80% rents are at or above market rents.

CAPTURE RATES (found on page __)						
Targeted Population	30%	50%	60%	Market Rate	Other	Overall LIHTC
Capture Rate	3.67%	2.33%	17.97%	1.33%		14.01%

**C. PROJECT DESCRIPTION**

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

1. The site is located on the north side of White Oak Road at the intersection of Statesboro Highway, Millen, Jenkins County, GA 30442.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Five one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
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2	2	1	30%
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2	2	2	50%
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2	2	22	60%
3	2	9	60%
1	1	1	Mkt rate
2	2	3	Mkt rate
3	2	1	Mkt rate
3	2	1	Common
<b>TOTAL</b>		<b>48</b>	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	8	892
2	2	28	1117
3	2	12	1290
<b>TOTAL</b>		<b>48</b>	
<b>STRUCTURE TYPE: Townhouse</b>			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
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2 BR	2	22	60%	1117	595	121	716
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1 BR	1	1	Mkt rate	892	505	0	505
2 BR	2	3	Mkt rate	1117	610	0	610
3 BR	2	1	Mkt rate	1290	725	0	725
3 BR	2	1	common	1290			0
TOTAL		48					

**UTILITY RESPONSIBILITY**

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

8. Existing or proposed project based rental assistance: NONE

9. Proposed Development Amenities:

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

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 7-1-2022

**D. Site Evaluation**

1. The site visit including comparable market area developments was made on May 26, 2020. by Debbie Amox.
2. The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is commercial property; adjoining north is wooded vacant land and commercial; adjoining west is a school; adjoining south is residential, commercial and vacant land.
3. The site will have frontage access on White Oak Road. From the location on White Oak Road, access to the north-south Statesboro Highway is adjacent.
4. The site will make a good location for affordable rental housing.

**2. Site and Neighborhood Photos**

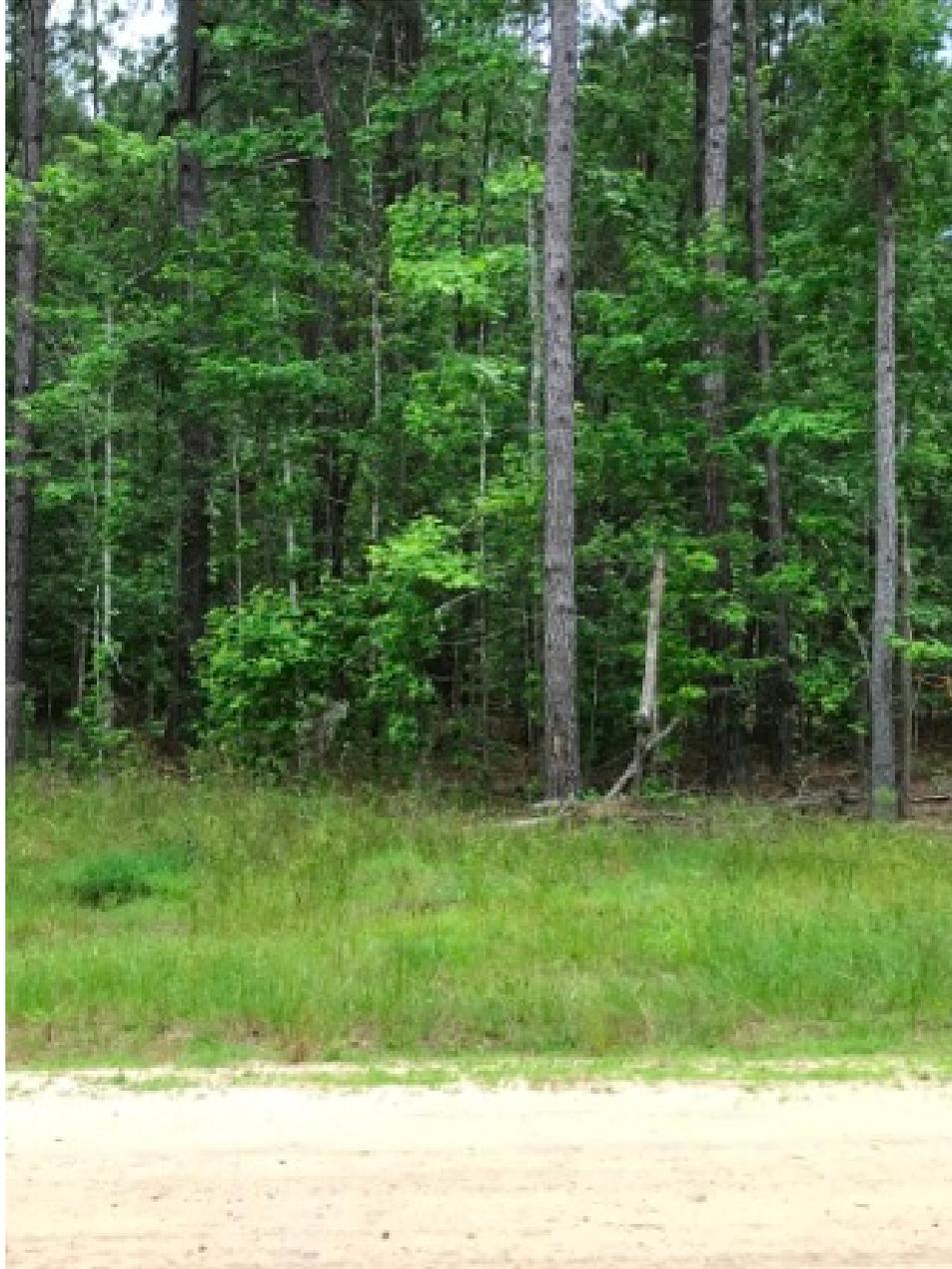
All photographs were taken May 26, 2020.



View across west to east, along south line



View across west to east



View north to south



View across from center of south line to north



View of west line north to south



Neighborhood view west



Neighborhood view east



Neighborhood view North



Neighborhood view south



White Oak Road east to west



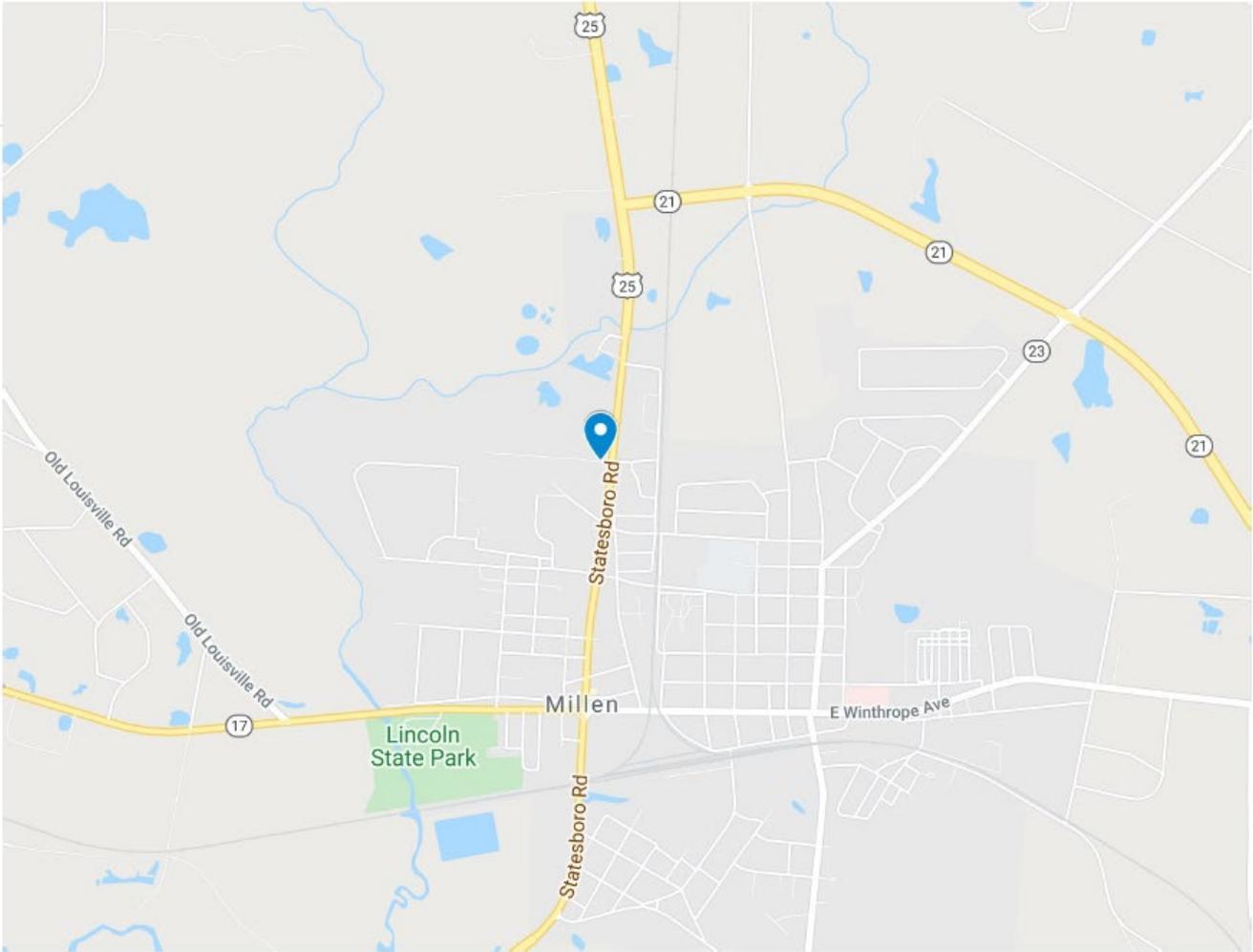
Hwy 121 north to south

**3. Maps and services.**

Location Map

# Ella Mae Gardens

Location  
SITE

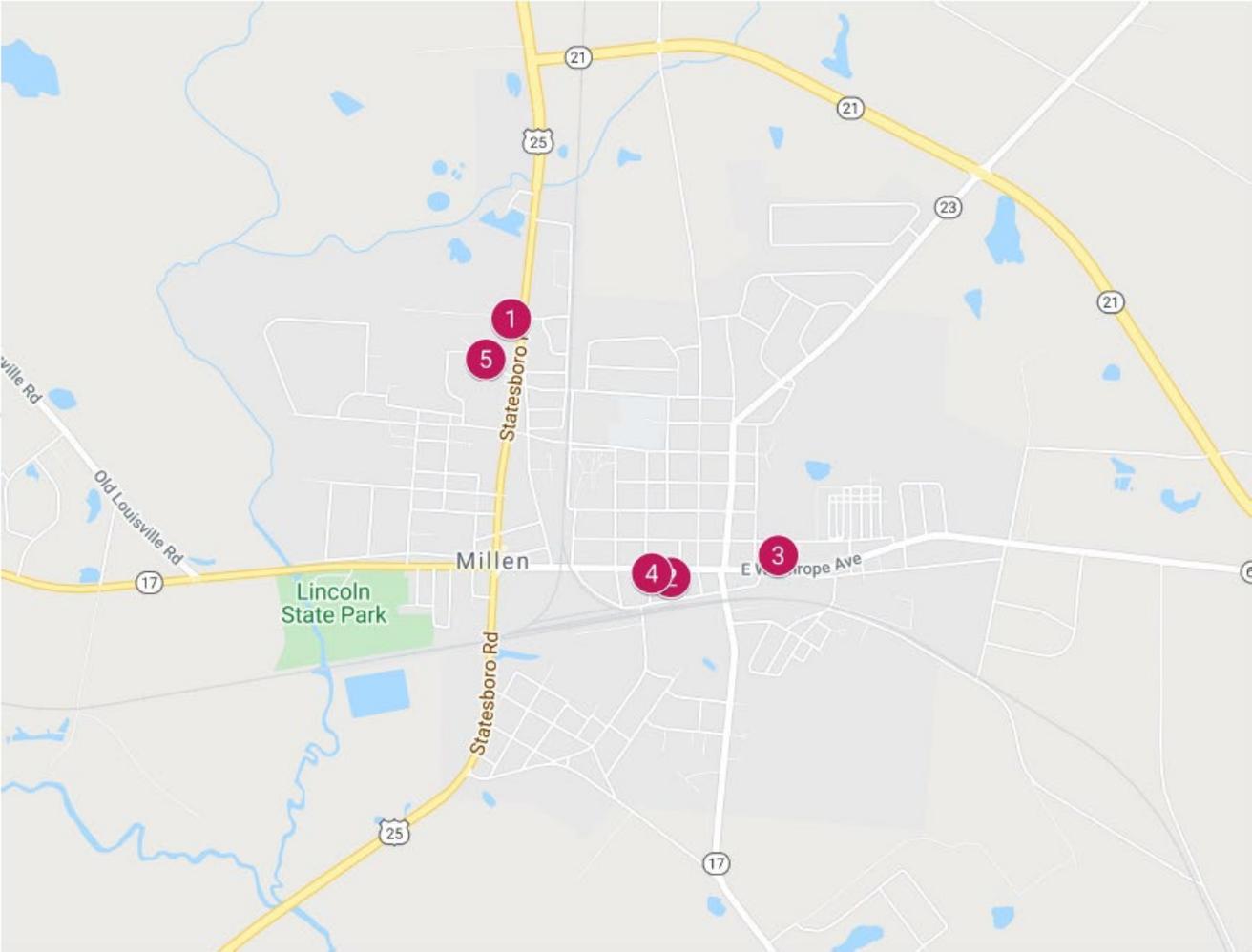


Services Map

# Ella Mae Gardens

Location

- 1 SITE
- 2 BI-LO
- 3 Jenkins County Medical Center
- 4 Dollar General
- 5 Jenkins County Elementary School



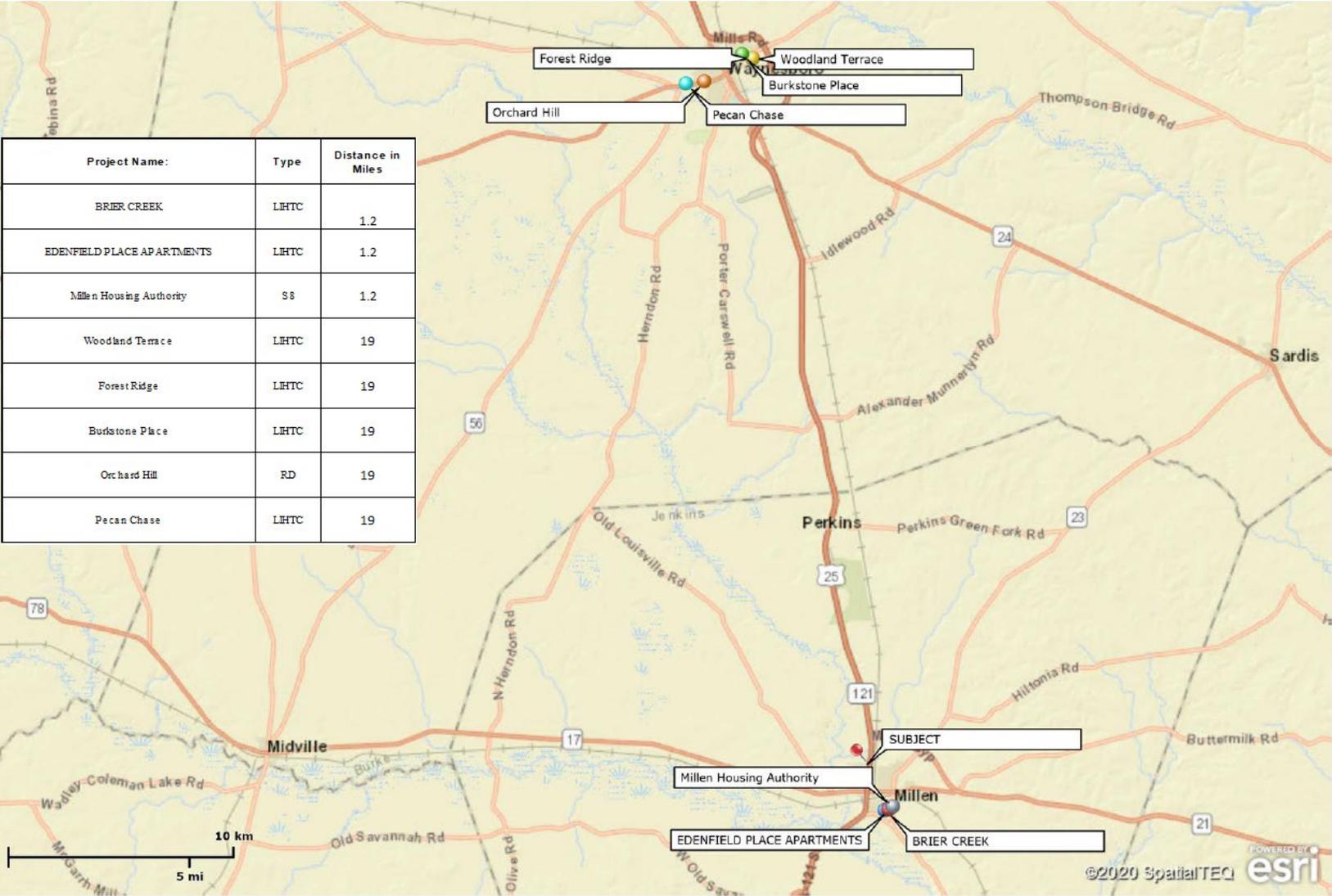
<b>Service</b>	<b>Name/Address</b>	<b>Distance</b>
<b>Full Service Grocery Store</b>	BI-LO Grocery 540 E. Winthrop Ave Millen, GA	1
<b>Pharmacy/Drug Store</b>	BI-LO Pharmacy 540 E. Winthrop Ave Millen, GA	1
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Jenkins County Medical Center 931 E. Winthrop Ave Millen, GA	1
<b>Shopping</b>	Dollar General 120 E. Winthrop Ave Millen, GA	0.9
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Optim Primary Care 961 E. Winthrop Ave Millen, GA	1.1
<b>Public School</b>	Jenkins County Elementary School 220 Landrum Drive Millen, GA	0.2

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

1. The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is commercial property; adjoining north is wooded vacant land and commercial; adjoining west is a school; adjoining south is residential, commercial and vacant land. The development is consistent with the mixed uses of the land within one mile of the site.
2. Local perception is that crime is not an adverse factor for this project. According to information from neighborhoodscout.com, the crime index is 84.
3. See map below that shows existing low income housing.

Surveyed Complexes Map Including Low Income

Surveyed Complexes



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

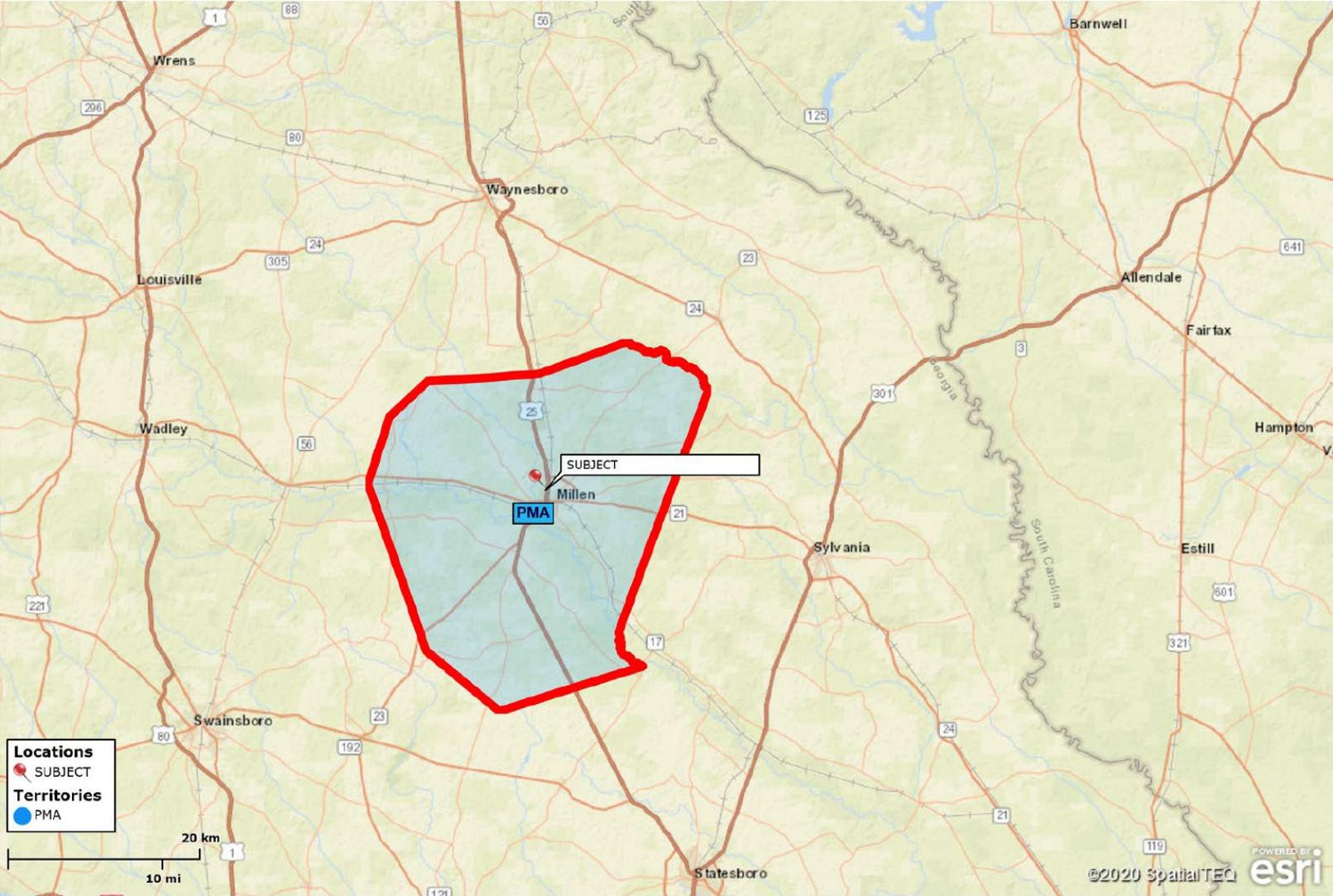
**E. MARKET AREA**

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

The map below shows the boundaries of the PMA. The site is approximately 14 miles from the farthest boundary of the PMA. The use of the county for the PMA area is appropriate for this rural area. The site is centrally located in the PMA and the applicants will not have long drives to get to the site.

Primary Market Area Map

PMA MAP



**F. COMMUNITY DEMOGRAPHIC DATA**

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

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

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

## METHOD OF ANALYSIS

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

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

### 1. New Households

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

### 2. Inadequate Supply of Existing Affordable Housing

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

### 3. Substandard and Overcrowded Housing Units

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In the charts that follow, all 2023 projections (year of project entry) are interpolated from the 2020-2025 projections provided by Environics Analytics.

**Demographic Summary**

## Pop-Facts® Executive Summary | Education, Income & Housing

**ENVIRONICS**  
ANALYTICS

**Trade Area:** Jenkins County, GA


### EDUCATION

Currently, it is estimated that **2.5%** of the population age 25 and over in this area had earned a Master's Degree, **0.5%** had earned a Professional School Degree, **0.0%** had earned a Doctorate Degree and **5.1%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **8.6%** had earned a Master's Degree, **2.1%** had earned a Professional School Degree, **1.4%** had earned a Doctorate Degree and **19.5%** had earned a Bachelor's Degree.



### INCOME

The average household income is estimated to be **\$40,850** for the current year, while the average household income for the base area is estimated to be **\$93,707** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$40,850** to **\$42,176**.

The average household income in the base area is projected to change over the next five years, from **\$93,707** to **\$104,663**.



### HOUSING

Most of the dwellings in this area (**68.2%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**65.1%**).

The majority of dwellings in this area (**68.9%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.5%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**21.5%**) are estimated to have been **Built 1990 to 1999** for the current year.

The majority of housing units in the base area (**14.4%**) are estimated to have been **Built 1970 to 1979** for the current year.



### LABOR

For this area, **Jenkins County, GA**, **94.2%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

**0.0%** are in the Armed Forces, **47.3%** are employed civilians, **2.9%** are unemployed civilians, and **49.7%** are not in the labor force.

The occupational classification for this area are as follows:

**29.0%** hold blue collar occupations, **40.8%** hold white collar occupations, and **30.2%** are occupied as service & farmworkers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories: **1.0%** are in Architecture and Engineering, **1.7%** are in Arts, Entertainment and Sports, **0.5%** are in Business and Financial Operations, **3.8%** are in Computers and Mathematics, **7.0%** are in Education, Training and Libraries, **5.3%** are in Healthcare Practitioners and Technicians, **4.0%** are in Healthcare Support, **0.0%** are in Life, Physical and Social Sciences, **3.2%** are in Management, **11.7%** are in Office and Administrative Support.

**2.0%** are in Community and Social Services, **7.8%** are in Food Preparation and Serving, **0.8%** are in Legal Services, **3.7%** are in Protective Services, **3.7%** are in Sales and Related Services, **3.4%** are in Personal Care Services.

**8.1%** are in Building and Grounds Maintenance, **6.6%** are in Construction and Extraction, **3.3%** are in Farming, Fishing and Forestry, **1.6%** are in Maintenance and Repair, **13.6%** are in Production, **7.3%** are in Transportation and Moving.

For the base area, **USA**, **94.5%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

**0.4%** are in the Armed Forces, **59.3%** are employed civilians, **3.5%** are unemployed civilians, and **36.8%** are not in the labor force.

The occupational classification for the base area are as follows:

**20.4%** hold blue collar occupations, **61.0%** hold white collar occupations, and **18.6%** are occupied as service & farmworkers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories: **1.8%** are in Architecture and Engineering, **2.0%** are in Arts, Entertainment and Sports, **4.9%** are in Business and Financial Operations, **3.0%** are in Computers and Mathematics, **6.0%** are in Education, Training and Libraries, **6.0%** are in Healthcare Practitioners and Technicians, **2.3%** are in Healthcare Support, **0.9%** are in Life, Physical and Social Sciences, **10.4%** are in Management, **12.8%** are in Office and Administrative Support.

**1.7%** are in Community and Social Services, **5.8%** are in Food Preparation and Serving, **1.1%** are in Legal Services, **2.1%** are in Protective Services, **10.3%** are in Sales and Related Services, **3.8%** are in Personal Care Services.

**3.9%** are in Building and Grounds Maintenance, **5.1%** are in Construction and Extraction, **0.7%** are in Farming, Fishing and Forestry, **3.1%** are in Maintenance and Repair, **5.8%** are in Production, **6.4%** are in Transportation and Moving.

## Pop-Facts® Executive Summary | Population & Household

**ENVIRONICS**  
ANALYTICS

Trade Area: Jenkins County, GA



### POPULATION

The population in this area is estimated to change from **8,340** to **8,617**, resulting in a growth of **3.3%** between 2010 and the current year. Over the next five years, the population is projected to grow by **1.6%**.

The population in the base area is estimated to change from **308,745,538** to **330,342,293**, resulting in a growth of **7.0%** between 2010 and the current year. Over the next five years, the population is projected to grow by **3.3%**.

The current year median age for this area is **44.9**, while the average age is **44.9**. Five years from now, the median age is projected to be **46.0**.

The current year median age for the base area is **38.7**, while the average age is **39.6**. Five years from now, the median age is projected to be **39.6**.

#### Of this area's current year estimated population:

**50.6%** are White Alone, **43.2%** are Black or African American Alone, **0.4%** are American Indian and Alaska Nat. Alone, **0.5%** are Asian Alone, **0.1%** are Nat. Hawaiian and Other Pacific Isl. Alone, **4.1%** are Some Other Race, and **1.1%** are Two or More Races.

#### Of the base area's current year estimated population:

**69.4%** are White Alone, **12.8%** are Black or African American Alone, **1.0%** are American Indian and Alaska Nat. Alone, **5.9%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **7.1%** are Some Other Race, and **3.5%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **6.3%**, while the base area's current estimated Hispanic or Latino population is **19.0%**.



### HOUSEHOLD

The number of households in this area is estimated to change from **3,192** to **2,905**, resulting in an increase of **-9.0%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **2.2%**.

The number of household in the base area is estimated to change from **116,716,292** to **125,476,002**, resulting in an increase of **7.5%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.4%**.

Source: Environics Analytics

## 1. POPULATION TRENDS

### a. Total Population

#### TOTAL POPULATION

#### PMA

Population	
2000 Census	8576
2010 Census	8340
2020 Estimate	8617
2023 Projection	8,699
2025 Projection	8754
Percent Change: 2000 to 2010	-2.75%
Percent Change: 2010 to 2020	3.32%
Percent Change: 2020 to 2023	0.95%
Percent Change: 2020 to 2025	1.59%
Annualized change: 2000-2010	-0.28%
Annualized change: 2010-2020	0.37%
Annualized change: 2020-2023	0.32%
Annualized change: 2020-2025	0.32%
Change 2000-2010	-236
Change 2010-2020	277
Change 2020-2023	82
Change 2020-2025	137

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

## b. Population by age group

**POPULATION DETAILS****PMA**

	<b>EST 2020</b>		<b>Proj. 2023</b>
<b>Population by Age</b>	8,617		8,699
Age 0 - 4	403	4.7%	407
Age 5 - 9	410	4.8%	414
Age 10 - 14	431	5.0%	435
Age 15 - 17	285	3.3%	288
Age 18 - 20	277	3.2%	280
Age 21 - 24	435	5.0%	439
Age 25 - 34	1,118	13.0%	1,129
Age 35 - 44	956	11.1%	965
Age 45 - 54	1,015	11.8%	1,025
Age 55 - 64	1,092	12.7%	1,102
Age 65 - 74	1,017	11.8%	1,027
Age 75 - 84	675	7.8%	681
Age 85 and over	503	5.8%	508
Age 16 and over	7,281	84.5%	7,350
Age 18 and over	7,088	82.3%	7,156
Age 21 and over	6,811	79.0%	6,876
Age 65 and over	2,195	25.5%	2,216

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

<b>2010 Population by Age</b>		
Age 0 - 4	613	7.35
Age 5 - 9	607	7.28
Age 10 - 14	642	7.70
Age 15 - 17	374	4.48
Age 18 - 20	359	4.30
Age 21 - 24	385	4.62
Age 25 - 34	894	10.72
Age 35 - 44	959	11.50
Age 45 - 54	1,150	13.79
Age 55 - 64	1,101	13.20
Age 65 - 74	664	7.96
Age 75 - 84	428	5.13
Age 85+	164	1.97
Age 15+	6,478	77.67
Age 16+	6,374	76.43
Age 18+	6,104	73.19
Age 21+	5,745	68.89
Age 25+	5,360	64.27
Age 65+	1,256	15.06

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

## 2. Household Trends

- a. Total number of households and average household size

### PERSONS PER HOUSEHOLD PMA

2000 Census	2.67
2010 Census	2.61
2020 Estimate	2.97
2023 Projection	2.96
2025 Projection	2.95

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

**HOUSEHOLD GROWTH****PMA**

<b>Households</b>	
2000 Census	3,214
2010 Census	3,192
2020 Estimate	2,905
2023 Projection	2,943
2025 Projection	2,969
Percent Change: 2000 to 2010	-0.69%
Percent Change: 2010 to 2020	-8.99%
Percent Change: 2020 to 2023	1.32%
Percent Change: 2020 to 2025	2.20%
Annualized change: 2000-2010	-0.07%
Annualized change: 2010-2020	-1.00%
Annualized change: 2020-2023	0.44%
Annualized change: 2020-2025	0.44%
Change 2000-2010	-22
Change 2010-2020	-287
Change 2020-2023	38
Change 2020-2025	64

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

## b. Household by tenure

**PMA**

	2010		2020		2023
Total Households	3,192		2,905		2,943
Renter Occupied	1,017	31.86%	923	31.77%	935
Owner Occupied	2,175	68.14%	1,982	68.23%	2,008

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

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

<b>PMA</b>	2018	%	2020
Total:	3,409		2,905
Owner occupied:	2,394		1,982
Less than \$5,000	142	5.93%	118
\$5,000 to \$9,999	82	3.43%	68
\$10,000 to \$14,999	192	8.02%	159
\$15,000 to \$19,999	123	5.14%	102
\$20,000 to \$24,999	256	10.69%	212
\$25,000 to \$34,999	386	16.12%	320
\$35,000 to \$49,999	314	13.12%	260
\$50,000 to \$74,999	493	20.59%	408
\$75,000 to \$99,999	192	8.02%	159
\$100,000 to \$149,999	188	7.85%	156
\$150,000 or more	26	1.09%	22
Renter occupied:	1,015		923
Less than \$5,000	67	6.60%	61
\$5,000 to \$9,999	273	26.90%	248
\$10,000 to \$14,999	57	5.62%	52
\$15,000 to \$19,999	137	13.50%	125
\$20,000 to \$24,999	101	9.95%	92
\$25,000 to \$34,999	138	13.60%	125
\$35,000 to \$49,999	151	14.88%	137
\$50,000 to \$74,999	91	8.97%	83
\$75,000 to \$99,999	0	0.00%	0
\$100,000 to \$149,999	0	0.00%	0
\$150,000 or more	0	0.00%	0

Source: U.S. Census Bureau, 2016 American Community Survey B25118, Gibson Consulting LLC

<b>Households by HH Income</b>	<b>2010</b>	
Total:	3125	
Owner occupied:	2369	
Less than \$5,000	34	1.44%
\$5,000 to \$9,999	115	4.85%
\$10,000 to \$14,999	339	14.31%
\$15,000 to \$19,999	106	4.47%
\$20,000 to \$24,999	342	14.44%
\$25,000 to \$34,999	301	12.71%
\$35,000 to \$49,999	316	13.34%
\$50,000 to \$74,999	408	17.22%
\$75,000 to \$99,999	107	4.52%
\$100,000 to \$149,999	122	5.15%
\$150,000 or more	179	7.56%
Renter occupied:	756	
Less than \$5,000	94	12.43%
\$5,000 to \$9,999	105	13.89%
\$10,000 to \$14,999	124	16.40%
\$15,000 to \$19,999	51	6.75%
\$20,000 to \$24,999	118	15.61%
\$25,000 to \$34,999	101	13.36%
\$35,000 to \$49,999	42	5.56%
\$50,000 to \$74,999	72	9.52%
\$75,000 to \$99,999	15	1.98%
\$100,000 to \$149,999	11	1.46%
\$150,000 or more	23	3.04%

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

## d. Renter Households by number of persons in the household

**Renter Households by Household Size  
PMA**

	2018	%	2020
Total:	3,409		2905
Owner occupied:	2,394		1982
1-person household	823	34.38%	681
2-person household	807	33.71%	668
3-person household	423	17.67%	350
4-person household	232	9.69%	192
5-person household	58	2.42%	48
6-person household	42	1.75%	35
7-or-more person household	9	0.38%	7
Renter occupied:	1,015		923
1-person household	256	25.22%	233
2-person household	278	27.39%	253
3-person household	251	24.73%	228
4-person household	131	12.91%	119
5-person household	48	4.73%	44
6-person household	14	1.38%	13
7-or-more person household	37	3.65%	34

Source: U.S. Census Bureau, 2018 5-Year American Community Survey B25009, Environics Analytics, Gibson Consulting, LLC

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

**AGE OF HOUSING  
PMA**

<b>2020 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	0	0.00
Built 2010 to 2013	60	1.47
Built 2000 to 2009	501	12.23
Built 1990 to 1999	880	21.48
Built 1980 to 1989	484	11.82
Built 1970 to 1979	652	15.92
Built 1960 to 1969	508	12.40
Built 1950 to 1959	326	7.96
Built 1940 to 1949	291	7.11
Built 1939 or Earlier	394	9.62
<b>2020 Est. Median Year Structure Built</b>		1978

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

According to the data above, there have been no new housing units constructed in the county in seven years.

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

### HOUSING UNIT CHARACTERISTICS

#### PMA

<b>2020 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	19	0.46
1 Unit Detached	2,823	68.92
2 Units	46	1.12
3 or 4 Units	47	1.15
5 to 19 Units	119	2.90
20 to 49 Units	0	0.00
50 or More Units	0	0.00
Mobile Home or Trailer	1,042	25.44
Boat, RV, Van, etc.	0	0.00

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

**G. Employment Trend**

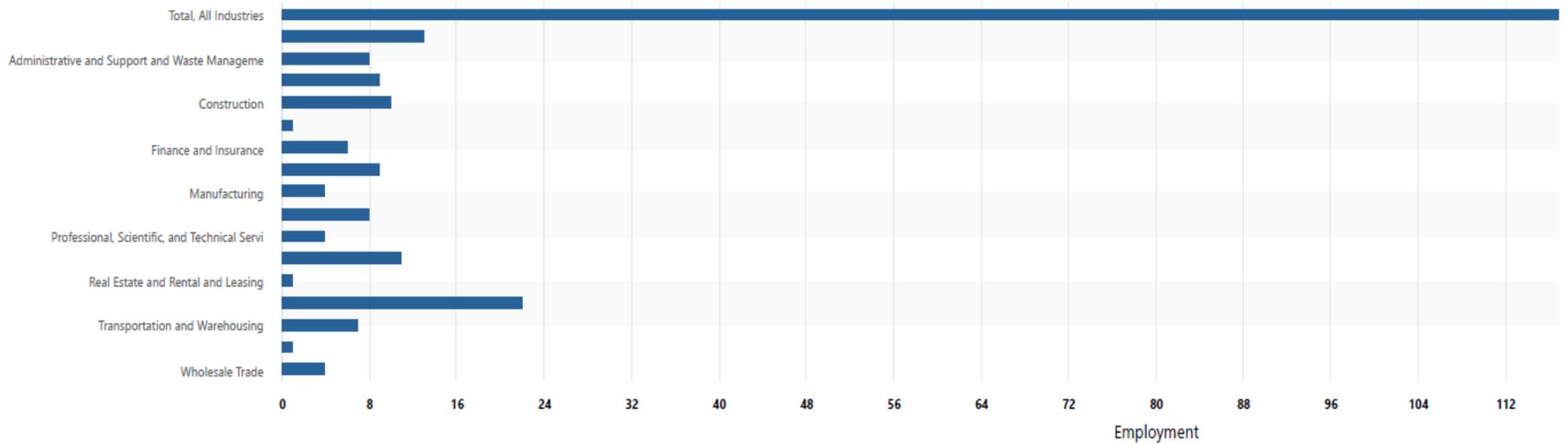
1. Total Jobs:  
Jenkins County

Year	Total Employed
2010	2738
2011	2746
2012	2902
2013	2914
2014	2928
2015	2834
2016	2919
2017	2947
2018	2995
2019	2983

Source: Bureau of Labor Statistics (BLS)

## 2. Total Jobs by Industry:

Quarterly Census of Employment and Wages (QCEW) for Multiple Industries in Jenkins County in the fourth quarter of 2019



● Establishments ● Employment ● Average Weekly Wage

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

**Quarterly Census of Employment and Wages (QCEW) for Multiple Industries in Jenkins County in the fourth quarter of 2019**

**Industry Table**

Fourth quarter of 2019 Quarterly Census of Employment and Wages, Multiple Industries data for Jenkins County, aggregate of all types ownership.

Industry	Code	Establishments	Employment				Wages	
			October	November	December	Average	Total Wage	Average Weekly Wage
Total, All Industries	10	121	1,395	1,367	1,365	1,376	\$12,105,968	\$677
Accommodation and Food Services	72	13	139	133	136	136	\$456,667	\$258
Administrative and Support and Waste Manageme	56	8	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Agriculture, Forestry, Fishing and Hunting	11	9	19	18	16	18	\$182,790	\$796
Construction	23	10	51	51	54	52	\$550,350	\$814
Educational Services	61	1	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Finance and Insurance	52	6	20	20	21	20	\$180,175	\$682
Health Care and Social Assistance	62	9	195	198	194	196	\$1,809,405	\$711
Manufacturing	31-33	4	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Other Services (except Public Administration)	81	8	15	16	17	16	\$130,031	\$625
Professional, Scientific, and Technical Servi	54	4	6	6	6	6	\$51,631	\$662
Public Administration	92	11	200	194	191	195	\$1,269,912	\$501
Real Estate and Rental and Leasing	53	1	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Retail Trade	44-45	22	176	156	155	162	\$883,764	\$419
Transportation and Warehousing	48-49	7	26	25	25	25	\$478,542	\$1,453
Utilities	22	1	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Wholesale Trade	42	4	22	21	23	22	\$288,465	\$1,009

## 3. Major Employers:

**Major Employers**

The table below shows the employers summary in Jenkins County, Georgia.

<b>Company Name</b>	<b>Partial Address</b>	<b>City</b>	<b>State</b>	<b>Employees</b>
Planters Electric Membership	US Highway 25 N	Millen	GA	20-49
Bi-Lo	E Winthrope Ave	Millen	GA	50-99
Jenkins County Middle School	Barney Ave	Millen	GA	20-49
Jenkins County High School	Barney Ave	Millen	GA	20-49
Jenkins Correctional Ctr	Parker Estates Dr	Millen	GA	20-49
Jenkins County Medical Ctr	E Winthrope Ave	Millen	GA	50-99
Magnolia Country Club Holding	US Highway 25 N	Millen	GA	20-49
Mc Donald's	US Highway 25 N	Millen	GA	20-49
Pruitt Health	S Gray St	Millen	GA	100-249

Employer information is provided by Infogroup®, Omaha, NE

## 4. Unemployment Trends:

**Employment Trends**

## Jenkins County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2010	2738	24.9	15.2	-4.3
2011	2746	0.3	14.4	-0.9
2012	2902	5.7	13.7	-0.6
2013	2914	0.4	12.3	-1.4
2014	2928	0.5	9.9	-2.4
2015	2834	-3.2	8.4	-1.6
2016	2919	3.0	7.5	-0.8
2017	2947	1.0	6.7	-0.8
2018	2995	1.6	5.3	-1.4
2019	2983	-0.4	5.1	-0.3

Source: Bureau of Labor Statistics

## Jenkins County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-19	2961	-1.3	7.5	1.0
Feb-19	2977	-1.2	5.2	-0.2
Mar-19	3008	-0.5	4.8	-1.0
Apr-19	3009	-1.1	4.4	-0.1
May-19	2990	-2.4	4.9	0.4
Jun-19	2954	-0.9	5.3	-0.6
Jul-19	2949	-1.4	6.5	-0.2
Aug-19	2983	0.6	5.2	0.0
Sep-19	3010	0.5	4.9	-0.1
Oct-19	2999	1.4	4.1	-0.8
Nov-19	2993	1.7	3.6	-0.9
Dec-19	2959	0.0	4.6	-0.6
Jan-20	2967	0.2	4.7	-2.8
Feb-20	2987	0.3	4.6	-0.6
Mar-20	2998	-0.3	6.3	1.5
Apr-20	2725	-9.4	8.5	4.1

## Commute Patterns:

**PMA**

<b>2020 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	786	24.64
15 - 29 Minutes	971	30.44
30 - 44 Minutes	159	4.98
45 - 59 Minutes	257	8.06
60 or more Minutes	--	27.00
2020 Est. Avg Travel Time to Work in Minutes	786	24.64
<b>2020 Est. Workers Age 16+ by Transp. to Work</b>		
2020 Est. Workers Age 16+ by Transp. to Work	786	24.64
Drove Alone	971	30.44
Carpooled	159	4.98
Public Transport	257	8.06
Walked	--	27.00
Bicycle	786	24.64
Other Means	971	30.44
Worked at Home	159	4.98

Source: Environics Analytics

# OnTheMap

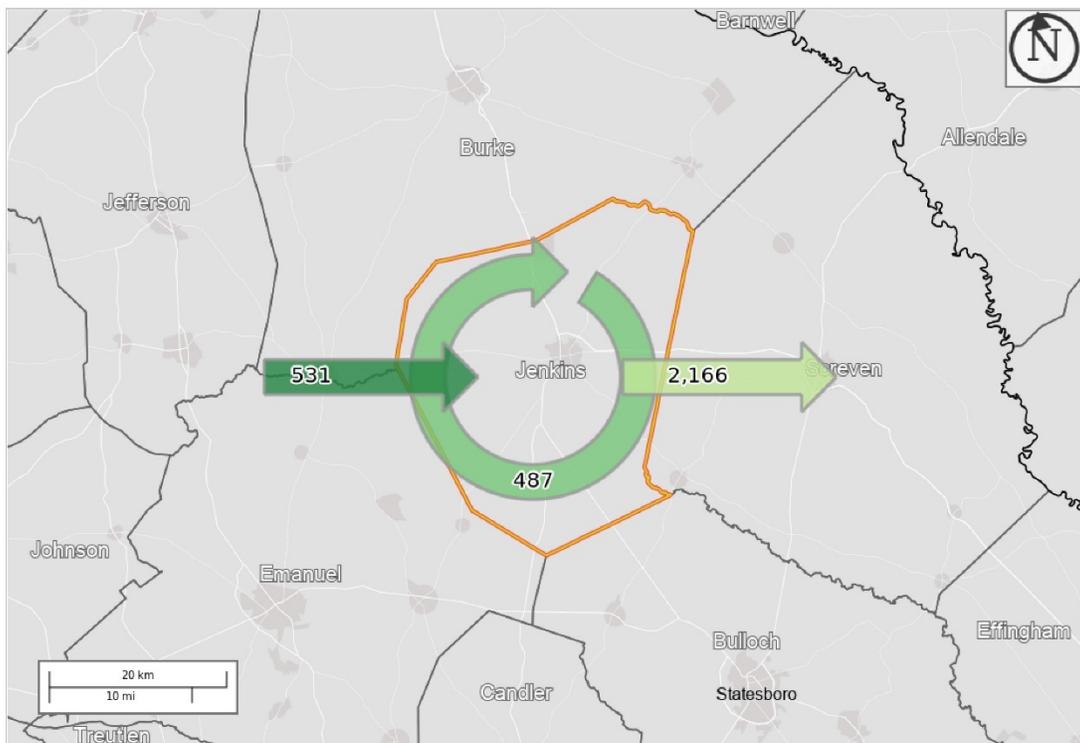
## Inflow/Outflow Report

All Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 06/15/2020

### Inflow/Outflow Counts of All Jobs for Selection Area in 2017

All Workers



#### Map Legend

**Selection Areas**

- Analysis Selection

**Inflow/Outflow**

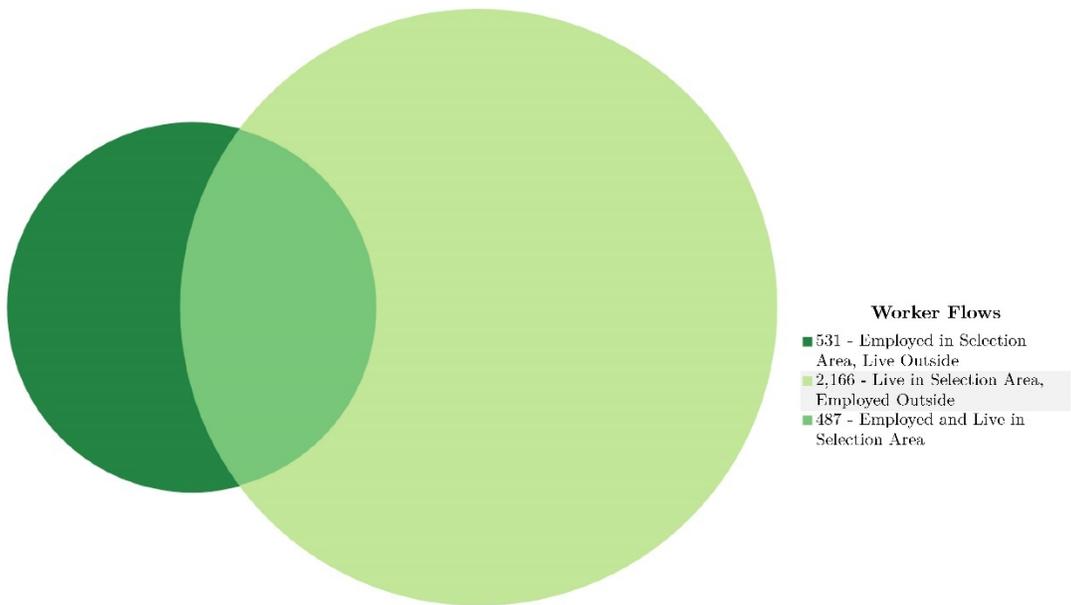
- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of All Jobs for Selection Area in 2017

All Workers



Inflow/Outflow Counts of All Jobs for Selection Area in 2017

All Workers

Worker Totals and Flows	2017	
	Count	Share
Employed in the Selection Area	1,018	100.0
Employed in the Selection Area but Living Outside	531	52.2
Employed and Living in the Selection Area	487	47.8
Living in the Selection Area	2,653	100.0
Living in the Selection Area but Employed Outside	2,166	81.6
Living and Employed in the Selection Area	487	18.4



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**Additional Information**


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**Analysis Settings**

<b>Analysis Type</b>	Inflow/Outflow
<b>Selection area as</b>	N/A
<b>Year(s)</b>	2017
<b>Job Type</b>	All Jobs
<b>Selection Area</b>	Jenkins County, GA from Counties
<b>Selected Census Blocks</b>	844
<b>Analysis Generation Date</b>	06/15/2020 08:42 - OnTheMap 6.6
<b>Code Revision</b>	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
<b>LODES Data Version</b>	20170818

**Data Sources**

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

**Notes**

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
4. Data on Federal employment are not available after 2015.

## Inflow/Outflow Report

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

	2017	
	Count	Share
Employed in the Selection Area	1,018	100.0%
Living in the Selection Area	2,653	260.6%
Net Job Inflow (+) or Outflow (-)	-1,635	-

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

	2017	
	Count	Share
Living in the Selection Area	2,653	100.0%
Living and Employed in the Selection Area	487	18.4%
Living in the Selection Area but Employed Outside	2,166	81.6%

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

	2017	
	Count	Share
Employed in the Selection Area	1,018	100.0%
Employed and Living in the Selection Area	487	47.8%
Employed in the Selection Area but Living Outside	531	52.2%

### Outflow Job Characteristics (All Jobs)

	2017	
	Count	Share
External Jobs Filled by Residents	2,166	100.0%
Workers Aged 29 or younger	500	23.1%
Workers Aged 30 to 54	1,169	54.0%
Workers Aged 55 or older	497	22.9%
Workers Earning \$1,250 per month or less	584	27.0%
Workers Earning \$1,251 to \$3,333 per month	918	42.4%
Workers Earning More than \$3,333 per month	664	30.7%
Workers in the "Goods Producing" Industry Class	497	22.9%
Workers in the "Trade, Transportation, and Utilities" Industry Class	442	20.4%
Workers in the "All Other Services" Industry Class	1,227	56.6%

### Inflow Job Characteristics (All Jobs)

	2017	
	Count	Share
Internal Jobs Filled by Outside Workers	531	100.0%
Workers Aged 29 or younger	146	27.5%
Workers Aged 30 to 54	296	55.7%
Workers Aged 55 or older	89	16.8%
Workers Earning \$1,250 per month or less	161	30.3%
Workers Earning \$1,251 to \$3,333 per month	249	46.9%
Workers Earning More than \$3,333 per month	121	22.8%
Workers in the "Goods Producing" Industry Class	67	12.6%

Workers in the "Trade, Transportation, and Utilities" Industry Class	124	23.4%
Workers in the "All Other Services" Industry Class	340	64.0%

### Interior Flow Job Characteristics (All Jobs)

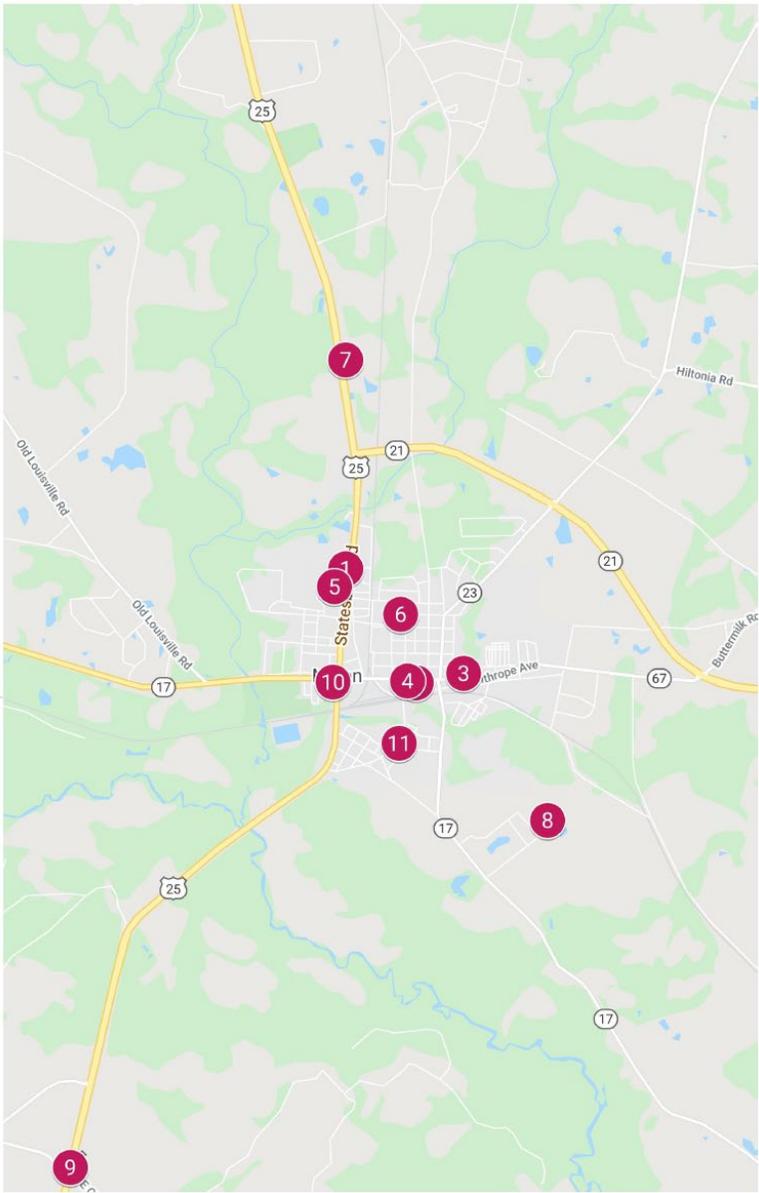
	2017	
	Count	Share
Internal Jobs Filled by Residents	487	100.0%
Workers Aged 29 or younger	111	22.8%
Workers Aged 30 to 54	225	46.2%
Workers Aged 55 or older	151	31.0%
Workers Earning \$1,250 per month or less	146	30.0%
Workers Earning \$1,251 to \$3,333 per month	229	47.0%
Workers Earning More than \$3,333 per month	112	23.0%
Workers in the "Goods Producing" Industry Class	46	9.4%
Workers in the "Trade, Transportation, and Utilities" Industry Class	92	18.9%
Workers in the "All Other Services" Industry Class	349	71.7%

5. Site Location and Major Employers:

# Ella Mae Gardens

Location

- 1 SITE
- 2 BI-LO
- 3
- Jenkins County Medical Center
- 4 Dollar General
- 5
- Jenkins County Elementary School
- 6 Jenkins County High School
- 7
- Planters Electric Membership Corporation
- 8 Jenkins Correctional Center
- 9
- Magnolia Country Club Holding
- 10 McDonald's
- 11 PruittHealth - Bethany



## 6. Analysis and Conclusions:

The County unemployment rate has risen to 8.5% in April 2020, from 5.1% in 2019. The annualized total employment increased by 1% in 2017, by 1.6% in 2018 and decreases 0.4% in 2019. The annualized unemployment rate decreased 0.8% in 2017, 1.4% in 2018 and 0.3% in 2019. Total employment in April 2020 has decreased by 258 over annualized 2019. The decrease in employment is due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the health care and services sectors. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 52.2% of those working in Jenkins County do not live in Jenkins County. This may be due to a lack of decent affordable housing.

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

There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

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

### 1. Income Restrictions

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

#### **LIHTC Requirements**

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

1. Rent restriction
2. Income restrictions

These two restrictions impact upon the market needs when calculating demand for affordable housing. The universe of potential residents is limited by the above restrictions. Generally, the rent (including an allowance for utilities) is limited to 30% of the maximum income limit, adjusted for family size. The proposed development will have units targeted to 80%, 60%, 50% and 30% of the area median income, as determined by the Department of Housing and Urban Development, adjusted for family size. The charts below summarize these limits for the market area.

#### **Maximum Rents**

<b>Bedrooms (People)</b>	<b>60.00%</b>	<b>30.00%</b>	<b>50.00%</b>	<b>FMR</b>
<b>Efficiency (1.0)</b>	654	327	545	513
<b>1 Bedroom (1.5)</b>	700	350	583	516
<b>2 Bedrooms (3.0)</b>	841	420	701	651
<b>3 Bedrooms (4.5)</b>	972	486	810	841
<b>4 Bedrooms (6.0)</b>	1,084	542	903	998

Source: HUD 2020 Income Limits, Gibson Consulting, LLC

**LIHTC Income Limits****% of Area Median**

<b>LIHTC Income Limits for 2020 (Based on 2020 National Non-Metropolitan Median Income)</b>			
	<b>60.00%</b>	<b>30.00%</b>	<b>50.00%</b>
<b>1 Person</b>	26,160	13,080	21,800
<b>2 Person</b>	29,880	14,940	24,900
<b>3 Person</b>	33,660	16,830	28,050
<b>4 Person</b>	37,380	18,690	31,150
<b>5 Person</b>	40,380	20,190	33,650
<b>6 Person</b>	43,380	21,690	36,150
<b>7 Person</b>	46,380	23,190	38,650
<b>8 Person</b>	49,320	24,660	41,100

Source: U. S. Department of HUD, 2020

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

## 2. Affordability

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

		1BR	2BR	1BR	2BR	3BR	1BR
	%	30% AMI	30% AMI	50% AMI	50% AMI	50% AMI	60% AMI
MINIMUM INCOME		12000	14400	18343	22320	28046	19371
MAXIMUM INCOME		14,940	16,830	24,900	28,050	33,650	29,880
Less than \$5,000	6.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	26.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.62%	3.30%	0.67%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	13.50%	0.00%	4.94%	4.47%	0.00%	0.00%	1.69%
\$20,000 to \$24,999	9.95%	0.00%	0.00%	9.75%	5.33%	0.00%	9.95%
\$25,000 to \$34,999	13.60%	0.00%	0.00%	0.00%	4.15%	7.62%	6.63%
\$35,000 to \$49,999	14.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,000 to \$74,999	8.97%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,000 to \$99,999	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Income Eligible %</b>		3.30%	5.61%	14.22%	9.48%	7.62%	18.28%
Proposed Rent )		\$255	\$299	\$440	\$530	\$670	\$470
Utility Allowance		\$95	\$121	\$95	\$121	\$148	\$95
Total Housing Cost		\$350	\$420	\$535	\$651	\$818	\$565
Divided by 35%		\$1,000	\$1,200	\$1,529	\$1,860	\$2,337	\$1,614
Multiply by 12		12	12	12	12	12	12
Minimum Income to Afford rent		\$12,000	\$14,400	\$18,343	\$22,320	\$28,046	\$19,371
Maximum Income Limit		14,940	16,830	24,900	28,050	33,650	29,880

		1BR	2BR	3BR	1BR	2BR	TOTAL
	%	2BR	3BR	1BR	2BR	3BR	TOTAL
MINIMUM INCOME		60% AMI	60% AMI	Market	Market	Market	LIHTC
MAXIMUM INCOME		24549	29074	17314	20914	24857	12000
Less than \$5,000	6.60%	33,660	40,380	75,000	75,000	75,000	40,380
\$5,000 to \$9,999	26.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.62%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	13.50%	0.00%	0.00%	0.00%	0.00%	0.00%	3.37%
\$20,000 to \$24,999	9.95%	0.00%	0.00%	7.25%	0.00%	0.00%	13.50%
\$25,000 to \$34,999	13.60%	0.90%	0.00%	9.95%	8.13%	0.28%	9.95%
\$35,000 to \$49,999	14.88%	11.77%	8.06%	13.60%	13.60%	13.60%	13.60%
\$50,000 to \$74,999	8.97%	0.00%	5.34%	14.88%	14.88%	14.88%	5.34%
\$75,000 to \$99,999	0.00%	0.00%	0.00%	8.97%	8.97%	8.97%	0.00%
<b>Income Eligible %</b>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Proposed Rent )		12.67%	13.39%	54.64%	45.57%	37.72%	45.75%
Utility Allowance		\$595	\$700	\$505	\$610	\$725	
Total Housing Cost		\$121	\$148	\$0	\$0	\$0	
Divided by 35%		\$716	\$848	\$505	\$610	\$725	
Multiply by 12		\$2,046	\$2,423	\$1,443	\$1,743	\$2,071	
Minimum Income to Afford rent		12	12	12	12	12	
Maximum Income Limit		\$24,549	\$29,074	\$17,314	\$20,914	\$24,857	

3. Demand  
 a. Demand from New Household Growth

	1BR	2BR	1BR	2BR	3BR	1BR
	30% AMI	30% AMI	50% AMI	50% AMI	50% AMI	60% AMI
Households-2023	2,943	2,943	2,943	2,943	2,943	2,943
Households-2020	2,905	2,905	2,905	2,905	2,905	2,905
New Households	38	38	38	38	38	38
% Income Eligible	3.30%	5.61%	14.22%	9.48%	7.62%	18.28%
% age eligible	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	1	2	5	4	3	7
Renter %	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%
Demand from new Households	0	1	2	1	1	2

	2BR	3BR	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	Market	Market	Market	LIHTC
Households-2023	2,943	2,943	2,943	2,943	2,943	2,943
Households-2020	2,905	2,905	2,905	2,905	2,905	2,905
New Households	38	38	38	38	38	38
% Income Eligible	12.67%	13.39%	54.64%	45.57%	37.72%	45.75%
% age eligible	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	5	5	21	17	14	18
Renter %	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%
Demand from new Households	2	2	7	6	5	6

b. Demand from Existing Households

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

**Substandard Housing Data:**

<b>SELECTED CHARACTERISTICS</b>	
Occupied housing units	3,409
Lacking complete plumbing facilities	0
Lacking complete kitchen facilities	84
No telephone service available	35
	0
<b>OCCUPANTS PER ROOM</b>	
Occupied housing units	3,409
1.00 or less	29
1.01 to 1.50	54
1.51 or more	3,409

Source: U.S. Census Bureau, 2018 American Community Survey DP04

As shown on the chart above 0 units lack complete plumbing facilities, 84 units lack complete kitchen facilities and 83 units are overcrowded; therefore, substandard units total 167.

	1BR	2BR	1BR	2BR	3BR	1BR
	30% AMI	30% AMI	50% AMI	50% AMI	50% AMI	60% AMI
<b>Total Substandard units</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>
<b>% Income Eligible</b>	<b>3.30%</b>	<b>5.61%</b>	<b>14.22%</b>	<b>9.48%</b>	<b>7.62%</b>	<b>18.28%</b>
<b>% age eligible</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Demand From Substandard Units</b>	<b>6</b>	<b>9</b>	<b>24</b>	<b>16</b>	<b>13</b>	<b>31</b>

	2BR	3BR	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	Market	Market	Market	LIHTC
<b>Total Substandard units</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>
<b>% Income Eligible</b>	<b>12.67%</b>	<b>13.39%</b>	<b>54.64%</b>	<b>45.57%</b>	<b>37.72%</b>	<b>45.75%</b>
<b>% age eligible</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Demand From Substandard Units</b>	<b>21</b>	<b>22</b>	<b>91</b>	<b>76</b>	<b>63</b>	<b>76</b>

**Rent Overburden Information:**

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	835	
Less than 15.0 percent	101	12.10%
15.0 to 19.9 percent	119	14.25%
20.0 to 24.9 percent	122	14.61%
25.0 to 29.9 percent	68	8.14%
30.0 to 34.9 percent	0	0.00%
35.0 percent or more	425	50.90%

Source: U.S. Census Bureau, 2016 American Community Survey DP04

The chart above indicates that 50.90% of the renters pay 35.0% or more of their income for rent.

	1BR	2BR	1BR	2BR	3BR	1BR
	30% AMI	30% AMI	50% AMI	50% AMI	50% AMI	60% AMI
Households-2023	2,943	2,943	2,943	2,943	2,943	2,943
% Income Eligible	3.30%	5.61%	14.22%	9.48%	7.62%	18.28%
% age eligible	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	97	165	419	279	224	538
Renter %	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%
Income and age Eligible renters	31	52	133	89	71	171
% of Rent Overburdened	50.9%	50.9%	50.9%	50.9%	50.9%	50.9%
<b>Demand from Rent Overburdened</b>	<b>16</b>	<b>27</b>	<b>68</b>	<b>45</b>	<b>36</b>	<b>87</b>

	2BR	3BR	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	Market	Market	Market	LIHTC
Households-2023	2,943	2,943	2,943	2,943	2,943	12,014
% Income Eligible	12.67%	13.39%	54.64%	45.57%	37.72%	62.87%
% age eligible	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	373	394	1,608	1,341	1,110	7,553
Renter %	31.77%	31.77%	31.77%	31.77%	31.77%	42.72%
Income and age Eligible renters	118	125	511	426	353	3227
% of Rent Overburdened	50.9%	50.9%	50.9%	50.9%	50.9%	36.5%
<b>Demand from Rent Overburdened</b>	<b>60</b>	<b>64</b>	<b>260</b>	<b>217</b>	<b>180</b>	<b>1,177</b>

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

4. Net Demand, Capture Rate and Stabilization Calculations

Number of units	Total	1	1	1	2	1	5	22	9	1	3	1	0	0	0	0	0
		1BR	2BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	TOTAL	0	0	0	0
	%	30% AMI	30% AMI	50% AMI	50% AMI	50% AMI	60% AMI	60% AMI	60% AMI	Market	Market	Market	LIHTC	30% AMI	50% AMI	60% AMI	Market
MINIMUM INCOME		12000	14400	18343	22320	28046	19371	24549	29074	17314	20914	24857	12000	12000	18343	19371	17314
MAXIMUM INCOME		14940	16830	24900	28050	33650	29880	33660	40380	75000	75000	75000	40380	16830	33650	40380	75000
Less than \$5,000	6.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	26.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.62%	3.30%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.37%	3.37%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	13.50%	0.00%	4.94%	4.47%	0.00%	0.00%	1.69%	0.00%	0.00%	7.25%	0.00%	0.00%	13.50%	4.94%	4.47%	1.69%	7.25%
\$20,000 to \$24,999	9.95%	0.00%	0.00%	9.75%	5.33%	0.00%	9.95%	0.90%	0.00%	9.95%	8.13%	0.28%	9.95%	0.00%	9.95%	9.95%	9.95%
\$25,000 to \$34,999	13.60%	0.00%	0.00%	0.00%	4.15%	7.62%	6.63%	11.77%	8.06%	13.60%	13.60%	13.60%	13.60%	0.00%	11.76%	13.60%	13.60%
\$35,000 to \$49,999	14.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.34%	14.88%	14.88%	14.88%	5.34%	0.00%	0.00%	5.34%	14.88%
\$50,000 to \$74,999	8.97%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.97%	8.97%	8.97%	0.00%	0.00%	0.00%	0.00%	8.97%
\$75,000 to \$99,999	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Income Eligible		3.30%	5.61%	14.22%	9.48%	7.62%	18.28%	12.67%	13.39%	54.64%	45.57%	37.72%	45.75%	8.31%	26.18%	30.58%	45.67%
<b>Demand from New Households (to 2023):</b>																	
Rent		\$255	\$299	\$440	\$530	\$670	\$470	\$595	\$700	\$505	\$610	\$725	\$0	\$0	\$0	\$0	\$0
Utility Allowance		\$95	\$121	\$95	\$121	\$148	\$95	\$121	\$148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Housing Cost		\$350	\$420	\$535	\$651	\$818	\$565	\$716	\$848	\$505	\$610	\$725	\$0	\$0	\$0	\$0	\$0
Divided by 35%		\$1,000	\$1,200	\$1,529	\$1,860	\$2,337	\$1,614	\$2,046	\$2,423	\$1,443	\$1,743	\$2,071	\$0	\$0	\$0	\$0	\$0
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0	\$0
Minimum Income to Afford rent		\$12,000	\$14,400	\$18,343	\$22,320	\$28,046	\$19,371	\$24,549	\$29,074	\$17,314	\$20,914	\$24,857	\$0	\$0	\$0	\$0	\$0
Maximum Income Limit		\$14,940	\$16,830	\$24,900	\$28,050	\$33,650	\$29,880	\$33,660	\$40,380	\$75,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0
Household Growth Total 2020-2023		38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38
% Income Eligible		3.30%	5.61%	14.22%	9.48%	7.62%	18.28%	12.67%	13.39%	54.64%	45.57%	37.72%	45.75%	8.31%	26.18%	30.58%	45.67%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		1	2	5	4	3	7	5	5	21	17	14	18	3	10	12	18
Renter %		31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%	31.77%
		1BR	2BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	TOTAL	0.00%	0.00%	0.00%	0.00%
		30% AMI	30% AMI	50% AMI	50% AMI	50% AMI	60% AMI	60% AMI	60% AMI	Market	Market	Market	LIHTC	30% AMI	50% AMI	60% AMI	Market
<b>DEMAND FROM NEW HOUSEHOLDS</b>		0	1	2	1	1	2	2	2	7	6	5	6	1	3	4	6
Plus																	
<b>Demand from Substandard units</b>		6	9	24	16	13	31	21	22	91	76	63	76	14	44	51	153
Plus																	
<b>DEMAND FROM RENT OVERBURDENED</b>		16	27	68	45	36	87	60	64	260	217	180	218	40	125	146	217
Plus																	
<b>Demand from Elderly Homeowner Turnover</b>		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Equals																	
<b>Total Demand</b>		22	37	93	62	50	120	83	88	358	299	247	300	54	172	200	375
Less																	
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Equals Net Demand</b>		22	37	93	62	50	120	83	88	358	299	247	300	54	172	200	375
<b>Proposed Subject Units</b>		1	1	1	2	1	5	22	9	1	3	1	42	0	0	0	0
<b>Proposed Subject Units Divided by Net Demand</b>																	
<b>Capture Rate</b>		4.62%	2.72%	1.07%	3.22%	2.00%	4.17%	26.50%	10.26%	0.28%	1.00%	0.40%	14.01%	0.00%	0.00%	0.00%	0.00%

	HH at 30% AMI	HH at 50% AMI	HH at 60% AMI	HH at Market	LIHTC
<b>MINIMUM INCOME</b>	<b>12,000</b>	<b>18,343</b>	<b>19,371</b>	<b>17,314</b>	<b>12,000</b>
<b>MAXIMUM INCOME</b>	<b>16,830</b>	<b>33,650</b>	<b>40,380</b>	<b>75,000</b>	<b>40,380</b>
<b>DEMAND FROM NEW HOUSEHOLDS</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>6</b>	<b>6</b>
<b>Plus</b>					
<b>Demand from Substandard units</b>	<b>14</b>	<b>44</b>	<b>51</b>	<b>153</b>	<b>76</b>
<b>Plus</b>					
<b>DEMAND from RENT OVERBURDENED</b>	<b>40</b>	<b>125</b>	<b>146</b>	<b>217</b>	<b>218</b>
<b>Plus</b>					
<b>Demand from Elderly Homeowner Turnover</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equals</b>					
<b>Total Demand</b>	<b>54</b>	<b>172</b>	<b>200</b>	<b>375</b>	<b>300</b>
<b>Less</b>					
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equals Net Demand</b>	<b>54</b>	<b>172</b>	<b>200</b>	<b>375</b>	<b>300</b>
<b>Proposed Subject Units</b>	<b>2</b>	<b>4</b>	<b>36</b>	<b>5</b>	<b>42</b>
<b>Proposed Subject Units Divided by Net Demand</b>					
<b>Capture Rate</b>	<b>3.67%</b>	<b>2.33%</b>	<b>17.97%</b>	<b>1.33%</b>	<b>14.01%</b>

Since this project has over 20% three or more-bedroom units, we refined our analysis to factor in the number of large households (generally 5+ persons according to DCA guidance)) in order to see if the standard method overstates demand. For this we looked at the number of existing renter households that have 5+ persons and at the number of existing renter households that currently reside in three or more bedroom units. We also considered the existing renter households that have 4+ persons because occupancy rules used by HUD generally allow one person per bedroom as the minimum occupancy.

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

% of Renter Households with 5+ persons	9.75%
% of Renter Households with 4+ persons	22.66%
% of Renter Households with 3+ persons	47.39%
Total LIHTC demand	300
Demand from 5+ Person HH	29
Demand from 4+ Person HH	68
Demand from 3+ Person HH	142
# 3+ bedroom units proposed	12
Capture rate 5+ person Eligible HH	41.05%
Capture rate 4+ person Eligible HH	17.67%
Capture rate 3+ person Eligible HH	8.45%

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

Renter occupied:	1,015	%
No bedroom	0	0.00%
1 bedroom	35	3.45%
2 bedrooms	366	36.06%
3 bedrooms	504	49.66%
4 bedrooms	110	10.84%
5 or more bedrooms	0	0.00%

Source: 2018 American Community Survey B25042

The proposed project would need to capture 2.3% of the existing 3-bedroom rental market.

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
30% AMI	12000										
	14940	1BR	1	22	0	22	4.62%	<6 months	\$ 650	560-647	\$255
	14400										
	16830	2BR	1	37	0	37	2.72%	<6 months	\$ 750	579-770	\$299
50% AMI	18343										
	24900	1BR	1	93	0	93	1.07%	<6 months	\$ 650	560-647	\$440
	22320										
	28050	2BR	2	62	0	62	3.22%	<6 months	\$ 750	579-770	\$530
	28,046										
	33,650	3BR	1	50	0	50	2.00%	<6 months	\$ 825	625-880	\$670
60% AMI	19,371										
	29,880	1BR	5	120	0	120	4.17%	<6 months	\$ 650	560-647	\$470
	24,549										
	33,660	2BR	22	83	0	83	26.50%	<6 months	\$ 750	579-770	\$595
	29,074										
	40,380	3BR	9	88	0	88	10.26%	<6 months	\$ 825	625-880	\$700
Market	17,314										
	75,000	1BR	1	358	0	358	0.28%	<6 months	\$ 650	560-647	\$505
	20,914										
	75,000	2BR	3	299	0	299	1.00%	<6 months	\$ 750	579-770	\$610
	24,857										
	75,000	3BR	1	247	0	247	0.40%	<6 months	\$ 825	625-880	\$725
TOTAL		30% AMI	2	54	0	54	3.67%	<6 months			
FOR		50% AMI	4	172	0	172	2.33%	<6 months			
		60% AMI	36	200	0	200	17.97%	<6 months			
		Market	5	375	0	375	1.33%	<6 months			
PROJECT		TOTAL LIHTC	42	300	0	300	14.01%	<6 months			

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

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 31.71%. One-unit detached homes make up 68.92% of the housing units, while units while structures with 5 or more units make up 2.90% of the housing units. Mobile Homes or Trailers make up 25.44% of the units.

There are very few multifamily rental units in Jenkins county, so in order to get a comparison of available units we surveyed some in Waynesboro which is 10 miles to the north of the PMA. We surveyed 8 complexes with a total of 388 units. This included 6 reported LIHTC projects with a total of 236 units and 12 other subsidized units with a total of 152 units. The LIHTC complexes had occupancy of 100%, while the other units had occupancy of 96.05%. The overall occupancy rate is 98.45%. The amenities in the majority of the market rate units surveyed are inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are no market rate multifamily units that are comparable to the subject. In order to establish the market rates, we used the surveyed complexes plus looked at rental rates in single family and multifamily in areas outside the PMA. This conservative method led us to conclude that the average market rent (adjusted for utilities) for one-bedroom units is \$650 for one-bedroom units, \$750 for two-bedroom units and \$825 for three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$650 for one-bedroom units, \$750 for two-bedroom units and \$825 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom–30% AMI	350	\$95	255	\$255	650	154.9%
2 Bedroom–30% AMI	420	\$121	299	\$299	750	150.8%
1 Bedroom–50% AMI	583	\$95	488	\$440	650	47.7%
2 Bedroom–50% AMI	701	\$121	580	\$530	750	41.5%
3 Bedroom–50% AMI	810	\$148	662	\$670	825	23.1%
1 Bedroom–60% AMI	700	\$95	605	\$470	650	38.3%
2 Bedroom–60% AMI	841	\$121	720	\$595	750	26.1%
3 Bedroom–60% AMI	972	\$148	824	\$700	825	17.9%
1 Bedroom–Market		\$0	0	\$505	650	28.7%
2 Bedroom–Market		\$0	0	\$610	750	23.0%
3 Bedroom–Market		\$0	0	\$725	825	13.8%

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 1% per year

for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are two housing voids in Millen. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. This project will help fill the void for decent affordable housing and for market rate housing. It will not address other voids in the market.

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

Map of Surveyed Complexes

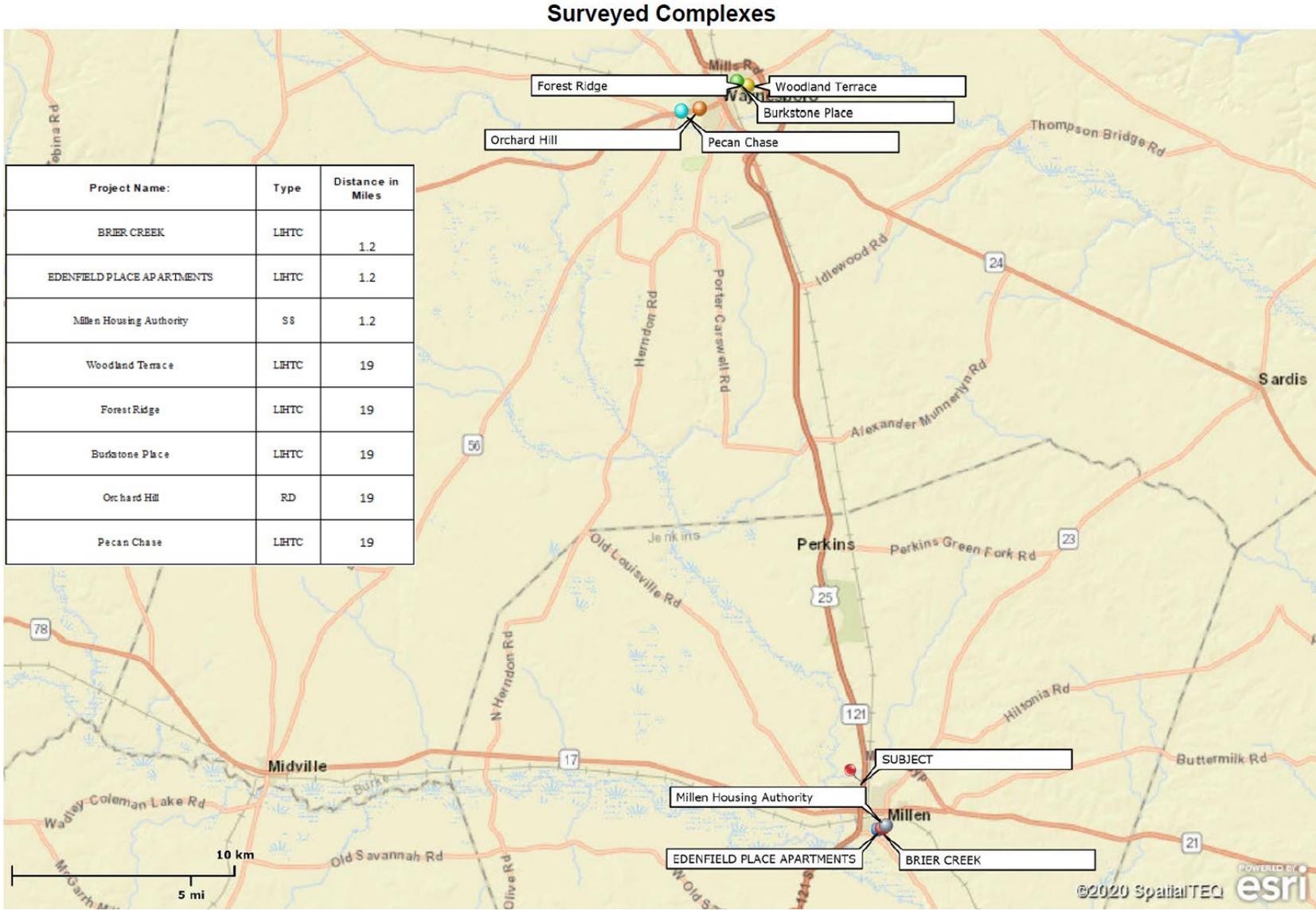


CHART OF SURVEYED COMPLEXES

Name	Type	units	# vacant	OCC %	eff rent	eff sf	\$per.sf.	1br rent	1br sf	\$per.sf.	2br rent	2br sf	\$per.sf.	3br rent	3br sf	\$per.sf.	4br Rent	4br sf	\$per.sf.
Brier Creek	LIHTC	29	0	100.00%				BOI	750	n/a	BOI	850	N/a						
Edenfield Place	LIHTC	48	0	100.00%				BOI	253	n/a	BOI	528	N/a						
Woodland Terrace	LIHTC	30	0	100.00%				575	600	\$ 0.96	579	800	\$ 0.72	625	900	\$ 0.69			
Forest Ridge	LIHTC	24	0	100.00%				560	600	\$ 0.93	620	750	\$ 0.83						
Burkstone	LIHTC	70	0	100.00%				586	578	\$ 1.01	691	910	\$ 0.76	852	1200	\$ 0.71	936	1361	\$ 0.69
Pecan Chase	LIHTC	35	0	100.00%				647	756	\$ 0.86	770	915	\$ 0.84	880	1136	\$ 0.77			
<b>LIHTC Totals</b>		<b>236</b>	<b>0</b>	<b>100.00%</b>															
Millen HA	S8	86	6	93.02%				BOI	750	n/a	BOI	800	N/a	BOI	900	n/a			
Orchard Hill	RD	66	0	100.00%				645	600	\$ 1.08	671	900	\$ 0.75						
<b>Market Totals</b>		<b>0</b>	<b>0</b>	<b>0.00%</b>															
<b>Other Subsidized</b>		<b>152</b>	<b>6</b>	<b>96.05%</b>															
<b>Totals-All units</b>		<b>388</b>	<b>6</b>	<b>98.45%</b>															
<b>SUBJECT</b>	<b>LIHTC</b>	<b>48</b>	<b>0</b>	<b>100.00%</b>				<b>505</b>	<b>700</b>	<b>\$ 0.72</b>	<b>610</b>	<b>850</b>	<b>\$ 0.72</b>	<b>725</b>	<b>950</b>	<b>\$ 0.76</b>			

Name	Type	AMENITIES														
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool
Brier Creek	LIHTC		X	X	X	X			X	X	X	X				
Edenfiedl Place	LIHTC		X	X	X				X	X	X	X				
Woodland Terrace	LIHTC	X	X	X	X			X		X	X	X				
Forest Ridge	LIHTC	X	X	X	X			X		X	X	X				
Burkstone	LIHTC	X	X	X	X	X		X	X	X	X	X				
Pecan Chase	LIHTC	X	X	X	X				X	X	X	X				
Millen HA	S8		X	X	X					X	X	X				
Orchard Hill	RD		X	X	X				X	X	X					
<b>SUBJECT</b>	<b>LIHTC</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>				

## J. Absorption and Stabilization Rates

### ABSORPTION ANALYSIS

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

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

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

<b>Date</b>	<b>Total # Leased</b>	<b>%</b>
Construction Completion	12	25%
30 Days Post Completion	18	38%
60 Days Post Completion	24	50%
90 Days Post Completion	30	63%
120 Days Post Completion	36	75%
150 Days Post Completion	42	88%
180 Days Post Completion	48	100%

The absorption rate is estimated to be 6 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 12 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

## **MARKET IMPACT STATEMENT**

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

**K. INTERVIEWS**

Sarina, the manager of Brier Creek and Edenfield reported several on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Brent Meeks of the Housing Authority reported that more affordable rental housing is needed.

## **L. CONCLUSIONS and RECOMMENDATION**

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

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

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

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

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

**M. Signed Statement Requirements**

This market study has been prepared by Gibson Consulting, LLC, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the Standard Definitions of Key Terms Used in Market Studies, and Model Content Standards for the Content of Market Studies. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

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

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

DCA may rely on the representation made in the market study. The document is assignable to other lenders.

**Gibson Consulting, LLC**

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



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

**DATA SOURCES**

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

**APPENDICES**

**Complexes Surveyed**

# Brier Creek Apartments

535 Brier Creek Ct  
Millen, GA 30442

Telephone: (478) 982-4282

Contact: Sarina



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	BOI	0	28	750	30%	
2BR	1	BOI	0	1	850est	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1 story		Total Units	29	Total Vacant	0
Year Built/Year Renovated		1997		Section 8			
Condition/Street Appeal		Good		Accepts:	✓	Yes	No
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type of Financing:			
Balcony/Patio	✓			LIHTC		✓	
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A		✓	
Microwave/Dishwasher	✓		DW	Market			
Washer/Dryer Included		✓		HOME			
Washer/Dryer Connections	✓			Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities		Yes	No	High Rise			
Parking (\$_____ (Fee))	✓			Garden			
Extra Storage	✓			Walk-up			
Security		✓		SF			
Clubhouse/Meeting Room	✓			Duplex		✓	
Pool		✓		Triplex			
Recreation Areas		✓		Quadplex			
Playground		✓		Townhome			
Laundry Facility(ies)	✓	✓		Other:			
Bus. Center/Nghbrhd Network		✓		Type of Occupancy:			
Service Coordinations				Multifamily			
Utilities Included In Rent		Yes	No	Elderly (55+)			
Heat		✓	Electric	Elderly (62+)		✓	
Cooling		✓	Electric	Other:			
Cooking		✓	Electric	Notes:			
Hot Water		✓	Electric	sister property Edenfield Place; Boyd Management			
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

# Edenfield Place Apartments

7 Weldon Ct  
Millen, GA 30442

Telephone: 478-982-4282

Contact:  
Sarina



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	BOI	0	16	253	30%	
2BR	1	BOI	0	32	528	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick - 1 & 2 story		Total Units	48	Total Vacant	0
Year Built/Year Renovated		1980- 2015 renovated		Section 8			
Condition/Street Appeal		Good		Accepts:	Yes	No	✓
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC		✓	
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A		✓	
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓		DW	HOME			
Washer/Dryer Included		✓		Bonds			
Washer/Dryer Connections	✓			Section 8			
Floor Coverings	✓		carpet, vinyl	Other:			
Window Coverings	✓			Type of Structure:			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features				High Rise			
Site Equipment/Amenities				Garden			
	Yes	No	Type	Walk-up		✓	
Parking (\$_____ (Fee))	✓			SF			
Extra Storage	✓			Duplex		✓	
Security		✓		Triplex			
Clubhouse/Meeting Room	✓			Quadplex			
Pool		✓		Townhome			
Recreation Areas	✓		fitness	Other:			
Playground	✓			Type of Occupancy:			
Laundry Facility(ies)	✓			Multifamily		✓	
Bus. Center/Nghbrhd Network		✓		Elderly (55+)			
Service Coordinations				Elderly (62+)			
Other:				Other:			
Utilities Included In Rent				Notes:			
	Yes	No	Type	sister property Brier Creek; Boyd Management			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

# Millen Housing Authority

824 Hart Ave  
Millen, GA 30442

Telephone: 478-982-5851

Contact:  
Ms. Evans, Brent Meeks



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions	
Studio								
1 BR	1	BOI	0		?	30%		
2 BR	1	BOI	0		?	30%		
3 BR	1	BOI	0		?	30%		
4 BR	1.5	BOI	0		?	30%		
5 BR	2	BOI	0		?	30%		
6 BR	2	BOI	0		?	30%		
Design/Location/Condition					Site Info:			
Structure/Stories					Total Units	86	Total Vacant	0
Year Built/Year Renovated					Section 8			Yes No
Condition/Street Appeal					Accepts:			✓
Neighborhood Condition					# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓				LIHTC			
AC: Central/Wall	✓				RD			
Range/Refrigerator	✓				RD R/A			
Microwave/Dishwasher		✓			Market			
Washer/Dryer Included		✓			HOME			
Washer/Dryer Connections	✓			for washer only, no dryers	Bonds			
Floor Coverings	✓			carpet, LVT	Section 8			
Window Coverings	✓				Other:	HUD		
Cable/Satellite/Internet READY	✓				Type of Structure:			
Special Features					Low Rise			
Site Equipment/Amenities		Yes	No	Type	High Rise			
Parking (\$ _____ (Fee))	✓				Garden			
Extra Storage		✓			Walk-up	✓		
Security		✓			SF			
Clubhouse/Meeting Room		✓			Duplex			
Pool		✓			Triplex			
Recreation Areas		✓			Quadplex			
Playground		✓			Townhome			
Laundry Facility(ies)		✓			Other:			
Bus. Center/Nghbrhd Network		✓			Type of Occupancy:			
Service Coordinations					Multifamily	✓		
Utilities Included In Rent		Yes	No	Type	Elderly (55+)			
Heat		✓		Gas	Elderly (62+)			
Cooling		✓		Electric	Other:			
Cooking		✓		Gas	Notes:			
Hot Water		✓		Gas	working from wait list			
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

# Woodland Terrace Apartments

622 Woodland Terrace Dr  
Waynesboro, GA 30830

Telephone: (706) 554-7270

Contact:  
Clinton



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	BOI/\$486-575	0	8	600est	30%	
2BR	1.5	BOI/\$541-579	0	16	800est	30%	
2BR							
3 BR	1.5	BOI/\$587-625	0	6	900est	30%	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units		Total Vacant	
Year Built/Year Renovated				30		0	
Condition/Street Appeal				Section 8			
Neighborhood Condition				Yes		No	
Unit Equipment/Amenities				Accepts:			
	Yes	No	Type	# of Vouchers:			
Balcony/Patio	✓			Type of Financing:			
AC: Central/Wall	✓			LIHTC		✓	
Range/Refrigerator	✓			RD			
Microwave/Dishwasher		✓		RD R/A		✓ (15 units)	
Washer/Dryer Included		✓		Market			
Washer/Dryer Connections	✓			HOME			
Floor Coverings	✓		carpt, vinyl	Bonds			
Window Coverings	✓			Section 8		✓ (1 units)	
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities				Low Rise			
Parking (\$ _____ (Fee))	✓			High Rise			
Extra Storage	✓			Garden			
Security		✓		Walk-up		✓	
Clubhouse/Meeting Room	✓		shared with Forest Ridge	SF			
Pool		✓		Duplex			
Recreation Areas	✓			Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome		✓	
Bus. Center/Nghbrhd Network				Other:			
Service Coordinations				Type of Occupancy:			
Utilities Included In Rent				Multifamily		✓	
Heat		✓	Electric	Elderly (55+)			
Cooling		✓	Electric	Elderly (62+)			
Cooking		✓	Electric	Other:			
Hot Water		✓	Electric	Notes:			
Other Electric		✓	Electric	Office Hours: MW 7:30-6; Boyd Management			
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

# Forest Ridge Apartments

601 Forest Ridge Dr  
Waynesboro, GA 30830

Telephone: 706-796-8001

Contact:  
Clinton



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	BOI/\$560	0	22	600est	30%	
2BR	1	BOI/\$620	0	2	750est	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition							
Structure/Stories		Brick/Vinyl - 1 story					
Year Built/Year Renovated		1993/ reno approx 2014					
Condition/Street Appeal		Good					
Neighborhood Condition		Good					
Unit Equipment/Amenities		Yes	No	Type			
Balcony/Patio		✓					
AC: Central/Wall		✓					
Range/Refrigerator		✓					
Microwave/Dishwasher			✓				
Washer/Dryer Included			✓				
Washer/Dryer Connections		✓					
Floor Coverings		✓		carpet, vinyl			
Window Coverings		✓					
Cable/Satellite/Internet READY		✓					
Special Features							
Site Equipment/Amenities		Yes	No	Type			
Parking (\$ _____ (Fee)		✓					
Extra Storage		✓					
Security			✓				
Clubhouse/Meeting Room		✓		shared with Woodland Terrace			
Pool			✓				
Recreation Areas		✓					
Playground			✓				
Laundry Facility(ies)		✓					
Bus. Center/Nghbrhd Network			✓				
Service Coordinations							
Utilities Included In Rent		Yes	No	Type			
Heat			✓	Electric			
Cooling			✓	Electric			
Cooking			✓	Electric			
Hot Water			✓	Electric			
Other Electric			✓	Electric			
Cold Water/Sewer		✓		Included			
Trash/Recycle		✓		Included			
Pest Control		✓		Included			
				<b>Site Info:</b>			
				Total Units	24	Total Vacant	0
				<b>Section 8</b>			
				Accepts:	✓	No	
				# of Vouchers:			
				<b>Type of Financing:</b>			
				LIHTC		✓	
				RD			
				RD R/A	✓	(23 units)	
				Market			
				HOME			
				Bonds			
				Section 8			
				Other:			
				<b>Type of Structure:</b>			
				Low Rise			
				High Rise			
				Garden			
				Walk-up		✓	
				SF			
				Duplex			
				Triplex			
				Quadplex			
				Townhome			
				Other:			
				<b>Type of Occupancy:</b>			
				Multifamily			
				Elderly (55+)			
				Elderly (62+)		✓	
				Other:			
				<b>Notes:</b>			
				MW 7:30-6; Boyd Management			

# Burkestone Place

803 Davis Rd  
Waynesboro, GA 30830

Telephone: (706) 554-5379

Contact:  
Patrice



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	BOI/\$586	0	26	578	30, 60%	
2BR	1	BOI/\$691	0	24	878-910	30, 60%	
2BR							
3 BR	2	BOI/\$852	0	16	1200	30, 60%	
4 BR	2	BOI/\$936	0	4	1361	30, 60%	
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units			
Brick - 1 story				70			
Year Built/Year Renovated				Total Vacant			
2006				0			
Condition/Street Appeal				Section 8			
Good				Yes			
Neighborhood Condition				No			
Good				Accepts:			
				✓			
Unit Equipment/Amenities				# of Vouchers:			
Yes							
No							
Type							
Balcony/Patio				Type of Financing:			
✓				LIHTC			
AC: Central/Wall				RD			
✓				RD R/A			
Range/Refrigerator				Market			
✓				HOME			
Microwave/Dishwasher				Bonds			
✓				Section 8			
Washer/Dryer Included				Other:			
Washer/Dryer Connections				Type of Structure:			
✓				Low Rise			
Floor Coverings				High Rise			
✓				Garden			
Window Coverings				Walk-up			
✓				✓			
Cable/Satellite/Internet READY				SF			
✓				Duplex			
Special Features				Triplex			
				Quadplex			
				Townhome			
				Other:			
Site Equipment/Amenities				Type of Occupancy:			
Yes				Multifamily			
No				Elderly (55+)			
Type				Elderly (62+)			
Parking (\$_____ (Fee))				Other:			
✓							
Extra Storage							
Security							
Clubhouse/Meeting Room							
Pool							
Recreation Areas							
Playground							
✓							
Laundry Facility(ies)							
✓							
Bus. Center/Nghbrhd Network							
✓							
Service Coordinations							
Utilities Included In Rent				Notes:			
Yes							
No							
Type							
Heat							
Cooling							
Cooking							
Hot Water							
Other Electric							
Cold Water/Sewer							
✓							
Trash/Recycle							
✓							
Pest Control							
✓							

# Orchard Hill I & II

725 W 6th St  
Waynesboro, GA 30830

Telephone: 706-554-5277

Contact: Jack



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$460-645	0	12	600	30%	
2BR	1	\$480-671	0	54	900	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	66	Total Vacant	0
Year Built/Year Renovated		1982		Section 8			
Condition/Street Appeal		Good		Accepts:	Yes	No	
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A		✓	
Microwave/Dishwasher		✓		Market			
Washer/Dryer Included		✓		HOME			
Washer/Dryer Connections	✓			Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities		Yes	No	Type of Occupancy:			
Parking (\$_____ (Fee))	✓			Multifamily		✓	
Extra Storage	✓			Elderly (55+)			
Security	✓		courtesy	Elderly (62+)			
Clubhouse/Meeting Room		✓		Other:			
Pool		✓		Notes:			
Recreation Areas	✓			not accepting applications at this time due to Corona virus			
Playground	✓						
Laundry Facility(ies)		✓					
Bus. Center/Nghbrhd Network		✓					
Service Coordinations							
Utilities Included In Rent		Yes	No	Type			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

# Pecan Chase Apartments

201 Pecan Chase  
Waynesboro, GA 30830

Telephone: (706) 554-0770

Contact:  
Joe (from home office)



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$410-647	0	8	756	50-60%	
2BR	1	\$460-770	0	24	915	50-60%	
2BR							
3 BR	2	\$490-880	0	3	1136	50-60%	
4 BR							
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories				Brick - 2 story	Total Units	35	0
Year Built/Year Renovated				1998/ 2020 rehab	Section 8	Yes	No
Condition/Street Appeal				Good	Accepts:	✓	
Neighborhood Condition				Good	# of Vouchers:		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:		
Balcony/Patio	✓				LIHTC		✓
AC: Central/Wall	✓				RD		
Range/Refrigerator	✓				RD R/A		
Microwave/Dishwasher	✓				Market		
Washer/Dryer Included		✓			HOME		
Washer/Dryer Connections	✓				Bonds		
Floor Coverings	✓			carpet, vinyl	Section 8		
Window Coverings	✓				Other:		
Cable/Satellite/Internet READY	✓				Type of Structure:		
Special Features					Low Rise		
Site Equipment/Amenities		Yes	No	Type	High Rise		
Parking (\$ _____ (Fee))	✓				Garden		
Extra Storage	✓				Walk-up		✓
Security		✓		coming after rehab	SF		
Clubhouse/Meeting Room		✓		coming after rehab	Duplex		
Pool		✓			Triplex		
Recreation Areas	✓				Quadplex		
Playground					Townhome		
Laundry Facility(ies)	✓				Other:		
Bus. Center/Nghbrhd Network		✓		coming after rehab	Type of Occupancy:		
Service Coordinations					Multifamily		✓
Utilities Included In Rent		Yes	No	Type	Elderly (55+)		
Heat		✓		Gas	Elderly (62+)		
Cooling		✓		Electric	Other:		
Cooking		✓		Electric	Notes:		
Hot Water		✓		Gas	Tower Management; property currently under rehab - compls will be all electric after rehab. Estimated rehab completion is Sept 2020		
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			
Pest Control	✓			Included			

**Market Study Terminology**



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 F: (202) 265-4435  
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## Market Study Terminology

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

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

### I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

achieve the *stabilized level of occupancy*. Funding agencies may require restrictions to the qualified Households used in the calculation including age, income, living in substandard housing, mover ship and other comparable factors.

units in all proposals / households in market \* 100

See also: capture rate.

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

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

## II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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

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

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

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

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

**Demographic Data**

# Pop-Facts® Demographic Snapshot | Summary

Trade Area: Jenkins County, GA

Population	
2000 Census	8,576
2010 Census	8,340
2020 Estimate	8,617
2025 Projection	8,754
Population Growth	
Percent Change: 2000 to 2010	-2.75
Percent Change: 2010 to 2020	3.32
Percent Change: 2020 to 2025	1.59
Households	
2000 Census	3,214
2010 Census	3,192
2020 Estimate	2,905
2025 Projection	2,969
Household Growth	
Percent Change: 2000 to 2010	-0.69
Percent Change: 2010 to 2020	-8.99
Percent Change: 2020 to 2025	2.20
Family Households	
2000 Census	2,270
2010 Census	2,164
2020 Estimate	1,971
2025 Projection	2,015
Family Household Growth	
Percent Change: 2000 to 2010	-4.67
Percent Change: 2010 to 2020	-8.92
Percent Change: 2020 to 2025	2.23

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905

	Count	%
<b>2020 Est. Population by Single-Classification Race</b>		
White Alone	4,364	50.64
Black/African American Alone	3,726	43.24
American Indian/Alaskan Native Alone	32	0.37
Asian Alone	41	0.48
Native Hawaiian/Pacific Islander Alone	5	0.06
Some Other Race Alone	351	4.07
Two or More Races	98	1.14
<b>2020 Est. Population by Hispanic or Latino Origin</b>		
Not Hispanic or Latino	8,075	93.71
Hispanic or Latino	542	6.29
Mexican Origin	431	79.52
Puerto Rican Origin	42	7.75
Cuban Origin	4	0.74
All Other Hispanic or Latino	65	11.99
<b>2020 Est. Pop by Race, Asian Alone, by Category</b>		
Chinese, except Taiwanese	0	0.00
Filipino	36	87.81
Japanese	0	0.00
Asian Indian	0	0.00
Korean	5	12.20
Vietnamese	0	0.00
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	0	0.00
All Other Asian Races Including 2+ Category	0	0.00
<b>2020 Est. Population by Ancestry</b>		
Arab	0	0.00
Czech	0	0.00
Danish	0	0.00
Dutch	24	0.28
English	573	6.65
French (Excluding Basque)	61	0.71
French Canadian	0	0.00
German	215	2.50
Greek	0	0.00
Hungarian	7	0.08
Irish	398	4.62
Italian	52	0.60
Lithuanian	0	0.00
Norwegian	0	0.00
Polish	0	0.00
Portuguese	3	0.04
Russian	0	0.00
Scotch-Irish	79	0.92
Scottish	74	0.86
Slovak	0	0.00
Sub-Saharan African	100	1.16
Swedish	12	0.14
Swiss	0	0.00
Ukrainian	0	0.00
United States or American	1,242	14.41
Welsh	0	0.00
West Indian (Excluding Hispanic groups)	52	0.60
Other ancestries	3,444	39.97
Ancestries Unclassified	2,281	26.47
<b>2020 Est. Pop Age 5+ by Language Spoken At Home</b>		
Speak Only English at Home	7,403	90.13
Speak Asian/Pacific Isl. Lang. at Home	36	0.44
Speak Indo-European Language at Home	69	0.84
Speak Spanish at Home	677	8.24
Speak Other Language at Home	29	0.35
<b>2020 Est. Hisp. or Latino Pop by Single-Class. Race</b>		
White Alone	116	21.40
Black/African American Alone	44	8.12
American Indian/Alaskan Native Alone	6	1.11
Asian Alone	0	0.00
Native Hawaiian/Pacific Islander Alone	4	0.74
Some Other Race Alone	344	63.47
Two or More Races	28	5.17

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905

	Count	%
<b>2020 Est. Population by Sex</b>		
Male	4,403	51.10
Female	4,214	48.90
<b>2020 Est. Population by Age</b>		
Age 0 - 4	403	4.68
Age 5 - 9	410	4.76
Age 10 - 14	431	5.00
Age 15 - 17	285	3.31
Age 18 - 20	277	3.21
Age 21 - 24	435	5.05
Age 25 - 34	1,118	12.97
Age 35 - 44	956	11.09
Age 45 - 54	1,015	11.78
Age 55 - 64	1,092	12.67
Age 65 - 74	1,017	11.80
Age 75 - 84	675	7.83
Age 85 and over	503	5.84
Age 16 and over	7,281	84.50
Age 18 and over	7,088	82.26
Age 21 and over	6,811	79.04
Age 65 and over	2,195	25.47
Median Age	—	44.93
Average Age	—	44.90
<b>2020 Est. Pop Age 15+ by Marital Status</b>		
Total, Never Married	2,284	30.98
Male, Never Married	1,346	18.26
Female, Never Married	938	12.72
Married, Spouse Present	3,122	42.34
Married, Spouse Absent	419	5.68
Widowed	544	7.38
Male, Widowed	85	1.15
Female, Widowed	459	6.22
Divorced	1,004	13.62
Male, Divorced	446	6.05
Female, Divorced	558	7.57
<b>2020 Est. Male Population by Age</b>		
Male: Age 0 - 4	208	4.72
Male: Age 5 - 9	217	4.93
Male: Age 10 - 14	227	5.16
Male: Age 15 - 17	156	3.54
Male: Age 18 - 20	157	3.57
Male: Age 21 - 24	273	6.20
Male: Age 25 - 34	690	15.67
Male: Age 35 - 44	546	12.40
Male: Age 45 - 54	577	13.11
Male: Age 55 - 64	523	11.88
Male: Age 65 - 74	468	10.63
Male: Age 75 - 84	234	5.32
Male: Age 85 and over	127	2.88
Median Age, Male	—	39.88
Average Age, Male	—	41.40
<b>2020 Est. Female Population by Age</b>		
Female: Age 0 - 4	195	4.63
Female: Age 5 - 9	193	4.58
Female: Age 10 - 14	204	4.84
Female: Age 15 - 17	129	3.06
Female: Age 18 - 20	120	2.85
Female: Age 21 - 24	162	3.84
Female: Age 25 - 34	428	10.16
Female: Age 35 - 44	410	9.73
Female: Age 45 - 54	438	10.39
Female: Age 55 - 64	569	13.50
Female: Age 65 - 74	549	13.03
Female: Age 75 - 84	441	10.46
Female: Age 85 and over	376	8.92
Median Age, Female	—	51.31
Average Age, Female	—	48.70

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905

	Count	%
<b>2020 Est. Households by Household Type</b>		
Family Households	1,971	67.85
NonFamily Households	934	32.15
<b>2020 Est. Group Quarters Population</b>		
2020 Est. Group Quarters Population	1,187	13.78
<b>2020 HHs By Ethnicity, Hispanic/Latino</b>		
2020 HHs By Ethnicity, Hispanic/Latino	122	4.20
<b>2020 Est. Family HH Type by Presence of Own Child.</b>		
Married Couple Family, own children	460	23.34
Married Couple Family, no own children	766	38.86
Male Householder, own children	72	3.65
Male Householder, no own children	84	4.26
Female Householder, own children	294	14.92
Female Householder, no own children	295	14.97
<b>2020 Est. Households by Household Size</b>		
1-Person Household	850	29.26
2-Person Household	879	30.26
3-Person Household	485	16.70
4-Person Household	341	11.74
5-Person Household	196	6.75
6-Person Household	98	3.37
7-or-more-person	56	1.93
2020 Est. Average Household Size	-	2.56
<b>2020 Est. Households by Number of Vehicles</b>		
No Vehicles	280	9.64
1 Vehicle	1,135	39.07
2 Vehicles	958	32.98
3 Vehicles	343	11.81
4 Vehicles	151	5.20
5 or more Vehicles	38	1.31
2020 Est. Average Number of Vehicles	-	1.70
<b>2020 Est. Occupied Housing Units by Tenure</b>		
Housing Units, Owner-Occupied	1,982	68.23
Housing Units, Renter-Occupied	923	31.77
<b>2020 Owner Occ. HUs: Avg. Length of Residence</b>		
2020 Owner Occ. HUs: Avg. Length of Residence	-	23.40
<b>2020 Renter Occ. HUs: Avg. Length of Residence</b>		
2020 Renter Occ. HUs: Avg. Length of Residence	-	9.30
<b>2020 Est. Owner-Occupied Housing Units by Value</b>		
Value Less Than \$20,000	176	8.88
Value \$20,000 - \$39,999	352	17.76
Value \$40,000 - \$59,999	298	15.04
Value \$60,000 - \$79,999	215	10.85
Value \$80,000 - \$99,999	153	7.72
Value \$100,000 - \$149,999	234	11.81
Value \$150,000 - \$199,999	151	7.62
Value \$200,000 - \$299,999	158	7.97
Value \$300,000 - \$399,999	143	7.21
Value \$400,000 - \$499,999	54	2.73
Value \$500,000 - \$749,999	1	0.05
Value \$750,000 - \$999,999	11	0.56
Value \$1,000,000 - \$1,499,999	31	1.56
Value \$1,500,000 - \$1,999,999	5	0.25
Value \$2,000,000 or more	0	0.00
2020 Est. Median All Owner-Occupied Housing Value	-	74,732.59

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905

	Count	%
<b>2020 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	19	0.46
1 Unit Detached	2,823	68.92
2 Units	46	1.12
3 to 4 Units	47	1.15
5 to 19 Units	119	2.90
20 to 49 Units	0	0.00
50 or More Units	0	0.00
Mobile Home or Trailer	1,042	25.44
Boat, RV, Van, etc.	0	0.00
<b>2020 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	0	0.00
Built 2010 to 2013	60	1.47
Built 2000 to 2009	501	12.23
Built 1990 to 1999	880	21.48
Built 1980 to 1989	484	11.82
Built 1970 to 1979	652	15.92
Built 1960 to 1969	508	12.40
Built 1950 to 1959	326	7.96
Built 1940 to 1949	291	7.11
Built 1939 or Earlier	394	9.62
<b>2020 Housing Units by Year Structure Built</b>		
2020 Est. Median Year Structure Built	--	1,978.02
<b>2020 Est. Households by Presence of People Under 18</b>		
2020 Est. Households by Presence of People Under 18	1,009	34.73
<b>Households with 1 or More People under Age 18</b>		
Married Couple Family	529	52.43
Other Family, Male Householder	85	8.42
Other Family, Female Householder	386	38.26
NonFamily Household, Male Householder	8	0.79
NonFamily Household, Female Householder	1	0.10
<b>2020 Est. Households with No People under Age 18</b>		
Households with No People under Age 18	1,896	65.27
<b>Households with No People under Age 18</b>		
Married Couple Family	697	36.76
Other Family, Male Householder	69	3.64
Other Family, Female Householder	204	10.76
NonFamily, Male Householder	409	21.57
NonFamily, Female Householder	517	27.27

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Affluence & Education

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905

	Count	%
<b>2020 Est. Pop Age 25+ by Edu. Attainment</b>		
Less than 9th Grade	331	5.19
Some High School, No Diploma	1,009	15.82
High School Graduate (or GED)	2,753	43.18
Some College, No Degree	1,303	20.44
Associate's Degree	462	7.25
Bachelor's Degree	324	5.08
Master's Degree	161	2.52
Professional Degree	33	0.52
Doctorate Degree	0	0.00
<b>2020 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>		
High School Diploma	91	27.58
High School Graduate	42	12.73
Some College or Associate's Degree	197	59.70
Bachelor's Degree or Higher	0	0.00
<b>2020 Est. Households by HH Income</b>		
Income < \$15,000	667	22.96
Income \$15,000 - \$24,999	528	18.18
Income \$25,000 - \$34,999	424	14.60
Income \$35,000 - \$49,999	391	13.46
Income \$50,000 - \$74,999	507	17.45
Income \$75,000 - \$99,999	209	7.19
Income \$100,000 - \$124,999	117	4.03
Income \$125,000 - \$149,999	38	1.31
Income \$150,000 - \$199,999	12	0.41
Income \$200,000 - \$249,999	5	0.17
Income \$250,000 - \$499,999	5	0.17
Income \$500,000+	2	0.07
2020 Est. Average Household Income	-	40,850.00
2020 Est. Median Household Income	-	30,726.91
<b>2020 Median HH Inc. by Single-Class. Race or Eth.</b>		
White Alone	-	37,054.60
Black or African American Alone	-	22,729.81
American Indian and Alaskan Native Alone	-	18,521.75
Asian Alone	-	54,586.93
Native Hawaiian and Other Pacific Islander Alone	-	25,000.00
Some Other Race Alone	-	42,077.68
Two or More Races	-	54,052.94
Hispanic or Latino	-	19,979.17
Not Hispanic or Latino	-	31,309.57
<b>2020 Est. Families by Poverty Status</b>		
2020 Families at or Above Poverty	1,542	78.23
2020 Families at or Above Poverty with children	626	31.76
2020 Families Below Poverty	429	21.77
2020 Families Below Poverty with children	302	15.32

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Education & Occupation

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905

	Count	%
<b>2020 Est. Employed Civilian Population 16+ by Occupation Classification</b>		
White Collar	1,412	40.75
Blue Collar	1,006	29.03
Service and Farming	1,047	30.22
<b>2020 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	1,017	31.88
15 - 29 Minutes	786	24.64
30 - 44 Minutes	971	30.44
45 - 59 Minutes	159	4.98
60 or more Minutes	257	8.06
2020 Est. Avg Travel Time to Work in Minutes	-	27.00
<b>2020 Est. Workers Age 16+ by Transp. to Work</b>		
2020 Est. Workers Age 16+ by Transp. to Work	3,296	100.00
Drove Alone	2,629	79.76
Carpooled	430	13.05
Public Transport	2	0.06
Walked	107	3.25
Bicycle	0	0.00
Other Means	0	0.00
Worked at Home	128	3.88
<b>2020 Est. Civ. Employed Pop 16+ by Class of Worker</b>		
2020 Est. Civ. Employed Pop 16+ by Class of Worker	3,465	100.00
For-Profit Private Workers	2,237	64.56
Non-Profit Private Workers)	161	4.65
Local Government Workers	505	14.57
State Government Workers	246	7.10
Federal Government Workers	91	2.63
Self-Employed Workers	225	6.49
Unpaid Family Workers	0	0.00
<b>2020 Est. Civ. Employed Pop 16+ by Occupation</b>		
Architecture/Engineering	33	0.95
Arts/Design/Entertainment/Sports/Media	60	1.73
Building/Grounds Cleaning/Maintenance	280	8.08
Business/Financial Operations	18	0.52
Community/Social Services	68	1.96
Computer/Mathematical	131	3.78
Construction/Extraction	227	6.55
Education/Training/Library	244	7.04
Farming/Fishing/Forestry	113	3.26
Food Preparation/Serving Related	270	7.79
Healthcare Practitioner/Technician	185	5.34
Healthcare Support	138	3.98
Installation/Maintenance/Repair	54	1.56
Legal	28	0.81
Life/Physical/Social Science	1	0.03
Management	111	3.20
Office/Administrative Support	404	11.66
Production	472	13.62
Protective Services	127	3.67
Sales/Related	129	3.72
Personal Care/Service	119	3.43
Transportation/Material Moving	253	7.30
<b>2020 Est. Pop Age 16+ by Employment Status</b>		
In Armed Forces	0	0.00
Civilian - Employed	3,446	47.33
Civilian - Unemployed	214	2.94
Not in Labor Force	3,621	49.73

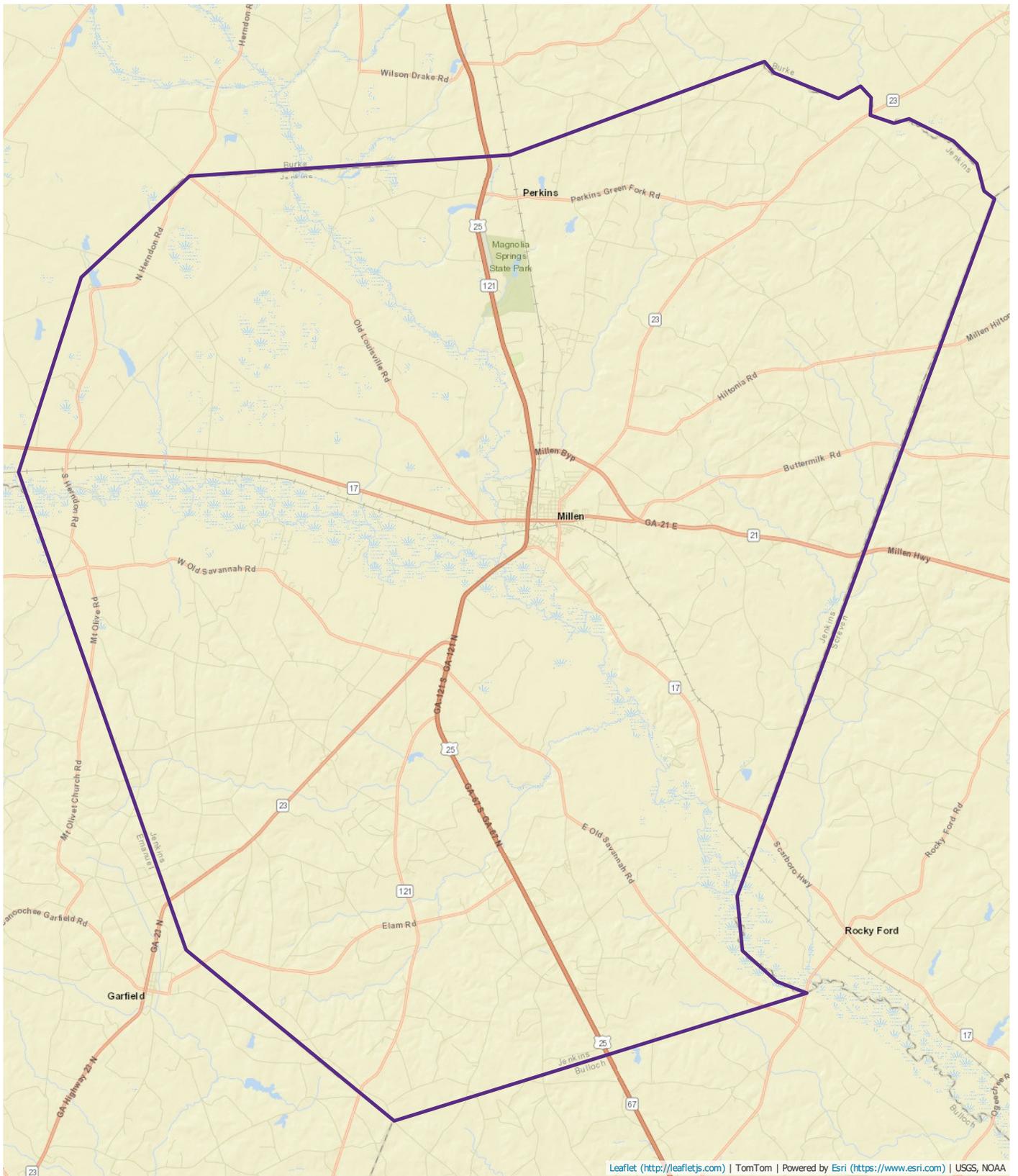
Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Map

Trade Area: Jenkins County, GA

Total Population: 8,617 | Total Households: 2,905



# Pop-Facts® Census Demographics | Summary

Trade Area: Jenkins County, GA

	Total	%
<b>Population</b>		
2000 Census	8,576	100.00
2010 Census	8,340	100.00
2020 Estimate	8,617	100.00
2025 Projection	8,754	100.00
<b>Population Growth</b>		
Percent Change: 2000 to 2010	--	-2.75
Percent Change: 2010 to 2020	--	3.32
Percent Change: 2020 to 2025	--	1.59
<b>Households</b>		
2000 Census	3,214	100.00
2010 Census	3,192	100.00
2020 Estimate	2,905	100.00
2025 Projection	2,969	100.00
<b>Household Growth</b>		
Percent Change: 2000 to 2010	--	-0.69
Percent Change: 2010 to 2020	--	-8.99
Percent Change: 2020 to 2025	--	2.20
<b>Family Households</b>		
2000 Census	2,270	100.00
2010 Census	2,164	100.00
2020 Estimate	1,971	100.00
2025 Projection	2,015	100.00
<b>Family Household Growth</b>		
Percent Change: 2000 to 2010	--	-4.67
Percent Change: 2010 to 2020	--	-8.92
Percent Change: 2020 to 2025	--	2.23

Benchmark: USA

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# Pop-Facts® Census Demographics | Population & Race

Trade Area: Jenkins County, GA

Total Population: 8,617

	Count	%
<b>2010 Population by Single Race Classification</b>		
White Alone	4,579	54.90
Black/African American Alone	3,380	40.53
American Indian/Alaskan Native Alone	26	0.31
Asian Alone	36	0.43
Native Hawaiian/Pacific Islander Alone	4	0.05
Some Other Race Alone	219	2.63
Two or More Races	96	1.15
<b>2010 Population by Ethnicity</b>		
Hispanic/Latino	334	4.00
Not Hispanic/Latino	8,006	96.00
<b>2010 Hispanic/Latino Population by Single-Classification Race</b>		
White Alone	71	0.85
Black/African American Alone	27	0.32
American Indian/Alaskan Native Alone	4	0.05
Asian Alone	0	0.00
Native Hawaiian/Pacific Islander Alone	3	0.04
Some Other Race Alone	212	2.54
Two or More Races	17	0.20
<b>2010 Population by Sex</b>		
Male	3,959	47.47
Female	4,381	52.53
Male to Female Ratio	-	0.90
<b>2010 Population by Age</b>		
Age 0 - 4	613	7.35
Age 5 - 9	607	7.28
Age 10 - 14	642	7.70
Age 15 - 17	374	4.48
Age 18 - 20	359	4.30
Age 21 - 24	385	4.62
Age 25 - 34	894	10.72
Age 35 - 44	959	11.50
Age 45 - 54	1,150	13.79
Age 55 - 64	1,101	13.20
Age 65 - 74	664	7.96
Age 75 - 84	428	5.13
Age 85+	164	1.97
Age 15+	6,478	77.67
Age 16+	6,374	76.43
Age 18+	6,104	73.19
Age 21+	5,745	68.89
Age 25+	5,360	64.27
Age 65+	1,256	15.06
Median Age	-	38.21
<b>2010 Male Population by Age</b>		
Age 0 - 4	299	3.58
Age 5 - 9	314	3.77
Age 10 - 14	352	4.22
Age 15 - 17	199	2.39
Age 18 - 20	185	2.22
Age 21 - 24	194	2.33
Age 25 - 34	401	4.81
Age 35 - 44	444	5.32
Age 45 - 54	564	6.76
Age 55 - 64	504	6.04
Age 65 - 74	311	3.73
Age 75 - 84	150	1.80
Age 85+	42	0.50
Median Age, Male	-	35.85
<b>2010 Female Population by Age</b>		
Age 0 - 4	314	3.77
Age 5 - 9	293	3.51
Age 10 - 14	290	3.48
Age 15 - 17	175	2.10
Age 18 - 20	174	2.09
Age 21 - 24	191	2.29
Age 25 - 34	493	5.91
Age 35 - 44	515	6.17
Age 45 - 54	586	7.03
Age 55 - 64	597	7.16
Age 65 - 74	353	4.23
Age 75 - 84	278	3.33
Age 85+	122	1.46
Median Age, Female	-	40.17

Benchmark: USA

# Pop-Facts® Census Demographics | Housing & Households

Trade Area: Jenkins County, GA

Total Households: 2,905

	Count	%
<b>2010 Households by Household Type</b>		
Family Households	2,164	67.80
NonFamily Households	1,028	32.21
<b>2010 Group Quarters Population</b>		
Group Quarters Population	84	1.01
<b>2010 Hispanic or Latino Households</b>		
Hispanic/Latino Households	81	2.54
<b>2010 Households by Household Size</b>		
1-Person Household	916	28.70
2-Person Household	970	30.39
3-Person Household	533	16.70
4-Person Household	377	11.81
5-Person Household	223	6.99
6-Person Household	105	3.29
7+ Person Household	68	2.13
<b>2010 Family Households by Type by Presence of Children</b>		
Married Couple Family, With Own Kids	505	23.34
Married Couple Family, Without Own Kids	840	38.82
Male Householder, With Own Kids	79	3.65
Male Householder, Without Own Kids	92	4.25
Female Householder, With Own Kids	325	15.02
Female Householder, Without Own Kids	323	14.93
<b>2010 Households by Presence of People Under Age 18</b>		
Households with People Under 18 Years old	1,109	34.74
Married Couple Family	580	18.17
Other Family Household, Male Householder	94	2.94
Other Family Household, Female Householder	425	13.31
NonFamily Household, Male Householder	9	0.28
NonFamily Household, Female Householder	1	0.03
<b>2010 Occupied Housing Units by Tenure</b>		
Renter-Occupied	1,017	31.86
Owner-Occupied	2,175	68.14

Benchmark: USA

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# Report Details

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**Name:** Executive Dashboard  
**Date / Time:** 6/14/2020 3:21:52 PM  
**Workspace Vintage:** 2020

## Trade Area

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Name	Level	Geographies
Jenkins County, GA	County	Jenkins County, GA

## Benchmark

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Name	Level	Geographies
USA	Entire US	United States

## DataSource

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