

REPORT

MARKET STUDY

June 14, 2020

**Bray Senior Village
Kennedy Blvd.
Manchester, GA 31816**

For

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

And

**Georgia Department of Community Affairs
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B. EXECUTIVE SUMMARY

1. Description

The project is a new construction development of Housing for Older Persons (HFOP) age 55+ that will be built with LIHTC financing.

1. The site is located on the north side of Kennedy Blvd. at the point where it turns south, west of White Oak Drive and approximately 1,000 feet east of Martin Luther King Jr. Drive, Manchester, Meriwether County, GA 31816.
2. Project Construction Type: New Construction
3. Occupancy Type: HFOP age 55+
4. Special Population Target: HFOP age 55+
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	2	30%
2	2	2	30%
1	1	2	50%
2	2	4	50%
1	1	12	60%
2	2	41	60%
1	1	2	market
2	2	6	market
2	2	1	Common
TOTAL		72	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	18	890
2	2	54	1240
TOTAL		72	
STRUCTURE TYPE: elevator			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1BR	1	2	30%	890	255	95	350
2BR	2	2	30%	1240	299	121	420
1BR	1	2	50%	890	440	95	535
2BR	2	4	50%	1240	525	121	646
1BR	1	12	60%	890	470	95	565
2BR	2	41	60%	1240	580	121	701
1BR	1	2	market	890	505	95	600
2BR	2	6	market	1240	610	121	731
2BR	2	1	Common	1240			
TOTAL		72					

UTILITY RESPONSIBILITY

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Elec Heat	Gas Heat	Water Heat	Cooking (G/E)
Landlord		X					
Tenant	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 (X)
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 ()	Picnic Area (X)
Window Blinds (X)		E-Call Button ()	Tennis Court ()	Craft Room (X)
Wash/Dryer ()		Cable Sat Provided (X)	Sports Court ()	Library ()
Wheelchair ramps ()		Internet Provided ()	Vaulted Ceilings ()	Storage (X)
Safety bars ()		Cable Sat Wired (X)	Internet Wired ()	View ()
Pets Allowed ()		Hardwood Flooring ()	Vinyl Flooring (X) LVT	Other* ()
Pet Fee ()		*Detail "Other" Amenities:		
Pet Rent ()		LVT flooring throughout. Community Garden, wellness room, fitness center, picnic/BBQ area		

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 sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is White Oak Street and vacant property; adjoining north is wooded vacant land; adjoining west is vacant land and a park; adjoining south is Kennedy Blvd, followed by residential and vacant land.

The site will have frontage access on Kennedy Blvd.

From the location on Kennedy Blvd, access to the north-south Alternate Hwy 27 is approximately four miles away.

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

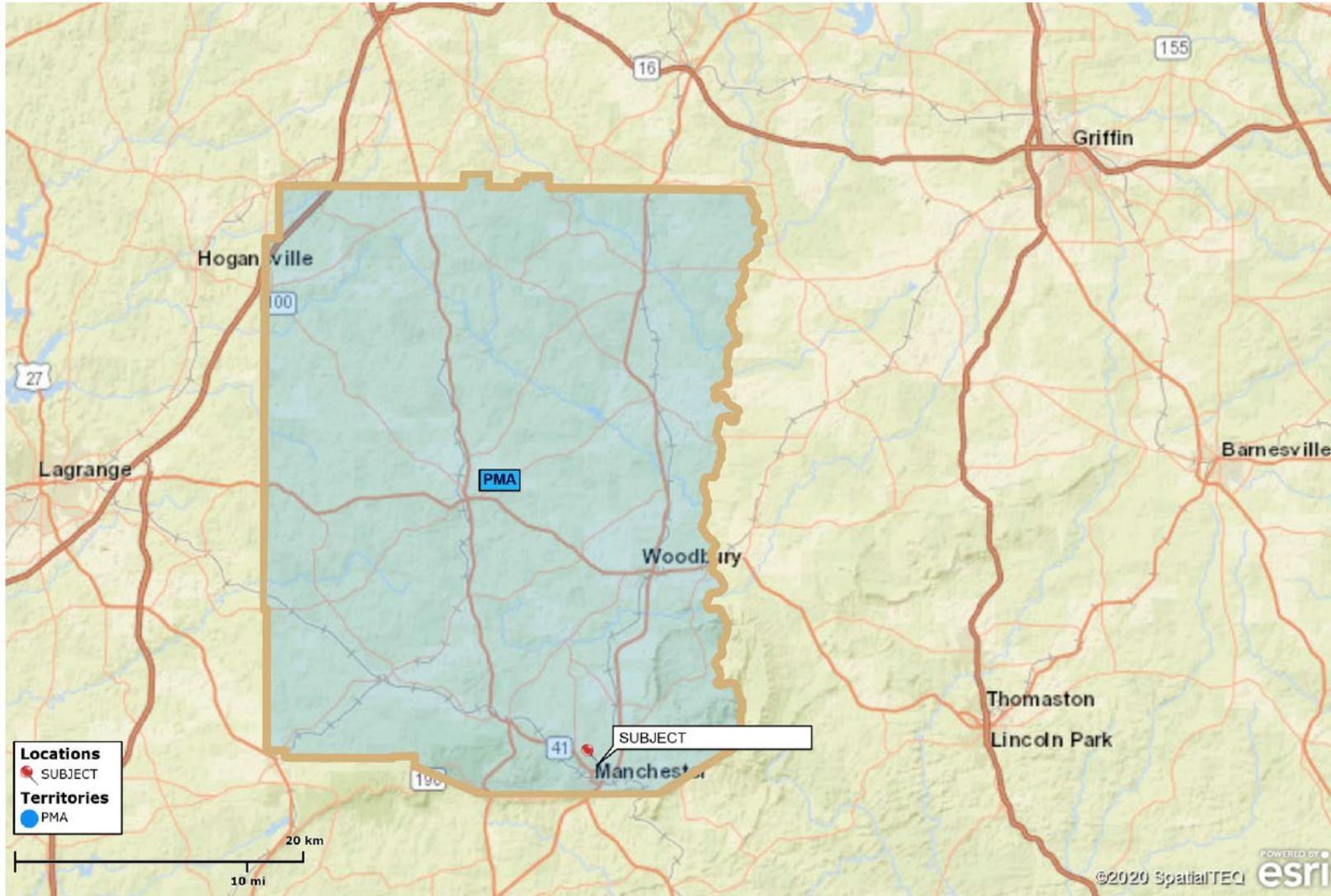
3. Market Area Definition

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

The map below shows the boundaries of the PMA. The site is approximately 24 miles from the farthest boundary of the PMA. The use of the county is appropriate for this type of housing in this rural area. The site is located on the southern part of the PMA and is expected to attract applicants from the entire county.

Primary Market Area Map

PMA Map



4. Community Demographic Data

Households and population are both now increasing after declines since 2000 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 13.4% in April 2020, from 4.5% in 2019. The annualized total employment increased by 2.3% in 2017, by 0.6% in 2018 and 1.6% in 2019. The annualized unemployment rate decreased 1.0% in 2017, 0.7% in 2018 and 0.5% in 2019. Total employment in April 2020 has decreased by 1,204 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 retail sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 68.1% of those working in Meriwether County do not live in Meriwether County. This may be due to a lack of decent affordable housing.

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

6. Project Specific Affordability and Demand Analysis:

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

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
30% AMI	10500										
	14940	1BR	2	77		77	2.60%	<9 months	\$ 650	442-656	\$255
	12600										
50% AMI	14940	2BR	2	40		40	4.95%	<9 months	\$ 750	544-720	\$299
	16050										
	24900	1BR	2	187		187	1.07%	<9 months	\$ 650	442-656	\$440
60% AMI	19380										
	24900	2BR	4	126	0	126	3.17%	<9 months	\$ 750	544-720	\$525
	16,950										
Market	29,880	1BR	12	211	0	211	5.70%	<9 months	\$ 750	442-656	\$470
	21,030										
	29,880	2BR	41	131		131	31.31%	<9 months	\$ 650	544-720	\$580
TOTAL	18,000										
	75,000	1BR	2	421	0	421	0.47%	<9 months	\$ 650	442-656	\$505
	21,930										
FOR	75,000	2BR	6	363	0	363	1.65%	<9 months	\$ 750	544-720	\$610
		30% AMI	4	77	0	77	5.22%	<9 months			
		50% AMI	6	187	0	187	3.21%	<9 months			
PROJECT		60% AMI	53	211	0	211	25.16%	<9 months			
		Market	8	276	0	276	2.90%	<9 months			
		TOTAL LIHTC	63	324	0	324	19.45%	<9 months			

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

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 28.84% which is low. One-unit detached homes make up 74.11% of the housing units, while units while structures with 5 or more units make up 3.92% of the housing units. Mobile Homes or Trailers make up 19.71% of the units.

We surveyed 8 complexes with a total of 280 units. This include 6 reported LIHTC projects with a total of 180 units and 2 market rate and other subsidized units with a total of 100 units. The LIHTC complexes had occupancy of 100%, while the other units had occupancy of 93%. The overall occupancy rate is 97.5%. 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 and \$750 for two-bedroom unit. 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 and \$750 for two-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	885	101.1%
2 Bedroom-50% AMI	701	\$121	580	\$525	675	28.6%
1 Bedroom-60% AMI	700	\$95	605	\$470	775	64.9%
2 Bedroom-60% AMI	841	\$121	720	\$580	885	52.6%
1 Bedroom-Market				\$505	675	33.7%
2 Bedroom-Market				\$610	775	27.0%

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 Meriwether. 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 for persons age 55+. This project will help fill the void for decent affordable housing for older persons as well as provide market rate rental housing for older persons. 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:

Date	Total # Leased	%
Construction Completion	18	25%
30 Days Post Completion	24	33%
60 Days Post Completion	30	42%
90 Days Post Completion	36	50%
120 Days Post Completion	42	58%
150 Days Post Completion	48	67%
180 Days Post Completion	54	75%
210 Days Post Completion	60	83%
240 Days Post Completion	66	92%
270 Days Post Completion	72	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 18 units rented during construction. 93% occupancy should be achieved approximately 270 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 for persons age 55+ available. The standard calculated capture rate for each type of unit is within DCA guidelines for feasibility in a rural area.

We project the units will be absorbed fully within 270 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, waiting lists, acceptable 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:	Bray Senior Village			Total # Units:	72
Location:	Kennedy Blvd		# LIHTC Units:	63	
PMA Boundary:	County of Meriwether				
NorthBoundary Line	Farthest Boundary Distance to Subject:			24	miles

RENTAL HOUSING STOCK (found on page __)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	8	280	7	97.50%
Market-Rate Housing	0	0	0	
Assisted/Subsidized Housing not to include LIHTC	2	100	7	93.00%
LIHTC	6	180	0	100.00%
Stabilized Comps	6	180	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	Advan-tage	Per Unit	Per SF
2	1	1	890	\$255	\$ 650	\$ 0.73	155%	\$ 656	\$ 1.00
2	2	2	1240	\$299	\$ 750	\$ 0.60	151%	\$ 720	\$ 0.90
2	1	1	890	\$440	\$ 650	\$ 0.73	48%	\$ 656	\$ 1.00
4	2	2	1240	\$525	\$ 750	\$ 0.60	43%	\$ 720	\$ 0.90
12	1	1	890	\$470	\$ 650	\$ 0.73	38%	\$ 656	\$ 1.00
41	2	2	1240	\$580	\$ 750	\$ 0.60	29%	\$ 720	\$ 0.90
2	1	1	890	\$505	\$ 650	\$ 0.73	29%	\$ 656	\$ 1.00
6	2	2	1240	\$610	\$ 750	\$ 0.60	23%	\$ 720	\$ 0.90

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	Market Rate_	Overall LIHTC
Capture Rate	5.22%	3.21%	25.16%	2.90%		19.45%

C. PROJECT DESCRIPTION

The project is a new construction development of Housing for Older Persons (HFOP) age 55+ that will be built with LIHTC financing.

1. The site is located on the north side of Kennedy Blvd. at the point where it turns south, west of White Oak Drive and approximately 1,000 feet east of Martin Luther King Jr. Drive, Manchester, Meriwether County, GA 31816.
2. Project Construction Type: New Construction
3. Occupancy Type: HFOP age 55+
4. Special Population Target: HFOP age 55+.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	2	30%
2	2	2	30%
1	1	2	50%
2	2	4	50%
1	1	12	60%
2	2	41	60%
1	1	2	market
2	2	6	market
2	2	1	Common
TOTAL		72	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	18	890
2	2	54	1240
TOTAL		72	
STRUCTURE TYPE: elevator			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1BR	1	2	30%	890	255	95	350
2BR	2	2	30%	1240	299	121	420
1BR	1	2	50%	890	440	95	535
2BR	2	4	50%	1240	525	121	646
1BR	1	12	60%	890	470	95	565
2BR	2	41	60%	1240	580	121	701
1BR	1	2	market	890	505	95	600
2BR	2	6	market	1240	610	121	731
2BR	2	1	Common	1240			
TOTAL		72					

UTILITY RESPONSIBILITY

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Elec Heat	Gas Heat	Water Heat	Cooking (G/E)
Landlord		X					
Tenant	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 (X)
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 ()	Picnic Area (X)
Window Blinds (X)		E-Call Button ()	Tennis Court ()	Craft Room (X)
Wash/Dryer ()		Cable Sat Provided (X)	Sports Court ()	Library ()
Wheelchair ramps ()		Internet Provided ()	Vaulted Ceilings ()	Storage (X)
Safety bars ()		Cable Sat Wired (X)	Internet Wired ()	View ()
Pets Allowed ()		Hardwood Flooring ()	Vinyl Flooring (X) LVT	Other* ()
Pet Fee ()		*Detail "Other" Amenities:		
Pet Rent ()		LVT flooring throughout. Community Garden, wellness room, fitness center, picnic/BBQ area		

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 28, 2020. by Debbie Amox.
2. The site is vacant partially wooded land. It is sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is White Oak Street and vacant property; adjoining north is wooded vacant land; adjoining west is vacant land and a park; adjoining south is Kennedy Blvd, followed by residential and vacant land.
3. The site will have frontage access on Kennedy Blvd.
From the location on Kennedy Blvd, access to the north-south Alternate Hwy 27 is approximately four miles away. See chart and map below for services.
4. The site will make a good location for affordable rental housing.

2. Site and Neighborhood Photos

All photographs were taken May 28, 2020.



View across west to east



View across east to west



View from center of south line to west



View across from center of south line to north



View South to North



Neighborhood view west



Neighborhood view adjacent west



Neighborhood view North



Neighborhood view south



Kennedy Blvd. east to west



Kennedy Blvd. north to south

3. Maps and services.

Location Map

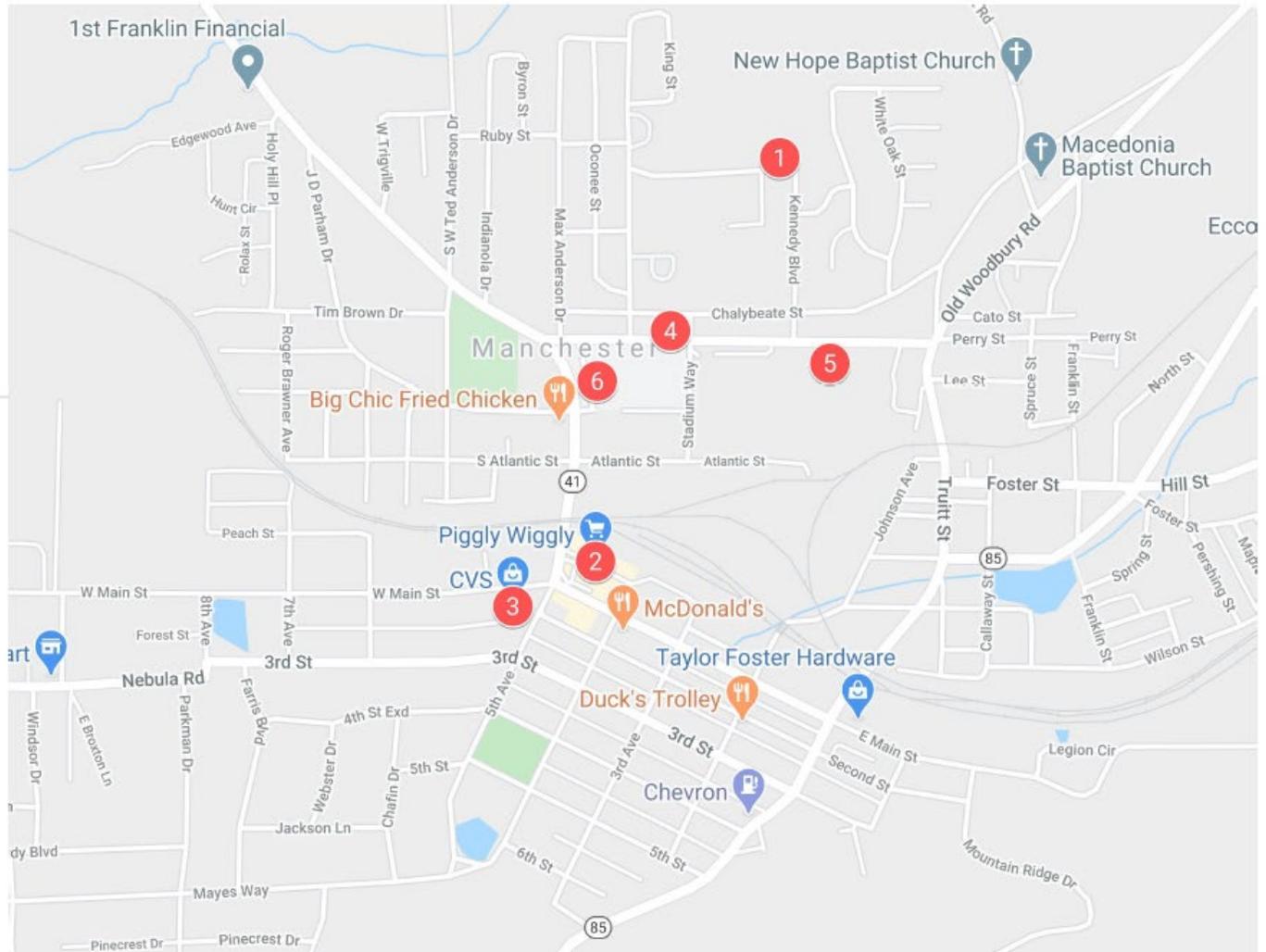


Services Map

Bray Senior Village

Services

- 1 SUBJECT
- 2 Piggly Wiggly
- 3 CVS
- 4 Manchester Health Center
- 5 Manchester Senior Citizen Center
- 6 Manchester High School

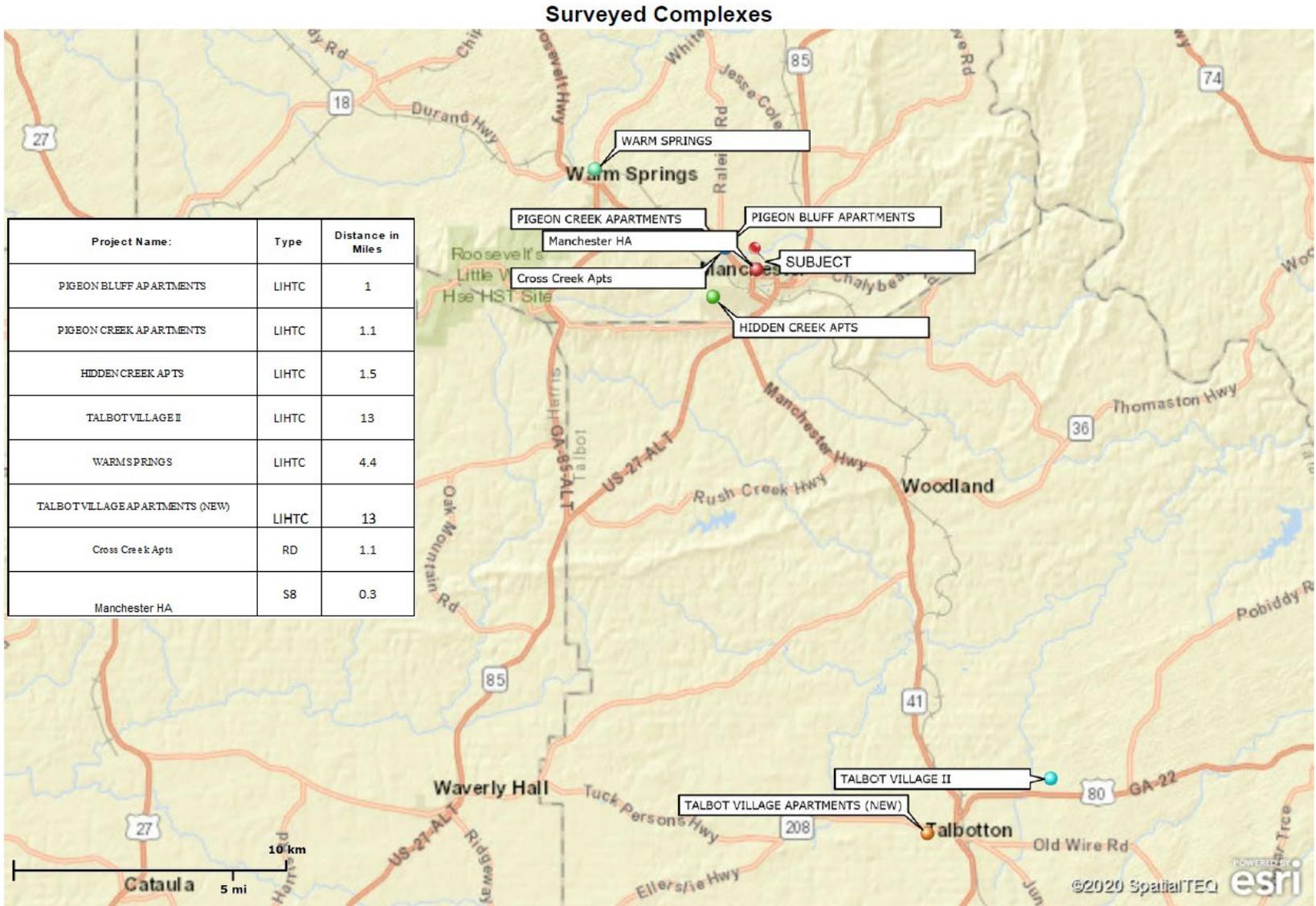


Service	Name/Address	Distance
Full-Service Grocery Store	Piggly Wiggly 412 W. Main St Manchester, GA	0.7
Pharmacy/Drug Store	CVS 503 W. Main St Manchester, GA	0.9
Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital	Manchester Health Center 300 Perry St Manchester, GA	0.4
Shopping Center	Family Dollar 416 W. Main St Manchester, GA	0.7
Senior Center	Manchester Senior Center 121 Perry ST Manchester, GA	0.3
Public School	Manchester High School 405 N 5 th Avenue Manchester, GA	0.5

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

1. The site is vacant partially wooded land. It is sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is White Oak Street and vacant property; adjoining north is wooded vacant land; adjoining west is vacant land and a park; adjoining south is Kennedy Blvd, followed by residential and vacant land. The development is consistent with the mixed uses of the land within one mile of the site.
2. According to information from neighborhoodscout.com, the crime index is 28. Smaller areas sometimes have worse crime scores due to the small population relative to the number of crimes.
3. See map below that shows existing low-income housing.

Surveyed Complexes Map Including Low Income



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.

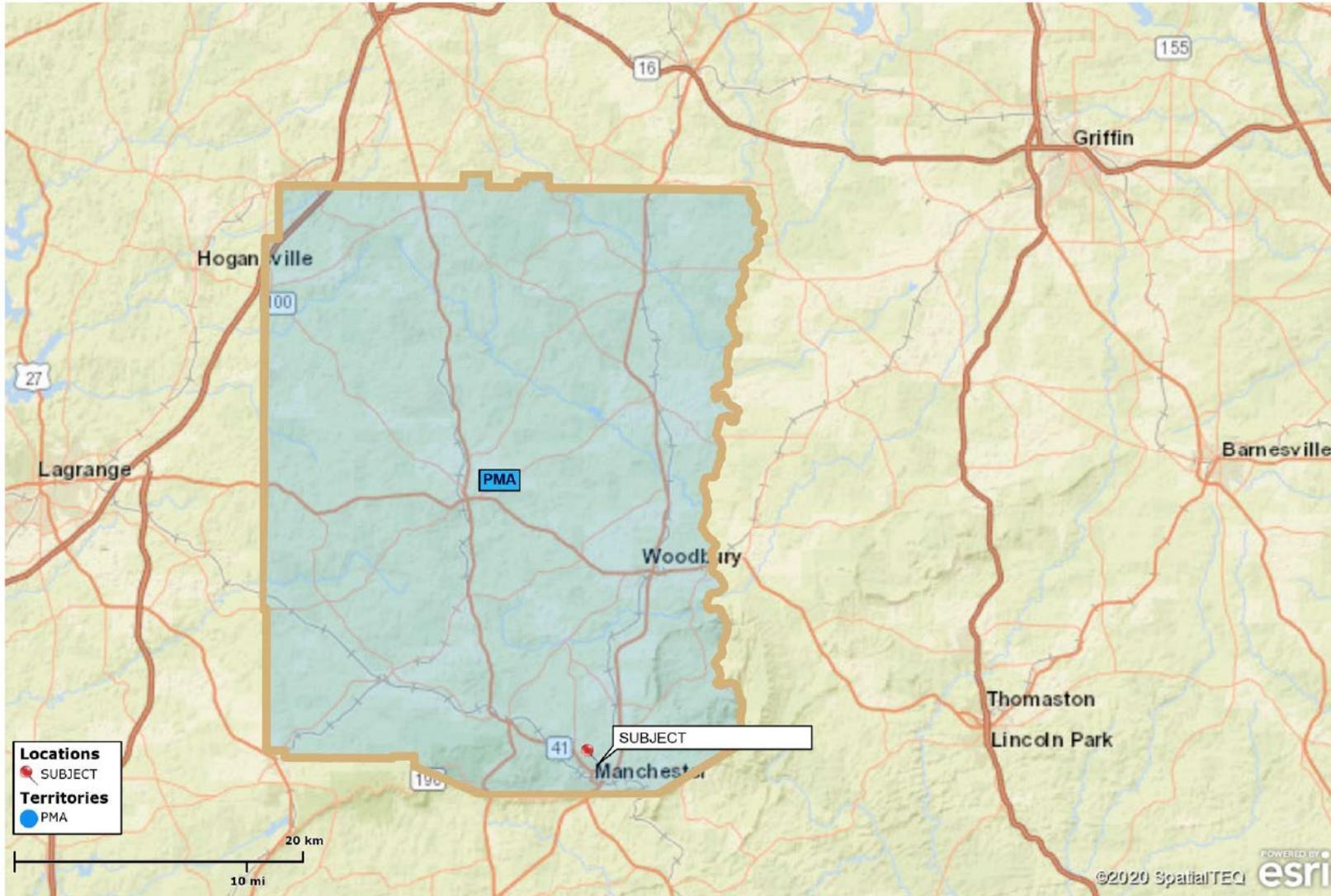
E. MARKET AREA

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 Meriwether County.

The map below shows the boundaries of the PMA. The site is approximately 24 miles from the farthest boundary of the PMA. The use of the county is appropriate for this type of housing in this rural area. The site is located on the southern part of the PMA and is expected to attract applicants from the entire county.

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 | Population & Household

Trade Area: Meriwether County, GA

**POPULATION**

The population in this area is estimated to change from **21,992** to **21,006**, resulting in a growth of **-4.5%** between 2010 and the current year. Over the next five years, the population is projected to grow by **0.7%**

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 **42.9**, while the average age is **42.1**. Five years from now, the median age is projected to be **43.0**.

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:

57.0% are White Alone, **39.2%** are Black or African American Alone, **0.4%** are American Indian and Alaska Nat. Alone, **0.5%** are Asian Alone, **0.0%** are Nat. Hawaiian and Other Pacific Isl. Alone, **1.1%** are Some Other Race, and **1.8%** 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 **2.5%** 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 **8,522** to **8,300**, resulting in an increase of **-2.6%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **1.3%**

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%**

**EDUCATION**

Currently, it is estimated that **3.2%** of the population age 25 and over in this area had earned a Master's Degree, **0.8%** had earned a Professional School Degree, **0.3%** had earned a Doctorate Degree and **6.4%** 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 **\$58,053** 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 **\$58,053** to **\$63,403**.

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 (**71.2%**) are estimated to be **Owner-Occupied** for the current year. For the base are the majority of the housing units are **Owner-Occupied (65.1%)**.

The majority of dwellings in this area (**74.1%**) 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 (**20.3%**) 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, **Meriwether County, GA**, **92.2%** 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, **48.0%** are employed civilians, **4.1%** are unemployed civilians, and **47.9%** are not in the labor force.

The occupational classification for this area are as follows:

39.1% hold blue collar occupations, **43.3%** hold white collar occupations, and **17.6%** 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:

1.4% are in Architecture and Engineering, **0.7%** are in Arts, Entertainment and Sports, **2.1%** are in Business and Financial Operations, **1.2%** are in Computers and Mathematics, **6.4%** are in Education, Training and Libraries, **3.4%** are in Healthcare Practitioners and Technicians, **2.8%** are in Healthcare Support, **0.3%** are in Life, Physical and Social Sciences, **6.5%** are in Management, **12.0%** are in Office and Administrative Support.

1.5% are in Community and Social Services, **5.0%** are in Food Preparation and Serving, **0.0%** are in Legal Services, **1.3%** are in Protective Services, **7.7%** are in Sales and Related Services, **1.4%** are in Personal Care Services.

5.5% are in Building and Grounds Maintenance, **8.4%** are in Construction and Extraction, **1.6%** are in Farming, Fishing and Forestry, **6.5%** are in Maintenance and Repair, **12.2%** are in Production, **12.0%** 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.

Benchmark: USA

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Source: Environics Analytics

1. POPULATION TRENDS

a. Total Population

TOTAL POPULATION

PMA

Population	
2000 Census	22534
2010 Census	21992
2020 Estimate	21006
2023 Projection	21,090
2025 Projection	21146
Percent Change: 2000 to 2010	-2.40%
Percent Change: 2010 to 2020	-4.48%
Percent Change: 2020 to 2023	0.40%
Percent Change: 2020 to 2025	0.67%
Annualized change: 2000-2010	-0.24%
Annualized change: 2010-2020	-0.50%
Annualized change: 2020-2023	0.13%
Annualized change: 2020-2025	0.13%
Change 2000-2010	-542
Change 2010-2020	-986
Change 2020-2023	84
Change 2020-2025	140

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

b. Population by age group

POPULATION DETAILS

PMA

	EST 2020		Proj. 2023
Population by Age	21,006		21,090
Age 0 - 4	1,239	5.9%	1,244
Age 5 - 9	1,233	5.9%	1,238
Age 10 - 14	1,247	5.9%	1,252
Age 15 - 17	794	3.8%	797
Age 18 - 20	768	3.7%	771
Age 21 - 24	988	4.7%	992
Age 25 - 34	2,449	11.7%	2,459
Age 35 - 44	2,263	10.8%	2,272
Age 45 - 54	2,477	11.8%	2,487
Age 55 - 64	3,114	14.8%	3,126
Age 65 - 74	2,718	12.9%	2,729
Age 75 - 84	1,220	5.8%	1,225
Age 85 and over	496	2.4%	498
Age 16 and over	17,029	81.1%	17,097
Age 18 and over	16,493	78.5%	16,559
Age 21 and over	15,725	74.9%	15,788
Age 65 and over	4,434	21.1%	4,452
Age 55 and over	7,548	44.32%*	7,578

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

*Persons age 55+ are 44.32% of the total number of persons age 16+. Since persons under age 16 do not typically form households, we use this percentage to calculate age 55+ demand.

2010 Population by Age		
Age 0 - 4	1,429	6.50
Age 5 - 9	1,422	6.47
Age 10 - 14	1,475	6.71
Age 15 - 17	884	4.02
Age 18 - 20	907	4.12
Age 21 - 24	939	4.27
Age 25 - 34	2,477	11.26
Age 35 - 44	2,573	11.70
Age 45 - 54	3,310	15.05
Age 55 - 64	3,109	14.14
Age 65 - 74	2,078	9.45
Age 75 - 84	1,006	4.57
Age 85+	383	1.74
Age 15+	17,666	80.33
Age 16+	17,378	79.02
Age 18+	16,782	76.31
Age 21+	15,875	72.19
Age 25+	14,936	67.92
Age 65+	3,467	15.77

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	2.73
2010 Census	2.58
2020 Estimate	2.53
2023 Projection	2.52
2025 Projection	2.51

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

HOUSEHOLD GROWTH**PMA**

Households	
2000 Census	8,248
2010 Census	8,522
2020 Estimate	8,300
2023 Projection	8,366
2025 Projection	8,410
Percent Change: 2000 to 2010	3.32%
Percent Change: 2010 to 2020	-2.60%
Percent Change: 2020 to 2023	0.80%
Percent Change: 2020 to 2025	1.32%
Annualized change: 2000-2010	0.33%
Annualized change: 2010-2020	-0.29%
Annualized change: 2020-2023	0.27%
Annualized change: 2020-2025	0.26%
Change 2000-2010	274
Change 2010-2020	-222
Change 2020-2023	66
Change 2020-2025	110

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

b. Household by tenure

PMA

	2010		2020		2023
Total Households	8,522		8,300		8,366
Renter Occupied	2,485	29.16%	2,394	28.84%	2413
Owner Occupied	6,037	70.84%	5,906	71.16%	5953

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

c. Households by Income
HOUSEHOLDS BY HOUSEHOLD INCOME
PMA

PMA	2018	%	2020
Total:	8,151		8,300
Owner occupied:	5,470		5,906
Less than \$5,000	231	4.22%	249
\$5,000 to \$9,999	162	2.96%	175
\$10,000 to \$14,999	370	6.76%	399
\$15,000 to \$19,999	342	6.25%	369
\$20,000 to \$24,999	282	5.16%	304
\$25,000 to \$34,999	647	11.83%	699
\$35,000 to \$49,999	763	13.95%	824
\$50,000 to \$74,999	1,114	20.37%	1203
\$75,000 to \$99,999	787	14.39%	850
\$100,000 to \$149,999	482	8.81%	520
\$150,000 or more	290	5.30%	313
Renter occupied:	2,681		2,394
Less than \$5,000	243	9.06%	217
\$5,000 to \$9,999	355	13.24%	317
\$10,000 to \$14,999	301	11.23%	269
\$15,000 to \$19,999	317	11.82%	283
\$20,000 to \$24,999	409	15.26%	365
\$25,000 to \$34,999	270	10.07%	241
\$35,000 to \$49,999	377	14.06%	337
\$50,000 to \$74,999	285	10.63%	254
\$75,000 to \$99,999	81	3.02%	72
\$100,000 to \$149,999	41	1.53%	37
\$150,000 or more	2	0.07%	2

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

Households by HH Income	2010	
Total:	8453	
Owner occupied:	6125	
Less than \$5,000	44	0.72%
\$5,000 to \$9,999	214	3.49%
\$10,000 to \$14,999	390	6.37%
\$15,000 to \$19,999	350	5.71%
\$20,000 to \$24,999	521	8.51%
\$25,000 to \$34,999	832	13.58%
\$35,000 to \$49,999	900	14.69%
\$50,000 to \$74,999	1527	24.93%
\$75,000 to \$99,999	678	11.07%
\$100,000 to \$149,999	491	8.02%
\$150,000 or more	178	2.91%
Renter occupied:	2328	
Less than \$5,000	149	6.40%
\$5,000 to \$9,999	236	10.14%
\$10,000 to \$14,999	488	20.96%
\$15,000 to \$19,999	123	5.28%
\$20,000 to \$24,999	347	14.91%
\$25,000 to \$34,999	240	10.31%
\$35,000 to \$49,999	362	15.55%
\$50,000 to \$74,999	275	11.81%
\$75,000 to \$99,999	66	2.84%
\$100,000 to \$149,999	18	0.77%
\$150,000 or more	24	1.03%

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:	8,151		8300
Owner occupied:	5,470		5906
1-person household	1,251	22.87%	1351
2-person household	2,272	41.54%	2453
3-person household	815	14.90%	880
4-person household	539	9.85%	582
5-person household	365	6.67%	394
6-person household	152	2.78%	164
7-or-more person household	76	1.39%	82
Renter occupied:	2,681		2394
1-person household	1,106	41.25%	988
2-person household	716	26.71%	639
3-person household	434	16.19%	388
4-person household	241	8.99%	215
5-person household	111	4.14%	99
6-person household	19	0.71%	17
7-or-more person household	54	2.01%	48

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**

2020 Est. Housing Units by Year Structure Built		
Built 2014 or Later	130	1.31
Built 2010 to 2013	187	1.88
Built 2000 to 2009	1,856	18.67
Built 1990 to 1999	2,022	20.34
Built 1980 to 1989	1,573	15.82
Built 1970 to 1979	1,041	10.47
Built 1960 to 1969	1,089	10.95
Built 1950 to 1959	616	6.20
Built 1940 to 1949	380	3.82
Built 1939 or Earlier	1,048	10.54
2020 Est. Median Year Structure Built		1985

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

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

HOUSING UNIT CHARACTERISTICS

PMA

2020 Est. Housing Units by Units in Structure		
1 Unit Attached	102	1.03
1 Unit Detached	7,368	74.11
2 Units	71	0.71
3 or 4 Units	52	0.52
5 to 19 Units	127	1.28
20 to 49 Units	140	1.41
50 or More Units	122	1.23
Mobile Home or Trailer	1,960	19.71
Boat, RV, Van, etc.	0	0.00

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

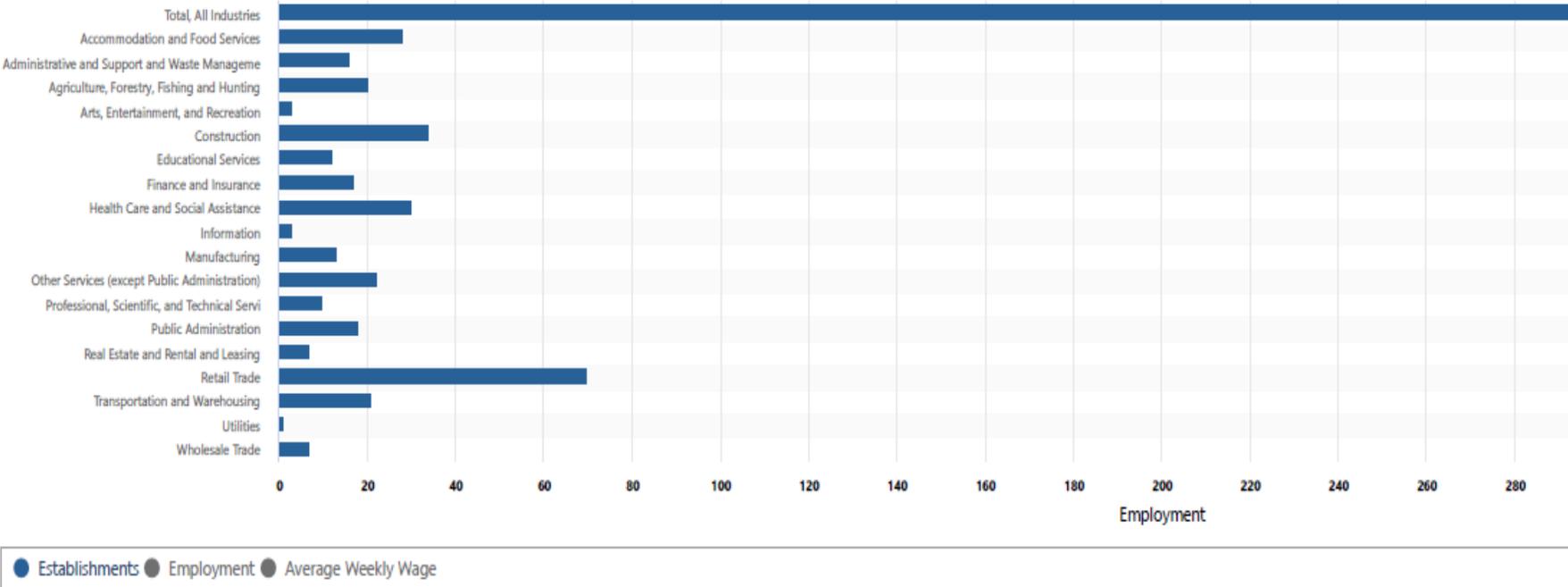
G. Employment Trend1. Total Jobs:
Meriwether County

Year	Total Employed
2010	8054
2011	8009
2012	7946
2013	7867
2014	7871
2015	7941
2016	8143
2017	8326
2018	8376
2019	8510

Source: Bureau of Labor Statistics (BLS)

2. Total Jobs by Industry:

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



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

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Quarterly Census of Employment and Wages (QCEW) for Multiple Industries in Meriwether County in the

Industry Table

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

Industry	Industry Code	Establishments	Employment				Wages	
			October	November	December	Average	Total Wage	Average Weekly Wage
Total, All Industries	10	345	4,421	4,388	4,409	4,406	\$43,127,112	\$753
Accommodation and Food Services	72	28	262	256	259	259	\$910,401	\$270
Administrative and Support and Waste Managemen	56	16	106	114	118	113	\$915,034	\$625
Agriculture, Forestry, Fishing and Hunting	11	20	125	122	124	124	\$1,310,937	\$815
Arts, Entertainment, and Recreation	71	3	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Construction	23	34	397	413	398	403	\$6,204,892	\$1,185
Educational Services	61	12	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Finance and Insurance	52	17	79	80	79	79	\$786,855	\$763
Health Care and Social Assistance	62	30	852	846	861	853	\$8,142,030	\$734
Information	51	3	52	52	52	52	\$300,819	\$445
Manufacturing	31-33	13	815	828	863	835	\$10,136,340	\$933
Other Services (except Public Administration)	81	22	123	119	116	119	\$1,005,725	\$648
Professional, Scientific, and Technical Servi	54	10	27	26	26	26	\$208,777	\$610
Public Administration	92	18	403	420	394	406	\$3,486,302	\$661
Real Estate and Rental and Leasing	53	7	14	14	14	14	\$142,823	\$785
Retail Trade	44-45	70	467	469	476	471	\$3,064,581	\$501
Transportation and Warehousing	48-49	21	59	61	60	60	\$713,715	\$915
Utilities	22	1	Confidential	Confidential	Confidential	Confidential	Confidential	Confidential
Wholesale Trade	42	7	64	67	64	65	\$736,955	\$872

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

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3. Major Employers:

NAME	PRODUCT	EMPLOYEES
<u>MERIWETHER PARK</u>		
DONGWON AUTOPART TECHNOLOGY	VEHICLE STRUCTURAL PANELS	300
MANDO AMERICA CORPORATION	AUTO ANTI-LOCK BRAKES, STEERING & SUSPENSION COMPONENTS	407
MANDO CASTING	STEEL CASTING	195
SMS TECHNICAL SERVICES	MANUFACTURE & REFURBISH STEEL ROLLERS	12
USAg	Organic Fertilizer	10
<u>GREENVILLE</u>		
REINFORCED EARTH	CUSTOM MADE CONCRETE RETAINING WALLS	57
<u>GAY</u>		
COMPLETE TRUCK BODIES, INC.	REFRIGERATION EQUIPMENT/TRUCKS	45
PROLIFIC METAL WORKS	ROLL OFF CONTAINERS	6
VINTAGE LUMBER	CUSTOM MILL ANTIQUE FLOORING, PANELING & TRIM	14
<u>WOODBURY</u>		
CUSTOM TRUCK & BODY WORKS, INC.	CUSTOM DESIGNER & OUTFITTER OF AMBULANCES & EMERGENCY VEHICLES	76
CROWN TECHNOLOGY II, LLC	THERMOPLASTIC PAVEMENT MARKERS	55
SE METALS	BAND SAW BLADES	9
SIMS BARK COMPANY	BARK & SOIL	35
WOODBURY STAMPINGS, CO.	METAL STAMPINGS	6
<u>WARM SPRINGS</u>		
GOODPAC PLASTICS	PLASTIC BOTTLES	8
SOUTHERN BELLES SOAP COMPANY	MANUFACTURE SOAP PRODUCTS	2
<u>MANCHESTER</u>		
ECCOMELT, LLC	101 DELANO DRIVE	10
ENNIS-FLINT, INC.	1101 NEBULA ROAD	15

4. Unemployment Trends:

Employment Trends

Meriwether County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2010	8054	-1.2	13.7	0.0
2011	8009	-0.6	13.4	-0.4
2012	7946	-0.8	12.0	-1.3
2013	7867	-1.0	10.8	-1.3
2014	7871	0.1	9.7	-1.0
2015	7941	0.9	8.0	-1.7
2016	8143	2.6	6.9	-1.2
2017	8326	2.3	5.9	-1.0
2018	8376	0.6	5.0	-0.9
2019	8510	1.6	4.5	-0.5

Source: Bureau of Labor Statistics

Meriwether County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-19	8408	1.2	5.3	-0.5
Feb-19	8448	1.2	5.2	0.0
Mar-19	8465	1.2	4.6	-0.2
Apr-19	8438	1.0	4.2	-0.5
May-19	8453	0.6	4.2	-0.4
Jun-19	8430	0.7	4.9	-0.2
Jul-19	8503	0.9	5.3	-0.2
Aug-19	8504	2.3	4.8	-0.7
Sep-19	8588	2.6	4.0	-0.6
Oct-19	8613	2.5	4.0	-0.8
Nov-19	8634	2.3	3.6	-0.7
Dec-19	8637	2.8	3.9	-1.1
Jan-20	8636	2.7	4.1	-1.2
Feb-20	8661	2.5	4.3	-0.9
Mar-20	8512	0.6	5.4	0.8
Apr-20	7306	-13.4	15.8	11.6

Commuter Patterns:

PMA

2020 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	1,773	22.57
15 - 29 Minutes	1,832	23.32
30 - 44 Minutes	1,914	24.36
45 - 59 Minutes	1,285	16.36
60 or more Minutes	1,053	13.40
2020 Est. Avg Travel Time to Work in Minutes	--	36.00
2020 Est. Workers Age 16+ by Transp. to Work		
2020 Est. Workers Age 16+ by Transp. to Work	8,007	100.00
Drove Alone	6,438	80.41
Carpooled	1,105	13.80
Public Transport	47	0.59
Walked	161	2.01
Bicycle	5	0.06
Other Means	78	0.97
Worked at Home	173	2.16

Source: Environics Analytics

OnTheMap

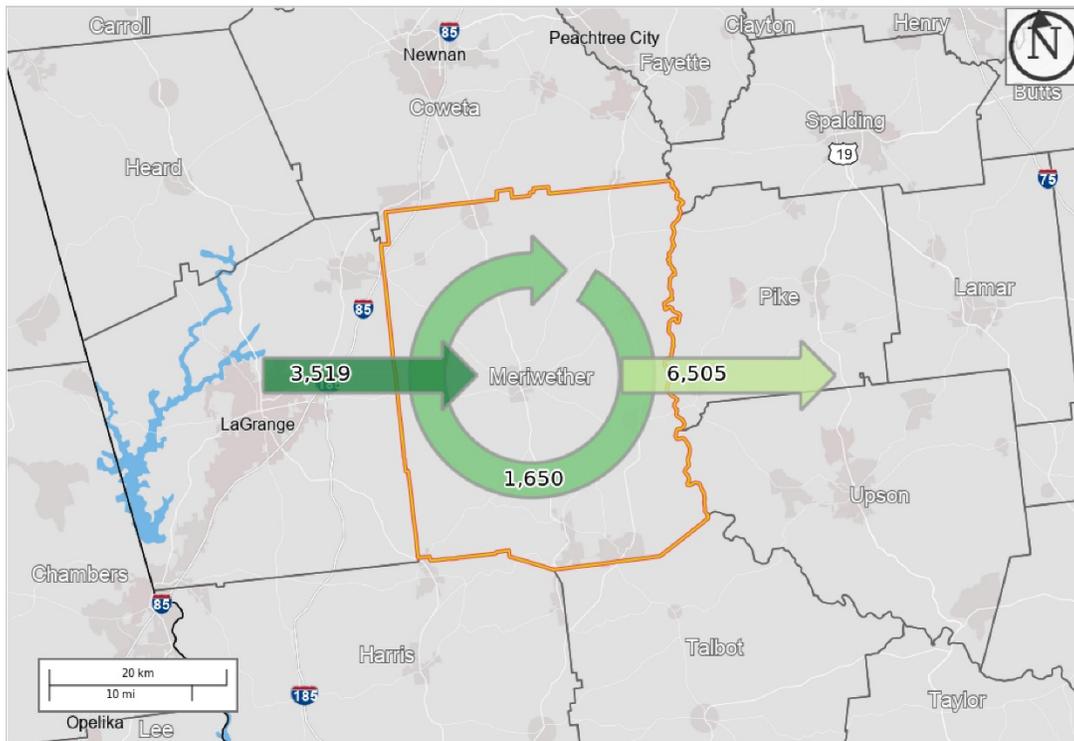
Inflow/Outflow Report

All Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 06/14/2020

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

All Workers



Map Legend

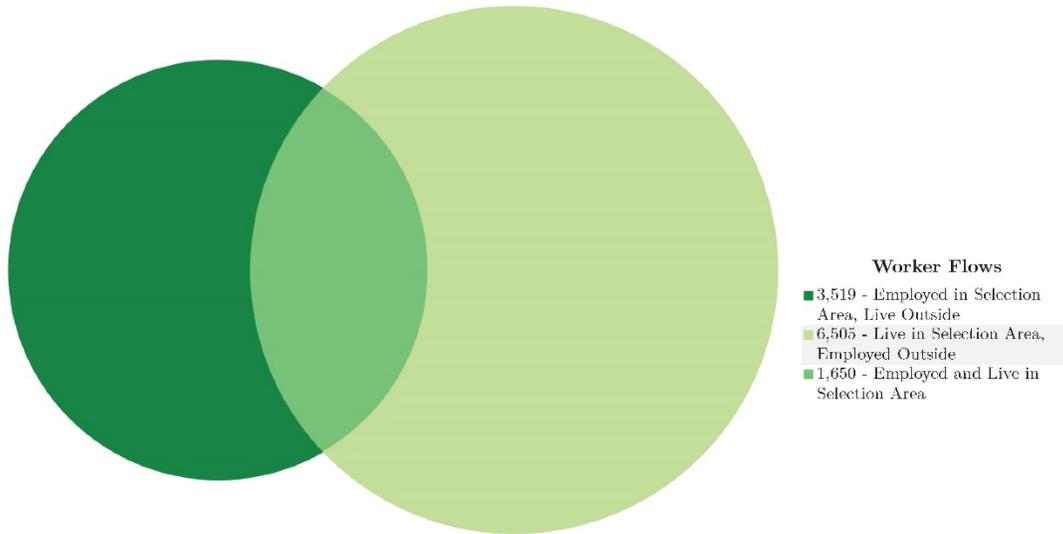
Selection Areas
 Analysis Selection

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	5,169	100.0
Employed in the Selection Area but Living Outside	3,519	68.1
Employed and Living in the Selection Area	1,650	31.9
Living in the Selection Area	8,155	100.0
Living in the Selection Area but Employed Outside	6,505	79.8
Living and Employed in the Selection Area	1,650	20.2

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2017
Job Type	All Jobs
Selection Area	Marietta County, GA from Counties
Selected Census Blocks	1,580
Analysis Generation Date	06/14/2020 10:07 - OnTheMap 6.6
Code Revision	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
LODES Data Version	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	5,169	100.0%
Living in the Selection Area	8,155	157.8%
Net Job Inflow (+) or Outflow (-)	-2,986	-

In-Area Labor Force Efficiency (All Jobs)

	2017	
	Count	Share
Living in the Selection Area	8,155	100.0%
Living and Employed in the Selection Area	1,650	20.2%
Living in the Selection Area but Employed Outside	6,505	79.8%

In-Area Employment Efficiency (All Jobs)

	2017	
	Count	Share
Employed in the Selection Area	5,169	100.0%
Employed and Living in the Selection Area	1,650	31.9%
Employed in the Selection Area but Living Outside	3,519	68.1%

Outflow Job Characteristics (All Jobs)

	2017	
	Count	Share
External Jobs Filled by Residents	6,505	100.0%
Workers Aged 29 or younger	1,556	23.9%
Workers Aged 30 to 54	3,515	54.0%
Workers Aged 55 or older	1,434	22.0%
Workers Earning \$1,250 per month or less	1,638	25.2%
Workers Earning \$1,251 to \$3,333 per month	2,639	40.6%
Workers Earning More than \$3,333 per month	2,228	34.3%
Workers in the "Goods Producing" Industry Class	1,711	26.3%
Workers in the "Trade, Transportation, and Utilities" Industry Class	1,515	23.3%
Workers in the "All Other Services" Industry Class	3,279	50.4%

Inflow Job Characteristics (All Jobs)

	2017	
	Count	Share
Internal Jobs Filled by Outside Workers	3,519	100.0%
Workers Aged 29 or younger	689	19.6%
Workers Aged 30 to 54	2,035	57.8%
Workers Aged 55 or older	795	22.6%
Workers Earning \$1,250 per month or less	787	22.4%
Workers Earning \$1,251 to \$3,333 per month	1,552	44.1%
Workers Earning More than \$3,333 per month	1,180	33.5%
Workers in the "Goods Producing" Industry Class	1,152	32.7%

Workers in the "Trade, Transportation, and Utilities" Industry Class	687	19.5%
Workers in the "All Other Services" Industry Class	1,680	47.7%

Interior Flow Job Characteristics (All Jobs)

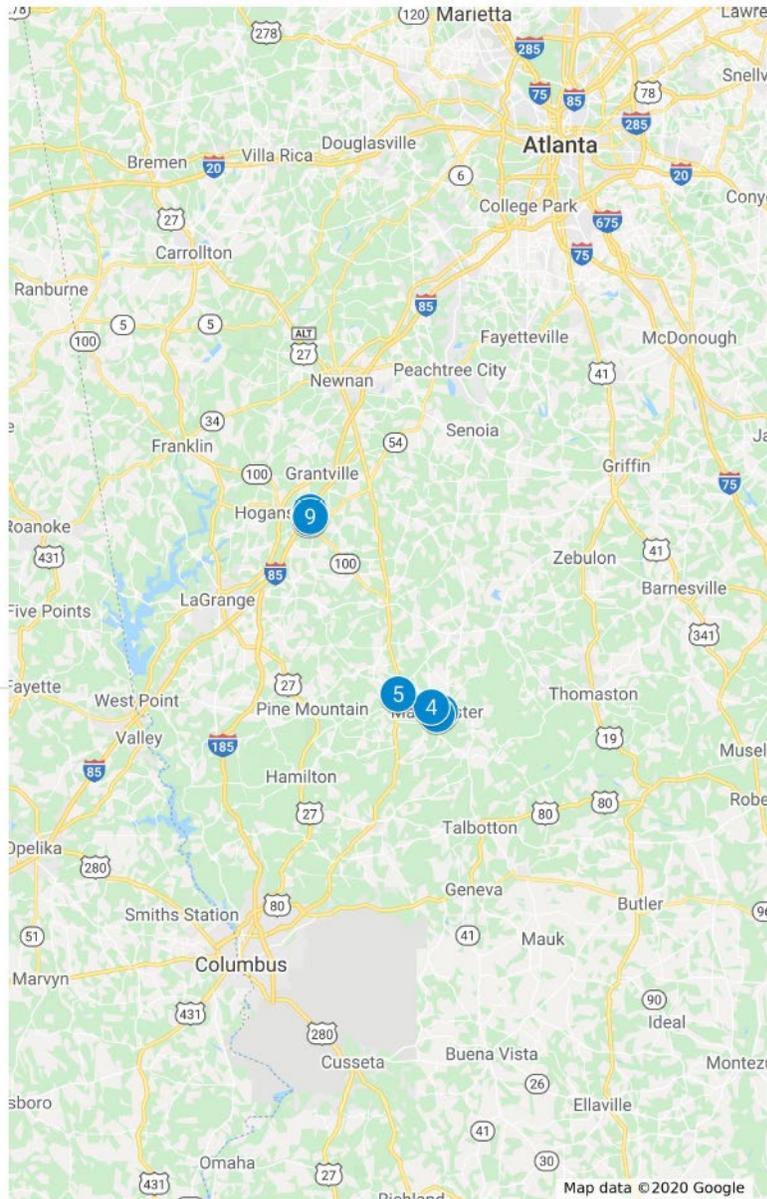
	2017	
	Count	Share
Internal Jobs Filled by Residents	1,650	100.0%
Workers Aged 29 or younger	271	16.4%
Workers Aged 30 to 54	855	51.8%
Workers Aged 55 or older	524	31.8%
Workers Earning \$1,250 per month or less	485	29.4%
Workers Earning \$1,251 to \$3,333 per month	738	44.7%
Workers Earning More than \$3,333 per month	427	25.9%
Workers in the "Goods Producing" Industry Class	449	27.2%
Workers in the "Trade, Transportation, and Utilities" Industry Class	199	12.1%
Workers in the "All Other Services" Industry Class	1,002	60.7%

5. Site Location and Major Employers:

Bray Senior Village

Employers

- 1 Manchester High School
- 2 Manchester Parks & Recreation
- 3 Piggly Wiggly
- 4 Dollar General
- 5 Roosevelt Warm Springs Hospitals
- 6 Mando America Corporation Plant G1
- 7 Mando America Corporation Plant G2
- 8 Dongwon Autopart Technology, GA LLC
- 9 SMS group - Hogansville



6. Analysis and Conclusions:

The County unemployment rate has risen to 13.4% in April 2020, from 4.5% in 2019. The annualized total employment increased by 2.3% in 2017, by 0.6% in 2018 and 1.6% in 2019. The annualized unemployment rate decreased 1.0% in 2017, 0.7% in 2018 and 0.5% in 2019. Total employment in April 2020 has decreased by 1,204 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 retail sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 68.1% of those working in Meriwether County do not live in Meriwether 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

Bedrooms (People)	60.00%	30.00%	50.00%	FMR
Efficiency (1.0)	654	327	545	624
1 Bedroom (1.5)	700	350	583	628
2 Bedrooms (3.0)	841	420	701	827
3 Bedrooms (4.5)	972	486	810	1193
4 Bedrooms (6.0)	1,084	542	903	1,246

Source: HUD 2020 Income Limits, Gibson Consulting, LLC

LIHTC Income Limits**% of Area Median**

LIHTC Income Limits for 2020 (Based on 2020 National Non-Metropolitan Median Income)			
	60.00%	30.00%	50.00%
1 Person	26,160	13,080	21,800
2 Person	29,880	14,940	24,900
3 Person	33,660	16,830	28,050
4 Person	37,380	18,690	31,150
5 Person	40,380	20,190	33,650
6 Person	43,380	21,690	36,150
7 Person	46,380	23,190	38,650
8 Person	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. HFOP occupancy is limited to two persons per unit. Therefore, the one-bedroom and two-bedroom units will have a maximum income based upon a two-person household.

2. Affordability

This market study is concerned with only the demand from income eligible households and therefore total demand is adjusted for the income eligible component, i.e those that can afford the rent. The demand from existing households includes demand from those that occupy substandard or overcrowded housing. Persons with special needs such as, handicapped, or disabled are also sources of demand that factor into the overall calculation. We calculate demand by utilizing data from the PMA. In this market there will be inward migration to the town from the other areas of the county because of the increase in availability of the quality affordable housing proposed by this developer. The minimum income for HFOP is calculated based upon a maximum of 40% 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. HFOP occupancy is limited to two persons per unit. Therefore, the one-bedroom and two-bedroom units will have a maximum income based upon a two-person household.

Number of units	71	2	2	2	4	12	41	2	6	
		1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
	%	30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
MINIMUM INCOME		10500	12600	16050	19380	16950	21030	18000	21930	10500
MAXIMUM INCOME		14,940	14,940	24,900	24,900	29,880	29,880	75,000	75,000	29,880
Less than \$5,000	9.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	13.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	11.23%	9.97%	5.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.10%
\$15,000 to \$19,999	11.82%	0.00%	0.00%	9.34%	1.46%	7.21%	0.00%	4.73%	0.00%	11.82%
\$20,000 to \$24,999	15.26%	0.00%	0.00%	14.95%	14.95%	15.26%	12.11%	15.26%	9.36%	15.26%
\$25,000 to \$34,999	10.07%	0.00%	0.00%	0.00%	0.00%	4.91%	4.91%	10.07%	10.07%	4.91%
\$35,000 to \$49,999	14.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	14.06%	14.06%	0.00%
\$50,000 to \$74,999	10.63%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.63%	10.63%	0.00%
\$75,000 to \$99,999	3.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.02%	0.00%
Income Eligible %		9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
Proposed Rent		\$255	\$299	\$440	\$525	\$470	\$580	\$505	\$610	
Utility Allowance		\$95	\$121	\$95	\$121	\$95	\$121	\$95	\$121	
Total Housing Cost		\$350	\$420	\$535	\$646	\$565	\$701	\$600	\$731	
Divided by 40%		\$875	\$1,050	\$1,338	\$1,615	\$1,413	\$1,753	\$1,500	\$1,828	
Multiply by 12		12	12	12	12	12	12	12	12	
Minimum Income to Afford rent		\$10,500	\$12,600	\$16,050	\$19,380	\$16,950	\$21,030	\$18,000	\$21,930	
Maximum Income Limit		14,940	14,940	24,900	24,900	29,880	29,880	75,000	75,000	

3. Demand

a. Demand from New Household Growth

	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
	30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
Households-2023	8,366	8,366	8,366	8,366	8,366	8,366	8,366	8,366	8,366
Households-2020	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300
New Households	66	66	66	66	66	66	66	66	66
% Income Eligible	9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
% age eligible	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%
Income and age Eligible Households	2	1	5	3	5	3	10	9	8
Renter %	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%
Demand from new Households	1	0	1	1	2	1	3	3	2

b. Demand from Existing Households

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

Substandard Housing Data:

SELECTED CHARACTERISTICS	
Occupied housing units	8,453
Lacking complete plumbing facilities	22
Lacking complete kitchen facilities	10
No telephone service available	533
	0
OCCUPANTS PER ROOM	
Occupied housing units	8,453
1.00 or less	140
1.01 to 1.50	96
1.51 or more	8,453

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

As shown on the chart above 22 units lack complete plumbing facilities, 10 units lack complete kitchen facilities and 236 units are overcrowded; therefore, substandard units total 258.

	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
	30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
Total Substandard units	258								
% Income Eligible	9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
% age eligible	44.32%								
Demand From Substandard Units	11	6	28	19	31	19	63	54	48

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)	1,862	
Less than 15.0 percent	249	13.37%
15.0 to 19.9 percent	187	10.04%
20.0 to 24.9 percent	266	14.29%
25.0 to 29.9 percent	161	8.65%
30.0 to 34.9 percent	198	10.63%
35.0 percent or more	801	43.02%

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

The chart above indicates that 43.02% of the renters pay 35.0% or more of their income for rent.

	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
	30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
Households-2023	8,366	8,366	8,366	8,366	8,366	8,366	8,366	8,366	8,366
% Income Eligible	9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
% age eligible	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%
Income and age Eligible Households	370	195	901	609	1,015	631	2,030	1,748	1,561
Renter %	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%
Income and age Eligible renters	107	56	260	176	293	182	585	504	450
% of Rent Overburdened	43.0%	43.0%	43.0%	43.0%	43.0%	43.0%	43.0%	43.0%	43.0%
Demand from Rent Overburdened	46	24	112	76	126	78	252	217	194

c. Elderly Homeowners likely to convert to rentership

Based upon our field research we have determined that 5% of income legible age 55+ homeowners will likely convert to rentership.

	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
	30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
Homeowners age 55+	3,788	3,788	3,788	3,788	3,788	3,788	3,788	3,788	3,788
% likely to convert to rental	5%	5%	5%	5%	5%	5%	5%	5%	5%
% Income Eligible	9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
Eligible Homeowners likely to convert to rental (5%)	19	10	46	31	52	32	104	89	80

4. Net Demand, Capture Rate and Stabilization Calculations

Number of units	71	2	2	2	4	12	41	2	6	0
		1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
	%	30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
MINIMUM INCOME		10500	12600	16050	19380	16950	21030	18000	21930	10500
MAXIMUM INCOME		14940	14940	24900	24900	29880	29880	75000	75000	29880
Less than \$5,000	9.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	13.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	11.23%	9.97%	5.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.10%
\$15,000 to \$19,999	11.82%	0.00%	0.00%	9.34%	1.46%	7.21%	0.00%	4.73%	0.00%	11.82%
\$20,000 to \$24,999	15.26%	0.00%	0.00%	14.95%	14.95%	15.26%	12.11%	15.26%	9.36%	15.26%
\$25,000 to \$34,999	10.07%	0.00%	0.00%	0.00%	0.00%	4.91%	4.91%	10.07%	10.07%	4.91%
\$35,000 to \$49,999	14.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	14.06%	14.06%	0.00%
\$50,000 to \$74,999	10.63%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.63%	10.63%	0.00%
\$75,000 to \$99,999	3.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.02%	0.00%
Income Eligible		9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
Demand from New Households (to 2023):										
Rent		\$255	\$299	\$440	\$525	\$470	\$580	\$505	\$610	\$0
Utility Allowance		\$95	\$121	\$95	\$121	\$95	\$121	\$95	\$121	\$0
Total Housing Cost		\$350	\$420	\$535	\$646	\$565	\$701	\$600	\$731	\$0
Divided by 35%		\$875	\$1,050	\$1,338	\$1,615	\$1,413	\$1,753	\$1,500	\$1,828	\$0
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$0
Minimum Income to Afford rent		\$10,500	\$12,600	\$16,050	\$19,380	\$16,950	\$21,030	\$18,000	\$21,930	\$0
Maximum Income Limit		\$14,940	\$14,940	\$24,900	\$24,900	\$29,880	\$29,880	\$75,000	\$75,000	\$0
Household Growth Total 2020-2023		66	66	66	66	66	66	66	66	66
% Income Eligible		9.97%	5.25%	24.29%	16.41%	27.38%	17.02%	54.75%	47.15%	42.10%
% age eligible		44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%	44.32%
Income and age Eligible Households		3	2	7	5	8	5	16	14	12
Renter %		28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%	28.84%
		1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	TOTAL
		30% AMI	30% AMI	50% AMI	50% AMI	60% AMI	60% AMI	Market	Market	LIHTC
DEMAND FROM NEW HOUSEHOLDS		1	0	2	1	2	1	5	4	4
Plus										
Demand from Substandard units		11	6	28	19	31	19	63	54	48
Plus										
DEMAND from RENT OVERBURDENED		46	24	112	76	126	78	252	217	194
Plus										
Demand from Elderly Homeowner Turnover (5%)		19	10	46	31	52	32	104	89	80
Equals										
Total Demand		77	41	188	127	211	131	423	364	325
Less										
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years		0	0	0	0	0	0	0	0	0
Equals Net Demand		77	41	188	127	211	131	423	364	325
Proposed Subject Units		2	2	2	4	12	41	2	6	63
Proposed Subject Units Divided by Net Demand										
Capture Rate		2.60%	4.93%	1.07%	3.16%	5.68%	31.19%	0.47%	1.65%	19.38%

	HH at 30% AMI	HH at 50% AMI	HH at 60% AMI	Market Rate	LIHTC
MINIMUM INCOME	10,500	16,050	16,950	21,150	10,500
MAXIMUM INCOME	14,940	24,900	29,880	75,000	29,880
DEMAND FROM NEW HOUSEHOLDS	1	1	2	2	2
Plus					
Demand from Substandard units	11	28	31	41	48
Plus					
DEMAND from RENT OVERBURDENED	46	112	126	165	194
Plus					
Demand from Elderly Homeowner Turnover (5%)	19	46	52	68	80
Equals					
Total Demand	77	187	211	276	324
Less					
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years	0	0	0	0	0
Equals Net Demand	77	187	211	276	324
Proposed Subject Units	4	6	53	8	63
Proposed Subject Units Divided by Net Demand					
Capture Rate	5.22%	3.21%	25.16%	2.90%	19.45%

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	10500										
	14940	1BR	2	77		77	2.60%	<9 months	\$ 650	442-656	\$255
	12600										
	14940	2BR	2	40		40	4.95%	<9 months	\$ 750	544-720	\$299
50% AMI	16050										
	24900	1BR	2	187		187	1.07%	<9 months	\$ 650	442-656	\$440
	19380										
	24900	2BR	4	126	0	126	3.17%	<9 months	\$ 750	544-720	\$525
60% AMI	16,950										
	29,880	1BR	12	211	0	211	5.70%	<9 months	\$ 750	442-656	\$470
	21,030										
	29,880	2BR	41	131		131	31.31%	<9 months	\$ 650	544-720	\$580
Market	18,000										
	75,000	1BR	2	421	0	421	0.47%	<9 months	\$ 650	442-656	\$505
	21,930										
	75,000	2BR	6	363	0	363	1.65%	<9 months	\$ 750	544-720	\$610
TOTAL		30% AMI	4	77	0	77	5.22%	<9 months			
FOR		50% AMI	6	187	0	187	3.21%	<9 months			
		60% AMI	53	211	0	211	25.16%	<9 months			
		Market	8	276	0	276	2.90%	<9 months			
PROJECT		TOTAL LIHTC	63	324	0	324	19.45%	<9 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 28.84% which is low. One-unit detached homes make up 74.11% of the housing units, while units while structures with 5 or more units make up 3.92% of the housing units. Mobile Homes or Trailers make up 19.71% of the units.

We surveyed 8 complexes with a total of 280 units. This include 6 reported LIHTC projects with a total of 180 units and 2 market rate and other subsidized units with a total of 100 units. The LIHTC complexes had occupancy of 100%, while the other units had occupancy of 93%. The overall occupancy rate is 97.5%. 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 and \$750 for two-bedroom unit. 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 and \$750 for two-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	885	101.1%
2 Bedroom--50% AMI	701	\$121	580	\$525	675	28.6%
1 Bedroom--60% AMI	700	\$95	605	\$470	775	64.9%
2 Bedroom--60% AMI	841	\$121	720	\$580	885	52.6%
1 Bedroom--Market				\$505	675	33.7%
2 Bedroom--Market				\$610	775	27.0%

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 Meriwether. 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 for persons age 55+. This project will help fill the void for decent affordable housing for older persons as well as provide market rate rental housing for older persons. It will not address other voids in the market.

Map of Surveyed Complexes

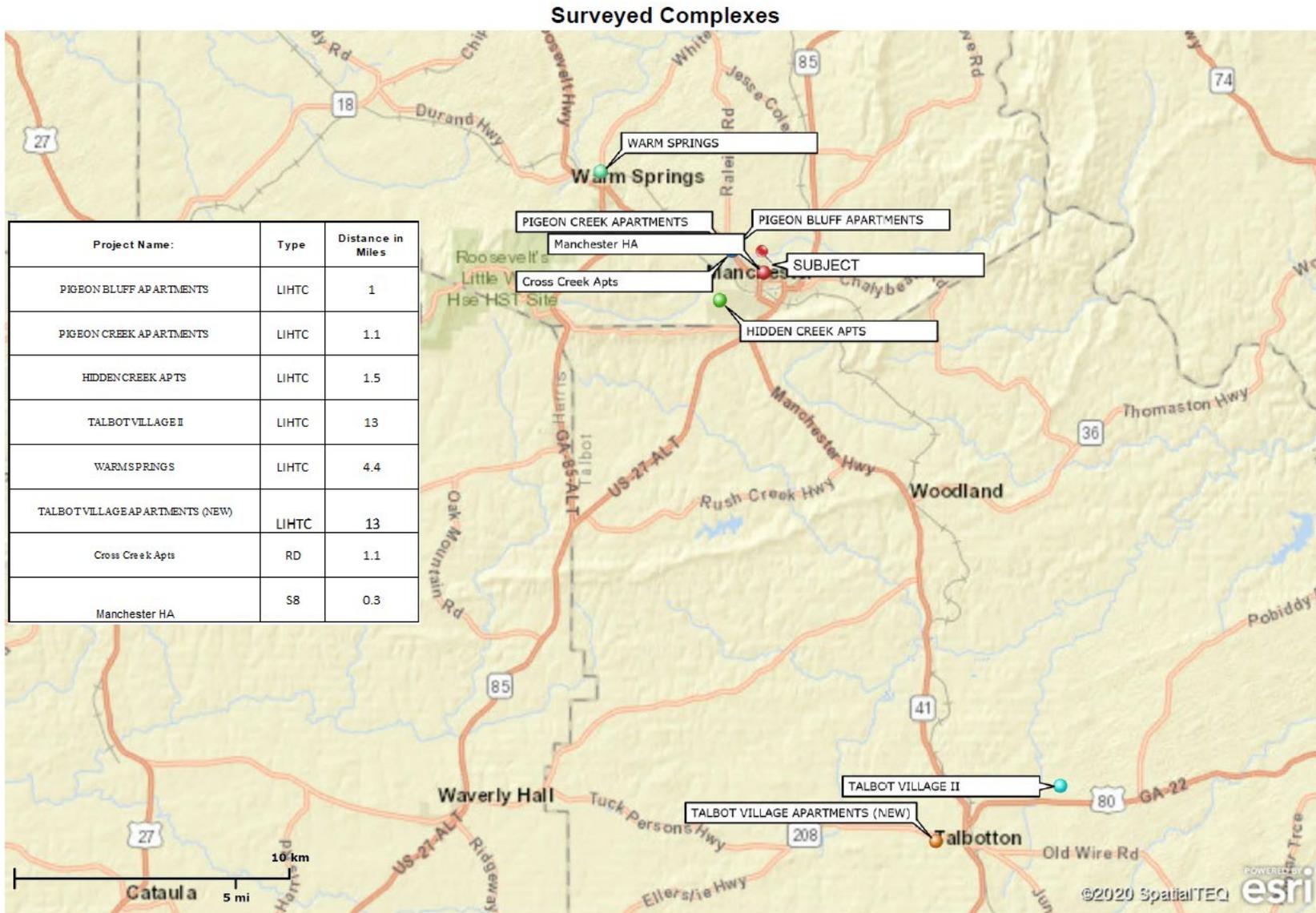


CHART OF SURVEYED COMPLEXES

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.
Pigeon Bluff	LIHTC	18	0	100.00%				617	637	\$ 0.97	718	798	\$ 0.90	725	949	\$ 0.76			
Pigeon creek	LIHTC	43	0	100.00%				656	654	\$ 1.00	720	798	\$ 0.90						
Warm Springs	LIHTC	22	0	100.00%				442	600	\$ 0.74	544	750	\$ 0.73	573	1000	\$ 0.57			
Hidden Creek	LIHTC	49	0	100.00%				613	750	\$ 0.82	682	800	\$ 0.85	745	1200	\$ 0.62			
Talbot Village	LIHTC	24	0	100.00%				587	600	\$ 0.98	693	800	\$ 0.87						
Talbot Village II	LIHTC	24	0	100.00%				587	600	\$ 0.98	693	800	\$ 0.87						
LIHTC Totals		180	0	100.00%															
Cross Creek	RD	51	6	88.24%				605	750	\$ 0.81	680	1000	\$ 0.68						
Manchester HA	S8	49	1	97.96%				BOI	600	n/a	BOI	700	N/a	BOI	900	n/a	BOI	1000	n/a
Market Totals		0	0	0.00%															
Other Subsidized		100	7	93.00%															
Totals-All units		280	7	97.50%															
SUBJECT	LIHTC	71	0	100.00%				505	700	\$ 0.72	610	850	\$ 0.72						

Name	Type	AMENITIES															
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Pigeon Bluff	LIHTC		X	X	X	X			X	X	X	X					
Pigeon creek	LIHTC		X	X	X				X	X	X	X					
Warm Springs	LIHTC	X	X	X	X			X		X	X	X					
Hidden Creek	LIHTC	X	X	X	X			X		X	X	X					
Talbot Village	LIHTC	X	X	X	X	X		X	X	X	X	X					
Talbot Village II	LIHTC	X	X	X	X				X	X	X	X					
Cross Creek	RD		X	X	X					X	X	X					
Manchester HA	S8		X	X	X				X	X	X						
SUBJECT	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X

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:

Date	Total # Leased	%
Construction Completion	18	25%
30 Days Post Completion	24	33%
60 Days Post Completion	30	42%
90 Days Post Completion	36	50%
120 Days Post Completion	42	58%
150 Days Post Completion	48	67%
180 Days Post Completion	54	75%
210 Days Post Completion	60	83%
240 Days Post Completion	66	92%
270 Days Post Completion	72	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 18 units rented during construction. 93% occupancy should be achieved approximately 270 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

Sharon, the manager of Pigeon Bluff and Pigeon Creek reported that occupancy generally stays full and vacancies are rented quickly. She did not know of any quality market rate rentals in the area.

Elizabeth, the manager of Warm Springs reported more than 10 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Felicia, Executive Director of Manchester Housing Authority reported a great need for affordable housing for the elderly and for families.

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 270 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. 70th Street
PMB 403
Shreveport, LA 71105-5115



By: 

Debbie J. Amox
Market Analyst

DATA SOURCES

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

APPENDICES

Complexes Surveyed

Pigeon Bluff Apts

161 Rose Court Office
Manchester GA, 31816

Telephone: (706) 846-3073

Contact:

Sharon



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/\$580-617	0	4	637	30%	
2BR	1.5	BOI/\$675-718	0	12	798	30%	
2BR							
3 BR	2	BOI/\$725-720	0	2	949	30%	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1-2 story		Total Units	18	Total Vacant	0
Year Built/Year Renovated		1992 / 2015		Section 8			
Condition/Street Appeal		Good		Yes		No	
Neighborhood Condition		Good		Accepts:	✓		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			✓
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A		✓ (9 units)	
Range/Refrigerator	✓			Market			
Microwave/Dishwasher		✓		HOME			
Washer/Dryer Included		✓		Bonds			
Washer/Dryer Connections	✓			Section 8			
Floor Coverings	✓		carpet, vinyl plank	Other:		515	
Window Coverings	✓			Type of Structure:			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features				High Rise			
Site Equipment/Amenities				Garden		✓	
Parking (\$ _____ (Fee)	✓			Walk-up			
Extra Storage	✓			SF			
Security		✓		Duplex			
Clubhouse/Meeting Room	✓			Triplex			
Pool		✓		Quadplex			
Recreation Areas	✓			Townhome			
Playground	✓			Other:			
Laundry Facility(ies)	✓			Type of Occupancy:			
Bus. Center/Nghbrhd Network		✓		Multifamily		✓	
Service Coordinations		✓		Elderly (55+)			
Utilities Included In Rent				Elderly (62+)			
Heat		✓	Electric	Other:			
Cooling		✓	Electric	Notes:			
Cooking		✓	Electric	WTH 8-4:30; Boyd Management			
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Pigeon Creek Apts

43 Rose Court Office
Manchester GA, 31816

Telephone: (706) 846-3073

Contact:
Sharon



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/\$622-656	0	41	654	30%	
2BR	1	BOI/\$680-720	0	2	798	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units			
Year Built/Year Renovated				Total Vacant			
Condition/Street Appeal				Section 8			
Neighborhood Condition				Accepts:			
				# of Vouchers:			
Unit Equipment/Amenities				Type of Financing:			
Balcony/Patio	Yes	No	Type	LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A	✓ (42 units)		
Microwave/Dishwasher		✓		Market			
Washer/Dryer Included		✓		HOME			
Washer/Dryer Connections	✓			Bonds			
Floor Coverings	✓		carpet, vinyl plank	Section 8			
Window Coverings	✓			Other:	515		
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				Yes	No	Type	
Parking (\$ _____ (Fee))	✓			High Rise			
Extra Storage	✓			Garden			
Security		✓		Walk-up	✓		
Clubhouse/Meeting Room	✓			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				Yes	No	Type	
Heat		✓	Electric	Multifamily			
Cooling		✓	Electric	Elderly (55+)			
Cooking		✓	Electric	Elderly (62+)	✓		
Hot Water		✓	Electric	Other:			
Other Electric		✓	Electric	Notes:			
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Warm Springs

4161 Whitehouse Pkwy # 23
Warm Springs, GA 31830

Telephone: (706) 655-3450

Contact:
Elizabeth Phillips



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/\$408-442	0	4	600	30%	
2BR	1.5	BOI/\$504-544	0	16	750	30%	
2BR							
3 BR	1.5	BOI/ \$532-573	0	2	1000	30%	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick/Vinyl - 1 & 2 story			Total Units	22	Total Vacant
Year Built/Year Renovated		1995/2013			Total Units	22	0
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes No		
Unit Equipment/Amenities		Yes	No	Type	Accepts: ✓		
Balcony/Patio	✓				# of Vouchers:		
AC: Central/Wall	✓				Type of Financing:		
Range/Refrigerator	✓				LIHTC	✓	
Microwave/Dishwasher		✓			RD		
Washer/Dryer Included		✓			RD R/A	✓ (10 units)	
Washer/Dryer Connections	✓				Market		
Floor Coverings	✓		carpet, vinyl		HOME		
Window Coverings	✓				Bonds		
Cable/Satellite/Internet READY	✓				Section 8		
Special Features					Other:		
Site Equipment/Amenities		Yes	No	Type	Type of Structure:		
Parking (\$ _____ (Fee)	✓				Low Rise		
Extra Storage	✓				High Rise		
Security	✓				Garden		
Clubhouse/Meeting Room		✓			Walk-up	✓	
Pool		✓			SF		
Recreation Areas	✓				Duplex		
Playground	✓				Triplex		
Laundry Facility(ies)	✓				Quadplex		
Bus. Center/Nghbrhd Network		✓			Townhome	✓	
Service Coordinations					Other:		
Utilities Included In Rent		Yes	No	Type	Type of Occupancy:		
Heat		✓	Electric		Multifamily	✓	
Cooling		✓	Electric		Elderly (55+)		
Cooking		✓	Electric		Elderly (62+)		
Hot Water		✓	Electric		Other:		
Other Electric		✓	Electric		Notes:		
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Hidden Creek Apartments

1000 Nebula Road G2
Manchester GA, 31816

Telephone: 706-846-9370

Contact:
Sharon



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/\$580-613	0	7	750	30%		
2BR								
2BR	1.5	BOI/\$644-682	0	37	800	30%		
3 BR	1.5	BOI/\$705-745	0	5	1200	30%		
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick/Vinyl - 1 & 2 story			Total Units	49	Total Vacant	0
Year Built/Year Renovated		1990/renovated 2015			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		✓ (45 units)	
Microwave/Dishwasher		✓			Market			
Washer/Dryer Included		✓			HOME			
Washer/Dryer Connections	✓				Bonds			
Floor Coverings	✓			carpet, vinyl plank	Section 8			
Window Coverings	✓				Other:		515	
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		✓		Electric	Elderly (62+)			
Cooling		✓		Electric	Other:			
Cooking		✓		Electric	Notes:			
Hot Water		✓		Electric	Boyd Management; converted managers unit into rental unit			
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

Talbot Village I

133 Dennis Creek Rd /260 Clark Street
Talbotton, GA 31827

Telephone: 706-665-3622/844-886-4093

Contact:

Elizabeth



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/\$520-587	0	20	600	30, 50-60%	
2BR	2	BOI/\$615-693	0	4	800	30, 50-60%	
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1 story		Total Units	24	Total Vacant	0
Year Built/Year Renovated		1993/2011		Section 8			
Condition/Street Appeal		Good		Accepts:	✓	Yes	No
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	✓ (24 units)	
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		✓			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		✓		Electric	Elderly (62+)		✓
Cooling		✓		Electric	Other:		
Cooking		✓		Electric	Notes:		
Hot Water		✓		Electric	Boyd Management; TWTH 8-4:30		
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			
Pest Control	✓			Included			

Talbot Village II

133 Dennis Creek Rd /260 Clark Street
Talbotton, GA 31827

Telephone: 706-665-3622

Contact:
Elizabeth



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/\$520-587	0	12	600	30%	
2BR	1	BOI/\$615-693	0	12	800	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition							
Structure/Stories		Brick/Vinyl - 2 story					
Year Built/Year Renovated		1990's/ 2011					
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		✓					
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			
				Site Info:		Total Units	Total Vacant
				Total Units		24	0
				Section 8		Yes	No
				Accepts:		✓	
				# of Vouchers:			
				Type of Financing:			
				LIHTC			
				RD			
				RD R/A		✓ (24 units)	
				Market			
				HOME			
				Bonds			
				Section 8			
				Other:			
				Type of Structure:			
				Low Rise			
				High Rise			
				Garden			
				Walk-up		✓	
				SF			
				Duplex			
				Triplex			
				Quadplex			
				Townhome			
				Other:			
				Type of Occupancy:			
				Multifamily		✓	
				Elderly (55+)			
				Elderly (62+)			
				Other:			
				Notes:			
				TWTW 8-4:30			

Cross Creek Apartments

1129 Roosevelt Hwy
Manchester, GA 31816

Telephone: 706-846-2997

Contact:
Stacey



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/\$435-605	2	16	750	30%	
2BR	1	BOI/\$465-680	4	35	1000	30%	
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	51	Total Vacant	6
Year Built/Year Renovated		1982		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	✓ (30 units)		
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓			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	✓			Other:			
Playground	✓			Type of Occupancy:			
Laundry Facility(ies)		✓		Multifamily	✓		
Bus. Center/Nghbrhd Network		✓		Elderly (55+)			
Service Coordinations				Elderly (62+)			
Utilities Included In Rent				Other:			
	Yes	No	Type	Notes:			
Heat		✓	Electric	M-Th 2-6:00 pm			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Housing Authority Manchester
(Lakeview Apartments, Hilltop Apartments)

522 MLK Drive
Manchester, GA 31816

Telephone: 706-846-9428

Contact:
Ronte; Felicia (Executive Director)



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	10	600est	30%	
2BR	1	BOI	1	18	700est	30%	
2BR							
3 BR	1	BOI	0	17	900est	30%	
4 BR	1	BOI	0	4	1000est	30%	
Design/Location/Condition						Site Info:	
Structure/Stories			Brick- 1 &2 story			Total Units	Total Vacant
Year Built/Year Renovated			?			Total Units	49
Condition/Street Appeal			Good			Section 8	
Neighborhood Condition			Good			Yes	No
Unit Equipment/Amenities						Accepts:	
	Yes	No	Type				
Balcony/Patio	✓			# of Vouchers:			
AC: Central/Wall	✓			Type of Financing:			
Range/Refrigerator	✓			LIHTC			
Microwave/Dishwasher		✓		RD			
Washer/Dryer Included		✓		RD R/A			
Washer/Dryer Connections	✓			Market			
Floor Coverings	✓		tile	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features				Other: HUD			
Site Equipment/Amenities						Type of Structure:	
	Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee))	✓			High Rise			
Extra Storage		✓		Garden			
Security		✓		Walk-up			
Clubhouse/Meeting Room		✓		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	
	Yes	No	Type	Elderly (55+)			
Heat		✓	Electric	Elderly (62+)			
Cooling		✓	Electric	Other:			
Cooking		✓	Electric	Notes:			
Hot Water		✓	Electric	Lake View = 14 units; Hilltop= 35 units			
Other Electric		✓	Electric	+ 1 unit as office			
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Market Study Terminology



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 Washington, DC 20036
 P: (202) 939-1750
 F: (202) 265-4435
www.housingonline.com

Market Study Terminology

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

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

I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

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

units in all proposals / households in market * 100

See also: capture rate.

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

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

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

Terminology	Definition
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: Meriwether County, GA

Population	
2000 Census	22,534
2010 Census	21,992
2020 Estimate	21,006
2025 Projection	21,146
Population Growth	
Percent Change: 2000 to 2010	-2.40
Percent Change: 2010 to 2020	-4.48
Percent Change: 2020 to 2025	0.67
Households	
2000 Census	8,248
2010 Census	8,522
2020 Estimate	8,300
2025 Projection	8,410
Household Growth	
Percent Change: 2000 to 2010	3.32
Percent Change: 2010 to 2020	-2.60
Percent Change: 2020 to 2025	1.32
Family Households	
2000 Census	6,012
2010 Census	5,906
2020 Estimate	5,763
2025 Projection	5,842
Family Household Growth	
Percent Change: 2000 to 2010	-1.76
Percent Change: 2010 to 2020	-2.42
Percent Change: 2020 to 2025	1.37

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300

	Count	%
2020 Est. Population by Single-Classification Race		
White Alone	11,964	56.95
Black/African American Alone	8,225	39.16
American Indian/Alaskan Native Alone	88	0.42
Asian Alone	114	0.54
Native Hawaiian/Pacific Islander Alone	6	0.03
Some Other Race Alone	236	1.12
Two or More Races	373	1.78
2020 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	20,486	97.53
Hispanic or Latino	520	2.48
Mexican Origin	307	59.04
Puerto Rican Origin	47	9.04
Cuban Origin	22	4.23
All Other Hispanic or Latino	144	27.69
2020 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	0	0.00
Filipino	0	0.00
Japanese	0	0.00
Asian Indian	114	100.00
Korean	0	0.00
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
2020 Est. Population by Ancestry		
Arab	7	0.03
Czech	7	0.03
Danish	27	0.13
Dutch	63	0.30
English	1,245	5.93
French (Excluding Basque)	76	0.36
French Canadian	8	0.04
German	487	2.32
Greek	6	0.03
Hungarian	15	0.07
Irish	986	4.69
Italian	90	0.43
Lithuanian	0	0.00
Norwegian	52	0.25
Polish	77	0.37
Portuguese	0	0.00
Russian	5	0.02
Scotch-Irish	297	1.41
Scottish	170	0.81
Slovak	0	0.00
Sub-Saharan African	413	1.97
Swedish	21	0.10
Swiss	2	0.01
Ukrainian	0	0.00
United States or American	3,007	14.31
Welsh	28	0.13
West Indian (Excluding Hispanic groups)	87	0.41
Other ancestries	8,533	40.62
Ancestries Unclassified	5,297	25.22
2020 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	18,756	94.89
Speak Asian/Pacific Isl. Lang. at Home	36	0.18
Speak Indo-European Language at Home	162	0.82
Speak Spanish at Home	673	3.40
Speak Other Language at Home	140	0.71
2020 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	202	38.85
Black/African American Alone	33	6.35
American Indian/Alaskan Native Alone	15	2.88
Asian Alone	0	0.00
Native Hawaiian/Pacific Islander Alone	0	0.00
Some Other Race Alone	219	42.12
Two or More Races	51	9.81

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300

	Count	%
2020 Est. Population by Sex		
Male	10,074	47.96
Female	10,932	52.04
2020 Est. Population by Age		
Age 0 - 4	1,239	5.90
Age 5 - 9	1,233	5.87
Age 10 - 14	1,247	5.94
Age 15 - 17	794	3.78
Age 18 - 20	768	3.66
Age 21 - 24	988	4.70
Age 25 - 34	2,449	11.66
Age 35 - 44	2,263	10.77
Age 45 - 54	2,477	11.79
Age 55 - 64	3,114	14.82
Age 65 - 74	2,718	12.94
Age 75 - 84	1,220	5.81
Age 85 and over	496	2.36
Age 16 and over	17,029	81.07
Age 18 and over	16,493	78.52
Age 21 and over	15,725	74.86
Age 65 and over	4,434	21.11
Median Age	-	42.92
Average Age	-	42.10
2020 Est. Pop Age 15+ by Marital Status		
Total, Never Married	5,139	29.73
Male, Never Married	2,746	15.88
Female, Never Married	2,393	13.84
Married, Spouse Present	7,670	44.37
Married, Spouse Absent	998	5.77
Widowed	1,275	7.38
Male, Widowed	205	1.19
Female, Widowed	1,070	6.19
Divorced	2,205	12.76
Male, Divorced	852	4.93
Female, Divorced	1,353	7.83
2020 Est. Male Population by Age		
Male: Age 0 - 4	628	6.23
Male: Age 5 - 9	625	6.20
Male: Age 10 - 14	634	6.29
Male: Age 15 - 17	400	3.97
Male: Age 18 - 20	409	4.06
Male: Age 21 - 24	515	5.11
Male: Age 25 - 34	1,207	11.98
Male: Age 35 - 44	1,083	10.75
Male: Age 45 - 54	1,157	11.48
Male: Age 55 - 64	1,502	14.91
Male: Age 65 - 74	1,248	12.39
Male: Age 75 - 84	527	5.23
Male: Age 85 and over	139	1.38
Median Age, Male	-	40.70
Average Age, Male	-	40.60
2020 Est. Female Population by Age		
Female: Age 0 - 4	611	5.59
Female: Age 5 - 9	608	5.56
Female: Age 10 - 14	613	5.61
Female: Age 15 - 17	394	3.60
Female: Age 18 - 20	359	3.28
Female: Age 21 - 24	473	4.33
Female: Age 25 - 34	1,242	11.36
Female: Age 35 - 44	1,180	10.79
Female: Age 45 - 54	1,320	12.07
Female: Age 55 - 64	1,612	14.75
Female: Age 65 - 74	1,470	13.45
Female: Age 75 - 84	693	6.34
Female: Age 85 and over	357	3.27
Median Age, Female	-	44.89
Average Age, Female	-	43.50

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300

	Count	%
2020 Est. Households by Household Type		
Family Households	5,763	69.43
NonFamily Households	2,537	30.57
2020 Est. Group Quarters Population		
2020 Est. Group Quarters Population	249	1.19
2020 HHs By Ethnicity, Hispanic/Latino		
2020 HHs By Ethnicity, Hispanic/Latino	145	1.75
2020 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	1,228	21.31
Married Couple Family, no own children	2,536	44.01
Male Householder, own children	169	2.93
Male Householder, no own children	291	5.05
Female Householder, own children	687	11.92
Female Householder, no own children	852	14.78
2020 Est. Households by Household Size		
1-Person Household	2,323	27.99
2-Person Household	2,778	33.47
3-Person Household	1,343	16.18
4-Person Household	1,013	12.21
5-Person Household	490	5.90
6-Person Household	220	2.65
7-or-more-person	133	1.60
2020 Est. Average Household Size	-	2.50
2020 Est. Households by Number of Vehicles		
No Vehicles	901	10.86
1 Vehicle	2,226	26.82
2 Vehicles	2,835	34.16
3 Vehicles	1,413	17.02
4 Vehicles	642	7.74
5 or more Vehicles	283	3.41
2020 Est. Average Number of Vehicles	-	2.00
2020 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	5,906	71.16
Housing Units, Renter-Occupied	2,394	28.84
2020 Owner Occ. HUs: Avg. Length of Residence		
2020 Owner Occ. HUs: Avg. Length of Residence	-	20.00
2020 Renter Occ. HUs: Avg. Length of Residence		
2020 Renter Occ. HUs: Avg. Length of Residence	-	7.80
2020 Est. Owner-Occupied Housing Units by Value		
Value Less Than \$20,000	330	5.59
Value \$20,000 - \$39,999	464	7.86
Value \$40,000 - \$59,999	495	8.38
Value \$60,000 - \$79,999	532	9.01
Value \$80,000 - \$99,999	752	12.73
Value \$100,000 - \$149,999	1,329	22.50
Value \$150,000 - \$199,999	761	12.88
Value \$200,000 - \$299,999	600	10.16
Value \$300,000 - \$399,999	251	4.25
Value \$400,000 - \$499,999	155	2.62
Value \$500,000 - \$749,999	131	2.22
Value \$750,000 - \$999,999	33	0.56
Value \$1,000,000 - \$1,499,999	2	0.03
Value \$1,500,000 - \$1,999,999	18	0.30
Value \$2,000,000 or more	53	0.90
2020 Est. Median All Owner-Occupied Housing Value	-	111,905.01

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300

	Count	%
2020 Est. Housing Units by Units in Structure		
1 Unit Attached	102	1.03
1 Unit Detached	7,368	74.11
2 Units	71	0.71
3 to 4 Units	52	0.52
5 to 19 Units	127	1.28
20 to 49 Units	140	1.41
50 or More Units	122	1.23
Mobile Home or Trailer	1,960	19.71
Boat, RV, Van, etc.	0	0.00
2020 Est. Housing Units by Year Structure Built		
Built 2014 or Later	130	1.31
Built 2010 to 2013	187	1.88
Built 2000 to 2009	1,856	18.67
Built 1990 to 1999	2,022	20.34
Built 1980 to 1989	1,573	15.82
Built 1970 to 1979	1,041	10.47
Built 1960 to 1969	1,089	10.95
Built 1950 to 1959	616	6.20
Built 1940 to 1949	380	3.82
Built 1939 or Earlier	1,048	10.54
2020 Housing Units by Year Structure Built		
2020 Est. Median Year Structure Built	--	1,985.45
2020 Est. Households by Presence of People Under 18		
2020 Est. Households by Presence of People Under 18	2,660	32.05
Households with 1 or More People under Age 18		
Married Couple Family	1,468	55.19
Other Family, Male Householder	217	8.16
Other Family, Female Householder	948	35.64
NonFamily Household, Male Householder	22	0.83
NonFamily Household, Female Householder	5	0.19
2020 Est. Households with No People under Age 18		
Households with No People under Age 18	5,640	67.95
Households with No People under Age 18		
Married Couple Family	2,297	40.73
Other Family, Male Householder	239	4.24
Other Family, Female Householder	593	10.51
NonFamily, Male Householder	1,210	21.45
NonFamily, Female Householder	1,301	23.07

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300

	Count	%
2020 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	1,007	6.83
Some High School, No Diploma	2,330	15.81
High School Graduate (or GED)	5,801	39.36
Some College, No Degree	3,255	22.09
Associate's Degree	777	5.27
Bachelor's Degree	940	6.38
Master's Degree	468	3.18
Professional Degree	112	0.76
Doctorate Degree	47	0.32
2020 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
High School Diploma	170	59.44
High School Graduate	88	30.77
Some College or Associate's Degree	28	9.79
Bachelor's Degree or Higher	0	0.00
2020 Est. Households by HH Income		
Income < \$15,000	1,499	18.06
Income \$15,000 - \$24,999	1,233	14.86
Income \$25,000 - \$34,999	914	11.01
Income \$35,000 - \$49,999	1,015	12.23
Income \$50,000 - \$74,999	1,529	18.42
Income \$75,000 - \$99,999	945	11.39
Income \$100,000 - \$124,999	501	6.04
Income \$125,000 - \$149,999	222	2.67
Income \$150,000 - \$199,999	233	2.81
Income \$200,000 - \$249,999	80	0.96
Income \$250,000 - \$499,999	93	1.12
Income \$500,000+	36	0.43
2020 Est. Average Household Income	-	58,053.00
2020 Est. Median Household Income	-	41,987.51
2020 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	-	53,860.46
Black or African American Alone	-	27,492.87
American Indian and Alaskan Native Alone	-	9,947.98
Asian Alone	-	94,976.10
Native Hawaiian and Other Pacific Islander Alone	-	50,000.00
Some Other Race Alone	-	7,855.49
Two or More Races	-	60,324.83
Hispanic or Latino	-	17,397.86
Not Hispanic or Latino	-	42,303.21
2020 Est. Families by Poverty Status		
2020 Families at or Above Poverty	4,915	85.28
2020 Families at or Above Poverty with children	1,595	27.68
2020 Families Below Poverty	848	14.71
2020 Families Below Poverty with children	525	9.11

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Education & Occupation

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300

	Count	%
2020 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	3,551	43.29
Blue Collar	3,208	39.11
Service and Farming	1,443	17.59
2020 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	1,773	22.57
15 - 29 Minutes	1,832	23.32
30 - 44 Minutes	1,914	24.36
45 - 59 Minutes	1,285	16.36
60 or more Minutes	1,053	13.40
2020 Est. Avg Travel Time to Work in Minutes	-	36.00
2020 Est. Workers Age 16+ by Transp. to Work		
2020 Est. Workers Age 16+ by Transp. to Work	8,007	100.00
Drove Alone	6,438	80.41
Carpooled	1,105	13.80
Public Transport	47	0.59
Walked	161	2.01
Bicycle	5	0.06
Other Means	78	0.97
Worked at Home	173	2.16
2020 Est. Civ. Employed Pop 16+ by Class of Worker		
2020 Est. Civ. Employed Pop 16+ by Class of Worker	8,202	100.00
For-Profit Private Workers	5,772	70.37
Non-Profit Private Workers)	222	2.71
Local Government Workers	786	9.58
State Government Workers	496	6.05
Federal Government Workers	93	1.13
Self-Employed Workers	795	9.69
Unpaid Family Workers	38	0.46
2020 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	112	1.37
Arts/Design/Entertainment/Sports/Media	55	0.67
Building/Grounds Cleaning/Maintenance	450	5.49
Business/Financial Operations	174	2.12
Community/Social Services	126	1.54
Computer/Mathematical	101	1.23
Construction/Extraction	688	8.39
Education/Training/Library	526	6.41
Farming/Fishing/Forestry	132	1.61
Food Preparation/Serving Related	413	5.04
Healthcare Practitioner/Technician	275	3.35
Healthcare Support	228	2.78
Installation/Maintenance/Repair	531	6.47
Legal	3	0.04
Life/Physical/Social Science	24	0.29
Management	537	6.55
Office/Administrative Support	987	12.03
Production	1,001	12.20
Protective Services	103	1.26
Sales/Related	631	7.69
Personal Care/Service	117	1.43
Transportation/Material Moving	988	12.05
2020 Est. Pop Age 16+ by Employment Status		
In Armed Forces	0	0.00
Civilian - Employed	8,175	48.01
Civilian - Unemployed	692	4.06
Not in Labor Force	8,162	47.93

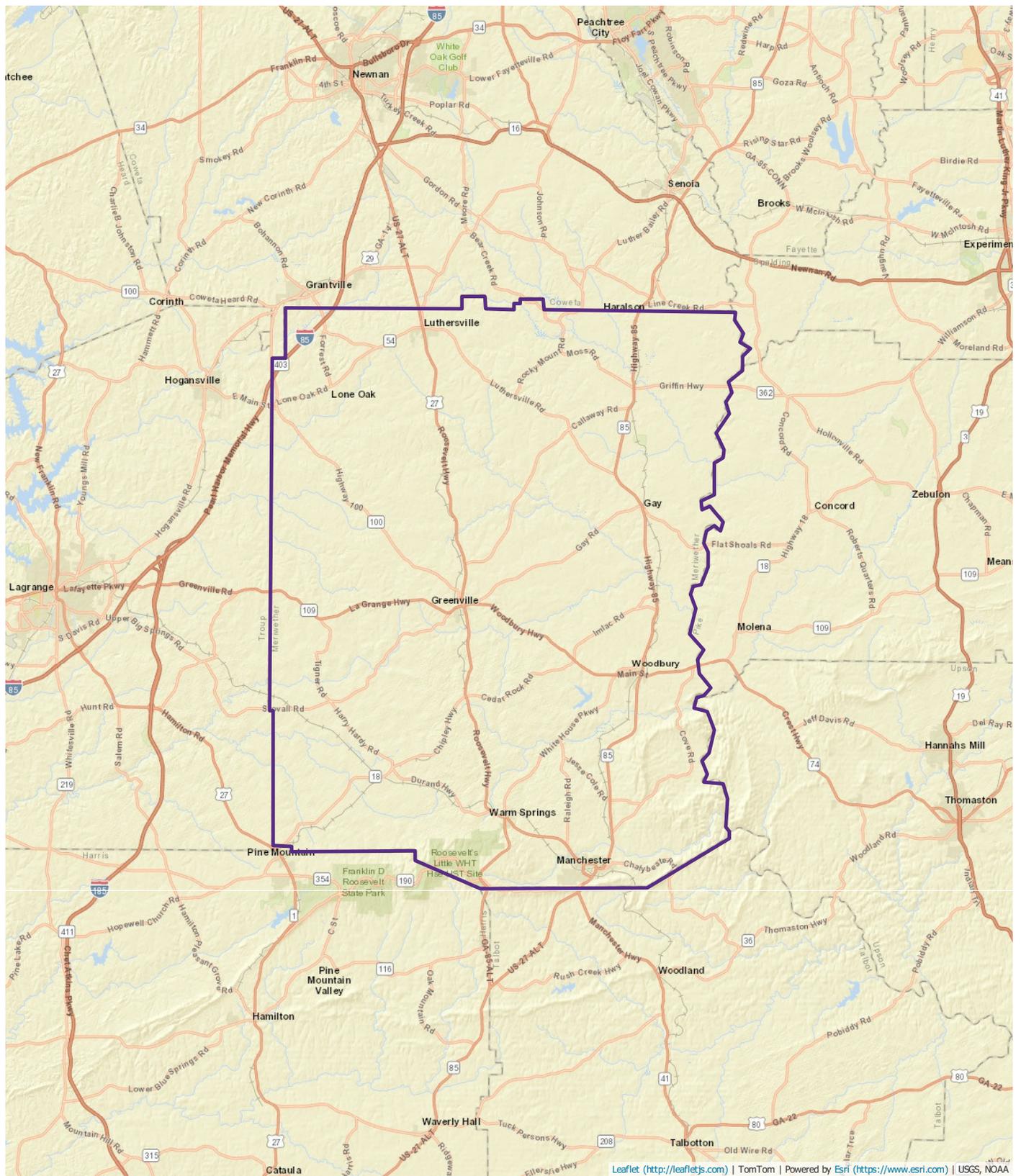
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Pop-Facts® Demographic Snapshot | Map

Trade Area: Meriwether County, GA

Total Population: 21,006 | Total Households: 8,300



Pop-Facts® Census Demographics | Summary

Trade Area: Meriwether County, GA

	Total	%
Population		
2000 Census	22,534	100.00
2010 Census	21,992	100.00
2020 Estimate	21,006	100.00
2025 Projection	21,146	100.00
Population Growth		
Percent Change: 2000 to 2010	--	-2.40
Percent Change: 2010 to 2020	--	-4.48
Percent Change: 2020 to 2025	--	0.67
Households		
2000 Census	8,248	100.00
2010 Census	8,522	100.00
2020 Estimate	8,300	100.00
2025 Projection	8,410	100.00
Household Growth		
Percent Change: 2000 to 2010	--	3.32
Percent Change: 2010 to 2020	--	-2.60
Percent Change: 2020 to 2025	--	1.32
Family Households		
2000 Census	6,012	100.00
2010 Census	5,906	100.00
2020 Estimate	5,763	100.00
2025 Projection	5,842	100.00
Family Household Growth		
Percent Change: 2000 to 2010	--	-1.76
Percent Change: 2010 to 2020	--	-2.42
Percent Change: 2020 to 2025	--	1.37

Benchmark: USA

Pop-Facts® Census Demographics | Population & Race

Trade Area: Meriwether County, GA

Total Population: 21,006

	Count	%
2010 Population by Single Race Classification		
White Alone	12,741	57.94
Black/African American Alone	8,605	39.13
American Indian/Alaskan Native Alone	77	0.35
Asian Alone	141	0.64
Native Hawaiian/Pacific Islander Alone	2	0.01
Some Other Race Alone	164	0.75
Two or More Races	262	1.19
2010 Population by Ethnicity		
Hispanic/Latino	347	1.58
Not Hispanic/Latino	21,645	98.42
2010 Hispanic/Latino Population by Single-Classification Race		
White Alone	135	0.61
Black/African American Alone	22	0.10
American Indian/Alaskan Native Alone	10	0.05
Asian Alone	0	0.00
Native Hawaiian/Pacific Islander Alone	0	0.00
Some Other Race Alone	146	0.66
Two or More Races	34	0.15
2010 Population by Sex		
Male	10,492	47.71
Female	11,500	52.29
Male to Female Ratio	-	0.91
2010 Population by Age		
Age 0 - 4	1,429	6.50
Age 5 - 9	1,422	6.47
Age 10 - 14	1,475	6.71
Age 15 - 17	884	4.02
Age 18 - 20	907	4.12
Age 21 - 24	939	4.27
Age 25 - 34	2,477	11.26
Age 35 - 44	2,573	11.70
Age 45 - 54	3,310	15.05
Age 55 - 64	3,109	14.14
Age 65 - 74	2,078	9.45
Age 75 - 84	1,006	4.57
Age 85+	383	1.74
Age 15+	17,666	80.33
Age 16+	17,378	79.02
Age 18+	16,782	76.31
Age 21+	15,875	72.19
Age 25+	14,936	67.92
Age 65+	3,467	15.77
Median Age	-	40.90
2010 Male Population by Age		
Age 0 - 4	690	3.14
Age 5 - 9	701	3.19
Age 10 - 14	779	3.54
Age 15 - 17	459	2.09
Age 18 - 20	466	2.12
Age 21 - 24	453	2.06
Age 25 - 34	1,168	5.31
Age 35 - 44	1,253	5.70
Age 45 - 54	1,596	7.26
Age 55 - 64	1,479	6.72
Age 65 - 74	945	4.30
Age 75 - 84	397	1.80
Age 85+	106	0.48
Median Age, Male	-	39.42
2010 Female Population by Age		
Age 0 - 4	739	3.36
Age 5 - 9	721	3.28
Age 10 - 14	696	3.17
Age 15 - 17	425	1.93
Age 18 - 20	441	2.00
Age 21 - 24	486	2.21
Age 25 - 34	1,309	5.95
Age 35 - 44	1,320	6.00
Age 45 - 54	1,714	7.79
Age 55 - 64	1,630	7.41
Age 65 - 74	1,133	5.15
Age 75 - 84	609	2.77
Age 85+	277	1.26
Median Age, Female	-	42.26

Benchmark: USA

Pop-Facts® Census Demographics | Housing & Households

Trade Area: Meriwether County, GA

Total Households: 8,300

	Count	%
2010 Households by Household Type		
Family Households	5,906	69.30
NonFamily Households	2,616	30.70
2010 Group Quarters Population		
Group Quarters Population	253	1.15
2010 Hispanic or Latino Households		
Hispanic/Latino Households	89	1.04
2010 Households by Household Size		
1-Person Household	2,281	26.77
2-Person Household	2,879	33.78
3-Person Household	1,367	16.04
4-Person Household	1,078	12.65
5-Person Household	527	6.18
6-Person Household	226	2.65
7+ Person Household	164	1.92
2010 Family Households by Type by Presence of Children		
Married Couple Family, With Own Kids	1,257	21.28
Married Couple Family, Without Own Kids	2,589	43.84
Male Householder, With Own Kids	174	2.95
Male Householder, Without Own Kids	295	5.00
Female Householder, With Own Kids	714	12.09
Female Householder, Without Own Kids	877	14.85
2010 Households by Presence of People Under Age 18		
Households with People Under 18 Years old	2,734	32.08
Married Couple Family	1,499	17.59
Other Family Household, Male Householder	225	2.64
Other Family Household, Female Householder	981	11.51
NonFamily Household, Male Householder	24	0.28
NonFamily Household, Female Householder	5	0.06
2010 Occupied Housing Units by Tenure		
Renter-Occupied	2,485	29.16
Owner-Occupied	6,037	70.84

Benchmark: USA

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Trade Area: Meriwether County, GA



POPULATION

The population in this area is estimated to change from **21,992** to **21,006**, resulting in a growth of **-4.5%** between 2010 and the current year. Over the next five years, the population is projected to grow by **0.7%**.

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 **42.9**, while the average age is **42.1**. Five years from now, the median age is projected to be **43.0**.

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:

57.0% are White Alone, **39.2%** are Black or African American Alone, **0.4%** are American Indian and Alaska Nat. Alone, **0.5%** are Asian Alone, **0.0%** are Nat. Hawaiian and Other Pacific Isl. Alone, **1.1%** are Some Other Race, and **1.8%** 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 **2.5%**, 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 **8,522** to **8,300**, resulting in an increase of **-2.6%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **1.3%**.

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%**.

Benchmark: USA

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Trade Area: Meriwether County, GA



EDUCATION

Currently, it is estimated that **3.2%** of the population age 25 and over in this area had earned a Master's Degree, **0.8%** had earned a Professional School Degree, **0.3%** had earned a Doctorate Degree and **6.4%** 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 **\$58,053** 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 **\$58,053** to **\$63,403**.

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 (**71.2%**) 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 (**74.1%**) 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 (**20.3%**) 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.

Trade Area: Meriwether County, GA



LABOR

For this area, **Meriwether County, GA**, **92.2%** 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, **48.0%** are employed civilians, **4.1%** are unemployed civilians, and **47.9%** are not in the labor force.

The occupational classification for this area are as follows:

39.1% hold blue collar occupations, **43.3%** hold white collar occupations, and **17.6%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

1.4% are in Architecture and Engineering, **0.7%** are in Arts, Entertainment and Sports, **2.1%** are in Business and Financial Operations, **1.2%** are in Computers and Mathematics, **6.4%** are in Education, Training and Libraries, **3.4%** are in Healthcare Practitioners and Technicians, **2.8%** are in Healthcare Support, **0.3%** are in Life, Physical and Social Sciences, **6.5%** are in Management, **12.0%** are in Office and Administrative Support.

1.5% are in Community and Social Services, **5.0%** are in Food Preparation and Serving, **0.0%** are in Legal Services, **1.3%** are in Protective Services, **7.7%** are in Sales and Related Services, **1.4%** are in Personal Care Services.

5.5% are in Building and Grounds Maintenance, **8.4%** are in Construction and Extraction, **1.6%** are in Farming, Fishing and Forestry, **6.5%** are in Maintenance and Repair, **12.2%** are in Production, **12.0%** 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 & farm workers.

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.

Report Details

Name: Executive Dashboard
Date / Time: 6/14/2020 10:50:11 AM
Workspace Vintage: 2020

Trade Area

Name	Level	Geographies
Meriwether County, GA	County	Meriwether County, GA

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier	Claritas	©Claritas, LLC 2020 (https://en.vironicsanalytics.ca/Spotlight/Abo)
