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**NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS**

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# GILL GROUP

**Need and Demand Analysis For**

**Douglasville Senior Apartments  
Stewart Parkway  
Douglasville, Georgia 30135**

**Prepared For**

Mr. Derrick Jordan  
National Church Residences  
260 Peachtree Street, Suite 1203  
Atlanta, Georgia 30303

**Effective Date**

November 6, 2020

**Date of Report**

December 7, 2020



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December 7, 2020

Mr. Derrick Jordan  
National Church Residences  
260 Peachtree Street, Suite 1203  
Atlanta, Georgia 30303

Dear Mr. Jordan:

Following is a market study which was completed for Douglasville Senior Apartments, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject will be located along Stewart Parkway, in Douglasville, Georgia. The site will be improved with one three-story elevator building that will contain 96 one- and two-bedroom LIHTC units designed for the elderly. Also, 16 units will contain Section 8 subsidies. Each unit will contain a refrigerator, range/oven, microwave, washer/dryer hook-ups, carpet and vinyl flooring, blinds and walk-in closets. Project amenities will include a meeting room, exercise room, computer room, service coordinator, laundry facility, on-site management, on-site maintenance, limited access gate and perimeter fencing. All common areas will offer wi-fi. The total site size is approximately 6.29 acres, or 273,992 square feet.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics, and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Samuel T. Gill while visiting the site. The intended users of the report are the Georgia Department of Community Affairs and National Church Residences.

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

The site was inspected on November 6, 2020, by Samuel T. Gill. An attempt was made to survey 100 percent of all housing in the area. The comparables were confirmed on November 6, 2020. Therefore, the effective date of this analysis is November 6, 2020. The document is assignable to other lenders that are parties to the DCA loan transaction.

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Samuel T. Gill  
Market Analyst



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**CERTIFICATION**

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

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

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

A handwritten signature in black ink that reads "Samuel T. Gill". The signature is written in a cursive style.

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Samuel T. Gill  
Market Analyst  
December 7, 2020



#### IDENTITY OF INTEREST

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

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

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

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

Samuel T. Gill  
Market Analyst

December 7, 2020



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NCHMA MEMBER CERTIFICATION



Formerly known as  
National Council of Affordable  
Housing Market Analysts

### NCHMA MEMBER CERTIFICATION

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

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

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Samuel T. Gill  
Market Analyst  
December 7, 2020



## INTRODUCTION AND SCOPE OF WORK

The Scope of Work Rule requires us to gather and analyze information about those assignment elements that are necessary to properly identify the problem to be solved. According to the Standards Rule 1-2, identification of the problem to be solved requires us to identify the following assignment elements.

- Client and any other intended users: The client for this need and demand analysis assignment is National Church Residences, and the developer is National Church Residences. The intended users of the report are National Church Residences and the Georgia Department of Community Affairs. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this Need and Demand Analysis is to apply for Low Income Housing Tax Credits through the Georgia Department of Community Affairs.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is November 6, 2020.
- Subject of the assignment and its relevant characteristics: The subject property is a proposed 90-unit apartment complex to be known as Douglasville Senior Apartments. Douglasville Senior Apartments will be located along Stewart Parkway. The physical address has not been assigned.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions and other conditions that affect the scope of work. The following assumptions are used in this need and demand analysis assignment:
  - An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates, penetration rate, demand and capture rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
  - The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
  - The building improvements meet all governing codes, unless otherwise noted in this report.



An **extraordinary assumption**<sup>1</sup> is defined as:

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The analyst has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.<sup>2</sup>

The following extraordinary assumptions are used in this need and demand analysis consultation assignment: *This need and demand analysis was written under the extraordinary assumption that the property will be constructed as proposed. This need and demand analysis was written under the extraordinary assumption that there is no long-term economic impact on the market area due to COVID-19.*

A **hypothetical condition**<sup>3</sup> is defined as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market condition or trends; or about the integrity of data used in an analysis.

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for hypothetical conditions.<sup>4</sup>

The following hypothetical conditions are used in this need and demand analysis consultation assignment: *The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*

<sup>1</sup> Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 4

<sup>2</sup> Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 14

<sup>3</sup> Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 4

<sup>4</sup> Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 14



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This Need and Demand Analysis was completed in accordance with the requirements set forth in Georgia Department of Community Affairs' 2020 Market Study Requirements.

Samuel T. Gill, a Market Analyst employed by Gill Group, Inc., oversaw and supervised all data collection and analysis. The following actions were taken to complete this Need and Demand Analysis.

- The site was originally inspected on June 1, 2020, by Samuel T. Gill, a market analyst. The site was re-inspected on November 6, 2020, by Samuel T. Gill, a Market Analyst, who conducted an inspection of the subject site to determine the property's physical and functional characteristics. Information regarding the rental rates, services and amenities offered to the tenants at the subject property was provided by Derrick Jordan.
- The purpose of this Need and Demand Analysis is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of November 2, 2020, to November 6, 2020, Samuel T. Gill inspected the exterior of each comparable property used in the analysis. Due to the COVID-19 pandemic, Gill Group was unable to inspect any interior common areas or model units. However, detailed information was taken from interviews with the property managers and their various websites. Interior photographs on the internet were viewed, where available. Unit size, amenities, utilities provided and services provided were verified through the property contacts as well as internet websites.
- During the site inspections or in separate phone interviews, Samuel T. Gill talked with the managers of the comparable properties to confirm all data and to collect additional information about each comparable including size, age, amenities, occupancy rates and general market information. The property manager provided floor plans or other information describing the size of comparable units after it was explained that the interior size was needed.
- Samuel T. Gill, the primary market analyst, completed the data and adjustments columns of the Rent Comparability Grids and determined the final estimate of rents. After completing the Rent Comparability Grids, Samuel T. Gill derived an estimated market rent and an estimated achievable rent for each unit type. Samuel T. Gill also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.

## EXECUTIVE SUMMARY



**Executive Summary**

It is the opinion of the analyst that a market does exist for the proposed construction of the 96-unit development designed for elderly persons. The proposed development that will be designed for the elderly will be viable within the market area. The report was prepared assuming that the project will be constructed as detailed in this report.

**Project Description**

The subject, Douglasville Senior Apartments, is a proposed 96-unit development that will be designed for elderly persons. The site is located along Stewart Parkway, in Douglasville, Douglas County, Georgia, 30135. Stewart Parkway is located south of Tom Murphy Freeway/Interstate 20 and east of State Highway 5.

The proposed development will contain one three-story elevator building. The property will contain 56 one-bedroom/one-bath units with 650 square feet for a total of 36,400 square feet and 40 two-bedroom/one-bath units with 850 square feet for a total of 34,000 square feet. The total net rentable area will be 70,400 square feet.

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	16	650	30%	\$465	\$637	N/A	\$637
1/1	1	650	50%	\$775	\$775	N/A	\$775
1/1	23	650	60%	\$930	\$930	N/A	\$930
1/1	15	650	70%	\$1,085	\$1,085	N/A	\$1,085
2/1	1	850	50%	\$931	\$930	N/A	\$930
2/1	25	850	60%	\$1,117	\$1,116	N/A	\$1,116
2/1	15	850	70%	\$1,303	\$1,303	N/A	\$1,303

The developer is electing to use the income-average minimum set-aside option. The subject's proposed rent/income designation level is 57.9 percent. The subject will be 100 percent LIHTC at 30, 50, 60 and 70 percent of the area median income. The subject's proposed rents for the one-bedroom units set at 30 percent of the area median income exceeds the allowable maximum LIHTC rent. However, the property will contain Section 8 subsidies for these units. Therefore, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents.

Each unit will contain a refrigerator, range/oven, microwave, washer/dryer hook-ups, carpet and vinyl flooring, blinds and walk-in closets. Project amenities will include a meeting room, exercise room, computer room, service coordinator, laundry facility, on-site management, on-site maintenance, limited access gate and perimeter fencing. All common areas will offer wi-fi. The subject's proposed unit and project amenities will be competitive with the majority of the surveyed comparables.

The subject's unit mix of one- and two-bedroom units will be suitable in the market. The subject's unit sizes will be within the range of the unit sizes of the comparables surveyed. Therefore, the proposed unit sizes of the subject will not have a negative impact on the marketability of the units. In addition, the subject unit and project amenities will be competitive in the market area. The subject will also be superior in tenant services.



The subject's proposed rents are below the achievable unrestricted market rents determined on the rent grids. Furthermore, the proposed rents for the subject's units set at 50, 60 and 70 percent of the area median income are in line with or below the maximum allowable LIHTC rents. The subject's proposed rent for the one-bedroom units set at 30 percent of the area median income exceed the maximum allowable LIHTC rents. However, the subject's one-bedroom units at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of their income towards rent. In addition, the subject will be a new construction development and will be in good condition. Due to the lack of newer conventional properties in the market area, it was necessary to utilize older construction developments in the rent analysis. Therefore, the proposed rents were considered achievable.

#### Site Description/Evaluation

The subject will be located along Stewart Parkway, and contains approximately 6.29 acres. Of the total 6.29 acres, 4.85 acres will be utilized for the development. The subject property is currently zoned GC, General Commercial. Per the developer, the site is currently under review to be rezoned to PRD, Planned Residential Development. Therefore, with the zoning change, the property will be a legal, conforming use. Stewart Parkway is located south of Tom Murphy Freeway/Interstate 20 and east of State Highway 5. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised primarily of single-family residences and is approximately 90 percent built up. Approximately 60 percent of the land use is made up of single-family residences. About 30 percent is comprised of commercial properties. The remaining 10 percent is vacant land. The area is mostly suburban.

The site is located near two major thoroughfares which provides the subject with average visibility and access. The crime rate for the area is relatively low. The subject is located in close proximity to all needed services and public transit. There are multiple pharmacies, convenience stores, department stores, banks and restaurants within two miles of the site. In addition, schools and health care facilities are located within a reasonable distance from the subject. The site has no apparent weaknesses and is appropriate for the proposed elderly development.

#### Market Area Definition

The market area for the subject consists of Douglas County. The market area has the following boundaries: North – Paulding and Cobb Counties; South – Carroll and Fulton Counties; East – Fulton County; and West – Carroll County. The northern boundary is approximately 6.77 miles from the subject. The western boundary is approximately 11.41 miles from the subject, and the eastern boundary is approximately 12.64 miles from the subject. The southern boundary is approximately 8.71 miles from the subject.

#### Community Demographic Data

In 2000, this geographic market area contained an estimated population of 92,174. By 2010, population in this market area had increased by 43.6 percent to 132,403. In 2020, the population in this market area increased by 11.7 percent to 147,923. It is projected that between 2020 and 2022, population in the market area will increase 2.3 percent to 151,296. It is projected that between 2022 and 2025, population in the market area will increase 3.3 percent to 156,356.

In 2010, this geographic market area contained an estimated elderly person population of 14,732. By 2020, this population increased 57.6 percent to 23,219. It is estimated that the market area will increase to 28,897, or by 24.5 percent, by 2025 in the same age group.

Between 2000 and 2010, the market area gained 1,375 households per year. The market area gained an additional 526 households between 2010 and 2020 and an additional 866 households per year between 2020 and 2022. The market area is projected to continue to gain households through 2025. The



percentage of owner-occupied households in the market area is higher than the percentage of renter-occupied households. These percentages are projected to remain stable through 2025.

In 2020, this geographic market area contained 13,474 elderly person households. Of the total 13,474 elderly person households, 2,521, or 18.7 percent, are renter households. The market area is expected to gain an additional 483 elderly person households. The market area is expected to gain an additional 120 elderly persons renter households.

Of the surveyed comparables, one-bedroom units typically range from \$468 to \$1,430 per month, and two-bedroom units typically range from \$538 to \$1,840 per month. These rental rates have remained similar within the past few years.

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 61 properties for sale that are in some stage of foreclosure within the subject's zip code. In April 2020, the number of properties that received a foreclosure filing in zip code 30135 was 89 percent lower than the previous month and 83 percent lower than the same time last year. The zip code's foreclosure rate is less than 0.01 percent, while the City of Douglasville's foreclosure rate is less than 0.01 percent. Both are similar to the state's foreclosure rate which is also less than 0.01 percent. Therefore, it appears that the foreclosure rate in the area is declining. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

#### Economic Data

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

Employment in the City of Douglasville has been increasing 1.7 percent per year since 2005. Employment in Douglas County has been increasing an average of 1.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.7 percent per year since 2005. The unemployment rate for the City of Douglasville has fluctuated from 3.5 percent to 11.2 percent since 2005. These fluctuations are similar to the unemployment rates for Douglas County and the State of Georgia.

An ongoing worldwide pandemic called COVID-19 is wreaking havoc on the economy of much of the United States. The first case of COVID-19 was diagnosed in the United States on January 21, 2020, in the State of Washington. Since that date, COVID-19 spread rapidly throughout the U.S. On March 19, 2020, the government advised against gatherings of more than 10 people. Additionally, state and local authorities have made the decision to prohibit large-scale gatherings. Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel, work and shop away from their homes. These measures have had a significant impact on the economic conditions in cities and counties throughout the country.

Georgia's Governor Brian Kemp issued a "stay at home" order on April 2, 2020. The order applies to all Georgia residents and visitors and was effective until April 30, 2020. On April 24<sup>th</sup>, the governor announced that businesses such as gyms, fitness centers, bowling alleys, body art studios, barbers, cosmetologists, hair designers, nail care artists, estheticians and their schools and massage therapists could begin reopening. The businesses are all held to specific restriction including adherence to the minimal basic operations, social distancing and regular sanitation. According to the Georgia Department of Public Health, the State of Georgia has had 38,624 confirmed cases of COVID-19 around the state, 439 of which were in Douglas County. Therefore, Douglas County contains approximately 0.01 percent of all positive cases. Of the 439 confirmed cases, there have been 18 deaths. The City of Douglasville is working to address the COVID-19 public health challenges together with local, state, and federal partners.



According to the city’s website, the city is encouraging local small businesses and restaurants to remain open rather than close and offer take-out, curbside or delivery options and gift cards to use now or later.

In addition, according to Michelle Crist, Executive Assistant with the Douglas County Economic Development Authority, there have been some new and expanding businesses in the county. Furthermore, she stated the area also has several projects that have been recently completed or are under construction to attract and retain businesses, such as the Northside Study/Housing Study (North Side Redevelopment Plan). This plan is directed towards the area just north of Downtown Douglasville, referred to by locals as the “North Side”. This neighborhood is a collection of older homes, houses of worship and schools intermixed with newer large suburban subdivisions. In recent years, Downtown Douglasville’s renewed commercial momentum and the rerouting of State Highway 92 have created new possibilities for this community. The North Side Redevelopment Plan presents the next steps toward the stabilization and revitalization of the North Side. Another project is the Old Mill Site, which is aimed to restore and beautify the historic site and surrounding neighborhood. The city also plans to add a new City of Douglasville Wellness Center, which is just now in the beginning stages of development. The wellness center will assist seniors and low-income families with numerous social services. She also noted the city offers several grants and low interest loans to help small businesses. She noted that she was not aware of any current negative economic impacts from COVID-19. Currently, the effects of COVID-19 appear to be minor as expansion projects are still-ongoing or are still proposed. Therefore, it is anticipated that the economic growth within the city will remain stable. Therefore, there are no anticipated changes in the economic growth of the market area.

There have been six WARN notices for the county in the past three years. The majority of the WARN notices are temporary layoffs due to the impact of COVID-19. Therefore, it is believed that the economy of Douglasville will remain stable.

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
Cahaba	Douglasville	27	1/28/2018
Clean Break Cleaning Company	Douglasville	4	8/3/2018
The Finish Line, Inc.	Douglasville	28	4/12/2020 (COVID-19)
Vison Works (Douglasville)	Douglasville	12	4/4/2020 (COVID-19)
Bloomin Brands (Outback 1120)	Douglasville	98	3/15/2020 (COVID-19)
Bloomin Brands (Carrabbas 6116)	Douglasville	51	3/15/2020 (COVID-19)
<b>Total:</b>		<b>220</b>	

Source: Georgia Department of Labor

### Project-Specific Affordability and Demand Analysis - Renter Households

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each proposed Section 8 and LIHTC elderly unit. The following table lists the number of elderly households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All LIHTC Unit Types (All)	\$775	\$23,250	\$46,340	27.1%	682
All Unit Types (50%)	\$775	\$23,250	\$33,100	11.2%	282
All Unit Types (60%)	\$930	\$27,900	\$39,720	15.5%	391
All Unit Types (70%)	\$1,085	\$32,550	\$46,340	16.6%	419
1 BR (All)	\$465	\$13,950	\$46,340	41.5%	821
1 BR (30%)	\$465	\$13,950	\$19,860	32.9%	650
1 BR (50%)	\$775	\$23,250	\$33,100	10.9%	214
1 BR (60%)	\$930	\$27,900	\$39,720	13.5%	266
1 BR (70%)	\$1,085	\$32,550	\$46,340	15.2%	300
2 BR (All)	\$930	\$27,900	\$46,340	28.8%	251
2 BR (50%)	\$930	\$27,900	\$33,100	9.4%	82
2 BR (60%)	\$1,116	\$33,480	\$39,720	12.5%	109
2 BR (70%)	\$1,303	\$39,090	\$46,340	7.4%	64



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

AMI	Unit Type	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
50% AMI	1 BR	\$23,250-\$33,100	1	630	0	630	0.2%	\$1,099	N/A	\$775
50% AMI	2 BR	\$27,900-\$33,100	1	436	0	436	0.2%	\$1,314	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	23	153	0	153	15.0%	\$1,099	N/A	\$930
60% AMI	2 BR	\$33,480-\$39,720	25	106	0	106	23.6%	\$1,314	N/A	\$1,116
70% AMI	1 BR	\$32,550-\$46,340	15	102	0	102	14.8%	\$1,099	N/A	\$1,085
70% AMI	2 BR	\$39,090-\$46,340	15	70	0	70	21.3%	\$1,314	N/A	\$1,303
Bedroom Overall	1 BR	\$23,250-\$46,340	39	267	0	267	14.6%	\$1,099	N/A	\$775-\$1,085
	2 BR	\$27,900-\$46,340	41	185	0	185	22.2%	\$1,314	N/A	\$930-\$1,303
TOTAL for Project	50% AMI	\$23,250-\$33,100	2	1,066	0	1,066	0.2%	\$1,099-\$1,314	N/A	\$775-\$930
	60% AMI	\$27,900-\$39,720	48	259	0	259	18.5%	\$1,099-\$1,314	N/A	\$930-\$1,116
	70% AMI	\$33,480-\$46,340	30	172	0	172	17.4%	\$1,099-\$1,314	N/A	\$1,085-\$1,303
	All	\$23,250-\$46,340	80	452	0	452	17.7%	\$1,099-\$1,314	N/A	\$930-\$1,303

Per the Georgia QAP, capture rates must be 30 percent or less for all one-bedroom units, and capture rates must be 30 percent or less for all two-bedroom units. Furthermore, the overall capture rate for all units shall not exceed 30 percent, and capture rates for each bedroom type within each AMI market segment shall not exceed 60 percent.

The subject is a proposed Section 8 and LIHTC property that is applying for tax credits at 30, 50, 60 and 70 percent of the area median income. In addition, the proposed 16 one-bedroom units set at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 17.7 percent of all elderly person households in the market area for all units, which is considered good. The capture rates are below the maximum allowable capture rate thresholds. In addition, there appears to be a shortage of affordable elderly person developments, and the affordable senior developments maintain lengthy waiting lists. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent will be competitive in the market area. Therefore, it is believed the subject will be a great asset to the area and will be viable in the market area.

**Project-Specific Affordability and Demand Analysis – Renter and Owner Households**

Per the request of the developer, a capture rate analysis that considers both renter and owner households was also calculated.

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each proposed Section 8 and LIHTC elderly unit. The following table lists the number of elderly households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER & OWNER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$775	\$23,250	\$46,340	25.0%	3,362
All Unit Types (50%)	\$775	\$23,250	\$33,100	10.4%	1,395
All Unit Types (60%)	\$930	\$27,900	\$39,720	13.2%	1,785
All Unit Types (70%)	\$1,085	\$32,550	\$46,340	15.2%	2,052
1 BR (All)	\$775	\$23,250	\$46,340	26.8%	2,827
1 BR (50%)	\$775	\$23,250	\$33,100	11.4%	1,200
1 BR (60%)	\$930	\$27,900	\$39,720	14.1%	1,492
1 BR (70%)	\$1,085	\$32,550	\$46,340	16.1%	1,696
2 BR (All)	\$930	\$27,900	\$46,340	21.7%	1,650
2 BR (50%)	\$930	\$27,900	\$33,100	5.8%	437
2 BR (60%)	\$1,116	\$33,480	\$39,720	8.0%	609
2 BR (70%)	\$1,303	\$39,090	\$46,340	8.3%	628



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

AMI	Unit Type	Income Units	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
50% AMI	1 BR	\$23,250-\$33,100	1	641	0	641	0.2%	\$1,099	N/A	\$775
50% AMI	2 BR	\$23,250-\$33,100	1	443	0	443	0.2%	\$1,314	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	23	296	0	296	7.8%	\$1,099	N/A	\$930
60% AMI	2 BR	\$33,480-\$39,720	25	205	0	205	12.2%	\$1,314	N/A	\$1,116
70% AMI	1 BR	\$32,550-\$46,340	15	195	0	195	7.7%	\$1,099	N/A	\$1,085
70% AMI	2 BR	\$39,090-\$46,340	15	135	0	135	11.1%	\$1,314	N/A	\$1,303
Bedroom	1 BR	\$27,900-\$46,340	39	371	0	371	10.5%	\$1,099	N/A	\$775-\$1,085
Overall	2 BR	\$33,480-\$46,340	40	257	0	257	15.6%	\$1,314	N/A	\$930-\$1,303
TOTAL for Project	50% AMI	\$23,250-\$33,100	2	1,084	0	1,084	0.2%	\$1,099-\$1,314	N/A	\$775-\$930
	60% AMI	\$27,900-\$39,720	48	502	0	502	9.6%	\$1,099-\$1,314	N/A	\$930-\$1,116
	70% AMI	\$33,480-\$46,340	30	330	0	330	9.1%	\$1,099-\$1,314	N/A	\$1,085-\$1,303
	All	\$27,900-\$46,340	80	628	0	628	12.7%	\$1,099-\$1,314	N/A	\$930-\$1,303

The subject is a proposed Section 8 and LIHTC property that is applying for tax credits at 30, 50, 60 and 70 percent of the area median income. In addition, the proposed 16 one-bedroom units set at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 12.7 percent of all elderly person households in the market area. In addition, there appears to be a shortage of affordable elderly person developments and the affordable senior developments maintain lengthy waiting lists. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent will be competitive in the market area. Therefore, it is believed the subject will be a great asset to the area and will be viable in the market area.

### Competitive Rental Analysis

There were a total of 16 confirmed apartment complexes in the market area. There were 110 vacant units at the time of the survey out of 2,668 surveyed, for an overall vacancy rate of 4.1 percent. However, Douglas Village Apartments is under renovation; therefore, the property has a higher than normal vacancy rate. Without considering this property, the overall vacancy rate would be 3.1 percent. Of the surveyed restricted comparables, there are only two restricted senior developments which will compete directly with the proposed subject's units. Highland Park Senior Village Apartments is a senior LIHTC development set at 50 and 60 percent of the area median income. The property contains one- and two-bedroom units and is 100 percent occupied. Furthermore, the property maintains a waiting list of more than 250 applicants. Alpha A. Fowler Community is a senior Section 8 development. The property contains one- and two-bedroom units and is 100 percent occupied. In addition, the property maintains a waiting list with 805 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area.

Elderly households who have between one and two persons and annual incomes below \$19,860 are potential tenants for the proposed Section 8 and LIHTC one-bedroom units at 30 percent of the area median income. Approximately thirty-five percent (34.6%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$23,250 and \$33,100 are potential tenants for the proposed LIHTC one-bedroom units at 50 percent of the area median income. Approximately eleven percent (11.4%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$27,900 and \$39,720 are potential tenants for the proposed LIHTC one-bedroom units at 60 percent of the area median income. Approximately fourteen percent (13.5%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$32,550 and \$46,340 are potential tenants for the proposed LIHTC one-bedroom units at 70 percent of the area median income. Approximately fifteen percent (15.2%) of the primary market



area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$27,900 and \$33,100 are potential tenants for the proposed LIHTC two-bedroom units at 50 percent of the area median income. Approximately six percent (5.8%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$33,480 and \$39,720 are potential tenants for the proposed LIHTC two-bedroom units at 60 percent of the area median income. Approximately thirteen percent (12.5%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$39,090 and \$46,340 are potential tenants for the proposed LIHTC two-bedroom units at 70 percent of the area median income. Approximately seven percent (7.4%) of the primary market area tenants are within this range.

There are five developments in the market area that were considered competitive/comparable with the proposed subject. Of these five comparables, one-bedroom rents range from \$513 to \$1,430 and two-bedroom rents range from \$588 to \$1,840. The average market rent for one-bedroom units in these developments is \$1,099. The average market rent for two-bedroom units in these developments is \$1,314. The subject's proposed rents are below the determined average market rent.

#### Absorption/Stabilization Estimate

The subject is a proposed Section 8 and LIHTC elderly development that will contain 96 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the demand for elderly units within the market. The absorption level is typically based on the most recent multifamily developments. However, the analyst was unable to find any new constructions in the market area. Therefore, it was necessary to base absorption projections primarily on discussions with local leasing agents and the analyst experience. In addition, the market area's overall occupancy rate (95.9%), the average annual turnover rate (30.6%) and the lengthy waiting lists of the competitive elderly properties were also considered. Based on these factors, it is estimated that a 93 percent occupancy level can be achieved in six months. Interviews with local apartment managers substantiate the absorption rate. It is believed that the proposed Section 8 and LIHTC elderly development will absorb 16 to 18 units per month; therefore, it will reach a stable occupancy rate within six months.

#### Overall Conclusion

The proposed subject will be a Section 8 and LIHTC elderly person development set at 30, 50, 60 and 70 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy, and the majority of the affordable developments maintain lengthy waiting lists. The subject will be a new construction; therefore, it will be considerably superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for elderly persons. Therefore, it is believed that the subject will be a great asset to the area and will be a viable development.



**Summary Table**

Summary Table:

(must be completed by the analyst in the executive summary)

Development Name: Douglasville Senior Apartments Total # Units: 96  
 Location: Stewart Parkway, Douglasville, Georgia # LIHTC Units: 96  
 PMA Boundary: The primary market area consists of Douglas County. The market area has the following boundaries: The market area has the following boundaries: North – Paulding and Cobb Counties; South – Carroll and Fulton Counties; East – Fulton County; and West – Carroll County.  
 Farthest Boundary Distance to Subject: 12.64 Miles

**RENTAL HOUSING STOCK (found on pages 82-115)**

Type	# Properties	Total Units	Vacant Units	Average Occupancy					
All Rental Housing	16	2,668	110	95.9%					
Market-Rate Housing	10	2,030	80	96.1%					
<i>Assisted/Subsidized Housing not to include LIHTC</i>	3	360	30	91.7%					
<b>LIHTC</b>	3	278	0	100.0%					
Stabilized Comps	15	2,580	80	96.9%					
Properties in Construction & Lease Up	0	0	0	0%					
Subject Development									
Average Market Rent									
Highest Unadjusted Comp Rent									
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
56	1	1	650	\$637 - \$1,085	\$1,099	\$1.69	1.3% to 57.7%	\$1,430	\$1.28
40	2	1	850	\$930-\$1,183	\$1,314	\$1.55	9.9% to 29.2%	\$1,840	\$1.54

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

Target Population	30%	50%	60%	70%	Market-rate	Overall
Capture Rate	N/A	0.2%	18.5%	17.4%	N/A	17.7%

## PROJECT DESCRIPTION



**Project Description**

Project Name: Douglasville Senior Apartments  
 Location: Stewart Parkway  
 Douglasville, Douglas County, Georgia 30135

Project Type: Elderly Persons

Construction Type: New Construction

The proposed development will consist of one three-story elevator building with brick and vinyl exterior. The property will contain 56 one-bedroom/one-bath units with 650 square feet for a total of 36,400 square feet and 40 two-bedroom/one-bath units with 850 square feet for a total of 34,000 square feet. The total net rentable area will be 70,400 square feet. A copy of the plan, completed by Foley Design, on August 9, 2019, is included in the addenda.

**Project Design**

The proposed development will consist of one three-story elevator building with containing 96 units. The building will be of masonry frame construction with brick and vinyl siding exterior and asphalt shingle roofing.

**Unit Features, Project Amenities and Services**

Each unit will contain a refrigerator, range/oven, microwave, washer/dryer hook-ups, carpet and vinyl flooring, blinds and walk-in closets. Project amenities will include a meeting room, exercise room, computer room, service coordinator, laundry facility, on-site management, on-site maintenance, limited access gate and perimeter fencing. All common areas will offer wi-fi. The total site size is approximately 6.29 acres, or 273,992 square feet. Of the total 6.29 acres, 4.85 acres will be utilized for the development.

**Parking**

The subject will contain open parking areas with 110 parking spaces.

**Utilities**

The following table describes the project's proposed utility combination.

<b>UTILITY SCHEDULE</b>		
<b>Utility</b>	<b>Type</b>	<b>Who Pays</b>
Heat	Central Electric	Landlord
Air Conditioning	Central Electric	Landlord
Hot Water	Electric	Landlord
Cooking	Electric	Landlord
Other Electric	Electric	Landlord
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord
Cable/Satellite	N/A	Tenant
Internet	Common Area Wi-Fi	Landlord



**Unit Mix, Size and Rent Structure**

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1	16	650	30%	\$465	\$637	N/A	\$637
1/1	1	650	50%	\$775	\$775	N/A	\$775
1/1	23	650	60%	\$930	\$930	N/A	\$930
1/1	15	650	70%	\$1,085	\$1,085	N/A	\$1,085
2/1	1	850	50%	\$931	\$930	N/A	\$930
2/1	25	850	60%	\$1,117	\$1,116	N/A	\$1,116
2/1	15	850	70%	\$1,303	\$1,303	N/A	\$1,303

The developer is electing to use the income-average minimum set-aside option. The subject's proposed rent/income designation level is 57.9 percent. The subject will be 100 percent LIHTC at 30, 50, 60 and 70 percent of the area median income. The subject's proposed rents for the one-bedroom units set at 30 percent of the area median income exceeds the allowable maximum LIHTC rent. However, the property will contain Section 8 subsidies for these units. Therefore, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents.

**Income Averaging**

The developer has committed to providing one- and two-bedroom senior units at 30, 50, 60 and 70 percent of the area median income. The Consolidated Appropriations Act of 2018 permanently established income averaging as a third minimum set-aside election for new developments. Income averaging allows credit-qualified units to serve households earning as much as 80 percent of the area median income so long as the average imputed income limit of the property is 60 percent or less of the AMI. Owners electing income averaging must commit to having at least 40 percent of the units affordable to eligible tenants. The subject's proposed rent/income designation level is 57.9 percent, and the units will qualify for the income averaging set aside.

**Eligibility**

Elderly households who have between one and two persons and annual incomes below \$19,860 are potential tenants for the proposed Section 8 and LIHTC one-bedroom units at 30 percent of the area median income. Approximately thirty-five percent (34.6%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$23,250 and \$33,100 are potential tenants for the proposed LIHTC one-bedroom units at 50 percent of the area median income. Approximately eleven percent (11.4%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$27,900 and \$39,720 are potential tenants for the proposed LIHTC one-bedroom units at 60 percent of the area median income. Approximately fourteen percent (13.5%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$32,550 and \$46,340 are potential tenants for the proposed LIHTC one-bedroom units at 70 percent of the area median income. Approximately fifteen percent (15.2%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$27,900 and \$33,100 are potential tenants for the proposed LIHTC two-bedroom units at 50 percent of the area median income. Approximately six percent (5.8%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$33,480 and \$39,720 are potential tenants for the proposed LIHTC two-bedroom units at 60 percent of the area median income. Approximately thirteen percent (12.5%) of the primary market area tenants are within this range. Elderly households who have between one and two



persons and annual incomes between \$39,090 and \$46,340 are potential tenants for the proposed LIHTC two-bedroom units at 70 percent of the area median income. Approximately seven percent (7.4%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS				
Person in Households	30%	50%	60%	70%
1	\$17,370	\$28,950	\$34,740	\$40,530
2	\$19,860	\$33,100	\$39,720	\$46,340
3	\$22,350	\$37,250	\$44,700	\$52,150
4	\$24,810	\$41,350	\$49,620	\$57,890
5	\$26,820	\$44,700	\$53,640	\$62,580
6	\$28,800	\$48,000	\$57,600	\$67,200

Source: HUD

**Current Occupancy Levels**

The subject is proposed.

## SITE EVALUATION



#### Site Evaluation

#### Date of Inspection

November 6, 2020

#### Site Inspector

Samuel T. Gill

#### Project Location

The subject will be located along Stewart Parkway, and contains approximately 6.29 acres. Of the total 6.29 acres, 4.85 acres will be utilized for the development. Stewart Parkway is located south of Tom Murphy Freeway/Interstate 20 and east of State Highway 5. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

#### Site Characteristics

The subject neighborhood is comprised primarily of single-family residences and is approximately 90 percent built up. Approximately 60 percent of the land use is made up of single-family residences. About 30 percent is comprised of commercial properties. The remaining 10 percent is vacant land. The area is mostly suburban.

#### Zoning

The subject will be located along Stewart Parkway, and contains approximately 6.29 acres. Of the total 6.29 acres, 4.85 acres will be utilized for the development. The subject property is currently zoned GC, General Commercial. Per the developer, the site is currently under review to be rezoned to PRD, Planned Residential Development. Therefore, with the zoning change, the property will be a legal, conforming use. The subject will meet the site and setback requirements of this zoning district, and the subject could be re-built if it were destroyed. Since there are no obvious conflicts between the subject property and the property as rezoned, there will be no negative impact on the market value by the zoning classification.

#### Surrounding Land Uses

Douglas Town Center and vacant land are located south of the site. Commercial properties and vacant land are located north, east and west of the site.

#### Developments

Existing market-rate developments within the market area include Carrington Point Apartments, Century Arbor Place Apartments, Brook Valley Apartments, One Rocky Ridge Apartments, Park West Apartments, Brighton Manor Townhome Apartments, Place at Midway Apartments, Parkwood Village Apartments, Stewart Mills Apartments and Lakeside at Arbor Place Apartments. As these properties are market-rate developments, they will not directly compete with the subject. However, Century Arbor Place Apartments, One Rocky Ridge Apartments, Park West Apartments and Lakeside at Arbor Place Apartments are market-rate developments; however, these properties are the most similar in condition and in unit and project amenities to the subject "as complete". Therefore, these developments were considered competitive/comparable to the subject as it will contain units set at 70 percent of the area median income and rents at this AMI are typically similar to market-rate rents.

Of the surveyed restricted comparables, there are only two restricted senior developments which will compete directly with the proposed subject's units. Highland Park Senior Village Apartments is a senior LIHTC development set at 50 and 60 percent of the area median income. The property contains one- and two-bedroom units and is 100 percent occupied. Furthermore, the property maintains a waiting list of more than 250 applicants. Alpha A. Fowler Community is a senior Section 8 development. The property contains one- and two-bedroom units and is 100 percent occupied. In addition, the property maintains a waiting list with 805 applicants. Douglas Village Apartments, Millwood Park Apartments, Douglasville Proper Apartments and Mill Creek Apartments are family restricted properties and will not directly compete with the subject.



## Regional and Area Data

### Schools

According to AreaVibes, the subject is served by the Douglas County School District. There are currently 23 public schools and seven private schools in the City of Douglasville. The average test scores for the city is 35.0 percent, and the average student to teacher ratio is 18 to one. Approximately 85.7 percent of people in the city have completed high school. The schools that will serve the subject are Bright Star Elementary School, Yeager Middle School and Alexander High School.

### Transportation

Major highways in the County of Douglas include Interstate 20; U.S. Highways 78 and 278; and State Highways 5, 6, 8, 61, 70, 92, 154, 166 and 402. Hartsfield-Jackson Atlanta International Airport is approximately 32 miles away in Atlanta. Amtrak is available in the area for passenger rail service. The Georgia Regional Transportation Authority (GRTA) offers express bus service between Douglas County and downtown and midtown Atlanta Monday through Friday. In addition, Connect Douglas is another public transit the provides fixed-route bus services and ADA paratransit services throughout Douglas County Monday through Friday.

### Health Services

WellStar Douglas Hospital is a health care facility located in Douglasville that serves the residents of the city and the surrounding area. Additional health care and medical facilities nearby include WellStar Cobb Hospital in Austell, approximately eight miles from Douglasville; Tanner Medical Center in Villa Rica, approximately 12 miles from the city; and WellStar Paulding Hospital, approximately 17 miles away in Dallas.

### Parks and Recreational Opportunities

The City of Douglasville offers numerous recreational opportunities, including, but not limited to, Hunter Memorial Park, West Pines Golf Club, Willing Workers Community Club Park, Worthan Park, Jessie Davis Park and Fowler Field. The city also offers numerous recreation programs such as American Sign Language, Adult Line Dance, Bible Study, Bodacious Dance Class, Dance 4 Flowers, Engineering For Kids, Health Living, Horseshoes, Karate for All Ages, STEP, Stride Horse Park and Walking Club. Athletics offered by the city include adult basketball, afterschool basketball training, adult softball, disc golf, football, golf, soccer, tennis and youth baseball.

## Crime

According to AreaVibes, approximately 566 per 100,000 residents are victims of a violent crime annually, and approximately 5,403 per 100,000 residents are victims of a property crime each year. There has been a total of 2,034 crimes in the city within the past year, 193 of which are violent crimes and 1,841 of which are property crimes. The crime rate for Douglasville is 29.9 percent lower than for the state. The total number of crimes in the city has remained similar within the past year, according to AreaVibes. There is a 1 in 177 chance of being the victim of a violent crime and a 1 in 19 chance of being the victim of a property crime. The life cycle is generally in the stability stage. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

## Visibility/Access

The subject property will be located along Stewart Parkway which connects to State Highway 5. State Highway 5 connects to Tom Murphy Freeway/Interstate 20. Due to the subject's location near two major thoroughfares, it is the opinion of the analyst that there is average visibility/access to the site.

## Planned Road & Infrastructure Improvements

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



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#### Environmental

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

#### Community and Site Strengths and Weaknesses

Strengths – The site is located near two major thoroughfares which provides it with average visibility and access. The subject will be located near all needed services and will be in close proximity to public transportation. The proposed elderly development will provide affordable housing to elderly residents in the area.

Weaknesses – The site has no apparent weaknesses.



Subject Photos



View of Site



View of Site



View of Site



View of Site



View of Site



View of Site



View to the North



View to the South



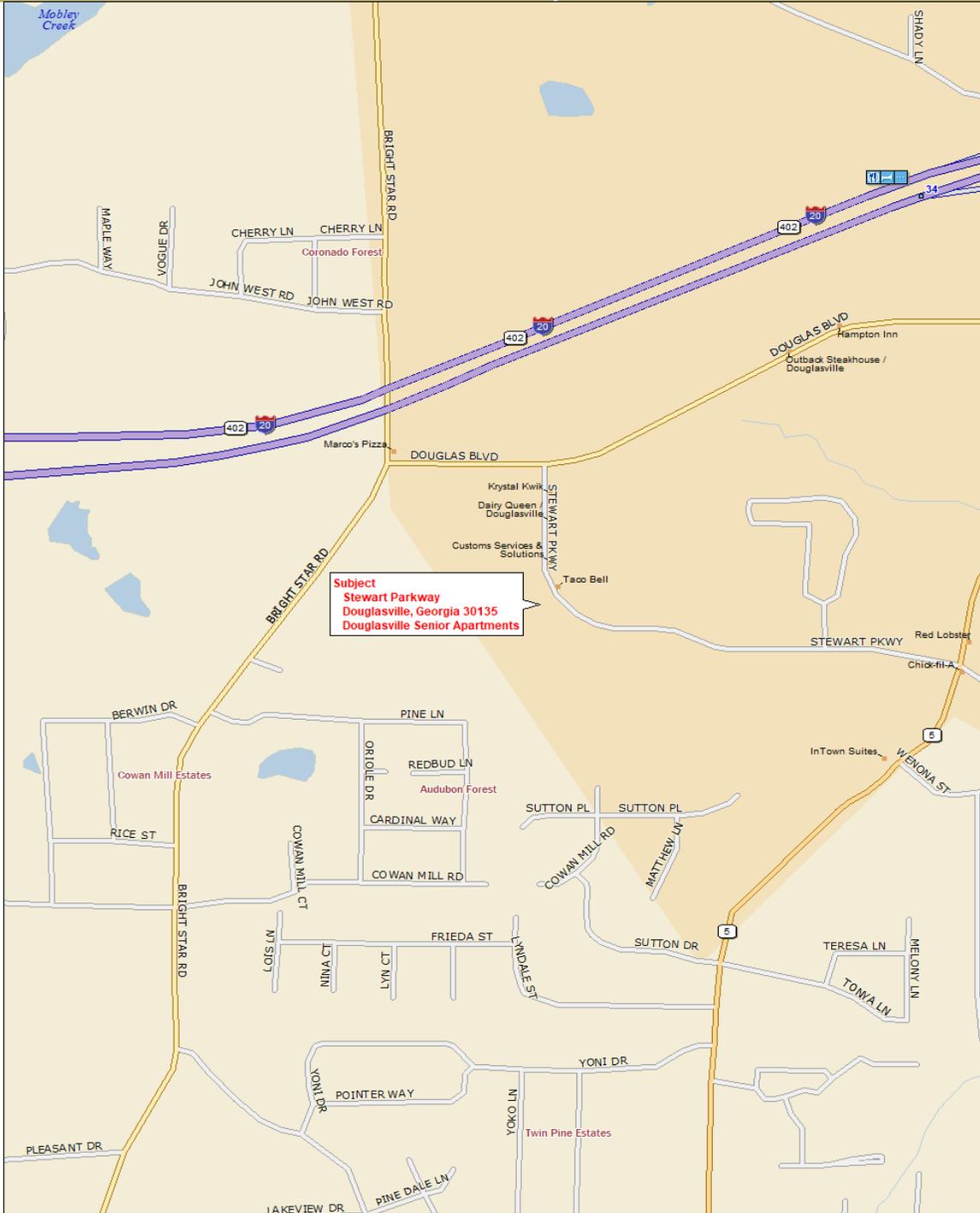
View to the East



View to the West



Location Map



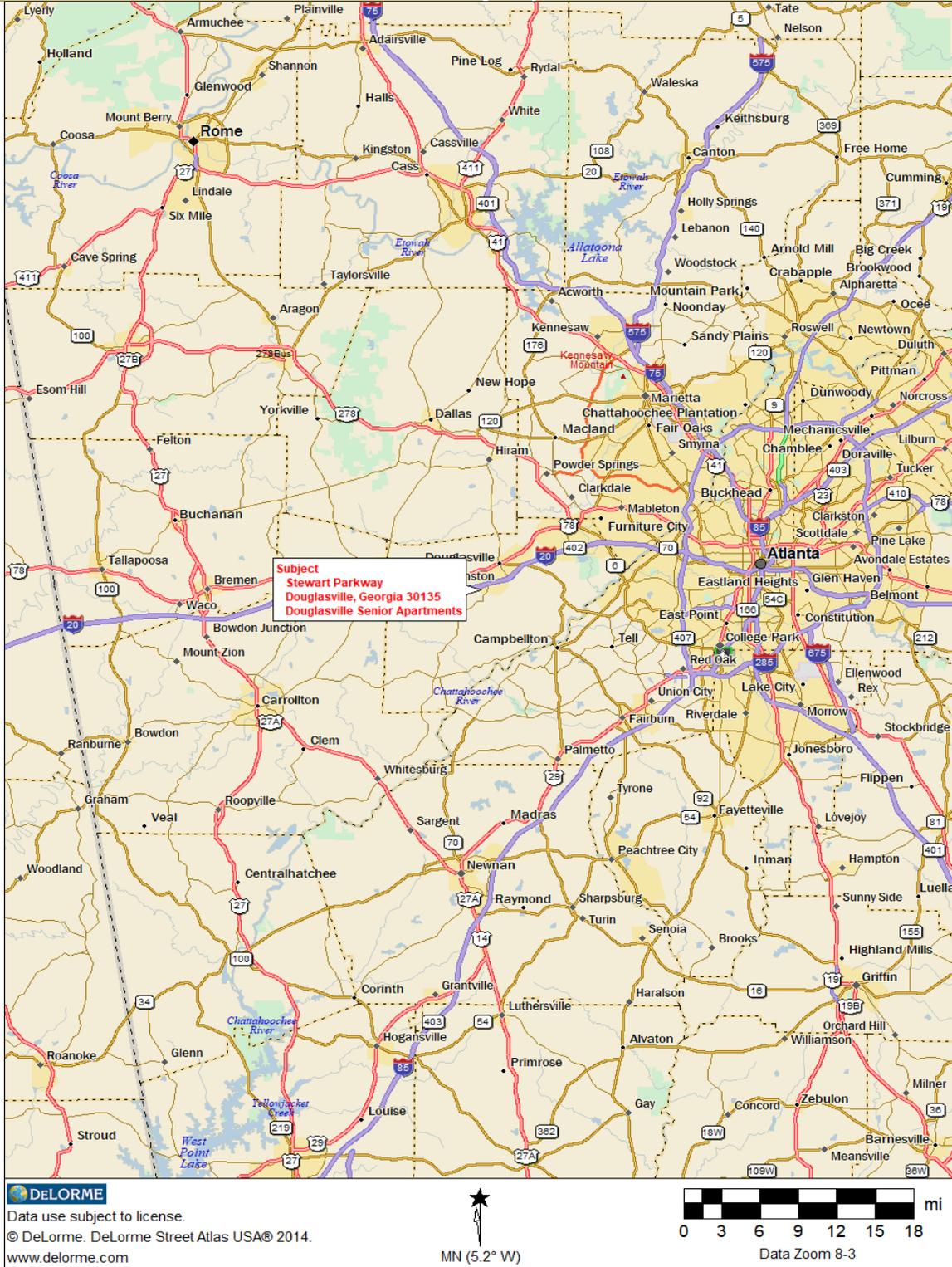
Data use subject to license.  
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MN (5.2° W)

0 500 1000 1500 ft  
Data Zoom 14-3



Vicinity Map





Community Services Legend		
BANKING SERVICES		
Legend	Service	Distance From Site
3	Ameris Bank	0.11
22	Brookevalley Bank	0.43
48	SunTrust	0.86
54	Regions Bank	0.97
60	Woodforest National Bank	1.21
63	Century Park Bank	1.23
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
8	African and Caribbean Market	0.24
14	Kroger	0.34
35	Publix Super Market	0.51
56	Food Depot	1.02
61	Walmart Supercenter	1.21
PHARMACY SERVICES		
Legend	Service	Distance From Site
15	Kroger Pharmacy	0.34
36	Publix Pharmacy	0.51
40	D & B Pharmacy	0.60
42	Walgreens Pharmacy	0.63
57	CVS Pharmacy	1.04
58	Taylor Pharmacy & Wellness Center	1.14
59	Sam's Club Pharmacy	1.16
62	Walmart Pharmacy	1.21
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
9	Thumbs Up Diner	0.24
13	Sam & Rosco's Restaurant	0.33
23	IHOP	0.43
24	Sonic Drive-In	0.43
25	Papa John's Pizza	0.44
28	Red Lobster	0.46
31	Taco Mac Douglasville	0.47
37	Subway	0.52



<b>CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
19	Jorkay's Boutique	0.38
45	Beall's Outlet	0.68
46	Academy Sports + Outdoors	0.75
66	Dillard's	1.44
68	H&M	1.55
69	Buckle	1.55
70	Hollister Co.	1.55
71	Hibbett Sports	1.55
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	Crown & Glory Studio	0.21
5	Charmaine's Hair Salon	0.21
10	J Clay Salon	0.24
12	Shear Image	0.32
16	Silk Nails	0.36
20	Nail Trip	0.38
29	Pro Nails	0.46
34	Great Clips	0.50
<b>HARDWARE STORE AND HOME GOODS STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
18	The Home Depot	0.37
26	Harbor Freight Tools	0.44
47	Lowe's Home Improvement	0.82
<b>BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
7	West Douglas Park	0.23
<b>HOSPITAL, DENTIST, DOCTOR, SPA AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
6	Douglas Outpatient Services	0.21
32	Genesis Comprehensive Wellness Screenings	0.48
38	RMS Genetic	0.57
52	Urgent Medical Care	0.95
53	ParkWay Medical Plaza	0.95
67	Douglas County Family Practice	1.46



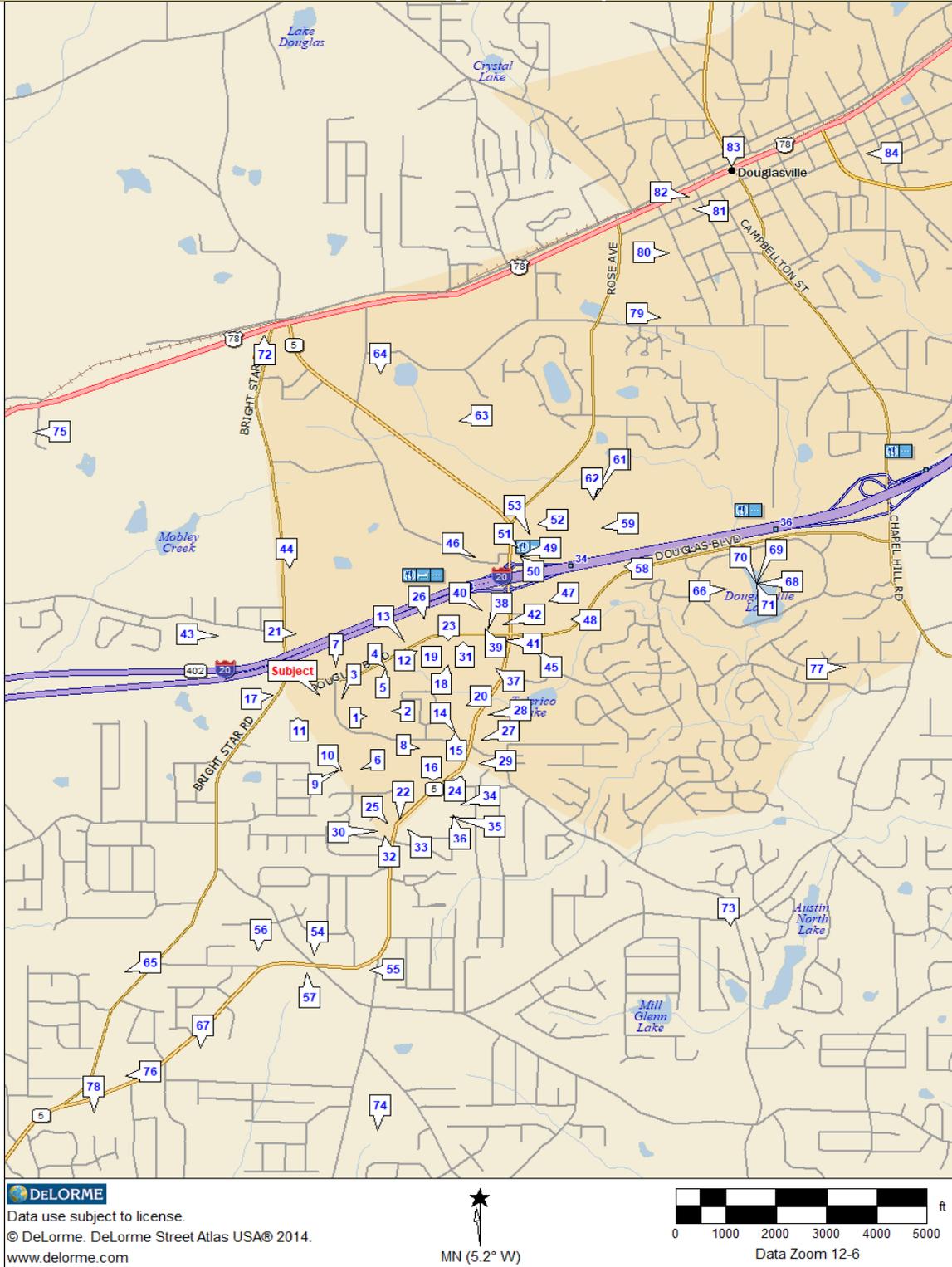
<b>LIBRARY, MUSEUM, ZOO AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
79	Douglas County Library	1.93
82	Douglas County Museum of History & Art	2.40
<b>PARK AND AMUSEMENT PARK SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
11	Thunderzone	0.26
41	Medal Of Honor Park	0.60
64	Hunter Memorial Park	1.36
85	Senior Center	4.45
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	United States Postal Service	0.02
<b>CONVENIENCE STORE GAS STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
17	Country Corner	0.36
27	Circle K	0.44
49	Andy's Food Mart	0.86
50	Texaco Douglasville	0.86
51	RaceTrac	0.88
55	Shell	1.01
72	CITGO	1.56
73	Marathon Gas	1.60
<b>CHURCH, SYNAGOGUE, TEMPLE AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Crossroads Church of Douglasville	0.10
21	Elizabeth Baptist Church	0.42
30	Freedom Grace Church	0.46
33	RainFire Church	0.48
39	Absolute Center	0.57
<b>POLICE, CITY HALL AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
77	DMS GEAR	1.81
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
81	Douglas County Fire Dept. Station 10	2.36

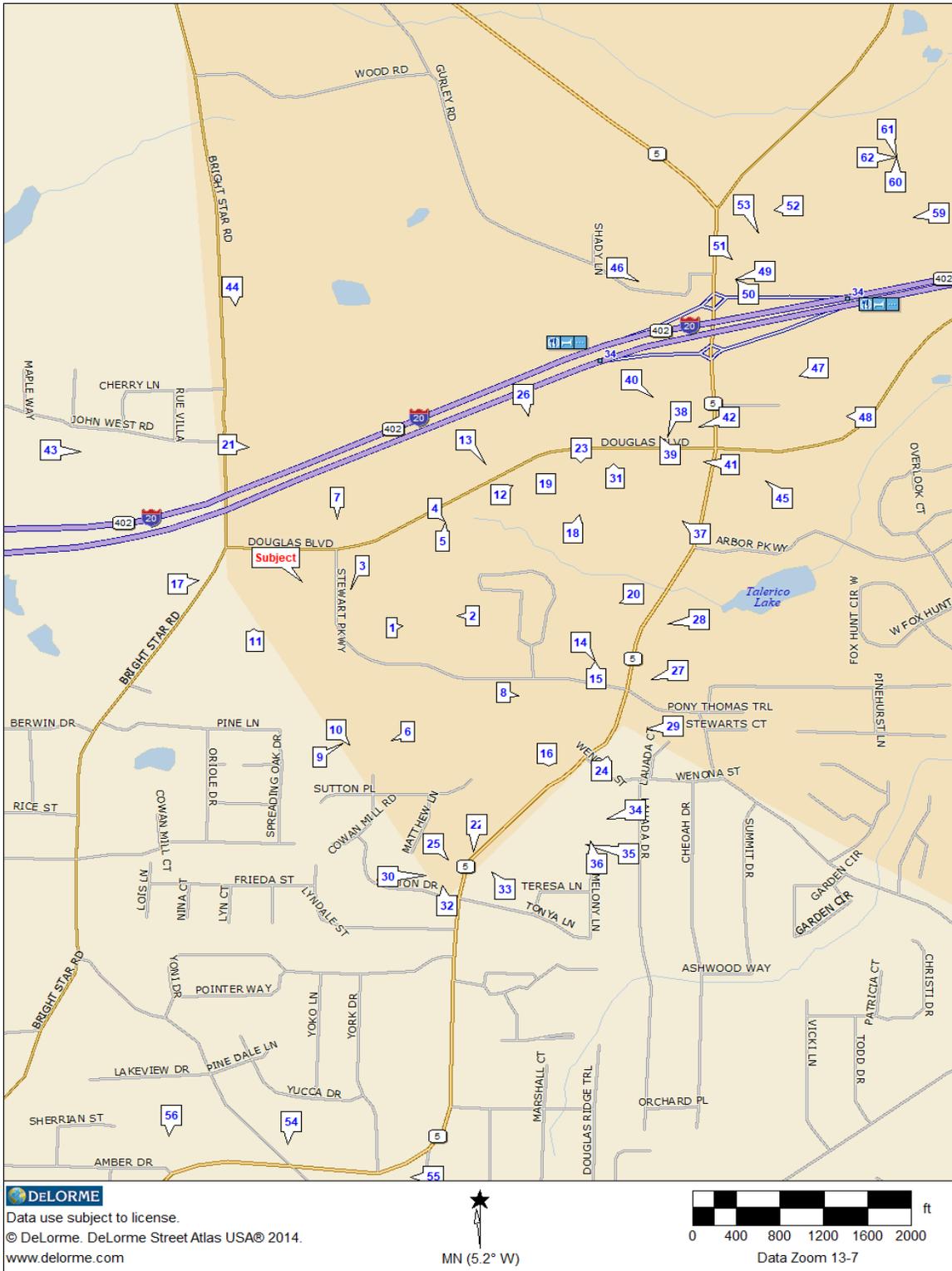


<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
43	Bright Star Elementary School	0.64
44	Seventh-Day Adventist School	0.65
65	Howard Scholars Academy	1.37
74	Yeager Middle School	1.65
76	Sikes School	1.69
78	Prince of Peace Lutheran Church & Learning Center	1.88
<b>SOCIAL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
75	Charity Direct	1.68
80	United Way	2.16
83	AmVets	2.57
84	Good Samaritan	2.92



Community Services Map







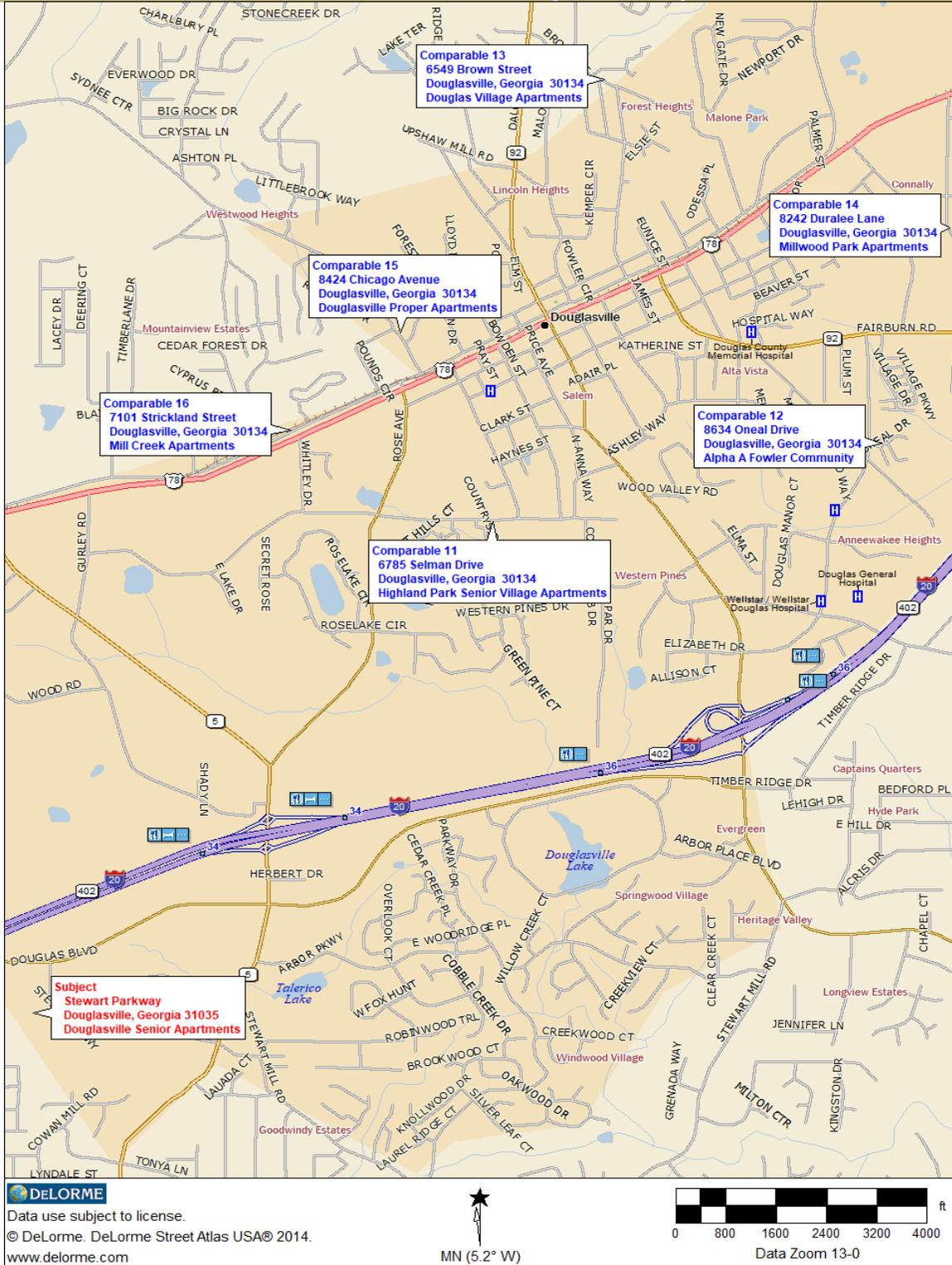
**Subsidized/Restricted Legend**

**RENT-RESTRICTED MAP**

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Highland Park Senior Village Apartments	LIHTC	3.2 Miles
Alpha A. Fowler Community	Section 8	3.8 Miles
Douglas Village Apartments	Section 8	4.6 Miles
Millwood Park Apartments	Section 8	4.7 Miles
Douglasville Proper Apartments	LIHTC	3.1 Miles
Mill Creek Apartments	LIHTC	3.3 Miles



Subsidized/Restricted Comparables Map



MARKET AREA



### Delineation of Primary Market Area

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

- **Population and Households Counts:** The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- **General Demographics:** The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- **Demand:** Too large of a market may result in overstating demand for an existing development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- **Supply Analysis:** While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- **Competitive Stock:** The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- **Attainable Rents:** If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that are significantly higher or lower than the rents its micro-location will support.
- **Location of Competitive Properties:** A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- **Accessibility:** Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- **Natural Boundaries:** Natural boundaries including rivers and mountains can restrict the movement within a market due to a lack of accessibility.
- **Housing Project Characteristics:** The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- **Market Perceptions:** Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within submarkets, with residents from one side of a submarket not moving to a nearby neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as older persons generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or cosponsor.

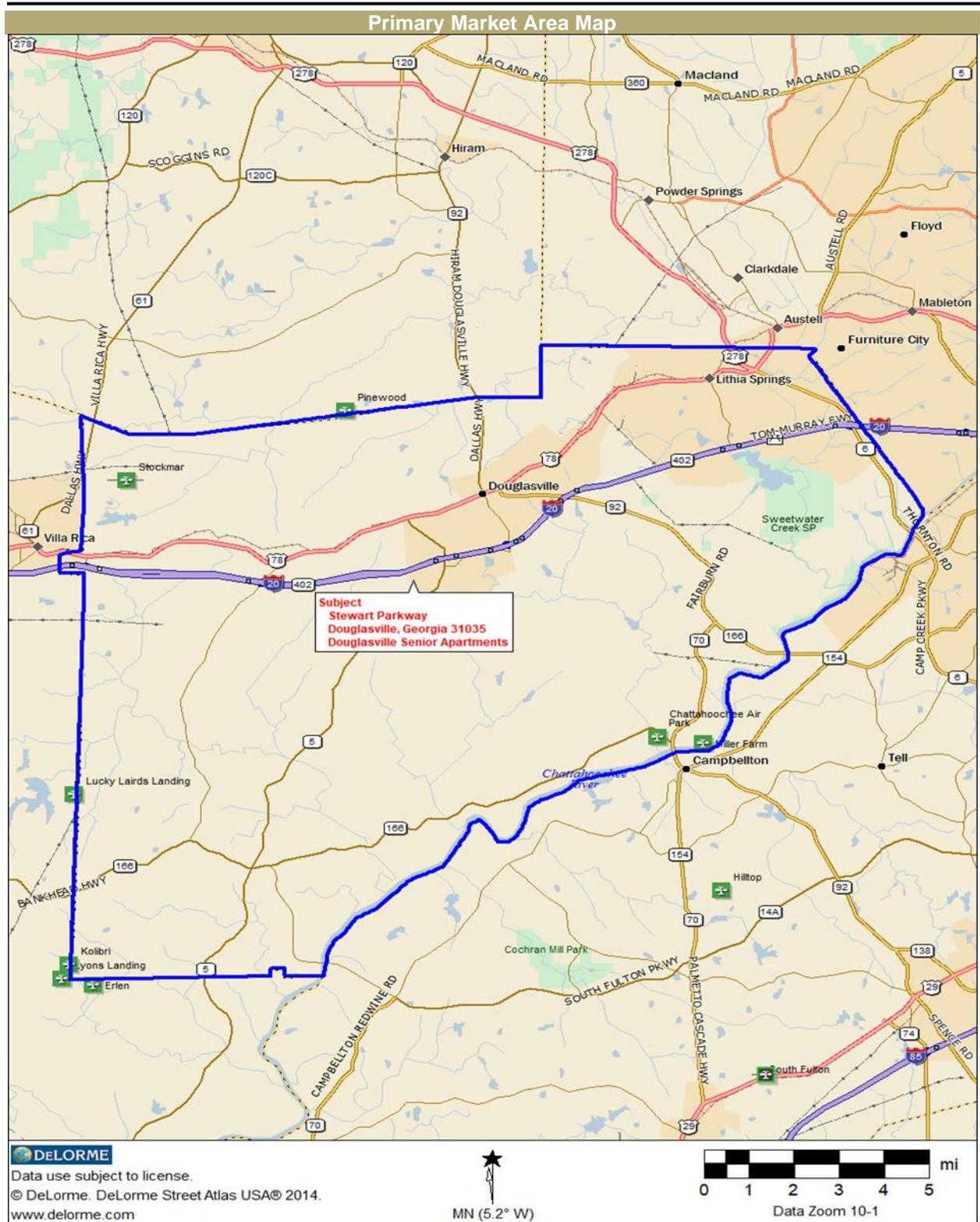


- 
- Non-Geographic Factors: Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The market area for the subject consists of Douglas County. The market area has the following boundaries: North – Paulding and Cobb Counties; South – Carroll and Fulton Counties; East – Fulton County; and West – Carroll County. The northern boundary is approximately 6.77 miles from the subject. The western boundary is approximately 11.41 miles from the subject, and the eastern boundary is approximately 12.64 miles from the subject. The southern boundary is approximately 8.71 miles from the subject.

The City of Douglasville is located in Douglas County. Douglasville is the largest city and county seat of Douglas County; therefore, the city provides the majority of all needed services and access to major thoroughfares for the surrounding area. The proposed development will be designated for elderly persons. An acceptable market area for a family-oriented rental community will often be too conservative for a rental community targeting elderly rental householders. Therefore, it is expected that the proposed development will draw from a larger primary market area than family developments as elderly persons are typically willing to relocate further distances than family households.

It is believed the proposed development would draw elderly residents from the entire county as it will offer affordable elderly housing that is close in proximity to all needed services and public transit. The City of Douglasville is also only 20 miles from downtown Atlanta. Furthermore, there are 2,251 elderly renter households in the market area in 2020, which is projected to increase to 3,122 by 2025. The population for this age group increased by 57.6 percent between 2010 and 2020 and is anticipated to grow through 2025. Therefore, this area indicates growing elderly population and households, indicating a need for additional elderly housing. The elderly renter households in the market area consists of 23.0 percent of all elderly households. After considering all factors, the selected market area was deemed the most likely area from which the development will draw residents.



COMMUNITY DEMOGRAPHIC DATA



**Community Demographic Data**

**Population Trends**

The market area for the subject consists of Douglas County. The market area has the following boundaries: North – Paulding and Cobb Counties; South – Carroll and Fulton Counties; East – Fulton County; and West – Carroll County.

In 2000, this geographic market area contained an estimated population of 92,174. By 2010, population in this market area had increased by 43.6 percent to 132,403. In 2020, the population in this market area increased by 11.7 percent to 147,923. It is projected that between 2020 and 2022, population in the market area will increase 2.3 percent to 151,296. It is projected that between 2022 and 2025, population in the market area will increase 3.3 percent to 156,356. Population estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the population growth could be impacted by the COVID-19 if there are long-term economic impacts in the area.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>DOUGLAS COUNTY</b>	2000	92,174				
Estimated Projected Projected Projected	2010	132,403	40,229	43.6%	4,023	4.4%
	2020	147,923	15,520	11.7%	1,724	1.3%
	2022	151,296	3,373	2.3%	1,687	1.1%
	2025	156,356	5,060	3.3%	1,687	1.1%
<b>DOUGLASVILLE</b>	2000	20,065				
Estimated Projected Projected Projected	2010	30,961	10,896	54.3%	1,090	5.4%
	2020	35,840	4,879	15.8%	488	1.6%
	2022	36,724	884	2.5%	442	1.2%
	2025	38,050	1,326	3.7%	442	1.2%

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

In 2010, this geographic market area contained an estimated elderly person population of 14,732. By 2020, this population increased 57.6 percent to 23,219. It is estimated that the market area will increase to 28,897, or by 24.5 percent, by 2025 in the same age group.



CHANGE IN POPULATION BY AGE GROUPS						
DOUGLAS COUNTY						
AGE	2010	2020	CHANGE	2022	2025	CHANGE
0-4	9,732	9,197	-5.5%	9,265	9,366	1.1%
5-9	10,357	9,760	-5.8%	9,650	9,485	-1.7%
10-14	10,864	10,854	-0.1%	10,562	10,123	-4.2%
15-17	6,580	7,015	6.6%	7,014	7,012	0.0%
18-20	5,236	6,285	20.0%	6,399	6,570	2.7%
21-24	5,900	8,254	39.9%	8,672	9,299	7.2%
25-34	17,505	18,617	6.4%	19,295	20,312	5.3%
35-44	21,998	19,398	-11.8%	19,169	18,826	-1.8%
45-54	19,456	21,824	12.2%	21,594	21,249	-1.6%
55-64	13,531	18,337	35.5%	19,355	20,883	7.9%
65-74	7,241	11,804	63.0%	12,852	14,425	12.2%
75-84	3,004	5,189	72.7%	5,926	7,032	18.7%
85+	999	1,389	39.0%	1,543	1,774	15.0%
Total Population	132,403	147,923	11.7%	151,296	156,356	3.3%
Elderly % Population	18.7%	24.8%	4.6%	26.2%	28.2%	2.0%
MARKET AREA						
AGE	2010	2020	CHANGE	2022	2025	CHANGE
0-4	2,414	2,334	-3.3%	2,340	2,348	0.4%
5-9	2,434	2,475	1.7%	2,446	2,403	-1.8%
10-14	2,415	2,686	11.2%	2,634	2,556	-3.0%
15-17	1,397	1,672	19.7%	1,702	1,748	2.7%
18-20	1,269	1,510	19.0%	1,561	1,637	4.9%
21-24	1,676	2,010	19.9%	2,127	2,303	8.3%
25-34	4,651	4,750	2.1%	4,770	4,799	0.6%
35-44	5,214	5,177	-0.7%	5,189	5,206	0.3%
45-54	4,264	5,189	21.7%	5,209	5,239	0.6%
55-64	2,857	4,085	43.0%	4,364	4,783	9.6%
65-74	1,472	2,526	71.6%	2,766	3,127	13.0%
75-84	670	1,114	66.3%	1,272	1,509	18.6%
85+	228	312	36.8%	344	392	14.0%
Total Population	30,961	35,840	15.8%	36,724	38,050	3.6%
Elderly % Population	16.9%	22.4%	3.8%	23.8%	25.8%	2.0%
DOUGLASVILLE						
AGE	2010	2020	CHANGE	2022	2025	CHANGE
0-4	2,414	2,334	-3.3%	2,340	2,348	0.4%
5-9	2,434	2,475	1.7%	2,446	2,403	-1.8%
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75-84	670	1,114	66.3%	1,272	1,509	18.6%
85+	228	312	36.8%	344	392	14.0%
Total Population	30,961	35,840	15.8%	36,724	38,050	3.6%
Elderly % Population	16.9%	22.4%	3.8%	23.8%	25.8%	2.0%

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



**Population by Gender**

The ratio of men to women in population will influence the project's design and marketing strategy. This is especially true of the older adult population. Nationally, seven of every ten persons aged 85 and older are women. Differences in mortality rates and life expectancy ages result in this unbalanced relationship. Regional differences do occur, however, based on an area's attractiveness for retirement living.

In 2010, senior women in the primary market area outnumbered men by 2,533 or 18.6 percent. In 2020, 2022 and 2025 the ratio remains similar. In summary, the male/female gender ratios indicate a good potential target market between both halves of the populace.

POPULATION DISTRIBUTION BY GENDER								
MARKET AREA								
	2010		2020 Estimated		2022 Estimated		2025 Projected	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
<b>Total Male</b>	<b>63,772</b>		<b>70,225</b>		<b>71,846</b>		<b>74,277</b>	
55-64	6,254	9.8%	8,681	12.4%	9,083	12.6%	9,687	13.0%
65-74	3,365	5.3%	5,306	7.6%	5,812	8.1%	6,570	8.8%
75-84	1,192	1.9%	2,205	3.1%	2,511	3.5%	2,969	4.0%
85+	310	0.5%	465	0.7%	525	0.7%	614	0.8%
<b>TOTAL 55+</b>	<b>11,121</b>	<b>17.4%</b>	<b>16,657</b>	<b>23.7%</b>	<b>17,930</b>	<b>25.0%</b>	<b>19,840</b>	<b>26.7%</b>
<b>Total Female</b>	<b>68,631</b>		<b>77,698</b>		<b>79,450</b>		<b>82,079</b>	
55-64	7,277	10.6%	9,656	12.4%	10,272	12.9%	11,196	13.6%
65-74	3,876	5.6%	6,498	8.4%	7,041	8.9%	7,855	9.6%
75-84	1,812	2.6%	2,984	3.8%	3,416	4.3%	4,063	5.0%
85+	689	1.0%	924	1.2%	1,018	1.3%	1,160	1.4%
<b>TOTAL 55+</b>	<b>13,654</b>	<b>19.9%</b>	<b>20,062</b>	<b>25.8%</b>	<b>21,747</b>	<b>27.4%</b>	<b>24,274</b>	<b>29.6%</b>

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



**Household Type and Relationship**

The following two tables show the households by type and relationship and group quarters population by type for persons 65 and older. The 2010 older adult population according to household type and relationship, and it includes the population estimates for institutionalized and non-family households. The institutionalized and non-family totals are expected to increase as the older adult population increases.

As the population shifts from “In Family Households” to “In Non-Family Households,” an increased demand for elderly housing will result. The prevalence of family living alone is projected to increase, also, resulting in the move to “In Non-Family Households” in the service area.

<b>HOUSEHOLDS BY TYPE/RELATIONSHIP, PERSONS 65+</b>		
<b>IN FAMILY HOUSEHOLDS</b>	<b>DOUGLASVILLE</b>	<b>DOUGLAS COUNTY</b>
Householder	606	3,452
Spouse	339	2,129
Other Relatives	63	794
<b>IN NON-FAMILY HOUSEHOLDS</b>		
Male Householder	125	586
Living Alone	125	560
Not Living Alone	0	26
Female Householder	546	1,605
Living Alone	546	1,583
Not Living Alone	0	22
Non-Relatives	0	81
<b>IN GROUP QUARTERS</b>		
Institutionalized	826	1,205
Noninstitutionalized	111	163

Source: U.S. Census Bureau

<b>GROUP QUARTERS POPULATION BY TYPE</b>		
<b>INSTITUTIONALIZED POPULATION</b>	<b>DOUGLASVILLE</b>	<b>DOUGLAS COUNTY</b>
Correctional Institutions	826	965
Nursing Homes	0	240
Other Institutions	0	0
<b>TOTAL</b>	<b>826</b>	<b>1,205</b>
<b>NON-INSTITUTIONALIZED POPULATION</b>		
College Dormitories (includes off-campus)	0	0
Military Quarters	0	0
Other Non-Institutionalized Quarters	111	163
<b>TOTAL</b>	<b>111</b>	<b>163</b>

Source: U.S. Census Bureau



### Household Trends

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

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

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

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

### Tenure

The percentage of renters in Douglas County in 2020 was 30.3 percent, and the percentage for Douglasville was 44.7 percent. According to the U.S. Census Bureau, the national rental percentage is 36.1 percent. This percentage is utilized to segment the number of existing households in the demand section of this report. Household estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the household growth could be impacted by the COVID-19 if there are long-term economic impacts in the area.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
<b>DOUGLAS COUNTY</b>	2000	32,879	24,524	74.6%	8,355	25.4%
Estimated Projected Projected	2010	46,624	32,571	69.9%	14,053	30.1%
	2020	51,887	36,161	69.7%	15,726	30.3%
	2022	53,042	36,956	69.7%	16,086	30.3%
	2025	54,774	38,148	69.6%	16,626	30.4%
<b>DOUGLASVILLE</b>	2000	7,322	4,190	57.2%	3,132	42.8%
Estimated Projected Projected	2010	11,627	5,605	48.2%	6,022	51.8%
	2020	13,178	7,285	55.3%	5,893	44.7%
	2022	13,505	7,471	55.3%	6,034	44.7%
	2025	13,995	7,749	55.4%	6,246	44.6%

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

In 2020, this geographic market area contained 13,474 elderly person households. Of the total 13,474 elderly person households, 2,521, or 18.7 percent, are renter households. The market area is expected to gain an additional 483 elderly person households. The market area is expected to gain an additional 120 elderly persons renter households.



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
<b>DOUGLAS COUNTY</b>	25-34	3,917	3,873	7,790
	35-44	8,080	3,935	12,015
	45-54	8,276	2,677	10,953
	55-64	6,247	1,453	7,700
	65-74	3,695	661	4,356
	75+	1,996	421	2,417
<b>DOUGLASVILLE</b>	25-34	781	1,712	2,493
	35-44	1,547	1,592	3,139
	45-54	1,367	1,087	2,454
	55-64	989	608	1,597
	65-74	550	309	859
	75+	312	196	508

Source: U.S. Census Bureau

ELDERLY HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	DOUGLAS COUNTY	DOUGLASVILLE
1 person	3,056	521
2 persons	5,526	1,058
3 persons	1,332	260
4 persons	423	136
5 or more persons	616	63
RENTER-OCCUPIED		
1 person	1,331	724
2 persons	645	182
3 persons	283	82
4 persons	148	30
5 or more persons	114	49

Source: Nielsen Claritas; Ribbon Demographics

The subject's units are most suitable for elderly households between one and two persons, who account for 78.4 percent of the market area elderly renters.

ELDERLY RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	1,331	52.8%
2 persons	645	25.6%
3 persons	283	11.2%
4 persons	148	5.9%
5 or more persons	114	4.5%
<b>TOTAL</b>	<b>2,521</b>	<b>100.0%</b>

Source: Nielsen Claritas; Ribbon Demographics



CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK		
	DOUGLAS COUNTY	DOUGLASVILLE
<b>TOTAL HOUSING UNITS</b>	51,672	13,163
<b>OCCUPANCY AND TENURE</b>		
Occupied Housing Units	46,624	11,627
Owner-Occupied	32,571	5,605
Percent Owner-Occupied	69.9%	48.2%
Renter-Occupied	14,053	6,022
<b>VACANT HOUSING UNITS</b>		
For seasonal, recreational, etc.	197	44
Persons per owner-occupied unit	2.85	2.82
Persons per renter-occupied unit	2.71	2.36
<b>TENURE BY YEAR STRUCTURE BUILT</b>		
<b>RENTER-OCCUPIED</b>		
2005 or later	383	125
2000-2004	3,282	1,876
1990-1999	2,726	1,187
1980-1989	2,535	763
1970-1979	2,066	482
1960-1969	903	350
1950-1959	350	129
1940-1949	261	97
1939 or earlier	264	171
<b>PERSONS PER ROOM: RENTER</b>		
0.50 or less	7,680	3,203
0.51-1.00	4,568	1,837
1.01-1.50	357	88
1.51-2.00	140	52
2.01 or more	25	0
<b>PLUMBING FACILITIES -</b>		
<b>PERSON/ROOM: RENTER-OCCUPIED</b>		
Lacking Complete Plumbing Facilities:		
1.00 or less	139	31
1.01-1.50	0	0
1.51 or more	32	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 522 renter households with more than 1.01 occupants per room in the market area. There are 171 renter households that are lacking complete plumbing facilities in the market area.



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
DOUGLAS COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	29,998	93.8%	4,861	38.1%
1, Attached	399	1.2%	449	3.5%
2	0	0.0%	635	5.0%
3 to 4	42	0.1%	528	4.1%
5 to 9	10	0.0%	1,338	10.5%
10 to 19	0	0.0%	2,600	20.4%
20 to 49	0	0.0%	1,230	9.6%
50 or more	14	0.0%	358	2.8%
Mobile Home, Trailer, Other	1,514	4.7%	771	6.0%
<b>TOTAL</b>	<b>31,977</b>	<b>100.0%</b>	<b>12,770</b>	<b>100.0%</b>
<b>DOUGLASVILLE</b>				
1, Detached	5,655	95.0%	1,075	20.8%
1, Attached	168	2.8%	269	5.2%
2	0	0.0%	320	6.2%
3 to 4	25	0.4%	435	8.4%
5 to 9	0	0.0%	663	12.8%
10 to 19	0	0.0%	1,357	26.2%
20 to 49	0	0.0%	802	15.5%
50 or more	0	0.0%	252	4.9%
Mobile Home, Trailer, Other	106	1.8%	7	0.1%
<b>TOTAL</b>	<b>5,954</b>	<b>100.0%</b>	<b>5,180</b>	<b>100.0%</b>

Source: U.S. Census Bureau

#### Households Income Trends and Analysis

Elderly households who have between one and two persons and annual incomes below \$19,860 are potential tenants for the proposed Section 8 and LIHTC one-bedroom units at 30 percent of the area median income. Approximately thirty-five percent (34.6%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$27,900 and \$39,720 are potential tenants for the proposed LIHTC one-bedroom units at 60 percent of the area median income. Approximately fourteen percent (13.5%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$32,550 and \$46,340 are potential tenants for the proposed LIHTC one-bedroom units at 70 percent of the area median income. Approximately fifteen percent (15.2%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$33,480 and \$39,720 are potential tenants for the proposed LIHTC two-bedroom units at 60 percent of the area median income. Approximately thirteen percent (12.5%) of the primary market area tenants are within this range. Elderly households who have between one and two persons and annual incomes between \$39,090 and \$46,340 are potential tenants for the proposed LIHTC two-bedroom units at 70 percent of the area median income. Approximately seven percent (7.4%) of the primary market area tenants are within this range.



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE		
INCOME	DOUGLAS COUNTY	DOUGLASVILLE
<b>Less than \$10,000</b>		
Less than 20%	0	0
20-24%	0	0
25-29%	14	14
30-34%	28	28
35%+	892	483
Not Computed	204	110
<b>\$10,000 - \$19,999</b>		
Less than 20%	32	32
20-24%	0	0
25-29%	0	0
30-34%	62	62
35%+	1,578	788
Not Computed	103	20
<b>\$20,000 - \$34,999</b>		
Less than 20%	53	4
20-24%	141	26
25-29%	518	290
30-34%	579	307
35%+	1,878	582
Not Computed	170	90
<b>\$35,000 - \$49,999</b>		
Less than 20%	198	30
20-24%	677	215
25-29%	538	252
30-34%	344	226
35%+	387	168
Not Computed	80	37
<b>\$50,000 - \$74,999</b>		
Less than 20%	877	288
20-24%	772	164
25-29%	572	272
30-34%	85	0
35%+	63	0
Not Computed	45	0
<b>\$75,000 or more</b>		
Less than 20%	1,625	612
20-24%	152	49
25-29%	42	15
30-34%	0	0
35%+	0	0
Not Computed	61	16
<b>TOTAL</b>	<b>12,770</b>	<b>5,180</b>

Source: U.S. Census Bureau



www.ribbondata.com

**HISTA 2.2 Summary Data Douglas County, Georgia**

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	339	180	70	91	55	735
\$10,000-20,000	299	342	77	263	190	1,171
\$20,000-30,000	369	165	256	320	282	1,392
\$30,000-40,000	865	306	347	64	171	1,753
\$40,000-50,000	531	410	303	175	130	1,549
\$50,000-60,000	469	213	213	182	122	1,199
\$60,000-75,000	325	270	261	74	303	1,233
\$75,000-100,000	81	173	477	132	245	1,108
\$100,000-125,000	108	425	154	27	142	856
\$125,000-150,000	31	69	35	93	91	319
\$150,000-200,000	18	84	8	79	44	233
\$200,000+	54	37	50	39	30	210
<b>Total</b>	<b>3,489</b>	<b>2,674</b>	<b>2,251</b>	<b>1,539</b>	<b>1,805</b>	<b>11,758</b>

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	273	78	22	15	8	396
\$10,000-20,000	352	132	51	12	28	575
\$20,000-30,000	203	126	79	12	23	443
\$30,000-40,000	232	128	85	70	52	567
\$40,000-50,000	247	92	46	16	8	409
\$50,000-60,000	95	55	38	15	9	212
\$60,000-75,000	229	62	66	22	6	385
\$75,000-100,000	85	98	55	92	9	339
\$100,000-125,000	69	90	28	48	28	263
\$125,000-150,000	34	50	17	13	2	116
\$150,000-200,000	69	21	21	12	17	140
\$200,000+	46	48	10	6	13	123
<b>Total</b>	<b>1,934</b>	<b>980</b>	<b>518</b>	<b>333</b>	<b>203</b>	<b>3,968</b>

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	207	71	17	9	5	309
\$10,000-20,000	301	111	31	10	21	474
\$20,000-30,000	108	105	27	10	9	259
\$30,000-40,000	117	111	64	12	42	346
\$40,000-50,000	158	48	28	13	8	255
\$50,000-60,000	57	43	21	11	4	136
\$60,000-75,000	179	42	38	14	3	276
\$75,000-100,000	65	30	14	13	6	128
\$100,000-125,000	64	35	14	38	6	157
\$125,000-150,000	19	12	12	8	2	53
\$150,000-200,000	24	15	14	6	3	62
\$200,000+	32	22	3	4	2	66
<b>Total</b>	<b>1,331</b>	<b>645</b>	<b>283</b>	<b>148</b>	<b>114</b>	<b>2,521</b>

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	612	258	92	106	63	1,131
\$10,000-20,000	651	474	128	275	218	1,746
\$20,000-30,000	572	291	335	332	305	1,835
\$30,000-40,000	1,097	434	432	134	223	2,320
\$40,000-50,000	778	502	349	191	138	1,958
\$50,000-60,000	564	268	251	197	131	1,411
\$60,000-75,000	554	332	327	96	309	1,618
\$75,000-100,000	166	271	532	224	254	1,447
\$100,000-125,000	177	515	182	75	170	1,119
\$125,000-150,000	65	119	52	106	93	435
\$150,000-200,000	87	105	29	91	61	373
\$200,000+	100	85	60	45	43	333
<b>Total</b>	<b>5,423</b>	<b>3,654</b>	<b>2,769</b>	<b>1,872</b>	<b>2,008</b>	<b>15,726</b>



HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2020			2025		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
<b>DOUGLAS COUNTY</b>									
Less than \$15,000	1,297	1,380	1,162	980	1,319	1,213	852	1,143	1,353
\$15,000 - \$24,999	1,740	832	814	1,706	1,281	873	1,514	1,147	996
\$25,000 - \$34,999	2,336	1,462	670	1,320	1,305	1,399	1,143	1,119	1,563
\$35,000 - \$49,999	3,088	2,642	943	2,868	2,785	1,710	2,574	2,509	1,964
\$50,000 - \$74,999	4,590	3,718	912	3,574	3,949	2,534	3,472	3,761	3,109
\$75,000 - \$99,999	3,482	2,665	519	3,292	3,380	1,077	3,327	3,421	1,384
\$100,000 - \$149,999	2,529	3,046	478	3,190	4,155	1,087	3,549	4,624	1,495
\$150,000 - \$199,999	558	831	74	506	2,345	422	591	2,710	621
\$200,000+	409	689	71	542	1,264	311	778	1,854	571
<b>TOTAL</b>	<b>42,937</b>			<b>50,387</b>			<b>53,144</b>		
<b>DOUGLASVILLE</b>									
Less than \$15,000	592	448	444	398	398	421	350	349	465
\$15,000 - \$24,999	481	233	200	536	410	160	475	387	197
\$25,000 - \$34,999	732	493	122	509	319	326	447	287	365
\$35,000 - \$49,999	1,041	459	194	874	613	409	777	581	481
\$50,000 - \$74,999	908	550	77	863	1,041	530	849	1,030	674
\$75,000 - \$99,999	879	308	112	927	739	201	940	785	258
\$100,000 - \$149,999	715	672	80	724	973	294	830	1,100	400
\$150,000 - \$199,999	145	191	11	78	402	63	113	541	105
\$200,000+	179	224	37	100	292	42	130	415	73
<b>TOTAL</b>	<b>10,527</b>			<b>12,642</b>			<b>13,404</b>		

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

## EMPLOYMENT TREND



### Employment Trends

The economy of the market area is based on retail trade; professional and business services; and educational, health and social services. Each of these industries has experienced reasonable growth within the past few years. The table below displays the at-place employment trends for each industry since 2008.

AT-PLACE EMPLOYMENT TRENDS											
INDUSTRY	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Agriculture, Forestry, and Fisheries	*N/A										
Mining	\$45,849	\$46,793	\$57,897	\$63,817	\$70,857	\$66,188	\$59,982	\$55,643	\$62,907	\$59,029	\$58,232
Construction	\$40,233	\$39,980	\$38,101	\$38,478	\$39,998	\$41,268	\$44,569	\$43,081	\$46,372	\$48,816	\$50,038
Manufacturing	\$41,361	\$42,247	\$42,921	\$43,190	\$44,344	\$46,188	\$45,678	\$43,599	\$45,236	\$47,276	\$48,975
Transportation and Warehousing	*N/A	\$53,003									
Utilities	*N/A	N/A									
Wholesale Trade	\$50,485	\$49,079	\$48,670	\$50,648	\$51,592	\$54,881	\$55,187	\$57,713	\$60,147	*N/A	*N/A
Retail Trade	\$21,024	\$21,491	\$22,236	\$24,663	\$24,620	\$24,605	\$25,286	\$26,489	\$26,488	\$26,908	\$27,871
Leisure and Hospitality	\$13,708	\$13,688	\$14,514	\$14,435	\$15,084	\$15,280	\$15,282	\$15,401	\$15,761	\$16,011	\$17,183
Education and Health Services	\$35,403	\$36,265	\$36,637	\$37,523	\$37,836	\$39,909	\$40,441	\$40,992	\$40,998	\$42,480	\$44,031
Professional and Business Services	\$28,465	\$28,771	\$28,216	\$29,579	\$29,041	\$26,408	\$26,807	\$27,307	\$27,265	\$30,783	\$32,056
Financial Activities	\$37,983	\$38,434	\$38,556	\$40,077	\$41,047	\$43,298	\$46,897	\$47,337	\$46,697	\$46,782	\$43,833
Information	\$45,439	\$44,265	\$45,279	\$52,329	\$56,501	\$53,576	\$54,038	\$54,157	\$59,746	\$69,327	\$61,112
Other Services	\$27,852	\$26,622	\$27,106	\$27,044	\$27,793	\$27,715	\$27,081	\$28,059	\$28,132	\$28,147	\$31,233
Public Administration (Local Government)	\$40,101	\$41,064	\$40,944	\$40,810	\$40,234	\$40,542	\$40,702	\$42,512	\$43,046	\$44,806	\$44,318

Source: U.S. Bureau of Labor Statistics  
 \*Data was not available.

### Future Employment Trends

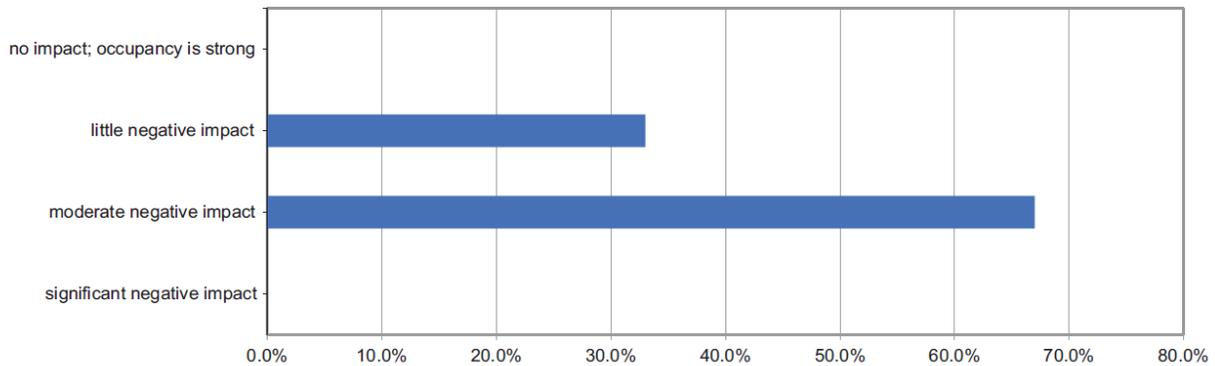
An ongoing worldwide pandemic called COVID-19 is wreaking havoc on the economy of much of the United States. The first case of COVID-19 was diagnosed in the United States on January 21, 2020, in the State of Washington. Since that date, COVID-19 spread rapidly throughout the U.S. The CDC warned that widespread transmission of the disease could force a large number of people to seek hospitalization, overloading the healthcare system. Therefore, on March 19, 2020, the government advised against gatherings of more than 10 people. Additionally, state and local authorities have made the decision to prohibit large-scale gatherings.

Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel, work and shop away from their homes. These measures have had a significant impact on the economic conditions in cities and counties throughout the country. In March 2020, the U.S. Congress passed a \$2 trillion COVID-19 aid package in an attempt to ease the economic impact of the coronavirus pandemic. The bill includes funds for large corporations, loans for small businesses, assistance to state and local governments and direct payments to qualified individual citizens. The amount of the payment per citizen depends on various factors such as annual income and number of children. The aid package also includes a supplemental package to combat the outbreak itself, with funds for hospitals, FEMA's disaster relief fund and vaccines, therapeutics and other medical needs. While the federal and state governments have attempted to mitigate the economic impact by lowering interest rates, providing financial relief and paid sick leave for workers quarantined, providing small business loans to businesses affected by the pandemic, deferring tax payments without penalty and temporarily suspending all government foreclosures and evictions, the result of the pandemic is likely to be a recession and potentially a depression if conditions do not improve quickly.



According to the *April 2020 PwC Investor Sentiment Update*, between 60 and 70 percent of surveyed investors active in the apartment sector believe the U.S. economy is already in a recession. More than 80 percent of those same investors believe apartment fundamentals are already seeing a negative impact due to COVID-19. The remaining investors believe negative impact will be seen within three months. Overall, the majority of the surveyed investors believe apartment occupancy will see moderate negative impact due to the pandemic.

**As unemployment rises and move-ins likely taper off, what will be the impact on apartment occupancy in the near term?**



Source: Survey conducted by PwC March 27, 2020 through April 2, 2020; percentages reflect investor participants' sentiment

Georgia's Governor Brian Kemp issued a "stay at home" order on April 2, 2020. The order applies to all Georgia residents and visitors and was effective until April 30, 2020. On April 24<sup>th</sup>, the governor announced that businesses such as gyms, fitness centers, bowling alleys, body art studios, barbers, cosmetologists, hair designers, nail care artists, estheticians and their schools and massage therapists could begin reopening. The businesses are all held to specific restriction including adherence to the minimal basic operations, social distancing and regular sanitation. According to the Georgia Department of Public Health, the State of Georgia has had 38,624 confirmed cases of COVID-19 around the state, 439 of which were in Douglas County. Therefore, Douglas County contains approximately 0.01 percent of all positive cases. Of the 439 confirmed cases, there have been 18 deaths. The City of Douglasville is working to address the COVID-19 public health challenges together with local, state, and federal partners. According to the city's website, the city is encouraging local small businesses and restaurants to remain open rather than close and offer take-out, curbside or delivery options and gift cards to use now or later.

According Michelle Crist, Executive Assistant with the Douglas County Economic Development Authority, there have been some new and expanding businesses in the county.

- Stitch Fix announced on July 12, 2019, that the company will open a new distribution center in Lithia Springs, creating over 900 new jobs in the next few years.
- A new bowling alley named Southern Lanes opened August 2019, creating approximately 25 new jobs.
- CyrusOne invested more than \$200 million into a new Data Center campus in Douglasville. The project is expected to take seven years and generate more than \$600 million in investments. Once completed, the project will add 38 new jobs.
- Google recently completed its \$300 million expansion in Douglas County, adding 25 jobs to its current 350 staff.
- Greystone Co-Op announced in 2019 that the company will open a new service center in Douglas County and add 10 employees.
- Switch, a data center operator, recently invested \$2.5 billion into a data center campus with over one million square feet located in Douglas County. The new campus will employ 65 people.



- Tigris Fulfillment Center Partners, LLC, a kitchen and bath master distribution center company, is investing \$700,000 in machinery and equipment and will create 50-75 new jobs in the next five years.
- In 2017, Southwire began construction on a 400,000 square-foot facility. The company is investing \$20 million into the new facility and is expected to add 60 new jobs to the area.
- Z Gallerie, a premier lifestyle brand in fashion, announced it will add 115 new jobs and invest \$3.7 million in a new distribution center in Douglas County.

Furthermore, she stated the area also has several projects that have been recently completed or are under construction to attract and retain businesses, such as the Northside Study/Housing Study (North Side Redevelopment Plan). This plan is directed towards the area just north of Downtown Douglasville, referred to by locals as the “North Side”. This neighborhood is a collection of older homes, houses of worship and schools intermixed with newer large suburban subdivisions. In recent years, Downtown Douglasville’s renewed commercial momentum and the rerouting of State Highway 92 have created new possibilities for this community. The North Side Redevelopment Plan presents the next steps toward the stabilization and revitalization of the North Side. Another project is the Old Mill Site, which is aimed to restore and beautify the historic site and surrounding neighborhood. The city also plans to add a new City of Douglasville Wellness Center, which is just now in the beginning stages of development. The wellness center will assist seniors and low-income families with numerous social services. She also noted the city offers several grants and low interest loans to help small businesses. She noted that she was not aware of any current negative economic impacts from COVID-19.

The long-term impact of the pandemic is not yet known. However, the temporary impact is already visible for many areas, with mass layoffs of non-essential workers. The following table shows the W.A.R.N. notices issued for the market area. W.A.R.N. notices require employers with 100 or more employees to provide at least 60 calendar days advance written notice of plant closings and mass layoffs affecting 50 or more employees at a single site of employment. Exceptions to giving notice may be allowed in an economic crisis which is considered to be an unforeseen business circumstance.

According to the Georgia Department of Labor, the following Worker Adjustment and Retraining Notification (WARN) Notices have been issued in the market area over the past two years.

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
Cahaba	Douglasville	27	1/28/2018
Clean Break Cleaning Company	Douglasville	4	8/3/2018
The Finish Line, Inc.	Douglasville	28	4/12/2020 (COVID-19)
Vison Works (Douglasville)	Douglasville	12	4/4/2020 (COVID-19)
Bloomin Brands (Outback 1120)	Douglasville	98	3/15/2020 (COVID-19)
Bloomin Brands (Carrabbas 6116)	Douglasville	51	3/15/2020 (COVID-19)
<b>Total:</b>		<b>220</b>	

Source: Georgia Department of Labor

The majority of the layoffs are noted as temporary and are expected to end once the area ends the shelter-in-place order. Currently, the effects of COVID-19 appear to be minor as expansion projects are still-ongoing or still proposed. Therefore, it is anticipated that the economic growth with the city will remain stable. Therefore, there are no anticipated changes in the economic growth of the market area.



LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,756,159	4,366,376	91.8%	389,783	8.2%
2014	4,752,653	4,416,148	92.9%	336,505	7.1%
2015	4,788,872	4,503,154	94.0%	285,718	6.0%
2016	4,913,607	4,649,755	94.6%	263,852	5.4%
2017	5,048,651	4,812,097	95.3%	236,554	4.7%
2018	5,080,472	4,880,038	96.1%	200,434	3.9%
2019	5,110,318	4,935,310	96.6%	175,008	3.4%
2020**	5,160,139	4,936,480	95.7%	223,659	4.3%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through March 2020

Source: U.S. Bureau of Labor Statistics

The State of Georgia reached a high of 10.5 percent in 2010, and a low of 3.4 percent in 2019. The rate for the State of Georgia in March 2020 was 4.3 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR DOUGLAS COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	59,500	56,134	94.3%	3,366	5.7%
2006	62,225	59,106	95.0%	3,119	5.0%
2007	64,829	61,815	95.4%	3,014	4.6%
2008	66,368	62,091	93.6%	4,277	6.4%
2009	65,190	58,135	89.2%	7,055	10.8%
2010	66,575	59,108	88.8%	7,467	11.2%
2011	66,989	59,707	89.1%	7,282	10.9%
2012	66,984	60,547	90.4%	6,437	9.6%
2013	67,309	61,525	91.4%	5,784	8.6%
2014	67,664	62,679	92.6%	4,985	7.4%
2015	68,340	64,014	93.7%	4,326	6.3%
2016	70,108	66,215	94.4%	3,893	5.6%
2017	71,904	68,410	95.1%	3,494	4.9%
2018	72,492	69,493	95.9%	2,999	4.1%
2019	73,217	70,640	96.5%	2,577	3.5%
2020**	74,126	70,758	95.5%	3,368	4.5%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through March 2020

Source: U.S. Bureau of Labor Statistics

Unemployment in the county reached a high of 11.2 percent in 2010 and a low of 3.5 percent in 2019. The annual rate for Douglas County in March 2020 was 4.5 percent.



LABOR FORCE AND EMPLOYMENT TRENDS FOR DOUGLASVILLE					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	13,687	12,823	93.7%	864	6.3%
2006	14,115	13,332	94.5%	783	5.5%
2007	14,738	13,960	94.7%	778	5.3%
2008	15,136	14,071	93.0%	1,065	7.0%
2009	14,964	13,205	88.2%	1,759	11.8%
2010	15,719	13,874	88.3%	1,845	11.7%
2011	15,868	14,018	88.3%	1,850	11.7%
2012	15,769	14,193	90.0%	1,576	10.0%
2013	15,843	14,438	91.1%	1,405	8.9%
2014	15,894	14,700	92.5%	1,194	7.5%
2015	16,003	14,950	93.4%	1,053	6.6%
2016	16,493	15,537	94.2%	956	5.8%
2017	16,939	16,069	94.9%	870	5.1%
2018	17,144	16,408	95.7%	736	4.3%
2019	17,312	16,679	96.3%	633	3.7%
2020**	17,495	16,706	95.5%	789	4.5%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through March 2020

Source: U.S. Bureau of Labor Statistics

Unemployment in the city reached a high of 11.8 percent in 2009 and a low of 3.7 percent in 2019. The annual rate for the City of Douglasville in March 2020 was 4.5 percent.

CHANGE IN TOTAL EMPLOYMENT FOR DOUGLASVILLE				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	1,051	210	8.2%	1.6%
2010-2015	1,076	215	7.8%	1.6%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Douglasville increased an average of 1.6 percent per year between 2005 and 2015.



RECENT CHANGES IN EMPLOYMENT FOR DOUGLASVILLE			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	13,874	669	11.7%
2011	14,018	144	11.7%
2012	14,193	175	10.0%
2013	14,438	245	8.9%
2014	14,700	262	7.5%
2015	14,950	250	6.6%
2016	15,537	587	5.8%
2017	16,069	532	5.1%
2018	16,408	871	4.3%
2019	16,679	610	3.7%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 3.7 percent to 11.7 percent since 2010. These fluctuations are in line with the unemployment rates for Douglas County and the State of Georgia

Place of Work Employment				
PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	DOUGLAS COUNTY		DOUGLASVILLE	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	179	0.2%	16	0.1%
Construction	5,669	7.8%	1,042	6.2%
Manufacturing	7,628	10.6%	1,506	8.9%
Wholesale Trade	2,041	2.8%	507	3.0%
Retail Trade	8,499	11.8%	2,279	13.5%
Transportation, Communication & Utilities	7,308	10.1%	1,669	9.9%
Information	1,811	2.5%	405	2.4%
Finance, Insurance & Real Estate	3,928	5.4%	934	5.5%
Professional & Related Services	7,103	9.8%	1,766	10.5%
Educational, Health & Social Services	14,219	19.7%	3,397	20.1%
Entertainment & Recreation Services	6,745	9.3%	1,643	9.7%
Other	3,341	4.6%	867	5.1%
Public Administration	3,820	5.3%	832	4.9%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of the Douglas County and Douglasville economy in 2020. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.



**Major Employers**

Major employers, product/service and number of employees for Douglas County are as follows.

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Silver Line Building Products	Building Supplies	1,200
Douglas County Government	County Government	875
American Red Cross Blood Services	Social Services	450
APL Logistics	Logistics Services	400
WellStar Douglas Hospital	Medical Services	313
Benton-Georgia, LLC	Utility Contractor	300
Staples Customer Fulfillment Center	Office Supplies	258
Medline Industries	Distribution Services	250
Douglasville Government	City Government	243
Seasons 4	Air Conditioning Contractor	225

*Source: Douglas County Economic Development Authority*



### Major Employers Map





**Wages**

The average annual wage of Douglas County employees was \$40,074 in 2018. Wages have been increasing 4.7 percent per year. Wages in manufacturing; transportation and warehousing; retail trade; leisure and hospitality services; education and health services; professional and business services; other services; and public administration sectors are within the income limits of the rehabilitated development.

<b>AVERAGE ANNUAL WAGE BY SECTOR</b>			
<b>INDUSTRY</b>	<b>2017</b>	<b>2018</b>	<b>ANNUAL</b>
Agriculture, Forestry, and Fisheries	*N/A	*N/A	*N/A
Mining	*N/A	*N/A	*N/A
Construction	\$46,282	\$48,841	5.5%
Manufacturing	\$45,286	\$47,272	4.4%
Transportation and Warehousing	\$38,333	\$39,592	3.3%
Utilities	*N/A	*N/A	*N/A
Wholesale Trade	\$60,170	*N/A	*N/A
Retail Trade	\$26,540	\$26,901	1.4%
Leisure and Hospitality	\$15,742	\$16,008	1.7%
Education and Health Services	\$41,088	\$42,490	3.4%
Professional and Business Services	\$27,359	\$30,754	12.4%
Financial Activities	\$46,746	\$46,740	0.0%
Information	\$59,877	\$69,231	15.6%
Other Services	\$28,167	\$28,178	0.0%
Public Administration (Local Government)	\$43,046	\$44,806	4.1%

Source: U.S. Bureau of Labor Statistics

\*Data was not available.

**Employment Outside the County**

For residents employed in the market area, the travel time to work from the site will be less than 15 minutes. For the majority of those employed in other parts of the county, the travel time would be within 30 minutes. According to the chart below, 24.1 percent in the market area have a travel time of less than 15 minutes; 23.2 percent have a travel time of 15 to 29 minutes; and 52.7 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

<b>ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS</b>		
<b>TRAVEL TIME IN MINUTES</b>	<b>NUMBER OF COMMUTERS</b>	<b>PERCENT</b>
Less than 15	511	24.1%
15-29	493	23.2%
30-44	436	20.5%
45-59	267	12.6%
60+	417	19.6%
Total Commuters	2,124	

Source: Nielsen Claritas, Ribbon Demographics

**PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**



### Income Restrictions

Renters within the target incomes between \$23,250 and \$46,340, or 27.1 percent, qualify for the proposed elderly LIHTC units. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 50% AMI) for a unit is divided by 40 percent. The resulting number is then multiplied by 12 to derive an annual income ( $\$775 / 40\% = \$1,937.50 \times 12 = \$23,250$ ). This process is based on the premise that an elderly tenant should not pay more than 40 percent of his annual income on rent. However, the subject will also contain Section 8 subsidies for the one-bedroom units set at 30 percent of the area median income. Elderly tenants in these units will never be required to pay more than 30 percent of their income towards rent and utilities. Therefore, there is no lower income limit for the one-bedroom units set at 30 percent of the area median income.

For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 30% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom  $\times$  1.5 = 3 people/unit; therefore, the 30% 3-person maximum income would be used). However, as the subject will be designated for elderly persons, a maximum of two-persons is utilized.

### Sources of Demand

The potential tenants for the existing development include elderly households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. The market area is gaining approximately 483 elderly households per year.

### Required Unit Mix

The LIHTC program is based on the premise that 1.0 senior persons per bedroom will occupy rental units. We expect that five percent of one-person elderly households will occupy efficiency units. We expect 70 percent of one-person elderly households and 50 percent of two-person elderly households will occupy one-bedroom units. We expect that 25 percent of one-person elderly households, 50 percent of two-person elderly households and 75 percent of three-person elderly households will occupy two-bedroom units. We expect that 25 percent three-person elderly households, 75 percent of four-person elderly households and 25 percent of elderly households with five or more persons will occupy three-bedroom units. We expect 25 percent of four-person elderly household and 75 percent of elderly household with five or more person will occupy units with four or more bedrooms.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 2.6 percent of the elderly renter housing demand; one-bedroom units should account for 49.8 percent; two-bedroom units should account for 34.4 percent; three-bedroom units should account for 8.3 percent; and four-bedroom units should account for 4.9 percent.

ELDERLY RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	67	932	333	0	0	1,331
2 Persons	0	323	323	0	0	645
3 Persons	0	0	212	71	0	283
4 Persons	0	0	0	111	37	148
5 or More Persons	0	0	0	29	86	114
<b>TOTAL</b>	<b>67</b>	<b>1,254</b>	<b>868</b>	<b>210</b>	<b>123</b>	<b>2,521</b>
<b>PERCENT</b>	<b>2.6%</b>	<b>49.8%</b>	<b>34.4%</b>	<b>8.3%</b>	<b>4.9%</b>	<b>100.0%</b>



**Affordability – Elderly Renter Household**

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each Section 8 and LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All LIHTC Unit Types (All)	\$775	\$23,250	\$46,340	27.1%	682
All Unit Types (50%)	\$775	\$23,250	\$33,100	11.2%	282
All Unit Types (60%)	\$930	\$27,900	\$39,720	15.5%	391
All Unit Types (70%)	\$1,085	\$32,550	\$46,340	16.6%	419
1 BR (All)	\$465	\$13,950	\$46,340	41.5%	821
1 BR (30%)	\$465	\$13,950	\$19,860	32.9%	650
1 BR (50%)	\$775	\$23,250	\$33,100	10.9%	214
1 BR (60%)	\$930	\$27,900	\$39,720	13.5%	266
1 BR (70%)	\$1,085	\$32,550	\$46,340	15.2%	300
2 BR (All)	\$930	\$27,900	\$46,340	28.8%	251
2 BR (50%)	\$930	\$27,900	\$33,100	9.4%	82
2 BR (60%)	\$1,116	\$33,480	\$39,720	12.5%	109
2 BR (70%)	\$1,303	\$39,090	\$46,340	7.4%	64

\*The proposed units that will be set at 30 percent of the area median income will also contain subsidies. Therefore, per the DCA guidelines, these units were not included in the capture rate analysis.

The below chart indicates the number of elderly renter households in each income band. Senior renters with income between \$23,250 and \$46,340 will qualify for the subject's LIHTC units. Per the chart below, there are a total of 2,521 elderly person renter households in the market area. Therefore, the following is true: Only 67.5 percent of elderly renters with incomes between the third income band will be income eligible for the subject units. (\$30,000 - \$23,250 = \$6,750) (\$6,750/\$10,000 = 0.675, or 67.5%). Therefore, the 259 elderly person renters must be multiplied by 67.5 percent to determine the number of elderly renters from this income band will qualify for the subject's units (259 x 67.5% = 175). One-hundred percent of elderly renters in the fourth income band (\$30,000 - \$40,000) will be income qualified for the subject's LIHTC units (346). Only 63.4 percent of elderly persons with income in the income band of \$40,000 to \$50,000 will be income eligible. (\$46,340 - \$40,000 = \$6,340) (\$6,340/\$10,000 = 0.634, or 63.4 percent.) Therefore, the 255 elderly person renter households with income between \$40,000 to \$50,000 must be multiplied by 63.4 percent to determine the number of elderly renters from this income band will qualify for the subject's units. (255 \* 63.4% = 161). The next step is to add the determined number of senior renter households from each income band together to determine the total number of senior renter households that will be income eligible for the proposed units. (175 + 346 + 161 = 682). This calculation is then performed for each proposed unit type's income band.

Elderly Renter Households						
Income Range	1 Person	2 Persons	3 Persons	4 Persons	5+ Persons	Total
\$0-\$10,000	207	71	17	9	5	309
\$10,000-\$20,000	301	111	31	10	21	474
\$20,000-\$30,000	108	105	27	10	9	259
\$30,000-\$40,000	117	111	64	12	42	346
\$40,000-\$50,000	158	48	28	13	8	255
\$50,000-\$60,000	57	43	21	11	4	136
\$60,000-\$75,000	179	42	38	14	3	276
\$75,000-\$100,000	65	30	14	13	6	128
\$100,000-\$125,000	64	35	14	38	6	157
\$125,000-\$150,000	19	12	12	8	2	53
\$150,000-\$200,000	24	15	14	6	3	62
\$200,000+	32	22	3	4	5	66
<b>Total</b>	<b>1,331</b>	<b>645</b>	<b>283</b>	<b>148</b>	<b>114</b>	<b>2,521</b>



**Penetration Rate – Elderly Renter**

There are no vacant senior units that will directly compete with the proposed subject. There are no planned or under construction developments in the market area that will compete with the subject. The subject is a proposed development that will contain 96 units designated for elderly persons. If all these units attain full occupancy, they will have an aggregate penetration rate of 14.1 percent.

REQUIRED PENETRATION RATE - Elderly Renter	
Income Eligible Renter Households	682
Existing Vacant LIHTC/Sec. 8 Units	0
LIHTC Units Planned	0
Proposed Units in Subject	96
Total Inventory	96
Penetration Rate	14.1%

**Projects Under Construction**

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

**Planned Projects**

According to Douglas County, there are no planned developments in the market area that will directly compete with the subject.

**New & Pipeline Units**

There are currently no new developments in the market area.

**Demand**

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

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

*The market area indicates an increase of 483 elderly households per year in the market area from 2020 to 2025 as shown on the Households by Tenure table on Page 52. The subject's construction will be complete in 2021. The elderly household growth between 2020 and 2025 (483) was then multiplied by the percent income qualified previously determined on Page 71. The result was then multiplied by the elderly percent in the market area that plan to rent (23.0%) as shown on Page 52. The result is determined to be the demand from new elderly households for all units.*

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



analyst is encouraged to be conservative in his/her estimate of demand from both households that are rent-overburdened or living in substandard housing.

*The table on Page 56 indicates there are 307 total substandard elderly households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 71. The result was determined to be the demand from elderly substandard housing.*

*The table on Page 56 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 50, 60 and 70 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened elderly households.*

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

*There was insufficient data to determine the percentage of elderly homeowners likely to convert. Therefore, this category was not included in the analysis.*

#### Net Demand, Capture Rate and Stabilization Calculations

The overall demand components were added together to determine total demand. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction, or placed in service in 2019 and 2020 must be subtracted to calculate net demand. In addition, vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy must also be considered as part of the supply. There were no vacant LIHTC units in the market area and no new comparable units under construction or funded in 2019 and 2020. Therefore, no additional units need to be considered.



The following table contains the summary demand estimates in the primary market area for all units.

REQUIRED DEMAND - ALL UNITS				
	All Units	All Units (50%)	All Units (60%)	All Units (70%)
<b>Demand from New Elderly Household Growth</b>				
Average Annual Elderly Household Growth (2020-2025)	483	483	483	483
Percent Income Qualified	27.1%	11.2%	15.5%	16.6%
Percent Plan to Rent	23.0%	23.0%	23.0%	23.0%
<b>Demand from New Elderly Household Growth</b>	<b>30</b>	<b>12</b>	<b>17</b>	<b>18</b>
<b>Demand from Elderly Renter Substandard Housing</b>				
Total Substandard Elderly Households	180	180	180	180
Percent Income Qualified	27.1%	11.2%	15.5%	16.6%
<b>Demand from Elderly Substandard Housing</b>	<b>49</b>	<b>20</b>	<b>28</b>	<b>30</b>
<b>Demand from Elderly Rent Overburdened</b>				
Total Elderly Rent Overburdened Households	459	1,233	263	156
<b>Demand from Elderly Rent Overburdened</b>	<b>459</b>	<b>1,233</b>	<b>263</b>	<b>156</b>
<b>Total Elderly Demand</b>				
Demand from Elderly Household Growth	30	12	17	18
Demand from Elderly Substandard Housing	49	20	28	30
Demand from Elderly Rent Overburdened	459	1,233	263	156
<b>TOTAL</b>	<b>537</b>	<b>1,266</b>	<b>308</b>	<b>204</b>
Less Vacant Current Supply and Pipeline	0	0	0	0
<b>NET DEMAND</b>	<b>537</b>	<b>1,266</b>	<b>308</b>	<b>204</b>

DEMAND BY UNIT TYPE			
Unit Type	Overall Demand by AMI	Appropriate Household Size %	Demand by Unit Type
All Units	537	84.2%	452
All Units (50%)	1,266	84.2%	1,066
All Units (60%)	308	84.2%	259
All Units (70%)	204	84.2%	172
1 BR (All)	537	49.8%	267
1 BR (50%)	1,266	49.8%	630
1 BR (60%)	308	49.8%	153
1 BR (70%)	204	49.8%	102
2 BR (All)	537	34.4%	185
2 BR (50%)	1,266	34.4%	436
2 BR (60%)	308	34.4%	106
2 BR (70%)	204	34.4%	70



**Capture Rate Analysis Chart – Renter Households**

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

AMI	Unit Type	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
50% AMI	1 BR	\$23,250-\$33,100	1	630	0	630	0.2%	\$1,099	N/A	\$775
50% AMI	2 BR	\$27,900-\$33,100	1	436	0	436	0.2%	\$1,314	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	23	153	0	153	15.0%	\$1,099	N/A	\$930
60% AMI	2 BR	\$33,480-\$39,720	25	106	0	106	23.6%	\$1,314	N/A	\$1,116
70% AMI	1 BR	\$32,550-\$46,340	15	102	0	102	14.8%	\$1,099	N/A	\$1,085
70% AMI	2 BR	\$39,090-\$46,340	15	70	0	70	21.3%	\$1,314	N/A	\$1,303
Bedroom Overall	1 BR	\$23,250-\$46,340	39	267	0	267	14.6%	\$1,099	N/A	\$775-\$1,085
	2 BR	\$27,900-\$46,340	41	185	0	185	22.2%	\$1,314	N/A	\$930-\$1,303
TOTAL for Project	50% AMI	\$23,250-\$33,100	2	1,066	0	1,066	0.2%	\$1,099-\$1,314	N/A	\$775-\$930
	60% AMI	\$27,900-\$39,720	48	259	0	259	18.5%	\$1,099-\$1,314	N/A	\$930-\$1,116
	70% AMI	\$33,480-\$46,340	30	172	0	172	17.4%	\$1,099-\$1,314	N/A	\$1,085-\$1,303
	All	\$23,250-\$46,340	80	452	0	452	17.7%	\$1,099-\$1,314	N/A	\$930-\$1,303

Per the Georgia QAP, capture rates must be 30 percent or less for all one-bedroom units, and capture rates must be 30 percent or less for all two-bedroom units. Furthermore, the overall capture rate for all units shall not exceed 30 percent, and capture rates for each bedroom type within each AMI market segment shall not exceed 60 percent.

The subject is a proposed Section 8 and LIHTC property that is applying for tax credits at 30, 50, 60 and 70 percent of the area median income. In addition, the proposed 16 one-bedroom units set at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 17.7 percent of all elderly person households in the market area for all units, which is considered good. The capture rates are below the maximum allowable capture rate thresholds. In addition, there appears to be a shortage of affordable elderly person developments, and the affordable senior developments maintain lengthy waiting lists. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent will be competitive in the market area. Therefore, it is believed the subject will be a great asset to the area and will be viable in the market area.



**Affordability – Elderly Renter and Owner Households**

Per the request of the client, a penetration rate, demand and capture analysis were conducted that considers both owner and renter senior households.

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each Section 8 and LIHTC unit. The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER & OWNER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$775	\$23,250	\$46,340	25.0%	3,362
All Unit Types (50%)	\$775	\$23,250	\$33,100	10.4%	1,395
All Unit Types (60%)	\$930	\$27,900	\$39,720	13.2%	1,785
All Unit Types (70%)	\$1,085	\$32,550	\$46,340	15.2%	2,052
1 BR (All)	\$775	\$23,250	\$46,340	26.8%	2,827
1 BR (50%)	\$775	\$23,250	\$33,100	11.4%	1,200
1 BR (60%)	\$930	\$27,900	\$39,720	14.1%	1,492
1 BR (70%)	\$1,085	\$32,550	\$46,340	16.1%	1,696
2 BR (All)	\$930	\$27,900	\$46,340	21.7%	1,650
2 BR (50%)	\$930	\$27,900	\$33,100	5.8%	437
2 BR (60%)	\$1,116	\$33,480	\$39,720	8.0%	609
2 BR (70%)	\$1,303	\$39,090	\$46,340	8.3%	628

\*The proposed units that will be set at 30 percent of the area median income will also contain subsidies. Therefore, per the DCA guidelines, these units were not included in the capture rate analysis.

The below chart indicates the number of elderly renter households in each income band. Senior renters with income between \$23,250 and \$46,340 will qualify for the subject’s LIHTC units. Per the chart below, there are a total of 13,474 elderly person renter and owner households in the market area.

Therefore, the following is true: Only 67.5 percent of elderly renters with incomes between the third income band will be income eligible for the subject units. ( $\$30,000 - \$23,250 = \$6,750$ ) ( $\$6,750/\$10,000 = 0.675$ , or 67.5%). Therefore, the 1,358 elderly persons must be multiplied by 67.5 percent to determine the number of elderly households from this income band will qualify for the subject’s units ( $1,358 \times 67.5\% = 916$ ). One-hundred percent of elderly renters in the fourth income band ( $\$30,000 - \$40,000$ ) will be income qualified for the subject’s LIHTC units (1,543). Only 63.4 percent of elderly persons with income in the income band of  $\$40,000$  to  $\$50,000$  will be income eligible. ( $\$46,340 - \$40,000 = \$6,340$ ) ( $\$6,340/\$10,000 = 0.634$ , or 63.4 percent.) Therefore, the 1,423 elderly person renter and owner households with income between  $\$40,000$  to  $\$50,000$  must be multiplied by 63.4 percent to determine the number of elderly renters from this income band will qualify for the subject’s units. ( $1,423 \times 63.4\% = 902$ ). The next step is to add the determined number of senior renter households from each income band together to determine the total number of senior renter households that will be income eligible for the proposed units. ( $934 + 1,543 + 902 = 3,362$ ). This calculation is then performed for each proposed unit type’s income band.

Elderly Renter & Owner Households						
Income Range	1 Person	2 Persons	3 Persons	4 Persons	5+ Persons	Total
\$0-\$10,000	372	254	75	31	30	<b>762</b>
\$10,000-\$20,000	730	306	108	20	32	<b>1,196</b>
\$20,000-\$30,000	625	567	75	65	26	<b>1,358</b>
\$30,000-\$40,000	477	800	176	35	55	<b>1,543</b>
\$40,000-\$50,000	460	715	136	62	50	<b>1,423</b>
\$50,000-\$60,000	267	548	297	24	55	<b>1,191</b>
\$60,000-\$75,000	615	823	178	137	123	<b>1,876</b>
\$75,000-\$100,000	308	754	200	63	170	<b>1,495</b>
\$100,000-\$125,000	210	696	167	75	28	<b>1,176</b>
\$125,000-\$150,000	81	172	51	30	18	<b>352</b>
\$150,000-\$200,000	134	334	96	19	76	<b>659</b>
\$200,000+	108	202	56	10	67	<b>443</b>
<b>Total</b>	<b>4,387</b>	<b>6,171</b>	<b>1,615</b>	<b>571</b>	<b>730</b>	<b>13,474</b>



**Penetration Rate – Elderly Renter and Owner Households**

There are no vacant senior units that will directly compete with the proposed subject. There are no planned or under construction developments in the market area that will compete with the subject. The subject is a proposed development that will contain 96 units designated for elderly persons. If all these units attain full occupancy, they will have an aggregate penetration rate of 2.9 percent.

REQUIRED PENETRATION RATE - Elderly Renter & Owner	
Income Eligible Renter Households	3,362
Existing Vacant LIHTC/Sec. 8 Units	0
LIHTC Units Planned	0
Proposed Units in Subject	96
Total Inventory	96
Penetration Rate	2.9%

**Demand – Elderly Renter and Owner Households**

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

*The market area indicates an increase of 483 elderly households per year in the market area from 2020 to 2025 as shown on the Households by Tenure table on Page 52. The subject's construction will be complete in 2021. The elderly household growth between 2020 and 2025 (483) was then multiplied by the percent income qualified previously determined on Page 76. The result was then multiplied by the elderly percent in the market area that plan to rent (23.0%) as shown on Page 52. The result is determined to be the demand from new elderly households for all units.*

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

*The table on Page 56 indicates there are 362 total substandard elderly households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 76. The result was determined to be the demand from elderly substandard housing.*

*The table on Page 56 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 30, 60 and 70 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened elderly households.*



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

*There was insufficient data to determine the percentage of elderly homeowners likely to convert. Therefore, this category was not included in the analysis.*

#### **Net Demand, Capture Rate and Stabilization Calculations – Renter and Owner Households**

The overall demand components were added together to determine total demand. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction, or placed in service in 2019 and 2020 must be subtracted to calculate net demand. In addition, vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy must also be considered as part of the supply. There were no vacant LIHTC units in the market area and no new comparable units under construction or funded in 2019 and 2020. Therefore, no additional units need to be considered.



The following table contains the summary demand estimates in the primary market area for all units.

REQUIRED DEMAND - ALL UNITS				
	All Units	All Units (50%)	All Units (60%)	All Units (70%)
<b>Demand from New Elderly Household Growth</b>				
Average Annual Household Growth (2020-2025)	483	483	483	483
Percent Income Qualified	25.0%	10.4%	13.2%	15.2%
Percent Plan to Rent	34.4%	34.4%	34.4%	34.4%
<b>Demand from New Household Growth</b>	<b>41</b>	<b>17</b>	<b>22</b>	<b>25</b>
<b>Demand from Elderly Substandard Housing</b>				
Total Substandard Households	362	362	362	362
Percent Income Qualified	25.0%	10.4%	13.2%	15.2%
<b>Demand from Substandard Housing</b>	<b>90</b>	<b>37</b>	<b>48</b>	<b>55</b>
<b>Demand from Elderly Rent Overburdened</b>				
Total Cost Overburdened Households	614	1,233	526	312
<b>Demand from Rent Overburdened</b>	<b>614</b>	<b>1,233</b>	<b>526</b>	<b>312</b>
<b>Total Demand</b>				
Demand from Household Growth	41	17	22	25
Demand from Substandard Housing	90	37	48	55
Demand from Cost Overburdened	614	1,233	526	312
<b>TOTAL</b>	<b>746</b>	<b>1,288</b>	<b>596</b>	<b>392</b>
Less Vacant Current Supply and Pipeline	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET DEMAND</b>	<b>746</b>	<b>1,288</b>	<b>596</b>	<b>392</b>

DEMAND BY UNIT TYPE			
Unit Type	Overall Demand by AMI	Appropriate Household Size %	Demand by Unit Type
All Units	746	84.2%	628
All Units (50%)	1,288	84.2%	1,084
All Units (60%)	596	84.2%	502
All Units (70%)	392	84.2%	330
1 BR (All)	746	49.8%	371
1 BR (50%)	1,288	49.8%	641
1 BR (60%)	596	49.8%	296
1 BR (70%)	392	49.8%	195
2 BR (All)	746	34.4%	257
2 BR (50%)	1,288	34.4%	443
2 BR (60%)	596	34.4%	205
2 BR (70%)	392	34.4%	135



**Capture Rate Analysis Chart – Renter and Owner Households**

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

AMI	Unit Type	Income Units	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
50% AMI	1 BR	\$23,250-\$33,100	1	641	0	641	0.2%	\$1,099	N/A	\$775
50% AMI	2 BR	\$23,250-\$33,100	1	443	0	443	0.2%	\$1,314	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	23	296	0	296	7.8%	\$1,099	N/A	\$930
60% AMI	2 BR	\$33,480-\$39,720	25	205	0	205	12.2%	\$1,314	N/A	\$1,116
70% AMI	1 BR	\$32,550-\$46,340	15	195	0	195	7.7%	\$1,099	N/A	\$1,085
70% AMI	2 BR	\$39,090-\$46,340	15	135	0	135	11.1%	\$1,314	N/A	\$1,303
Bedroom Overall	1 BR	\$27,900-\$46,340	39	371	0	371	10.5%	\$1,099	N/A	\$775-\$1,085
	2 BR	\$33,480-\$46,340	40	257	0	257	15.6%	\$1,314	N/A	\$930-\$1,303
TOTAL for Project	50% AMI	\$23,250-\$33,100	2	1,084	0	1,084	0.2%	\$1,099-\$1,314	N/A	\$775-\$930
	60% AMI	\$27,900-\$39,720	48	502	0	502	9.6%	\$1,099-\$1,314	N/A	\$930-\$1,116
	70% AMI	\$33,480-\$46,340	30	330	0	330	9.1%	\$1,099-\$1,314	N/A	\$1,085-\$1,303
	All	\$27,900-\$46,340	80	628	0	628	12.7%	\$1,099-\$1,314	N/A	\$930-\$1,303

The subject is a proposed Section 8 and LIHTC property that is applying for tax credits at 30, 50, 60 and 70 percent of the area median income. In addition, the proposed 16 one-bedroom units set at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 12.7 percent of all elderly person households in the market area. In addition, there appears to be a shortage of affordable elderly person developments and the affordable senior developments maintain lengthy waiting lists. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent will be competitive in the market area. Therefore, it is believed the subject will be a great asset to the area and will be viable in the market area.

EXISTING COMPETITIVE RENTAL ENVIRONMENT



**Comparable Profile Pages**

**Multi-Family Lease No. 1**



**Property Identification**

**Record ID** 18335  
**Property Type** Walk-Up  
**Property Name** Carrington Point Apartments  
**Address** 50 Carrington Lane, Douglasville, Douglas County, Georgia 30135  
**Market Type** Market  
**Verification** Jasimine; 770-949-7700, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	21	736	\$1,000	\$1.36
1/1	21	873	\$1,075	\$1.23
2/1	45	1,115	\$1,110	\$1.00
2/2	60	1,251	\$1,200	\$0.96
3/2	28	1,489	\$1,360	\$0.91



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**Multi-Family Lease No. 1 (Cont.)**

<b>Occupancy</b>	99%
<b>Rent Premiums</b>	N
<b>Total Units</b>	175
<b>Unit Size Range</b>	736 – 1,489
<b>Avg. Unit Size</b>	1,147
<b>Avg. Rent/Unit</b>	\$1,163
<b>Avg. Rent/SF</b>	\$1.01
<b>SF</b>	200,716

**Physical Data**

<b>No. of Buildings</b>	5
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	4
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/75
<b>Year Built</b>	1997
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Balcony, Patio, Swimming Pool, Exercise Room, Playground, Tennis Court, Business Center, Laundry Facility, Intercom/Electronic Entry, Car Care Center

**Remarks**

The property does not maintain a waiting list. The annual turnover rate is 29 percent. The contact reported that appliances, carpet, cabinets and countertops have been replaced as needed.



**Multi-Family Lease No. 2**



**Property Identification**

**Record ID** 13682  
**Property Type** Walk-Up  
**Property Name** Century Arbor Place Apartments  
**Address** 5832 Stewart Parkway, Douglasville, Douglas County, Georgia 30135  
**Market Type** Market  
**Verification** Wanda; 770-577-7710, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	797	\$1,245	\$1.56
1/1	Unknown	844	\$1,020	\$1.21
1/1	Unknown	844	\$1,260	\$1.49
2/2	Unknown	1,105	\$1,289	\$1.17
2/2	Unknown	1,105	\$1,519	\$1.37
2/2	Unknown	1,205	\$1,437	\$1.19
2/2	Unknown	1,205	\$1,492	\$1.24
3/2	Unknown	1,460	\$1,375	\$0.94
3/2	Unknown	1,460	\$1,498	\$1.03



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**Multi-Family Lease No. 2 (Cont.)**

<b>Occupancy</b>	98%
<b>Rent Premiums</b>	N
<b>Total Units</b>	298
<b>Unit Size Range</b>	797 – 1,853
<b>Avg. Unit Size</b>	1,077
<b>Avg. Rent/Unit</b>	\$1,097
<b>Avg. Rent/SF</b>	\$1.02

**Physical Data**

<b>No. of Buildings</b>	13
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/125
<b>Year Built</b>	2003
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Ceramic Tile, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-in Closet, Balcony, Patio, Meeting Room, Clubhouse, Swimming Pool, Spa/Hot Tub, Exercise Room, Picnic Area, Tennis Court, Business Center, Limited Access Gate, Granite Countertops, Common Area Wi-Fi, Car Wash Area, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. Unit located on the ground floor have a higher rental rate. According to the contact, the units are updated as they become vacant. The contact was unable to disclose the number of units of each unit type.



**Multi-Family Lease No. 3**



**Property Identification**

**Record ID** 13677  
**Property Type** Walk-Up  
**Property Name** Brook Valley Apartments  
**Address** 3492 State Highway 5, Douglasville, Douglas County, Georgia 31035  
**Market Type** Market  
**Verification** Brandy; 770-489-8900, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	45	675	\$930	\$1.38
1/1	45	810	\$1,010	\$1.25
2/1	120	1,100	\$1,150	\$1.05

**Occupancy** 93%  
**Rent Premiums** N  
**Total Units** 210  
**Unit Size Range** 675 – 1,100  
**Avg. Unit Size** 947  
**Avg. Rent/Unit** \$1,073  
**Avg. Rent/SF** \$1.13  
**SF** 198,825



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**Multi-Family Lease No. 3 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	15
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1990
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups (Select), Carpet, Vinyl, Blinds, Ceiling Fans, Fireplace, Balcony, Patio, Swimming Pool, Exercise Room Picnic Area, Playground, Volleyball Court, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Security Patrol, Stainless Steel Appliances

**Remarks**

The property does not maintain a waiting list. The annual turnover rate is 29 percent.



**Multi-Family Lease No. 4**



**Property Identification**

**Record ID** 13675  
**Property Type** Walk-Up  
**Property Name** One Rocky Ridge Apartments  
**Address** 1 Rocky Ridge Boulevard, Douglasville, Douglas County, Georgia 30134  
**Market Type** Market  
**Verification** Jennifer; 678-273-2727, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	24	671	\$995	\$1.48
1/1		671	\$1,385	\$2.06
1/1	24	772	\$999	\$1.29
1/1		772	\$1,510	\$1.96
1/1	8	945	\$1,130	\$1.20
1/1		945	\$1,485	\$1.57
1/1	12	993	\$1,155	\$1.16
1/1		993	\$1,510	\$1.52
1/1	16	1,116	\$1,170	\$1.05
1/1		1,116	\$1,595	\$1.43
2/2	144	1,198	\$1,440	\$1.20
2/2		1,198	\$1,710	\$1.43
3/2	72	1,426	\$1,495	\$1.05
3/2		1,426	\$1,835	\$1.29



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**Multi-Family Lease No. 4 (Cont.)**

<b>Occupancy</b>	99%
<b>Rent Premiums</b>	None
<b>Total Units</b>	300
<b>Unit Size Range</b>	671 – 1,426
<b>Avg. Unit Size</b>	1,157
<b>Avg. Rent/Unit</b>	\$1,348
<b>Avg. Rent/SF</b>	\$1.17
<b>SF</b>	347,148

**Physical Data**

<b>No. of Buildings</b>	13
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/75
<b>Year Built</b>	2007/2018
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Ceiling Fans, Vaulted Ceilings (3rd Floor), Fireplace (Select), Patio, Clubhouse, Swimming Pool, Exercise Room, Playground, Package Receiving, Picnic Area, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Dog Park/Pet Wash

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The property had a minor renovation in 2018 that consisted of the replacement of flooring, countertops and appliances as needed and painting. In addition, according to the contact, the renovation cured several smaller maintenance issues that had not been addressed. The units with higher rental rates contain special features.



**Multi-Family Lease No. 5**



**Property Identification**

**Record ID** 13681  
**Property Type** Walk-Up  
**Property Name** Park West Apartments  
**Address** 7250 Arbor Vista Drive, Douglasville, Douglas County, Georgia 30134  
**Market Type** Market  
**Verification** Tiffany; 770-577-0070, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	24	859	\$1,000	\$1.16

**Occupancy** 95%  
**Rent Premiums** N  
**Total Units** 244  
**Unit Size Range** 859 – 1,435  
**Avg. Unit Size** 1,109  
**Avg. Rent/Unit** \$1,219  
**Avg. Rent/SF** \$1.10  
**SF** 270,532



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**Multi-Family Lease No. 5 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/95
<b>Year Built</b>	2002
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Vinyl, Ceiling Fans, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Playground, Tennis Court, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Dog Park, Courtyard

**Remarks**

The property does not maintain a waiting list. The annual turnover rate is approximately 41 percent. The contact stated the units are updated as needed as they become vacant.



**Multi-Family Lease No. 6**



**Property Identification**

**Record ID** 13679  
**Property Type** Townhouse  
**Property Name** Brighton Manor Townhome Apartments  
**Address** 6140 Cooper Street, Douglasville, Douglas County, Georgia 30134  
**Market Type** Market  
**Verification** Melissa; 678-580-8433, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
3/2.5	34	1,273	\$995	\$0.78

<b>Occupancy</b>	100%
<b>Rent Premiums</b>	N
<b>Total Units</b>	34
<b>Unit Size Range</b>	1,273
<b>Avg. Unit Size</b>	1,273
<b>Avg. Rent/Unit</b>	\$995
<b>Avg. Rent/SF</b>	\$0.78
<b>SF</b>	43,282



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**Multi-Family Lease No. 6 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1990
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property has a waiting list of five applicants. The turnover rate is 35 percent. The property is beginning to renovate units as of June 2020. The renovation will consist of the replacement of floors, appliances, light fixtures, counters and kitchen cabinets.



**Multi-Family Lease No. 7**



**Property Identification**

**Record ID** 18334  
**Property Type** Walk-Up  
**Property Name** Place At Midway Apartments  
**Address** 2281 Midway Road, Douglasville, Douglas County, Georgia 30135  
**Market Type** Market  
**Verification** Kevin; 770-949-7455, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	48	700	\$850	\$1.21
2/1	48	885	\$930	\$1.05
2/2	80	1,005	\$960	\$0.96
3/2	24	1,150	\$1,180	\$1.03

**Occupancy** 95%  
**Rent Premiums** N  
**Total Units** 200  
**Unit Size Range** 700 – 1,150  
**Avg. Unit Size** 920  
**Avg. Rent/Unit** \$953  
**Avg. Rent/SF** \$1.04  
**SF** 184,080



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**Multi-Family Lease No. 7 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	25
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1989
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Ceiling Fans, Blinds, Fireplace (Select), Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Package Receiving, Dog Park

**Remarks**

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



**Multi-Family Lease No. 8**



**Property Identification**

**Record ID** 13674  
**Property Type** Garden  
**Property Name** Parkwood Village Apartments  
**Address** 6804 Parkway Circle, Douglasville, Douglas County, Georgia 30135  
**Market Type** Market  
**Verification** Angelic; 770-949-8298, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	15	288	\$720	\$2.50
1/1	101	576	\$820	\$1.42
2/1	13	864	\$915	\$1.06
2/2	6	864	\$950	\$1.10

**Occupancy** 96%  
**Rent Premiums** N  
**Total Units** 135  
**Unit Size Range** 288 - 864  
**Avg. Unit Size** 585  
**Avg. Rent/Unit** \$824  
**Avg. Rent/SF** \$1.41  
**SF** 78,912



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**Multi-Family Lease No. 8 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	19
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1986
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Balcony, Patio, Swimming Pool, Picnic Area, Tennis Court, Extra Storage, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain a waiting list. The annual turnover rate is 34 percent.



**Multi-Family Lease No. 9**



**Property Identification**

**Record ID** 13684  
**Property Type** Walk-Up  
**Property Name** Stewart Mills Apartments  
**Address** 3421 West Stewarts Mill Road, Douglasville, Douglas County, Georgia 30135  
**Market Type** Market  
**Verification** Andrew; 770-942-1192, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	60	689	\$885	\$1.28
2/1	60	880	\$1,040	\$1.18
2/2	40	960	\$1,365	\$1.42
3/2	28	1,253	\$1,320	\$1.05

**Occupancy** 95%  
**Rent Premiums** N  
**Total Units** 188  
**Unit Size Range** 689 – 1,253  
**Avg. Unit Size** 892  
**Avg. Rent/Unit** \$1,101  
**Avg. Rent/SF** \$1.24  
**SF** 167,624



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**Multi-Family Lease No. 9 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1988
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Wood, Blinds, Fireplace (Select), Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Picnic Area, Playground, Business Center, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The higher rents are for units with fireplaces, stainless steel appliances and units that are located on the third floor.



**Multi-Family Lease No. 10**



**Property Identification**

**Record ID** 13739  
**Property Type** Walk-Up  
**Property Name** Lakeside at Arbor Place Apartments  
**Address** 3000 State Highway 5, Douglasville, Douglas County, Georgia 30135  
**Market Type** Market  
**Verification** Lisa; 470-785-4952, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	50	678	\$975	\$1.44
1/1	50	830	\$1,025	\$1.23
2/1	54	986	\$1,199	\$1.22
2/1	7	1,090	Unknown	Unknown
2/2	50	1,065	Unknown	Unknown
2/2	14	1,225	\$1,312	\$1.07
3/2	21	1,555	\$1,406	\$0.90



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**Multi-Family Lease No. 10 (Cont.)**

<b>Occupancy</b>	95%
<b>Rent Premiums</b>	N
<b>Total Units</b>	246
<b>Unit Size Range</b>	678 – 1,555
<b>Avg. Unit Size</b>	973
<b>Avg. Rent/Unit</b>	\$864
<b>Avg. Rent/SF</b>	\$0.89
<b>SF</b>	239,329

**Physical Data**

<b>No. of Buildings</b>	13
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1988
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Microwave (Select), Washer (Select), Dryer (Select), Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Fireplace (Select), Vaulted Ceilings (Third Floor Only), Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Tennis Court, Extra Storage (\$35-Select), Business Center, On-Site Management, On-Site Maintenance, Limited Access Gate, Six-Acre Lake, Common Area Wi-Fi, Stainless Steel Appliances (Select)

**Remarks**

The property does not maintain a waiting list. The annual turnover rate was not disclosed. Units with washer, dryer, fireplaces and vaulted ceilings have a higher rental rate.



**Multi-Family Lease No. 11**



**Property Identification**

**Record ID** 13746  
**Property Type** Walk-Up/Garden  
**Property Name** Highland Park Senior Village Apartments  
**Address** 6785 Selman Drive, Douglasville, Douglas County, Georgia 30134  
**Market Type** LIHTC  
**Verification** Sandra; 770-947-1838, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	30	722	\$468	\$0.65
1/1		722	\$513	\$0.71
2/2	20	980	\$538	\$0.55
2/2		980	\$588	\$0.60

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 50  
**Unit Size Range** 722 - 980  
**Avg. Unit Size** 825  
**Avg. Rent/Unit** \$496  
**Avg. Rent/SF** \$0.60  
**SF** 41,260



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**Multi-Family Lease No. 11 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Brick
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1,2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2000
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Balcony, Patio, Meeting Room, Picnic Area, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo, Shuffleboard Court, Park Benches

**Remarks**

The property is designated for seniors ages 55 years and older at 50 and 60 percent of the area median income. The property has a waiting list of more than 250 applicants. The annual turnover rate was not disclosed.



**Multi-Family Lease No. 12**



**Property Identification**

**Record ID** 31581  
**Property Type** Garden  
**Property Name** Alpha A. Fowler Community  
**Address** 8634 O'Neal Drive, Douglasville, Douglas County, Georgia 30134  
**Market Type** Section 8  
**Verification** Frida; 770-942-3121, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	96	725	\$771	\$1.06
2/1	4	800	\$802	\$1.00

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 100  
**Unit Size Range** 725 - 800  
**Avg. Unit Size** 728  
**Avg. Rent/Unit** \$772  
**Avg. Rent/SF** \$1.06  
**SF** 72,800



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**Multi-Family Lease No. 12 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	27
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1975
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Patio, Laundry Facility

**Remarks**

The property is designated for seniors ages 62 years and older and contains subsidies for all units. The property offers a utility allowance of \$87 per month for both one- and two-bedroom units. The development maintains a waiting list with 805 applicants and the list is currently closed. The annual turnover rate is 25 percent.



**Multi-Family Lease No. 13**



**Property Identification**

**Record ID** 14041  
**Property Type** Townhouse  
**Property Name** Douglas Village Apartments  
**Address** 6549 Brown Street, Douglasville, Douglas County, Georgia 30134  
**Market Type** Rural Development/Sec. 8  
**Verification** Ava; 770-949-8308, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1.5	29	850	\$1,125	\$1.32
3/1.5	29	897	\$1,263	\$1.41
4/2	30	1,299	\$1,308	\$1.01

**Occupancy** 66%  
**Rent Premiums** N  
**Total Units** 88  
**Unit Size Range** 850 – 1,299  
**Avg. Unit Size** 1,019  
**Avg. Rent/Unit** \$1,233  
**Avg. Rent/SF** \$1.21  
**SF** 89,633



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**Multi-Family Lease No. 13 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	10
<b>HVAC</b>	Forced Air Gas/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1983/2020
<b>Condition</b>	Average
<b>Gas Utilities</b>	Heating, Cooking, Hot Water
<b>Electric Utilities</b>	Central Elec, Other Elec

**Amenities**

Refrigerator, Range/Oven, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Clubhouse, Meeting Room, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Video Surveillance

**Remarks**

The property is designated for families and contain subsidies for all units. The development does not contain Rental Assistance for any of the units. The property is currently renovating units; therefore, it has a higher than normal vacancy rate. The annual turnover rate was not disclosed. The property maintains a two-year waiting list.



**Multi-Family Lease No. 14**



**Property Identification**

**Record ID** 13743  
**Property Type** Walk-Up  
**Property Name** Millwood Park Apartments  
**Address** 8242 Duralee Lane, Douglasville, Douglas County, Georgia 30134  
**Market Type** Section 8  
**Verification** Jenna; 770-949-8440, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	122	1,100	\$995	\$0.90
3/2	50	1,320	\$1,095	\$0.83

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 172  
**Unit Size Range** 1,100 – 1,320  
**Avg. Unit Size** 1,164  
**Avg. Rent/Unit** \$1,024  
**Avg. Rent/SF** \$0.88  
**SF** 200,200



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**Multi-Family Lease No. 14 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	13
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection, Flat Fee
<b>Parking</b>	L/0
<b>Year Built</b>	1999
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

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

**Remarks**

The property is designated for families and contains subsidies for all units. The property maintains a waiting list; however, the contact was unable to disclose the number of applicants. The annual turnover rate was approximately 21 percent. The property offers a flat fee for water, sewer and trash collection of \$96 per month for two-bedroom units and \$126 per month for three-bedroom units.



**Multi-Family Lease No. 15**



**Property Identification**

**Record ID** 13748  
**Property Type** Walk-Up  
**Property Name** Douglasville Proper Apartments  
**Address** 8424 Chicago Avenue, Douglasville, Douglas County, Georgia 30134  
**Market Type** LIHTC  
**Verification** Lori; 770-920-7670, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	660	\$570	\$0.86
2/2	68	880	\$620	\$0.70
3/2	16	1,144	\$705	\$0.62

**Occupancy** 100%  
**Rent Premiums** None  
**Total Units** 100  
**Unit Size Range** 660 – 1,144  
**Avg. Unit Size** 887  
**Avg. Rent/Unit** \$626  
**Avg. Rent/SF** \$0.71  
**SF** 88,704



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**Multi-Family Lease No. 15 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	8
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Gas/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1995
<b>Condition</b>	Average
<b>Gas Utilities</b>	Heating, Hot Water
<b>Electric Utilities</b>	Cooking, Cooling, Other Elec

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Walk-In Closet, Balcony, Patio, Clubhouse, Picnic Area, Playground, Basketball Court, Extra Storage, Laundry Facility, On-Site Management, On-site Maintenance

**Remarks**

The property maintains a two-year waiting list, and it is currently closed. The property is designated for families at 50 and 60 percent of the area median income. The annual turnover rate was not disclosed.



**Multi-Family Lease No. 16**



**Property Identification**

**Record ID** 13744  
**Property Type** Walk-Up  
**Property Name** Mill Creek Apartments  
**Address** 7101 Strickland Street, Douglasville, Douglas County, Georgia 30134  
**Market Type** LIHTC  
**Verification** Alexis; 770-947-2010, November 6, 2020

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	92	1,222	\$925	\$0.76
3/2	36	1,432	\$1,095	\$0.76

**Occupancy** 100%  
**Rent Premiums** None  
**Total Units** 128  
**Unit Size Range** 1,222 – 1,432  
**Avg. Unit Size** 1,281  
**Avg. Rent/Unit** \$973  
**Avg. Rent/SF** \$0.76  
**SF** 163,976



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**Multi-Family Lease No. 16 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	7
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	2000
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Swimming Pool, Exercise Room, Picnic Area, Playground, Volleyball Court, Basketball Court, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Security Patrol, Racquetball Court

**Remarks**

The property is designated for families at 60 percent of the area median income. The property does not maintain a waiting list. The annual turnover rate was not disclosed.



**Market-Rate Vacancies**

The field survey was completed during the first week of June 2020. There were 80 vacant units at the time of the survey out of 2,030 surveyed, for an overall vacancy rate of 3.9 percent. The market-rate occupancy is 96.1 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Carrington Point Apartments	175	2	1.0%
Century Arbor Place Apartments	298	6	2.0%
Brook Valley Apartments	210	15	7.0%
One Rocky Ridge Apartments	300	9	3.0%
Park West Apartments	244	12	5.0%
Brighton Manor Townhome Apartments	34	0	0.0%
Place At Midway Apartments	200	10	5.0%
Parkwood Village Apartments	135	5	4.0%
Stewart Mills Apartments	188	9	5.0%
Lakeside at Arbor Place Apartments	246	12	5.0%
<b>Totals</b>	<b>2,030</b>	<b>80</b>	<b>3.9%</b>

**Subsidized/Restricted Vacancies**

The field survey was completed during the first week of June 2020. There were 30 vacant units at the time of the survey out of 638 surveyed, for an overall vacancy rate of 4.7 percent. The subsidized/restricted occupancy is 95.3 percent. However, Douglas Village Apartments is under renovation; therefore, the property has a higher than normal vacancy rate. Without considering this property, the overall affordable vacancy rate would be 0.0 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Highland Park Senior Village Apartments	50	0	0.0%
Alpha A Fowler Community	100	0	0.0%
Douglas Village Apartments	88	30	34.0%
Millwood Park Apartments	172	0	0.0%
Douglasville Proper Apartments	100	0	0.0%
Mill Creek Apartments	128	0	0.0%
<b>Totals</b>	<b>638</b>	<b>30</b>	<b>4.7%</b>

**Overall Vacancy**

There was a total of 16 confirmed apartment complexes in the market area. There were 110 vacant units at the time of the survey out of 2,668 surveyed, for an overall vacancy rate of 4.1 percent. However, Douglas Village Apartments is under renovation; therefore, the property has a higher than normal vacancy rate. Without considering this property, the overall vacancy rate would be 3.1 percent. Of the surveyed restricted comparables, there are only two restricted senior developments which will compete directly with the proposed subject's units. Highland Park Senior Village Apartments is a senior LIHTC development set at 50 and 60 percent of the area median income. The property contains one- and two-bedroom units and is 100 percent occupied. Furthermore, the property maintains a waiting list of more



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than 250 applicants. Alpha A. Fowler Community is a senior Section 8 development. The property contains one- and two-bedroom units and is 100 percent occupied. In addition, the property maintains a waiting list with 805 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area.



**Existing Housing Map Legend**

**MARKET-RATE MAP**

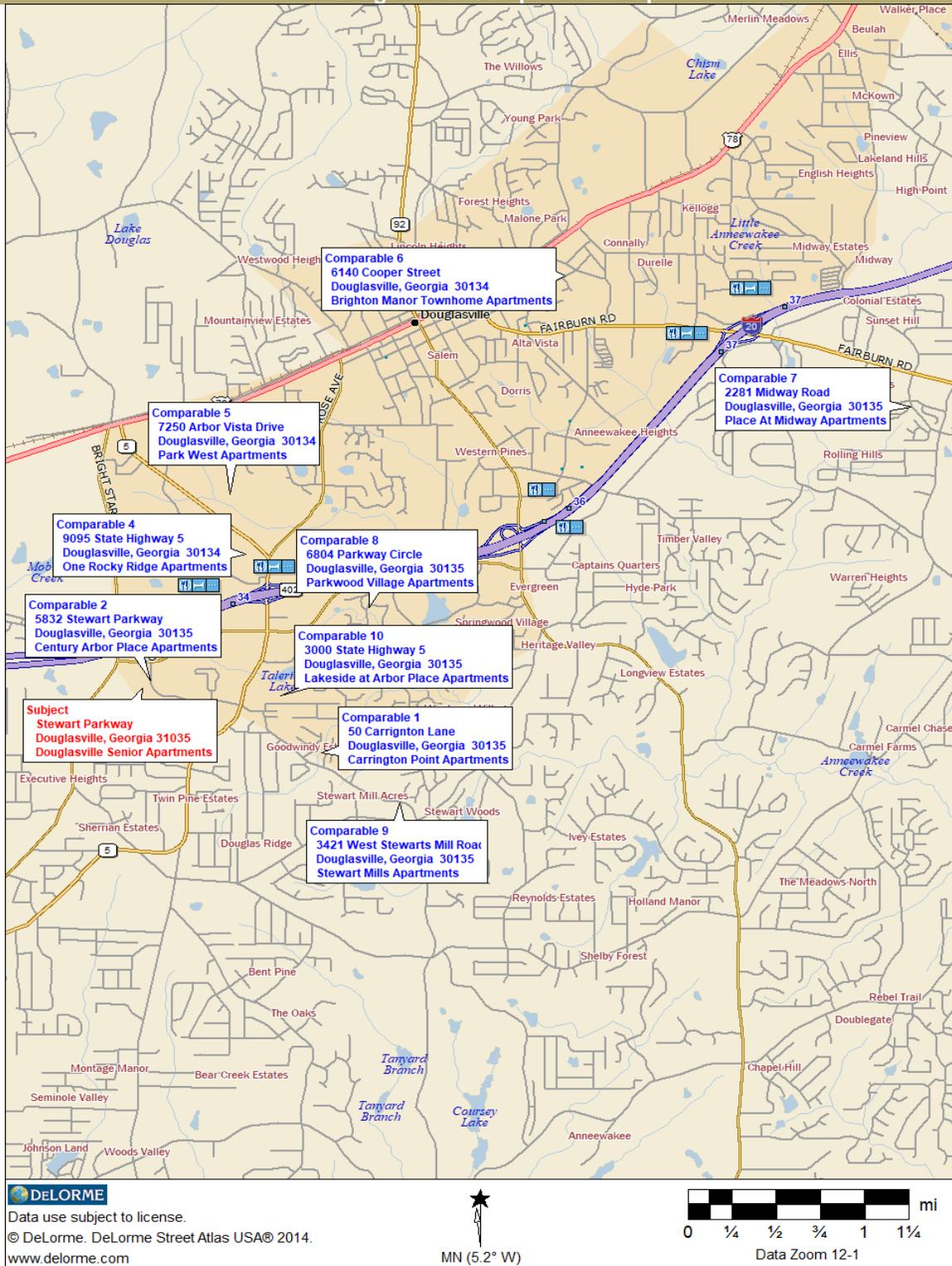
<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Carrington Point Apartments	Market Rate	1.2 Miles
Century Arbor Place Apartments	Market Rate	0.5 Miles
Brook Valley Apartments	Market Rate	1.4 Miles
One Rocky Ridge Apartments	Market Rate	2.5 Miles
Park West Apartments	Market Rate	2.5 Miles
Brighton Manor Townhome Apartments	Market Rate	4.8 Miles
Place at Midway Apartments	Market Rate	5.6 Miles
Park Village Apartments	Market Rate	1.9 Miles
Stewart Mills Apartments	Market Rate	1.1 Miles
Lakeside at Arbor Place Apartments	Market Rate	1.0 Miles

**RENT-RESTRICTED MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Highland Park Senior Village Apartments	LIHTC	3.2 Miles
Alpha A. Fowler Community	Section 8	3.8 Miles
Douglas Village Apartments	Section 8	4.6 Miles
Millwood Park Apartments	Section 8	4.7 Miles
Douglasville Proper Apartments	LIHTC	3.1 Miles
Mill Creek Apartments	LIHTC	3.3 Miles

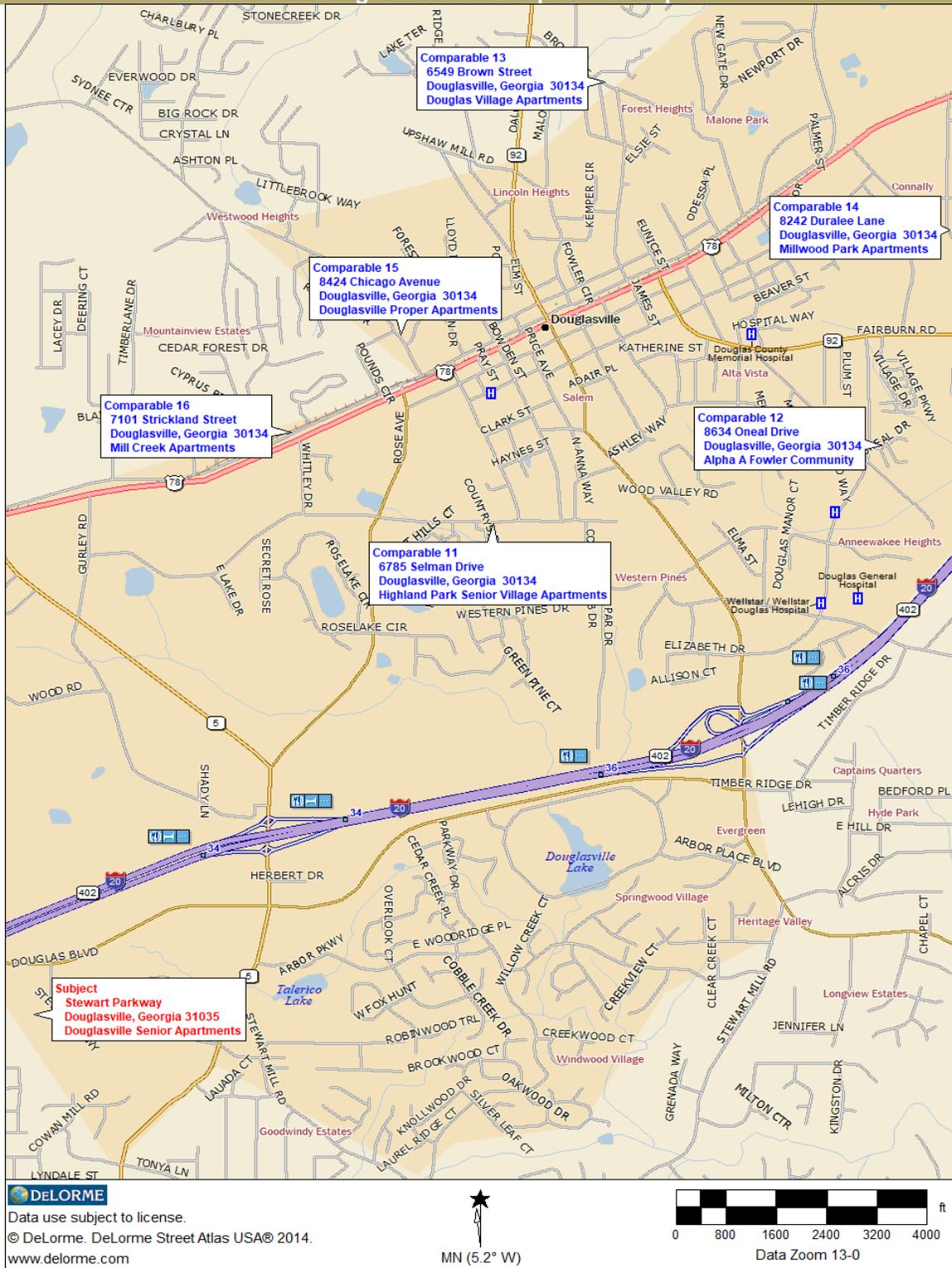


Existing Market Comparables Map





Existing Restricted Comparables Map





**Additional Developments**

The following table lists the properties that could not be confirmed despite numerous attempts to verify the information:

ADDITIONAL COMPARABLES				
Property Name	Year Built/Renovated	Total Number of Units	Unit Types	Market Type
7263-7305 Ashton Court	1997/2019	28	2BR	Market-Rate
8036 Colquitt Street	1952	4	2BR	Market-Rate
8549-8555 Duncan Street	Unknown	6	1BR	Market-Rate
8138 Malone Street	Unknown	Unknown	Unknown	Market-Rate
6768 West Stickland Street	2002	16	2BR	Market-Rate
9961-9971 Brantingham Road	2008	9	2BR, 3BR & 4BR	Market-Rate
Naveed F. Khan Apartments	1973	32	2BR	Market-Rate
Countryside Manor Apartments	1984	82	Efficiency, 1BR & 2BR	Market-Rate
Brookview Apartments Homes	1968	216	1BR, 2BR & 3BR	Market-Rate



Directly Competitive/Comparable Developments											
Directly Competitive/Comparable Developments											
Name of Development	Distance From Subject	Subsidy	Occupancy	Population Served	Year Built/Effective Age	Bedroom Type	Rent	Determined Condition Adjustment	Landlord-Provided Utilities	Indicated Utility Adjustment	Determined Adjusted Rental Rate
Highland Park Senior Village Apartments	3.2 Miles	LIHTC	100%	Senior 55+	2000: 15 Years	1BR - 50%	\$468	\$150	Water, Sewer, Trash	\$68	\$686
						1BR - 60%	\$513	\$150		\$68	\$731
						2BR - 50%	\$538	\$150		\$86	\$774
						2BR - 60%	\$588	\$150		\$86	\$824
Alpha A. Fowler Community	3.8 Miles	Sec. 8	100%	Senior 62+	1975: 30 Years	1BR - Sec. 8	\$771	\$300	None	\$128	\$1,199
						2BR - Sec. 8	\$802	\$300		\$153	\$1,255
Century Arbor Place Apartments	0.5 Miles	Market	98%	General	2003: 10 Years	1BR	\$887-\$1,175	\$100	None	\$128	\$1,115-\$1,403
						2BR	\$1,170-\$1,311	\$100		\$153	\$1,423-\$1,564
						3BR	\$1,375-\$1,498	\$100		\$188	\$1,663-\$1,786
One Rocky Ridge Apartments	2.5 Miles	Market	97%	General	2007/2018: 5 Years	1BR	\$941-\$1,430	\$50	None	\$128	\$1,119-\$1,608
						2BR	\$1,235-\$1,840	\$50		\$153	\$1,438-\$2,043
Park West Apartments	2.5 Miles	Market	95%	General	2002: 10 Years	1BR	\$999-\$1,205	\$100	None	\$128	\$1,227-\$1,433
						2BR	\$1,150-\$1,215	\$100		\$153	\$1,403-\$1,468
						3BR	\$1,350	\$100		\$188	\$1,638
Lakeside at Arbor Place Apartments	1.0 Miles	Market	95%	General	1988: 25 Years	1BR	\$975-\$1,025	\$250	None	\$128	\$1,353-\$1,403
						2BR	\$1,199-\$1,312	\$250		\$153	\$1,602-\$1,715
						3BR	\$1,406	\$250		\$188	\$1,844

The chart above shows the comparables deemed the most competitive and comparable to the proposed subject. The subject will contain one-and two-bedroom units set at 30, 60 and 70 percent of the area median income. All comparables are within 3.8 miles. Highland Park Senior Village Apartments and Alpha A. Fowler Community are designated for seniors and contain similar in rent restrictions. Century Arbor Place Apartments, One Rocky Ridge Apartments, Park West Apartments and Lakeside at Arbor Place Apartments are market-rate developments; however, these properties are the most similar in condition and in unit and project amenities to the subject “as complete”. The unadjusted rents for the one-bedroom units range from \$468 to \$1,430, and the two-bedroom units range from \$538 to \$1,840.

Due to lack of comparable developments that have been constructed in the last five years, it was necessary to utilize older construction developments for comparison purposes. Therefore, it was necessary to adjust the rental rates of the comparables to determine an appropriate rental range to compare to a new construction development such as the subject. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely, to some degree, on a subjective analysis based on the appraiser’s judgement and experience analyzing multifamily properties. Gill Group has appraised multifamily properties for years, and that experience has aided in developing guidelines for determining appropriate adjustments when subjective adjustments are required. While opinions may differ as to what adjustment amount is appropriate, this adjustment applied in this analysis is believed to be conservative. After considering all factors, an adjustment of \$50 per five years of effective age of difference. The subject will have an effective age of zero years once construction is complete. Comparable 1 was assessed an effective age of 15 years. Therefore, an upward adjustment of \$150 per month was applied to Comparable 1. The same calculation was then preformed for each comparable. Furthermore, the subject will provide all utilities. Therefore, it was necessary to adjust the rental rates for utilities provided for each of the comparables to determine an appropriate rental



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range to compare to a property that will provide all utilities such as the subject. Once the condition and utility adjustments were applied to each comparable, the adjusted rental range for the one-bedroom units was \$686 to \$1,608, and the adjusted rental rate range for the two-bedroom units was \$774 to \$2,043.

The developer is proposing the affordable rents as follows: \$637, \$775, \$930 and \$1,085 for the one-bedroom units; and \$930, \$1,116 and \$1,183 for the two-bedroom units. The subject's proposed rents are within the determined adjusted rental range of the comparables deemed the most competitive and comparable. In addition, the subject's proposed unit and project amenities will be competitive with the surveyed comparables and the subject's tenant services will be superior to the majority of the surveyed comparables. The market area indicates a need for additional elderly housing as the elderly population is projected to continue to grow through 2025. The need for additional affordable housing is also further supported by the high occupancy rates and lengthy waiting lists of the surveyed comparables. Therefore, the subject's proposed rents will be competitive within the market area.

Douglasville Stewart Apartments  
 Stewart Parkway  
 Douglasville, Georgia 30135



Project	Contact/Date	Market Type	Structure	Year Built/ Age/ Condition	Tenant Type	Total Units	Unit Breakdown	# Units	% of Total	Size (SF)	Units Vacant/ Vacancy Rate	Rent	Utilities with Rent	Amenities
Highland Park Senior Village Apartments 6785 Selman Drive Douglasville, GA 30134	6/1/2020 Sandra 770-947-1838	LIHTC	Garden	2000 Eff Age: 15  Average	Sr. 55+	50	1/1	30	60.00%	722	0	\$468-\$513 \$538-\$588	Water Sewer Trash	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Balcony, Patio, Meeting Room, Picnic Area, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo, Shuffleboard Court, Park Benches
							2/2	20	40.00%	980	0			
Total								50	100.00%		0			
Alpha A. Fowler Community 8634 O'Neal Drive Douglasville, GA 30134	6/1/2020 Frída 770-942-3121	Sec.8	Garden	1975 Eff Age: 30  Average	Sr. 62+	100	1/1	96	96.00%	725	0	\$771 \$802	None	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Patio, Laundry Facility
							2/2	4	4.00%	800	0			
Total								100	100.00%		0			
Century Arbor Place Apartments 5832 Stewart Parkway Douglasville, GA 30135	6/1/2020 Jaya 770-557-7710	Market	Walk-Up	2003 Eff Age: 5 Good	General	298	1/1	Unk	Unk	797-844	2	\$887-\$1,175 \$1,170-\$1,311 \$1,375-\$1,498	None	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Ceramic Tile, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-in Closet, Balcony, Patio, Meeting Room, Clubhouse, Swimming Pool, Spa/Hot Tub, Exercise Room, Picnic Area, Tennis Court, Business Center, Limited Access Gate, Granite Countertops, Common Area Wi-Fi, Car Wash Area, On-Site Management, On-Site Maintenance
							2/2	Unk	Unk	1,105-1,205	2			
							3/2	Unk	Unk	1,460	2			
							Total			0	0.00%			
One Rocky Ridge Apartments 9095 State Highway 5 Douglasville, GA 30134	6/1/2020 Nicky 678-273-2727	Market	Walk-Up	2007/2018 Eff Age: 10 Average	General	300	1/1	84	28.00%	671-1,116	5	\$941-\$1,430 \$1,235-\$1,840 \$1,480-\$2,235	None	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Ceiling Fans, Vaulted Ceilings (3rd Floor), Fireplace (Select), Patio, Clubhouse, Swimming Pool, Exercise Room, Playground, Package Receiving, Picnic Area, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Dog Park, Pet Wash
							2/2	144	48.00%	1,198	2			
							3/2	72	24.00%	1,426	2			
							Total			300	100.00%			
Park West Apartments 7250 Arbor Vista Drive Douglasville, GA 30134	6/1/2020 Beverly 770-577-0070	Market	Walk-Up	2002 Eff Age: 15 Average	General	244	1/1	90	36.89%	859-887	3	\$999-\$1,025 \$1,150-\$1,215 \$1,350	None	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Vinyl, Ceiling Fans, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Playground, Tennis Court, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Dog Park, Courtyard
							2/2	130	53.28%	1,149-1,273	7			
							3/2	24	9.84%	1,435	2			
							Total			244	100.00%			
Lakeside at Arbor Place Apartments 3000 State Highway 5 Douglasville, GA 30134	6/1/2020 Lisa 470-785-4952	Market	Walk-Up	1988 Eff Age: 25 Average	General	246	1/1	100	40.65%	678-830	2	\$975-\$1,025 \$1,199 \$1,312 \$1,406	None	Refrigerator, Range/Oven, Garbage Disposal, Microwave (Select), Washer (Select), Dryer (Select), Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Fireplace (Select), Vaulted Ceilings (Third Floor Only), Walk-in Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Tennis Court, Extra Storage (\$35- Select), Business Center, On-Site Management, On- Site Maintenance, Limited Access Gate, Six-Acre Lake, Common Area Wi-Fi, Stainless Steel Appliances (Select)
							2/1	61	24.80%	986-1,090	6			
							2/2	64	26.02%	1,065-1,225	4			
							3/2	21	8.54%	1,555				
Total								246	100.00%		12-5.0%			

The above chart indicates the comparables that were deemed the most competitive with the subject.



Comparison of Amenities											
UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS											
	Project Type	Year Built	Microwave	Dishwasher	Washer/ Dryer Hook- Ups	Washer/ Dryer	Window Coverings	Walk-In Closet	Ceiling Fans	Balcony/ Patio	Special Features
Subject	LIHTC/Sec. 8	2022	x		x		x	x			
Comp 1	Market-Rate	1997		x	x		x	x	x	x	
Comp 2	Market-Rate	2003	x	x		x	x	x	x	x	x
Comp 3	Market-Rate	1990		x	x (Select)		x		x	x	x
Comp 4	Market-Rate	2007/2018	x	x	x				x	x	
Comp 5	Market-Rate	2002		x	x				x	x	
Comp 6	Market-Rate	1990		x	x		x		x		
Comp 7	Market-Rate	1989	x	x	x		x	x	x	x	x (Select)
Comp 8	Market-Rate	1986		x	x		x		x	x	
Comp 9	Market-Rate	1988		x	x		x	x		x	x (Select)
Comp 10	Market-Rate	1988	x (Select)		x	x (Select)	x	x	x	x	x (Select)
Comp 11	LIHTC	2000		x	x		x			x	
Comp 12	Sec. 8	1975		x			x		x	x	
Comp 13	Sec. 8	1983/2020			x		x	x			
Comp 14	Sec. 8	1999		x	x		x	x	x		
Comp 15	LIHTC	1995		x	x		x	x		x	
Comp 16	LIHTC	2000			x		x				



PROJECT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS												
	Project Type	Year Built	Clubhouse/ Meeting Room	Swimming Pool	Exercise Room	Play Area	Sports Court	Other Rec. Area	Garage/ Covered Parking	Extra Storage	Business Center/ Computer Room	Security
Subject	LIHTC/Sec. 8	2022	x		x						x	x
Comp 1	Market-Rate	1997		x	x	x	x				x	x
Comp 2	Market-Rate	2003	x	x	x		x	x	x (\$125)		x	x
Comp 3	Market-Rate	1990		x	x	x	x	x		x	x	x
Comp 4	Market-Rate	2007/2018	x	x	x	x		x	x (\$75)	x	x	x
Comp 5	Market-Rate	2002	x	x	x	x	x	x	x (\$95)	x	x	x
Comp 6	Market-Rate	1990								x		
Comp 7	Market-Rate	1989	x	x	x	x		x				
Comp 8	Market-Rate	1986		x			x	x		x		
Comp 9	Market-Rate	1988	x	x		x		x			x	
Comp 10	Market-Rate	1988	x	x	x	x	x	x		x (\$35)	x	x
Comp 11	LIHTC	2000	x					x				
Comp 12	Sec. 8	1975										
Comp 13	Sec. 8	1983/2020	x			x						x
Comp 14	Sec. 8	1999	x	x	x	x		x		x		
Comp 15	LIHTC	1995	x			x	x	x		x		
Comp 16	LIHTC	2000		x	x	x	x	x			x	x



## Evaluation of the Proposed Development

### Location

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

### Project Design

The proposed development will contain one three-story elevator building. The property will contain 56 one-bedroom/one-bath units with 650 square feet for a total of 36,400 square feet and 40 two-bedroom/one-bath units with 850 square feet for a total of 34,000 square feet. The total net rentable area will be 70,400 square feet. The building will be of masonry frame construction with brick and vinyl siding exteriors and asphalt shingle roofing.

### Project Amenities

Project amenities will include a meeting room, exercise room, computer room, service coordinator, laundry facility, on-site management, on-site maintenance, limited access gate and perimeter fencing. All common areas will offer wi-fi. The subject's proposed project amenities will be competitive with the competing properties in the market area.

### Unit Amenities

Each unit will contain a refrigerator, range/oven, microwave, washer/dryer hook-ups, carpet and vinyl flooring, blinds and walk-in closets. The subject's proposed unit amenities will be competitive with the competing properties in the market area.

### Tenant Services

According to the developer, the property will offer a service coordinator. None of the comparables in the market area offer any tenant services. Therefore, the subject will be superior to the majority of the developments the market area.

### Parking

The subject contains open parking areas with 110 parking spaces, resulting in a parking ratio of 1.22 parking spaces per unit. This arrangement is sufficient for a development that is designated for elderly persons and will be comparable to other developments in the market area.

### Unit Mix

The subject's proposed unit mix of one- and two-bedroom units will be suitable in a market area.

### Utilities

Heating and cooling will be central electric. Cooking and hot water will also be electric. The landlord will provide all utilities. Furthermore, the property will offer wi-fi in all common areas. This arrangement will be superior to the majority of the developments the market area.

### Unit Size

The average size of the units in the surveyed developments 792 square feet for one-bedroom units and 850 square feet for two-bedroom units. The subject's proposed unit sizes are within the range of the surveyed comparables. In addition, the two developments in the market area that will directly compete with the proposed subject are 100 percent occupied and maintain lengthy waiting lists. Therefore, the subject's unit sizes are not anticipated to have a negative impact on the marketability of the units.



AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
1 BR	576	1,116	792	650	-17.9%
2 BR	800	1,273	1,046	850	-18.7%

Source: Gill Group Field Survey

### Vacancy Rates/Rental Trends

There was a total of 16 confirmed apartment complexes in the market area. There were 110 vacant units at the time of the survey out of 2,668 surveyed, for an overall vacancy rate of 4.1 percent. However, Douglas Village Apartments is under renovation; therefore, the property has a higher than normal vacancy rate. Without considering this property, the overall vacancy rate would be 3.1 percent.

Brighton Manor Townhome Apartments, Place at Midway Apartments, Parkwood Village Apartments, Stewart Mills Apartments and Lakeside at Arbor Place Apartments. As these properties are market-rate developments, they will not directly compete with the subject. However, Century Arbor Place Apartments, One Rocky Ridge Apartments, Park West Apartments and Lakeside at Arbor Place Apartments are market-rate developments; however, these properties are the most similar in condition and in unit and project amenities to the subject "as complete". Therefore, these developments were considered competitive/comparable to the subject as it will contain units set at 70 percent of the area median income and rents at this AMI are typically similar to market-rate rents. Of the surveyed restricted comparables, there are only two restricted senior developments which will compete directly with the proposed subject's units. Highland Park Senior Village Apartments is a senior LIHTC development set at 50 and 60 percent of the area median income. The property contains one- and two-bedroom units and is 100 percent occupied. Furthermore, the property maintains a waiting list of more than 250 applicants. Alpha A. Fowler Community is a senior Section 8 development. The property contains one- and two-bedroom units and is 100 percent occupied. In addition, the property maintains a waiting list with 805 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area. According to property managers in the area, rental rates have remained stable within the past few years with only small rent increases each year.

The proposed subject will be a Section 8 and LIHTC elderly person development set at 30, 60 and 70 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy and the majority of the affordable developments maintain lengthy waiting lists. The subject will be a new construction; therefore, it will be considerably superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for elderly persons. Therefore, the construction of the proposed development will not negatively impact on the vacancy rate or rental rates in the market area. Based on the information verified and included within this analysis, it appears that the occupancy rates in the area will remain stable and rental rates will increase slightly within the next two years.

### Summary of Developments Strength and Weaknesses

**Strengths** – The development is located near two major thoroughfares which provides it with average visibility and access. Also, the subject will be in close proximity to all needed services and public transit. In addition, the subject will be a Section 8 and LIHTC development designated for elderly persons. As indicated by the lengthy waiting lists of the comparables developments, it appears that there is a shortage of affordable elderly housing. Furthermore, of the subject's total proposed 96 units, 16 will contain subsidies. Due to the presence of the deep targeting subsidies, the subject will likely draw from a larger tenant base.

**Weaknesses** – The development has no apparent weaknesses.



HUD Forms 92273 and Explanations – As Complete

**One-Bedroom Units (650 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

U.S. Department of Housing and Urban Development  
 Office of Housing  
 Federal Housing Commissioner

OMB Approval No. 2502-0029  
 (exp. 04/30/2020)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered non-sensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)		B. Comparable Property No. 2 (address)		C. Comparable Property No. 3 (address)		D. Comparable Property No. 4 (address)		E. Comparable Property No. 5 (address)	
One-Bedroom	Sweetwater Point Stewart Parkway Douglasville, Douglas, GA	Carrington Point Apartments 50 Carrington Lane Douglasville, Douglas, GA		Century Arbor Place Apartments 5832 Stewart Parkway Douglasville, Douglas, GA		Brook Valley Apartments 3492 State Highway 5 Douglasville, Douglas, GA		One Rocky Ridge Apartments 1 Rocky Ridge Boulevard Douglasville, Douglas, GA		Park West Apartments 7250 Arbor Vista Drive Douglasville, Douglas, GA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	11/2020	11/2020		11/2020		11/2020		11/2020		11/2020	
4. Type of Project/Stories	E/3	WU/4	\$10	WU/3	\$10	WU/3	\$10	WU/3	\$10	WU/3	\$10
5. Floor of Unit in Building	Varies	Varies		First		Varies		Varies		Varies	
6. Project Occupancy %	Proposed	99%		98%		93%		97%		95%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	2022	1997	\$235	2003		1990	\$235	2007/2018	\$235	2002	\$235
9. Sq. Ft. Area	650	736	(\$30)	797	(\$50)	675		671		859	(\$70)
10. Number of Bedrooms	1	1		1		1		1		1	
11. Number of Baths	10	10		10		10		10		10	
12. Number of Rooms	3	3		3		3		3		3	
13. Balc./Terrace/Patio	N	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0, G/75		L/0, G/25		L/0		L/0, G/75		L/0, G/95	
15. Equipment a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	N	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	M	D	(\$5)	MD	(\$10)	D	(\$5)	MD	(\$10)	D	(\$5)
e. Washer/Dryer	HU	HU		WD	(\$30)	L	\$5	HU		HU	
f. Carpet	C	C		C		C		C		V	
g. Drapes	B	B		B		B		N		N	
h. Pool/Rec. Area	ER	PER	(\$20)	PER	(\$25)	PER	(\$25)	PER	(\$25)	PER	(\$30)
16. Services a. Heat/Type	Y/E	N/E	\$13	N/E	\$13	N/E	\$13	N/E	\$13	N/E	\$13
b. Cooling	Y/E	N/E	\$7	N/E	\$7	N/E	\$7	N/E	\$7	N/E	\$7
c. Cook/Type	Y/E	N/E	\$8	N/E	\$8	N/E	\$8	N/E	\$8	N/E	\$8
d. Electricity	Y	N	\$22	N	\$22	N	\$22	N	\$22	N	\$22
e. Hot Water	Y/E	N/E	\$14	N/E	\$14	N/E	\$14	N/E	\$14	N/E	\$14
f. Cold Water/Sewer	Y	N	\$45	N	\$45	N	\$45	N	\$45	N	\$45
g. Trash	Y	N	\$15	N	\$15	N	\$15	N	\$15	N	\$15
17. Storage	N	N		N		Y/0	(\$5)	Y/0	(\$5)	Y/0	(\$5)
18. Project Location	Average	Similar		Similar		Similar		Similar		Similar	
19. Security	Y	Y		Y		Y	\$5	Y	(\$10)	Y	(\$10)
20. Clubhouse/Meeting Room	C/MR	N	\$10	CMR		N	\$10	C	\$5	CMR	
21. Special Features	N	N		GC	(\$25)	SS, F	(\$35)	N		N	
22. Business Center / Nbdw Netwk	SC	BC	\$5	BC	\$5	BC	\$5	BC	\$5	BC	\$5
23. Unit Rent Per Month		\$1000		\$1245		\$930		\$995		\$1000	
24. Total Adjustment			\$324		(\$6)		\$319		\$324		\$249
25. Indicated Rent		\$1324		\$1239		\$1249		\$1319		\$1249	
26. Correlated Subject Rent	\$ 1,275	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1324	low rent	\$1239	60% range	\$1,256	to	\$1,307			

Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.

Appraiser's Signature: Samuel J. Hill  
 Date (mm/dd/yy): 11/06/20  
 Reviewer's Signature: \_\_\_\_\_  
 Date (mm/dd/yyyy): \_\_\_\_\_

Previous editions are obsolete

form HUD-92273 (07/2003)



**Two-Bedroom Units (850 SF) – As Complete**  
**Estimates of Market Rent**  
**by Comparison - As Complete**

U.S. Department of Housing and Urban Development  
 Office of Housing  
 Federal Housing Commissioner

OMB Approval No. 2502-0029  
 (exp. 04/30/2020)

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Two-Bedroom	Sweetwater Point Stewart Parkway Douglasville, Douglas, GA	Carrington Point Apartments 50 Carrington Lane Douglasville, Douglas, GA		Century Arbor Place Apartments 5832 Stewart Parkway Douglasville, Douglas, GA		Brook Valley Apartments 3492 State Highway 5 Douglasville, Douglas, GA		One Rocky Ridge Apartments 1 Rocky Ridge Boulevard Douglasville, Douglas, GA		Park West Apartments 7250 Arbor Vista Drive Douglasville, Douglas, GA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	11/2020	11/2020		11/2020		11/2020		11/2020		11/2020	
4. Type of Project/Stories	E/3	WU/4	\$10	WU/3	\$10	WU/3	\$10	WU/3	\$10	WU/3	\$10
5. Floor of Unit in Building	Varies	Varies		First		Varies		Varies		Varies	
6. Project Occupancy %	Proposed	99%		98%		93%		97%		95%	
7. Concessions	N	N		N		N		1440		N	
8. Year Built	2022	1997	\$235	2003		1990	\$235	2007/2018	\$235	2002	\$235
9. Sq. Ft. Area	850	1115	(\$70)	1105	(\$65)	1100	(\$65)	1198	(\$90)	1149	(\$80)
10. Number of Bedrooms	2	2		2		2		2		2	
11. Number of Baths	10	10		2.0	(\$20)	1.0		2.0	(\$20)	2.0	(\$20)
12. Number of Rooms	4	4		4		4		4		4	
13. Balc./Terrace/Patio	N	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0, G/75		L/0, G/125		L/0		L/0, G/75		L/0, G/95	
15. Equipment a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	N	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	M	D	(\$5)	MD	(\$10)	D	(\$5)	MD	(\$10)	D	(\$5)
e. Washer/Dryer	HU	HU		WD	(\$30)	L	\$5	HU		HU	
f. Carpet	C	C		C		C		C		V	
g. Drapes	B	B		B		B		N		N	
h. Pool/Rec. Area	ER	PER	(\$20)	PER	(\$25)	PER	(\$25)	PER	(\$25)	PER	(\$30)
16. Services a. Heat/Type	Y/E	N/E	\$17	N/E	\$17	N/E	\$17	N/E	\$17	N/E	\$17
b. Cooling	Y/E	N/E	\$9	N/E	\$9	N/E	\$9	N/E	\$9	N/E	\$9
c. Cook/Type	Y/E	N/E	\$10	N/E	\$10	N/E	\$10	N/E	\$10	N/E	\$10
d. Electricity	Y	N	\$28	N	\$28	N	\$28	N	\$28	N	\$28
e. Hot Water	Y/E	N/E	\$19	N/E	\$19	N/E	\$19	N/E	\$19	N/E	\$19
f. Cold Water/Sewer	Y	N	\$52	N	\$52	N	\$52	N	\$52	N	\$52
g. Trash	Y	N	\$15	N	\$15	N	\$15	N	\$15	N	\$15
17. Storage	N	N		N		Y/0	(\$5)	Y/0	(\$5)	Y/0	(\$5)
18. Project Location	Average	Similar		Similar		Similar		Similar		Similar	
19. Security	Y	Y		Y		Y	\$5	Y	(\$10)	Y	(\$10)
20. Clubhouse/Meeting Room	C/MR	N	\$10	CMR		N	\$10	C	\$5	CMR	
21. Special Features	N	N		GC	(\$25)	SS, F	(\$35)	N		N	
22. Business Center / Nbhd Netwk	SC	BC	\$5	BC	\$5	BC	\$5	BC	\$5	BC	\$5
23. Unit Rent Per Month		\$1,110		\$1,159		\$1,450		\$1,235		\$1,235	
24. Total Adjustment			\$310		(\$15)		\$280		\$240		\$245
25. Indicated Rent		\$1,420		\$1,504		\$1,430		\$1,475		\$1,480	
26. Correlated Subject Rent	\$1,465	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1,504	low rent	\$1,420	60% range	\$1,437	to	\$1,487			

Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.

Appraiser's Signature: Samuel J. Hill Date (mm/dd/yyyy): 11/06/20 Reviewer's Signature: Date (mm/dd/yyyy):

Previous editions are obsolete

Form HUD-92273 (07/2003)



**Explanation of Adjustments and Market Rent Conclusions – As Complete**

**Sweetwater Point**

**Primary Unit Types – One-Bedroom Units (650 SF) and Two-Bedroom Units (850 SF)**

Rent comparability grids were prepared for the primary unit types with, 650 and 850 square feet. Comparable apartments used include the following: Carrington Point Apartments (Comparable 1), Century Arbor Place Apartments (Comparable 2), Brook Valley Apartments (Comparable 3), One Rocky Ridge Apartments (Comparable 4) and Park West Apartments (Comparable 5).

**Structure/Stories** – The subject will be located in a three-story elevator building. All comparables are located in walk-up three- or four-story buildings. All units at the subject are easily accessible without having to utilize stairs. In elevator buildings, the units on all floors are easily accessible without having to utilize stairs. Therefore, it is the appraiser’s opinion that all units in elevator buildings would rent for a premium when compared to units not on the first floor in walk-up buildings. Units located in garden one-story buildings are considered similar to the units in elevator buildings as all units are accessible without navigating stairs. Due to the lack of market support for specific floor level pricing for walk-up apartment complexes versus elevator buildings, a nominal adjustment of \$10 per month was selected for comparables located in walk-up structures. All comparables with elevator or one-story structures were considered similar to the subject and were not adjusted.

**Project Occupancy** – The subject is proposed. The occupancy rates of the comparables range from 95 to 100 percent. No adjustment was needed.

**Concessions** – The subject is not currently offering concessions. None of the comparables are currently offering concessions. No adjustment was needed.

**Year Built/Year Renovated** – The subject is anticipated to be complete by 2022. It will be in good condition. Comparable 1 was built in 1997, and Comparable 2 was constructed in 2003. Comparable 3 was built in 1990. Comparable 4 was constructed in 2007 and had a minor renovation in 2018. Comparable 5 was constructed in 2002. Comparables 1, 3, 4 and 5 appear well maintained and show typical signs of “wear and tear”. Therefore, Comparables 1, 3, 4 and 5 were deemed to be in average condition. Comparable 2 appear well maintained and has made updates as needed. Therefore, Comparable 2 was deemed to be in good condition.

The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance



The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	Average
Carrington Point Apartment	Average	\$1,089	\$1,185	\$1,137
Brook Valley Apartments	Average	\$1,019	\$1,200	\$1,110
One Rocky Ridge Apartments	Average	\$1,084	\$1,240	\$1,162
Park West Apartments	Average	\$1,014	\$1,245	\$1,130
<b>Average Rent (Average Condition)</b>		<b>\$1,052</b>	<b>\$1,218</b>	<b>\$1,135</b>
Century Arbor Place Apartments	Good	\$1,239	\$1,504	\$1,372
<b>Average Rent (Good Condition)</b>		<b>\$1,239</b>	<b>\$1,504</b>	<b>\$1,372</b>
<b>Difference Average vs. Good</b>		<b>(\$188)</b>	<b>(\$287)</b>	<b>(\$237)</b>

The average ending rents of the comparables were compared at each rating level. Average rent differences between fair and average and between average and good were determined, and the differences were utilized as the adjustments for condition/street appeal. As previously indicated, the subject will be in good condition. Comparables 1, 3, 4 and 5 were considered to be in average condition, and were, therefore, adjusted upward \$235 (rounded from \$237) as indicated in the previous analysis. Comparable 2 was deemed to be in good condition and was not adjusted.

**SF Area** – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the “marketing” unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable’s dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the one-bedroom comparison is \$0.34 and for the two-bedroom comparison is \$0.26. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

**# of Bedrooms** – The subject will contain one- and two-bedroom units. All comparables are similar. No adjustments were needed.

**# of Baths** – The subject will contain one bath in both unit types. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a \$20 full bath per month adjustments was selected.



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**Balcony/Patio** – The subject will not contain either feature. All comparables contain balconies and/or patios and were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Parking** – The subject will contain an open parking lot. All comparables contain parking lots with no additional fee. No adjustment is needed.

**AC: Central/Wall** – The subject will contain central air conditioning as do all comparables. No adjustments were needed.

**Range/Refrigerator** – The subject will contain both features. All comparables contain both amenities. No adjustments were needed.

**Garbage Disposal** – The subject will not contain a garbage disposal in the units. All of the comparables except contain garbage disposals. Since there is no market data concerning units with this feature, no adjustment was given.

**Microwave/Dishwasher** – The subject will contain microwaves. Comparables 1, 3 and 5 contain dishwashers. Comparables 2 and 4 contain both a microwave and dishwasher in each unit. Dishwashers are an expensive feature and are likely to factor into a tenant's decision on which unit to lease. Although there is little market data available concerning units with this feature versus those without this feature, the added amenity is an enhancement to the unit. Therefore, an adjustment of \$10 was considered appropriate for dishwashers. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Therefore, Comparables 2 and 4 were adjusted downward \$10 per month, and Comparables 1, 3 and 5 were adjusted downward \$5 per month.

**Washer/Dryer** – The subject will contain washer/dryer hook-ups. Comparables 1, 4 and 5 are similar. Comparable 2 contains a washer and dryer in each unit. Comparable 3 contains a laundry facility. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2020 NMHC/Kingsley Apartment Resident Preferences Report* for Atlanta, Georgia, the nearest metropolitan area, was consulted. According to the *2020 NMHC/Kingsley Apartment Resident Preferences Report*, residents in the metropolitan area indicated they would expect a renter to pay \$40.54 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at \$40 per month and washer/dryer hooks-up were valued at \$10 per month. As a result, Comparable 1 was adjusted downward \$30 per month, and Comparable 3 was adjusted upward \$5 per month.

**Carpet** – The subject will contain carpeting. All comparables contain carpet floor coverings. Therefore, no adjustments were needed.

**Drapes** – The subject will contain blinds in each unit. All comparables contain window coverings. No adjustment was needed.

**Pool/Recreation Areas** – The subject will contain an exercise room. Comparable 1 contains a swimming pool, exercise room, playground and tennis court. Therefore, Comparable 1 has a recreation value of \$25. Comparable 2 contains swimming pool, spa/hot tub, exercise room, picnic area and tennis court. Therefore, Comparable 2 has a recreation value of \$30. Comparable 3 contain swimming pool, exercise room, picnic area, playground and volleyball court. Therefore, Comparable 3 has a recreation value of



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\$30. Comparable 4 offers swimming pool, exercise room, playground, picnic area and dog park/pet wash. Therefore, Comparable 4 has a recreation value of \$30. Comparable 5 offers swimming pool, exercise room, playground, tennis court, dog park and courtyard. Therefore, Comparable 5 has a recreation value of \$35. As a result, Comparable 1 was adjusted downward \$20 per month, Comparable 2, 3 and 4 were adjusted downward \$25 per month, and Comparable 5 was adjusted downward \$30 per month.

**Heat** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$13 per month for one-bedroom units and \$17 per month for two-bedroom units based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Cooling** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$7 per month for one-bedroom units and \$9 per month for two-bedroom units based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Cooking** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$8 per month for one-bedroom units and \$10 per month for two-bedroom units based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Electricity** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$22 per month for one-bedroom units and \$28 per month for two-bedroom units based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Hot Water** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$14 per month for one-bedroom units and \$19 per month for two-bedroom units based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Cold Water/Sewer** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$45 per month for one-bedroom units and \$52 per month for two-bedroom units based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Trash** – The subject will have this utility provided. None of the comparables have this utility provided and were each adjusted upward \$15 per month for both unit types based upon the Allowance for Tenant-Furnished Utilities and Other Services for Douglas County.

**Extra Storage** – The subject does not contain extra storage. Comparables 1 and 2 are similar. Comparables 3, 4 and 5 offer extra storage at no additional cost and were adjusted downward \$5 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Location** – The subject's neighborhood is rated average, with easy access to all services available within the city limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, eleven factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore, population counts, median rent levels and median income levels. Based on the analysis, all comparables are located in the subject's neighborhood or in neighborhoods that are similar to the subject's. No adjustments were needed.

**Security** – The subject will contain a limited access gate. Comparable 2 is similar. Comparables 1 and 5 contain intercom/electronic entry. Comparable 3 contains a security patrol. Comparable 4 contains a limited access gate and intercom/electronic entry. No complex in the market area shows a rent differential



based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with security patrol which do not limit access. Consequently, Comparable 4 was adjusted downward \$10 per month, and Comparable 3 was adjusted upward \$5 per month.

**Clubhouse/Meeting Room** – The subject will contain a meeting room and clubhouse. Comparables 2 and 5 are similar. Comparable 4 contains a clubhouse. Comparables 1 and 3 do not contain any of these features. As a result, Comparable 4 was adjusted upward \$5 per month, and Comparables 1 and 3 were adjusted upward \$10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment was deemed reasonable.

**Special Features** – The subject will not contain special features. Comparables 1, 4 and 5 are similar. Comparable 2 contains granite countertops. Comparable 3 contains stainless steel appliances and a fireplace in each unit. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up charge from the rent that would be charged if unit did not contain these features. The *2020 NMHC/Kingsley Apartment Resident Preferences Report* for Atlanta Georgia, the nearest metropolitan area, was consulted. According to the *2020 NMHC/Kingsley Apartment Resident Preferences Report*, residents in the metropolitan area indicated they would expect a renter to pay \$31.41 per month for refrigerators with premium finishes and \$35.64 per month for premium countertops. After considering all factors, a \$25 adjustment was applied for stainless steel appliances, and a \$25 adjustment was applied for the solid-surface countertops. Fireplaces are enhancements to the units, and tenants would expect to pay a premium fee if this amenity was included in the units. No complex in the market area shows a rent differential based on this particular item; however, an adjustment was considered appropriate. Therefore, a \$10 adjustment was selected for fireplaces. As a result, Comparable 2 was adjusted downward \$25 per month, and Comparable 3 was adjusted downward \$35 per month.

**Business Center/Neighborhood Network** – The subject will offer a service coordinator. All comparables contain a business center. The Resident Service Coordinator Program is offered to support and link residents with appropriate community-based services. The service coordinator provides information on and arranges support from local foodbanks and charities and information on local, state and federal resources. In addition, the service coordinator assists with set up of needed services, assists with home visits, assists with completing forms or contacting organizations for various needs, etc. These features are an enhancement to a facility as the support offered on-site helps residents who may be confused about what information is needed or where to go to gather that information. There is no market-based data available to determine an adjustment. However, the convenience of the service on-site is an enhancement to the facility. The salary for this position is funded by a HUD grant. As stated in Chapter 9, Section 9-12 C4 of the HUD Renewal Guide, the appraiser must value adjustments as directed in subparagraph 4a. That subparagraph states that “When comparing these projects with their comparables, appraiser may value to *availability* of any service regardless of funding source, but should recognize the value of the services *actually* provided only for the services that HUD/CA has authorized to be paid from rental income.” Therefore, only the *availability* of all the tenant services is accounted for in this adjustment. As a result, a \$10 upward adjustment was deemed reasonable. No complex in the market area shows a rent differential based on a business center; however, the added amenity is an enhancement. Apartments with this feature can command a higher rent in the market area. Therefore, business centers were valued at \$5 per month. As a result, all comparables were adjusted upward \$5 per month.



**Conclusion of Market Rents – As Complete**

The adjusted rents range from \$1,239 to \$1,324 for the one-bedroom comparison, and from \$1,420 to \$1,504 for the two-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **650 SF One-Bedroom Units** - **\$1,275**
- **850 SF Two-Bedroom Units** - **\$1,465**

The developer is proposing the affordable rents as follows:

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>							
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
1/1	16	650	30%	\$465	\$637	N/A	\$637
1/1	1	650	50%	\$775	\$775	N/A	\$775
1/1	23	650	60%	\$930	\$930	N/A	\$930
1/1	15	650	70%	\$1,085	\$1,085	N/A	\$1,085
2/1	1	850	50%	\$931	\$930	N/A	\$930
2/1	25	850	60%	\$1,117	\$1,116	N/A	\$1,116
2/1	15	850	70%	\$1,303	\$1,303	N/A	\$1,303

The developer is electing to use the income-average minimum set-aside option. The subject’s proposed rent/income designation level is 57.9 percent. The subject will be 100 percent LIHTC at 30, 50, 60 and 70 percent of the area median income. The subject’s proposed rents for the one-bedroom units set at 30 percent of the area median income exceeds the allowable maximum LIHTC rent. However, the property will contain Section 8 subsidies for these units. Therefore, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents. In addition, the subject will be a new construction development and will be in good condition. Due to the lack of newer conventional properties in the market area, it was necessary to utilize older construction developments in the rent analysis. Therefore, the proposed rents were considered achievable.



**Average Rents for Competing Properties and Rent Advantage**

There are five developments in the market area that were considered competitive/comparable with the proposed subject. Of these five comparables, one-bedroom rents range from \$513 to \$1,430 and two-bedroom rents range from \$588 to \$1,840. The average market rent for one-bedroom units in these developments is \$1,099. The average market rent for two-bedroom units in these developments is \$1,314.

Unit Type	% of AMI	Proposed Rent	Market Rent	\$ Rent Advantage	% Rent Advantage
1/1	30%	\$637	\$1,099	\$462	42.0%
1/1	50%	\$775	\$1,099	\$324	29.5%
1/1	60%	\$930	\$1,099	\$169	15.4%
1/1	70%	\$1,085	\$1,099	\$14	1.3%
2/1	50%	\$930	\$1,314	\$384	29.2%
2/1	60%	\$1,116	\$1,314	\$198	15.1%
2/1	70%	\$1,303	\$1,314	\$11	0.8%

The subject's one-bedroom rent advantage for units at 30% AMI is 42.0 percent ( $\$1,099 - \$637 = \$462 / \$1,099 = 42.0\%$ ). The subject's one-bedroom rent advantage for units at 50% AMI is 29.5 percent ( $\$1,099 - \$775 = \$324 / \$1,099 = 29.5\%$ ). The subject's one-bedroom rent advantage for units at 60% AMI is 15.4 percent ( $\$1,099 - \$930 = \$169 / \$1,099 = 15.4\%$ ). The subject's one-bedroom rent advantage for units at 70% AMI is 1.3 percent ( $\$1,099 - \$1,085 = \$14 / \$1,099 = 1.3\%$ ).

The subject's two-bedroom rent advantage for units at 50% AMI is 29.2 percent ( $\$1,314 - \$930 = \$384 / \$1,314 = 29.2\%$ ). The subject's two-bedroom rent advantage for units at 60% AMI is 15.1 percent ( $\$1,314 - \$1,116 = \$198 / \$1,314 = 15.1\%$ ). The subject's two-bedroom rent advantage for units at 70% AMI is 0.8 percent ( $\$1,314 - \$1,303 = \$11 / \$1,314 = 0.8\%$ ).



## Housing Profile

### Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s. The market-rate complexes were built between 1986 and 2007. The restricted apartment complexes were built between 1975 and 2000. The market area's rental units have high occupancy rates.

### Housing Inventory

From 2005 through March 2020, permit-issuing jurisdictions in Douglasville authorized the construction of 2,614 new single-family and multifamily dwelling units. Multifamily units comprise 11.7 percent of the total construction activity.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	386	0	386
2006	514	0	514
2007	262	0	262
2008	82	306	388
2009	23	0	23
2010	14	0	14
2011	11	0	11
2012	56	0	56
2013	81	0	81
2014	44	0	44
2015	55	0	55
2016	154	0	154
2017	177	0	177
2018	172	0	172
2019	220	0	220
2020*	57	0	57
<b>TOTAL</b>	<b>2,308</b>	<b>306</b>	<b>2,614</b>

\*Preliminary Numbers through March 2020

Source: SOCDS

### Projects Under Construction

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

### Planned Projects

According to Douglas County, there are no planned developments in the market area that will directly compete with the subject.



### Age of Rental Units

Rental housing construction in the market area peaked during the 1990s and decreased significantly after 2005.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	383	3.0%
2000-2004	3,282	25.7%
1990-1999	2,726	21.3%
1980-1989	2,535	19.9%
1970-1979	2,066	16.2%
1960-1969	903	7.1%
1950-1959	350	2.7%
1940-1949	261	2.0%
1939 or earlier	264	2.1%
<b>TOTAL</b>	<b>12,770</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Unit Condition

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

### Bedroom Distribution

In 2010, 1.5 percent of the market area's rental units were efficiency units; 20.1 were one-bedroom units, and 36.3 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 42.2 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	191	1.5%
One-Bedrooms	2,563	20.1%
Two-Bedrooms	4,630	36.3%
Three-Bedrooms	4,125	32.3%
Four-Bedrooms	1,087	8.5%
Five or More Bedrooms	174	1.4%
<b>TOTAL</b>	<b>12,770</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the first quarter 2020 were 6.6 percent for rental housing and 1.1 percent for homeowner housing. The rental vacancy rate of 6.6 percent was 0.4 percentage points lower than the rate in the first quarter 2019 (7.0 percent), but not statistically different from the fourth quarter 2019 (6.4 percent). The homeowner vacancy rate of 1.1 percent was 0.3 percentage points lower than the rate in the first quarter 2019 (1.4 percent) and the rate in the fourth quarter 2019 (1.4 percent).

The first quarter 2020 rental vacancy rate was highest outside Metropolitan Statistical Areas (9.2 percent), which was higher than the rate in the suburbs (6.1 percent), and the rate in principal cities (6.3 percent). The rental vacancy rate in principal cities was not statistically different from the rate in the



suburbs. The rental vacancy rate inside principal cities was lower than first quarter 2019, while the rates in the suburbs and outside MSAs were not statistically different from the first quarter 2019 rates.

The first quarter 2020 rental vacancy rate was highest in the South (8.5 percent) followed by the Midwest (7.1 percent), the Northeast (5.5 percent), and the West (4.1 percent). The rental vacancy rate in the South was lower than the first quarter 2019 rate, while the rental vacancy rates for the Midwest, Northeast, and West were not statistically different from the first quarter 2019 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	1st Quarter 2020	1st Quarter 2019	% of 2020 Rate	% of Difference
United States	6.6%	7.0%	0.2%	0.3%
Inside MSAs	6.2%	6.6%	0.3%	0.3%
Outside MSAs	9.2%	10.0%	0.9%	1.1%
In Principal Cities	6.3%	6.9%	0.4%	0.5%
Not In Principal Cities	6.1%	6.2%	0.4%	0.5%
1st QUARTER 2020 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.5%	7.1%	8.5%	4.1%	

Source: U.S. Census Bureau

### Lease Terms and Concessions

The typical lease term is 12 months. The subject will not offer any concessions. There are no comparables currently offering concessions.

### Turnover Rates

An estimated turnover rate of 30.6 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Carrington Point Apartments	29.0%
Brook Valley Apartments	29.0%
Park West Apartments	41.0%
Brighton Manor Townhome Apartments	35.0%
Parkwood Village Apartments	34.0%
Alpha A. Fowler Community	25.0%
Millwood Park Apartments	21.0%
<b>Average Annual Turnover</b>	<b>30.6%</b>

### Likely Impact of Proposed Development on Rental Occupancy Rates

The proposed subject will be a Section 8 and LIHTC elderly person development set at 30, 50, 60 and 70 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy and the majority of the affordable developments maintain lengthy waiting lists. The subject will be a new construction; therefore, it will be considerably superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for elderly persons. Therefore, the construction of the proposed development will not negatively impact on the vacancy rate or rental rates in the market area.



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### Foreclosure/Abandoned/Vacant Housing

According to [www.realtytrac.com](http://www.realtytrac.com), there are currently 61 properties for sale that are in some stage of foreclosure within the subject's zip code. In April 2020, the number of properties that received a foreclosure filing in zip code 30135 was 89 percent lower than the previous month and 83 percent lower than the same time last year. The zip code's foreclosure rate is less than 0.01 percent, while the City of Douglasville's foreclosure rate is less than 0.01 percent. Both are similar to the state's foreclosure rate which is also less than 0.01 percent. Therefore, it appears that the foreclosure rate in the area is declining. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

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### Primary Housing Voids

There are no significant housing voids in the market area. There is sufficient demand for the proposed housing in the market area as can be seen in the demand portion of this report.

## ABSORPTION & STABILIZATION RATES



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### Absorption Rates

The subject is a proposed Section 8 and LIHTC elderly development that will contain 96 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the demand for elderly units within the market. The absorption level is typically based on the most recent multifamily developments. However, the analyst was unable to find any new constructions in the market area. Therefore, it was necessary to base absorption projections primarily on discussions with local leasing agents and the analyst experience. In addition, the market area's overall occupancy rate (95.9%), the average annual turnover rate (30.6%) and the lengthy waiting lists of the competitive elderly properties were also considered. Based on these factors, it is estimated that a 93 percent occupancy level can be achieved in six months. Interviews with local apartment managers substantiate the absorption rate. It is believed that the proposed Section 8 and LIHTC elderly development will absorb 16 to 18 units per month; therefore, it will reach a stable occupancy rate within six months.

## INTERVIEWS



## Local Interviews

### Housing Interview

The Georgia Department of Community Affairs handles voucher distribution for Douglas County. According to David Samloff, Director of Operations with the Georgia Department of Community Affairs, the agency receives 17,154 vouchers for 149 different counties. The vouchers are not specifically set for certain counties, and the agency has over 3,000 vouchers currently available. He stated that the agency has a waiting list of over 20,000 applicants. Mr. Samloff indicated that the current housing stock is insufficient to meet the existing affordable housing needs, and he further indicated that all unit types are needed. The telephone number for Mr. Samloff is 770-806-5030.

### Douglas County Economic Development Authority

According Michelle Crist, Executive Assistant with the Douglas County Economic Development Authority, there have been some new and expanding businesses in the county.

- Stitch Fix announced on July 12, 2019, that the company will open a new distribution center in Lithia Springs, creating over 900 new jobs in the next few years.
- A new bowling alley named Southern Lanes opened August 2019, creating approximately 25 new jobs.
- CyrusOne invested more than \$200 million into a new Data Center campus in Douglasville. The project is expected to take seven years and generate more than \$600 million in investments. Once completed, the project will add 38 new jobs.
- Google recently completed its \$300 million expansion in Douglas County, adding 25 jobs to its current 350 staff.
- Greystone Co-Op announced in 2019 that the company will open a new service center in Douglas County and add 10 employees.
- Switch, a data center operator, recently invested \$2.5 billion into a data center campus with over one million square feet located in Douglas County. The new campus will employ 65 people.
- Tigris Fulfillment Center Partners, LLC, a kitchen and bath master distribution center company, is investing \$700,000 in machinery and equipment and will create 50-75 new jobs in the next five years.
- In 2017, Southwire began construction on a 400,000 square-foot facility. The company is investing \$20 million into the new facility and is expected to add 60 new jobs to the area.
- Z Gallerie, a premier lifestyle brand in fashion, announced it will add 115 new jobs and invest \$3.7 million in a new distribution center in Douglas County.

Furthermore, she stated the area also has several projects that have been recently completed or are under construction to attract and retain businesses, such as the Northside Study/Housing Study (North Side Redevelopment Plan). This plan is directed towards the area just north of Downtown Douglasville, referred to by locals as the "North Side". This neighborhood is a collection of older homes, houses of worship and schools intermixed with newer large suburban subdivisions. In recent years, Downtown Douglasville's renewed commercial momentum and the rerouting of State Highway 92 have created new possibilities for this community. The North Side Redevelopment Plan presents the next steps toward the stabilization and revitalization of the North Side. Another project is the Old Mill Site, which is aimed to restore and beautify the historic site and surrounding neighborhood. The city also plans to add a new City of Douglasville Wellness Center, which is just now in the beginning stages of development. The wellness center will assist seniors and low-income families with numerous social services. She also noted the city offers several grants and low interest loans to help small businesses. She noted that she was not aware of any current negative economic impacts from COVID-19. The phone number for the Douglas County Economic Development Authority is 678-838-3665.

## CONCLUSIONS AND RECOMMENDATIONS



### Project Evaluation

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

### Site Evaluation

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

### Economic and Demographic Profile

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

In 2000, this geographic market area contained an estimated population of 92,174. By 2010, population in this market area had increased by 43.6 percent to 132,403. In 2020, the population in this market area increased by 11.7 percent to 147,923. It is projected that between 2020 and 2022, population in the market area will increase 2.3 percent to 151,296. It is projected that between 2022 and 2025, population in the market area will increase 3.3 percent to 156,356.

In 2010, this geographic market area contained an estimated elderly person population of 14,732. By 2020, this population increased 57.6 percent to 23,219. It is estimated that the market area will increase to 28,897, or by 24.5 percent, by 2025 in the same age group.

Between 2000 and 2010, the market area gained 1,375 households per year. The market area gained an additional 526 households between 2010 and 2020 and an additional 866 households per year between 2020 and 2022. The market area is projected to continue to gain households through 2025. The percentage of owner-occupied households in the market area is higher than the percentage of renter-occupied households. These percentages are projected to remain stable through 2025.

In 2020, this geographic market area contained 13,474 elderly person households. Of the total 13,474 elderly person households, 2,521, or 18.7 percent, are renter households. The market area is expected to gain an additional 483 elderly person households. The market area is expected to gain an additional 120 elderly persons renter households.

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

Employment in the City of Douglasville has been increasing 1.7 percent per year since 2005. Employment in Douglas County has been increasing an average of 1.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.7 percent per year since 2005. The unemployment rate for the City of Douglasville has fluctuated from 3.5 percent to 11.2 percent since 2005. These fluctuations are similar to the unemployment rates for Douglas County and the State of Georgia.

An ongoing worldwide pandemic called COVID-19 is wreaking havoc on the economy of much of the United States. The first case of COVID-19 was diagnosed in the United States on January 21, 2020, in the State of Washington. Since that date, COVID-19 spread rapidly throughout the U.S. On March 19, 2020, the government advised against gatherings of more than 10 people. Additionally, state and local authorities have made the decision to prohibit large-scale gatherings. Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel,



work and shop away from their homes. These measures have had a significant impact on the economic conditions in cities and counties throughout the country.

Georgia's Governor Brian Kemp issued a "stay at home" order on April 2, 2020. The order applies to all Georgia residents and visitors and was effective until April 30, 2020. On April 24<sup>th</sup>, the governor announced that businesses such as gyms, fitness centers, bowling alleys, body art studios, barbers, cosmetologists, hair designers, nail care artists, estheticians and their schools and massage therapists could begin reopening. The businesses are all held to specific restriction including adherence to the minimal basic operations, social distancing and regular sanitation. According to the Georgia Department of Public Health, the State of Georgia has had 38,624 confirmed cases of COVID-19 around the state, 439 of which were in Douglas County. Therefore, Douglas County contains approximately 0.01 percent of all positive cases. Of the 439 confirmed cases, there have been 18 deaths. The City of Douglasville is working to address the COVID-19 public health challenges together with local, state, and federal partners. According to the city's website, the city is encouraging local small businesses and restaurants to remain open rather than close and offer take-out, curbside or delivery options and gift cards to use now or later.

In addition, according to Michelle Crist, Executive Assistant with the Douglas County Economic Development Authority, there have been some new and expanding businesses in the county. Furthermore, she stated the area also has several projects that have been recently completed or are under construction to attract and retain businesses, such as the Northside Study/Housing Study (North Side Redevelopment Plan). This plan is directed towards the area just north of Downtown Douglasville, referred to by locals as the "North Side". This neighborhood is a collection of older homes, houses of worship and schools intermixed with newer large suburban subdivisions. In recent years, Downtown Douglasville's renewed commercial momentum and the rerouting of State Highway 92 have created new possibilities for this community. The North Side Redevelopment Plan presents the next steps toward the stabilization and revitalization of the North Side. Another project is the Old Mill Site, which is aimed to restore and beautify the historic site and surrounding neighborhood. The city also plans to add a new City of Douglasville Wellness Center, which is just now in the beginning stages of development. The wellness center will assist seniors and low-income families with numerous social services. She also noted the city offers several grants and low interest loans to help small businesses. She noted that she was not aware of any current negative economic impacts from COVID-19.

There have been six WARN notices for the county in the past three years. The majority of the WARN notices are temporary layoffs due to the impact of COVID-19. Therefore, it is believed that the economy of Douglasville will remain stable.

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
Cahaba	Douglasville	27	1/28/2018
Clean Break Cleaning Company	Douglasville	4	8/3/2018
The Finish Line, Inc.	Douglasville	28	4/12/2020 (COVID-19)
Vison Works (Douglasville)	Douglasville	12	4/4/2020 (COVID-19)
Bloomin Brands (Outback 1120)	Douglasville	98	3/15/2020 (COVID-19)
Bloomin Brands (Carrabbas 6116)	Douglasville	51	3/15/2020 (COVID-19)
<b>Total:</b>		<b>220</b>	

Source: Georgia Department of Labor

Currently, the effects of COVID-19 appear to be minor as expansion projects are still-ongoing or are still proposed. Therefore, it is anticipated that the economic growth within the city will remain stable. Therefore, there are no anticipated changes in the economic growth of the market area.



### Existing Housing

There were a total of 16 confirmed apartment complexes in the market area. There were 110 vacant units at the time of the survey out of 2,668 surveyed, for an overall vacancy rate of 4.1 percent. However, Douglas Village Apartments is under renovation; therefore, the property has a higher than normal vacancy rate. Without considering this property, the overall vacancy rate would be 3.1 percent. Of the surveyed restricted comparables, there are only two restricted senior developments which will compete directly with the proposed subject's units. Highland Park Senior Village Apartments is a senior LIHTC development set at 50 and 60 percent of the area median income. The property contains one- and two-bedroom units and is 100 percent occupied. Furthermore, the property maintains a waiting list of more than 250 applicants. Alpha A. Fowler Community is a senior Section 8 development. The property contains one- and two-bedroom units and is 100 percent occupied. In addition, the property maintains a waiting list with 805 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area.

### Adjusted Market Rental Rates

Market rent grids were completed for the subject. The subject's proposed rents are below the achievable unrestricted market rents determined on the rent grids. Furthermore, the proposed rents for the subject's units set at 50, 60 and 70 percent of the area median income are in line with or below the maximum allowable LIHTC rents. The subject's proposed rent for the one-bedroom units set at 30 percent of the area median income exceed the maximum allowable LIHTC rents. However, the subject's one-bedroom units at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of their income towards rent. In addition, the subject will be a new construction development and will be in good condition. Due to the lack of newer conventional properties in the market area, it was necessary to utilize older construction developments in the rent analysis. Therefore, the proposed rents were considered achievable.

### Project-Specific Affordability and Demand Analysis - Renter Households

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each proposed Section 8 and LIHTC elderly unit. The following table lists the number of elderly households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All LIHTC Unit Types (All)	\$775	\$23,250	\$46,340	27.1%	682
All Unit Types (50%)	\$775	\$23,250	\$33,100	11.2%	282
All Unit Types (60%)	\$930	\$27,900	\$39,720	15.5%	391
All Unit Types (70%)	\$1,085	\$32,550	\$46,340	16.6%	419
1 BR (All)	\$465	\$13,950	\$46,340	41.5%	821
1 BR (30%)	\$465	\$13,950	\$19,860	32.9%	650
1 BR (50%)	\$775	\$23,250	\$33,100	10.9%	214
1 BR (60%)	\$930	\$27,900	\$39,720	13.5%	266
1 BR (70%)	\$1,085	\$32,550	\$46,340	15.2%	300
2 BR (All)	\$930	\$27,900	\$46,340	28.8%	251
2 BR (50%)	\$930	\$27,900	\$33,100	9.4%	82
2 BR (60%)	\$1,116	\$33,480	\$39,720	12.5%	109
2 BR (70%)	\$1,303	\$39,090	\$46,340	7.4%	64



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

AMI	Unit Type	Income Limits	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
50% AMI	1 BR	\$23,250-\$33,100	1	630	0	630	0.2%	\$1,099	N/A	\$775
50% AMI	2 BR	\$27,900-\$33,100	1	436	0	436	0.2%	\$1,314	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	23	153	0	153	15.0%	\$1,099	N/A	\$930
60% AMI	2 BR	\$33,480-\$39,720	25	106	0	106	23.6%	\$1,314	N/A	\$1,116
70% AMI	1 BR	\$32,550-\$46,340	15	102	0	102	14.8%	\$1,099	N/A	\$1,085
70% AMI	2 BR	\$39,090-\$46,340	15	70	0	70	21.3%	\$1,314	N/A	\$1,303
Bedroom Overall	1 BR	\$23,250-\$46,340	39	267	0	267	14.6%	\$1,099	N/A	\$775-\$1,085
	2 BR	\$27,900-\$46,340	41	185	0	185	22.2%	\$1,314	N/A	\$930-\$1,303
TOTAL for Project	50% AMI	\$23,250-\$33,100	2	1,066	0	1,066	0.2%	\$1,099-\$1,314	N/A	\$775-\$930
	60% AMI	\$27,900-\$39,720	48	259	0	259	18.5%	\$1,099-\$1,314	N/A	\$930-\$1,116
	70% AMI	\$33,480-\$46,340	30	172	0	172	17.4%	\$1,099-\$1,314	N/A	\$1,085-\$1,303
	All	\$23,250-\$46,340	80	452	0	452	17.7%	\$1,099-\$1,314	N/A	\$930-\$1,303

Per the Georgia QAP, capture rates must be 30 percent or less for all one-bedroom units, and capture rates must be 30 percent or less for all two-bedroom units. Furthermore, the overall capture rate for all units shall not exceed 30 percent, and capture rates for each bedroom type within each AMI market segment shall not exceed 60 percent.

The subject is a proposed Section 8 and LIHTC property that is applying for tax credits at 30, 50, 60 and 70 percent of the area median income. In addition, the proposed 16 one-bedroom units set at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 17.7 percent of all elderly person households in the market area for all units, which is considered good. The capture rates are below the maximum allowable capture rate thresholds. In addition, there appears to be a shortage of affordable elderly person developments, and the affordable senior developments maintain lengthy waiting lists. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent will be competitive in the market area. Therefore, it is believed the subject will be a great asset to the area and will be viable in the market area.

**Project-Specific Affordability and Demand Analysis – Renter and Owner Households**

Per the request of the developer, a capture rate analysis that considers both renter and owner households was also calculated.

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each proposed Section 8 and LIHTC elderly unit. The following table lists the number of elderly households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER & OWNER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$775	\$23,250	\$46,340	25.0%	3,362
All Unit Types (50%)	\$775	\$23,250	\$33,100	10.4%	1,395
All Unit Types (60%)	\$930	\$27,900	\$39,720	13.2%	1,785
All Unit Types (70%)	\$1,085	\$32,550	\$46,340	15.2%	2,052
1 BR (All)	\$775	\$23,250	\$46,340	26.8%	2,827
1 BR (50%)	\$775	\$23,250	\$33,100	11.4%	1,200
1 BR (60%)	\$930	\$27,900	\$39,720	14.1%	1,492
1 BR (70%)	\$1,085	\$32,550	\$46,340	16.1%	1,696
2 BR (All)	\$930	\$27,900	\$46,340	21.7%	1,650
2 BR (50%)	\$930	\$27,900	\$33,100	5.8%	437
2 BR (60%)	\$1,116	\$33,480	\$39,720	8.0%	609
2 BR (70%)	\$1,303	\$39,090	\$46,340	8.3%	628



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

AMI	Unit Type	Income Units	# Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
50% AMI	1 BR	\$23,250-\$33,100	1	641	0	641	0.2%	\$1,099	N/A	\$775
50% AMI	2 BR	\$23,250-\$33,100	1	443	0	443	0.2%	\$1,314	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	23	296	0	296	7.8%	\$1,099	N/A	\$930
60% AMI	2 BR	\$33,480-\$39,720	25	205	0	205	12.2%	\$1,314	N/A	\$1,116
70% AMI	1 BR	\$32,550-\$46,340	15	195	0	195	7.7%	\$1,099	N/A	\$1,085
70% AMI	2 BR	\$39,090-\$46,340	15	135	0	135	11.1%	\$1,314	N/A	\$1,303
Bedroom Overall	1 BR	\$27,900-\$46,340	39	371	0	371	10.5%	\$1,099	N/A	\$775-\$1,085
	2 BR	\$33,480-\$46,340	40	257	0	257	15.6%	\$1,314	N/A	\$930-\$1,303
TOTAL for Project	50% AMI	\$23,250-\$33,100	2	1,084	0	1,084	0.2%	\$1,099-\$1,314	N/A	\$775-\$930
	60% AMI	\$27,900-\$39,720	48	502	0	502	9.6%	\$1,099-\$1,314	N/A	\$930-\$1,116
	70% AMI	\$33,480-\$46,340	30	330	0	330	9.1%	\$1,099-\$1,314	N/A	\$1,085-\$1,303
	All	\$27,900-\$46,340	80	628	0	628	12.7%	\$1,099-\$1,314	N/A	\$930-\$1,303

The subject is a proposed Section 8 and LIHTC property that is applying for tax credits at 30, 50, 60 and 70 percent of the area median income. In addition, the proposed 16 one-bedroom units set at 30 percent of the area median income will contain Section 8 subsidies. Therefore, tenants in these units will never be required to pay more than 30 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 12.7 percent of all elderly person households in the market area. In addition, there appears to be a shortage of affordable elderly person developments and the affordable senior developments maintain lengthy waiting lists. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent will be competitive in the market area. Therefore, it is believed the subject will be a great asset to the area and will be viable in the market area.

#### Absorption Rates

The subject is a proposed Section 8 and LIHTC elderly development that will contain 96 one- and two-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the demand for elderly units within the market. The absorption level is typically based on the most recent multifamily developments. However, the analyst was unable to find any new constructions in the market area. Therefore, it was necessary to base absorption projections primarily on discussions with local leasing agents and the analyst experience. In addition, the market area's overall occupancy rate (95.9%), the average annual turnover rate (30.6%) and the lengthy waiting lists of the competitive elderly properties were also considered. Based on these factors, it is estimated that a 93 percent occupancy level can be achieved in six months. Interviews with local apartment managers substantiate the absorption rate. It is believed that the proposed Section 8 and LIHTC elderly development will absorb 16 to 18 units per month; therefore, it will reach a stable occupancy rate within six months.

#### Conclusion

The proposed subject will be a Section 8 and LIHTC elderly person development set at 30, 50, 60 and 70 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy, and the majority of the affordable developments maintain lengthy waiting lists. The subject will be a new construction; therefore, it will be considerably superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for elderly persons. Therefore, it is believed that the subject will be a great asset to the area and will be a viable development.



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#### Data Sources

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



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**SIGNED STATEMENT REQUIREMENTS**

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 rehabilitated units. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied up by DCA as a true assessment of the low-income housing rental market.

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

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

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

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Samuel T. Gill  
Market Analyst

**ADDENDUM A – NCHMA INDEX**

## NCHMA Market Study Index

**Introduction:** Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
<b>Executive Summary</b>		
1	Executive Summary	10-15
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4	Utilities (and utility sources) included in rent	19
5	Target market/population description	18
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7	Date of construction/preliminary completion	20
8	If rehabilitation, scope of work, existing rents, and existing vacancies	18-20
<b>Location</b>		
9	Concise description of the site and adjacent parcels	22
10	Site photos/maps	25-46
11	Map of community services	54-65
12	Site evaluation/neighborhood including visibility, accessibility, and crime	22-24
<b>Market Area</b>		
13	PMA description	69-70
14	PMA Map	71
<b>Employment and Economy</b>		
15	At-Place employment trends	83-85
16	Employment by sector	86
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19	Recent or planned employment expansions/reductions	89
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20	Population and household estimates and projections	73-78
21	Area building permits	156
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23	For senior or special needs projects, provide data specific to target market	N/A

## NCHMA Market Study Index

**Introduction:** Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Page Number(s)
<b>Competitive Environment</b>		
24	Comparable property profiles and photos	100-135
25	Map of comparable properties	139-140
26	Existing rental housing evaluation including vacancy and rents	100-135
27	Comparison of subject property to comparable properties	142-143
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	N/A
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**ADDENDUM B – MARKET STUDY TERMINOLOGY**

**Absorption Period**

The period of time necessary for a newly constructed or renovated property to achieve the Stabilized Level of Occupancy. The Absorption Period begins when the first certificate of occupancy is issued and ends when the last unit to reach the Stabilized Level of Occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.

**Absorption Rate**

The average number of units rented each month during the Absorption Period.

**Acceptable Rent Burden**

The rent-to-income ratio used to qualify tenants for both income restricted and non-income restricted units. The Acceptable Rent Burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.

**Affordable Housing**

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

**Amenity**

Tangible or intangible benefits offered to a tenant at no fee, typically on-site recreational facilities or planned programs, services and activities.

**Annual Demand**

The total estimated demand present in the market in any one year for the type of units proposed.

**Area Median Income (AMI)**

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

**Assisted Housing**

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

**Attached Housing**

Two or more dwelling units connected with party walls (e.g. townhouses or flats).

**Basic Rent**

The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223 (d)(3) Below Market Interest Rate Program. The Basic Rent is calculated on the rent as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

**Below Market Interest Rate Program (BMIR)**

Program targeted to renters with income not exceeding 80 percent of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.

**Capture Rate**

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

**Census Tract**

A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.

**Central Business District (CBD)**

The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.

**Community Development Corporation (CDC)**

Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.

**Comparable Property**

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

**Competitive Property**

A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.

**Concession**

Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specified lease term or for free amenities which are normally charged separately (i.e. washer/dryer, parking).

**Condominium**

A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

**Contract Rent**

1. The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenants, to the owner, inclusive of all terms of the lease (HUD & RD).
2. The monthly rent agreed to between a tenant and a landlord (Census).

**Demand**

The total number of households in a defined market area that would potentially move into proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.

**Difficult Development Area (DDA)**

An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

**Detached Housing**

A freestanding dwelling unit, typically single-family, situated on its own lot.

**Effective Rents**

Contract Rent less concessions.

**Elderly or Senior Housing**

Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80 percent of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

**Extremely Low Income**

Person or household with income below 30 percent of Area Median Income adjusted for household size.

**Fair Market Rent (FMR)**

The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40 percent of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50<sup>th</sup> percentile of rents.

**Garden Apartments**

Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around the buildings, and on-site parking.

**Gross Rent**

The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.

**High-rise**

A residential building having more than ten stories.

**Household**

One or more people who occupy a housing unit as their usual place of residence.

**Household Trends**

Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation) and in average household size.

**Housing Unit**

House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

**Housing Choice Voucher (Section 8 Program)**

Federal rent subsidy program under Section 8 of the U.S. Housing Act which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30 percent of adjusted income (or 10 percent of gross income, whichever is greater). In cases where 30 percent of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

**Housing Finance Agency (HFA)**

State or local agencies responsible for financing housing and administering Assisted Housing programs.

**HUD Section 8 Program**

Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants adjusted income.

**HUD Section 202 Program**

Federal program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30 percent of tenant income.

**HUD Section 811 Program**

Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

**HUD Section 236 Program**

Federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80 percent of area median income who pay rent equal to the greater of Basic Rent of 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.

**Income Band**

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

**Income Limits**

Maximum household income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30, 50, 60 or 80 percent of AMI. HUD publishes Income Limits each year for 30 percent median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.

**Infrastructure**

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

**Low Income**

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

**Low Income Housing Tax Credit**

A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built by restricted for occupancy to households earning 60 percent or less of Area Median Income, and that the rents on these units be restricted accordingly.

**Low Rise Building**

A building with one to three stories.

**Market Advantage**

The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.

**Market Analysis**

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

**Market Area or Primary Market Area**

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

**Market Demand**

The total number of households in a defined market area that would potentially move into new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining demand.

**Market Rent**

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

**Market Study**

A comprehensive review of the housing market in a defined market area. A market study can be used to determine the demand for specific proposed development or to examine the overall condition of an area's housing market. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. At a minimum, market studies include a review of location, economic conditions, demographics, and existing and proposed housing stock.

**Marketability**

The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.

**Market Vacancy Rate – Physical**

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

**Market Vacancy Rate – Economic**

Percentage of rent loss due to concessions and vacancies.

**Metropolitan Statistical Area (MSA)**

A geographic entity defined by the federal Office of Management and Budget, for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.

**Mid-rise**

A building with four to ten stories.

**Mixed Income Property**

An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more Income Limits (i.e. Low Income Tax Credit property with income limits of 30, 50 and 60 percent).

**Mobility**

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

**Moderate Income**

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

**Move-up Demand**

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

**Multifamily**

Structures that contain more than two or more housing units.

**Neighborhood**

An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.

**Net Rent (also referred to as Contract or Lease Rent)**

Gross Rent less Tenant Paid Utilities.

**Penetration Rate**

The percentage of age and income qualified renter households in the Primary Market Area that live in all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. See Capture Rate for property specific rate.

**Pent-up Demand**

A market in which there is a scarcity of supply and vacancy rates are very low.

**Population Trends**

Changes in population levels for a particular area over a specific period of time – which is a function of the levels of births, deaths, and net migration.

**Primary Market Area**

See Market Area

**Programmatic Rents**

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

**Project Based Rent Assistance**

Rental assistance from a federal, state or local program that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

**Public Housing or Low Income Conventional Public Housing**

HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low Income Households with rent based on the same formula used for HUD Section 8 assistance.

**Qualified Census Tract (QCT)**

Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50 percent of households have an income less than 60 percent of Area Median Income or where the poverty rate is at least 25 percent. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

**Rural Development (RD) Market Rent**

A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD property.

**Rural Development (RD) Program**

Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent, whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.

**Redevelopment**

The redesign or rehabilitation of existing properties.

**Rent Burden**

Gross rent divided by gross monthly household income.

**Rent Burdened Households**

Households with Rent Burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

**Restricted Rent**

The rent charged under the restrictions of a specific housing program or subsidy.

**Saturation**

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

**Secondary Market Area**

The portion of a market area that supplies additional support to an apartment property beyond that provided by the Primary Market Area.

**Single-Family Housing**

A dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

**Special Needs Population**

Specific market niche that is typically not catered to in a conventional apartment property. This population should exhibit certain criteria, which can be well defined, in order, for example, to assess the need and demand from this source. Examples of special needs populations include: substance abusers, visually impaired person or persons with mobility limitations.

**Stabilized Level of Occupancy**

The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.

**State Data Center (SDC)**

A state agency or university facility identified by the governor of each state to participate in the Census Bureau's cooperative network for the dissemination of the census data.

**Subsidy**

Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's Contract Rent and the amount paid by the tenant toward rent.

**Substandard Conditions**

Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

**Target Income Band**

The Income Band from which the subject property will draw tenants.

**Target Population**

Market niche a development will appeal or cater to. State agencies often use Target Population to refer to various income set asides, elderly v. family, etc.

**Tenant**

One who rents real property from another.

**Tenant Paid Utilities**

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

**Tenure**

The distinction between owner-occupied and renter-occupied housing units.

**Townhouse (or Row House)**

Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

**Turnover**

1. An estimate of the number of housing units in a Market Area as a percentage of total housing units in the Market Area that will likely change occupants in any one year. See Vacancy Period.
2. **Turnover Period** – The percent of occupants in a given apartment complex that move in one year.

**Unmet Housing Need**

New units required in the Market Area to accommodate household growth, homeless households, and housing in substandard conditions.

**Unrestricted Rents**

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

**Vacancy Period**

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

**Vacancy Rate – Economic**

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

**Vacancy Rate – Physical**

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

**Very Low Income**

Person or household whose gross household income does not exceed 50 percent of Area Median Income adjusted for household size.

**Zoning**

Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

**ADDENDUM C – SUBJECT DATA**

**Contractor's and/or Mortgagor's  
Cost Breakdown**

U.S. Department of Housing and  
Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB No. 2502-0044 (exp.12/31/2018)

**Schedules of Values**

Public reporting burden for this collection of information is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB Control Number.

Section 207 of the National Housing Act (Section 126 of the Housing Act of 1954, Public Law 560, 12 U.S.C., 1715r), authorizes the collection of this information. The information is required for a general contractor when an identity of interest exists between the general contractor and the mortgagor or when the mortgagor is a non-profit entity and a cost plus contract has been used. The information is used by HUD to facilitate the advances of mortgage proceeds and their monitoring.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurances of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

Date August 6, 2019	Sponsor National Church Residences
Project No.	Building Identification
Name of Project Douglasville Senior Apartments	Location Douglasville, GA

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost	Trade Description
1	3	Concrete	\$641,250	slab, foundation, gypcrete
2	4	Masonry	\$460,256	brick and CMU
3	5	Metals	\$77,250	structural steel, stairs, handrails, awnings
4	6	Rough Carpentry	\$1,910,500	Framing
5	6	Finish Carpentry	\$511,050	Siding
6	7	Waterproofing	\$21,442	
7	7	Insulation	\$99,582	
8	7	Roofing	\$256,797	roofing and gutters
9	7	Sheet Metal		
10	8	Doors	\$853,200	doors and hardware
11	8	Windows	\$162,640	
12	8	Glass		
13	9	Lath and Plaster		
14	9	Drywall	\$666,700	
15	9	Tile Work		
16	9	Acoustical		
17	9	Wood Flooring		
18	9	Resilient Flooring	\$300,000	Resilient flooring and carpet
19	9	Painting and Decorating	\$248,250	
20	10	Specialties	\$70,000	Shower doors and signage
21	11	Special Equipment	\$40,000	Trash chute
22	11	Cabinets	\$421,500	
23	11	Appliances	\$260,400	
24	12	Blinds and Shades, Artwork		
25	12	Carpets		
26	13	Special Construction		
27	14	Elevators	\$250,000	
28	15	Plumbing and Hot Water	\$1,081,000	Plumbing and fire sprinkler
29	15	Heat and Ventilation	\$637,000	HVAC
30	15	Air Conditioning		
31	16	Electrical	\$938,670	
32		<b>Subtotal (Structures)</b>	<b>\$9,967,487</b>	
33		Accessory Structures		
34		<b>Total (Lines 32 and 33)</b>	<b>\$9,967,487</b>	

Line	Div.	Trade Item	Cost	Trade Description			
35	2	Earth Work					
36	2	Site Utilities	\$964,400	Grading and site utilities			
37	2	Roads and Walks	\$243,680				
38	2	Site Improvements	\$109,900				
39	2	Lawns and Planting	\$108,000				
40	2	Unusual Site Condition	\$1,155,980				
41		<b>Total Land Improvements</b>		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)	
42		<b>Total Struct. &amp; Land Imprvts.</b>	\$11,123,467	Description	Est. Cost	Description	Est. Cost
43	1	General Requirements	\$667,408				
44		<b>Subtotal (Lines 42 and 43)</b>	\$11,790,875				
45		Builder's Overhead	\$117,909				
46		Builder's Profit	\$667,408	<b>Total \$</b>			
47		<b>Subtotal (Lines 44 thru 46)</b>	\$12,576,192	Other Fees		<b>Total \$</b>	
48						Demolition (costs not included in trade item breakdown)	
49		Other Fees				Description	Est. Cost
50		Bond Premium	\$140,000				
51		<b>Total for All Improvements</b>	\$12,716,192				
52		Builder's Profit Paid by Means Other Than Cash					
53		<b>Total for All Improvements Less Line 52</b>	\$12,716,192	<b>Total \$</b>		<b>Total \$</b>	

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Mortgagor	National Church Residences		By		Date	
Contractor	Foley Design		By	U. Jolley	Date	8/8/2019
FHA (Processing Analyst)	Date		FHA (Chief, Cost Branch or Cost Analyst)	Date		
FHA (Chief Underwriter)			Date			

**Instructions for Completing Form HUD-2328**

This form is prepared by the contractor and/or mortgagor as a requirement for the issuance of a firm commitment. The firm replacement cost of the project also serves as a basis for the disbursement of dollar amounts when insured advances are requested. A detailed breakdown of trade items is provided along with spaces to enter dollar amounts and trade descriptions.

A separate form is prepared through line 32 for each **structure type**. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 **only**.

**Date**—Date form was prepared.

**Sponsor**—Name of sponsor or sponsoring organization.

**Project No.**—Eight-digit assigned project number.

**Building Identification**—Number(s) or Letter(s) of each building as designated on plans.

**Name of Project**—Sponsors designated name of project.

**Location**—Street address, city and state.

**Division**—Division numbers and trade items have been developed from the cost accounting section of the uniform system.

**Accessory Structures**—This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings. When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is the lesser, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

**Unusual Site Conditions**—This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

**Cost**—Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

**Trade Description**—Enter a brief description of the work included in each trade item.

**Other Fees**—Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

**Total For All Improvements**—This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

**Line 52**—When applicable, enter that portion of the builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

**Non-Residential and Special Exterior Land Improvement Costs**—Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighborhood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

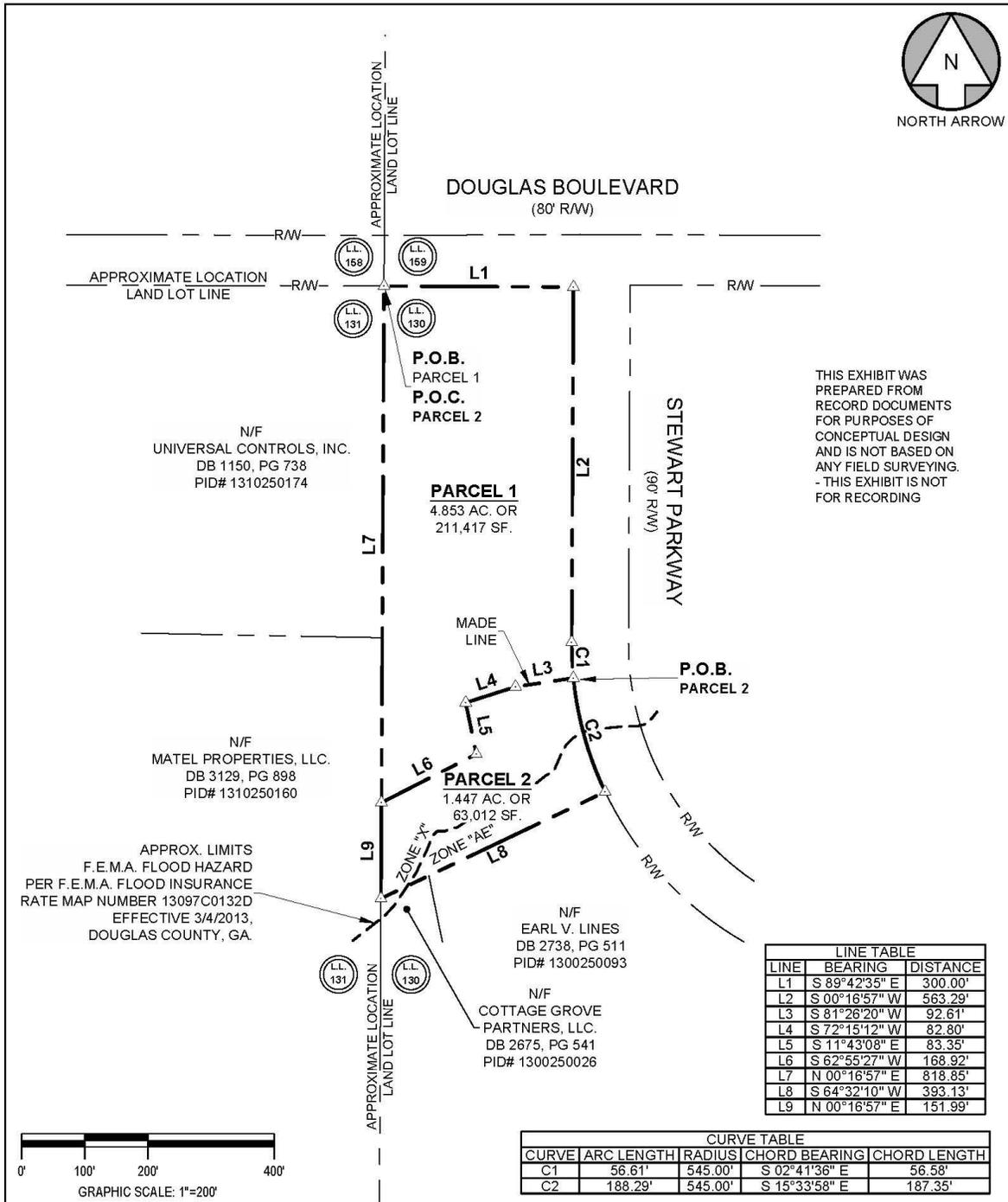
**Off-Site Costs**—Enter description and dollar amount including fees and bond premium for off-site improvements.

**Demolition**—Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

**Other Fees**—Enter a brief description of item involved and cost estimate for each item.

**Signatures**—Enter the firm name, signature of authorized officer of the contractor and/or mortgagor and date the form was completed.

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<p><b>LECRAW</b> ENGINEERING 3475 CORPORATE WAY - SUITE A DULUTH, GA 30096 PHONE - 678-548-9100 FAX - 770-441-0288 ©2019 LSF 001160</p>	<p><b>EXHIBIT</b> <b>LOCATED IN LAND LOT 130 - 2ND DISTRICT - 5TH SECTION</b> <b>DOUGLAS COUNTY, GEORGIA</b></p>			DRAWN BY: AU	<p>CLIENT: National Church Residences 848 OGLETHORPE AVE SW ATLANTA, GEORGIA 30310</p>
	JOB NUMBER: 236002	DATE: 08/05/2019	SCALE: 1" = 200'	DESIGNED BY: KBW	
			CHECKED BY: JAC		



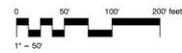
CONTEXT MAP

**SITE PLAN DESCRIPTION:**

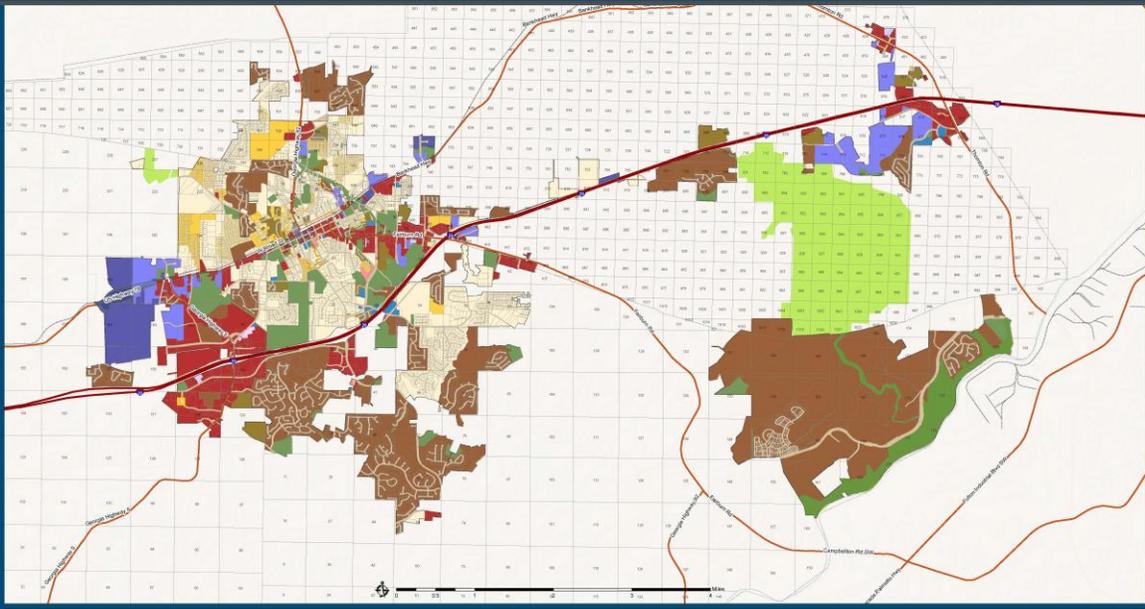
4.853 ACRES  
 ZONED R63  
 90 UNITS  
 110 PARKING SPACES  
 SETBACKS:  
 FRONT = 50'  
 SIDE = 30'  
 REAR = 30'  
 OUT PARCEL = 1.447 ACRES

**LEGEND:**

- A 90 APARTMENT UNITS
- B MAIN ENTRY DROP OFF
- C PARKING LOT +/- 110 SPACES
- D OUTDOOR GARDEN
- E SETBACKS
- F SHARED ENTRY DRIVE
- G OUT PARCEL



# CITY OF DOUGLASVILLE ZONING MAP

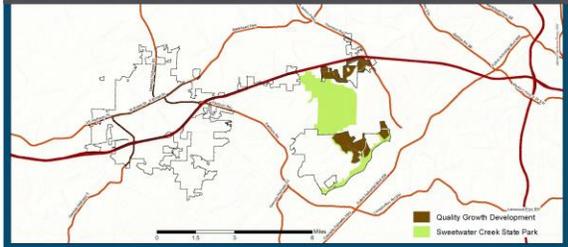


- |  |  |   |  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>□ Douglas County Land Lots</li> <li>■ PSP Public - Semi Public R.O.W.</li> <li>— Interstate</li> <li>— Major Street</li> <li>■ Historic District</li> <li>□ City of Douglasville</li> </ul> | <b>Zoning Code</b> <ul style="list-style-type: none"> <li>■ R-2 Single Family Residential Detached</li> <li>■ R-3 Single Family Residential Detached</li> <li>■ R-4 Single Family Residential Detached</li> <li>■ PRD Planned Residential Development</li> <li>■ Zoning Code</li> <li>■ R-2 Single Family Residential Detached</li> <li>■ R-3 Single Family Residential Detached</li> <li>■ R-4 Single Family Residential Detached</li> <li>■ PRD Planned Residential Development</li> </ul> | <ul style="list-style-type: none"> <li>■ PUD Planned Unit Development</li> <li>■ O-I Office-Institutional</li> <li>■ NC Neighborhood Commercial</li> <li>■ CBD Central Business Districts</li> <li>■ RMP Regional Marketplace</li> <li>■ GC General Commercial</li> <li>■ O-D Office Distribution</li> <li>■ LI Light Industrial</li> <li>■ HI Heavy Industrial</li> <li>■ PSP Public - Semi Public</li> <li>□ Other</li> </ul> | <ul style="list-style-type: none"> <li>■ Publicly Owned Land Not Within City Limits</li> <li>□ Unincorporated Areas</li> </ul> |
|--|--|---|--|

## HISTORIC DISTRICT



## QUALITY GROWTH DEVELOPMENT OVERLAY



## ENVIRONMENTAL OVERLAYS



## STREAM BUFFERS



**ADDENDUM D – UTILITY ALLOWANCE SCHEDULE**

**Allowances for  
Tenant-Furnished Utilities  
and Other Services**

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 07/31/2022)

Locality		Unit Type					Date
<b>Georgia North</b>		<b>Low-Rise Apartment</b>					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	8	12	14	18	24	28
	b. Bottle Gas	27	42	50	65	84	99
	c. Electric	12	17	20	26	31	38
	d. Heat Pump	8	9	11	16	20	21
Cooking	a. Natural Gas	2	3	4	5	6	7
	b. Bottle Gas	7	12	15	17	22	27
	c. Electric	5	8	10	12	15	17
		-	-	-	-	-	-
Other Electric		16	22	28	34	44	50
Air Conditioning		5	7	9	12	14	17
Water Heating	a. Natural Gas	3	5	7	8	10	12
	b. Bottle Gas	12	17	25	30	35	45
	c. Electric	9	14	19	24	29	34
		-	-	-	-	-	-
Water		19	22	25	31	37	40
Sewer		19	23	27	34	41	46
Trash Collection		15	15	15	15	15	15
Range/Microwave		11	11	11	11	11	11
Refrigerator		13	13	13	13	13	13
Other -		-	-	-	-	-	-
		-	-	-	-	-	-
<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented					Utility or Service	per month cost	
Name of Family					Space Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Other		
					<b>Total</b>		

based on form HUD-52667 (04/15)

Previous editions are obsolete

ref. Handbook 7420.8

**Effective 1/1/2020**

**Allowances for  
Tenant-Furnished Utilities  
and Other Services**

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 07/31/2022)

Locality		Unit Type				Date
<b>Georgia North</b>		<b>Low-Rise Apartment</b>				
Utility or Service		Monthly Dollar Allowances				
		6 BR				
Heating	a. Natural Gas	32				
	b. Bottle Gas	102				
	c. Electric	41				
	d. Heat Pump	21				
Cooking	a. Natural Gas	8				
	b. Bottle Gas	30				
	c. Electric	20				
	-					
Other Electric		56				
Air Conditioning		20				
Water Heating	a. Natural Gas	13				
	b. Bottle Gas	50				
	c. Electric	39				
	-					
Water		47				
Sewer		54				
Trash Collection		15				
Range/Microwave		11				
Refrigerator		13				
Other -		-				
		-				
<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete below for the actual unit rented					Utility or Service	per month cost
Name of Family					Space Heating	
					Cooking	
Unit Address					Other Electric	
					Air Conditioning	
					Water Heating	
Number of Bedrooms					Water	
					Sewer	
					Trash Collection	
					Range/Microwave	
					Refrigerator	
					Other	
					<b>Total</b>	

based on form HUD-52667 (04/15)

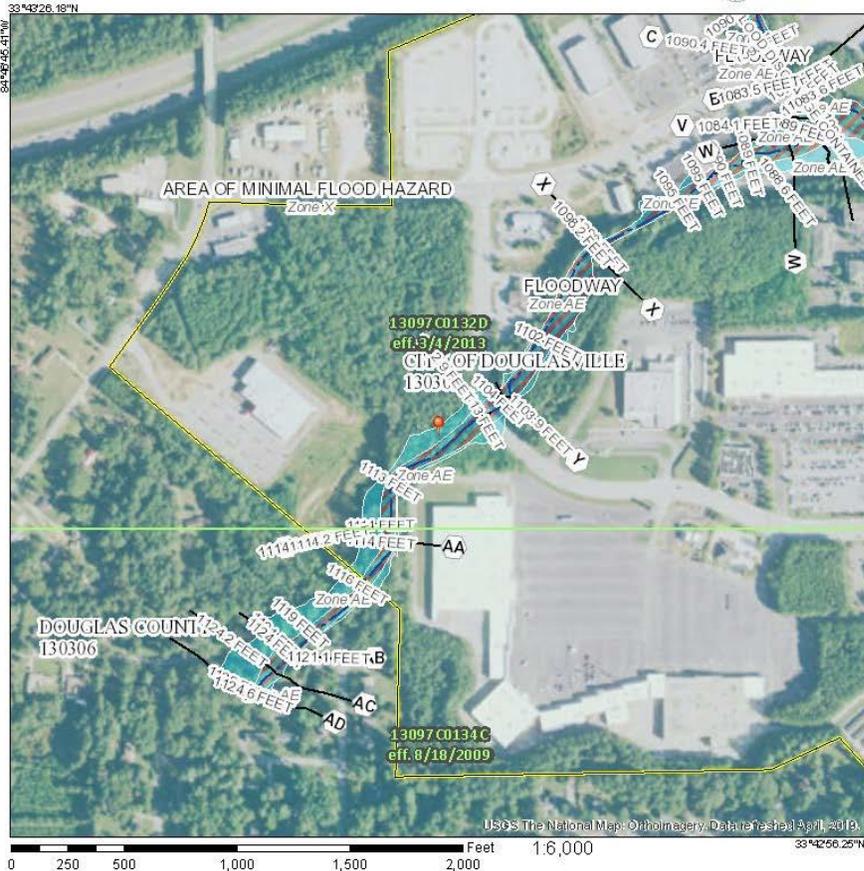
Previous editions are obsolete

ref. Handbook 7420.8

**Effective 1/1/2020**

ADDENDUM E – FLOOD MAP

# National Flood Hazard Layer FIRMMette



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, AD, D
- With BFE or Depth Zone AE, A2, A3, A9, V2, A, R
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee. See Notes. Zone X
- Areas with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Base Line
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/11/2020 at 12:09:13 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

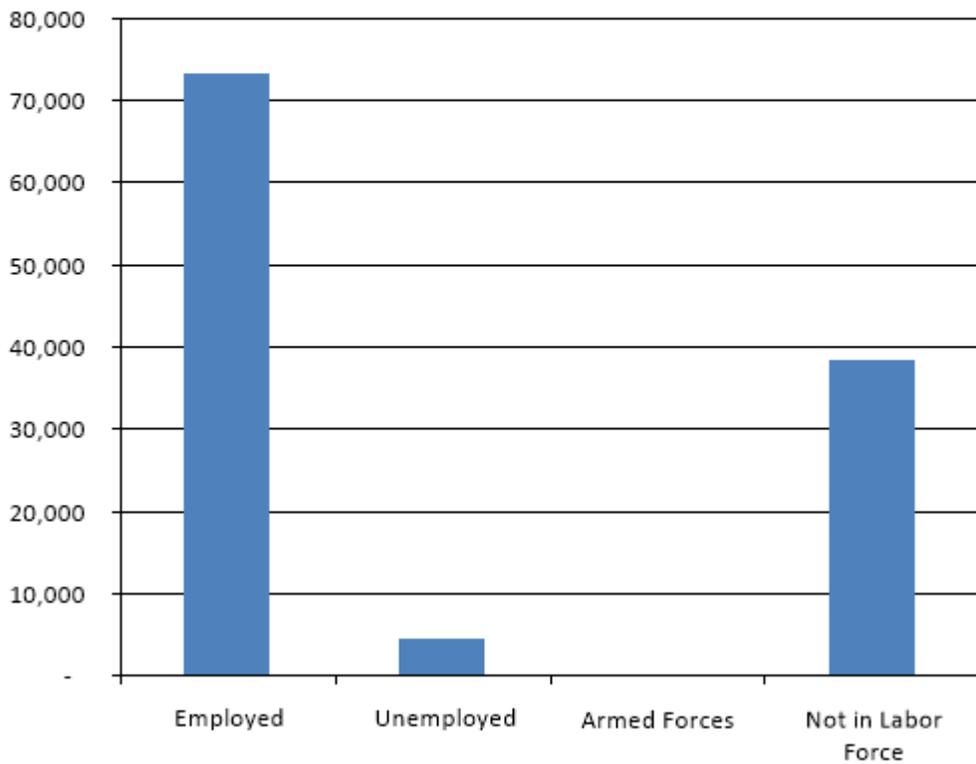
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

ADDENDUM F – AERIAL MAP

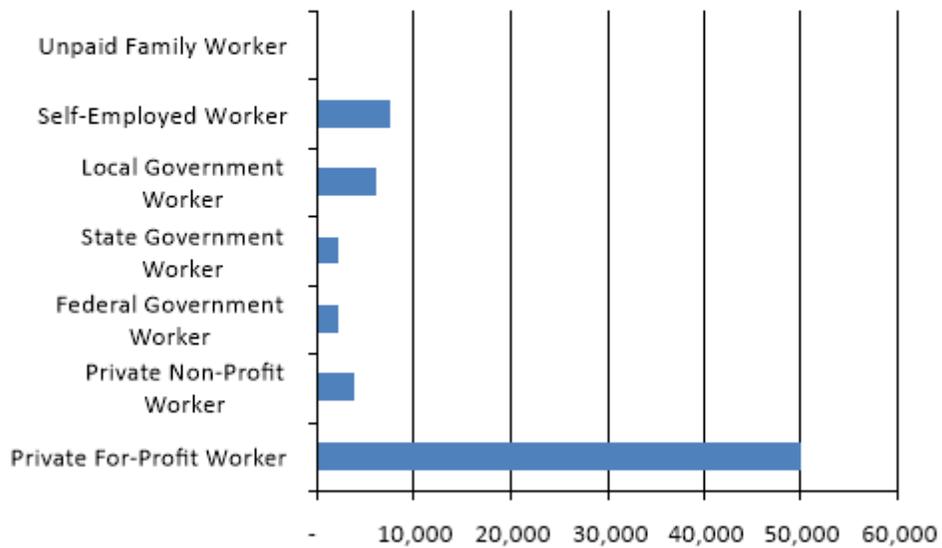


**ADDENDUM G – DEMOGRAPHICS DATA**

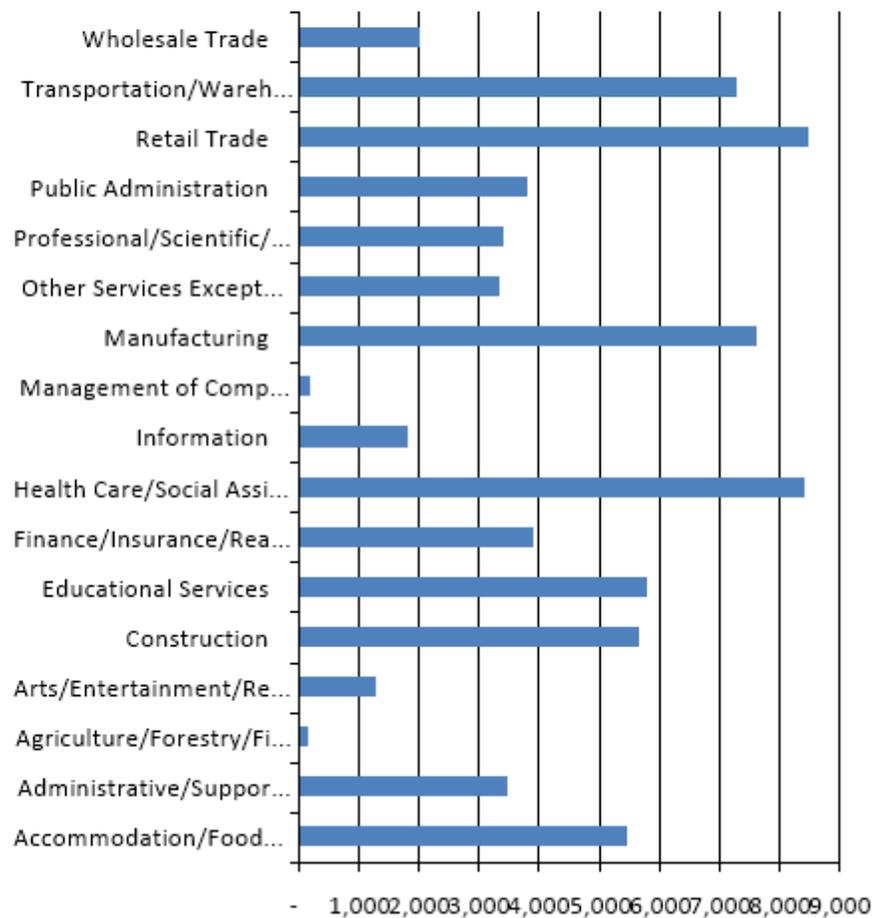
**Employed Civilian Population Aged 16+  
Years - Employment Status - 2020  
Estimates  
Douglas County, Georgia**



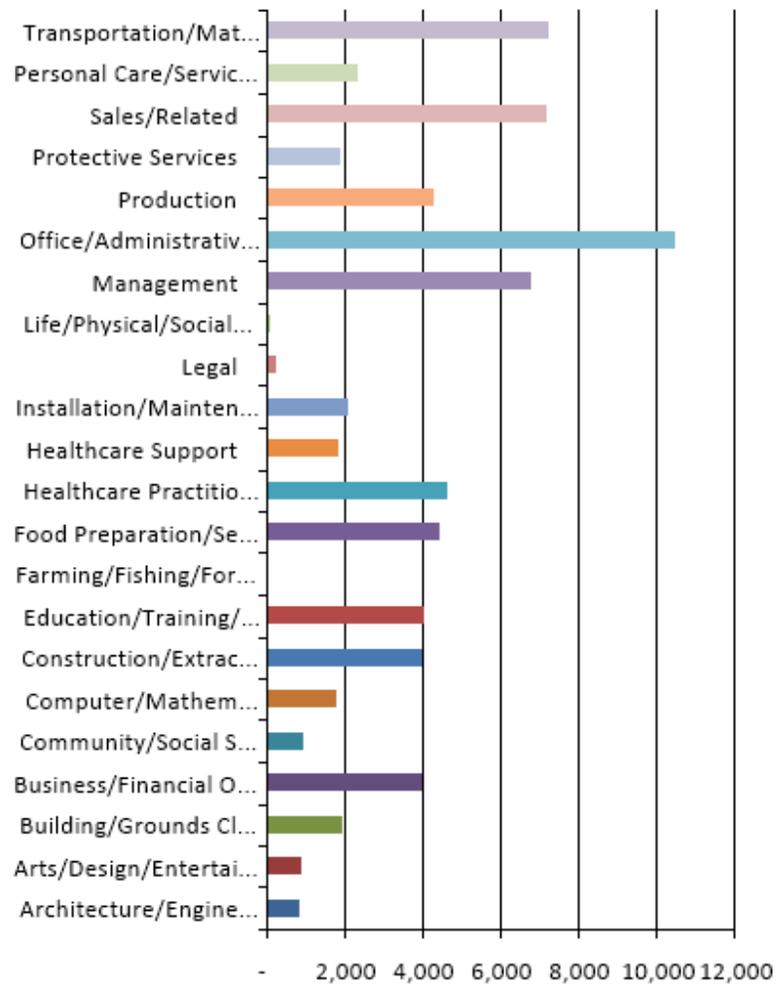
## Employed Civilian Population by Class of Worker - 2020 Estimates Douglas County, Georgia



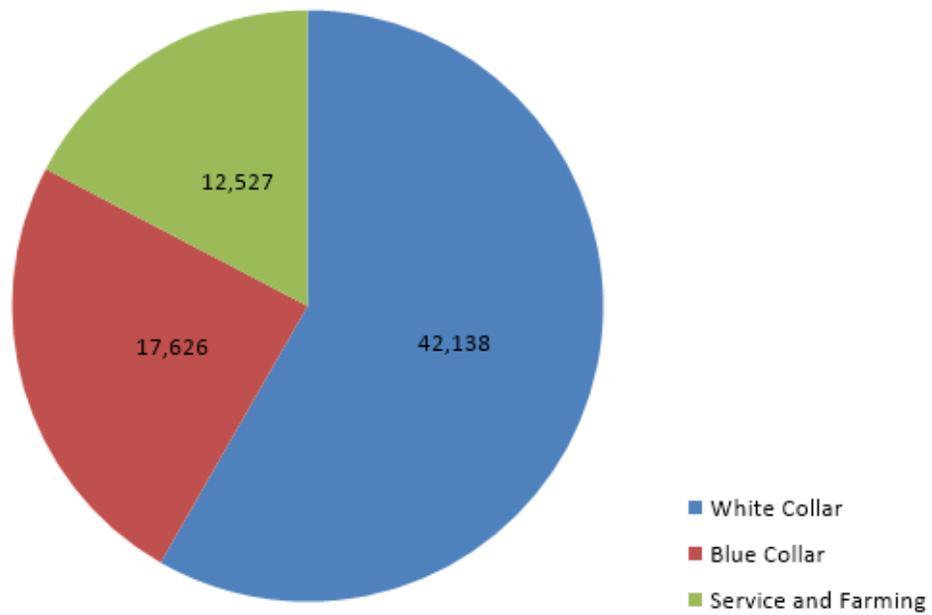
## Employed Civilian Population Aged 16+ Years by Industry - 2020 Estimates Douglas County, Georgia



## Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates Douglas County, Georgia

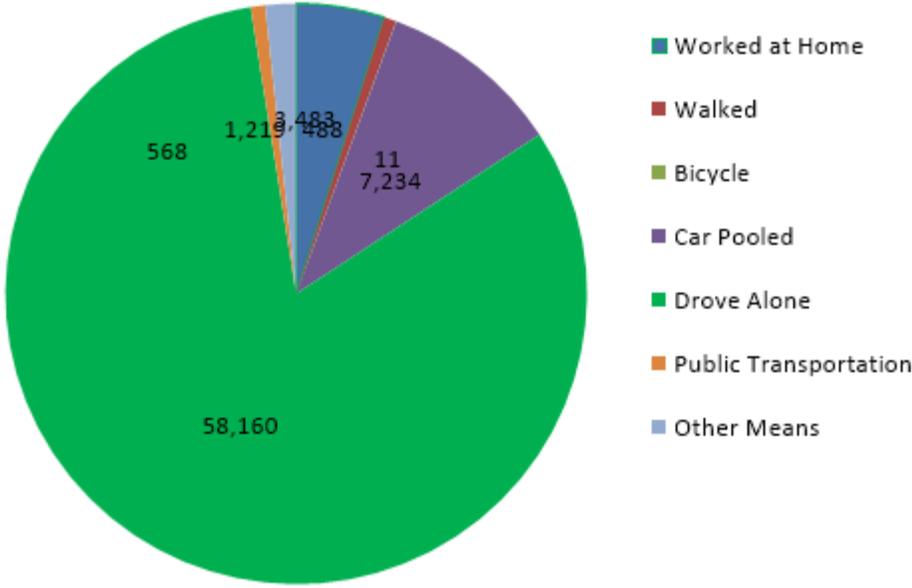


**Employed Civilian Population Aged 16+ Years by  
Occupation - 2020 Estimates  
Douglas County, Georgia**

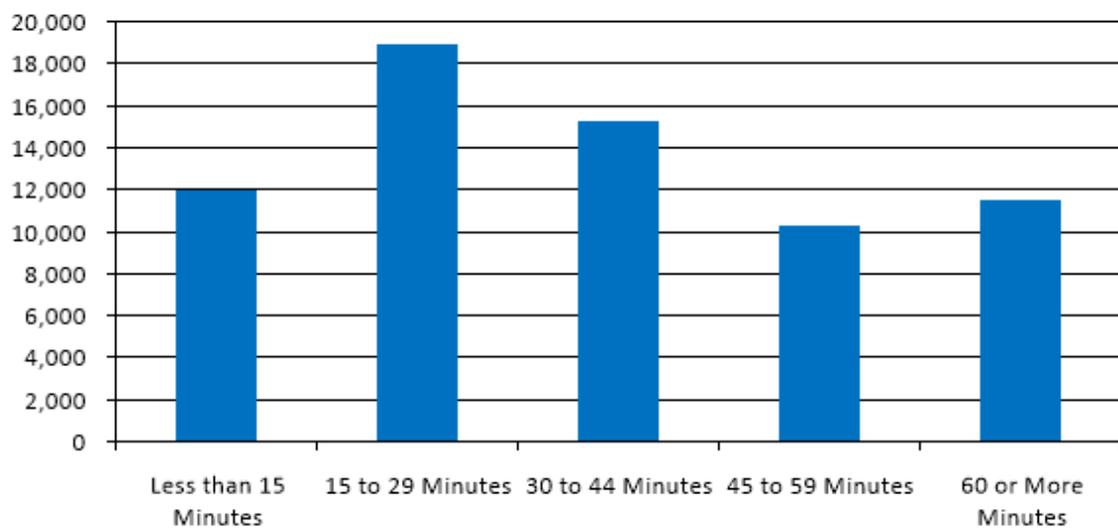


# Employed Civilian Population Aged 16+ Years - Transportation to Work - 2020 Estimates

## Douglas County, Georgia



### Employed Civilian Population Aged 16+ Years - Travel Time to Work - 2020 Estimates Douglas County, Georgia



Source: Ribbon Demographics; Claritas



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Claritas

<b>Employed Civilian Population Aged 16+ Years</b>	
<b>Employment Status</b>	
<b>Current Year Estimates - 2020</b>	
Douglas County, Georgia	
Status	Number
Employed	73,247
Unemployed	4,328
Armed Forces	-
Not in Labor Force	38,242
Unemployed	5.58%

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population by Class of Worker</b>		
<b>Current Year Estimates - 2020</b>		
Douglas County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	50,087	69.3%
Private Non-Profit Worker	3,887	5.4%
Federal Government Worker	2,175	3.0%
State Government Worker	2,170	3.0%
Local Government Worker	6,210	8.6%
Self-Employed Worker	7,720	10.7%
Unpaid Family Worker	42	0.1%
<b>Total:</b>	<b>72,291</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Industry</b>		
<b>Current Year Estimates - 2020</b>		
Douglas County, Georgia		
<b>Industry</b>	<b>Number Employed</b>	<b>Percent Employed</b>
Accommodation/Food Services	5,464	7.6%
Administrative/Support/Waste Management	3,476	4.8%
Agriculture/Forestry/Fishing/Hunting/Mining	179	0.2%
Arts/Entertainment/Recreation	1,281	1.8%
Construction	5,669	7.8%
Educational Services	5,798	8.0%
Finance/Insurance/Real Estate/Rent/Lease	3,928	5.4%
Health Care/Social Assistance	8,421	11.6%
Information	1,811	2.5%
Management of Companies and Enterprises	191	0.3%
Manufacturing	7,628	10.6%
Other Services Except Public Administration	3,341	4.6%
Professional/Scientific/Technical Services	3,436	4.8%
Public Administration	3,820	5.3%
Retail Trade	8,499	11.8%
Transportation/Warehousing/Utilities	7,308	10.1%
Wholesale Trade	2,041	2.8%
<b>Total:</b>	<b>72,291</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Occupation</b> <b>Current Year Estimates - 2020</b>		
Douglas County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	858	1.2%
Arts/Design/Entertainment/Sports/Media	901	1.2%
Building/Grounds Cleaning/Maintenance	1,943	2.7%
Business/Financial Operations	4,011	5.5%
Community/Social Services	972	1.3%
Computer/Mathematical	1,812	2.5%
Construction/Extraction	3,979	5.5%
Education/Training/Library	4,043	5.6%
Farming/Fishing/Forestry	47	0.1%
Food Preparation/Serving Related	4,458	6.2%
Healthcare Practitioner/Technician	4,665	6.5%
Healthcare Support	1,856	2.6%
Installation/Maintenance/Repair	2,113	2.9%
Legal	248	0.3%
Life/Physical/Social Science	123	0.2%
Management	6,805	9.4%
Office/Administrative Support	10,522	14.6%
Production	4,293	5.9%
Protective Services	1,896	2.6%
Sales/Related	7,178	9.9%
Personal Care/Service	2,327	3.2%
Transportation/Material Moving	7,241	10.0%
<b>Total:</b>	<b>72,291</b>	<b>100.0%</b>
White Collar	42,138	58.3%
Blue Collar	17,626	24.4%
Service and Farming	12,527	17.3%
<b>Total:</b>	<b>72,291</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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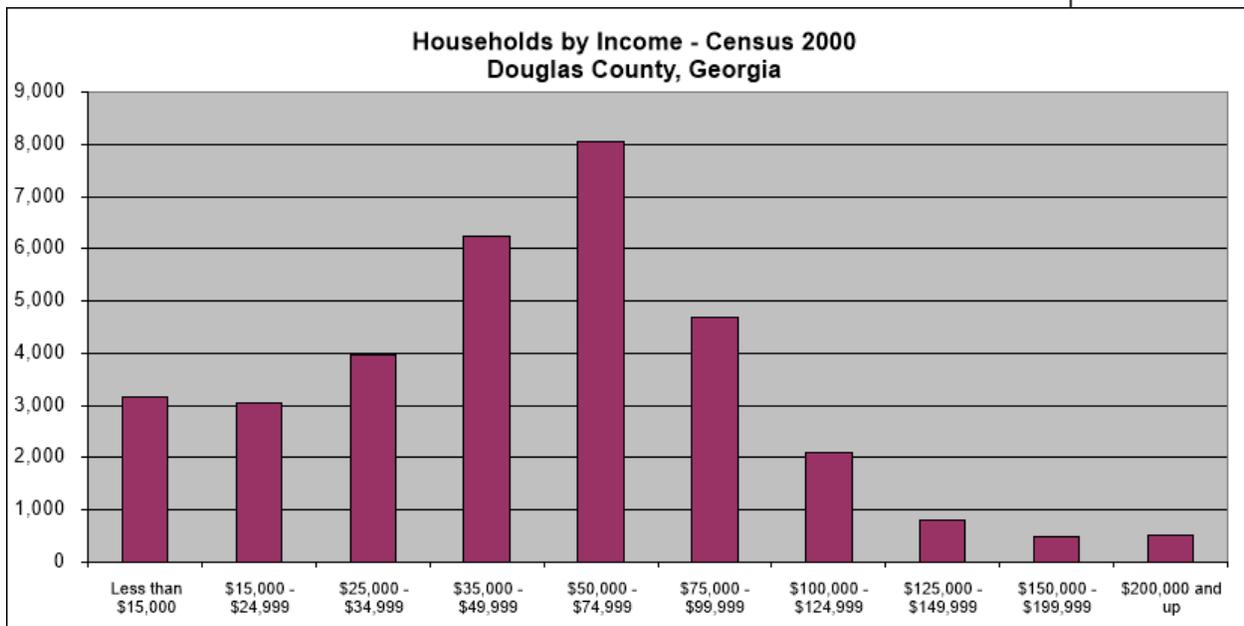
<b>Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2020 Douglas County, Georgia</b>		
<b>Transportation Mode</b>	<b>Number</b>	<b>Percent</b>
Worked at Home	3,483	4.9%
Walked	488	0.7%
Bicycle	11	0.0%
Car Pooled	7,234	10.2%
Drove Alone	58,160	81.7%
Public Transportation	568	0.8%
Other Means	<u>1,219</u>	<u>1.7%</u>
<b>Total:</b>	<b>71,163</b>	<b>100.0%</b>

*Source: Ribbon Demographics; Claritas*

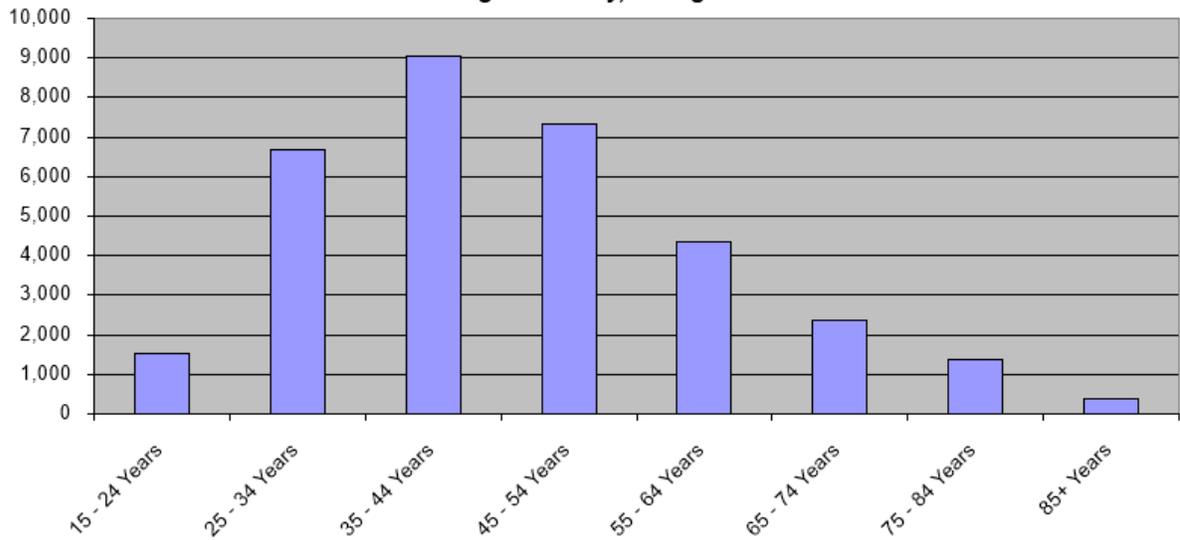
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<b>Employed Civilian Population Aged 16+ Years</b> <b>Travel Time to Work</b> <i>Current Year Estimates - 2020</i> <b>Douglas County, Georgia</b>		
Travel Time	Number	Percent
Less than 15 Minutes	11,955	17.7%
15 to 29 Minutes	18,835	27.8%
30 to 44 Minutes	15,225	22.5%
45 to 59 Minutes	10,225	15.1%
60 or More Minutes	<u>11,476</u>	<u>16.9%</u>
<b>Total:</b>	<b>67,716</b>	<b>100.0%</b>

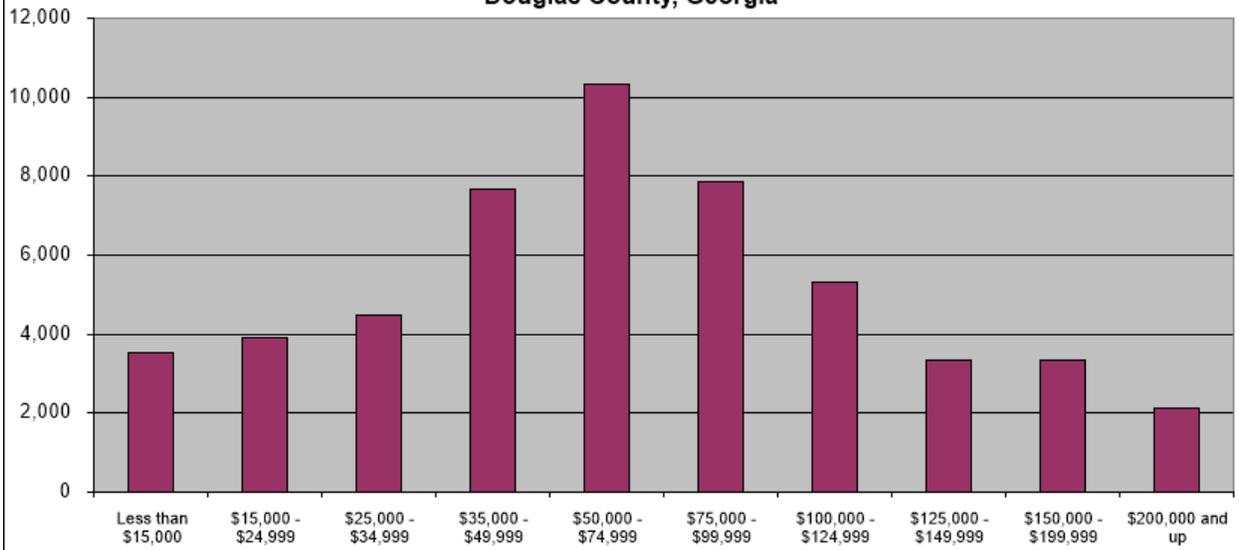
*Source: Ribbon Demographics; Claritas*



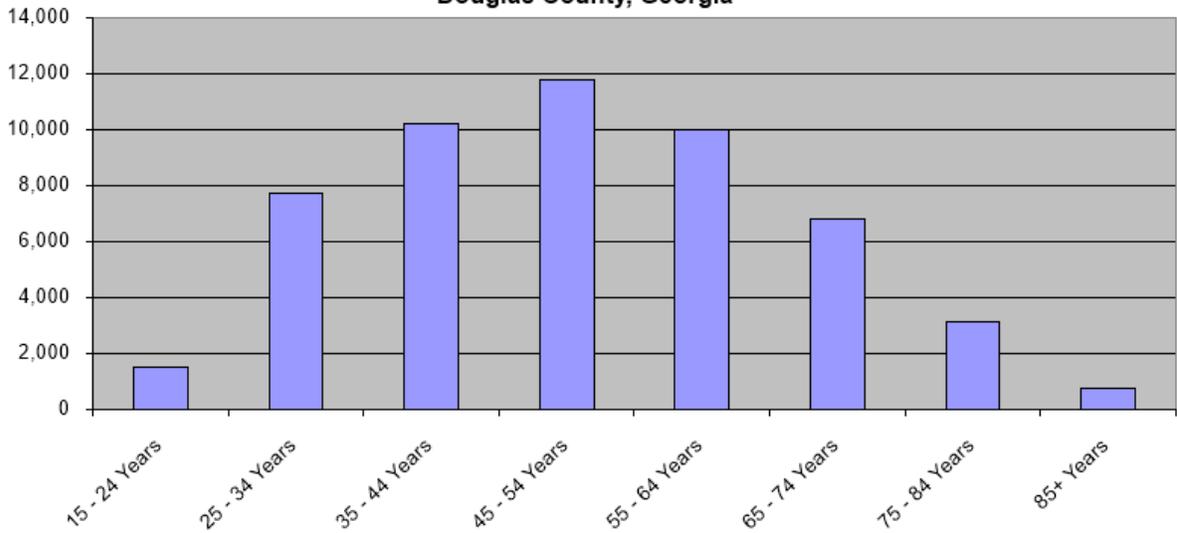
**Households by Age - Census 2000  
Douglas County, Georgia**



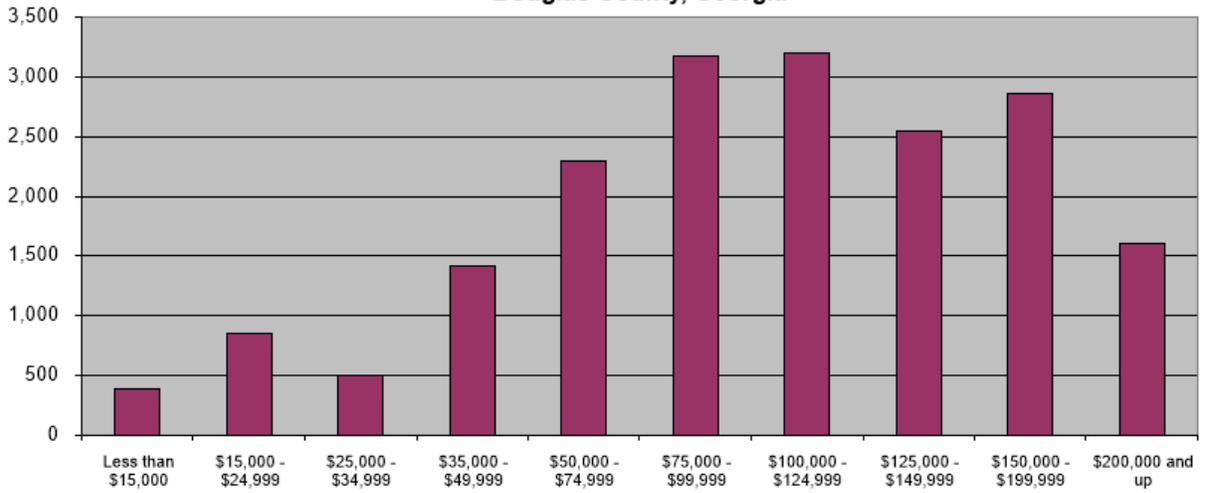
**Estimated Households by Income - 2020  
Douglas County, Georgia**

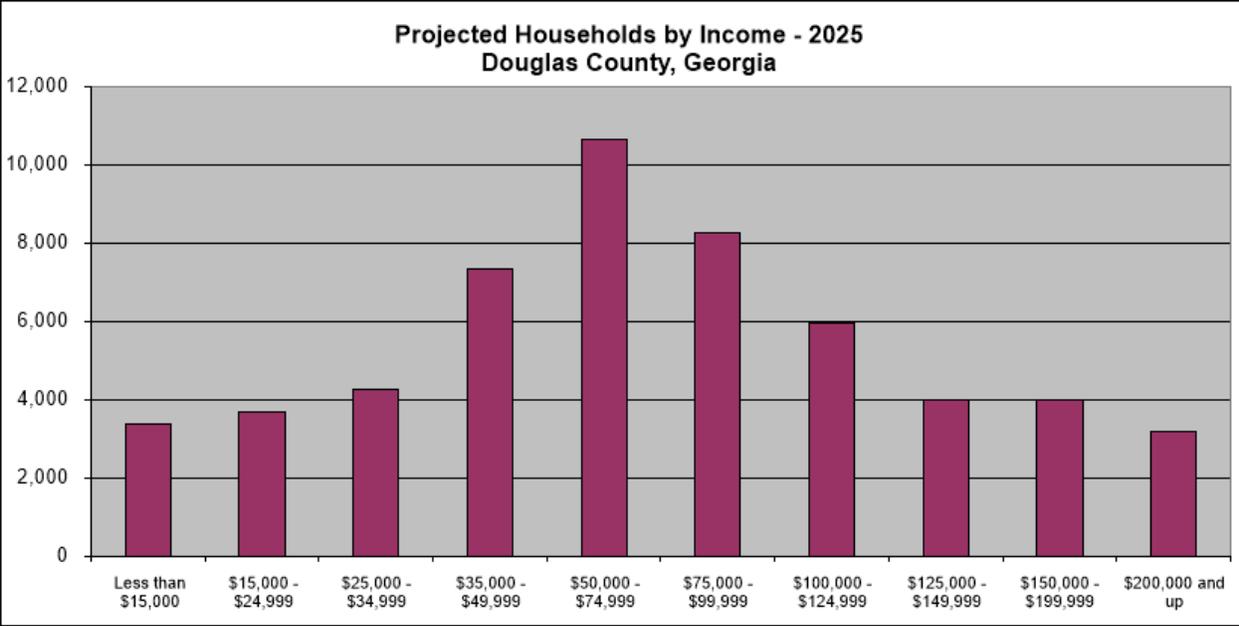
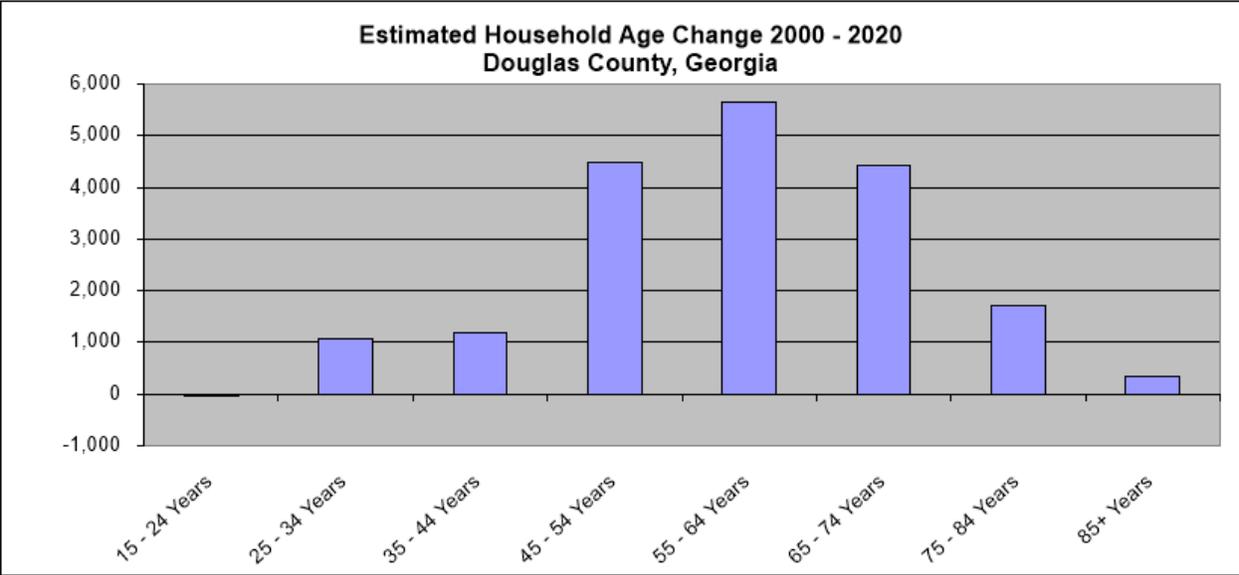


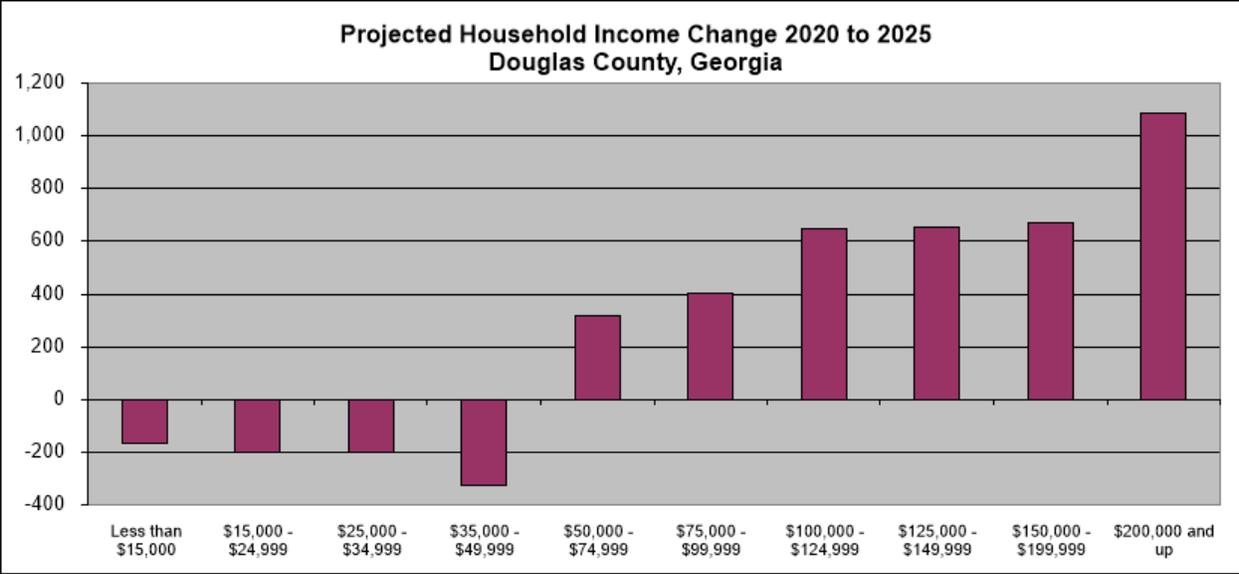
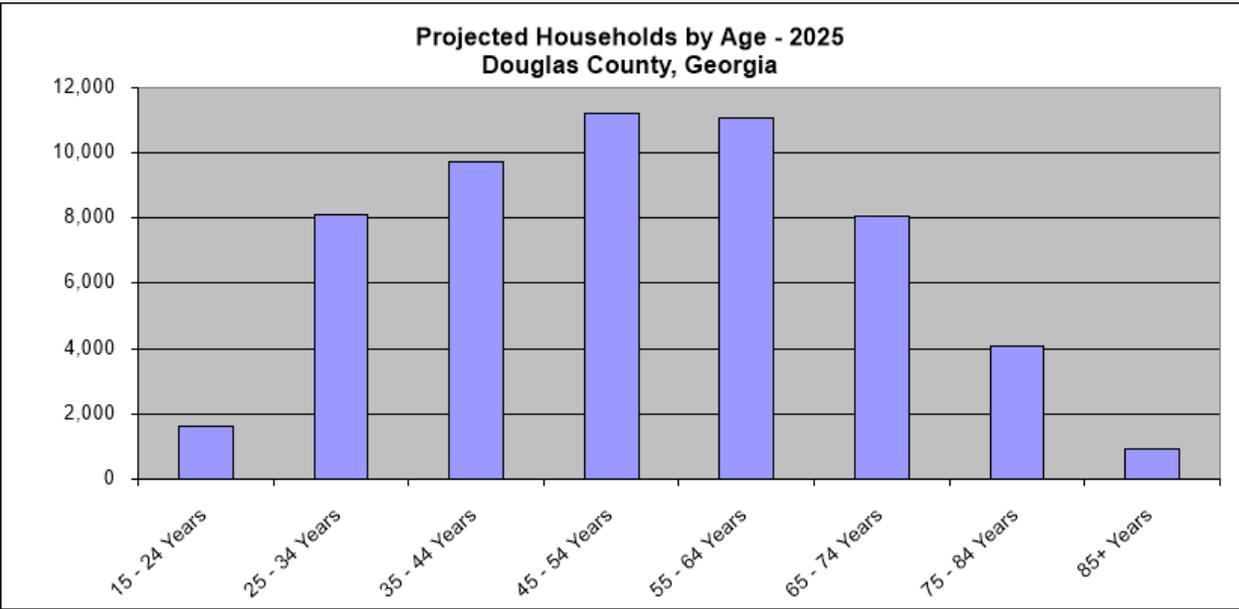
**Estimated Households by Age - 2020  
Douglas County, Georgia**

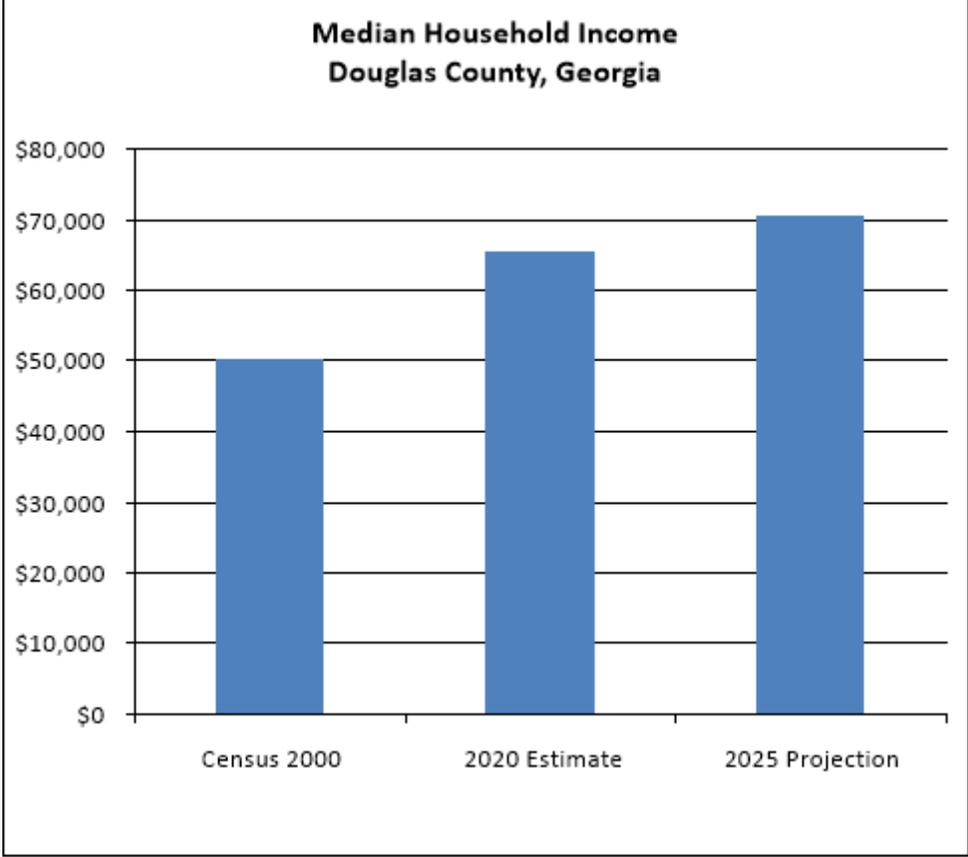
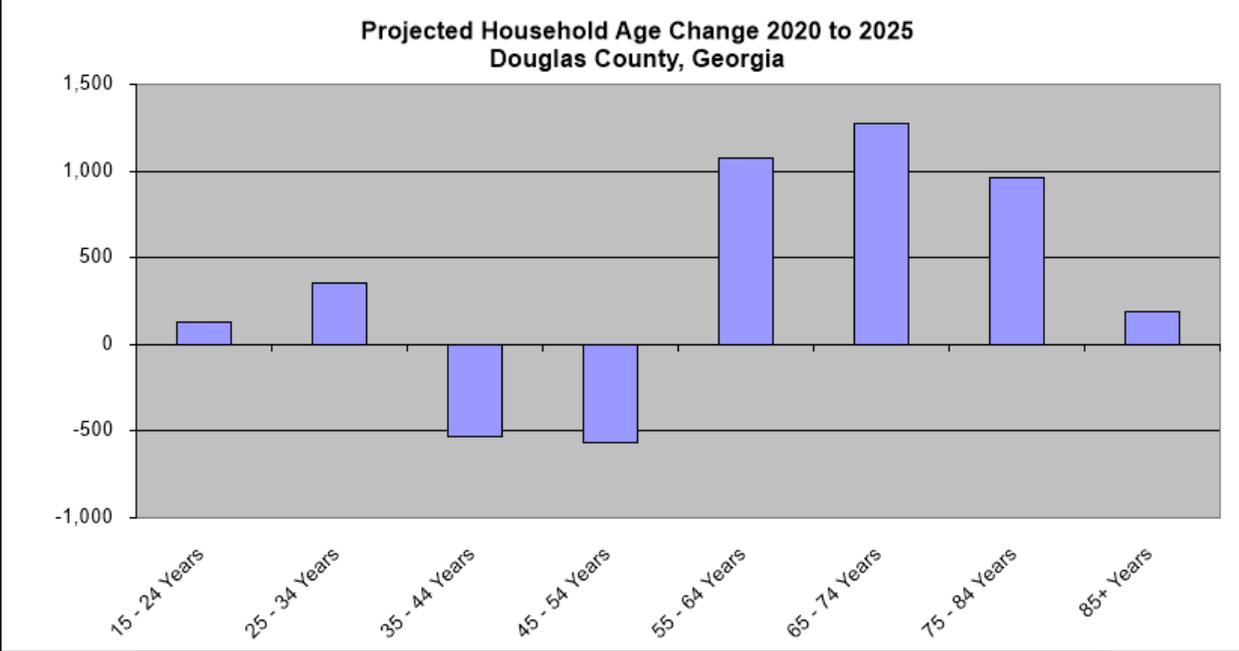


**Estimated Household Income Change 2000 - 2020  
Douglas County, Georgia**









HOUSEHOLD DATA

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Households by Income and Age Douglas County, Georgia Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	371	547	576	342	311	331	503	180	3,161	9.6%
\$15,000 - \$24,999	307	475	619	409	446	443	275	74	3,048	9.2%
\$25,000 - \$34,999	258	976	915	710	438	433	205	46	3,981	12.0%
\$35,000 - \$49,999	253	1,563	1,613	1,190	927	489	174	41	6,250	18.9%
\$50,000 - \$74,999	264	1,655	2,706	1,969	916	366	135	31	8,042	24.3%
\$75,000 - \$99,999	48	909	1,540	1,316	695	111	52	10	4,681	14.2%
\$100,000 - \$124,999	25	305	566	814	302	66	20	3	2,101	6.4%
\$125,000 - \$149,999	11	89	229	277	147	39	0	0	792	2.4%
\$150,000 - \$199,999	0	112	106	124	103	14	14	3	476	1.4%
\$200,000 and up	0	39	175	161	55	64	11	3	508	1.5%
<b>Total</b>	<b>1,537</b>	<b>6,670</b>	<b>9,045</b>	<b>7,312</b>	<b>4,340</b>	<b>2,356</b>	<b>1,389</b>	<b>391</b>	<b>33,040</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.7%</b>	<b>20.2%</b>	<b>27.4%</b>	<b>22.1%</b>	<b>13.1%</b>	<b>7.1%</b>	<b>4.2%</b>	<b>1.2%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age Douglas County, Georgia Current Year Estimates - 2020										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	37	460	520	568	751	662	411	140	3,549	6.8%
\$15,000 - \$24,999	40	747	959	596	685	444	317	112	3,900	7.5%
\$25,000 - \$34,999	464	659	661	672	633	758	512	129	4,488	8.6%
\$35,000 - \$49,999	300	1,340	1,528	1,424	1,361	1,057	530	123	7,663	14.8%
\$50,000 - \$74,999	275	1,680	1,894	2,154	1,795	1,689	712	133	10,332	19.9%
\$75,000 - \$99,999	101	1,385	1,907	1,865	1,515	789	241	47	7,850	15.1%
\$100,000 - \$124,999	126	632	1,121	1,472	1,051	674	207	23	5,306	10.2%
\$125,000 - \$149,999	91	520	917	937	695	134	43	6	3,343	6.4%
\$150,000 - \$199,999	66	163	343	1,371	974	325	84	13	3,339	6.4%
\$200,000 and up	0	153	389	726	538	252	52	7	2,117	4.1%
<b>Total</b>	<b>1,500</b>	<b>7,739</b>	<b>10,239</b>	<b>11,785</b>	<b>9,998</b>	<b>6,784</b>	<b>3,109</b>	<b>733</b>	<b>51,887</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.9%</b>	<b>14.9%</b>	<b>19.7%</b>	<b>22.7%</b>	<b>19.3%</b>	<b>13.1%</b>	<b>6.0%</b>	<b>1.4%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Douglas County, Georgia										
Estimated Change - 2000 to 2020										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-334	-87	-56	226	440	331	-92	-40	<b>388</b>	<b>12.3%</b>
\$15,000 - \$24,999	-267	272	340	187	239	1	42	38	<b>852</b>	<b>28.0%</b>
\$25,000 - \$34,999	206	-317	-254	-38	195	325	307	83	<b>507</b>	<b>12.7%</b>
\$35,000 - \$49,999	47	-223	-85	234	434	568	356	82	<b>1,413</b>	<b>22.6%</b>
\$50,000 - \$74,999	11	25	-812	185	879	1,323	577	102	<b>2,290</b>	<b>28.5%</b>
\$75,000 - \$99,999	53	476	367	549	820	678	189	37	<b>3,169</b>	<b>67.7%</b>
\$100,000 - \$124,999	101	327	555	658	749	608	187	20	<b>3,205</b>	<b>152.5%</b>
\$125,000 - \$149,999	80	431	688	660	548	95	43	6	<b>2,551</b>	<b>322.1%</b>
\$150,000 - \$199,999	66	51	237	1,247	871	311	70	10	<b>2,863</b>	<b>601.5%</b>
\$200,000 and up	<u>0</u>	<u>114</u>	<u>214</u>	<u>565</u>	<u>483</u>	<u>188</u>	<u>41</u>	<u>4</u>	<b>1,609</b>	<b>316.7%</b>
<b>Total</b>	<b>-37</b>	<b>1,069</b>	<b>1,194</b>	<b>4,473</b>	<b>5,658</b>	<b>4,428</b>	<b>1,720</b>	<b>342</b>	<b>18,847</b>	<b>57.0%</b>
<b>Percent Change</b>	<b>-2.4%</b>	<b>16.0%</b>	<b>13.2%</b>	<b>61.2%</b>	<b>130.4%</b>	<b>187.9%</b>	<b>123.8%</b>	<b>87.5%</b>		<b>57.0%</b>

Source: Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Douglas County, Georgia										
Five Year Projections - 2025										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	36	426	426	448	695	696	492	165	<b>3,384</b>	<b>6.2%</b>
\$15,000 - \$24,999	45	710	804	485	662	472	388	136	<b>3,702</b>	<b>6.8%</b>
\$25,000 - \$34,999	460	604	539	524	595	798	613	152	<b>4,285</b>	<b>7.8%</b>
\$35,000 - \$49,999	290	1,282	1,292	1,179	1,330	1,151	659	154	<b>7,337</b>	<b>13.4%</b>
\$50,000 - \$74,999	306	1,741	1,731	1,898	1,863	1,977	953	179	<b>10,648</b>	<b>19.4%</b>
\$75,000 - \$99,999	119	1,500	1,827	1,744	1,677	978	341	65	<b>8,251</b>	<b>15.1%</b>
\$100,000 - \$124,999	159	726	1,143	1,462	1,244	879	309	32	<b>5,954</b>	<b>10.9%</b>
\$125,000 - \$149,999	125	660	1,020	1,020	898	196	70	9	<b>3,998</b>	<b>7.3%</b>
\$150,000 - \$199,999	89	206	385	1,474	1,236	462	138	21	<b>4,011</b>	<b>7.3%</b>
\$200,000 and up	<u>1</u>	<u>236</u>	<u>542</u>	<u>984</u>	<u>870</u>	<u>452</u>	<u>107</u>	<u>12</u>	<b>3,204</b>	<b>5.8%</b>
<b>Total</b>	<b>1,630</b>	<b>8,091</b>	<b>9,709</b>	<b>11,218</b>	<b>11,070</b>	<b>8,061</b>	<b>4,070</b>	<b>925</b>	<b>54,774</b>	<b>100.0%</b>
<b>Percent</b>	<b>3.0%</b>	<b>14.8%</b>	<b>17.7%</b>	<b>20.5%</b>	<b>20.2%</b>	<b>14.7%</b>	<b>7.4%</b>	<b>1.7%</b>		<b>100.0%</b>

Source: Claritas; Ribbon Demographics



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Households by Income and Age Douglas County, Georgia Projected Change - 2020 to 2025										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-1	-34	-94	-120	-56	34	81	25	-165	-4.6%
\$15,000 - \$24,999	5	-37	-155	-111	-23	28	71	24	-198	-5.1%
\$25,000 - \$34,999	-4	-55	-122	-148	-38	40	101	23	-203	-4.5%
\$35,000 - \$49,999	-10	-58	-236	-245	-31	94	129	31	-326	-4.3%
\$50,000 - \$74,999	31	61	-163	-256	68	288	241	46	316	3.1%
\$75,000 - \$99,999	18	115	-80	-121	162	189	100	18	401	5.1%
\$100,000 - \$124,999	33	94	22	-10	193	205	102	9	648	12.2%
\$125,000 - \$149,999	34	140	103	83	203	62	27	3	655	19.6%
\$150,000 - \$199,999	23	43	42	103	262	137	54	8	672	20.1%
\$200,000 and up	<u>1</u>	<u>83</u>	<u>153</u>	<u>258</u>	<u>332</u>	<u>200</u>	<u>55</u>	<u>5</u>	<u>1,087</u>	<u>51.3%</u>
<b>Total</b>	<b>130</b>	<b>352</b>	<b>-530</b>	<b>-567</b>	<b>1,072</b>	<b>1,277</b>	<b>961</b>	<b>192</b>	<b>2,887</b>	<b>5.6%</b>
<b>Percent Change</b>	<b>8.7%</b>	<b>4.5%</b>	<b>-5.2%</b>	<b>-4.8%</b>	<b>10.7%</b>	<b>18.8%</b>	<b>30.9%</b>	<b>26.2%</b>	<b>5.6%</b>	

Source: Claritas; Ribbon Demographics



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Median Household Income Douglas County, Georgia		
Census 2000	2020 Estimate	2025 Projection
\$50,249	\$65,349	\$70,377



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### HOUSEHOLD DATA

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Median Household Income by Area			
Douglas County, Georgia			
Geography ID	Census 2000	2020 Estimate	2025 Projection
13097	\$50,249	\$65,349	\$70,377

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	579	292	121	153	77	1,222
\$10,000-20,000	282	371	161	261	237	1,312
\$20,000-30,000	264	164	250	354	248	1,280
\$30,000-40,000	953	336	383	72	172	1,916
\$40,000-50,000	394	304	281	140	86	1,205
\$50,000-60,000	275	224	151	155	115	920
\$60,000-75,000	222	323	282	66	340	1,233
\$75,000-100,000	73	103	290	91	179	736
\$100,000-125,000	109	303	63	22	83	580
\$125,000-150,000	20	28	24	37	33	142
\$150,000-200,000	7	39	7	45	19	117
\$200,000+	9	29	15	26	10	89
<b>Total</b>	<b>3,187</b>	<b>2,516</b>	<b>2,028</b>	<b>1,422</b>	<b>1,599</b>	<b>10,752</b>

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	258	120	31	26	7	442
\$10,000-20,000	395	238	73	15	23	744
\$20,000-30,000	208	151	81	12	16	468
\$30,000-40,000	188	106	65	75	43	477
\$40,000-50,000	170	106	65	12	6	359
\$50,000-60,000	80	48	32	13	6	179
\$60,000-75,000	167	49	59	27	2	304
\$75,000-100,000	60	85	49	64	3	261
\$100,000-125,000	20	41	27	42	23	153
\$125,000-150,000	31	32	20	20	5	108
\$150,000-200,000	33	12	10	11	3	69
\$200,000+	21	12	6	6	2	52
<b>Total</b>	<b>1,631</b>	<b>1,000</b>	<b>518</b>	<b>323</b>	<b>144</b>	<b>3,616</b>

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	151	83	15	14	3	266
\$10,000-20,000	332	200	49	12	17	610
\$20,000-30,000	95	109	33	10	2	249
\$30,000-40,000	82	90	49	14	38	273
\$40,000-50,000	94	49	26	10	6	185
\$50,000-60,000	40	40	10	11	2	103
\$60,000-75,000	114	40	22	11	2	189
\$75,000-100,000	42	20	10	11	2	85
\$100,000-125,000	18	21	9	24	5	77
\$125,000-150,000	24	14	15	17	5	75
\$150,000-200,000	8	11	7	6	1	33
\$200,000+	5	6	2	4	4	21
<b>Total</b>	<b>1,005</b>	<b>683</b>	<b>247</b>	<b>144</b>	<b>87</b>	<b>2,166</b>

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	837	412	152	179	84	1,664
\$10,000-20,000	677	609	234	276	260	2,056
\$20,000-30,000	472	315	331	366	264	1,748
\$30,000-40,000	1,141	442	448	147	215	2,393
\$40,000-50,000	564	410	346	152	92	1,564
\$50,000-60,000	355	272	183	168	121	1,099
\$60,000-75,000	389	372	341	93	342	1,537
\$75,000-100,000	133	188	339	155	182	997
\$100,000-125,000	129	344	90	64	106	733
\$125,000-150,000	51	60	44	57	38	250
\$150,000-200,000	40	51	17	56	22	186
\$200,000+	30	41	21	32	17	141
<b>Total</b>	<b>4,818</b>	<b>3,516</b>	<b>2,546</b>	<b>1,745</b>	<b>1,743</b>	<b>14,368</b>

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.4%	2.7%	1.1%	1.4%	0.7%	11.4%
\$10,000-20,000	2.6%	3.5%	1.5%	2.4%	2.2%	12.2%
\$20,000-30,000	2.5%	1.5%	2.3%	3.3%	2.3%	11.9%
\$30,000-40,000	8.9%	3.1%	3.6%	0.7%	1.6%	17.8%
\$40,000-50,000	3.7%	2.8%	2.6%	1.3%	0.8%	11.2%
\$50,000-60,000	2.6%	2.1%	1.4%	1.4%	1.1%	8.6%
\$60,000-75,000	2.1%	3.0%	2.6%	0.6%	3.2%	11.5%
\$75,000-100,000	0.7%	1.0%	2.7%	0.8%	1.7%	6.8%
\$100,000-125,000	1.0%	2.8%	0.6%	0.2%	0.8%	5.4%
\$125,000-150,000	0.2%	0.3%	0.2%	0.3%	0.3%	1.3%
\$150,000-200,000	0.1%	0.4%	0.1%	0.4%	0.2%	1.1%
\$200,000+	0.1%	0.3%	0.1%	0.2%	0.1%	0.8%
<b>Total</b>	<b>29.6%</b>	<b>23.4%</b>	<b>18.9%</b>	<b>13.2%</b>	<b>14.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.1%	3.3%	0.9%	0.7%	0.2%	12.2%
\$10,000-20,000	10.9%	6.6%	2.0%	0.4%	0.6%	20.6%
\$20,000-30,000	5.8%	4.2%	2.2%	0.3%	0.4%	12.9%
\$30,000-40,000	5.2%	2.9%	1.8%	2.1%	1.2%	13.2%
\$40,000-50,000	4.7%	2.9%	1.8%	0.3%	0.2%	9.9%
\$50,000-60,000	2.2%	1.3%	0.9%	0.4%	0.2%	5.0%
\$60,000-75,000	4.6%	1.4%	1.6%	0.7%	0.1%	8.4%
\$75,000-100,000	1.7%	2.4%	1.4%	1.8%	0.1%	7.2%
\$100,000-125,000	0.6%	1.1%	0.7%	1.2%	0.6%	4.2%
\$125,000-150,000	0.9%	0.9%	0.6%	0.6%	0.1%	3.0%
\$150,000-200,000	0.9%	0.3%	0.3%	0.3%	0.1%	1.9%
\$200,000+	0.6%	0.3%	0.2%	0.2%	0.2%	1.4%
<b>Total</b>	<b>45.1%</b>	<b>27.7%</b>	<b>14.3%</b>	<b>8.9%</b>	<b>4.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.0%	3.8%	0.7%	0.6%	0.1%	12.3%
\$10,000-20,000	15.3%	9.2%	2.3%	0.6%	0.8%	28.2%
\$20,000-30,000	4.4%	5.0%	1.5%	0.5%	0.1%	11.5%
\$30,000-40,000	3.8%	4.2%	2.3%	0.6%	1.8%	12.6%
\$40,000-50,000	4.3%	2.3%	1.2%	0.5%	0.3%	8.5%
\$50,000-60,000	1.8%	1.8%	0.5%	0.5%	0.1%	4.8%
\$60,000-75,000	5.3%	1.8%	1.0%	0.5%	0.1%	8.7%
\$75,000-100,000	1.9%	0.9%	0.5%	0.5%	0.1%	3.9%
\$100,000-125,000	0.8%	1.0%	0.4%	1.1%	0.2%	3.6%
\$125,000-150,000	1.1%	0.6%	0.7%	0.8%	0.2%	3.5%
\$150,000-200,000	0.4%	0.5%	0.3%	0.3%	0.0%	1.5%
\$200,000+	0.2%	0.3%	0.1%	0.2%	0.2%	1.0%
<b>Total</b>	<b>46.4%</b>	<b>31.5%</b>	<b>11.4%</b>	<b>6.6%</b>	<b>4.0%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.8%	2.9%	1.1%	1.2%	0.6%	11.6%
\$10,000-20,000	4.7%	4.2%	1.6%	1.9%	1.8%	14.3%
\$20,000-30,000	3.3%	2.2%	2.3%	2.5%	1.8%	12.2%
\$30,000-40,000	7.9%	3.1%	3.1%	1.0%	1.5%	16.7%
\$40,000-50,000	3.9%	2.9%	2.4%	1.1%	0.6%	10.9%
\$50,000-60,000	2.5%	1.9%	1.3%	1.2%	0.8%	7.6%
\$60,000-75,000	2.7%	2.6%	2.4%	0.6%	2.4%	10.7%
\$75,000-100,000	0.9%	1.3%	2.4%	1.1%	1.3%	6.9%
\$100,000-125,000	0.9%	2.4%	0.6%	0.4%	0.7%	5.1%
\$125,000-150,000	0.4%	0.4%	0.3%	0.4%	0.3%	1.7%
\$150,000-200,000	0.3%	0.4%	0.1%	0.4%	0.2%	1.3%
\$200,000+	0.2%	0.3%	0.1%	0.2%	0.1%	1.0%
<b>Total</b>	<b>33.5%</b>	<b>24.5%</b>	<b>17.7%</b>	<b>12.1%</b>	<b>12.1%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	260	97	94	66	17	534
\$10,000-20,000	170	350	145	190	263	1,118
\$20,000-30,000	106	199	162	273	313	1,053
\$30,000-40,000	244	325	331	408	350	1,658
\$40,000-50,000	312	254	337	489	239	1,631
\$50,000-60,000	132	398	422	359	210	1,521
\$60,000-75,000	228	709	586	661	674	2,858
\$75,000-100,000	249	492	930	893	685	3,249
\$100,000-125,000	58	215	637	744	395	2,049
\$125,000-150,000	37	252	111	355	318	1,073
\$150,000-200,000	8	115	328	431	262	1,144
\$200,000+	19	95	165	103	108	490
<b>Total</b>	<b>1,823</b>	<b>3,501</b>	<b>4,248</b>	<b>4,972</b>	<b>3,834</b>	<b>18,378</b>

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	187	310	68	23	49	637
\$10,000-20,000	804	530	121	34	41	1,530
\$20,000-30,000	545	571	153	99	18	1,386
\$30,000-40,000	394	873	192	52	61	1,572
\$40,000-50,000	314	755	258	74	40	1,441
\$50,000-60,000	307	557	255	87	64	1,270
\$60,000-75,000	462	766	257	134	209	1,828
\$75,000-100,000	241	1,212	294	78	127	1,952
\$100,000-125,000	80	541	242	149	51	1,063
\$125,000-150,000	70	323	166	99	70	728
\$150,000-200,000	79	250	92	56	124	601
\$200,000+	42	126	69	56	32	325
<b>Total</b>	<b>3,525</b>	<b>6,814</b>	<b>2,167</b>	<b>941</b>	<b>886</b>	<b>14,333</b>

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	148	168	49	11	20	396
\$10,000-20,000	599	263	84	16	16	978
\$20,000-30,000	434	432	45	61	16	988
\$30,000-40,000	272	657	87	19	17	1,052
\$40,000-50,000	214	580	118	28	35	975
\$50,000-60,000	156	416	216	13	47	848
\$60,000-75,000	208	529	91	75	46	949
\$75,000-100,000	209	685	161	46	96	1,197
\$100,000-125,000	55	295	67	19	16	452
\$125,000-150,000	63	177	66	28	16	350
\$150,000-200,000	50	133	35	3	27	248
\$200,000+	30	60	17	3	14	124
<b>Total</b>	<b>2,438</b>	<b>4,395</b>	<b>1,036</b>	<b>322</b>	<b>366</b>	<b>8,557</b>

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	447	407	162	89	66	1,171
\$10,000-20,000	974	880	266	224	304	2,648
\$20,000-30,000	651	770	315	372	331	2,439
\$30,000-40,000	638	1,198	523	460	411	3,230
\$40,000-50,000	626	1,009	595	563	279	3,072
\$50,000-60,000	439	955	677	446	274	2,791
\$60,000-75,000	690	1,475	843	795	883	4,686
\$75,000-100,000	490	1,704	1,224	971	812	5,201
\$100,000-125,000	138	756	879	893	446	3,112
\$125,000-150,000	107	575	277	454	388	1,801
\$150,000-200,000	87	365	420	487	386	1,745
\$200,000+	61	221	234	159	140	815
<b>Total</b>	<b>5,348</b>	<b>10,315</b>	<b>6,415</b>	<b>5,913</b>	<b>4,720</b>	<b>32,711</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	0.5%	0.5%	0.4%	0.1%	2.9%
\$10,000-20,000	0.9%	1.9%	0.8%	1.0%	1.4%	6.1%
\$20,000-30,000	0.6%	1.1%	0.9%	1.5%	1.7%	5.7%
\$30,000-40,000	1.3%	1.8%	1.8%	2.2%	1.9%	9.0%
\$40,000-50,000	1.7%	1.4%	1.8%	2.7%	1.3%	8.9%
\$50,000-60,000	0.7%	2.2%	2.3%	2.0%	1.1%	8.3%
\$60,000-75,000	1.2%	3.9%	3.2%	3.6%	3.7%	15.6%
\$75,000-100,000	1.4%	2.7%	5.1%	4.9%	3.7%	17.7%
\$100,000-125,000	0.3%	1.2%	3.5%	4.0%	2.1%	11.1%
\$125,000-150,000	0.2%	1.4%	0.6%	1.9%	1.7%	5.8%
\$150,000-200,000	0.0%	0.6%	1.8%	2.3%	1.4%	6.2%
\$200,000+	0.1%	0.5%	0.9%	0.6%	0.6%	2.7%
<b>Total</b>	<b>9.9%</b>	<b>19.0%</b>	<b>23.1%</b>	<b>27.1%</b>	<b>20.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.3%	2.2%	0.5%	0.2%	0.3%	4.4%
\$10,000-20,000	5.6%	3.7%	0.8%	0.2%	0.3%	10.7%
\$20,000-30,000	3.8%	4.0%	1.1%	0.7%	0.1%	9.7%
\$30,000-40,000	2.7%	6.1%	1.3%	0.4%	0.4%	11.0%
\$40,000-50,000	2.2%	5.3%	1.8%	0.5%	0.3%	10.1%
\$50,000-60,000	2.1%	3.9%	1.8%	0.6%	0.4%	8.9%
\$60,000-75,000	3.2%	5.3%	1.8%	0.9%	1.5%	12.8%
\$75,000-100,000	1.7%	8.5%	2.1%	0.5%	0.9%	13.6%
\$100,000-125,000	0.6%	3.8%	1.7%	1.0%	0.4%	7.4%
\$125,000-150,000	0.5%	2.3%	1.2%	0.7%	0.5%	5.1%
\$150,000-200,000	0.6%	1.7%	0.6%	0.4%	0.9%	4.2%
\$200,000+	0.3%	0.9%	0.5%	0.4%	0.2%	2.3%
<b>Total</b>	<b>24.6%</b>	<b>47.5%</b>	<b>15.1%</b>	<b>6.6%</b>	<b>6.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.7%	2.0%	0.6%	0.1%	0.2%	4.6%
\$10,000-20,000	7.0%	3.1%	1.0%	0.2%	0.2%	11.4%
\$20,000-30,000	5.1%	5.0%	0.5%	0.7%	0.2%	11.5%
\$30,000-40,000	3.2%	7.7%	1.0%	0.2%	0.2%	12.3%
\$40,000-50,000	2.5%	6.8%	1.4%	0.3%	0.4%	11.4%
\$50,000-60,000	1.8%	4.9%	2.5%	0.2%	0.5%	9.9%
\$60,000-75,000	2.4%	6.2%	1.1%	0.9%	0.5%	11.1%
\$75,000-100,000	2.4%	8.0%	1.9%	0.5%	1.1%	14.0%
\$100,000-125,000	0.6%	3.4%	0.8%	0.2%	0.2%	5.3%
\$125,000-150,000	0.7%	2.1%	0.8%	0.3%	0.2%	4.1%
\$150,000-200,000	0.6%	1.6%	0.4%	0.0%	0.3%	2.9%
\$200,000+	0.4%	0.7%	0.2%	0.0%	0.2%	1.4%
<b>Total</b>	<b>28.5%</b>	<b>51.4%</b>	<b>12.1%</b>	<b>3.8%</b>	<b>4.3%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	1.2%	0.5%	0.3%	0.2%	3.6%
\$10,000-20,000	3.0%	2.7%	0.8%	0.7%	0.9%	8.1%
\$20,000-30,000	2.0%	2.4%	1.0%	1.1%	1.0%	7.5%
\$30,000-40,000	2.0%	3.7%	1.6%	1.4%	1.3%	9.9%
\$40,000-50,000	1.9%	3.1%	1.8%	1.7%	0.9%	9.4%
\$50,000-60,000	1.3%	2.9%	2.1%	1.4%	0.8%	8.5%
\$60,000-75,000	2.1%	4.5%	2.6%	2.4%	2.7%	14.3%
\$75,000-100,000	1.5%	5.2%	3.7%	3.0%	2.5%	15.9%
\$100,000-125,000	0.4%	2.3%	2.7%	2.7%	1.4%	9.5%
\$125,000-150,000	0.3%	1.8%	0.8%	1.4%	1.2%	5.5%
\$150,000-200,000	0.3%	1.1%	1.3%	1.5%	1.2%	5.3%
\$200,000+	0.2%	0.7%	0.7%	0.5%	0.4%	2.5%
<b>Total</b>	<b>16.3%</b>	<b>31.5%</b>	<b>19.6%</b>	<b>18.1%</b>	<b>14.4%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	339	180	70	91	55	735
\$10,000-20,000	299	342	77	263	190	1,171
\$20,000-30,000	369	165	256	320	282	1,392
\$30,000-40,000	865	306	347	64	171	1,753
\$40,000-50,000	531	410	303	175	130	1,549
\$50,000-60,000	469	213	213	182	122	1,199
\$60,000-75,000	325	270	261	74	303	1,233
\$75,000-100,000	81	173	477	132	245	1,108
\$100,000-125,000	108	425	154	27	142	856
\$125,000-150,000	31	69	35	93	91	319
\$150,000-200,000	18	84	8	79	44	233
\$200,000+	54	37	50	39	30	210
<b>Total</b>	<b>3,489</b>	<b>2,674</b>	<b>2,251</b>	<b>1,539</b>	<b>1,805</b>	<b>11,758</b>

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	273	78	22	15	8	396
\$10,000-20,000	352	132	51	12	28	575
\$20,000-30,000	203	126	79	12	23	443
\$30,000-40,000	232	128	85	70	52	567
\$40,000-50,000	247	92	46	16	8	409
\$50,000-60,000	95	55	38	15	9	212
\$60,000-75,000	229	62	66	22	6	385
\$75,000-100,000	85	98	55	92	9	339
\$100,000-125,000	69	90	28	48	28	263
\$125,000-150,000	34	50	17	13	2	116
\$150,000-200,000	69	21	21	12	17	140
\$200,000+	46	48	10	6	13	123
<b>Total</b>	<b>1,934</b>	<b>980</b>	<b>518</b>	<b>333</b>	<b>203</b>	<b>3,968</b>

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	207	71	17	9	5	309
\$10,000-20,000	301	111	31	10	21	474
\$20,000-30,000	108	105	27	10	9	259
\$30,000-40,000	117	111	64	12	42	346
\$40,000-50,000	158	48	28	13	8	255
\$50,000-60,000	57	43	21	11	4	136
\$60,000-75,000	179	42	38	14	3	276
\$75,000-100,000	65	30	14	13	6	128
\$100,000-125,000	64	35	14	38	6	157
\$125,000-150,000	19	12	12	8	2	53
\$150,000-200,000	24	15	14	6	3	62
\$200,000+	32	22	3	4	2	66
<b>Total</b>	<b>1,331</b>	<b>645</b>	<b>283</b>	<b>148</b>	<b>114</b>	<b>2,521</b>

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	612	258	92	106	63	1,131
\$10,000-20,000	651	474	128	275	218	1,746
\$20,000-30,000	572	291	335	332	305	1,835
\$30,000-40,000	1,097	434	432	134	223	2,320
\$40,000-50,000	778	502	349	191	138	1,958
\$50,000-60,000	564	268	251	197	131	1,411
\$60,000-75,000	554	332	327	96	309	1,618
\$75,000-100,000	166	271	532	224	254	1,447
\$100,000-125,000	177	515	182	75	170	1,119
\$125,000-150,000	65	119	52	106	93	435
\$150,000-200,000	87	105	29	91	61	373
\$200,000+	100	85	60	45	43	333
<b>Total</b>	<b>5,423</b>	<b>3,654</b>	<b>2,769</b>	<b>1,872</b>	<b>2,008</b>	<b>15,726</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.9%	1.5%	0.6%	0.8%	0.5%	6.3%
\$10,000-20,000	2.5%	2.9%	0.7%	2.2%	1.6%	10.0%
\$20,000-30,000	3.1%	1.4%	2.2%	2.7%	2.4%	11.8%
\$30,000-40,000	7.4%	2.6%	3.0%	0.5%	1.5%	14.9%
\$40,000-50,000	4.5%	3.5%	2.6%	1.5%	1.1%	13.2%
\$50,000-60,000	4.0%	1.8%	1.8%	1.5%	1.0%	10.2%
\$60,000-75,000	2.8%	2.3%	2.2%	0.6%	2.6%	10.5%
\$75,000-100,000	0.7%	1.5%	4.1%	1.1%	2.1%	9.4%
\$100,000-125,000	0.9%	3.6%	1.3%	0.2%	1.2%	7.3%
\$125,000-150,000	0.3%	0.6%	0.3%	0.8%	0.8%	2.7%
\$150,000-200,000	0.2%	0.7%	0.1%	0.7%	0.4%	2.0%
\$200,000+	0.5%	0.3%	0.4%	0.3%	0.3%	1.8%
<b>Total</b>	<b>29.7%</b>	<b>22.7%</b>	<b>19.1%</b>	<b>13.1%</b>	<b>15.4%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.9%	2.0%	0.6%	0.4%	0.2%	10.0%
\$10,000-20,000	8.9%	3.3%	1.3%	0.3%	0.7%	14.5%
\$20,000-30,000	5.1%	3.2%	2.0%	0.3%	0.6%	11.2%
\$30,000-40,000	5.8%	3.2%	2.1%	1.8%	1.3%	14.3%
\$40,000-50,000	6.2%	2.3%	1.2%	0.4%	0.2%	10.3%
\$50,000-60,000	2.4%	1.4%	1.0%	0.4%	0.2%	5.3%
\$60,000-75,000	5.8%	1.6%	1.7%	0.6%	0.2%	9.7%
\$75,000-100,000	2.1%	2.5%	1.4%	2.3%	0.2%	8.5%
\$100,000-125,000	1.7%	2.3%	0.7%	1.2%	0.7%	6.6%
\$125,000-150,000	0.9%	1.3%	0.4%	0.3%	0.1%	2.9%
\$150,000-200,000	1.7%	0.5%	0.5%	0.3%	0.4%	3.5%
\$200,000+	1.2%	1.2%	0.3%	0.2%	0.3%	3.1%
<b>Total</b>	<b>48.7%</b>	<b>24.7%</b>	<b>13.1%</b>	<b>8.4%</b>	<b>5.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.2%	2.8%	0.7%	0.4%	0.2%	12.3%
\$10,000-20,000	11.9%	4.4%	1.2%	0.4%	0.8%	18.8%
\$20,000-30,000	4.3%	4.2%	1.1%	0.4%	0.4%	10.3%
\$30,000-40,000	4.6%	4.4%	2.5%	0.5%	1.7%	13.7%
\$40,000-50,000	6.3%	1.9%	1.1%	0.5%	0.3%	10.1%
\$50,000-60,000	2.3%	1.7%	0.8%	0.4%	0.2%	5.4%
\$60,000-75,000	7.1%	1.7%	1.5%	0.6%	0.1%	10.9%
\$75,000-100,000	2.6%	1.2%	0.6%	0.5%	0.2%	5.1%
\$100,000-125,000	2.5%	1.4%	0.6%	1.5%	0.2%	6.2%
\$125,000-150,000	0.8%	0.5%	0.5%	0.3%	0.1%	2.1%
\$150,000-200,000	1.0%	0.6%	0.6%	0.2%	0.1%	2.5%
\$200,000+	1.3%	0.9%	0.1%	0.2%	0.2%	2.6%
<b>Total</b>	<b>52.8%</b>	<b>25.6%</b>	<b>11.2%</b>	<b>5.9%</b>	<b>4.5%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.9%	1.6%	0.6%	0.7%	0.4%	7.2%
\$10,000-20,000	4.1%	3.0%	0.8%	1.7%	1.4%	11.1%
\$20,000-30,000	3.6%	1.9%	2.1%	2.1%	1.9%	11.7%
\$30,000-40,000	7.0%	2.8%	2.7%	0.9%	1.4%	14.8%
\$40,000-50,000	4.9%	3.2%	2.2%	1.2%	0.9%	12.5%
\$50,000-60,000	3.6%	1.7%	1.6%	1.3%	0.8%	9.0%
\$60,000-75,000	3.5%	2.1%	2.1%	0.6%	2.0%	10.3%
\$75,000-100,000	1.1%	1.7%	3.4%	1.4%	1.6%	9.2%
\$100,000-125,000	1.1%	3.3%	1.2%	0.5%	1.1%	7.1%
\$125,000-150,000	0.4%	0.8%	0.3%	0.7%	0.6%	2.8%
\$150,000-200,000	0.6%	0.7%	0.2%	0.6%	0.4%	2.4%
\$200,000+	0.6%	0.5%	0.4%	0.3%	0.3%	2.1%
<b>Total</b>	<b>34.5%</b>	<b>23.2%</b>	<b>17.6%</b>	<b>11.9%</b>	<b>12.8%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	98	24	32	24	5	183
\$10,000-20,000	98	188	61	86	138	571
\$20,000-30,000	143	181	142	246	307	1,019
\$30,000-40,000	194	155	162	230	187	928
\$40,000-50,000	378	257	349	434	256	1,674
\$50,000-60,000	135	347	362	293	207	1,344
\$60,000-75,000	207	565	407	491	557	2,227
\$75,000-100,000	301	605	1,238	1,064	942	4,150
\$100,000-125,000	86	260	753	916	480	2,495
\$125,000-150,000	112	572	246	623	593	2,146
\$150,000-200,000	18	137	517	713	325	1,710
\$200,000+	21	132	440	193	272	1,058
<b>Total</b>	<b>1,791</b>	<b>3,423</b>	<b>4,709</b>	<b>5,313</b>	<b>4,269</b>	<b>19,505</b>

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	186	250	65	28	42	571
\$10,000-20,000	576	381	95	23	27	1,102
\$20,000-30,000	604	546	108	77	21	1,356
\$30,000-40,000	476	881	211	51	55	1,674
\$40,000-50,000	394	800	217	76	45	1,532
\$50,000-60,000	335	607	304	80	69	1,395
\$60,000-75,000	653	970	270	182	262	2,337
\$75,000-100,000	285	1,339	335	103	191	2,253
\$100,000-125,000	166	972	318	173	63	1,692
\$125,000-150,000	70	348	184	111	49	762
\$150,000-200,000	165	544	199	74	274	1,256
\$200,000+	98	305	150	94	79	726
<b>Total</b>	<b>4,008</b>	<b>7,943</b>	<b>2,456</b>	<b>1,072</b>	<b>1,177</b>	<b>16,656</b>

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	165	183	58	22	25	453
\$10,000-20,000	429	195	77	10	11	722
\$20,000-30,000	517	462	48	55	17	1,099
\$30,000-40,000	360	689	112	23	13	1,197
\$40,000-50,000	302	667	108	49	42	1,168
\$50,000-60,000	210	505	276	13	51	1,055
\$60,000-75,000	436	781	140	123	120	1,600
\$75,000-100,000	243	724	186	50	164	1,367
\$100,000-125,000	146	661	153	37	22	1,019
\$125,000-150,000	62	160	39	22	16	299
\$150,000-200,000	110	319	82	13	73	597
\$200,000+	76	180	53	6	62	377
<b>Total</b>	<b>3,056</b>	<b>5,526</b>	<b>1,332</b>	<b>423</b>	<b>616</b>	<b>10,953</b>

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	284	274	97	52	47	754
\$10,000-20,000	674	569	156	109	165	1,673
\$20,000-30,000	747	727	250	323	328	2,375
\$30,000-40,000	670	1,036	373	281	242	2,602
\$40,000-50,000	772	1,057	566	510	301	3,206
\$50,000-60,000	470	954	666	373	276	2,739
\$60,000-75,000	860	1,535	677	673	819	4,564
\$75,000-100,000	586	1,944	1,573	1,167	1,133	6,403
\$100,000-125,000	252	1,232	1,071	1,089	543	4,187
\$125,000-150,000	182	920	430	734	642	2,908
\$150,000-200,000	183	681	716	787	599	2,966
\$200,000+	119	437	590	287	351	1,784
<b>Total</b>	<b>5,799</b>	<b>11,366</b>	<b>7,165</b>	<b>6,385</b>	<b>5,446</b>	<b>36,161</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.5%	0.1%	0.2%	0.1%	0.0%	0.9%
\$10,000-20,000	0.5%	1.0%	0.3%	0.4%	0.7%	2.9%
\$20,000-30,000	0.7%	0.9%	0.7%	1.3%	1.6%	5.2%
\$30,000-40,000	1.0%	0.8%	0.8%	1.2%	1.0%	4.8%
\$40,000-50,000	1.9%	1.3%	1.8%	2.2%	1.3%	8.6%
\$50,000-60,000	0.7%	1.8%	1.9%	1.5%	1.1%	6.9%
\$60,000-75,000	1.1%	2.9%	2.1%	2.5%	2.9%	11.4%
\$75,000-100,000	1.5%	3.1%	6.3%	5.5%	4.8%	21.3%
\$100,000-125,000	0.4%	1.3%	3.9%	4.7%	2.5%	12.8%
\$125,000-150,000	0.6%	2.9%	1.3%	3.2%	3.0%	11.0%
\$150,000-200,000	0.1%	0.7%	2.7%	3.7%	1.7%	8.8%
\$200,000+	0.1%	0.7%	2.3%	1.0%	1.4%	5.4%
<b>Total</b>	<b>9.2%</b>	<b>17.5%</b>	<b>24.1%</b>	<b>27.2%</b>	<b>21.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.1%	1.5%	0.4%	0.2%	0.3%	3.4%
\$10,000-20,000	3.5%	2.3%	0.6%	0.1%	0.2%	6.6%
\$20,000-30,000	3.6%	3.3%	0.6%	0.5%	0.1%	8.1%
\$30,000-40,000	2.9%	5.3%	1.3%	0.3%	0.3%	10.1%
\$40,000-50,000	2.4%	4.8%	1.3%	0.5%	0.3%	9.2%
\$50,000-60,000	2.0%	3.6%	1.8%	0.5%	0.4%	8.4%
\$60,000-75,000	3.9%	5.8%	1.6%	1.1%	1.6%	14.0%
\$75,000-100,000	1.7%	8.0%	2.0%	0.6%	1.1%	13.5%
\$100,000-125,000	1.0%	5.8%	1.9%	1.0%	0.4%	10.2%
\$125,000-150,000	0.4%	2.1%	1.1%	0.7%	0.3%	4.6%
\$150,000-200,000	1.0%	3.3%	1.2%	0.4%	1.6%	7.5%
\$200,000+	0.6%	1.8%	0.9%	0.6%	0.5%	4.4%
<b>Total</b>	<b>24.1%</b>	<b>47.7%</b>	<b>14.7%</b>	<b>6.4%</b>	<b>7.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.5%	1.7%	0.5%	0.2%	0.2%	4.1%
\$10,000-20,000	3.9%	1.8%	0.7%	0.1%	0.1%	6.6%
\$20,000-30,000	4.7%	4.2%	0.4%	0.5%	0.2%	10.0%
\$30,000-40,000	3.3%	6.3%	1.0%	0.2%	0.1%	10.9%
\$40,000-50,000	2.8%	6.1%	1.0%	0.4%	0.4%	10.7%
\$50,000-60,000	1.9%	4.6%	2.5%	0.1%	0.5%	9.6%
\$60,000-75,000	4.0%	7.1%	1.3%	1.1%	1.1%	14.6%
\$75,000-100,000	2.2%	6.6%	1.7%	0.5%	1.5%	12.5%
\$100,000-125,000	1.3%	6.0%	1.4%	0.3%	0.2%	9.3%
\$125,000-150,000	0.6%	1.5%	0.4%	0.2%	0.1%	2.7%
\$150,000-200,000	1.0%	2.9%	0.7%	0.1%	0.7%	5.5%
\$200,000+	0.7%	1.6%	0.5%	0.1%	0.6%	3.4%
<b>Total</b>	<b>27.9%</b>	<b>50.5%</b>	<b>12.2%</b>	<b>3.9%</b>	<b>5.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.8%	0.8%	0.3%	0.1%	0.1%	2.1%
\$10,000-20,000	1.9%	1.6%	0.4%	0.3%	0.5%	4.6%
\$20,000-30,000	2.1%	2.0%	0.7%	0.9%	0.9%	6.6%
\$30,000-40,000	1.9%	2.9%	1.0%	0.8%	0.7%	7.2%
\$40,000-50,000	2.1%	2.9%	1.6%	1.4%	0.8%	8.9%
\$50,000-60,000	1.3%	2.6%	1.8%	1.0%	0.8%	7.6%
\$60,000-75,000	2.4%	4.2%	1.9%	1.9%	2.3%	12.6%
\$75,000-100,000	1.6%	5.4%	4.3%	3.2%	3.1%	17.7%
\$100,000-125,000	0.7%	3.4%	3.0%	3.0%	1.5%	11.6%
\$125,000-150,000	0.5%	2.5%	1.2%	2.0%	1.8%	8.0%
\$150,000-200,000	0.5%	1.9%	2.0%	2.2%	1.7%	8.2%
\$200,000+	0.3%	1.2%	1.6%	0.8%	1.0%	4.9%
<b>Total</b>	<b>16.0%</b>	<b>31.4%</b>	<b>19.8%</b>	<b>17.7%</b>	<b>15.1%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	301	165	62	78	54	660
\$10,000-20,000	280	303	70	244	163	1,060
\$20,000-30,000	346	149	255	290	283	1,323
\$30,000-40,000	778	282	299	64	152	1,575
\$40,000-50,000	516	378	280	193	143	1,510
\$50,000-60,000	519	226	221	190	124	1,280
\$60,000-75,000	317	256	254	70	330	1,227
\$75,000-100,000	86	162	512	138	278	1,176
\$100,000-125,000	127	460	182	33	155	957
\$125,000-150,000	48	80	41	122	126	417
\$150,000-200,000	27	95	15	94	60	291
\$200,000+	78	48	79	55	51	311
<b>Total</b>	<b>3,423</b>	<b>2,604</b>	<b>2,270</b>	<b>1,571</b>	<b>1,919</b>	<b>11,787</b>

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	303	92	32	19	16	462
\$10,000-20,000	368	138	64	16	31	617
\$20,000-30,000	242	142	84	17	28	513
\$30,000-40,000	271	135	94	85	57	642
\$40,000-50,000	295	100	61	15	13	484
\$50,000-60,000	136	67	51	16	12	282
\$60,000-75,000	290	79	80	27	11	487
\$75,000-100,000	109	102	67	106	10	394
\$100,000-125,000	92	112	42	57	37	340
\$125,000-150,000	60	76	25	23	7	191
\$150,000-200,000	124	23	25	11	34	217
\$200,000+	92	74	21	12	11	210
<b>Total</b>	<b>2,382</b>	<b>1,140</b>	<b>646</b>	<b>404</b>	<b>267</b>	<b>4,839</b>

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	232	85	23	12	12	364
\$10,000-20,000	324	119	40	13	25	521
\$20,000-30,000	130	126	35	14	13	318
\$30,000-40,000	153	122	73	13	48	409
\$40,000-50,000	193	56	38	13	13	313
\$50,000-60,000	77	51	30	13	5	176
\$60,000-75,000	225	52	44	14	8	343
\$75,000-100,000	86	36	21	12	8	163
\$100,000-125,000	88	48	21	43	12	212
\$125,000-150,000	33	22	17	15	6	93
\$150,000-200,000	48	16	14	7	7	92
\$200,000+	53	38	10	9	8	118
<b>Total</b>	<b>1,642</b>	<b>771</b>	<b>366</b>	<b>178</b>	<b>165</b>	<b>3,122</b>

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	604	257	94	97	70	1,122
\$10,000-20,000	648	441	134	260	194	1,677
\$20,000-30,000	588	291	339	307	311	1,836
\$30,000-40,000	1,049	417	393	149	209	2,217
\$40,000-50,000	811	478	341	208	156	1,994
\$50,000-60,000	655	293	272	206	136	1,562
\$60,000-75,000	607	335	334	97	341	1,714
\$75,000-100,000	195	264	579	244	288	1,570
\$100,000-125,000	219	572	224	90	192	1,297
\$125,000-150,000	108	156	66	145	133	608
\$150,000-200,000	151	118	40	105	94	508
\$200,000+	170	122	100	67	62	521
<b>Total</b>	<b>5,805</b>	<b>3,744</b>	<b>2,916</b>	<b>1,975</b>	<b>2,186</b>	<b>16,626</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.6%	1.4%	0.5%	0.7%	0.5%	5.6%
\$10,000-20,000	2.4%	2.6%	0.6%	2.1%	1.4%	9.0%
\$20,000-30,000	2.9%	1.3%	2.2%	2.5%	2.4%	11.2%
\$30,000-40,000	6.6%	2.4%	2.5%	0.5%	1.3%	13.4%
\$40,000-50,000	4.4%	3.2%	2.4%	1.6%	1.2%	12.8%
\$50,000-60,000	4.4%	1.9%	1.9%	1.6%	1.1%	10.9%
\$60,000-75,000	2.7%	2.2%	2.2%	0.6%	2.8%	10.4%
\$75,000-100,000	0.7%	1.4%	4.3%	1.2%	2.4%	10.0%
\$100,000-125,000	1.1%	3.9%	1.5%	0.3%	1.3%	8.1%
\$125,000-150,000	0.4%	0.7%	0.3%	1.0%	1.1%	3.5%
\$150,000-200,000	0.2%	0.8%	0.1%	0.8%	0.5%	2.5%
\$200,000+	0.7%	0.4%	0.7%	0.5%	0.4%	2.6%
<b>Total</b>	<b>29.0%</b>	<b>22.1%</b>	<b>19.3%</b>	<b>13.3%</b>	<b>16.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.3%	1.9%	0.7%	0.4%	0.3%	9.5%
\$10,000-20,000	7.6%	2.9%	1.3%	0.3%	0.6%	12.8%
\$20,000-30,000	5.0%	2.9%	1.7%	0.4%	0.6%	10.6%
\$30,000-40,000	5.6%	2.8%	1.9%	1.8%	1.2%	13.3%
\$40,000-50,000	6.1%	2.1%	1.3%	0.3%	0.3%	10.0%
\$50,000-60,000	2.8%	1.4%	1.1%	0.3%	0.2%	5.8%
\$60,000-75,000	6.0%	1.6%	1.7%	0.6%	0.2%	10.1%
\$75,000-100,000	2.3%	2.1%	1.4%	2.2%	0.2%	8.1%
\$100,000-125,000	1.9%	2.3%	0.9%	1.2%	0.8%	7.0%
\$125,000-150,000	1.2%	1.6%	0.5%	0.5%	0.1%	3.9%
\$150,000-200,000	2.6%	0.5%	0.5%	0.2%	0.7%	4.5%
\$200,000+	1.9%	1.5%	0.4%	0.2%	0.2%	4.3%
<b>Total</b>	<b>49.2%</b>	<b>23.6%</b>	<b>13.3%</b>	<b>8.3%</b>	<b>5.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.4%	2.7%	0.7%	0.4%	0.4%	11.7%
\$10,000-20,000	10.4%	3.8%	1.3%	0.4%	0.8%	16.7%
\$20,000-30,000	4.2%	4.0%	1.1%	0.4%	0.4%	10.2%
\$30,000-40,000	4.9%	3.9%	2.3%	0.4%	1.5%	13.1%
\$40,000-50,000	6.2%	1.8%	1.2%	0.4%	0.4%	10.0%
\$50,000-60,000	2.5%	1.6%	1.0%	0.4%	0.2%	5.6%
\$60,000-75,000	7.2%	1.7%	1.4%	0.4%	0.3%	11.0%
\$75,000-100,000	2.8%	1.2%	0.7%	0.4%	0.3%	5.2%
\$100,000-125,000	2.8%	1.5%	0.7%	1.4%	0.4%	6.8%
\$125,000-150,000	1.1%	0.7%	0.5%	0.5%	0.2%	3.0%
\$150,000-200,000	1.5%	0.5%	0.4%	0.2%	0.2%	2.9%
\$200,000+	1.7%	1.2%	0.3%	0.3%	0.3%	3.8%
<b>Total</b>	<b>52.6%</b>	<b>24.7%</b>	<b>11.7%</b>	<b>5.7%</b>	<b>5.3%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.6%	1.5%	0.6%	0.6%	0.4%	6.7%
\$10,000-20,000	3.9%	2.7%	0.8%	1.6%	1.2%	10.1%
\$20,000-30,000	3.5%	1.8%	2.0%	1.8%	1.9%	11.0%
\$30,000-40,000	6.3%	2.5%	2.4%	0.9%	1.3%	13.3%
\$40,000-50,000	4.9%	2.9%	2.1%	1.3%	0.9%	12.0%
\$50,000-60,000	3.9%	1.8%	1.6%	1.2%	0.8%	9.4%
\$60,000-75,000	3.7%	2.0%	2.0%	0.6%	2.1%	10.3%
\$75,000-100,000	1.2%	1.6%	3.5%	1.5%	1.7%	9.4%
\$100,000-125,000	1.3%	3.4%	1.3%	0.5%	1.2%	7.8%
\$125,000-150,000	0.6%	0.9%	0.4%	0.9%	0.8%	3.7%
\$150,000-200,000	0.9%	0.7%	0.2%	0.6%	0.6%	3.1%
\$200,000+	1.0%	0.7%	0.6%	0.4%	0.4%	3.1%
<b>Total</b>	<b>34.9%</b>	<b>22.5%</b>	<b>17.5%</b>	<b>11.9%</b>	<b>13.1%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	75	15	29	18	7	144
\$10,000-20,000	63	130	40	78	120	431
\$20,000-30,000	110	128	104	196	259	797
\$30,000-40,000	161	101	113	185	159	719
\$40,000-50,000	324	190	283	343	191	1,331
\$50,000-60,000	121	326	357	287	202	1,293
\$60,000-75,000	163	428	336	441	508	1,876
\$75,000-100,000	262	512	1,161	1,102	977	4,014
\$100,000-125,000	80	243	748	968	494	2,533
\$125,000-150,000	135	631	265	726	651	2,408
\$150,000-200,000	12	139	567	766	379	1,863
\$200,000+	40	183	622	282	325	1,452
<b>Total</b>	<b>1,546</b>	<b>3,026</b>	<b>4,625</b>	<b>5,392</b>	<b>4,272</b>	<b>18,861</b>

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	194	241	71	33	48	587
\$10,000-20,000	592	371	111	20	35	1,129
\$20,000-30,000	643	556	119	83	21	1,422
\$30,000-40,000	500	887	200	52	69	1,708
\$40,000-50,000	416	813	228	81	56	1,594
\$50,000-60,000	399	751	369	87	97	1,703
\$60,000-75,000	689	1,036	291	198	286	2,500
\$75,000-100,000	353	1,530	410	126	248	2,667
\$100,000-125,000	240	1,204	391	212	77	2,124
\$125,000-150,000	94	435	245	142	66	982
\$150,000-200,000	232	691	264	93	360	1,640
\$200,000+	178	501	248	160	144	1,231
<b>Total</b>	<b>4,530</b>	<b>9,016</b>	<b>2,947</b>	<b>1,287</b>	<b>1,507</b>	<b>19,287</b>

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	177	185	64	29	35	490
\$10,000-20,000	453	205	92	10	15	775
\$20,000-30,000	566	489	58	62	17	1,192
\$30,000-40,000	393	721	110	25	21	1,270
\$40,000-50,000	323	703	127	54	55	1,262
\$50,000-60,000	265	653	340	11	71	1,340
\$60,000-75,000	491	873	157	120	160	1,801
\$75,000-100,000	307	863	241	61	211	1,683
\$100,000-125,000	215	852	189	44	31	1,331
\$125,000-150,000	83	223	48	25	24	403
\$150,000-200,000	167	429	124	13	96	829
\$200,000+	138	304	101	9	113	665
<b>Total</b>	<b>3,578</b>	<b>6,500</b>	<b>1,651</b>	<b>463</b>	<b>849</b>	<b>13,041</b>

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	269	256	100	51	55	731
\$10,000-20,000	655	501	151	98	155	1,560
\$20,000-30,000	753	684	223	279	280	2,219
\$30,000-40,000	661	988	313	237	228	2,427
\$40,000-50,000	740	1,003	511	424	247	2,925
\$50,000-60,000	520	1,077	726	374	299	2,996
\$60,000-75,000	852	1,464	627	639	794	4,376
\$75,000-100,000	615	2,042	1,571	1,228	1,225	6,681
\$100,000-125,000	320	1,447	1,139	1,180	571	4,657
\$125,000-150,000	229	1,066	510	868	717	3,390
\$150,000-200,000	244	830	831	859	739	3,503
\$200,000+	218	684	870	442	469	2,683
<b>Total</b>	<b>6,076</b>	<b>12,042</b>	<b>7,572</b>	<b>6,679</b>	<b>5,779</b>	<b>38,148</b>

HISTA 2.2 Summary Data Douglas County, Georgia

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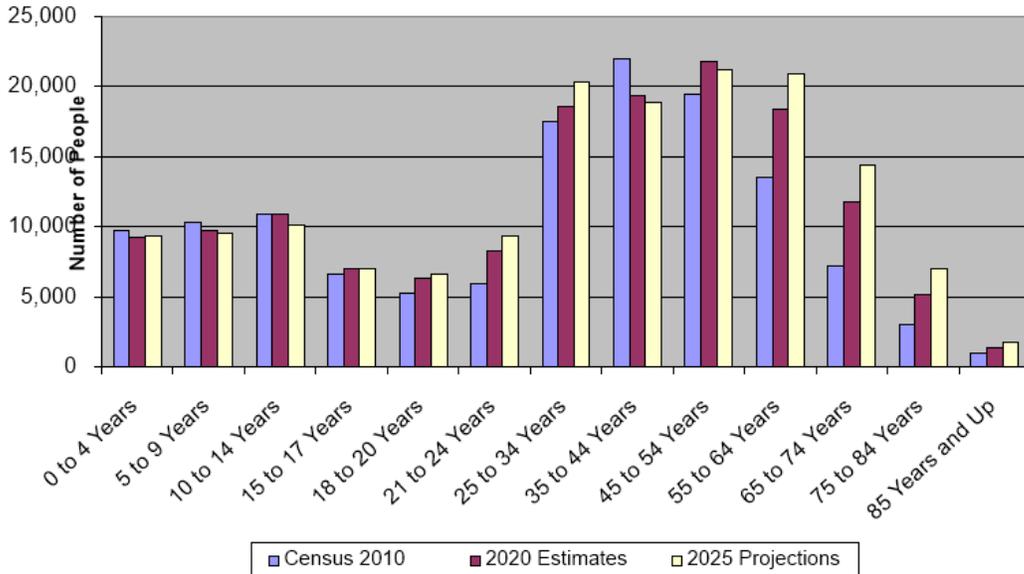
Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.4%	0.1%	0.2%	0.1%	0.0%	0.8%
\$10,000-20,000	0.3%	0.7%	0.2%	0.4%	0.6%	2.3%
\$20,000-30,000	0.6%	0.7%	0.6%	1.0%	1.4%	4.2%
\$30,000-40,000	0.9%	0.5%	0.6%	1.0%	0.8%	3.8%
\$40,000-50,000	1.7%	1.0%	1.5%	1.8%	1.0%	7.1%
\$50,000-60,000	0.6%	1.7%	1.9%	1.5%	1.1%	6.9%
\$60,000-75,000	0.9%	2.3%	1.8%	2.3%	2.7%	9.9%
\$75,000-100,000	1.4%	2.7%	6.2%	5.8%	5.2%	21.3%
\$100,000-125,000	0.4%	1.3%	4.0%	5.1%	2.6%	13.4%
\$125,000-150,000	0.7%	3.3%	1.4%	3.8%	3.5%	12.8%
\$150,000-200,000	0.1%	0.7%	3.0%	4.1%	2.0%	9.9%
\$200,000+	0.2%	1.0%	3.3%	1.5%	1.7%	7.7%
<b>Total</b>	<b>8.2%</b>	<b>16.0%</b>	<b>24.5%</b>	<b>28.6%</b>	<b>22.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.0%	1.2%	0.4%	0.2%	0.2%	3.0%
\$10,000-20,000	3.1%	1.9%	0.6%	0.1%	0.2%	5.9%
\$20,000-30,000	3.3%	2.9%	0.6%	0.4%	0.1%	7.4%
\$30,000-40,000	2.6%	4.6%	1.0%	0.3%	0.4%	8.9%
\$40,000-50,000	2.2%	4.2%	1.2%	0.4%	0.3%	8.3%
\$50,000-60,000	2.1%	3.9%	1.9%	0.5%	0.5%	8.8%
\$60,000-75,000	3.6%	5.4%	1.5%	1.0%	1.5%	13.0%
\$75,000-100,000	1.8%	7.9%	2.1%	0.7%	1.3%	13.8%
\$100,000-125,000	1.2%	6.2%	2.0%	1.1%	0.4%	11.0%
\$125,000-150,000	0.5%	2.3%	1.3%	0.7%	0.3%	5.1%
\$150,000-200,000	1.2%	3.6%	1.4%	0.5%	1.9%	8.5%
\$200,000+	0.9%	2.6%	1.3%	0.8%	0.7%	6.4%
<b>Total</b>	<b>23.5%</b>	<b>46.7%</b>	<b>15.3%</b>	<b>6.7%</b>	<b>7.8%</b>	<b>100.0%</b>

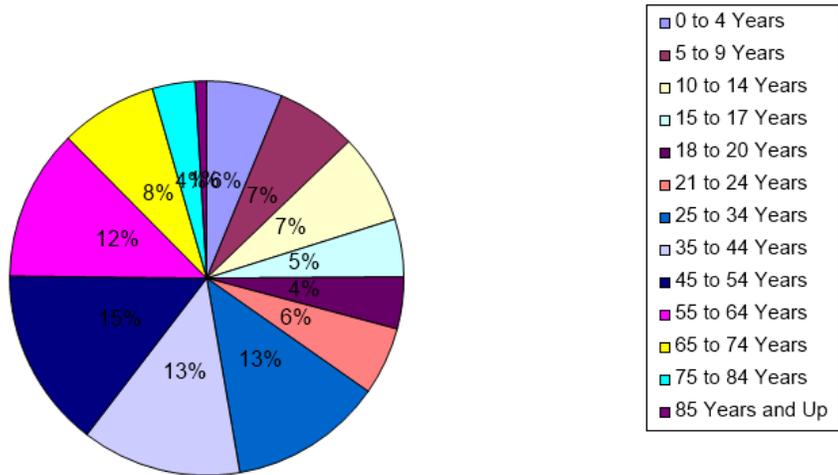
Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.4%	1.4%	0.5%	0.2%	0.3%	3.8%
\$10,000-20,000	3.5%	1.6%	0.7%	0.1%	0.1%	5.9%
\$20,000-30,000	4.3%	3.7%	0.4%	0.5%	0.1%	9.1%
\$30,000-40,000	3.0%	5.5%	0.8%	0.2%	0.2%	9.7%
\$40,000-50,000	2.5%	5.4%	1.0%	0.4%	0.4%	9.7%
\$50,000-60,000	2.0%	5.0%	2.6%	0.1%	0.5%	10.3%
\$60,000-75,000	3.8%	6.7%	1.2%	0.9%	1.2%	13.8%
\$75,000-100,000	2.4%	6.6%	1.8%	0.5%	1.6%	12.9%
\$100,000-125,000	1.6%	6.5%	1.4%	0.3%	0.2%	10.2%
\$125,000-150,000	0.6%	1.7%	0.4%	0.2%	0.2%	3.1%
\$150,000-200,000	1.3%	3.3%	1.0%	0.1%	0.7%	6.4%
\$200,000+	1.1%	2.3%	0.8%	0.1%	0.9%	5.1%
<b>Total</b>	<b>27.4%</b>	<b>49.8%</b>	<b>12.7%</b>	<b>3.6%</b>	<b>6.5%</b>	<b>100.0%</b>

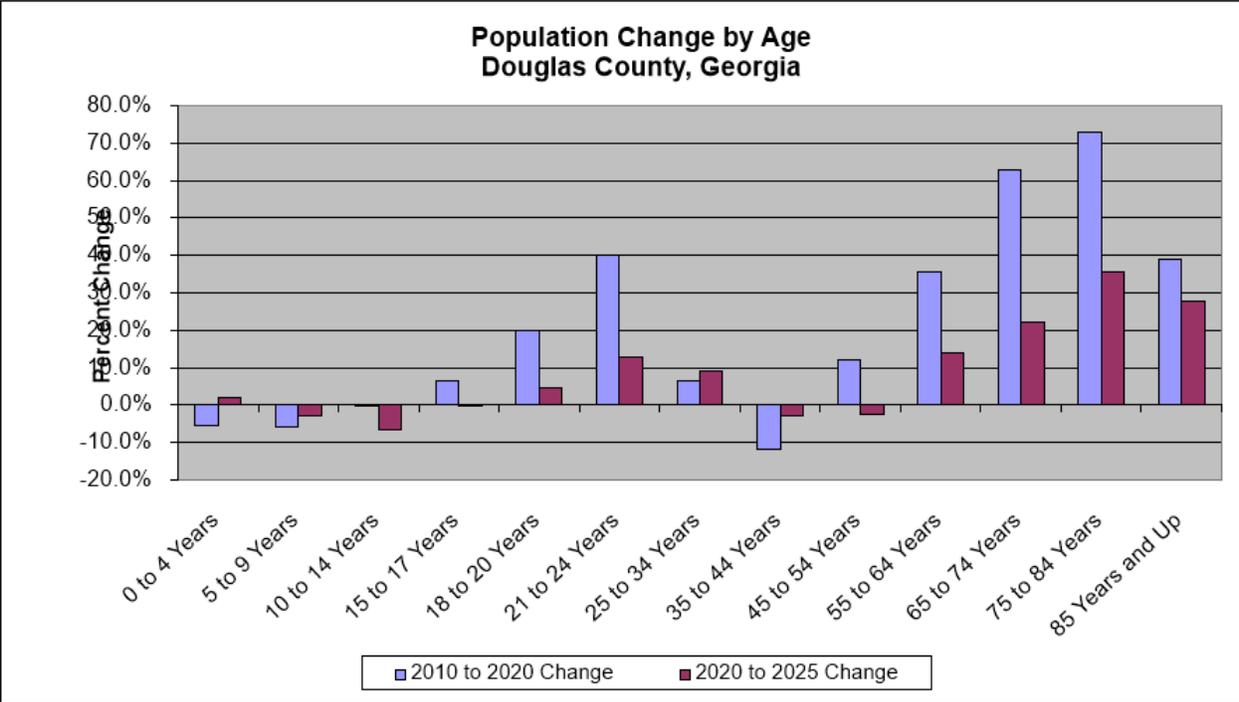
Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.7%	0.7%	0.3%	0.1%	0.1%	1.9%
\$10,000-20,000	1.7%	1.3%	0.4%	0.3%	0.4%	4.1%
\$20,000-30,000	2.0%	1.8%	0.6%	0.7%	0.7%	5.8%
\$30,000-40,000	1.7%	2.6%	0.8%	0.6%	0.6%	6.4%
\$40,000-50,000	1.9%	2.6%	1.3%	1.1%	0.6%	7.7%
\$50,000-60,000	1.4%	2.8%	1.9%	1.0%	0.8%	7.9%
\$60,000-75,000	2.2%	3.8%	1.6%	1.7%	2.1%	11.5%
\$75,000-100,000	1.6%	5.4%	4.1%	3.2%	3.2%	17.5%
\$100,000-125,000	0.8%	3.8%	3.0%	3.1%	1.5%	12.2%
\$125,000-150,000	0.6%	2.8%	1.3%	2.3%	1.9%	8.9%
\$150,000-200,000	0.6%	2.2%	2.2%	2.3%	1.9%	9.2%
\$200,000+	0.6%	1.8%	2.3%	1.2%	1.2%	7.0%
<b>Total</b>	<b>15.9%</b>	<b>31.6%</b>	<b>19.8%</b>	<b>17.5%</b>	<b>15.1%</b>	<b>100.0%</b>

**Population by Age  
Douglas County, Georgia**



**2020 Population by Age  
Douglas County, Georgia**





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**POPULATION DATA**

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Population by Age & Sex Douglas County, Georgia											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	4,974	4,758	<b>9,732</b>	0 to 4 Years	4,663	4,534	<b>9,197</b>	0 to 4 Years	4,781	4,585	<b>9,366</b>
5 to 9 Years	5,297	5,060	<b>10,357</b>	5 to 9 Years	4,943	4,817	<b>9,760</b>	5 to 9 Years	4,811	4,674	<b>9,485</b>
10 to 14 Years	5,604	5,260	<b>10,864</b>	10 to 14 Years	5,543	5,311	<b>10,854</b>	10 to 14 Years	5,132	4,991	<b>10,123</b>
15 to 17 Years	3,266	3,314	<b>6,580</b>	15 to 17 Years	3,583	3,432	<b>7,015</b>	15 to 17 Years	3,571	3,441	<b>7,012</b>
18 to 20 Years	2,707	2,529	<b>5,236</b>	18 to 20 Years	3,224	3,061	<b>6,285</b>	18 to 20 Years	3,392	3,178	<b>6,570</b>
21 to 24 Years	2,988	2,912	<b>5,900</b>	21 to 24 Years	4,121	4,133	<b>8,254</b>	21 to 24 Years	4,772	4,527	<b>9,299</b>
25 to 34 Years	8,124	9,381	<b>17,505</b>	25 to 34 Years	8,894	9,723	<b>18,617</b>	25 to 34 Years	9,945	10,367	<b>20,312</b>
35 to 44 Years	10,245	11,753	<b>21,998</b>	35 to 44 Years	8,628	10,770	<b>19,398</b>	35 to 44 Years	8,654	10,172	<b>18,826</b>
45 to 54 Years	9,446	10,010	<b>19,456</b>	45 to 54 Years	9,969	11,855	<b>21,824</b>	45 to 54 Years	9,379	11,870	<b>21,249</b>
55 to 64 Years	6,254	7,277	<b>13,531</b>	55 to 64 Years	8,681	9,656	<b>18,337</b>	55 to 64 Years	9,687	11,196	<b>20,883</b>
65 to 74 Years	3,365	3,876	<b>7,241</b>	65 to 74 Years	5,306	6,498	<b>11,804</b>	65 to 74 Years	6,570	7,855	<b>14,425</b>
75 to 84 Years	1,192	1,812	<b>3,004</b>	75 to 84 Years	2,205	2,984	<b>5,189</b>	75 to 84 Years	2,969	4,063	<b>7,032</b>
85 Years and Up	<u>310</u>	<u>689</u>	<u>999</u>	85 Years and Up	<u>465</u>	<u>924</u>	<u>1,389</u>	85 Years and Up	<u>614</u>	<u>1,160</u>	<u>1,774</u>
<b>Total</b>	<b>63,772</b>	<b>68,631</b>	<b>132,403</b>	<b>Total</b>	<b>70,225</b>	<b>77,698</b>	<b>147,923</b>	<b>Total</b>	<b>74,277</b>	<b>82,079</b>	<b>156,356</b>
62+ Years	n/a	n/a	14,732	62+ Years	n/a	n/a	23,219	62+ Years	n/a	n/a	28,897
<b>Median Age:</b>			<b>35.0</b>	<b>Median Age:</b>			<b>37.1</b>	<b>Median Age:</b>			<b>38.2</b>

Source: Claritas; Ribbon Demographics

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

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Percent Population by Age & Sex Douglas County, Georgia											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.8%	3.6%	7.4%	0 to 4 Years	3.2%	3.1%	6.2%	0 to 4 Years	3.1%	2.9%	6.0%
5 to 9 Years	4.0%	3.8%	7.8%	5 to 9 Years	3.3%	3.3%	6.6%	5 to 9 Years	3.1%	3.0%	6.1%
10 to 14 Years	4.2%	4.0%	8.2%	10 to 14 Years	3.7%	3.6%	7.3%	10 to 14 Years	3.3%	3.2%	6.5%
15 to 17 Years	2.5%	2.5%	5.0%	15 to 17 Years	2.4%	2.3%	4.7%	15 to 17 Years	2.3%	2.2%	4.5%
18 to 20 Years	2.0%	1.9%	4.0%	18 to 20 Years	2.2%	2.1%	4.2%	18 to 20 Years	2.2%	2.0%	4.2%
21 to 24 Years	2.3%	2.2%	4.5%	21 to 24 Years	2.8%	2.8%	5.6%	21 to 24 Years	3.1%	2.9%	5.9%
25 to 34 Years	6.1%	7.1%	13.2%	25 to 34 Years	6.0%	6.6%	12.6%	25 to 34 Years	6.4%	6.6%	13.0%
35 to 44 Years	7.7%	8.9%	16.6%	35 to 44 Years	5.8%	7.3%	13.1%	35 to 44 Years	5.5%	6.5%	12.0%
45 to 54 Years	7.1%	7.6%	14.7%	45 to 54 Years	6.7%	8.0%	14.8%	45 to 54 Years	6.0%	7.6%	13.6%
55 to 64 Years	4.7%	5.5%	10.2%	55 to 64 Years	5.9%	6.5%	12.4%	55 to 64 Years	6.2%	7.2%	13.4%
65 to 74 Years	2.5%	2.9%	5.5%	65 to 74 Years	3.6%	4.4%	8.0%	65 to 74 Years	4.2%	5.0%	9.2%
75 to 84 Years	0.9%	1.4%	2.3%	75 to 84 Years	1.5%	2.0%	3.5%	75 to 84 Years	1.9%	2.6%	4.5%
85 Years and Up	0.2%	0.5%	0.8%	85 Years and Up	0.3%	0.6%	0.9%	85 Years and Up	0.4%	0.7%	1.1%
<b>Total</b>	<b>48.2%</b>	<b>51.8%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.5%</b>	<b>52.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.5%</b>	<b>52.5%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	11.1%	62+ Years	n/a	n/a	15.7%	62+ Years	n/a	n/a	18.5%

Source: Claritas; Ribbon Demographics

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

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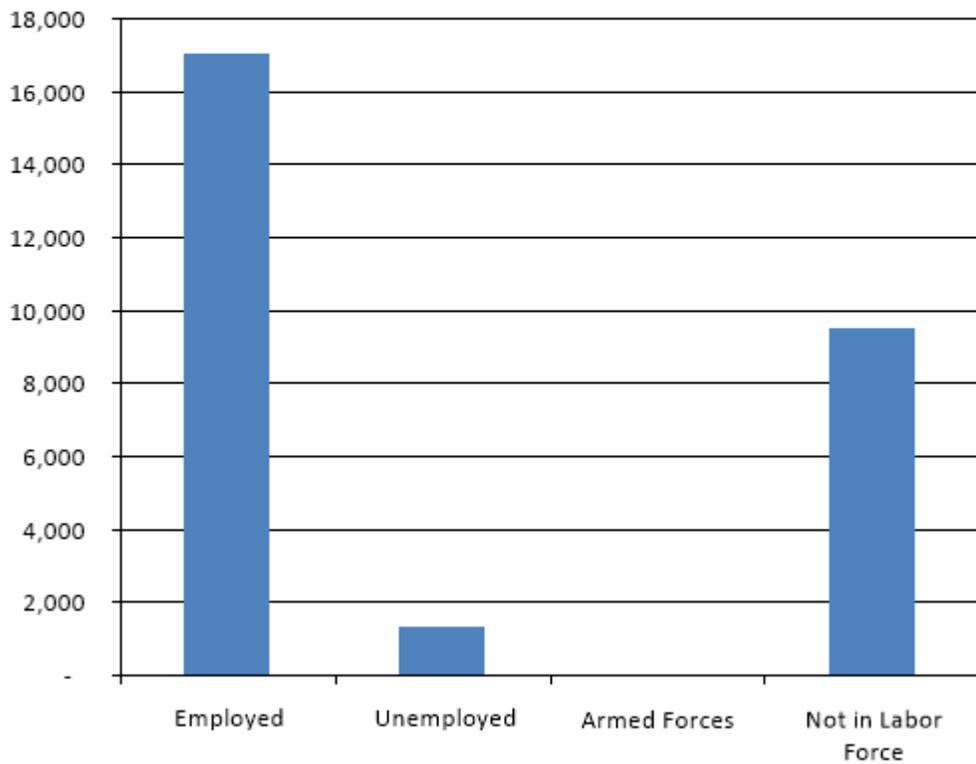
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Changes in Population by Age & Sex Douglas County, Georgia									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-311	-224	-535	-5.5%	0 to 4 Years	118	51	169	1.8%
5 to 9 Years	-354	-243	-597	-5.8%	5 to 9 Years	-132	-143	-275	-2.8%
10 to 14 Years	-61	51	-10	-0.1%	10 to 14 Years	-411	-320	-731	-6.7%
15 to 17 Years	317	118	435	6.6%	15 to 17 Years	-12	9	-3	0.0%
18 to 20 Years	517	532	1,049	20.0%	18 to 20 Years	168	117	285	4.5%
21 to 24 Years	1,133	1,221	2,354	39.9%	21 to 24 Years	651	394	1,045	12.7%
25 to 34 Years	770	342	1,112	6.4%	25 to 34 Years	1,051	644	1,695	9.1%
35 to 44 Years	-1,617	-983	-2,600	-11.8%	35 to 44 Years	26	-598	-572	-2.9%
45 to 54 Years	523	1,845	2,368	12.2%	45 to 54 Years	-590	15	-575	-2.6%
55 to 64 Years	2,427	2,379	4,806	35.5%	55 to 64 Years	1,006	1,540	2,546	13.9%
65 to 74 Years	1,941	2,622	4,563	63.0%	65 to 74 Years	1,264	1,357	2,621	22.2%
75 to 84 Years	1,013	1,172	2,185	72.7%	75 to 84 Years	764	1,079	1,843	35.5%
85 Years and Up	155	235	390	39.0%	85 Years and Up	149	236	385	27.7%
<b>Total</b>	<b>6,453</b>	<b>9,067</b>	<b>15,520</b>	<b>11.7%</b>	<b>Total</b>	<b>4,052</b>	<b>4,381</b>	<b>8,433</b>	<b>5.7%</b>
62+ Years	n/a	n/a	8,487	57.6%	62+ Years	n/a	n/a	5,678	24.5%

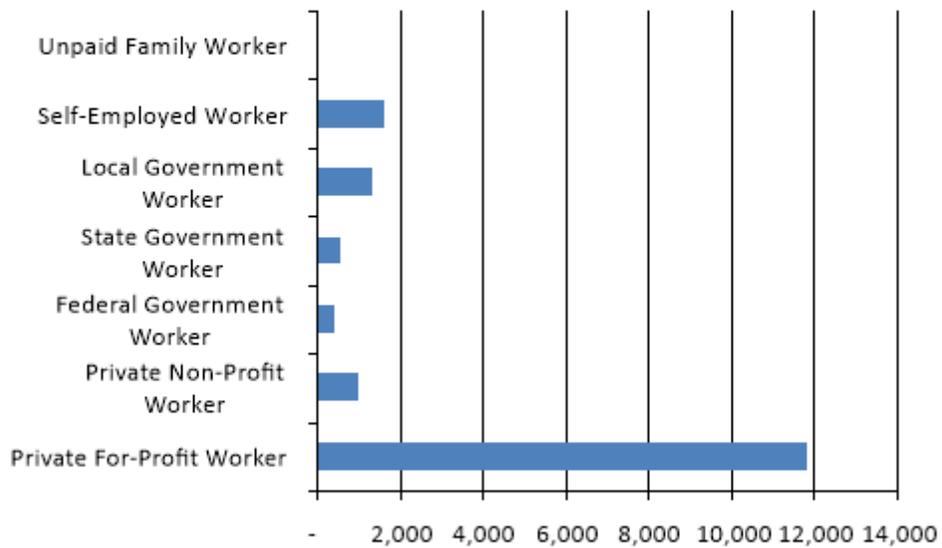
Source: Claritas; Ribbon Demographics

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

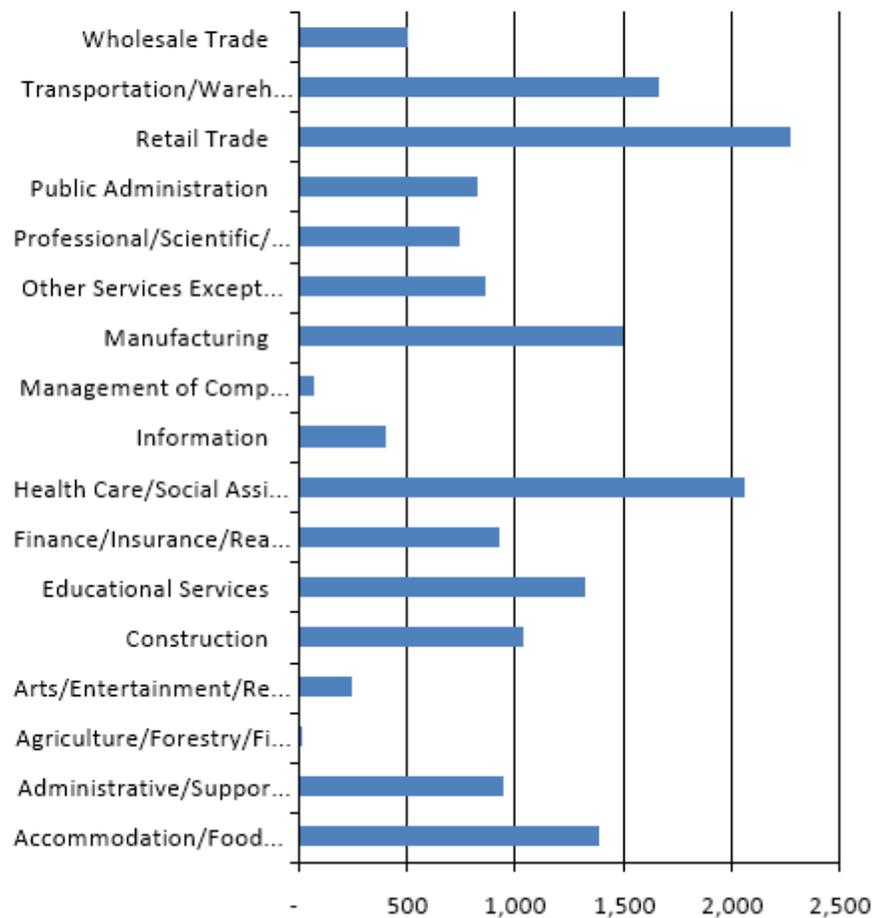
**Employed Civilian Population Aged 16+  
Years - Employment Status - 2020  
Estimates  
Douglasville city, Georgia**



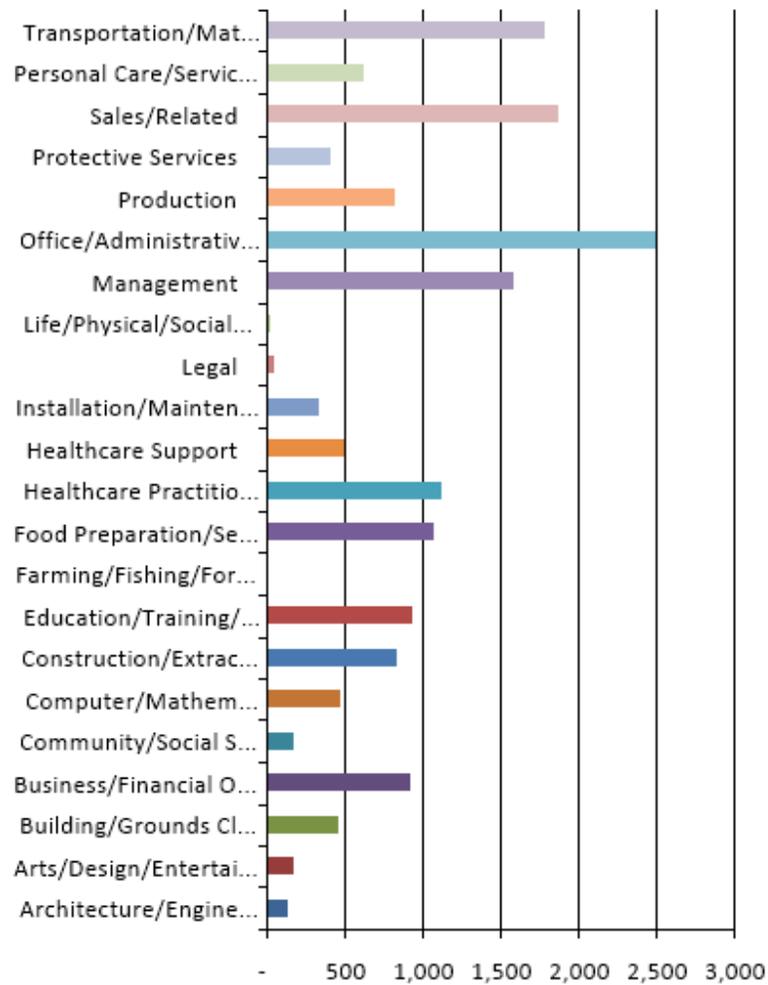
### Employed Civilian Population by Class of Worker - 2020 Estimates Douglasville city, Georgia



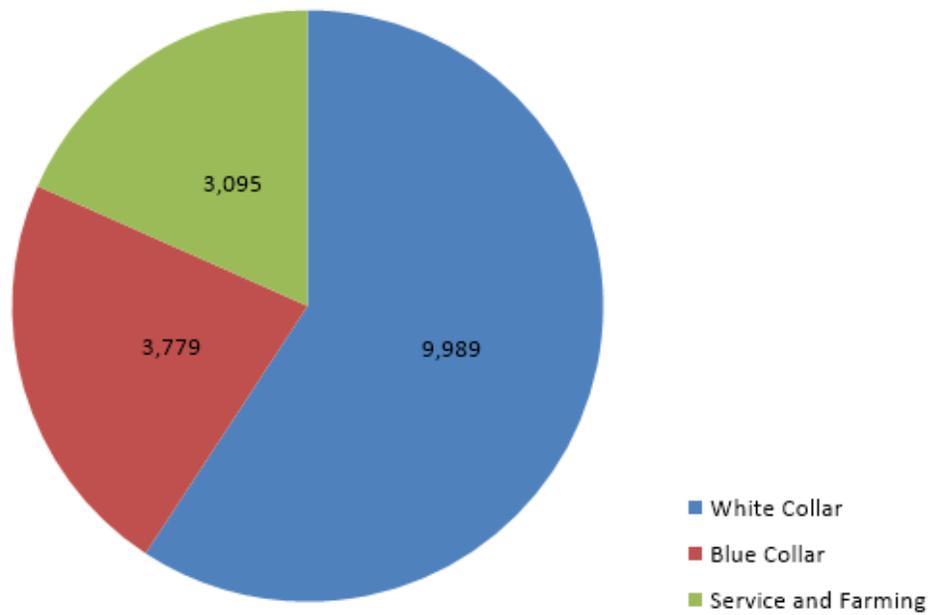
## Employed Civilian Population Aged 16+ Years by Industry - 2020 Estimates Douglasville city, Georgia



## Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates Douglasville city, Georgia

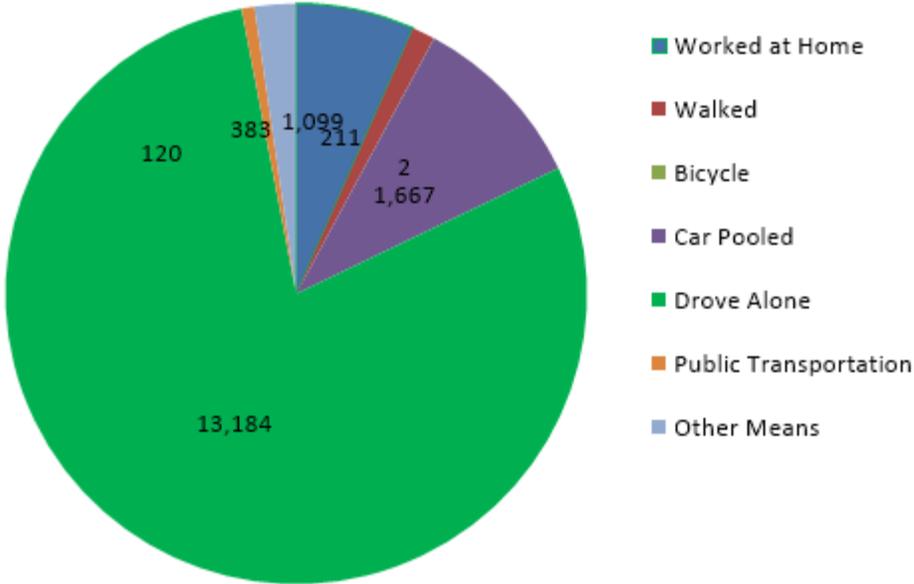


**Employed Civilian Population Aged 16+ Years by  
Occupation - 2020 Estimates  
Douglasville city, Georgia**

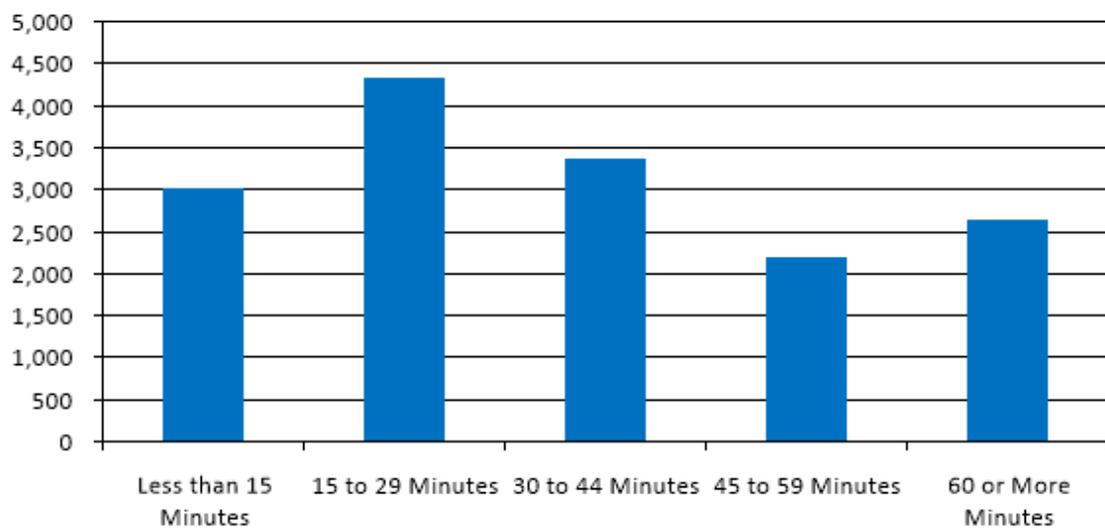


# Employed Civilian Population Aged 16+ Years - Transportation to Work - 2020 Estimates

## Douglasville city, Georgia



### Employed Civilian Population Aged 16+ Years - Travel Time to Work - 2020 Estimates Douglasville city, Georgia



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years		
Employment Status		
Current Year Estimates - 2020		
Douglasville city, Georgia		
Status	Number	
Employed	17,016	
Unemployed	1,309	
Armed Forces	-	
Not in Labor Force	9,472	
Unemployed	7.14%	

Source: Ribbon Demographics; Claritas



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Employed Civilian Population by Class of Worker			
Current Year Estimates - 2020			
Douglasville city, Georgia			
Industry	Number Employed	Percent Employed	
Private For-Profit Worker	11,836	70.2%	
Private Non-Profit Worker	1,025	6.1%	
Federal Government Worker	423	2.5%	
State Government Worker	584	3.5%	
Local Government Worker	1,336	7.9%	
Self-Employed Worker	1,648	9.8%	
Unpaid Family Worker	11	0.1%	
<b>Total:</b>	<b>16,863</b>	<b>100.0%</b>	

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Industry</b> <b>Current Year Estimates - 2020</b> Douglasville city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,394	8.3%
Administrative/Support/Waste Management	950	5.6%
Agriculture/Forestry/Fishing/Hunting/Mining	16	0.1%
Arts/Entertainment/Recreation	249	1.5%
Construction	1,042	6.2%
Educational Services	1,332	7.9%
Finance/Insurance/Real Estate/Rent/Lease	934	5.5%
Health Care/Social Assistance	2,065	12.2%
Information	405	2.4%
Management of Companies and Enterprises	72	0.4%
Manufacturing	1,506	8.9%
Other Services Except Public Administration	867	5.1%
Professional/Scientific/Technical Services	744	4.4%
Public Administration	832	4.9%
Retail Trade	2,279	13.5%
Transportation/Warehousing/Utilities	1,669	9.9%
Wholesale Trade	507	3.0%
<b>Total:</b>	<b>16,863</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas



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<b>Employed Civilian Population Aged 16+ Years by Occupation</b> <b>Current Year Estimates - 2020</b> Douglasville city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	143	0.8%
Arts/Design/Entertainment/Sports/Media	171	1.0%
Building/Grounds Cleaning/Maintenance	459	2.7%
Business/Financial Operations	925	5.5%
Community/Social Services	181	1.1%
Computer/Mathematical	471	2.8%
Construction/Extraction	833	4.9%
Education/Training/Library	936	5.6%
Farming/Fishing/Forestry	2	0.0%
Food Preparation/Serving Related	1,081	6.4%
Healthcare Practitioner/Technician	1,130	6.7%
Healthcare Support	506	3.0%
Installation/Maintenance/Repair	332	2.0%
Legal	54	0.3%
Life/Physical/Social Science	29	0.2%
Management	1,585	9.4%
Office/Administrative Support	2,495	14.8%
Production	821	4.9%
Protective Services	417	2.5%
Sales/Related	1,869	11.1%
Personal Care/Service	630	3.7%
Transportation/Material Moving	1,793	10.6%
<b>Total:</b>	<b>16,863</b>	<b>100.0%</b>
White Collar	9,989	59.2%
Blue Collar	3,779	22.4%
Service and Farming	3,095	18.4%
<b>Total:</b>	<b>16,863</b>	<b>100.0%</b>

Source: Ribbon Demographics; Claritas

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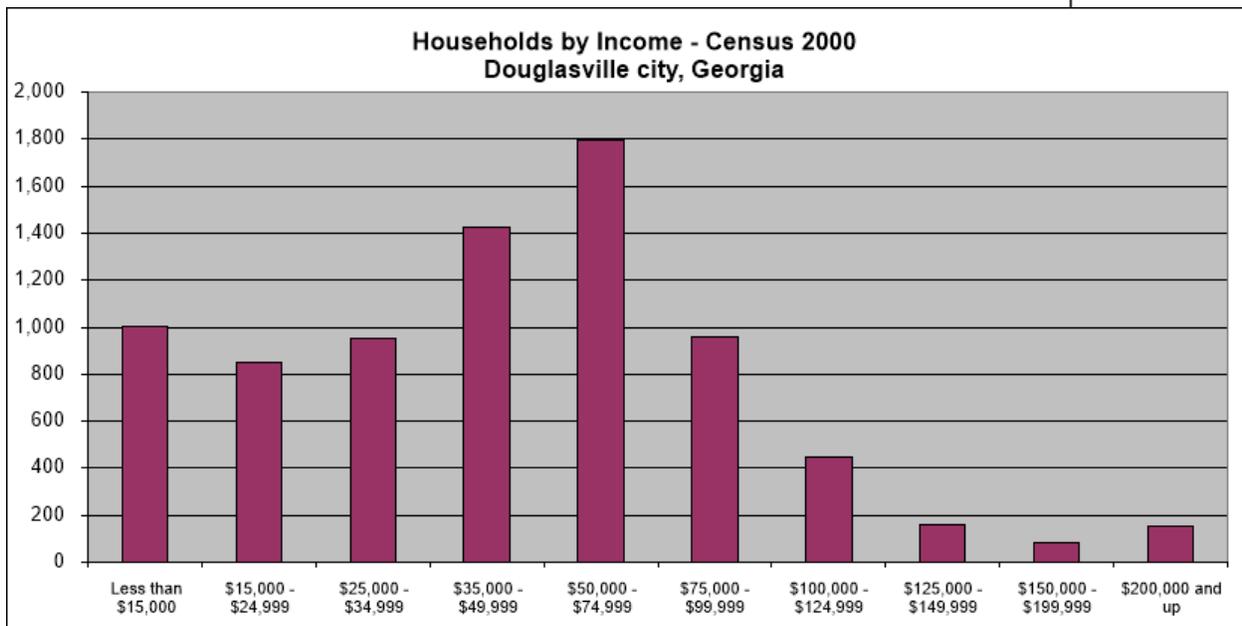
<b>Employed Civilian Population Aged 16+ Years</b> <b>Transportation to Work</b> <i>Current Year Estimates - 2020</i> <b>Douglasville city, Georgia</b>		
Transportation Mode	Number	Percent
Worked at Home	1,099	6.6%
Walked	211	1.3%
Bicycle	2	0.0%
Car Pooled	1,667	10.0%
Drove Alone	13,184	79.1%
Public Transportation	120	0.7%
Other Means	<u>383</u>	<u>2.3%</u>
<b>Total:</b>	<b>16,666</b>	<b>100.0%</b>

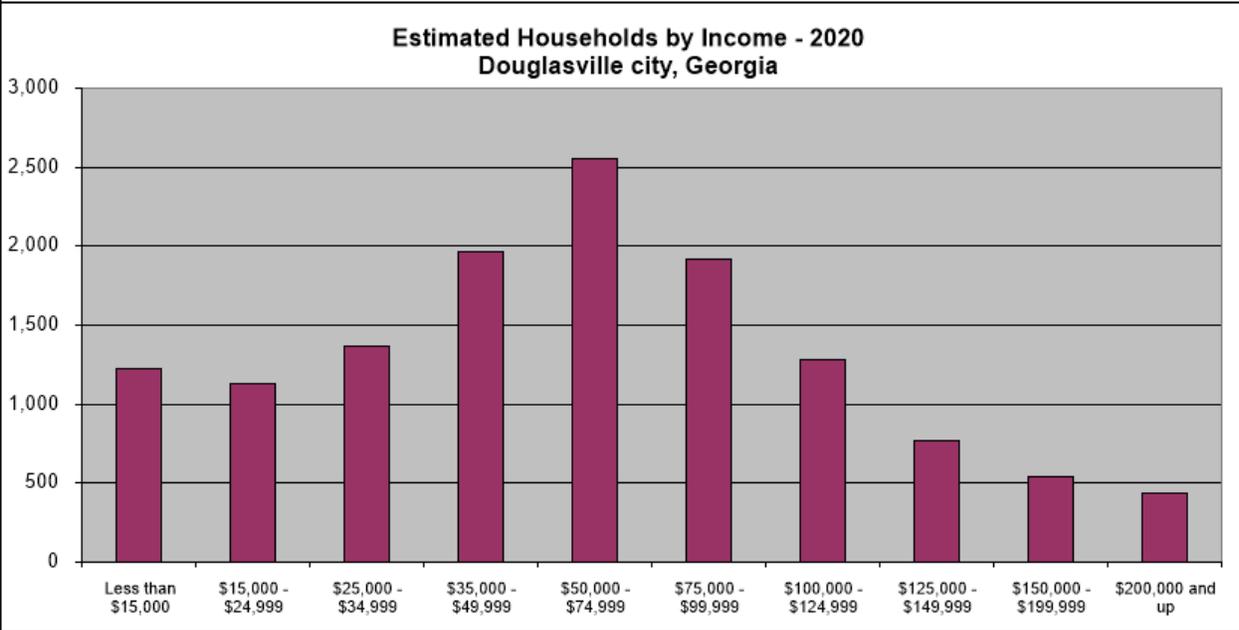
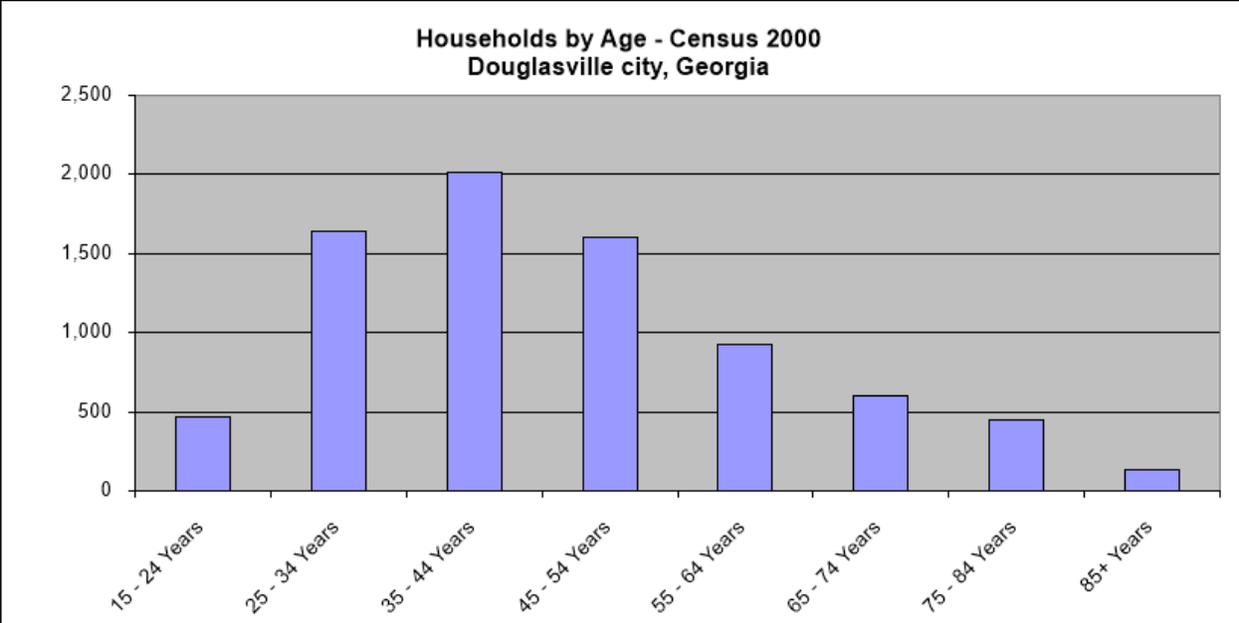
*Source: Ribbon Demographics; Claritas*

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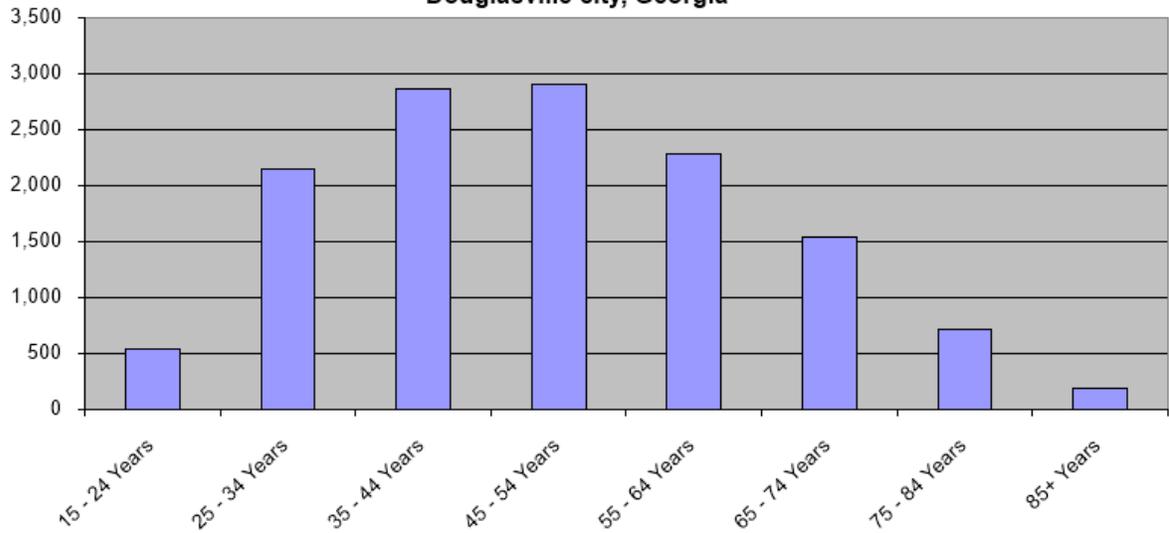
<b>Employed Civilian Population Aged 16+ Years</b> <b>Travel Time to Work</b> <i>Current Year Estimates - 2020</i> <b>Douglasville city, Georgia</b>		
Travel Time	Number	Percent
Less than 15 Minutes	3,004	19.4%
15 to 29 Minutes	4,317	27.8%
30 to 44 Minutes	3,367	21.7%
45 to 59 Minutes	2,190	14.1%
60 or More Minutes	<u>2,627</u>	<u>16.9%</u>
<b>Total:</b>	<b>15,505</b>	<b>100.0%</b>

*Source: Ribbon Demographics; Claritas*

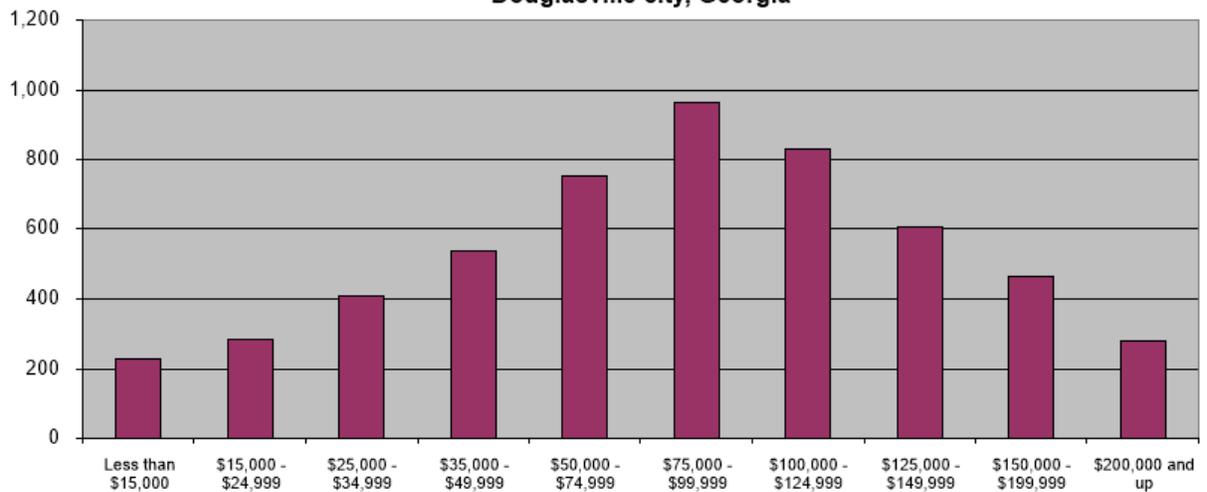




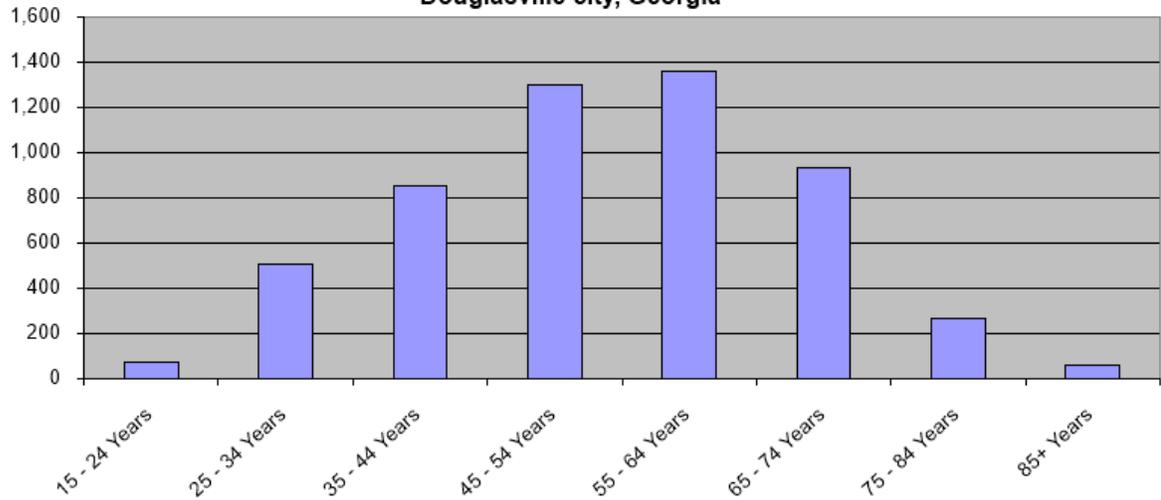
**Estimated Households by Age - 2020  
Douglasville city, Georgia**



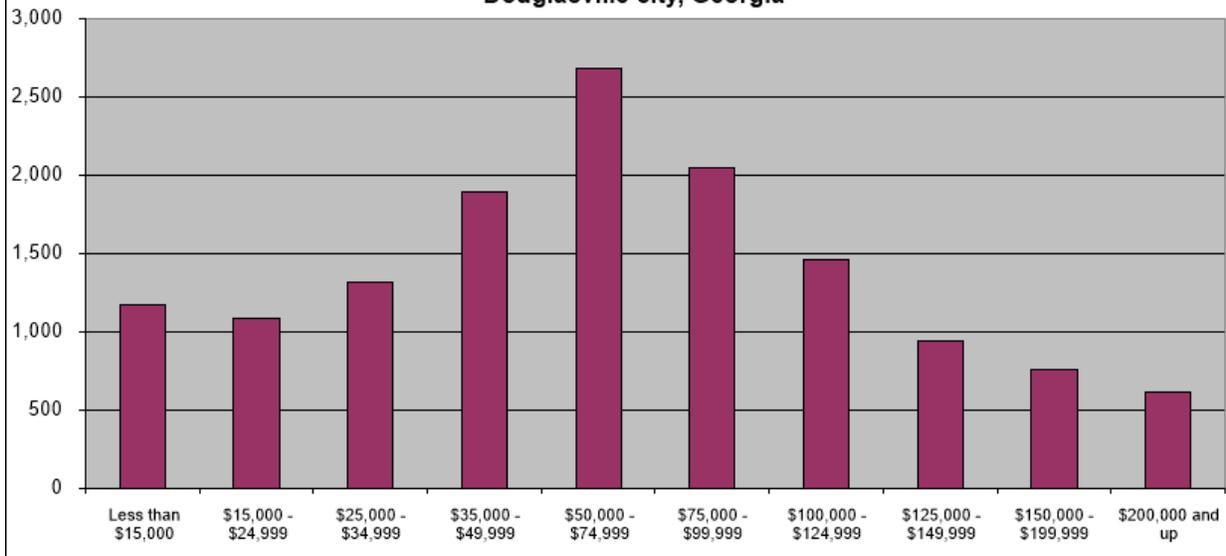
**Estimated Household Income Change 2000 - 2020  
Douglasville city, Georgia**

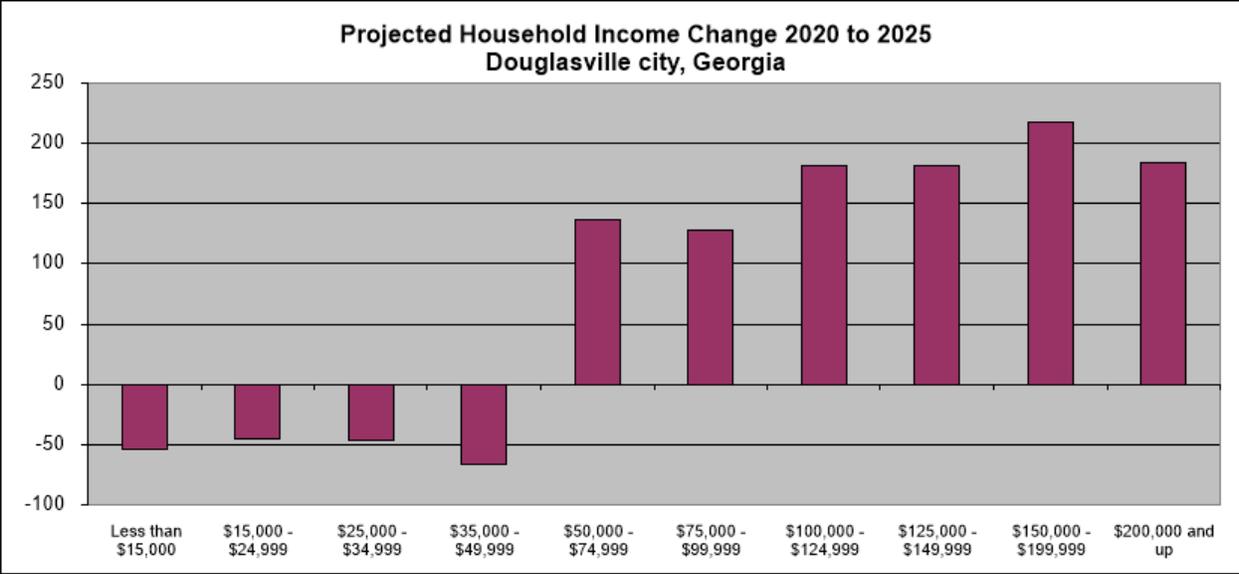
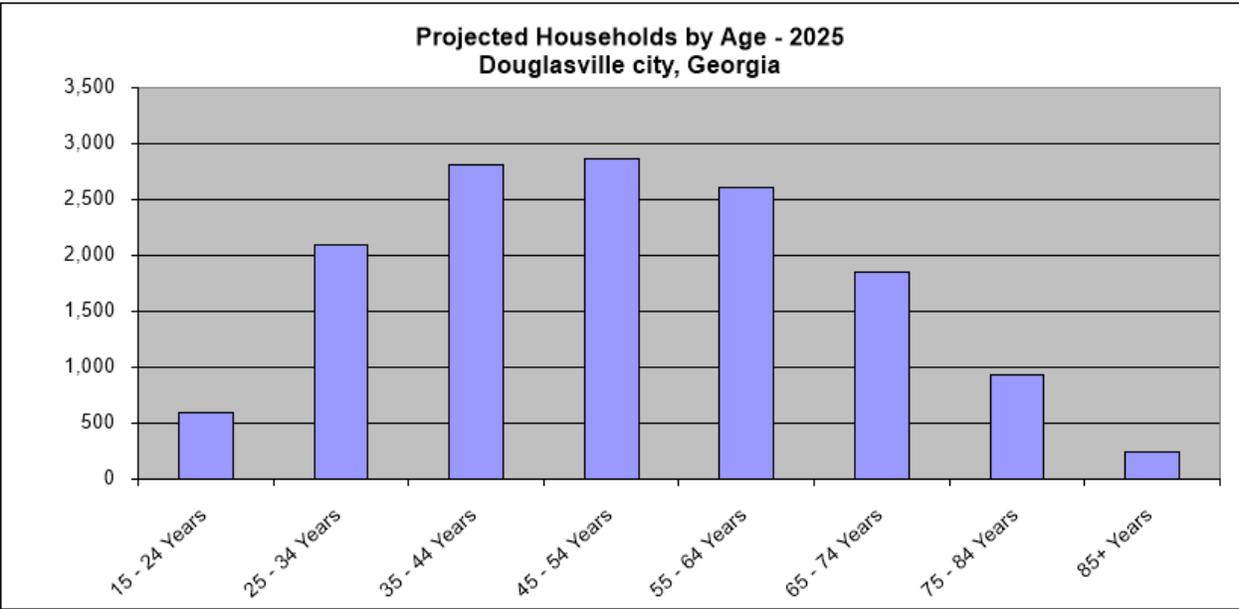


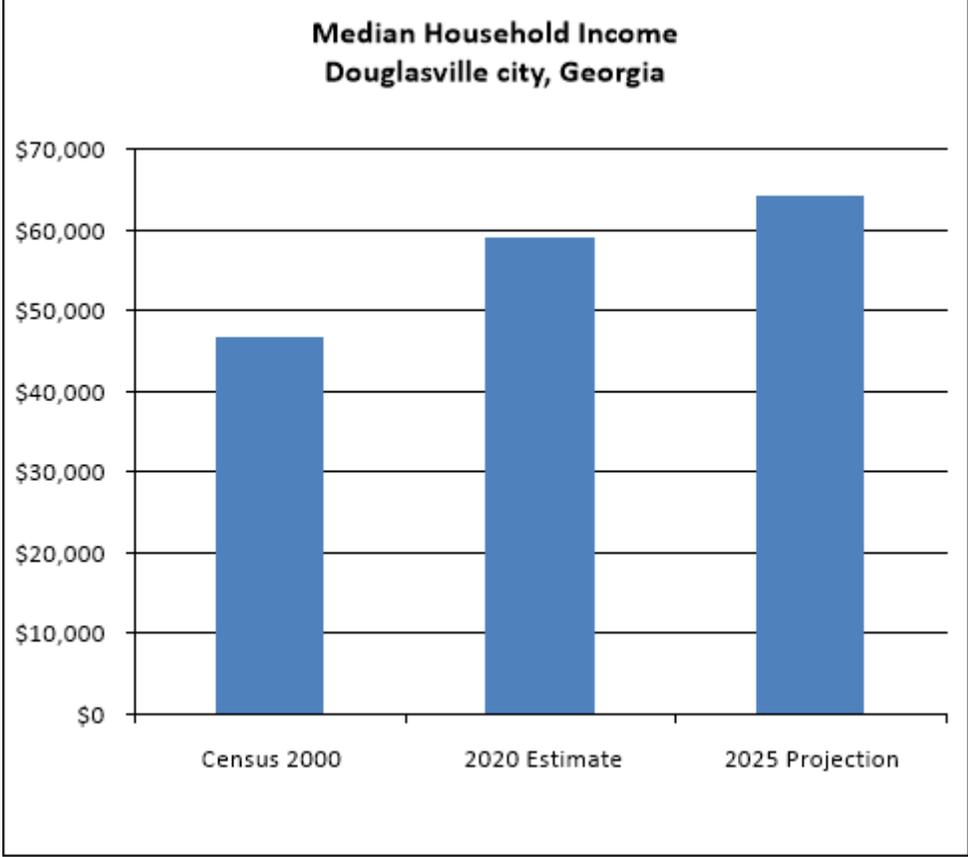
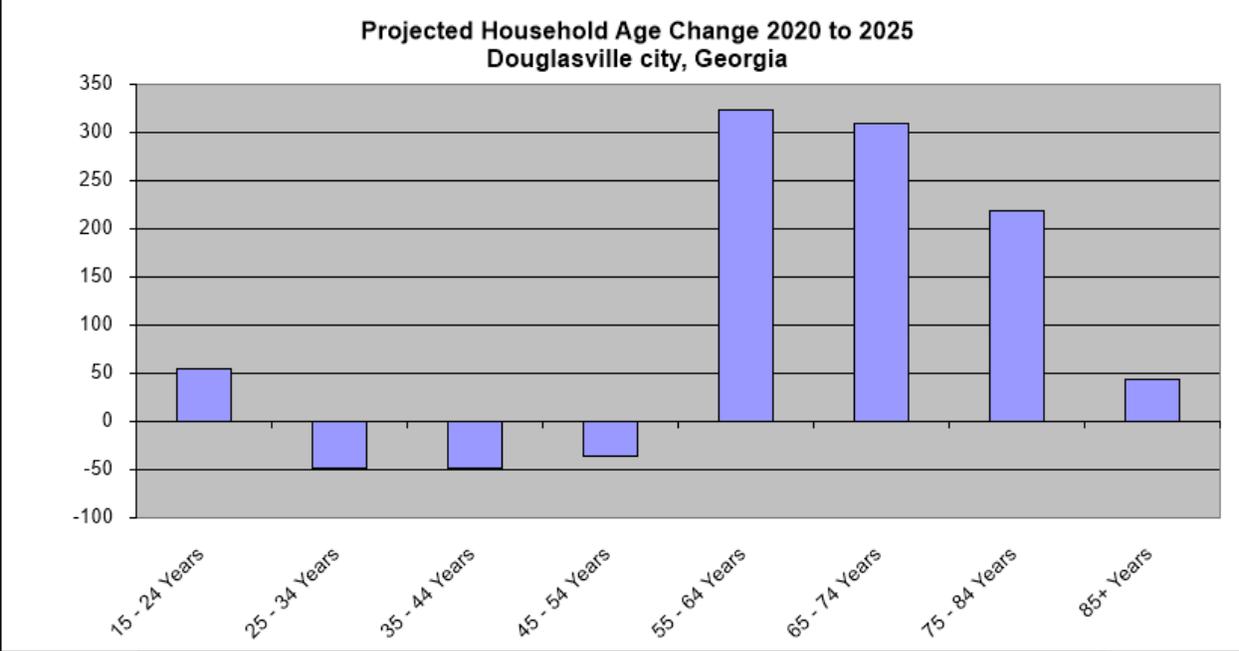
**Estimated Household Age Change 2000 - 2020  
Douglasville city, Georgia**



**Projected Households by Income - 2025  
Douglasville city, Georgia**







## HOUSEHOLD DATA

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Households by Income and Age										
Douglasville city, Georgia										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	131	166	146	119	92	102	179	67	1,002	12.8%
\$15,000 - \$24,999	90	100	175	149	101	123	90	23	851	10.9%
\$25,000 - \$34,999	77	266	243	114	89	103	50	13	955	12.2%
\$35,000 - \$49,999	68	360	389	227	215	103	51	10	1,423	18.2%
\$50,000 - \$74,999	68	440	569	380	179	104	47	11	1,798	23.0%
\$75,000 - \$99,999	22	186	265	284	146	25	23	5	956	12.2%
\$100,000 - \$124,999	7	77	99	206	42	18	0	0	449	5.7%
\$125,000 - \$149,999	0	18	36	67	30	8	0	0	159	2.0%
\$150,000 - \$199,999	0	26	7	26	14	2	3	2	80	1.0%
\$200,000 and up	0	4	82	33	15	16	4	1	155	2.0%
<b>Total</b>	<b>463</b>	<b>1,643</b>	<b>2,011</b>	<b>1,605</b>	<b>923</b>	<b>604</b>	<b>447</b>	<b>132</b>	<b>7,828</b>	<b>100.0%</b>
<b>Percent</b>	<b>5.9%</b>	<b>21.0%</b>	<b>25.7%</b>	<b>20.5%</b>	<b>11.8%</b>	<b>7.7%</b>	<b>5.7%</b>	<b>1.7%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Douglasville city, Georgia										
Current Year Estimates - 2020										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	12	187	211	176	222	213	149	59	1,229	9.3%
\$15,000 - \$24,999	27	235	301	198	212	85	55	20	1,133	8.6%
\$25,000 - \$34,999	209	247	262	172	147	181	114	31	1,363	10.3%
\$35,000 - \$49,999	66	397	477	326	287	252	124	33	1,962	14.9%
\$50,000 - \$74,999	116	394	469	603	438	350	145	35	2,550	19.4%
\$75,000 - \$99,999	53	384	543	431	308	149	44	8	1,920	14.6%
\$100,000 - \$124,999	42	132	247	377	242	179	54	4	1,277	9.7%
\$125,000 - \$149,999	10	120	225	210	144	42	13	2	766	5.8%
\$150,000 - \$199,999	1	24	54	243	159	50	12	1	544	4.1%
\$200,000 and up	0	27	73	171	121	36	5	1	434	3.3%
<b>Total</b>	<b>536</b>	<b>2,147</b>	<b>2,862</b>	<b>2,907</b>	<b>2,280</b>	<b>1,537</b>	<b>715</b>	<b>194</b>	<b>13,178</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.1%</b>	<b>16.3%</b>	<b>21.7%</b>	<b>22.1%</b>	<b>17.3%</b>	<b>11.7%</b>	<b>5.4%</b>	<b>1.5%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglasville city, Georgia										
Estimated Change - 2000 to 2020										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-119	21	65	57	130	111	-30	-8	227	22.7%
\$15,000 - \$24,999	-63	135	126	49	111	-38	-35	-3	282	33.1%
\$25,000 - \$34,999	132	-19	19	58	58	78	64	18	408	42.7%
\$35,000 - \$49,999	-2	37	88	99	72	149	73	23	539	37.9%
\$50,000 - \$74,999	48	-46	-100	223	259	246	98	24	752	41.8%
\$75,000 - \$99,999	31	198	278	147	162	124	21	3	964	100.8%
\$100,000 - \$124,999	35	55	148	171	200	161	54	4	828	184.4%
\$125,000 - \$149,999	10	102	189	143	114	34	13	2	607	381.8%
\$150,000 - \$199,999	1	-2	47	217	145	48	9	-1	464	580.0%
\$200,000 and up	0	23	-9	138	106	20	1	0	279	180.0%
<b>Total</b>	<b>73</b>	<b>504</b>	<b>851</b>	<b>1,302</b>	<b>1,357</b>	<b>933</b>	<b>268</b>	<b>62</b>	<b>5,350</b>	<b>68.3%</b>
<b>Percent Change</b>	<b>15.8%</b>	<b>30.7%</b>	<b>42.3%</b>	<b>81.1%</b>	<b>147.0%</b>	<b>154.5%</b>	<b>60.0%</b>	<b>47.0%</b>	<b>68.3%</b>	

Source: Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Douglasville city, Georgia										
Five Year Projections - 2025										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	11	171	179	143	206	227	174	64	1,175	8.4%
\$15,000 - \$24,999	29	212	263	166	221	100	69	28	1,088	7.8%
\$25,000 - \$34,999	217	225	222	141	146	186	142	37	1,316	9.4%
\$35,000 - \$49,999	57	365	412	281	300	286	155	40	1,896	13.5%
\$50,000 - \$74,999	134	390	459	554	476	430	198	46	2,687	19.2%
\$75,000 - \$99,999	65	382	558	424	361	186	61	11	2,048	14.6%
\$100,000 - \$124,999	61	141	263	388	289	232	79	6	1,459	10.4%
\$125,000 - \$149,999	15	142	284	235	188	61	20	2	947	6.8%
\$150,000 - \$199,999	2	34	79	312	229	79	23	3	761	5.4%
\$200,000 and up	0	36	94	227	188	60	12	1	618	4.4%
<b>Total</b>	<b>591</b>	<b>2,098</b>	<b>2,813</b>	<b>2,871</b>	<b>2,604</b>	<b>1,847</b>	<b>933</b>	<b>238</b>	<b>13,995</b>	<b>100.0%</b>
<b>Percent</b>	<b>4.2%</b>	<b>15.0%</b>	<b>20.1%</b>	<b>20.5%</b>	<b>18.6%</b>	<b>13.2%</b>	<b>6.7%</b>	<b>1.7%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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Households by Income and Age Douglasville city, Georgia Projected Change - 2020 to 2025										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-1	-16	-32	-33	-16	14	25	5	-54	-4.4%
\$15,000 - \$24,999	2	-23	-38	-32	9	15	14	8	-45	-4.0%
\$25,000 - \$34,999	8	-22	-40	-31	-1	5	28	6	-47	-3.4%
\$35,000 - \$49,999	-9	-32	-65	-45	13	34	31	7	-66	-3.4%
\$50,000 - \$74,999	18	-4	-10	-49	38	80	53	11	137	5.4%
\$75,000 - \$99,999	12	-2	15	-7	53	37	17	3	128	6.7%
\$100,000 - \$124,999	19	9	16	11	47	53	25	2	182	14.3%
\$125,000 - \$149,999	5	22	59	25	44	19	7	0	181	23.6%
\$150,000 - \$199,999	1	10	25	69	70	29	11	2	217	39.9%
\$200,000 and up	0	0	21	56	67	24	7	0	184	42.4%
<b>Total</b>	<b>55</b>	<b>-49</b>	<b>-49</b>	<b>-36</b>	<b>324</b>	<b>310</b>	<b>218</b>	<b>44</b>	<b>817</b>	<b>6.2%</b>
<b>Percent Change</b>	<b>10.3%</b>	<b>-2.3%</b>	<b>-1.7%</b>	<b>-1.2%</b>	<b>14.2%</b>	<b>20.2%</b>	<b>30.5%</b>	<b>22.7%</b>	<b>6.2%</b>	

Source: Claritas; Ribbon Demographics



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## HOUSEHOLD DATA

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Median Household Income Douglasville city, Georgia		
Census 2000	2020 Estimate	2025 Projection
\$46,658	\$58,843	\$64,165



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### HOUSEHOLD DATA

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Median Household Income by Area			
Douglasville city, Georgia			
Geography ID	Census 2000	2020 Estimate	2025 Projection
1323900	\$46,658	\$55,843	\$64,165

HISTA 2.2 Summary Data Douglasville city, Georgia

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	159	128	53	85	37	462
\$10,000-20,000	132	123	73	75	45	448
\$20,000-30,000	68	28	74	131	126	427
\$30,000-40,000	402	100	92	26	57	677
\$40,000-50,000	93	135	70	50	23	371
\$50,000-60,000	106	89	39	39	43	316
\$60,000-75,000	45	137	102	10	121	415
\$75,000-100,000	4	52	159	19	28	262
\$100,000-125,000	63	40	32	0	11	146
\$125,000-150,000	3	7	0	7	7	24
\$150,000-200,000	1	10	4	17	3	35
\$200,000+	2	2	6	2	1	13
<b>Total</b>	<b>1,078</b>	<b>851</b>	<b>704</b>	<b>461</b>	<b>502</b>	<b>3,596</b>

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	157	51	4	3	0	215
\$10,000-20,000	210	93	40	1	2	346
\$20,000-30,000	68	70	9	1	1	149
\$30,000-40,000	48	13	27	29	26	143
\$40,000-50,000	68	46	7	1	4	126
\$50,000-60,000	27	14	4	0	1	46
\$60,000-75,000	57	8	18	2	0	85
\$75,000-100,000	27	31	7	6	0	71
\$100,000-125,000	8	21	7	11	7	54
\$125,000-150,000	14	6	7	8	2	37
\$150,000-200,000	5	2	1	0	1	9
\$200,000+	4	3	2	0	1	10
<b>Total</b>	<b>693</b>	<b>358</b>	<b>133</b>	<b>62</b>	<b>45</b>	<b>1,291</b>

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	109	32	2	3	0	146
\$10,000-20,000	183	90	26	1	1	301
\$20,000-30,000	44	46	2	1	1	94
\$30,000-40,000	30	6	26	2	25	89
\$40,000-50,000	47	15	4	1	4	71
\$50,000-60,000	13	10	2	0	1	26
\$60,000-75,000	51	4	5	1	0	61
\$75,000-100,000	14	3	2	1	0	20
\$100,000-125,000	7	3	2	11	3	26
\$125,000-150,000	10	3	4	8	2	27
\$150,000-200,000	1	1	1	0	1	4
\$200,000+	1	0	0	0	1	2
<b>Total</b>	<b>510</b>	<b>213</b>	<b>76</b>	<b>29</b>	<b>39</b>	<b>867</b>

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	316	179	57	88	37	677
\$10,000-20,000	342	216	113	76	47	794
\$20,000-30,000	136	98	83	132	127	576
\$30,000-40,000	450	113	119	55	83	820
\$40,000-50,000	161	181	77	51	27	497
\$50,000-60,000	133	103	43	39	44	362
\$60,000-75,000	102	145	120	12	121	500
\$75,000-100,000	31	83	166	25	28	333
\$100,000-125,000	71	61	39	11	18	200
\$125,000-150,000	17	13	7	15	9	61
\$150,000-200,000	6	12	5	17	4	44
\$200,000+	6	2	8	2	2	23
<b>Total</b>	<b>1,771</b>	<b>1,209</b>	<b>837</b>	<b>523</b>	<b>547</b>	<b>4,887</b>

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.4%	3.6%	1.5%	2.4%	1.0%	12.8%
\$10,000-20,000	3.7%	3.4%	2.0%	2.1%	1.3%	12.5%
\$20,000-30,000	1.9%	0.8%	2.1%	3.6%	3.5%	11.9%
\$30,000-40,000	11.2%	2.8%	2.6%	0.7%	1.6%	18.8%
\$40,000-50,000	2.6%	3.8%	1.9%	1.4%	0.6%	10.3%
\$50,000-60,000	2.9%	2.5%	1.1%	1.1%	1.2%	8.8%
\$60,000-75,000	1.3%	3.8%	2.8%	0.3%	3.4%	11.5%
\$75,000-100,000	0.1%	1.4%	4.4%	0.5%	0.8%	7.3%
\$100,000-125,000	1.8%	1.1%	0.9%	0.0%	0.3%	4.1%
\$125,000-150,000	0.1%	0.2%	0.0%	0.2%	0.2%	0.7%
\$150,000-200,000	0.0%	0.3%	0.1%	0.5%	0.1%	1.0%
\$200,000+	0.1%	0.1%	0.2%	0.1%	0.0%	0.4%
<b>Total</b>	<b>30.0%</b>	<b>23.7%</b>	<b>19.6%</b>	<b>12.8%</b>	<b>14.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.2%	4.0%	0.3%	0.2%	0.0%	16.7%
\$10,000-20,000	16.3%	7.2%	3.1%	0.1%	0.2%	26.8%
\$20,000-30,000	5.3%	5.4%	0.7%	0.1%	0.1%	11.5%
\$30,000-40,000	3.7%	1.0%	2.1%	2.2%	2.0%	11.1%
\$40,000-50,000	5.3%	3.6%	0.5%	0.1%	0.3%	9.8%
\$50,000-60,000	2.1%	1.1%	0.3%	0.0%	0.1%	3.6%
\$60,000-75,000	4.4%	0.6%	1.4%	0.2%	0.0%	6.6%
\$75,000-100,000	2.1%	2.4%	0.5%	0.5%	0.0%	5.5%
\$100,000-125,000	0.6%	1.6%	0.5%	0.9%	0.5%	4.2%
\$125,000-150,000	1.1%	0.5%	0.5%	0.6%	0.2%	2.9%
\$150,000-200,000	0.4%	0.2%	0.1%	0.0%	0.1%	0.7%
\$200,000+	0.3%	0.2%	0.2%	0.0%	0.1%	0.8%
<b>Total</b>	<b>53.7%</b>	<b>27.7%</b>	<b>10.3%</b>	<b>4.8%</b>	<b>3.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.6%	3.7%	0.2%	0.3%	0.0%	16.8%
\$10,000-20,000	21.1%	10.4%	3.0%	0.1%	0.1%	34.7%
\$20,000-30,000	5.1%	5.3%	0.2%	0.1%	0.1%	10.8%
\$30,000-40,000	3.5%	0.7%	3.0%	0.2%	2.9%	10.3%
\$40,000-50,000	5.4%	1.7%	0.5%	0.1%	0.5%	8.2%
\$50,000-60,000	1.5%	1.2%	0.2%	0.0%	0.1%	3.0%
\$60,000-75,000	5.9%	0.5%	0.6%	0.1%	0.0%	7.0%
\$75,000-100,000	1.6%	0.3%	0.2%	0.1%	0.0%	2.3%
\$100,000-125,000	0.8%	0.3%	0.2%	1.3%	0.3%	3.0%
\$125,000-150,000	1.2%	0.3%	0.5%	0.9%	0.2%	3.1%
\$150,000-200,000	0.1%	0.1%	0.1%	0.0%	0.1%	0.5%
\$200,000+	0.1%	0.0%	0.0%	0.0%	0.1%	0.2%
<b>Total</b>	<b>58.8%</b>	<b>24.6%</b>	<b>8.8%</b>	<b>3.3%</b>	<b>4.5%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.5%	3.7%	1.2%	1.8%	0.8%	13.9%
\$10,000-20,000	7.0%	4.4%	2.3%	1.6%	1.0%	16.2%
\$20,000-30,000	2.8%	2.0%	1.7%	2.7%	2.6%	11.8%
\$30,000-40,000	9.2%	2.3%	2.4%	1.1%	1.7%	16.8%
\$40,000-50,000	3.3%	3.7%	1.6%	1.0%	0.6%	10.2%
\$50,000-60,000	2.7%	2.1%	0.9%	0.8%	0.9%	7.4%
\$60,000-75,000	2.1%	3.0%	2.5%	0.2%	2.5%	10.2%
\$75,000-100,000	0.6%	1.7%	3.4%	0.5%	0.6%	6.8%
\$100,000-125,000	1.5%	1.2%	0.8%	0.2%	0.4%	4.1%
\$125,000-150,000	0.3%	0.3%	0.1%	0.3%	0.2%	1.2%
\$150,000-200,000	0.1%	0.2%	0.1%	0.3%	0.1%	0.9%
\$200,000+	0.1%	0.1%	0.2%	0.0%	0.0%	0.5%
<b>Total</b>	<b>36.2%</b>	<b>24.7%</b>	<b>17.1%</b>	<b>10.7%</b>	<b>11.2%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	72	6	9	9	2	98
\$10,000-20,000	38	152	35	36	69	330
\$20,000-30,000	25	33	19	107	83	267
\$30,000-40,000	104	29	43	89	29	294
\$40,000-50,000	92	39	22	99	56	308
\$50,000-60,000	45	92	101	45	34	317
\$60,000-75,000	77	245	83	140	95	640
\$75,000-100,000	23	61	285	209	103	681
\$100,000-125,000	4	47	184	104	54	393
\$125,000-150,000	19	43	25	66	29	182
\$150,000-200,000	2	4	28	53	104	191
\$200,000+	2	19	26	15	36	98
<b>Total</b>	<b>503</b>	<b>770</b>	<b>860</b>	<b>972</b>	<b>694</b>	<b>3,799</b>

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	30	4	2	16	81
\$10,000-20,000	223	109	21	6	10	369
\$20,000-30,000	167	151	65	36	3	422
\$30,000-40,000	62	183	45	18	30	338
\$40,000-50,000	44	170	54	14	6	288
\$50,000-60,000	70	144	63	18	7	302
\$60,000-75,000	89	141	52	51	70	403
\$75,000-100,000	45	292	48	22	25	432
\$100,000-125,000	12	103	79	12	7	213
\$125,000-150,000	12	45	35	24	4	120
\$150,000-200,000	11	57	16	12	4	100
\$200,000+	12	18	10	10	5	55
<b>Total</b>	<b>776</b>	<b>1,443</b>	<b>492</b>	<b>225</b>	<b>187</b>	<b>3,123</b>

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	24	22	4	2	0	52
\$10,000-20,000	122	50	12	4	3	191
\$20,000-30,000	138	118	10	17	3	286
\$30,000-40,000	46	151	24	5	3	229
\$40,000-50,000	34	130	42	8	3	217
\$50,000-60,000	45	111	48	3	4	211
\$60,000-75,000	37	87	24	34	7	189
\$75,000-100,000	35	183	34	22	8	282
\$100,000-125,000	10	61	14	9	0	94
\$125,000-150,000	9	27	18	12	0	66
\$150,000-200,000	9	25	8	1	1	44
\$200,000+	8	9	2	1	1	21
<b>Total</b>	<b>517</b>	<b>974</b>	<b>240</b>	<b>118</b>	<b>33</b>	<b>1,882</b>

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	101	36	13	11	18	179
\$10,000-20,000	261	261	56	42	79	699
\$20,000-30,000	192	184	84	143	86	689
\$30,000-40,000	166	212	88	107	59	632
\$40,000-50,000	136	209	76	113	62	596
\$50,000-60,000	115	236	164	63	41	619
\$60,000-75,000	166	386	135	191	165	1,043
\$75,000-100,000	68	353	333	231	128	1,113
\$100,000-125,000	16	150	263	116	61	606
\$125,000-150,000	31	88	60	90	33	302
\$150,000-200,000	13	61	44	65	108	291
\$200,000+	14	37	36	25	41	153
<b>Total</b>	<b>1,279</b>	<b>2,213</b>	<b>1,352</b>	<b>1,197</b>	<b>881</b>	<b>6,922</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.9%	0.2%	0.2%	0.2%	0.1%	2.6%
\$10,000-20,000	1.0%	4.0%	0.9%	0.9%	1.8%	8.7%
\$20,000-30,000	0.7%	0.9%	0.5%	2.8%	2.2%	7.0%
\$30,000-40,000	2.7%	0.8%	1.1%	2.3%	0.8%	7.7%
\$40,000-50,000	2.4%	1.0%	0.6%	2.6%	1.5%	8.1%
\$50,000-60,000	1.2%	2.4%	2.7%	1.2%	0.9%	8.3%
\$60,000-75,000	2.0%	6.4%	2.2%	3.7%	2.5%	16.8%
\$75,000-100,000	0.6%	1.6%	7.5%	5.5%	2.7%	17.9%
\$100,000-125,000	0.1%	1.2%	4.8%	2.7%	1.4%	10.3%
\$125,000-150,000	0.5%	1.1%	0.7%	1.7%	0.8%	4.8%
\$150,000-200,000	0.1%	0.1%	0.7%	1.4%	2.7%	5.0%
\$200,000+	0.1%	0.5%	0.7%	0.4%	0.9%	2.6%
<b>Total</b>	<b>13.2%</b>	<b>20.3%</b>	<b>22.6%</b>	<b>25.6%</b>	<b>18.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.9%	1.0%	0.1%	0.1%	0.5%	2.6%
\$10,000-20,000	7.1%	3.5%	0.7%	0.2%	0.3%	11.8%
\$20,000-30,000	5.3%	4.8%	2.1%	1.2%	0.1%	13.5%
\$30,000-40,000	2.0%	5.9%	1.4%	0.6%	1.0%	10.8%
\$40,000-50,000	1.4%	5.4%	1.7%	0.4%	0.2%	9.2%
\$50,000-60,000	2.2%	4.6%	2.0%	0.6%	0.2%	9.7%
\$60,000-75,000	2.8%	4.5%	1.7%	1.6%	2.2%	12.9%
\$75,000-100,000	1.4%	9.3%	1.5%	0.7%	0.8%	13.8%
\$100,000-125,000	0.4%	3.3%	2.5%	0.4%	0.2%	6.8%
\$125,000-150,000	0.4%	1.4%	1.1%	0.8%	0.1%	3.8%
\$150,000-200,000	0.4%	1.8%	0.5%	0.4%	0.1%	3.2%
\$200,000+	0.4%	0.6%	0.3%	0.3%	0.2%	1.8%
<b>Total</b>	<b>24.8%</b>	<b>46.2%</b>	<b>15.8%</b>	<b>7.2%</b>	<b>6.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.3%	1.2%	0.2%	0.1%	0.0%	2.8%
\$10,000-20,000	6.5%	2.7%	0.6%	0.2%	0.2%	10.1%
\$20,000-30,000	7.3%	6.3%	0.5%	0.9%	0.2%	15.2%
\$30,000-40,000	2.4%	8.0%	1.3%	0.3%	0.2%	12.2%
\$40,000-50,000	1.8%	6.9%	2.2%	0.4%	0.2%	11.5%
\$50,000-60,000	2.4%	5.9%	2.6%	0.2%	0.2%	11.2%
\$60,000-75,000	2.0%	4.6%	1.3%	1.8%	0.4%	10.0%
\$75,000-100,000	1.9%	9.7%	1.8%	1.2%	0.4%	15.0%
\$100,000-125,000	0.5%	3.2%	0.7%	0.5%	0.0%	5.0%
\$125,000-150,000	0.5%	1.4%	1.0%	0.6%	0.0%	3.5%
\$150,000-200,000	0.5%	1.3%	0.4%	0.1%	0.1%	2.3%
\$200,000+	0.4%	0.5%	0.1%	0.1%	0.1%	1.1%
<b>Total</b>	<b>27.5%</b>	<b>51.8%</b>	<b>12.8%</b>	<b>6.3%</b>	<b>1.8%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.5%	0.5%	0.2%	0.2%	0.3%	2.6%
\$10,000-20,000	3.8%	3.8%	0.8%	0.6%	1.1%	10.1%
\$20,000-30,000	2.8%	2.7%	1.2%	2.1%	1.2%	10.0%
\$30,000-40,000	2.4%	3.1%	1.3%	1.5%	0.9%	9.1%
\$40,000-50,000	2.0%	3.0%	1.1%	1.6%	0.9%	8.6%
\$50,000-60,000	1.7%	3.4%	2.4%	0.9%	0.6%	8.9%
\$60,000-75,000	2.4%	5.6%	2.0%	2.8%	2.4%	15.1%
\$75,000-100,000	1.0%	5.1%	4.8%	3.3%	1.8%	16.1%
\$100,000-125,000	0.2%	2.2%	3.8%	1.7%	0.9%	8.8%
\$125,000-150,000	0.4%	1.3%	0.9%	1.3%	0.5%	4.4%
\$150,000-200,000	0.2%	0.9%	0.6%	0.9%	1.6%	4.2%
\$200,000+	0.2%	0.5%	0.5%	0.4%	0.6%	2.2%
<b>Total</b>	<b>18.5%</b>	<b>32.0%</b>	<b>19.5%</b>	<b>17.3%</b>	<b>12.7%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	138	99	39	62	24	362
\$10,000-20,000	131	108	35	73	33	380
\$20,000-30,000	153	54	110	161	159	637
\$30,000-40,000	332	86	123	26	78	645
\$40,000-50,000	152	187	61	69	53	522
\$50,000-60,000	170	103	41	52	48	414
\$60,000-75,000	76	129	81	11	129	426
\$75,000-100,000	5	121	292	40	47	505
\$100,000-125,000	64	91	86	0	19	260
\$125,000-150,000	4	18	1	27	19	69
\$150,000-200,000	8	29	3	37	11	88
\$200,000+	6	2	21	2	4	35
<b>Total</b>	<b>1,239</b>	<b>1,027</b>	<b>893</b>	<b>560</b>	<b>624</b>	<b>4,343</b>

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	213	37	4	1	1	256
\$10,000-20,000	201	51	27	1	2	282
\$20,000-30,000	62	44	8	0	4	118
\$30,000-40,000	68	17	29	24	28	166
\$40,000-50,000	113	47	7	3	4	174
\$50,000-60,000	34	18	1	2	0	55
\$60,000-75,000	103	23	24	5	2	157
\$75,000-100,000	34	33	7	6	4	84
\$100,000-125,000	36	64	11	16	9	136
\$125,000-150,000	34	14	6	2	1	57
\$150,000-200,000	14	6	4	0	3	27
\$200,000+	17	16	2	0	3	38
<b>Total</b>	<b>929</b>	<b>370</b>	<b>130</b>	<b>60</b>	<b>61</b>	<b>1,550</b>

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	174	33	2	1	1	211
\$10,000-20,000	178	49	15	1	0	243
\$20,000-30,000	39	32	2	0	4	77
\$30,000-40,000	45	10	27	0	26	108
\$40,000-50,000	92	21	6	3	4	126
\$50,000-60,000	22	12	0	2	0	36
\$60,000-75,000	91	11	14	4	1	121
\$75,000-100,000	16	2	4	2	3	27
\$100,000-125,000	35	9	6	16	4	70
\$125,000-150,000	20	2	3	1	1	27
\$150,000-200,000	4	1	3	0	2	10
\$200,000+	8	0	0	0	3	11
<b>Total</b>	<b>724</b>	<b>182</b>	<b>82</b>	<b>30</b>	<b>49</b>	<b>1,067</b>

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	351	136	43	63	25	618
\$10,000-20,000	332	159	62	74	35	662
\$20,000-30,000	215	98	118	161	163	755
\$30,000-40,000	400	103	152	50	106	811
\$40,000-50,000	265	234	68	72	57	696
\$50,000-60,000	204	121	42	54	48	469
\$60,000-75,000	179	152	105	16	131	583
\$75,000-100,000	39	154	299	46	51	589
\$100,000-125,000	100	155	97	16	28	396
\$125,000-150,000	38	32	7	29	20	126
\$150,000-200,000	22	35	7	37	14	115
\$200,000+	23	18	23	2	7	73
<b>Total</b>	<b>2,168</b>	<b>1,397</b>	<b>1,023</b>	<b>620</b>	<b>685</b>	<b>5,893</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.2%	2.3%	0.9%	1.4%	0.6%	8.3%
\$10,000-20,000	3.0%	2.5%	0.8%	1.7%	0.8%	8.7%
\$20,000-30,000	3.5%	1.2%	2.5%	3.7%	3.7%	14.7%
\$30,000-40,000	7.6%	2.0%	2.8%	0.6%	1.8%	14.9%
\$40,000-50,000	3.5%	4.3%	1.4%	1.6%	1.2%	12.0%
\$50,000-60,000	3.9%	2.4%	0.9%	1.2%	1.1%	9.5%
\$60,000-75,000	1.7%	3.0%	1.9%	0.3%	3.0%	9.8%
\$75,000-100,000	0.1%	2.8%	6.7%	0.9%	1.1%	11.6%
\$100,000-125,000	1.5%	2.1%	2.0%	0.0%	0.4%	6.0%
\$125,000-150,000	0.1%	0.4%	0.0%	0.6%	0.4%	1.6%
\$150,000-200,000	0.2%	0.7%	0.1%	0.9%	0.3%	2.0%
\$200,000+	0.1%	0.0%	0.5%	0.0%	0.1%	0.8%
<b>Total</b>	<b>28.5%</b>	<b>23.6%</b>	<b>20.6%</b>	<b>12.9%</b>	<b>14.4%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	13.7%	2.4%	0.3%	0.1%	0.1%	16.5%
\$10,000-20,000	13.0%	3.3%	1.7%	0.1%	0.1%	18.2%
\$20,000-30,000	4.0%	2.8%	0.5%	0.0%	0.3%	7.6%
\$30,000-40,000	4.4%	1.1%	1.9%	1.5%	1.8%	10.7%
\$40,000-50,000	7.3%	3.0%	0.5%	0.2%	0.3%	11.2%
\$50,000-60,000	2.2%	1.2%	0.1%	0.1%	0.0%	3.5%
\$60,000-75,000	6.6%	1.5%	1.5%	0.3%	0.1%	10.1%
\$75,000-100,000	2.2%	2.1%	0.5%	0.4%	0.3%	5.4%
\$100,000-125,000	2.3%	4.1%	0.7%	1.0%	0.6%	8.8%
\$125,000-150,000	2.2%	0.9%	0.4%	0.1%	0.1%	3.7%
\$150,000-200,000	0.9%	0.4%	0.3%	0.0%	0.2%	1.7%
\$200,000+	1.1%	1.0%	0.1%	0.0%	0.2%	2.5%
<b>Total</b>	<b>59.9%</b>	<b>23.9%</b>	<b>8.4%</b>	<b>3.9%</b>	<b>3.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16.3%	3.1%	0.2%	0.1%	0.1%	19.8%
\$10,000-20,000	16.7%	4.6%	1.4%	0.1%	0.0%	22.8%
\$20,000-30,000	3.7%	3.0%	0.2%	0.0%	0.4%	7.2%
\$30,000-40,000	4.2%	0.9%	2.5%	0.0%	2.4%	10.1%
\$40,000-50,000	8.6%	2.0%	0.6%	0.3%	0.4%	11.8%
\$50,000-60,000	2.1%	1.1%	0.0%	0.2%	0.0%	3.4%
\$60,000-75,000	8.5%	1.0%	1.3%	0.4%	0.1%	11.3%
\$75,000-100,000	1.5%	0.2%	0.4%	0.2%	0.3%	2.5%
\$100,000-125,000	3.3%	0.8%	0.6%	1.5%	0.4%	6.6%
\$125,000-150,000	1.9%	0.2%	0.3%	0.1%	0.1%	2.5%
\$150,000-200,000	0.4%	0.1%	0.3%	0.0%	0.2%	0.9%
\$200,000+	0.7%	0.0%	0.0%	0.0%	0.3%	1.0%
<b>Total</b>	<b>67.9%</b>	<b>17.1%</b>	<b>7.7%</b>	<b>2.8%</b>	<b>4.6%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.0%	2.3%	0.7%	1.1%	0.4%	10.5%
\$10,000-20,000	5.6%	2.7%	1.1%	1.3%	0.6%	11.2%
\$20,000-30,000	3.6%	1.7%	2.0%	2.7%	2.8%	12.8%
\$30,000-40,000	6.8%	1.7%	2.6%	0.8%	1.8%	13.8%
\$40,000-50,000	4.5%	4.0%	1.2%	1.2%	1.0%	11.8%
\$50,000-60,000	3.5%	2.1%	0.7%	0.9%	0.8%	8.0%
\$60,000-75,000	3.0%	2.6%	1.8%	0.3%	2.2%	9.9%
\$75,000-100,000	0.7%	2.6%	5.1%	0.8%	0.9%	10.0%
\$100,000-125,000	1.7%	2.6%	1.6%	0.3%	0.5%	6.7%
\$125,000-150,000	0.6%	0.5%	0.1%	0.5%	0.3%	2.1%
\$150,000-200,000	0.4%	0.6%	0.1%	0.6%	0.2%	2.0%
\$200,000+	0.4%	0.3%	0.4%	0.0%	0.1%	1.2%
<b>Total</b>	<b>36.8%</b>	<b>23.7%</b>	<b>17.4%</b>	<b>10.5%</b>	<b>11.6%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	22	0	6	2	0	30
\$10,000-20,000	20	80	8	9	33	150
\$20,000-30,000	47	29	17	86	71	250
\$30,000-40,000	92	18	25	63	16	214
\$40,000-50,000	114	30	30	72	67	313
\$50,000-60,000	44	95	76	32	21	268
\$60,000-75,000	69	183	43	102	77	474
\$75,000-100,000	36	100	380	250	140	906
\$100,000-125,000	5	69	220	183	61	538
\$125,000-150,000	56	164	57	146	73	496
\$150,000-200,000	7	5	31	92	99	234
\$200,000+	3	30	77	34	92	236
<b>Total</b>	<b>515</b>	<b>803</b>	<b>970</b>	<b>1,071</b>	<b>750</b>	<b>4,109</b>

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	21	23	7	4	14	69
\$10,000-20,000	131	63	8	3	5	210
\$20,000-30,000	140	90	30	18	1	279
\$30,000-40,000	67	174	41	18	27	327
\$40,000-50,000	53	179	50	17	4	303
\$50,000-60,000	70	132	60	10	4	276
\$60,000-75,000	113	159	65	71	72	480
\$75,000-100,000	47	284	37	23	34	425
\$100,000-125,000	29	206	90	13	5	343
\$125,000-150,000	11	67	39	24	3	144
\$150,000-200,000	26	115	30	13	11	195
\$200,000+	27	44	34	10	10	125
<b>Total</b>	<b>735</b>	<b>1,536</b>	<b>491</b>	<b>224</b>	<b>190</b>	<b>3,176</b>

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	19	19	7	4	4	53
\$10,000-20,000	59	26	4	1	1	91
\$20,000-30,000	120	75	5	8	1	209
\$30,000-40,000	51	143	19	7	0	220
\$40,000-50,000	47	149	42	14	3	255
\$50,000-60,000	51	112	50	1	3	217
\$60,000-75,000	63	109	40	56	17	285
\$75,000-100,000	35	158	24	23	19	259
\$100,000-125,000	27	154	38	10	1	230
\$125,000-150,000	8	38	9	10	1	66
\$150,000-200,000	21	50	15	2	4	92
\$200,000+	20	25	7	0	9	61
<b>Total</b>	<b>521</b>	<b>1,058</b>	<b>260</b>	<b>136</b>	<b>63</b>	<b>2,038</b>

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	43	23	13	6	14	99
\$10,000-20,000	151	143	16	12	38	360
\$20,000-30,000	187	119	47	104	72	529
\$30,000-40,000	159	192	66	81	43	541
\$40,000-50,000	167	209	80	89	71	616
\$50,000-60,000	114	227	136	42	25	544
\$60,000-75,000	182	342	108	173	149	954
\$75,000-100,000	83	384	417	273	174	1,331
\$100,000-125,000	34	275	310	196	66	881
\$125,000-150,000	67	231	96	170	76	640
\$150,000-200,000	33	120	61	105	110	429
\$200,000+	30	74	111	44	102	361
<b>Total</b>	<b>1,250</b>	<b>2,339</b>	<b>1,461</b>	<b>1,295</b>	<b>940</b>	<b>7,285</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.5%	0.0%	0.1%	0.0%	0.0%	0.7%
\$10,000-20,000	0.5%	1.9%	0.2%	0.2%	0.8%	3.7%
\$20,000-30,000	1.1%	0.7%	0.4%	2.1%	1.7%	6.1%
\$30,000-40,000	2.2%	0.4%	0.6%	1.5%	0.4%	5.2%
\$40,000-50,000	2.8%	0.7%	0.7%	1.8%	1.6%	7.6%
\$50,000-60,000	1.1%	2.3%	1.8%	0.8%	0.5%	6.5%
\$60,000-75,000	1.7%	4.5%	1.0%	2.5%	1.9%	11.5%
\$75,000-100,000	0.9%	2.4%	9.2%	6.1%	3.4%	22.0%
\$100,000-125,000	0.1%	1.7%	5.4%	4.5%	1.5%	13.1%
\$125,000-150,000	1.4%	4.0%	1.4%	3.6%	1.8%	12.1%
\$150,000-200,000	0.2%	0.1%	0.8%	2.2%	2.4%	5.7%
\$200,000+	0.1%	0.7%	1.9%	0.8%	2.2%	5.7%
<b>Total</b>	<b>12.5%</b>	<b>19.5%</b>	<b>23.6%</b>	<b>26.1%</b>	<b>18.3%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.7%	0.7%	0.2%	0.1%	0.4%	2.2%
\$10,000-20,000	4.1%	2.0%	0.3%	0.1%	0.2%	6.6%
\$20,000-30,000	4.4%	2.8%	0.9%	0.6%	0.0%	8.8%
\$30,000-40,000	2.1%	5.5%	1.3%	0.6%	0.9%	10.3%
\$40,000-50,000	1.7%	5.6%	1.6%	0.5%	0.1%	9.5%
\$50,000-60,000	2.2%	4.2%	1.9%	0.3%	0.1%	8.7%
\$60,000-75,000	3.6%	5.0%	2.0%	2.2%	2.3%	15.1%
\$75,000-100,000	1.5%	8.9%	1.2%	0.7%	1.1%	13.4%
\$100,000-125,000	0.9%	6.5%	2.8%	0.4%	0.2%	10.8%
\$125,000-150,000	0.3%	2.1%	1.2%	0.8%	0.1%	4.5%
\$150,000-200,000	0.8%	3.6%	0.9%	0.4%	0.3%	6.1%
\$200,000+	0.9%	1.4%	1.1%	0.3%	0.3%	3.9%
<b>Total</b>	<b>23.1%</b>	<b>48.4%</b>	<b>15.5%</b>	<b>7.1%</b>	<b>6.0%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.9%	0.9%	0.3%	0.2%	0.2%	2.6%
\$10,000-20,000	2.9%	1.3%	0.2%	0.0%	0.0%	4.5%
\$20,000-30,000	5.9%	3.7%	0.2%	0.4%	0.0%	10.3%
\$30,000-40,000	2.5%	7.0%	0.9%	0.3%	0.0%	10.8%
\$40,000-50,000	2.3%	7.3%	2.1%	0.7%	0.1%	12.5%
\$50,000-60,000	2.5%	5.5%	2.5%	0.0%	0.1%	10.6%
\$60,000-75,000	3.1%	5.3%	2.0%	2.7%	0.8%	14.0%
\$75,000-100,000	1.7%	7.8%	1.2%	1.1%	0.9%	12.7%
\$100,000-125,000	1.3%	7.6%	1.9%	0.5%	0.0%	11.3%
\$125,000-150,000	0.4%	1.9%	0.4%	0.5%	0.0%	3.2%
\$150,000-200,000	1.0%	2.5%	0.7%	0.1%	0.2%	4.5%
\$200,000+	1.0%	1.2%	0.3%	0.0%	0.4%	3.0%
<b>Total</b>	<b>25.6%</b>	<b>51.9%</b>	<b>12.8%</b>	<b>6.7%</b>	<b>3.1%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.6%	0.3%	0.2%	0.1%	0.2%	1.4%
\$10,000-20,000	2.1%	2.0%	0.2%	0.2%	0.5%	4.9%
\$20,000-30,000	2.6%	1.6%	0.6%	1.4%	1.0%	7.3%
\$30,000-40,000	2.2%	2.6%	0.9%	1.1%	0.6%	7.4%
\$40,000-50,000	2.3%	2.9%	1.1%	1.2%	1.0%	8.5%
\$50,000-60,000	1.6%	3.1%	1.9%	0.6%	0.3%	7.5%
\$60,000-75,000	2.5%	4.7%	1.5%	2.4%	2.0%	13.1%
\$75,000-100,000	1.1%	5.3%	5.7%	3.7%	2.4%	18.3%
\$100,000-125,000	0.5%	3.8%	4.3%	2.7%	0.9%	12.1%
\$125,000-150,000	0.9%	3.2%	1.3%	2.3%	1.0%	8.8%
\$150,000-200,000	0.5%	1.6%	0.8%	1.4%	1.5%	5.9%
\$200,000+	0.4%	1.0%	1.3%	0.6%	1.4%	5.0%
<b>Total</b>	<b>17.2%</b>	<b>32.1%</b>	<b>20.1%</b>	<b>17.8%</b>	<b>12.9%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	124	91	31	52	27	325
\$10,000-20,000	117	98	31	68	31	345
\$20,000-30,000	139	46	112	144	155	596
\$30,000-40,000	318	83	104	29	79	613
\$40,000-50,000	131	159	50	68	55	463
\$50,000-60,000	195	112	43	56	55	461
\$60,000-75,000	69	122	76	12	145	424
\$75,000-100,000	9	108	309	46	60	532
\$100,000-125,000	73	96	101	2	20	292
\$125,000-150,000	5	22	2	35	26	90
\$150,000-200,000	17	35	12	48	16	128
\$200,000+	12	7	31	2	10	65
<b>Total</b>	<b>1,209</b>	<b>979</b>	<b>902</b>	<b>565</b>	<b>679</b>	<b>4,334</b>

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	233	47	4	2	3	289
\$10,000-20,000	208	58	34	2	2	304
\$20,000-30,000	72	50	9	2	2	135
\$30,000-40,000	75	15	33	34	33	190
\$40,000-50,000	138	53	9	3	4	207
\$50,000-60,000	46	24	4	2	3	79
\$60,000-75,000	125	31	32	4	3	195
\$75,000-100,000	46	34	10	8	4	102
\$100,000-125,000	50	79	18	21	13	181
\$125,000-150,000	52	25	9	5	2	93
\$150,000-200,000	37	9	6	1	8	61
\$200,000+	38	27	8	1	2	76
<b>Total</b>	<b>1,120</b>	<b>452</b>	<b>176</b>	<b>85</b>	<b>79</b>	<b>1,912</b>

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	195	42	3	2	3	245
\$10,000-20,000	188	56	20	2	1	267
\$20,000-30,000	44	40	3	2	2	91
\$30,000-40,000	52	8	33	1	31	125
\$40,000-50,000	113	26	7	3	4	153
\$50,000-60,000	31	15	2	1	2	51
\$60,000-75,000	111	15	17	1	2	146
\$75,000-100,000	24	4	6	2	4	40
\$100,000-125,000	49	16	10	21	6	102
\$125,000-150,000	29	7	5	4	2	47
\$150,000-200,000	13	3	3	1	3	23
\$200,000+	20	2	2	1	2	29
<b>Total</b>	<b>869</b>	<b>235</b>	<b>112</b>	<b>41</b>	<b>62</b>	<b>1,319</b>

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	357	138	35	54	30	614
\$10,000-20,000	325	156	65	70	33	649
\$20,000-30,000	211	96	121	146	157	731
\$30,000-40,000	393	98	137	63	112	803
\$40,000-50,000	269	212	59	71	59	670
\$50,000-60,000	241	136	47	58	58	540
\$60,000-75,000	194	153	108	16	148	619
\$75,000-100,000	55	142	319	54	64	634
\$100,000-125,000	123	175	119	23	33	473
\$125,000-150,000	57	47	11	40	28	183
\$150,000-200,000	54	44	18	49	24	189
\$200,000+	50	34	39	6	12	141
<b>Total</b>	<b>2,329</b>	<b>1,431</b>	<b>1,078</b>	<b>650</b>	<b>758</b>	<b>6,246</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.9%	2.1%	0.7%	1.2%	0.6%	7.5%
\$10,000-20,000	2.7%	2.3%	0.7%	1.6%	0.7%	8.0%
\$20,000-30,000	3.2%	1.1%	2.6%	3.3%	3.6%	13.8%
\$30,000-40,000	7.3%	1.9%	2.4%	0.7%	1.8%	14.1%
\$40,000-50,000	3.0%	3.7%	1.2%	1.6%	1.3%	10.7%
\$50,000-60,000	4.5%	2.6%	1.0%	1.3%	1.3%	10.6%
\$60,000-75,000	1.6%	2.8%	1.8%	0.3%	3.3%	9.8%
\$75,000-100,000	0.2%	2.5%	7.1%	1.1%	1.4%	12.3%
\$100,000-125,000	1.7%	2.2%	2.3%	0.0%	0.5%	6.7%
\$125,000-150,000	0.1%	0.5%	0.0%	0.8%	0.6%	2.1%
\$150,000-200,000	0.4%	0.8%	0.3%	1.1%	0.4%	3.0%
\$200,000+	0.3%	0.2%	0.7%	0.1%	0.2%	1.5%
<b>Total</b>	<b>27.9%</b>	<b>22.6%</b>	<b>20.8%</b>	<b>13.0%</b>	<b>15.7%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.2%	2.5%	0.2%	0.1%	0.2%	15.1%
\$10,000-20,000	10.9%	3.0%	1.8%	0.1%	0.1%	15.9%
\$20,000-30,000	3.8%	2.6%	0.5%	0.1%	0.1%	7.1%
\$30,000-40,000	3.9%	0.8%	1.7%	1.8%	1.7%	9.9%
\$40,000-50,000	7.2%	2.8%	0.5%	0.2%	0.2%	10.8%
\$50,000-60,000	2.4%	1.3%	0.2%	0.1%	0.2%	4.1%
\$60,000-75,000	6.5%	1.6%	1.7%	0.2%	0.2%	10.2%
\$75,000-100,000	2.4%	1.8%	0.5%	0.4%	0.2%	5.3%
\$100,000-125,000	2.6%	4.1%	0.9%	1.1%	0.7%	9.5%
\$125,000-150,000	2.7%	1.3%	0.5%	0.3%	0.1%	4.9%
\$150,000-200,000	1.9%	0.5%	0.3%	0.1%	0.4%	3.2%
\$200,000+	2.0%	1.4%	0.4%	0.1%	0.1%	4.0%
<b>Total</b>	<b>58.6%</b>	<b>23.6%</b>	<b>9.2%</b>	<b>4.4%</b>	<b>4.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	14.8%	3.2%	0.2%	0.2%	0.2%	18.6%
\$10,000-20,000	14.3%	4.2%	1.5%	0.2%	0.1%	20.2%
\$20,000-30,000	3.3%	3.0%	0.2%	0.2%	0.2%	6.9%
\$30,000-40,000	3.9%	0.6%	2.5%	0.1%	2.4%	9.5%
\$40,000-50,000	8.6%	2.0%	0.5%	0.2%	0.3%	11.6%
\$50,000-60,000	2.4%	1.1%	0.2%	0.1%	0.2%	3.9%
\$60,000-75,000	8.4%	1.1%	1.3%	0.1%	0.2%	11.1%
\$75,000-100,000	1.8%	0.3%	0.5%	0.2%	0.3%	3.0%
\$100,000-125,000	3.7%	1.2%	0.8%	1.6%	0.5%	7.7%
\$125,000-150,000	2.2%	0.5%	0.4%	0.3%	0.2%	3.6%
\$150,000-200,000	1.0%	0.2%	0.2%	0.1%	0.2%	1.7%
\$200,000+	1.5%	0.2%	0.2%	0.1%	0.2%	2.2%
<b>Total</b>	<b>65.9%</b>	<b>17.8%</b>	<b>8.5%</b>	<b>3.1%</b>	<b>4.7%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.7%	2.2%	0.6%	0.9%	0.5%	9.8%
\$10,000-20,000	5.2%	2.5%	1.0%	1.1%	0.5%	10.4%
\$20,000-30,000	3.4%	1.5%	1.9%	2.3%	2.5%	11.7%
\$30,000-40,000	6.3%	1.6%	2.2%	1.0%	1.8%	12.9%
\$40,000-50,000	4.3%	3.4%	0.9%	1.1%	0.9%	10.7%
\$50,000-60,000	3.9%	2.2%	0.8%	0.9%	0.9%	8.6%
\$60,000-75,000	3.1%	2.4%	1.7%	0.3%	2.4%	9.9%
\$75,000-100,000	0.9%	2.3%	5.1%	0.9%	1.0%	10.2%
\$100,000-125,000	2.0%	2.8%	1.9%	0.4%	0.5%	7.6%
\$125,000-150,000	0.9%	0.8%	0.2%	0.6%	0.4%	2.9%
\$150,000-200,000	0.9%	0.7%	0.3%	0.8%	0.4%	3.0%
\$200,000+	0.8%	0.5%	0.6%	0.1%	0.2%	2.3%
<b>Total</b>	<b>37.3%</b>	<b>22.9%</b>	<b>17.3%</b>	<b>10.4%</b>	<b>12.1%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data Douglasville city, Georgia

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16	1	3	2	0	22
\$10,000-20,000	13	61	7	7	29	117
\$20,000-30,000	37	21	13	65	57	193
\$30,000-40,000	75	9	18	52	15	169
\$40,000-50,000	96	25	22	61	47	251
\$50,000-60,000	43	106	69	33	20	271
\$60,000-75,000	56	133	34	94	64	381
\$75,000-100,000	31	98	353	266	149	897
\$100,000-125,000	5	70	219	198	69	561
\$125,000-150,000	69	202	59	182	74	586
\$150,000-200,000	5	5	54	100	135	299
\$200,000+	7	37	102	50	96	292
<b>Total</b>	<b>453</b>	<b>768</b>	<b>953</b>	<b>1,110</b>	<b>755</b>	<b>4,039</b>

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	20	20	8	5	14	67
\$10,000-20,000	140	58	9	1	5	213
\$20,000-30,000	156	93	31	20	1	301
\$30,000-40,000	71	194	43	16	33	357
\$40,000-50,000	57	182	57	15	7	318
\$50,000-60,000	93	176	74	14	4	361
\$60,000-75,000	122	171	72	69	81	515
\$75,000-100,000	60	335	49	30	43	517
\$100,000-125,000	44	249	114	14	4	425
\$125,000-150,000	16	79	49	29	5	178
\$150,000-200,000	39	153	45	20	16	273
\$200,000+	41	64	47	14	19	185
<b>Total</b>	<b>859</b>	<b>1,774</b>	<b>598</b>	<b>247</b>	<b>232</b>	<b>3,710</b>

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	19	18	7	5	5	54
\$10,000-20,000	66	24	4	0	0	94
\$20,000-30,000	137	80	5	10	1	233
\$30,000-40,000	56	165	22	4	1	248
\$40,000-50,000	50	157	50	13	6	276
\$50,000-60,000	66	158	65	1	3	293
\$60,000-75,000	69	126	46	55	28	324
\$75,000-100,000	47	186	32	30	23	318
\$100,000-125,000	42	191	47	10	0	290
\$125,000-150,000	11	51	11	10	0	83
\$150,000-200,000	31	70	27	3	6	137
\$200,000+	27	32	14	1	16	90
<b>Total</b>	<b>621</b>	<b>1,258</b>	<b>330</b>	<b>142</b>	<b>89</b>	<b>2,440</b>

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	36	21	11	7	14	89
\$10,000-20,000	153	119	16	8	34	330
\$20,000-30,000	193	114	44	85	58	494
\$30,000-40,000	146	203	61	68	48	526
\$40,000-50,000	153	207	79	76	54	569
\$50,000-60,000	136	282	143	47	24	632
\$60,000-75,000	178	304	106	163	145	896
\$75,000-100,000	91	433	402	296	192	1,414
\$100,000-125,000	49	319	333	212	73	986
\$125,000-150,000	85	281	108	211	79	764
\$150,000-200,000	44	158	99	120	151	572
\$200,000+	48	101	149	64	115	477
<b>Total</b>	<b>1,312</b>	<b>2,542</b>	<b>1,551</b>	<b>1,357</b>	<b>987</b>	<b>7,749</b>

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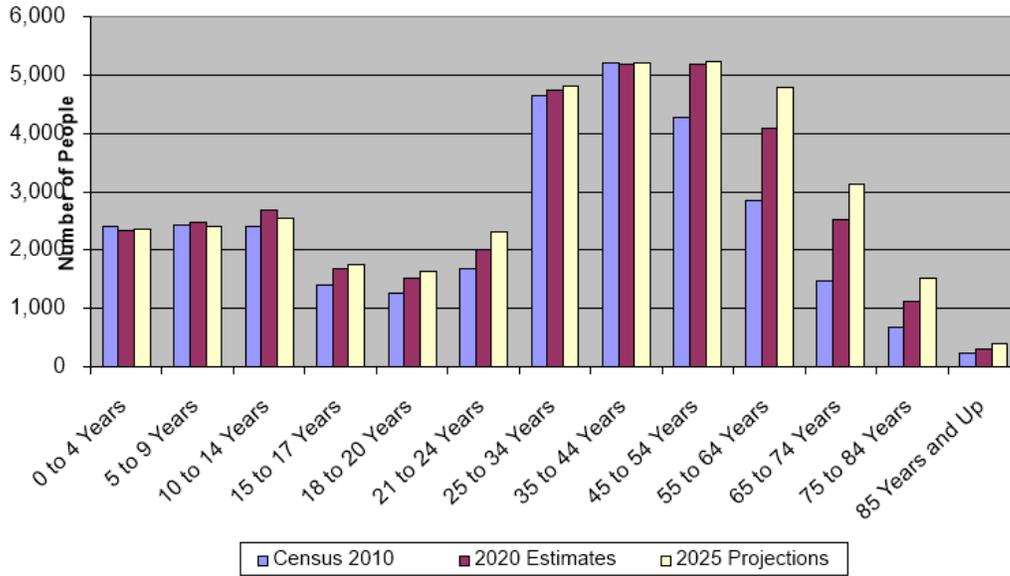
Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.4%	0.0%	0.1%	0.0%	0.0%	0.5%
\$10,000-20,000	0.3%	1.5%	0.2%	0.2%	0.7%	2.9%
\$20,000-30,000	0.9%	0.5%	0.3%	1.6%	1.4%	4.8%
\$30,000-40,000	1.9%	0.2%	0.4%	1.3%	0.4%	4.2%
\$40,000-50,000	2.4%	0.6%	0.5%	1.5%	1.2%	6.2%
\$50,000-60,000	1.1%	2.6%	1.7%	0.8%	0.5%	6.7%
\$60,000-75,000	1.4%	3.3%	0.8%	2.3%	1.6%	9.4%
\$75,000-100,000	0.8%	2.4%	8.7%	6.6%	3.7%	22.2%
\$100,000-125,000	0.1%	1.7%	5.4%	4.9%	1.7%	13.9%
\$125,000-150,000	1.7%	5.0%	1.5%	4.5%	1.8%	14.5%
\$150,000-200,000	0.1%	0.1%	1.3%	2.5%	3.3%	7.4%
\$200,000+	0.2%	0.9%	2.5%	1.2%	2.4%	7.2%
<b>Total</b>	<b>11.2%</b>	<b>19.0%</b>	<b>23.6%</b>	<b>27.5%</b>	<b>18.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.5%	0.5%	0.2%	0.1%	0.4%	1.8%
\$10,000-20,000	3.8%	1.6%	0.2%	0.0%	0.1%	5.7%
\$20,000-30,000	4.2%	2.5%	0.8%	0.5%	0.0%	8.1%
\$30,000-40,000	1.9%	5.2%	1.2%	0.4%	0.9%	9.6%
\$40,000-50,000	1.5%	4.9%	1.5%	0.4%	0.2%	8.6%
\$50,000-60,000	2.5%	4.7%	2.0%	0.4%	0.1%	9.7%
\$60,000-75,000	3.3%	4.6%	1.9%	1.9%	2.2%	13.9%
\$75,000-100,000	1.6%	9.0%	1.3%	0.8%	1.2%	13.9%
\$100,000-125,000	1.2%	6.7%	3.1%	0.4%	0.1%	11.5%
\$125,000-150,000	0.4%	2.1%	1.3%	0.8%	0.1%	4.8%
\$150,000-200,000	1.1%	4.1%	1.2%	0.5%	0.4%	7.4%
\$200,000+	1.1%	1.7%	1.3%	0.4%	0.5%	5.0%
<b>Total</b>	<b>23.2%</b>	<b>47.8%</b>	<b>16.1%</b>	<b>6.7%</b>	<b>6.3%</b>	<b>100.0%</b>

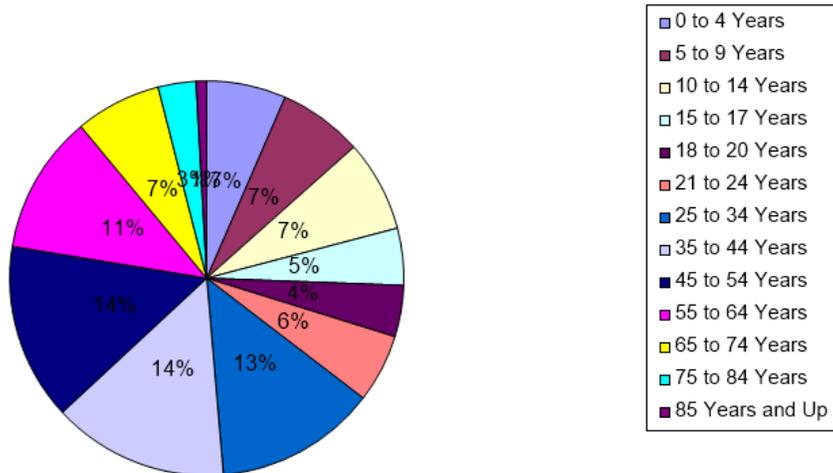
Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.8%	0.7%	0.3%	0.2%	0.2%	2.2%
\$10,000-20,000	2.7%	1.0%	0.2%	0.0%	0.0%	3.9%
\$20,000-30,000	5.6%	3.3%	0.2%	0.4%	0.0%	9.5%
\$30,000-40,000	2.3%	6.8%	0.9%	0.2%	0.0%	10.2%
\$40,000-50,000	2.0%	6.4%	2.0%	0.5%	0.2%	11.3%
\$50,000-60,000	2.7%	6.5%	2.7%	0.0%	0.1%	12.0%
\$60,000-75,000	2.8%	5.2%	1.9%	2.3%	1.1%	13.3%
\$75,000-100,000	1.9%	7.6%	1.3%	1.2%	0.9%	13.0%
\$100,000-125,000	1.7%	7.8%	1.9%	0.4%	0.0%	11.9%
\$125,000-150,000	0.5%	2.1%	0.5%	0.4%	0.0%	3.4%
\$150,000-200,000	1.3%	2.9%	1.1%	0.1%	0.2%	5.6%
\$200,000+	1.1%	1.3%	0.6%	0.0%	0.7%	3.7%
<b>Total</b>	<b>25.5%</b>	<b>51.6%</b>	<b>13.5%</b>	<b>5.8%</b>	<b>3.6%</b>	<b>100.0%</b>

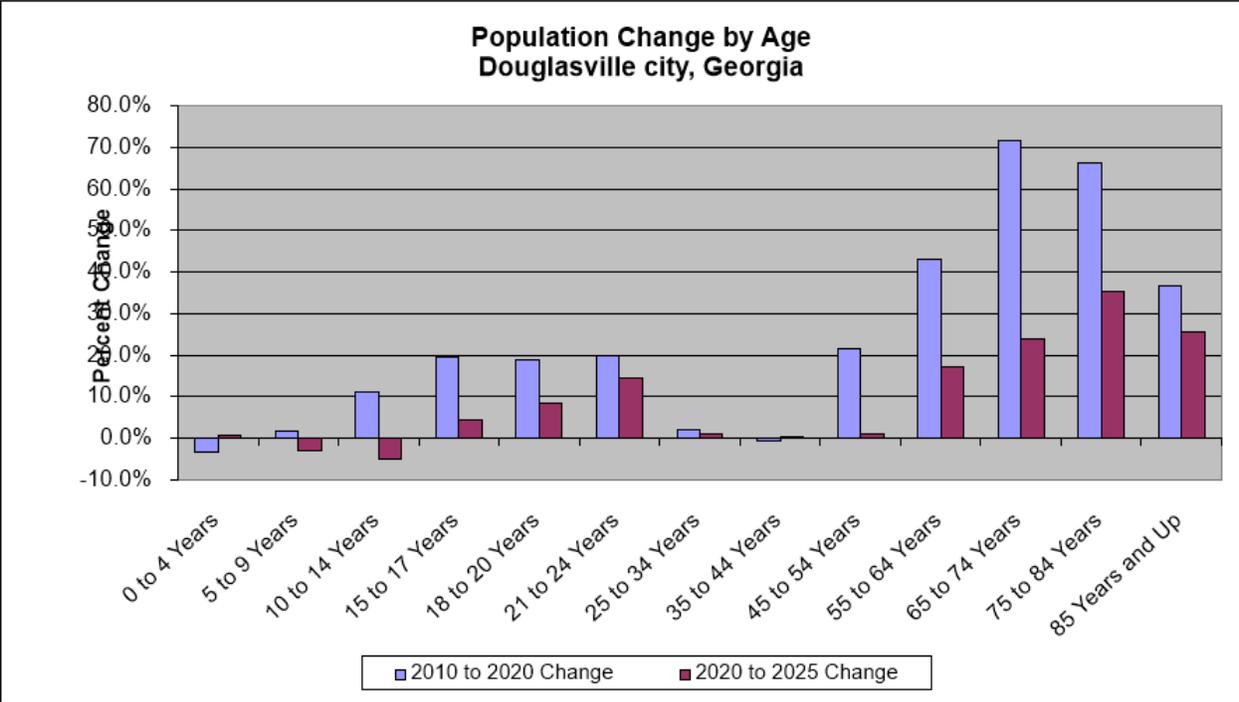
Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.5%	0.3%	0.1%	0.1%	0.2%	1.1%
\$10,000-20,000	2.0%	1.5%	0.2%	0.1%	0.4%	4.3%
\$20,000-30,000	2.5%	1.5%	0.6%	1.1%	0.7%	6.4%
\$30,000-40,000	1.9%	2.6%	0.8%	0.9%	0.6%	6.8%
\$40,000-50,000	2.0%	2.7%	1.0%	1.0%	0.7%	7.3%
\$50,000-60,000	1.8%	3.6%	1.8%	0.6%	0.3%	8.2%
\$60,000-75,000	2.3%	3.9%	1.4%	2.1%	1.9%	11.6%
\$75,000-100,000	1.2%	5.6%	5.2%	3.8%	2.5%	18.2%
\$100,000-125,000	0.6%	4.1%	4.3%	2.7%	0.9%	12.7%
\$125,000-150,000	1.1%	3.6%	1.4%	2.7%	1.0%	9.9%
\$150,000-200,000	0.6%	2.0%	1.3%	1.5%	1.9%	7.4%
\$200,000+	0.6%	1.3%	1.9%	0.8%	1.5%	6.2%
<b>Total</b>	<b>16.9%</b>	<b>32.8%</b>	<b>20.0%</b>	<b>17.5%</b>	<b>12.7%</b>	<b>100.0%</b>

**Population by Age  
Douglasville city, Georgia**



**2020 Population by Age  
Douglasville city, Georgia**





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### POPULATION DATA

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Population by Age & Sex Douglasville city, Georgia												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,263	1,151	<b>2,414</b>	0 to 4 Years	1,185	1,149	<b>2,334</b>	0 to 4 Years	1,198	1,150	<b>2,348</b>	
5 to 9 Years	1,207	1,227	<b>2,434</b>	5 to 9 Years	1,246	1,229	<b>2,475</b>	5 to 9 Years	1,217	1,186	<b>2,403</b>	
10 to 14 Years	1,213	1,202	<b>2,415</b>	10 to 14 Years	1,399	1,287	<b>2,686</b>	10 to 14 Years	1,289	1,267	<b>2,556</b>	
15 to 17 Years	654	743	<b>1,397</b>	15 to 17 Years	839	833	<b>1,672</b>	15 to 17 Years	915	833	<b>1,748</b>	
18 to 20 Years	669	600	<b>1,269</b>	18 to 20 Years	768	742	<b>1,510</b>	18 to 20 Years	862	775	<b>1,637</b>	
21 to 24 Years	829	847	<b>1,676</b>	21 to 24 Years	1,011	999	<b>2,010</b>	21 to 24 Years	1,182	1,121	<b>2,303</b>	
25 to 34 Years	2,162	2,489	<b>4,651</b>	25 to 34 Years	2,202	2,548	<b>4,750</b>	25 to 34 Years	2,329	2,470	<b>4,799</b>	
35 to 44 Years	2,364	2,850	<b>5,214</b>	35 to 44 Years	2,247	2,930	<b>5,177</b>	35 to 44 Years	2,289	2,917	<b>5,206</b>	
45 to 54 Years	2,040	2,224	<b>4,264</b>	45 to 54 Years	2,312	2,877	<b>5,189</b>	45 to 54 Years	2,250	2,989	<b>5,239</b>	
55 to 64 Years	1,265	1,592	<b>2,857</b>	55 to 64 Years	1,885	2,200	<b>4,085</b>	55 to 64 Years	2,158	2,625	<b>4,783</b>	
65 to 74 Years	607	865	<b>1,472</b>	65 to 74 Years	1,072	1,454	<b>2,526</b>	65 to 74 Years	1,347	1,780	<b>3,127</b>	
75 to 84 Years	232	438	<b>670</b>	75 to 84 Years	418	696	<b>1,114</b>	75 to 84 Years	588	921	<b>1,509</b>	
85 Years and Up	<u>73</u>	<u>155</u>	<b>228</b>	85 Years and Up	<u>98</u>	<u>214</u>	<b>312</b>	85 Years and Up	<u>128</u>	<u>264</u>	<b>392</b>	
<b>Total</b>	<b>14,578</b>	<b>16,383</b>	<b>30,961</b>	<b>Total</b>	<b>16,682</b>	<b>19,158</b>	<b>35,840</b>	<b>Total</b>	<b>17,752</b>	<b>20,298</b>	<b>38,050</b>	
62+ Years	n/a	n/a	3,090	62+ Years	n/a	n/a	5,010	62+ Years	n/a	n/a	6,288	
<b>Median Age:</b>			<b>33.3</b>	<b>Median Age:</b>			<b>35.9</b>	<b>Median Age:</b>			<b>37.4</b>	

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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Percent Population by Age & Sex											
Douglasville city, Georgia											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	4.1%	3.7%	7.8%	0 to 4 Years	3.3%	3.2%	6.5%	0 to 4 Years	3.1%	3.0%	6.2%
5 to 9 Years	3.9%	4.0%	7.9%	5 to 9 Years	3.5%	3.4%	6.9%	5 to 9 Years	3.2%	3.1%	6.3%
10 to 14 Years	3.9%	3.9%	7.8%	10 to 14 Years	3.9%	3.6%	7.5%	10 to 14 Years	3.4%	3.3%	6.7%
15 to 17 Years	2.1%	2.4%	4.5%	15 to 17 Years	2.3%	2.3%	4.7%	15 to 17 Years	2.4%	2.2%	4.6%
18 to 20 Years	2.2%	1.9%	4.1%	18 to 20 Years	2.1%	2.1%	4.2%	18 to 20 Years	2.3%	2.0%	4.3%
21 to 24 Years	2.7%	2.7%	5.4%	21 to 24 Years	2.8%	2.8%	5.6%	21 to 24 Years	3.1%	2.9%	6.1%
25 to 34 Years	7.0%	8.0%	15.0%	25 to 34 Years	6.1%	7.1%	13.3%	25 to 34 Years	6.1%	6.5%	12.6%
35 to 44 Years	7.6%	9.2%	16.8%	35 to 44 Years	6.3%	8.2%	14.4%	35 to 44 Years	6.0%	7.7%	13.7%
45 to 54 Years	6.6%	7.2%	13.8%	45 to 54 Years	6.5%	8.0%	14.5%	45 to 54 Years	5.9%	7.9%	13.8%
55 to 64 Years	4.1%	5.1%	9.2%	55 to 64 Years	5.3%	6.1%	11.4%	55 to 64 Years	5.7%	6.9%	12.6%
65 to 74 Years	2.0%	2.8%	4.8%	65 to 74 Years	3.0%	4.1%	7.0%	65 to 74 Years	3.5%	4.7%	8.2%
75 to 84 Years	0.7%	1.4%	2.2%	75 to 84 Years	1.2%	1.9%	3.1%	75 to 84 Years	1.5%	2.4%	4.0%
85 Years and Up	0.2%	0.5%	0.7%	85 Years and Up	0.3%	0.6%	0.9%	85 Years and Up	0.3%	0.7%	1.0%
<b>Total</b>	<b>47.1%</b>	<b>52.9%</b>	<b>100.0%</b>	<b>Total</b>	<b>46.5%</b>	<b>53.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>46.7%</b>	<b>53.3%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	10.0%	62+ Years	n/a	n/a	14.0%	62+ Years	n/a	n/a	16.5%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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Changes in Population by Age & Sex									
Douglasville city, Georgia									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-78	-2	-80	-3.3%	0 to 4 Years	13	1	14	0.6%
5 to 9 Years	39	2	41	1.7%	5 to 9 Years	-29	-43	-72	-2.9%
10 to 14 Years	186	85	271	11.2%	10 to 14 Years	-110	-20	-130	-4.8%
15 to 17 Years	185	90	275	19.7%	15 to 17 Years	76	0	76	4.5%
18 to 20 Years	99	142	241	19.0%	18 to 20 Years	94	33	127	8.4%
21 to 24 Years	182	152	334	19.9%	21 to 24 Years	171	122	293	14.6%
25 to 34 Years	40	59	99	2.1%	25 to 34 Years	127	-78	49	1.0%
35 to 44 Years	-117	80	-37	-0.7%	35 to 44 Years	42	-13	29	0.6%
45 to 54 Years	272	653	925	21.7%	45 to 54 Years	-62	112	50	1.0%
55 to 64 Years	620	608	1,228	43.0%	55 to 64 Years	273	425	698	17.1%
65 to 74 Years	465	589	1,054	71.6%	65 to 74 Years	275	326	601	23.8%
75 to 84 Years	186	258	444	66.3%	75 to 84 Years	170	225	395	35.5%
85 Years and Up	25	59	84	36.8%	85 Years and Up	30	50	80	25.6%
<b>Total</b>	<b>2,104</b>	<b>2,775</b>	<b>4,879</b>	<b>15.8%</b>	<b>Total</b>	<b>1,070</b>	<b>1,140</b>	<b>2,210</b>	<b>6.2%</b>
62+ Years	n/a	n/a	1,920	62.1%	62+ Years	n/a	n/a	1,278	25.5%

Source: Claritas; Ribbon Demographics

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

**ADDENDUM H – EXPERIENCE AND QUALIFICATIONS**

**Samuel T. Gill**  
**512 North One Mile Road**  
**P. O. Box 784**  
**Dexter, Missouri 63841**  
**573-624-6614 (phone)**  
**573-624-2942 (fax)**  
**to dd.gill@gillgroup.com**

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**OVERVIEW**

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

**ACCREDITATIONS**

**State Certified General Real Estate Appraiser**

Alabama State License Number: G00548  
Arizona State License Number: 31453  
Colorado State License Number: CG40024048  
Connecticut State License Number: RCG.0001276  
District of Columbia License Number: GA11630  
Georgia State License Number: 258907  
Hawaii State License Number: CG A1096  
Idaho State License Number: CGA-3101  
Illinois State License Number: 153.0001384  
Indiana State License Number: CG40200270  
Iowa State License Number: CG02426  
Kansas State License Number: G-1783  
Louisiana State License Number: G1126  
Maine State License Number: CG3635  
Maryland State License Number: 32017  
Michigan State License Number: 1201068069  
Minnesota State License Number: 40186198  
Mississippi State License Number: GA-624  
Missouri State License Number: RA002563  
Montana State License Number: REA-RAG-LIC-8530  
Nebraska State License Number: CG2000046R  
New York State License Number: 4600039864  
North Carolina State License Number: A5519  
North Dakota State License Number: CG-2601  
Ohio State License Number: 448306  
Oklahoma State License Number: 12524CGA  
Oregon State License Number: C000793  
Pennsylvania State License Number: GA001813R  
South Carolina State License Number: 3976  
Tennessee State License Number: 00003478  
Texas State License Number: 1329698-G  
Utah State License Number: 5510040-CG00  
Virginia State License Number: 4001 015446  
Washington State License Number: 1101018  
West Virginia State License Number: CG358  
Wisconsin State License Number: 1078-10  
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.

**EXPERIENCE  
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

**DEVELOPMENT/OWNER SHIP/  
MANAGEMENT EXPERIENCE  
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

**EDUCATION**

**Bachelor of Arts Degree**

*Southeast Missouri State University*

**Associate of Arts Degree**

*Three Rivers Community College*

**HUD/FHA Appraiser Training**

*Arkansas State Office*

**Multifamily Accelerated Processing Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

**2<sup>nd</sup> Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

**FHA Appraising Today**

*McKissock, Inc.*

**Texas USDA Rural Development Multifamily Housing Appraiser Training**

*Texas Rural Development*

**Kentucky USDA Rural Development Multifamily Housing Appraiser Training**

*Kentucky Rural Development*

**Financial Analysis of Income Properties**

*National Association of Independent Fee Appraisers*

**Income Capitalization**

*McKissock, Inc.*

**Introduction to Income Property Appraising**

*National Association of Independent Fee Appraisers*

**Concepts, Terminology & Techniques**

*National Association of Independent Fee Appraisers*

**Uniform Standards of Professional Appraisal Practice**

*Central Missouri State University*

**Appraisal of Scenic, Recreational and Forest Properties**

*University of Missouri-Columbia*

**Appraiser Liability**

*McKissock, Inc.*

**Appraisal Trends**

*McKissock, Inc.*

**Sales Comparison Approach**

*Honáros College*

**Even Odder: More Oddball Appraisals**

*McKissock, Inc.*

**Mortgage Fraud: A Dangerous Business**

*Honáros College*

**Private Appraisal Assignments**

*McKissock, Inc.*

**Construction Details & Trends**

*McKissock, Inc.*

**Condemnation Appraising Principles & Applications**

*Appraisal Institute*

**Michigan Law**

*McKissock, Inc.*

**Pennsylvania State Mandated Law**

*McKissock, Inc.*

**Valuing Real Estate in a Changing Market**

*National Association of Independent Fee Appraisers*

**Principles of Residential Real Estate Appraising**

*National Association of Independent Fee Appraisers*

**Real Estate Appraisal Methods**

*Southeast Missouri State University*

**Lead Inspector Training**

*The University of Kansas*

**Lead Inspector Refresher**

*Safety Support Services, Incorporated*

**Home Inspections: Common Defects in Homes**

*National Association of Independent Fee Appraisers*

**Heating and Air Conditioning Review**

*National Association of Independent Fee Appraisers*

**Professional Standards of Practice**

*National Association of Independent Fee Appraisers*

**Developing & Growing an Appraisal Practice – Virtual Classroom**

*McKissock, Inc.*

**The Appraiser as Expert Witness**

*McKissock, Inc.*

**Current Issues in Appraising**

*McKissock, Inc.*

**2011 ValExpo: Keynote-Valuation Visionaries**

*Van Education Center/Real Estate*

**Residential Report Writing**

*McKissock, Inc.*

**The Dirty Dozen**

*McKissock, Inc.*

**Risky Business: Ways to Minimize Your Liability**

*McKissock, Inc.*

**Introduction to Legal Descriptions**

*McKissock, Inc.*

**Introduction to the Uniform Appraisal Dataset**

*McKissock, Inc.*

**Mold Pollution and the Appraiser**

*McKissock, Inc.*

**Appraising Apartments: The Basics**

*McKissock, Inc.*

**Foundations in Sustainability: Greening the Real Estate and Appraisal Industries**

*McKissock, Inc.*

**Mortgage Fraud**

*McKissock, Inc.*

**The Nuts and Bolts of Green Building for Appraisers**

*McKissock, Inc.*

**The Cost Approach**

*McKissock, Inc.*

**Pennsylvania State Mandated Law for Appraisers**

*McKissock, Inc.*

**Michigan Appraisal Law**

*McKissock, Inc.*

**Modern Green Building Concepts**

*McKissock, Inc.*

**Residential Appraisal Review**

*McKissock, Inc.*

**Residential Report Writing More Than Forms**

*McKissock, Inc.*

**2-4 Family Finesse**

*McKissock, Inc.*

**Appraisal Applications of Regression Analysis**

*McKissock, Inc.*

**Appraisal of Self-Storage Facilities**

*McKissock, Inc.*

**Supervisor-Trainee Course for Missouri**

*McKissock, Inc.*

**The Thermal Shell**

*McKissock, Inc.*

**Even Odder - More Oddball Appraisals**

*McKissock, Inc.*

**Online Data Verification Methods**

*Appraisal Institute*

**Online Comparative Analysis**

*Appraisal Institute*

**Advanced Hotel Appraising - Full Service Hotels**

*McKissock, Inc.*

**Appraisal of Fast Food Facilities**

*McKissock, Inc.*

**Appraisal Review for Commercial Appraisers**

*McKissock, Inc.*

**Exploring Appraiser Liability**

*McKissock, Inc.*