

REPORT

MARKET STUDY

January 26, 2021

**Tranquility at Decatur
Kelly Lake Road
Decatur, GA 30032**

For

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And

**Georgia Department of Community Affairs
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B. EXECUTIVE SUMMARY**1. Description**

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

1. The site is located on the south side of Kelly Lake Road west of Candler Road in Decatur, DeKalb County, GA.
2. Project Construction Type: New Construction
3. Occupancy Type: families
4. Special Population Target: none
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	20	60%
2	2	80	60%
3	2	60	60%
TOTAL		160	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	20	780
2	2	80	1075
3	2	60	1240
TOTAL		160	
STRUCTURE TYPE: walkup			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1BR	1	20	60%	780	769	122	891
2BR	2	80	60%	1075	906	160	1066
3BR	2	60	60%	1240	1024	197	1221
TOTAL		160					

UTILITY RESPONSIBILITY

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

8. Existing or proposed project based rental assistance: NONE
9. Proposed Development Amenities:

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

The amenities are comparable to the market.

10. Project is not rehab.

11. Projected placed in-service date: 9-1-2022.

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

2. Site Description

The site is vacant wooded land. It is sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is commercial property; adjoining north is Kelly Lake Road followed by vacant land and residential; adjoining west is vacant land; adjoining south is commercial and residential.

The site will have frontage access on Kelly Lake Road.

Access to east-west I-20 is within minutes.

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

3. Market Area Definition

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

Tract	County	FIPS code
234.1	DeKalb County	13089023410
234.11	DeKalb County	13089023411
234.12	DeKalb County	13089023412
234.13	DeKalb County	13089023413
234.14	DeKalb County	13089023414
234.19	DeKalb County	13089023419
234.21	DeKalb County	13089023421
234.22	DeKalb County	13089023422
234.23	DeKalb County	13089023423
234.24	DeKalb County	13089023424
234.25	DeKalb County	13089023425
234.26	DeKalb County	13089023426
235.04	DeKalb County	13089023504
235.05	DeKalb County	13089023505
236.02	DeKalb County	13089023602
236.03	DeKalb County	13089023603
238.02	DeKalb County	13089023802
238.03	DeKalb County	13089023803

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The use of census tracts is appropriate for this type of housing in this urban area. The site is located in the northern part of the PMA and is expected to attract applicants from the entire county.

4. Community Demographic Data

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

5. Economic Data

The County unemployment rate has risen to 6.8% in November 2020, from 3.4% in 2019. The annualized total employment increased by 3.9% in 2017, by 1% in 2018 and 1.7% in 2019. The annualized unemployment rate decreased 1.0% in 2017, 0.7% in 2018 and 0.5% in 2019. Total employment in November 2020 has decreased by 4,709 over annualized 2019. The decrease in employment is due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the retail, service, medical and manufacturing sectors. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 72% of those working in DeKalb County do not live in DeKalb County. This may be due to a lack of decent affordable housing.

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

6. Project Specific Affordability and Demand Analysis:

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

7. Competitive Rental Analysis

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 29.91% which is lower than many rural areas lower than most urban areas. One-unit detached homes make up 73.42% of the housing units, while units while structures with 5 or more units make up 15.84% of the housing units. Mobile Homes or Trailers make up 0.5% of the units.

We surveyed 21 complexes with a total of 4,756 units. This includes 7 reported LIHTC projects with a total of 1,041 units and 14 market rate and other subsidized units with a total of 3,715 units. The LIHTC complexes had occupancy of 97.98%, while the other units had occupancy of 97.39%. The overall occupancy rate is 97.52%. The amenities in many of the market rate units surveyed are inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are market rate multifamily units that are comparable to the subject. In order to establish the market rates, we used the surveyed complexes. This conservative method led us to conclude that the average market rent (adjusted for utilities) for one-bedroom units is \$1,050 for one-bedroom units and \$1,250 for two-bedroom units and \$1,450 for three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$1,050 for one-bedroom units and \$1,250 for two-bedroom units and \$1,450 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSE D LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--60% AMI	930	\$122	808	\$769	1050	36.5%
2 Bedroom--60% AMI	1117	\$160	957	\$906	1250	38.0%
3 Bedroom--60% AMI	1290	\$197	1093	\$1,024	1450	41.6%

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 2% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are multiple housing voids in the PMA. The first is new market rate and affordable housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been insufficient development in the last several years. The second is affordable housing for persons age 55+. This project will help fill the void for decent affordable housing for families. It will not address other voids in the market.

8. Absorption/Stabilization Estimate

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

Date	Total # Leased	%
Construction Completion	18	11%
30 Days Post Completion	34	21%
60 Days Post Completion	50	31%
90 Days Post Completion	66	41%
120 Days Post Completion	82	51%
150 Days Post Completion	98	61%
180 Days Post Completion	114	71%
210 Days Post Completion	130	81%
240 Days Post Completion	146	91%
270 Days Post Completion	160	100%

The absorption rate is estimated to be 16 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 18 units rented during construction. 93% occupancy should be achieved approximately 270 days after construction completion.

9. Overall Conclusion

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

The site has no adverse conditions and is marketable. There are few comparable units in the immediate area, so the complex will be able to operate as one of the nicest rental complexes available. The standard calculated capture rate for each type of unit is within DCA guidelines for feasibility in an urban area.

We project the units will be absorbed fully within 270 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package and lower rents.

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

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market,

this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

C. PROJECT DESCRIPTION

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UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
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Landlord		X					
Tenant	X		X	X		X	electric

8. Existing or proposed project based rental assistance: NONE
9. Proposed Development Amenities:

UNIT AND PROJECT AMENITIES				
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Disposal (X)		Fireplace ()	Club House (X)	Security Gate (X)
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Carpet ()		Intercom ()	Fitness Center ()	Computer Center (X)
A/C-Wall ()		Security Syst. ()	Jacuzzi/Sauna ()	Car Wash Area ()
A/C-Central (X)		Furnishings ()	Playground (X)	Picnic Area ()
Window Blinds (X)		E-Call Button ()	Tennis Court ()	Craft Room ()
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Wheelchair ramps ()		Internet Provided ()	Vaulted Ceilings ()	Storage ()
Safety bars ()		Cable Sat Wired (X)	Internet Wired (X)	View ()
Pets Allowed (X)		Hardwood Flooring ()	Vinyl Flooring (X) LVT	Other* ()
Pet Fee (X)		*Detail "Other" Amenities:		
Pet Rent ()				

The amenities are comparable to the market.

10. Project is not rehab.

11. Projected placed in-service date: 9-1-2022.

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

D. Site Evaluation

1. The site is vacant wooded land. It is sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is commercial property; adjoining north is Kelly Lake Road followed by vacant land and residential; adjoining west is vacant land; adjoining south is commercial and residential.
2. The site will have frontage access on Kelly Lake Road.
3. Access to east-west I-20 is within minutes.
4. The site will make a good location for affordable rental housing.

2. Site and Neighborhood Photos

All photographs were taken January 7, 2021.



View across NW Corner to east



View across east to west



View South to North



North to south



Neighborhood view west



Neighborhood view adjacent east



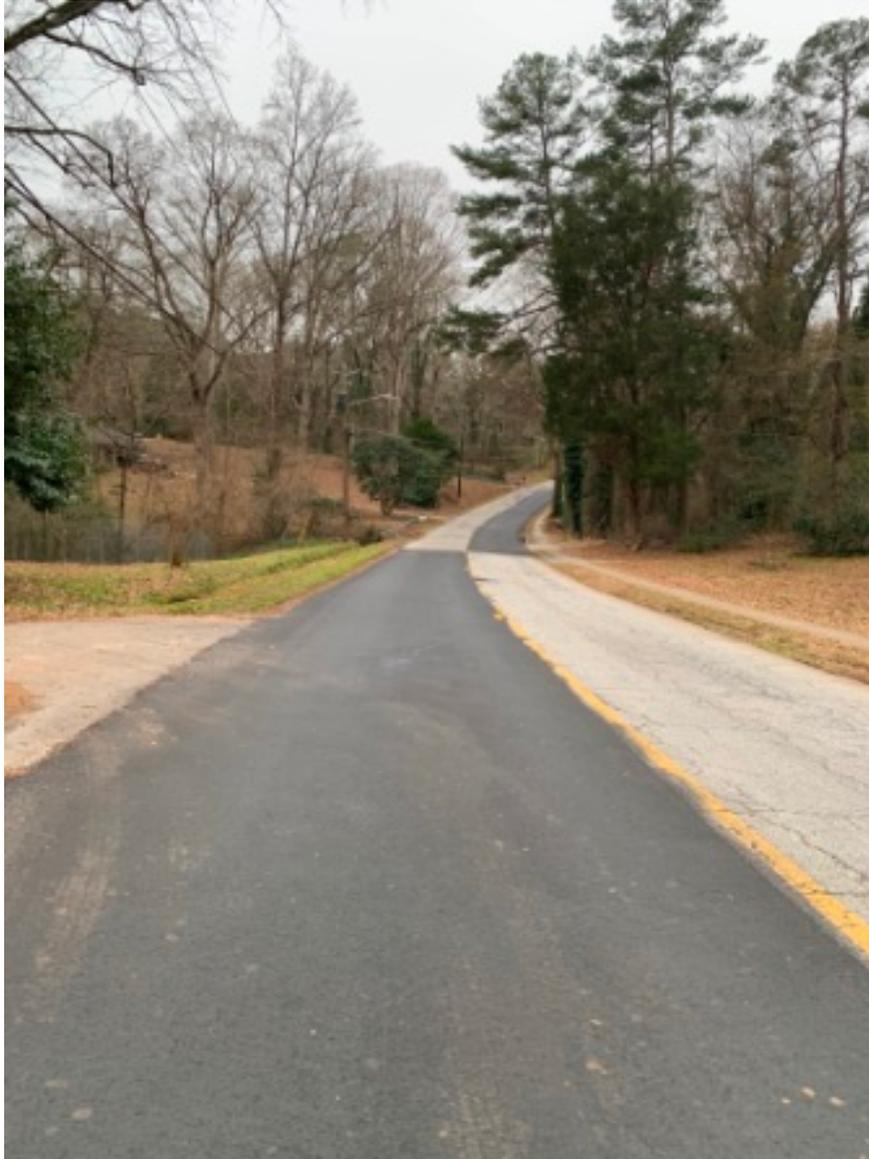
Neighborhood view north



Neighborhood view south



Kelly Lake Road east to west



Kelly Lake Road west to east

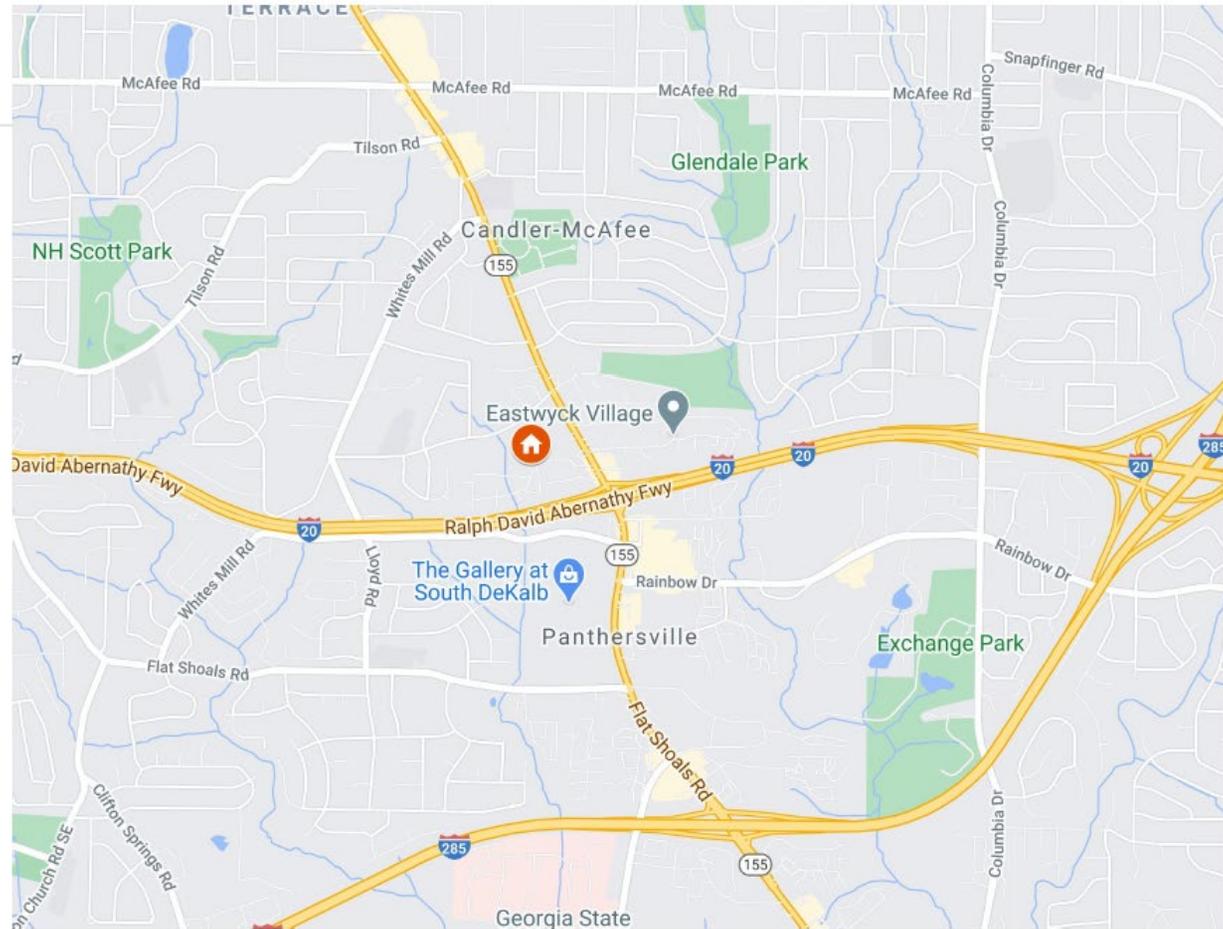
3. Maps and services.

Location Map

Tranquility at Decatur

Location

 SUBJECT

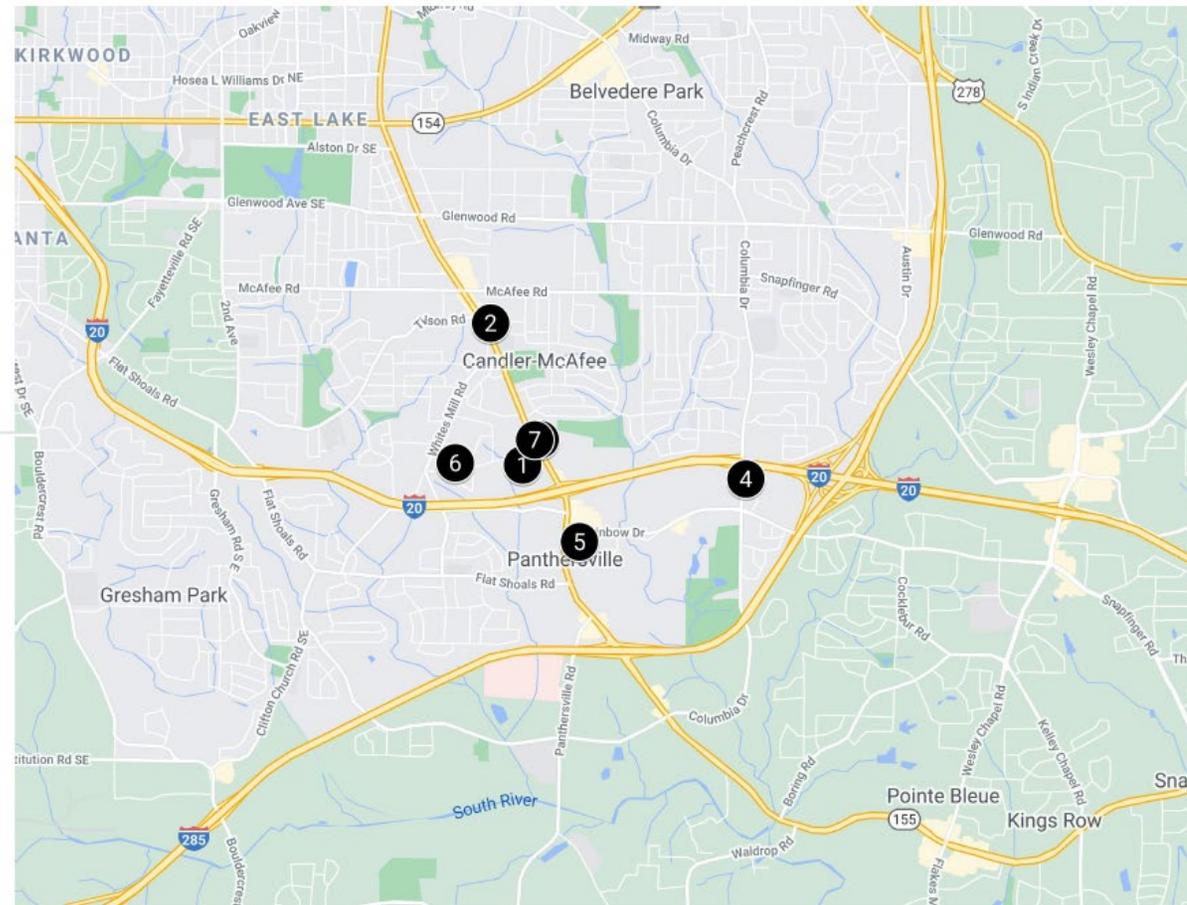


Services Map

Tranquility at Decatur

Location

- 1 SUBJECT
- 2 Food Value
- 3 CVS Pharmacy
- 4 Georgia Clinic At Decatur
- 5 Sunshine Shopping Center
- 6 Kelley Lake Elementary School
- 7 Candler Rd & Misty Waters Dr



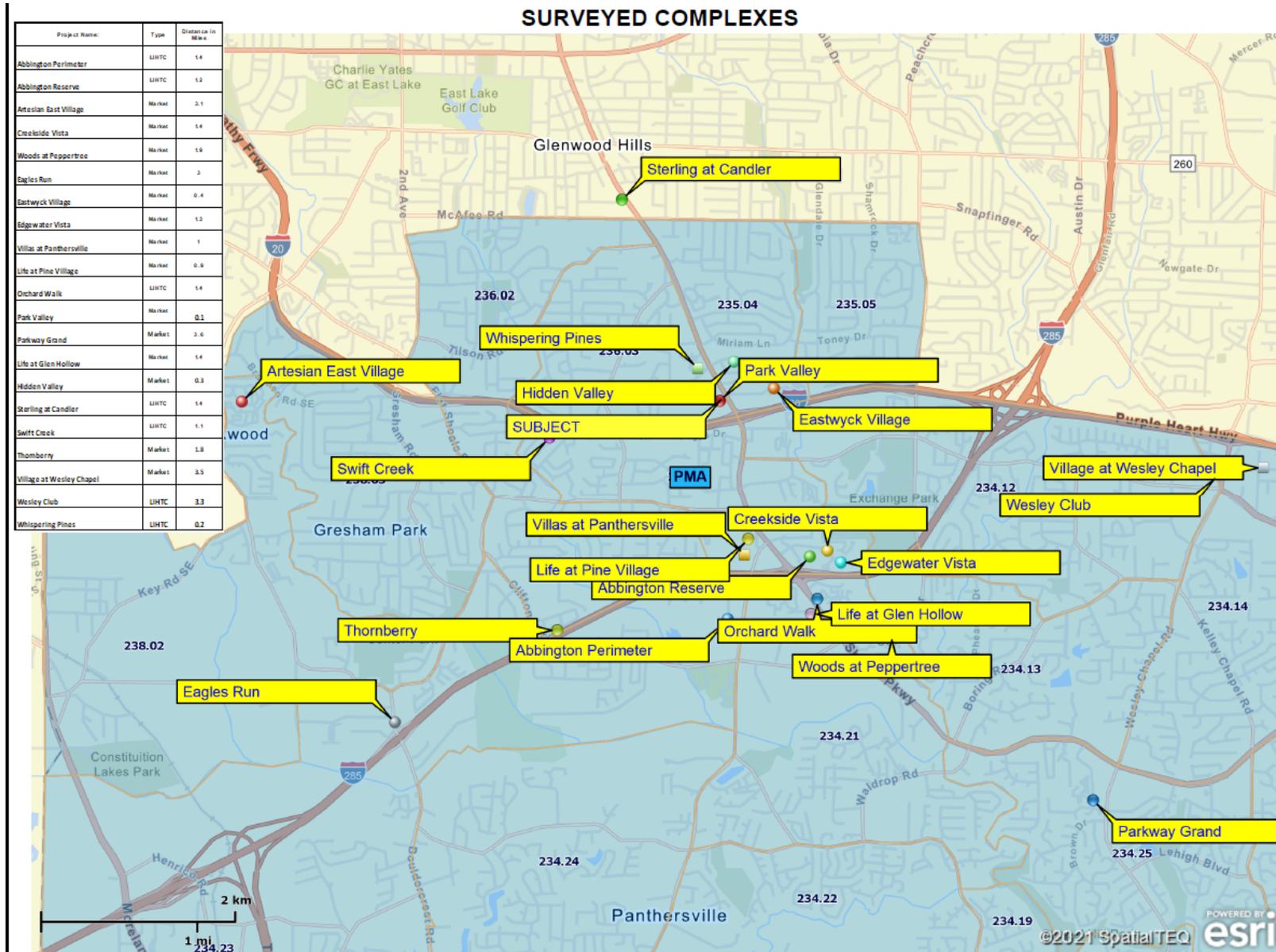
Service	Name/Address	Distance
Full-Service Grocery Store	Food Value 2112 Candler Road Decatur	0.9
Pharmacy/Drug Store	CVS Pharmacy 2458 Candler Road Decatur	0.2
Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital	Georgia Clinic at Decatur 2496 Columbia Dr. Decatur	1.4
Shopping Center	Sunshine Shopping Center 2738 Candler Road Decatur	0.6
Elementary School	Kelly Lake Elementary School 2590 Kelly Lake Road Decatur	0.5
Bus Stop	Bus Stop Candler RD & Misty Waters Dr Decatur	0.1

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

1. The site is vacant wooded land. It is sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining east is commercial property; adjoining north is Kelly Lake Road followed by vacant land and residential; adjoining west is vacant land; adjoining south is commercial and residential. Site will have frontage on Kelly Lake Road.
2. The site will make a good location for affordable rental housing. The development is consistent with the mixed uses of the land within one mile of the site.
3. According to information from neighborhoodscout.com, the crime index is 5. Smaller areas sometimes have worse crime scores due to the small population relative to the number of crimes.
4. See map below that shows existing low-income housing.

Surveyed Complexes Map Including Low Income

Project Name:	Type	Distance in Miles
Abbington Perimeter	LIHTC	1.4
Abbington Reserve	LIHTC	1.2
Artesian East Village	Market	3.1
Creekside Vista	Market	1.4
Woods at Peppertree	Market	1.9
Eagles Run	Market	3
Eastwyck Village	Market	0.4
Edgewater Vista	Market	1.3
Villas at Panthersville	Market	1
Life at Pine Village	Market	0.9
Orchard Walk	LIHTC	1.4
Park Valley	Market	0.1
Parkway Grand	Market	3.6
Life at Glen Hollow	Market	1.4
Hidden Valley	Market	0.3
Sterling at Candler	LIHTC	1.4
Swift Creek	LIHTC	1.1
Thornberry	Market	1.8
Village at Wesley Chapel	Market	3.5
Wesley Club	LIHTC	3.3
Whispering Pines	LIHTC	0.2



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

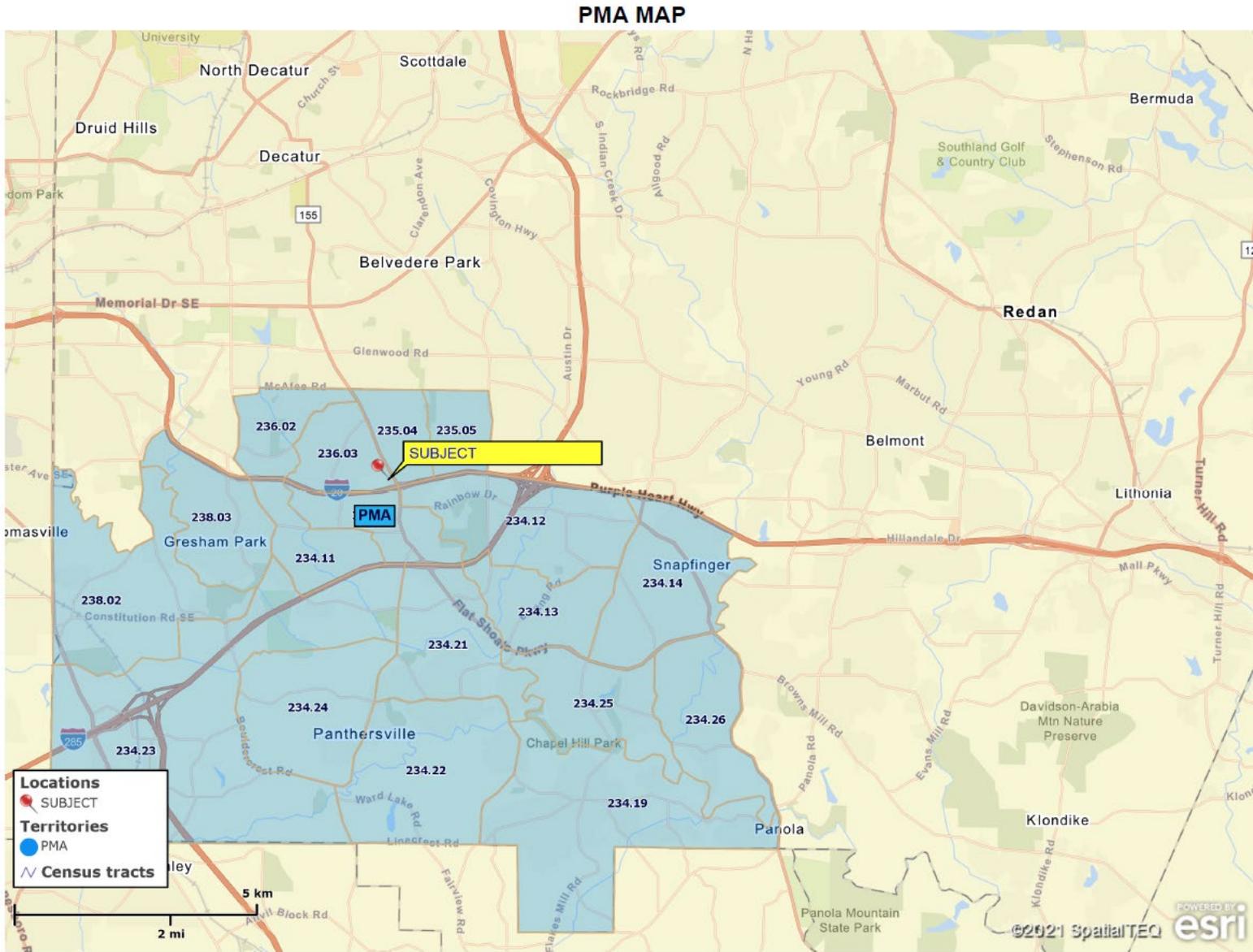
E. MARKET AREA

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

Tract	County	FIPS code
234.1	DeKalb County	13089023410
234.11	DeKalb County	13089023411
234.12	DeKalb County	13089023412
234.13	DeKalb County	13089023413
234.14	DeKalb County	13089023414
234.19	DeKalb County	13089023419
234.21	DeKalb County	13089023421
234.22	DeKalb County	13089023422
234.23	DeKalb County	13089023423
234.24	DeKalb County	13089023424
234.25	DeKalb County	13089023425
234.26	DeKalb County	13089023426
235.04	DeKalb County	13089023504
235.05	DeKalb County	13089023505
236.02	DeKalb County	13089023602
236.03	DeKalb County	13089023603
238.02	DeKalb County	13089023802
238.03	DeKalb County	13089023803

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The use of census tracts is appropriate for this type of housing in this urban area. The site is located in the central part of the PMA and is expected to attract applicants from the entire county.

Primary Market Area Map



F. COMMUNITY DEMOGRAPHIC DATA

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

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

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

METHOD OF ANALYSIS

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

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

1. New Households

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

2. Inadequate Supply of Existing Affordable Housing

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

3. Substandard and Overcrowded Housing Units

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

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

4. Special Needs

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

5. Population Growth

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

6. Favorable Comparability of New or Renovated Units

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

7. Primary Market Area and Secondary Market Area

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

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

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

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

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

In the charts that follow, all 2024 projections (year of project entry) are interpolated from the 2021-2026 projections provided by Environics Analytics.

Demographic Summary

Trade Area: DECATUR, GAPMA



POPULATION

The population in this area is estimated to change from **90,309** to **99,707**, resulting in a growth of **10.4%** between 2010 and the current year. Over the next five years, the population is projected to grow by **4.6%**.

The population in the base area is estimated to change from **308,745,538** to **330,946,040**, resulting in a growth of **7.2%** between 2010 and the current year. Over the next five years, the population is projected to grow by **2.9%**.

The current year median age for this area is **38.0**, while the average age is **39.0**. Five years from now, the median age is projected to be **39.5**.

The current year median age for the base area is **38.8**, while the average age is **39.8**. Five years from now, the median age is projected to be **39.8**.

Of this area's current year estimated population:

4.8% are White Alone, **92.3%** are Black or African American Alone, **0.1%** are American Indian and Alaska Nat. Alone, **0.5%** are Asian Alone, **0.0%** are Nat. Hawaiian and Other Pacific Isl. Alone, **0.5%** are Some Other Race, and **1.7%** are Two or More Races.

Of the base area's current year estimated population:

69.2% are White Alone, **12.9%** are Black or African American Alone, **1.0%** are American Indian and Alaska Nat. Alone, **5.9%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **7.2%** are Some Other Race, and **3.6%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **1.2%**, while the base area's current estimated Hispanic or Latino population is **19.2%**.



HOUSEHOLD

The number of households in this area is estimated to change from **32,440** to **36,457**, resulting in an increase of **12.4%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **5.0%**.

The number of household in the base area is estimated to change from **116,716,292** to **125,732,798**, resulting in an increase of **7.7%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.1%**.

Benchmark: USA

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Trade Area: DECATUR, GAPMA



EDUCATION

Currently, it is estimated that **7.8%** of the population age 25 and over in this area had earned a Master's Degree, **1.5%** had earned a Professional School Degree, **1.5%** had earned a Doctorate Degree and **18.7%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **8.9%** had earned a Master's Degree, **2.1%** had earned a Professional School Degree, **1.4%** had earned a Doctorate Degree and **19.8%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$79,482.95** for the current year, while the average household income for the base area is estimated to be **\$96,765** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$79,482.95** to **\$91,447.02**.

The average household income in the base area is projected to change over the next five years, from **\$96,765** to **\$107,191**.



HOUSING

Most of the dwellings in this area (**70.1%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**65.2%**).

The majority of dwellings in this area (**73.4%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.5%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**21.0%**) are estimated to have been **Built 2000 to 2009** for the current year.

The majority of housing units in the base area (**14.3%**) are estimated to have been **Built 1970 to 1979** for the current year.

**LABOR**

For this area, **DECATUR, GA PMA**, **91.7%** of the labor force is estimated to be employed for the current year.

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

0.0% are in the Armed Forces, **59.9%** are employed civilians, **5.4%** are unemployed civilians, and **34.7%** are not in the labor force.

The occupational classification for this area are as follows:

21.8% hold blue collar occupations, **61.4%** hold white collar occupations, and **16.8%** are occupied as service & farmworkers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories: **0.7%** are in Architecture and Engineering, **1.5%** are in Arts, Entertainment and Sports, **5.7%** are in Business and Financial Operations, **2.8%** are in Computers and Mathematics, **7.4%** are in Education, Training and Libraries, **5.2%** are in Healthcare Practitioners and Technicians, **2.9%** are in Healthcare Support, **0.5%** are in Life, Physical and Social Sciences, **8.2%** are in Management, **16.9%** are in Office and Administrative Support.

1.9% are in Community and Social Services, **5.4%** are in Food Preparation and Serving, **0.6%** are in Legal Services, **3.0%** are in Protective Services, **10.1%** are in Sales and Related Services, **1.7%** are in Personal Care Services.

3.7% are in Building and Grounds Maintenance, **2.7%** are in Construction and Extraction, **0.0%** are in Farming, Fishing and Forestry, **2.8%** are in Maintenance and Repair, **3.4%** are in Production, **12.9%** are in Transportation and Moving.

For the base area, **USA**, **94.9%** of the labor force is estimated to be employed for the current year.

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

0.4% are in the Armed Forces, **59.6%** are employed civilians, **3.2%** are unemployed civilians, and **36.8%** are not in the labor force.

The occupational classification for the base area are as follows:

21.5% hold blue collar occupations, **60.0%** hold white collar occupations, and **18.5%** are occupied as service & farmworkers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories: **1.9%** are in Architecture and Engineering, **2.0%** are in Arts, Entertainment and Sports, **5.4%** are in Business and Financial Operations, **3.1%** are in Computers and Mathematics, **6.0%** are in Education, Training and Libraries, **6.0%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **0.9%** are in Life, Physical and Social Sciences, **10.1%** are in Management, **11.5%** are in Office and Administrative Support.

1.7% are in Community and Social Services, **5.7%** are in Food Preparation and Serving, **1.1%** are in Legal Services, **2.1%** are in Protective Services, **10.3%** are in Sales and Related Services, **2.8%** are in Personal Care Services.

3.9% are in Building and Grounds Maintenance, **5.1%** are in Construction and Extraction, **0.7%** are in Farming, Fishing and Forestry, **3.0%** are in Maintenance and Repair, **5.7%** are in Production, **7.6%** are in Transportation and Moving.

Source: Environics Analytics

1. POPULATION TRENDS

a. Total Population

TOTAL POPULATION

PMA

Population	
2000 Census	86151
2010 Census	90309
2021 Estimate	99707
2024 Projection	102,451
2026 Projection	104280
Percent Change: 2000 to 2010	4.83%
Percent Change: 2010 to 2021	10.41%
Percent Change: 2021 to 2024	2.75%
Percent Change: 2021 to 2026	4.59%
Annualized change: 2000-2010	0.48%
Annualized change: 2010-2020	1.16%
Annualized change: 2021-2024	0.92%
Annualized change: 2020-2025	0.92%
Change 2000-2010	4158
Change 2010-2020	9398
Change 2021-2024	2744
Change 2020-2025	4573

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

b. Population by age group

POPULATION DETAILS

PMA

	EST 2021		Proj. 2024
Population by Age	99,707		102,451
Age 0 - 4	6,386	6.4%	6,562
Age 5 - 9	6,367	6.4%	6,542
Age 10 - 14	5,911	5.9%	6,074
Age 15 - 17	3,660	3.7%	3,761
Age 18 - 20	3,398	3.4%	3,492
Age 21 - 24	4,733	4.7%	4,863
Age 25 - 34	15,262	15.3%	15,682
Age 35 - 44	13,232	13.3%	13,596
Age 45 - 54	12,284	12.3%	12,622
Age 55 - 64	13,032	13.1%	13,391
Age 65 - 74	10,409	10.4%	10,695
Age 75 - 84	4,092	4.1%	4,205
Age 85 and over	941	0.9%	967
Age 16 and over	79,836	80.1%	82,033
Age 18 and over	77,383	77.6%	79,512
Age 21 and over	73,985	74.2%	76,021
Age 65 and over	15,442	15.5%	15,867
Age 55 and over	28,474	35.67%	29,258

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

*Persons age 55+ are 29.84% of the total number of persons age 16+. Since persons under age 16 do not typically form households, we use this percentage to calculate age 55+ demand in HFOP calculations.

2010 Population by Age		
Age 0 - 4	5,953	6.59
Age 5 - 9	5,954	6.59
Age 10 - 14	6,620	7.33
Age 15 - 17	4,768	5.28
Age 18 - 20	3,788	4.20
Age 21 - 24	4,535	5.02
Age 25 - 34	12,180	13.49
Age 35 - 44	12,786	14.16
Age 45 - 54	13,539	14.99
Age 55 - 64	12,159	13.46
Age 65 - 74	5,548	6.14
Age 75 - 84	1,945	2.15
Age 85+	534	0.59
Age 15+	71,782	79.48
Age 16+	70,196	77.73
Age 18+	67,014	74.20
Age 21+	63,226	70.01
Age 25+	58,691	64.99
Age 65+	8,027	8.89

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

2. Household Trends

- a. Total number of households and average household size

PERSONS PER HOUSEHOLD PMA

2000 Census	3.07
2010 Census	2.78
2021 Estimate	2.73
2024 Projection	2.73
2026 Projection	2.72

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

HOUSEHOLD GROWTH**PMA**

Households	
2000 Census	28,022
2010 Census	32,440
2021 Estimate	36,457
2024 Projection	37,561
2026 Projection	38,297
Percent Change: 2000 to 2010	15.77%
Percent Change: 2010 to 2021	12.38%
Percent Change: 2021 to 2024	3.03%
Percent Change: 2021 to 2026	5.05%
Annualized change: 2000-2010	1.58%
Annualized change: 2010-2020	1.38%
Annualized change: 2021-2024	1.01%
Annualized change: 2020-2025	1.01%
Change 2000-2010	4,418
Change 2010-2020	4,017
Change 2021-2024	1,104
Change 2020-2025	1,840

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

b. Household by tenure

PMA

	2010		2021		2024
Total Households	32,440		36,457		37,561
Renter Occupied	9,684	29.85%	10,903	29.91%	11,234
Owner Occupied	22,756	70.15%	25,554	70.09%	26,327

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

c. Households by Income
HOUSEHOLDS BY HOUSEHOLD INCOME
PMA

PMA	2019	%	2021
Total:	33,922		36,457
Owner occupied:	21,792		25,554
Less than \$5,000	570	2.62%	668
\$5,000 to \$9,999	273	1.25%	320
\$10,000 to \$14,999	451	2.07%	529
\$15,000 to \$19,999	796	3.65%	933
\$20,000 to \$24,999	898	4.12%	1053
\$25,000 to \$34,999	1,452	6.66%	1703
\$35,000 to \$49,999	2,962	13.59%	3473
\$50,000 to \$74,999	4,537	20.82%	5320
\$75,000 to \$99,999	3,680	16.89%	4315
\$100,000 to \$149,999	4,123	18.92%	4835
\$150,000 or more	2,050	9.41%	2404
Renter occupied:	12,130		10,903
Less than \$5,000	553	4.56%	497
\$5,000 to \$9,999	788	6.50%	708
\$10,000 to \$14,999	667	5.50%	600
\$15,000 to \$19,999	855	7.05%	769
\$20,000 to \$24,999	712	5.87%	640
\$25,000 to \$34,999	2,187	18.03%	1966
\$35,000 to \$49,999	1,820	15.00%	1636
\$50,000 to \$74,999	2,172	17.91%	1952
\$75,000 to \$99,999	1,088	8.97%	978
\$100,000 to \$149,999	1,021	8.42%	918
\$150,000 or more	267	2.20%	240

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

Households by HH Income	2010	
Total:	32,281	
Owner occupied:	22,078	
Less than \$5,000	484	2.19%
\$5,000 to \$9,999	409	1.85%
\$10,000 to \$14,999	583	2.64%
\$15,000 to \$19,999	779	3.53%
\$20,000 to \$24,999	1,119	5.07%
\$25,000 to \$34,999	1,784	8.08%
\$35,000 to \$49,999	3,802	17.22%
\$50,000 to \$74,999	5,582	25.28%
\$75,000 to \$99,999	3,374	15.28%
\$100,000 to \$149,999	3,017	13.67%
\$150,000 or more	1,145	5.19%
Renter occupied:	10,203	
Less than \$5,000	850	8.33%
\$5,000 to \$9,999	967	9.48%
\$10,000 to \$14,999	1,119	10.97%
\$15,000 to \$19,999	965	9.46%
\$20,000 to \$24,999	1,142	11.19%
\$25,000 to \$34,999	1,275	12.50%
\$35,000 to \$49,999	1,638	16.05%
\$50,000 to \$74,999	1,628	15.96%
\$75,000 to \$99,999	322	3.16%
\$100,000 to \$149,999	256	2.51%
\$150,000 or more	41	0.40%

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

d. Renter Households by number of persons in the household

Renter Households by Household Size**PMA**

	2019	%	2021
Total:	33,922		36457
Owner occupied:	21,792		25554
1-person household	5,952	27.31%	6980
2-person household	7,318	33.58%	8581
3-person household	4,135	18.97%	4849
4-person household	2,427	11.14%	2846
5-person household	1,075	4.93%	1261
6-person household	400	1.84%	469
7-or-more person household	485	2.23%	569
Renter occupied:	12,130		10903
1-person household	3,903	32.18%	3508
2-person household	3,181	26.22%	2859
3-person household	2,548	21.01%	2290
4-person household	1,112	9.17%	1000
5-person household	771	6.36%	693
6-person household	436	3.59%	392
7-or-more person household	179	1.48%	161

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

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

**AGE OF HOUSING
PMA**

2021 Est. Housing Units by Year Structure Built		
Built 2014 or Later	3,862	9.37
Built 2010 to 2013	179	0.43
Built 2000 to 2009	8,635	20.95
Built 1990 to 1999	6,567	15.94
Built 1980 to 1989	4,686	11.37
Built 1970 to 1979	6,299	15.28
Built 1960 to 1969	6,423	15.59
Built 1950 to 1959	3,555	8.63
Built 1940 to 1949	757	1.84
Built 1939 or Earlier	249	0.60
2021 Est. Median Year Structure Built		1987

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

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

HOUSING UNIT CHARACTERISTICS

PMA

2021 Est. Housing Units by Units in Structure		
1 Unit Attached	2,897	7.03
1 Unit Detached	30,259	73.42
2 Units	104	0.25
3 or 4 Units	1,214	2.95
5 to 19 Units	5,017	12.17
20 to 49 Units	1,026	2.49
50 or More Units	488	1.18
Mobile Home or Trailer	207	0.50
Boat, RV, Van, etc.	0	0.00

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

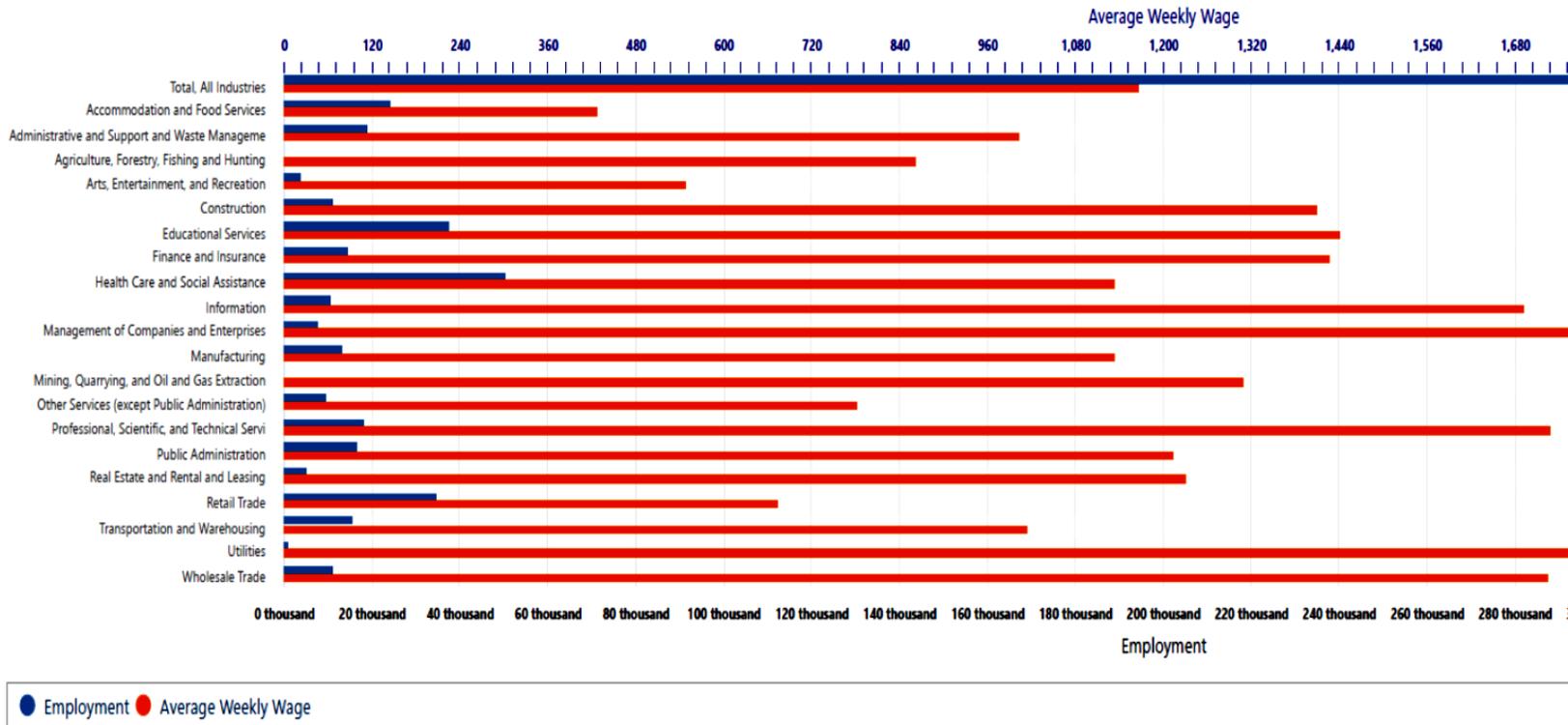
G. Employment Trend1. Total Jobs:
DeKalb County

Year	Total Employed
2010	323687
2011	327936
2012	335318
2013	337594
2014	341149
2015	349045
2016	361505
2017	375592
2018	379404
2019	385700

Source: Bureau of Labor Statistics (BLS)

2. Total Jobs by Industry:

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



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

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

Industry Table

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

Industry	Industry Code	Establishments	Employment				Wages		Preliminary
			October	November	December	Average	Total Wage	Weekly Wage	
Total, All Industries	10	295,976	4,540,184	4,574,428	4,575,148	4,563,253	\$64,670,861,566	\$1,090	Yes
Accommodation and Food Services	72	21,894	442,697	442,862	442,988	442,849	\$2,217,200,141	\$385	Yes
Administrative and Support and Waste Manageme	56	17,851	351,268	351,757	348,805	350,610	\$3,720,422,751	\$816	Yes
Agriculture, Forestry, Fishing and Hunting	11	2,482	25,565	25,984	25,273	25,607	\$258,407,341	\$776	Yes
Arts, Entertainment, and Recreation	71	4,004	56,794	54,249	54,266	55,103	\$566,823,965	\$791	Yes
Construction	23	21,896	206,679	206,310	205,640	206,210	\$3,695,139,930	\$1,378	Yes
Educational Services	61	6,380	402,735	403,344	401,711	402,597	\$4,987,992,289	\$953	Yes
Finance and Insurance	52	15,237	172,006	172,341	172,530	172,292	\$4,115,694,866	\$1,838	Yes
Health Care and Social Assistance	62	27,775	566,877	568,510	569,439	568,275	\$8,004,257,173	\$1,083	Yes
Information	51	5,727	117,160	120,747	117,318	118,408	\$2,816,734,600	\$1,830	Yes
Management of Companies and Enterprises	55	1,502	90,173	90,380	90,479	90,344	\$2,587,090,692	\$2,203	Yes
Manufacturing	31-33	10,287	401,155	401,721	402,644	401,840	\$5,973,407,842	\$1,143	Yes
Mining, Quarrying, and Oil and Gas Extraction	21	239	5,358	5,389	5,375	5,374	\$92,274,219	\$1,321	Yes
Other Services (except Public Administration)	81	18,598	113,502	112,597	112,823	112,974	\$1,117,137,799	\$761	Yes
Professional, Scientific, and Technical Servi	54	38,635	286,656	287,955	289,531	288,047	\$7,077,039,922	\$1,890	Yes
Public Administration	92	3,407	238,798	240,425	237,706	238,976	\$3,421,814,403	\$1,101	Yes
Real Estate and Rental and Leasing	53	12,504	73,800	73,739	74,206	73,915	\$1,210,945,319	\$1,260	Yes
Retail Trade	44-45	33,016	495,727	512,663	514,899	507,763	\$4,109,836,861	\$623	Yes
Transportation and Warehousing	48-49	8,481	237,030	245,887	249,971	244,296	\$3,366,176,913	\$1,060	Yes
Utilities	22	456	19,459	19,547	19,673	19,560	\$437,116,467	\$1,719	Yes
Wholesale Trade	42	21,366	218,821	219,681	220,466	219,656	\$4,494,670,932	\$1,574	Yes

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

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3. Major Employers: Top 25 Metro Atlanta Employers

Rank	Employer	Full-Time Equivalent (FTE) Headcount*	Primary Facility Type
1	Delta Air Lines	34,500	Corporate HQ/Airport (FORTUNE #75)
2	Emory University & Emory Healthcare	32,091	Educational Institution/Healthcare
3	The Home Depot	16,510	Corporate HQ (FORTUNE #23)
4	Northside Hospital	16,000+	Healthcare
5	Piedmont Healthcare	15,900	Healthcare
6	Publix Super Markets	15,591	Division HQ
7	WellStar Health System	15,353	Healthcare
8	The Kroger Co.	15,000+	Division HQ
9	AT&T	15,000	Division HQ/Regional HQ
10	UPS	14,594	Corporate HQ (FORTUNE #44)
11	Marriott International	12,000+	Hotels
12	Children's Healthcare of Atlanta	9,000	Healthcare
13	Cox Enterprises	8,894	Corporate HQ
14	Centers for Disease Control and Prevention (CDC)	8,403	Federal Government Agency HQ
15	The Coca-Cola Company	8,000	Corporate HQ (FORTUNE #87)
16	Southern Company (includes Georgia Power)	7,753	Corporate HQ (FORTUNE #126)
17	Grady Health System	7,600	Healthcare
18	SunTrust Bank	7,478	Corporate HQ (FORTUNE #303)
19	Georgia Institute of Technology (Georgia Tech)	7,139	Educational Institution
20 T	State Farm	6,000	Hub
20 T	Turner	6,000	Corporate HQ
22	Kennesaw State University	5,488	Educational Institution
23	Bank of America	5,130	Regional HQ
24	Metropolitan Atlanta Rapid Transit Authority (MARTA)	4,700	Corporate HQ
25	Allied Universal Security Services	4,570	Regional HQ

4. Unemployment Trends:

Employment Trends

DeKalb County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2010	2010	323687	-5.7	10.8
2011	2011	327936	1.3	10.5
2012	2012	335318	2.3	9.4
2013	2013	337594	0.7	8.4
2014	2014	341149	1.1	7.2
2015	2015	349045	2.3	6.1
2016	2016	361505	3.6	5.4
2017	2017	375592	3.9	4.8
2018	2018	379404	1.0	4.0
2019	2019	385700	1.7	3.4

Source: Bureau of Labor Statistics

DeKalb County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-19	379363	1.2	4.2	-0.4
Feb-19	382914	0.9	3.8	-0.7
Mar-19	383095	0.6	3.6	-0.5
Apr-19	381841	0.6	3.2	-0.7
May-19	383704	0.9	3.4	-0.5
Jun-19	384310	1.4	3.7	-0.6
Jul-19	386463	1.3	3.8	-0.5
Aug-19	383397	1.9	3.7	-0.5
Sep-19	388609	2.5	3.0	-0.6
Oct-19	390376	2.6	3.1	-0.7
Nov-19	391250	2.8	2.7	-0.7
Dec-19	393076	3.1	2.8	-1.0
Jan-20	389576	2.7	3.4	-0.8
Feb-20	391458	2.2	3.5	-0.3
Mar-20	385386	0.6	4.8	1.2
Apr-20	330081	-13.6	13.3	10.1
May-20	340756	-11.2	11.5	8.1
20-Jun	352766	-8.2	10.0	6.3
20-Jul	360517	-6.7	10.1	6.4
20-Aug	359171	-6.3	7.8	4.1
20-Sep	361993	-6.9	8.1	5.0
20-Oct	379647	-2.8	5.6	2.6
20-Nov	380991	-2.6	6.8	4.0

Commute Patterns:

PMA

2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	3,313	7.87
15 - 29 Minutes	13,853	32.89
30 - 44 Minutes	12,514	29.71
45 - 59 Minutes	5,791	13.75
60 or more Minutes	6,649	15.79
2021 Est. Avg Travel Time to Work in Minutes	--	38.51
2021 Est. Workers Age 16+ by Transp. to Work		
2021 Est. Workers Age 16+ by Transp. to Work	44,949	100.00
Drove Alone	33,787	75.17
Carpooled	4,097	9.12
Public Transport	2,953	6.57
Walked	424	0.94
Bicycle	6	0.01
Other Means	595	1.32
Worked at Home	3,087	6.87

Source: Environics Analytics

OnTheMap

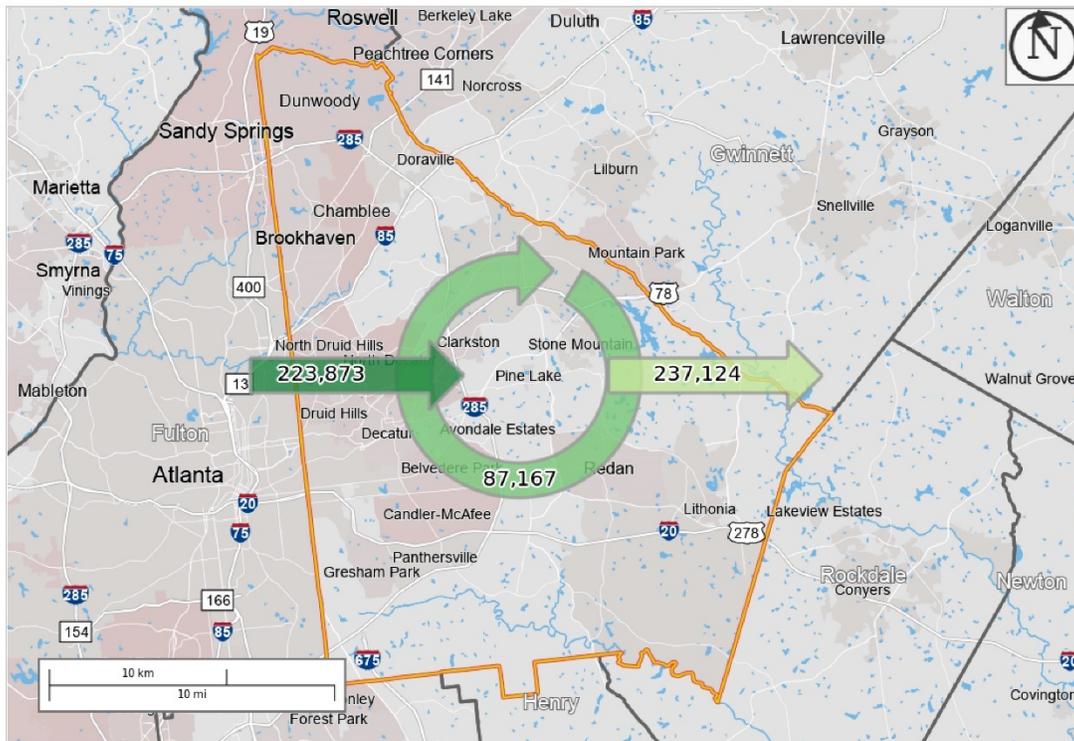
Inflow/Outflow Report

All Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 07/29/2020

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

All Workers



Map Legend

Selection Areas

★ Analysis Selection

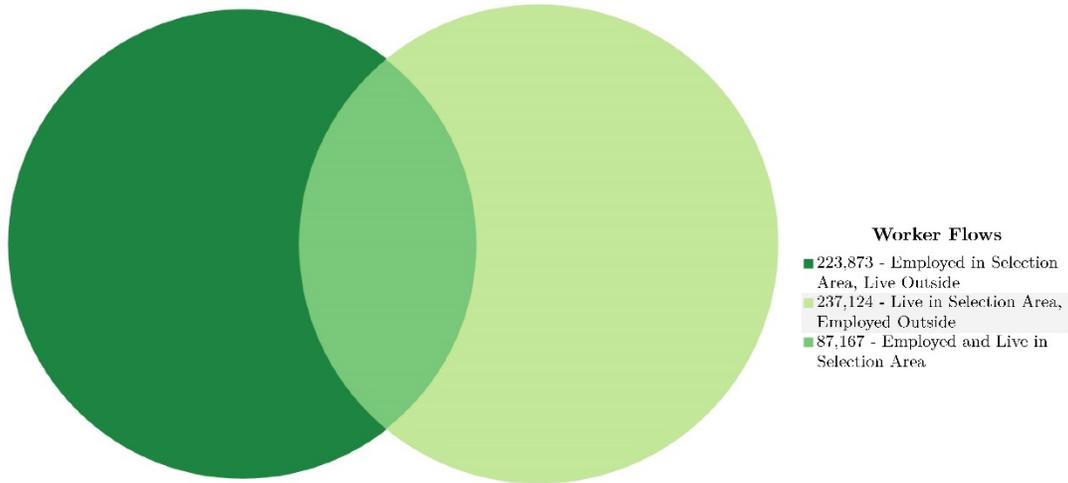
Inflow/Outflow

- ◆ Employed and Live in Selection Area
 - ◆ Employed in Selection Area, Live Outside
 - ◆ Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



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

All Workers



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

All Workers

Worker Totals and Flows	2017	
	Count	Share
Employed in the Selection Area	311,040	100.0
Employed in the Selection Area but Living Outside	223,873	72.0
Employed and Living in the Selection Area	87,167	28.0
Living in the Selection Area	324,291	100.0
Living in the Selection Area but Employed Outside	237,124	73.1
Living and Employed in the Selection Area	87,167	26.9

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2017
Job Type	All Jobs
Selection Area	DcKalb County, GA from Counties
Selected Census Blocks	7,592
Analysis Generation Date	07/29/2020 14:13 - OnTheMap 6.6
Code Revision	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
LODES Data Version	20170818

Data Sources

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

Notes

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

Inflow/Outflow Report

Selection Area Labor Market Size (All Jobs)

	2017	
	Count	Share
Employed in the Selection Area	311,040	100.0%
Living in the Selection Area	324,291	104.3%
Net Job Inflow (+) or Outflow (-)	-13,251	-

In-Area Labor Force Efficiency (All Jobs)

	2017	
	Count	Share
Living in the Selection Area	324,291	100.0%
Living and Employed in the Selection Area	87,167	26.9%
Living in the Selection Area but Employed Outside	237,124	73.1%

In-Area Employment Efficiency (All Jobs)

	2017	
	Count	Share
Employed in the Selection Area	311,040	100.0%
Employed and Living in the Selection Area	87,167	28.0%
Employed in the Selection Area but Living Outside	223,873	72.0%

Outflow Job Characteristics (All Jobs)

	2017	
	Count	Share
External Jobs Filled by Residents	237,124	100.0%
Workers Aged 29 or younger	56,611	23.9%
Workers Aged 30 to 54	138,508	58.4%
Workers Aged 55 or older	42,005	17.7%
Workers Earning \$1,250 per month or less	53,661	22.6%
Workers Earning \$1,251 to \$3,333 per month	75,471	31.8%
Workers Earning More than \$3,333 per month	107,992	45.5%
Workers in the "Goods Producing" Industry Class	19,319	8.1%
Workers in the "Trade, Transportation, and Utilities" Industry Class	52,188	22.0%
Workers in the "All Other Services" Industry Class	165,617	69.8%

Inflow Job Characteristics (All Jobs)

	2017	
	Count	Share
Internal Jobs Filled by Outside Workers	223,873	100.0%
Workers Aged 29 or younger	49,361	22.0%
Workers Aged 30 to 54	130,338	58.2%
Workers Aged 55 or older	44,174	19.7%
Workers Earning \$1,250 per month or less	48,593	21.7%
Workers Earning \$1,251 to \$3,333 per month	68,970	30.8%
Workers Earning More than \$3,333 per month	106,310	47.5%
Workers in the "Goods Producing" Industry Class	18,236	8.1%

Workers in the "Trade, Transportation, and Utilities" Industry Class	53,585	23.9%
Workers in the "All Other Services" Industry Class	152,052	67.9%

Interior Flow Job Characteristics (All Jobs)

	2017	
	Count	Share
Internal Jobs Filled by Residents	87,167	100.0%
Workers Aged 29 or younger	19,156	22.0%
Workers Aged 30 to 54	49,078	56.3%
Workers Aged 55 or older	18,933	21.7%
Workers Earning \$1,250 per month or less	20,858	23.9%
Workers Earning \$1,251 to \$3,333 per month	31,500	36.1%
Workers Earning More than \$3,333 per month	34,809	39.9%
Workers in the "Goods Producing" Industry Class	5,667	6.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	14,911	17.1%
Workers in the "All Other Services" Industry Class	66,589	76.4%

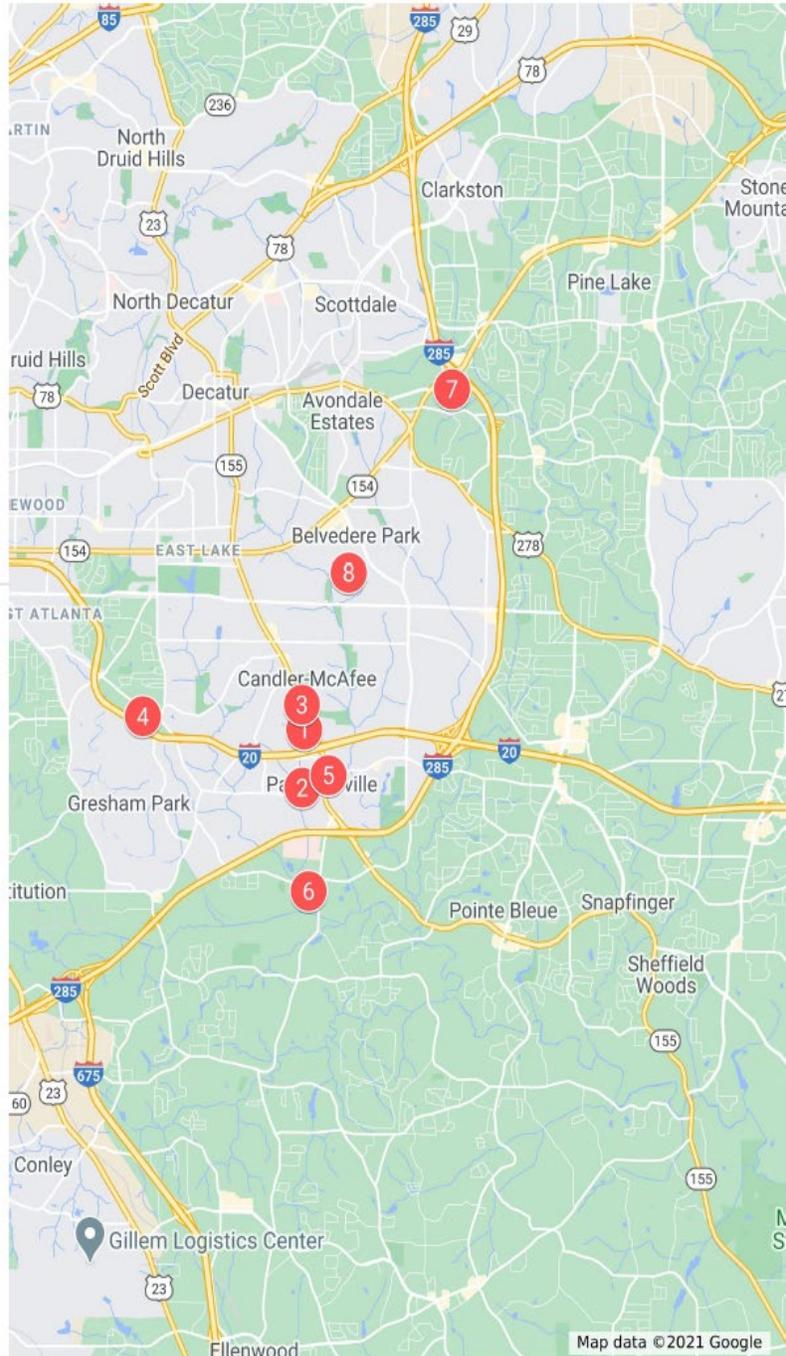
5. Site Location and Major Employers:
Employers

DeKalb County Government	1707
Emory University Health Systems	1051
Decatur Board of Education	860
Agnes Scott College	436
City of Decatur	218
U.S. Postal Service	190
The Task Force for Global Health	147
Utility	80
Columbia Theological Seminary	80
Gimmee Games	44
Wells Fargo	41

Tranquility at Decatur

Employers

- 1 SUBJECT
- 2 United States Postal Service
- 3 FedEx Express Shipping Postal Passport Center
- 4 Walmart Supercenter
- 5 Sunshine Shopping Center
- 6 Georgia State University-Perimeter College
- 7 Dekalb County Government
- 8 Dekalb County Board-Edu Info



6. Analysis and Conclusions:

The County unemployment rate has risen to 6.8% in November 2020, from 3.4% in 2019. The annualized total employment increased by 3.9% in 2017, by 1% in 2018 and 1.7% in 2019. The annualized unemployment rate decreased 1.0% in 2017, 0.7% in 2018 and 0.5% in 2019. Total employment in November 2020 has decreased by 4,709 over annualized 2019. The decrease in employment is due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the retail, service, medical and manufacturing sectors. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 72% of those working in DeKalb County do not live in DeKalb County. This may be due to a lack of decent affordable housing.

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

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

H. PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

1. Income Restrictions

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

LIHTC Requirements

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

1. Rent restriction
2. Income restrictions

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

Maximum Rents

Bedrooms (People)	60.00%	FMR
Efficiency (1.0)	868	996
1 Bedroom (1.5)	930	1,025
2 Bedrooms (3.0)	1,117	1,167
3 Bedrooms (4.5)	1,290	1,489
4 Bedrooms (6.0)	1,440	1,824

Source: HUD 2020 Income Limits, Gibson Consulting, LLC

LIHTC Income Limits**% of Area Median**

LIHTC Income Limits for 2020 (Based on 2020 National Non-Metropolitan Median Income)	
	60.00%
1 Person	34,740
2 Person	39,720
3 Person	44,700
4 Person	49,620
5 Person	53,640
6 Person	57,600
7 Person	61,560
8 Person	65,520

Source: U. S. Department of HUD, 2020

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

2. Affordability

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

Number of units	160	20	80	60	
		1BR	2BR	3BR	TOTAL
	%	60% AMI	60% AMI	60% AMI	LIHTC
MINIMUM INCOME		30549	36549	41863	30549
MAXIMUM INCOME		39,720	44,700	53,640	53,640
Less than \$5,000	4.56%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.50%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.50%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	7.05%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	5.87%	0.00%	0.00%	0.00%	0.00%
\$25,000 to \$34,999	18.03%	8.02%	0.00%	0.00%	8.02%
\$35,000 to \$49,999	15.00%	4.72%	8.15%	8.14%	15.00%
\$50,000 to \$74,999	17.91%	0.00%	0.00%	2.61%	2.61%
\$75,000 to \$99,999	8.97%	0.00%	0.00%	0.00%	0.00%
Income Eligible %		12.75%	8.15%	10.75%	25.64%
Proposed Rent		\$769	\$906	\$1,024	
Utility Allowance		\$122	\$160	\$197	
Total Housing Cost		\$891	\$1,066	\$1,221	
Divided by 35%		\$2,546	\$3,046	\$3,489	
Multiply by 12		12	12	12	
Minimum Income to Afford rent		\$30,549	\$36,549	\$41,863	
Maximum Income Limit		39,720	44,700	53,640	

3. Demand

a. Demand from New Household Growth

	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	60% AMI	LIHTC
Households-2024	37,561	37,561	37,561	37,561
Households-2021	36,457	36,457	36,457	36,457
New Households	1,104	1,104	1,104	1,104
% Income Eligible	12.75%	8.15%	10.75%	25.64%
% age eligible	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	141	90	119	283
Renter %	29.91%	29.91%	29.91%	29.91%
Demand from new Households	42	27	35	85

b. Demand from Existing Households

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

Substandard Housing Data:

SELECTED CHARACTERISTICS	
Occupied housing units	33,922
Lacking complete plumbing facilities	44
Lacking complete kitchen facilities	109
No telephone service available	316
OCCUPANTS PER ROOM	
Occupied housing units	33,922
1.00 or less	33,121
1.01 to 1.50	650
1.51 or more	151

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

As shown on the chart above 44 units lack complete plumbing facilities, 109 units lack complete kitchen facilities and 801 units are overcrowded; therefore, substandard units total 1954.

	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	60% AMI	LIHTC
Total Substandard units	954	954	954	954
% Income Eligible	12.75%	8.15%	10.75%	25.64%
% age eligible	100.00%	100.00%	100.00%	100.00%
Demand From Substandard Units	122	78	103	245

Rent Overburden Information:

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	11,619	
Less than 15.0 percent	1,248	10.74%
15.0 to 19.9 percent	1,263	10.87%
20.0 to 24.9 percent	1,800	15.49%
25.0 to 29.9 percent	971	8.36%
30.0 to 34.9 percent	814	7.01%
35.0 percent or more	5,523	47.53%

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

The chart above indicates that 47.53% of the renters pay 35.0% or more of their income for rent.

	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	60% AMI	LIHTC
Households-2024	37,561	37,561	37,561	37,561
% Income Eligible	12.75%	8.15%	10.75%	25.64%
% age eligible	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	4,787	3,063	4,036	9,629
Renter %	29.91%	29.91%	29.91%	29.91%
Income and age Eligible renters	1432	916	1207	2880
% of Rent Overburdened	47.5%	47.5%	47.5%	47.5%
Demand from Rent Overburdened	681	435	574	1,369

c. Elderly Homeowners likely to convert to rentership

Not applicable.

4. Net Demand, Capture Rate and Stabilization Calculations

	Total				
Number of units	160	20	80	60	160
		1BR	2BR	3BR	TOTAL
	%	60% AMI	60% AMI	60% AMI	LIHTC
MINIMUM INCOME		30549	36549	41863	30549
MAXIMUM INCOME		39720	44700	53640	53640
Less than \$5,000	4.56%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.50%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	5.50%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	7.05%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	5.87%	0.00%	0.00%	0.00%	0.00%
\$25,000 to \$34,999	18.03%	8.02%	0.00%	0.00%	8.02%
\$35,000 to \$49,999	15.00%	4.72%	8.15%	8.14%	15.00%
\$50,000 to \$74,999	17.91%	0.00%	0.00%	2.61%	2.61%
\$75,000 to \$99,999	8.97%	0.00%	0.00%	0.00%	0.00%
Income Eligible		12.75%	8.15%	10.75%	25.64%
Demand from New Households (to 2024):					
Rent		\$769	\$906	\$1,024	\$0
Utility Allowance		\$122	\$160	\$197	\$0
Total Housing Cost		\$891	\$1,066	\$1,221	\$0
Divided by 35%		\$2,546	\$3,046	\$3,489	\$0
Multiply by 12		\$12	\$12	\$12	\$0
Minimum Income to Afford rent		\$30,549	\$36,549	\$41,863	\$0
Maximum Income Limit		\$39,720	\$44,700	\$53,640	\$0
Household Growth Total 2021-2023		1,104	1,104	1,104	1,104
% Income Eligible		12.75%	8.15%	10.75%	25.64%
% age eligible		100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		141	90	119	283
Renter %		29.91%	29.91%	29.91%	29.91%
		1BR	2BR	3BR	TOTAL
		60% AMI	60% AMI	60% AMI	LIHTC
DEMAND FROM NEW HOUSEHOLDS		42	27	35	85
Plus					
Demand from Substandard units		122	78	103	245
Plus					
DEMAND from RENT OVERBURDENED		681	435	574	1,369
Plus					
Demand from Elderly Homeowner Turnover (5%)		0	0	0	0
Equals					
Total Demand		844	540	712	1,698
Less					
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years		0	0	0	0
Equals Net Demand		844	540	712	1,698
Proposed Subject Units		20	80	60	160
Proposed Subject Units Divided by Net Demand					
Capture Rate		2.37%	14.81%	8.43%	9.42%

	HH at 60% AMI	LIHTC
MINIMUM INCOME	30,549	30,549
MAXIMUM INCOME	53,640	53,640
DEMAND FROM NEW HOUSEHOLDS	85	85
Plus		
Demand from Substandard units	245	245
Plus		
DEMAND from RENT OVERBURDENED	1369	1369
Plus		
Demand from Elderly Homeowner Turnover (5%)	0	0
Equals		
Total Demand	1,698	1,698
Less		
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years	0	0
Equals Net Demand	1,698	1,698
Proposed Subject Units	160	160
Proposed Subject Units Divided by Net Demand		
Capture Rate	9.42%	9.42%

I. COMPETITIVE RENTAL ANALYSIS (EXISTING COMPETITIVE RENTAL ENVIRONMENT)

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 29.91% which is lower than many rural areas lower than most urban areas. One-unit detached homes make up 73.42% of the housing units, while units while structures with 5 or more units make up 15.84% of the housing units. Mobile Homes or Trailers make up 0.5% of the units.

We surveyed 21 complexes with a total of 4,756 units. This includes 7 reported LIHTC projects with a total of 1,041 units and 14 market rate and other subsidized units with a total of 3,715 units. The LIHTC complexes had occupancy of 97.98%, while the other units had occupancy of 97.39%. The overall occupancy rate is 97.52%. The amenities in many of the market rate units surveyed are inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are market rate multifamily units that are comparable to the subject. In order to establish the market rates, we used the surveyed complexes. This conservative method led us to conclude that the average market rent (adjusted for utilities) for one-bedroom units is \$1,050 for one-bedroom units and \$1,250 for two-bedroom units and \$1,450 for three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$1,050 for one-bedroom units and \$1,250 for two-bedroom units and \$1,450 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom-60% AMI	930	\$122	808	\$769	1050	36.5%
2 Bedroom-60% AMI	1117	\$160	957	\$906	1250	38.0%
3 Bedroom-60% AMI	1290	\$197	1093	\$1,024	1450	41.6%

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 2% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are multiple housing voids in the PMA. The first is new market rate and affordable housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been insufficient development in the last several years. The second is affordable housing for persons age 55+. This project will help fill the void for decent affordable housing for families. It will not address other voids in the market.

Map of Surveyed Complexes

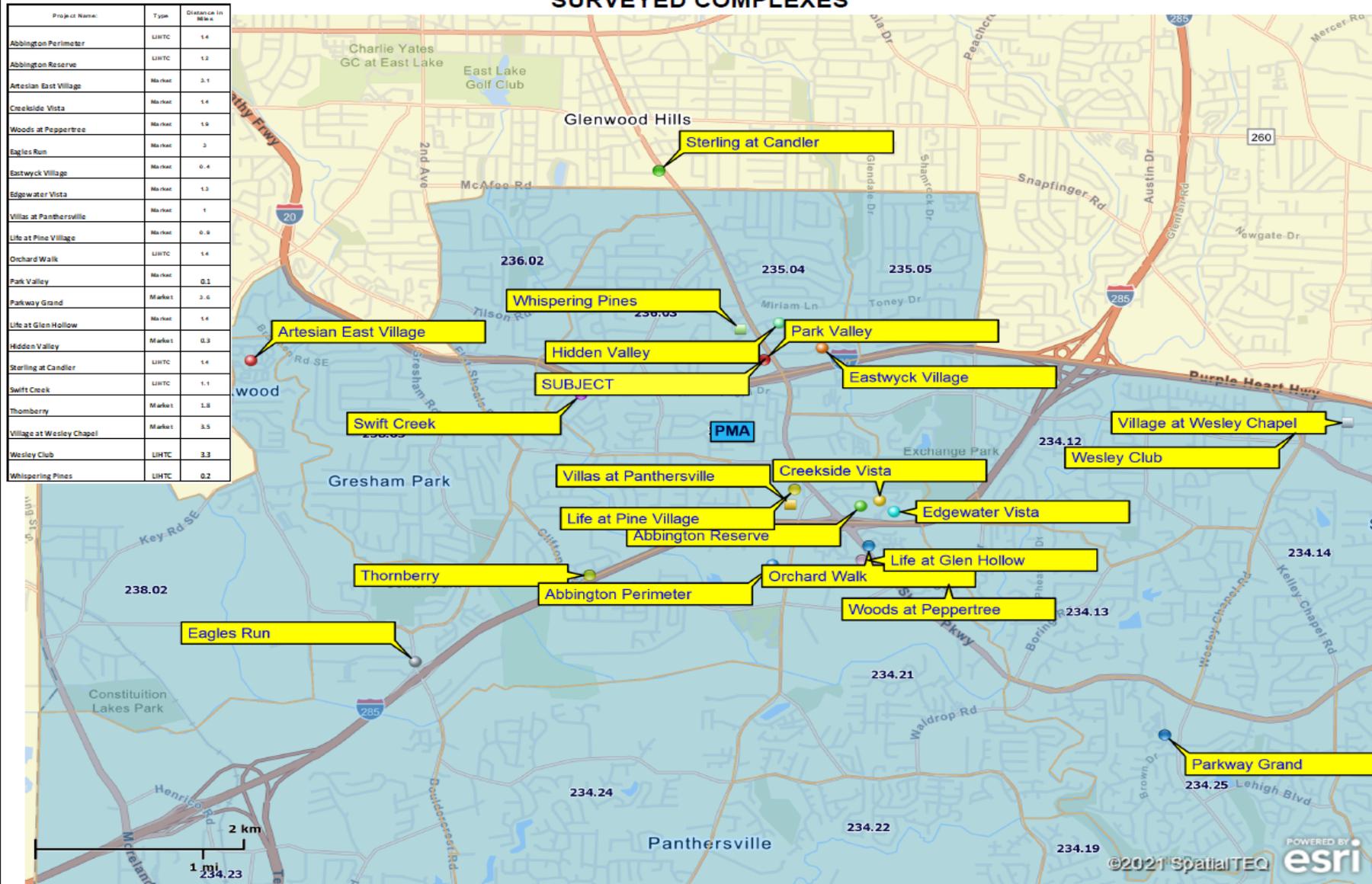


CHART OF SURVEYED COMPLEXES

Name	Type	units	# vacant	OCC %	eff rent	eff sf	\$per.sf.	1br rent	1br sf	\$per.sf.	2br rent	2br sf	\$per.sf.	3br rent	3br sf	\$per.sf.	4br Rent	4br sf	\$per.sf.
Abbington Perimeter	LIHTC	72	1	98.61%				745	725	\$ 1.03	890	975	\$ 0.91	1010	1075	\$ 0.94			
Abbington Reserve	LIHTC	238	6	97.48%				769	808	\$ 0.95	906	1166	\$ 0.78	1024	1667	\$ 0.61			
Orchard Walk	LIHTC	204	14	93.14%							1218	1245	\$ 0.98	1328	1522	\$ 0.87			
Sterling at Candler Village (HFOP)	LIHTC	170	0	100.00%				700	708	\$ 0.99	800	939	\$ 0.85						
Swift Creek	LIHTC	60	0	100.00%										972	1160	\$ 0.84			
Wesley Club Apts	LIHTC	257	0	100.00%							950	1166	\$ 0.81	1105	1468	\$ 0.75	1217	1944	\$ 0.63
Whispering Pines	LIHTC	40	0	100.00%				630	772	\$ 0.82	758	970	\$ 0.78						
LIHTC Totals		1041	21	97.98%															
Artesion East Village	MKT	371	18	95.15%				1620	815	\$ 1.99	1811	1155	\$ 1.57	2287	1098	\$ 2.08			
Creekside Vista	MKT	90	2	97.78%										1785	1172	\$ 1.52			
Woods at Peppertree	MKT	167	9	94.61%				995	967	\$ 1.03	1237	1057	\$ 1.17						
Eagles Run(formerly LIHTC)	MKT	282	0	100.00%				699	800	\$ 0.87	799	1300	\$ 0.61	999	1400	\$ 0.71	1125	1485	\$ 0.76
Eastwick Village	MKT	441	37	91.61%				788	757	\$ 1.04	938	1150	\$ 0.82	1108	1150	\$ 0.96	1208	1654	\$ 0.73
Edgewater Vista	MKT	150	2	98.67%				1130	865	\$ 1.31	1250	1185	\$ 1.05	1365	1435	\$ 0.95			
Villas at Pantherville	MKT	518	8	98.46%	650	450	\$ 1.44	825	729	\$ 1.13	1150	1051	\$ 1.09	1340	1368	\$ 0.98			
Life at Pine Village	MKT	76	4	94.74%				1013	750	\$ 1.35									
Park Valley	MKT	223	0	100.00%				1025	770	\$ 1.33	1100	1033	\$ 1.06	1195	1113	\$ 1.07			
Parkway Grand	MKT	313	7	97.76%				1248	810	\$ 1.54	1768	1520	\$ 1.16	1943	1405	\$ 1.38			
Life at Glen Hollow	MKT	336	2	99.40%				1023	747	\$ 1.37	1271	1260	\$ 1.01	1448	1340	\$ 1.08			
Hidden Valley	MKT	250	2	99.20%				980	975	\$ 1.01	1100	1175	\$ 0.94	1250	1300	\$ 0.96			
Thornberry Apts (formerly LIHTC)	MKT	280	2	99.29%				770	736	\$ 1.05	880	1100	\$ 0.80	1015	1236	\$ 0.82			
Village at Wesley Chapel	MKT	218	4	98.17%				775	745	\$ 1.04	949	983	\$ 0.97	1200	1320	\$ 0.91			
Market Totals		3715	97	97.39%															
Totals-All units		4756	118	97.52%															
SUBJECT	LIHTC	160	0	100.00%				794	780	\$ 1.02	949	1075	\$ 0.88	1082	1240	\$ 0.87			

Park Valley is finalizing a rehab, Occupancy reflects units ready to rent

Name	Type	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	pool	clubhouse
Abbington Perimeter	LIHTC	X	X	X	X	X	X		X	X	X	X	X	X
Abbington Reserve	LIHTC	X	X	X	X	X	X	X	X	X	X		X	X
Orchard Walk	LIHTC	X	X	X	X	X	X	X	X	X	X		X	X
Sterling at Candler Village (HFOP)	LIHTC	X	X	X	X	X	X	X	X	X	X			X
Swift Creek	LIHTC	X	X	X	X	X	X		X	X	X	X		
Wesley Club Apts	LIHTC	X	X	X	X	X	X		X	X	X		X	X
Whispering Pines	LIHTC	X	X	X	X	X	X		X	X	X	X		X
Artesion East Village	MKT	X	X	X	X	X	X		X	X	X	X	X	X
Creekside Vista	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Woods at Peppertree	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Eagles Run(formerly LIHTC)	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Eastwick Village	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Edgewater Vista	MKT	X	X	X	X	X	X	X	X	X	X	X		X
Villas at Pantherville	MKT	X	X	X	X	X		X	X	X	X	X	X	X
Life at Pine Village	MKT	X	X	X	X	X	X	X	X	X	X			X
Park Valley	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Parkway Grand	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Life at Glen Hollow	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Hidden Valley	MKT	X	X	X	X	X	X	X	X	X	X	X	X	X
Thornberry Apts (formerly LIHTC)	MKT	X	X	X	X	X	X	X	X	X	X		X	X
Village at Wesley Chapel	MKT	X	X	X	X	X	X	X	X	X	X		X	X
SUBJECT	LIHTC	X	X	X	X	X	X	X	X	X	X	X	X	X

J. Absorption and Stabilization Rates

ABSORPTION ANALYSIS

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

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

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

Date	Total # Leased	%
Construction Completion	18	11%
30 Days Post Completion	34	21%
60 Days Post Completion	50	31%
90 Days Post Completion	66	41%
120 Days Post Completion	82	51%
150 Days Post Completion	98	61%
180 Days Post Completion	114	71%
210 Days Post Completion	130	81%
240 Days Post Completion	146	91%
270 Days Post Completion	160	100%

The absorption rate is estimated to be 16 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 18 units rented during construction. 93% occupancy should be achieved approximately 270 days after construction completion.

MARKET IMPACT STATEMENT

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

K. INTERVIEWS

Nicole, the manager of Abbington Perimeter, reported that occupancy generally stays full and vacancies are rented quickly.

Kai, the manager of Abbington Reserve (constructed 2020), reported occupancy generally stays full and vacancies are rented quickly.

Anthony, the manager of Parkway Grand, reported more than 10 applications processing and that occupancy generally stays full and vacancies are rented quickly. Rents change daily in reaction to the market.

L. CONCLUSIONS and RECOMMENDATION

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

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

We project the units will be absorbed fully within 270 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

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

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

M. Signed Statement Requirements

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

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

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

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

Gibson Consulting, LLC

By: 

Jim Howell
Senior Market Analyst
1651 E. 70th Street
PMB 403
Shreveport, LA 71105-5115



By: 

Debbie J. Amox
Market Analyst

DATA SOURCES

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

APPENDICES

Complexes Surveyed

Artesian East Village

(FKA Ashford East Village, Parkside at East Atlanta, Sun Valley)

1438 Bouldercrest Rd
Atlanta, GA 30316

Telephone: (404) 239-3944

Contact:

Samuel
1/7/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1235-1620	3	371	650-815	MRKT	
2BR	1	\$1224-1811	10		780-945	MRKT	
2BR TH	1.5	\$1269-1888	4		1155	MRKT	
2BR	2	\$1111-1646	0		850	MRKT	
3 BR	2	\$1399-2287	1		980-1095	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Yes		
					No		
					Accepts:		
					# of Vouchers:		
Unit Equipment/Amenities					Type of Financing:		
Balcony/Patio	Yes	No	Type	LIHTC			
AC: Central/Wall	Yes	No	Type	RD			
Range/Refrigerator	Yes	No	Type	RD R/A			
Microwave/Dishwasher	Yes	No	Type	Market			
Washer/Dryer Included	Yes	No	Type	HOME			
Washer/Dryer Connections	Yes	No	Type	Bonds			
Floor Coverings	Yes	No	Type	Section 8			
Window Coverings	Yes	No	Type	Other:			
Cable/Satellite/Internet READY	Yes	No	Type	Type of Structure:			
Special Features	Yes	No	Type	Low Rise			
Site Equipment/Amenities					High Rise		
Parking (\$ _____ (Fee))	Yes	No	Type	Garden			
Extra Storage	Yes	No	Type	Walk-up			
Security	Yes	No	Type	SF			
Clubhouse/Meeting Room	Yes	No	Type	Duplex			
Pool	Yes	No	Type	Triplex			
Recreation Areas	Yes	No	Type	Quadplex			
Playground	Yes	No	Type	Townhome			
Laundry Facility(ies)	Yes	No	Type	Other:			
Bus. Center/Nghbrhd Network	Yes	No	Type	Type of Occupancy:			
Service Coordinations	Yes	No	Type	Multifamily			
Utilities Included In Rent					Elderly (55+)		
Heat	Yes	No	Type	Elderly (62+)			
Cooling	Yes	No	Type	Other:			
Cooking	Yes	No	Type	Notes:			
Hot Water	Yes	No	Type	unable to provide breakdown of unit mix			
Other Electric	Yes	No	Type				
Cold Water/Sewer	Yes	No	Type				
Trash/Recycle	Yes	No	Type				
Pest Control	Yes	No	Type				

Abbington Perimeter

3250 Panthersville Rd
Decatur, GA 30034

Telephone: (404) 600-1713

Contact:

Nicole
1/14/2021



Unit Size	# Baths	Last Rent					
Studio							
1 BR	1	\$605-745	0	14	725	50-60%	
2BR	2	\$720-890, 940	0	36	975	50-60%, MRKT	
2BR							
3 BR	2	\$815-1010, 1080	1	22	1075	50-60%, MRKT	
4 BR							
Design/Location/Condition							
Structure/Stories	Brick/Vinyl -3 story						
Year Built/Year Renovated	2019						
Condition/Street Appeal	Good						
Neighborhood Condition	Good						
Unit Equipment/Amenities	Yes	No	Type				
Balcony/Patio	✓						
AC: Central/Wall	✓						
Range/Refrigerator	✓						
Microwave/Dishwasher	✓						
Washer/Dryer Included		✓					
Washer/Dryer Connections	✓						
Floor Coverings	✓						
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features							
Site Equipment/Amenities	Yes	No	Type				
Parking (\$ _____ (Fee)	✓						
Extra Storage		✓					
Security							
Clubhouse/Meeting Room	✓						
Pool		✓					
Recreation Areas	✓		fitness				
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network	✓						
Service Coordinations							
Utilities Included In Rent	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer		✓	tenant				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				
Site Info:		Total Units	Total Vacant				
Total Units		72	1				
Section 8		Yes	No				
Accepts:		✓					
# of Vouchers:							
Type of Financing:							
LIHTC			✓				
RD							
RD R/A							
Market							
HOME							
Bonds							
Section 8							
Other:		HUD Section 811 (PRA)					
Type of Structure:							
Low Rise							
High Rise							
Garden							
Walk-up			✓				
SF							
Duplex							
Triplex							
Quadplex							
Townhome							
Other:							
Type of Occupancy:							
Multifamily			✓				
Elderly (55+)							
Elderly (62+)							
Other:							
Notes:							

Abbington Reserve

3051 Lumby Dr
Decatur, GA 30034

Telephone: (678) 608-4988

Contact:

Kai
1/14/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions	
Studio								
1 BR	1	\$769	3	70	730-808	60%		
2BR	2	\$906	0	104	1007-1166	60%		
2BR								
3 BR	2	\$1,024	3	64	1609-1667	60%		
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick/Vinyl- 2 story			Total Units	238	Total Vacant	6
Year Built/Year Renovated		2020			Section 8			Yes No
Condition/Street Appeal		Excellent			Accepts:	✓		
Neighborhood Condition		Excellent			# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓				LIHTC		✓	
AC: Central/Wall	✓				RD			
Range/Refrigerator	✓				RD R/A			
Microwave/Dishwasher	✓				Market			
Washer/Dryer Included		✓			HOME			
Washer/Dryer Connections	✓				Bonds			
Floor Coverings	✓			carpet, vinyl plank, tile	Section 8			
Window Coverings	✓				Other:			
Cable/Satellite/Internet READY	✓				Type of Structure:			
Special Features					Low Rise			
					High Rise			
					Garden			
					Walk-up		✓	
					SF			
					Duplex			
					Triplex			
					Quadplex			
					Townhome			
					Other:			
Site Equipment/Amenities		Yes	No	Type	Type of Occupancy:			
Parking (\$ _____ (Fee)	✓			garages avail	Multifamily		✓	
Extra Storage		✓			Elderly (55+)			
Security	✓			gated, patrol	Elderly (62+)			
Clubhouse/Meeting Room	✓				Other:			
Pool	✓				Notes:			
Recreation Areas	✓			fitness				
Playground	✓							
Laundry Facility(ies)	✓							
Bus. Center/Nghbrhd Network	✓							
Service Coordinations								
Utilities Included In Rent		Yes	No	Type				
Heat		✓		Electric				
Cooling		✓		Electric				
Cooking		✓		Electric				
Hot Water		✓		Electric				
Other Electric		✓		Electric				
Cold Water/Sewer		✓		tenant				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

Creekside Vista

3100 Lumby Dr
Decatur, GA 30034

Telephone: (404) 212-9669

Contact:

Lissette
1/7/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$989-1100	8	60	788-865	MRKT	
2BR	2	\$1245-1440		85	1083-1119	MRKT	
2BR	2	1256-1600		64	1349	MRKT	
3 BR							
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Vinyl - 3 story			Total Units	209	Total Vacant
Year Built/Year Renovated		2006			Total Units	209	8
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes		No
Unit Equipment/Amenities		Yes	No	Type	Accepts:		
Balcony/Patio	✓				# of Vouchers:		
AC: Central/Wall	✓				Type of Financing:		
Range/Refrigerator	✓				LIHTC		
Microwave/Dishwasher	✓				RD		
Washer/Dryer Included		✓			RD R/A		
Washer/Dryer Connections	✓				Market	✓	
Floor Coverings	✓		carpet, vinyl plank		HOME		
Window Coverings	✓				Bonds		
Cable/Satellite/Internet READY	✓				Section 8		
Special Features	✓		fireplaces in select units		Other:		
Site Equipment/Amenities		Yes	No	Type	Type of Structure:		
Parking (\$ _____ (Fee)	✓				Low Rise		
Extra Storage					High Rise		
Security	✓				Garden		
Clubhouse/Meeting Room	✓				Walk-up	✓	
Pool	✓				SF		
Recreation Areas	✓		dog park		Duplex		
Playground	✓				Triplex		
Laundry Facility(ies)	✓				Quadplex		
Bus. Center/Nghbrhd Network	✓				Townhome		
Service Coordinations					Other:		
Utilities Included In Rent		Yes	No	Type	Type of Occupancy:		
Heat		✓	Electric		Multifamily	✓	
Cooling		✓	Electric		Elderly (55+)		
Cooking		✓	Electric		Elderly (62+)		
Hot Water		✓	Electric		Other:		
Other Electric		✓	Electric		Notes:		
Cold Water/Sewer	✓		Included		96% occupancy rate; 4 units under renovations		
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Woods at Peppertree Apartment Homes

(FKA Crystal Point, Wildwood)

3321 Peppertree Cir
Decatur, GA 30034

Telephone: (470) 539-8910

Contact:

Valentina
1/8/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$820-995	3	143	576-967	MRKT	
2BR	1	\$1015-1070-1237	6	24	943-1051	MRKT	
2BR							
3 BR							
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick - 2 story			Total Units	167	Total Vacant
Year Built/Year Renovated		1970/rehab 1993			Total Units	167	9
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes	No	
Unit Equipment/Amenities		Yes	No	Type	Accepts:		
Balcony/Patio					✓		
AC: Central/Wall	✓				# of Vouchers:		
Range/Refrigerator	✓				Type of Financing:		
Microwave/Dishwasher	✓				LIHTC		
Washer/Dryer Included		✓			RD		
Washer/Dryer Connections	✓				RD R/A		
Floor Coverings	✓		carpet, vinyl plank		Market	✓	
Window Coverings	✓				HOME		
Cable/Satellite/Internet READY	✓				Bonds		
Special Features					Section 8		
Site Equipment/Amenities		Yes	No	Type	Other:		
Parking (\$ _____ (Fee))	✓				Type of Structure:		
Extra Storage	✓				Low Rise		
Security		✓			High Rise		
Clubhouse/Meeting Room		✓			Garden	✓	
Pool	✓				Walk-up		
Recreation Areas	✓				SF		
Playground	✓				Duplex		
Laundry Facility(ies)	✓				Triplex		
Bus. Center/Nghbrhd Network		✓			Quadplex		
Service Coordinations					Townhome		
Utilities Included In Rent		Yes	No	Type	Other:		
Heat		✓	Gas		Type of Occupancy:		
Cooling		✓	Electric		Multifamily	✓	
Cooking		✓	Gas		Elderly (55+)		
Hot Water		✓	Electric		Elderly (62+)		
Other Electric		✓	Electric		Other:		
Cold Water/Sewer	✓		Included		Notes:		
Trash/Recycle	✓		Included		Total units is 167 - 1 unit for office and 1 unit model		
Pest Control	✓		Included				

Eagles Run

2000 Bouldercrest RD
Atlanta, GA 30316

Telephone: 404-212-8090

Contact:

Richae
1/8/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions	
Studio								
1 BR	1	\$699	0	72	800	MRKT		
2BR	2	\$799	0	116	1300	MRKT		
2BR								
3 BR	2	\$999	0	24	1400	MRKT		
4 BR	2	\$1,125	0	70	1485	MRKT		
Design/Location/Condition						Site Info:	Total Units	Total Vacant
Structure/Stories						Vinyl - 3 story		
Year Built/Year Renovated						1977/ rehab 1999		
Condition/Street Appeal						Good		
Neighborhood Condition						Good		
Unit Equipment/Amenities						Section 8	Yes	No
Balcony/Patio						Accepts:		
AC: Central/Wall						# of Vouchers:		
Range/Refrigerator						Type of Financing:		
Microwave/Dishwasher						LIHTC		
Washer/Dryer Included						RD		
Washer/Dryer Connections						RD R/A		
Floor Coverings						Market		
Window Coverings						HOME		
Cable/Satellite/Internet READY						Bonds		
Special Features						Section 8		
Site Equipment/Amenities						Other:		
Parking (\$ _____ (Fee))						Type of Structure:		
Extra Storage						Low Rise		
Security						High Rise		
Clubhouse/Meeting Room						Garden		
Pool						Walk-up		
Recreation Areas						SF		
Playground						Duplex		
Laundry Facility(ies)						Triplex		
Bus. Center/Nghbrhd Network						Quadplex		
Service Coordinations						Townhome		
Utilities Included In Rent						Other:		
Heat						Type of Occupancy:		
Cooling						Multifamily		
Cooking						Elderly (55+)		
Hot Water						Elderly (62+)		
Other Electric						Other:		
Cold Water/Sewer						Notes:		
Trash/Recycle						Phase I built 1977 & renovated 1999		
Pest Control						(204 units); PhII built 1999 (78 units)		

Eastwyck Village

2892 Eastwyck Cir
Decatur, GA 30032

Telephone: (404) 241-9151

Contact:

Antonia
1/11/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$788	37	441	575-757	MRKT	
2BR	1	\$880			875	MRKT	
2BR	2.5	\$938			875-1150	MRKT	
3 BR	1.5-2.5	\$1068-1108			1150	MRKT	
4 BR	1.5	\$1,208			1654	MRKT	
Design/Location/Condition					Site Info:		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Yes		
					No		
Unit Equipment/Amenities					Accepts:		
Yes					No		
Type					# of Vouchers:		
Balcony/Patio	✓				Type of Financing:		
AC: Central/Wall	✓				LIHTC		
Range/Refrigerator	✓				RD		
Microwave/Dishwasher	✓		both		RD R/A		
Washer/Dryer Included		✓			Market		
Washer/Dryer Connections	✓				HOME		
			carpet, vinyl plank		Bonds		
Floor Coverings	✓				Section 8		
Window Coverings	✓				Other:		
Cable/Satellite/Internet READY	✓				Type of Structure:		
Special Features					Low Rise		
Site Equipment/Amenities					High Rise		
Yes					No		
Type					Garden		
Parking (\$_____ (Fee))	✓				Walk-up		
Extra Storage					SF		
Security	✓		gated, patrol		Duplex		
Clubhouse/Meeting Room	✓				Triplex		
Pool		✓			Quadplex		
Recreation Areas		✓			Townhome		
Playground	✓				Other:		
Laundry Facility(ies)					Type of Occupancy:		
Bus. Center/Nghbrhd Network	✓				Multifamily		
Service Coordinations					Elderly (55+)		
Utilities Included In Rent					Elderly (62+)		
Yes					Other:		
No					Notes:		
Type					90.34% Occupancy Rate; 91.49 %		
Heat		✓	Electric		Leased; unable to provide breakdown		
Cooling		✓	Electric				
Cooking		✓	Gas				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Edgewater Vista Apartments

100 Lumby Ct
Decatur, GA 30034

Telephone: (404) 383-6042

Contact:

Cindy
1/11/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$930-1130	0	28	865	MRKT	
2BR	2	\$1035-1250	1	108	1149-1185	MRKT	
2BR							
3 BR	2	\$1165-1365	1	14	1435	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick - 4 story			Total Units	150	Total Vacant
Year Built/Year Renovated		2007			Total Units	150	2
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes		No
Unit Equipment/Amenities		Yes	No	Type	Accepts:		
Balcony/Patio	✓				# of Vouchers:		
AC: Central/Wall	✓				Type of Financing:		
Range/Refrigerator	✓				LIHTC		
Microwave/Dishwasher	✓		both		RD		
Washer/Dryer Included	✓				RD R/A		
Washer/Dryer Connections	✓				Market	✓	
Floor Coverings	✓		vinyl plank, carpet		HOME		
Window Coverings	✓				Bonds		
Cable/Satellite/Internet READY	✓				Section 8		
Special Features					Other:		
Site Equipment/Amenities		Yes	No	Type	Type of Structure:		
Parking (\$ _____ (Fee))	✓				Low Rise	✓	
Extra Storage	✓				High Rise		
Security	✓		gated		Garden	✓	
Clubhouse/Meeting Room	✓				Walk-up		
Pool					SF		
Recreation Areas	✓		fitness		Duplex		
Playground					Triplex		
Laundry Facility(ies)	✓				Quadplex		
Bus. Center/Nghbrhd Network	✓				Townhome		
Service Coordinations					Other:		
Utilities Included In Rent		Yes	No	Type	Type of Occupancy:		
Heat		✓	Electric		Multifamily	✓	
Cooling		✓	Electric		Elderly (55+)		
Cooking		✓	Electric		Elderly (62+)		
Hot Water		✓	Electric		Other:		
Other Electric		✓	Electric		Notes:		
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Villas at Panthersville

(FKA Hidden Villas, Spanish Trace East)

2929 Panthersville Rd
Decatur, GA 30034

Telephone: * 404-549-2551; 470-427-0859

Contact:

Koren
1/13/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions		
Studio	1	\$650	1	518	450	MRKT			
1 BR	1	\$785-825	1		706-729	MRKT			
2BR	1	\$999	1		865	MRKT			
2BR	2	\$999-1150	1		1019-1051	MRKT			
2BR TH	2.5	\$1100-1275	2		1157-1260	MRKT			
3 BR	2	\$1300-1340	2		1257-1368	MRKT			
4 BR									
Design/Location/Condition					Site Info:				
Structure/Stories		Brick - 2 story			Total Units	518	Total Vacant	8	
Year Built/Year Renovated		1968/ rehab 2016			Section 8			Yes	No
Condition/Street Appeal		Good			Accepts:				✓
Neighborhood Condition		Good			# of Vouchers:				
Unit Equipment/Amenities				Yes	No	Type	Type of Financing:		
Balcony/Patio	✓						LIHTC		
AC: Central/Wall	✓						RD		
Range/Refrigerator	✓						RD R/A		
Microwave/Dishwasher	✓					DW	Market	✓	
Washer/Dryer Included		✓					HOME		
Washer/Dryer Connections		✓					Bonds		
Floor Coverings	✓					tile, carpet, vinyl	Section 8		
Window Coverings	✓						Other:		
Cable/Satellite/Internet READY	✓						Type of Structure:		
Special Features							Low Rise		
Site Equipment/Amenities				Yes	No	Type	High Rise		
Parking (\$ _____ (Fee)	✓						Garden	✓	
Extra Storage	✓						Walk-up		
Security	✓					gated	SF		
Clubhouse/Meeting Room	✓						Duplex		
Pool	✓						Triplex		
Recreation Areas	✓					tennis court	Quadplex		
Playground	✓						Townhome	✓	
Laundry Facility(ies)	✓						Other:		
Bus. Center/Nghbrhd Network		✓					Type of Occupancy:		
Service Coordinations							Multifamily	✓	
Utilities Included In Rent				Yes	No	Type	Elderly (55+)		
Heat		✓				Electric	Elderly (62+)		
Cooling		✓				Electric	Other:		
Cooking		✓				Electric	Notes:		
Hot Water		✓				Electric			
Other Electric		✓				Electric			
Cold Water/Sewer	✓					Included			
Trash/Recycle	✓					Included			
Pest Control	✓					Included			

The Life at Pine Village

2889 Panthersville Rd
Decatur, GA 30034

Telephone: (470) 865-6293

Contact:

Arletha
1/8/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions	
Studio								
1 BR	1	\$893-1013	4	76	750	MRKT		
2BR								
2BR								
3 BR								
4 BR								
Design/Location/Condition						Site Info:	Total Units	Total Vacant
Structure/Stories		Vinyl - 2 story				Total Units	76	4
Year Built/Year Renovated		1980				Section 8		
Condition/Street Appeal		Good				Accepts:	Yes	No
Neighborhood Condition		Good				# of Vouchers:		✓
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓				LIHTC			
AC: Central/Wall	✓				RD			
Range/Refrigerator	✓				RD R/A			
Microwave/Dishwasher	✓				Market		✓	
Washer/Dryer Included					HOME			
Washer/Dryer Connections	✓				Bonds			
Floor Coverings	✓			carpet, vinyl & vinyl plank	Section 8			
Window Coverings	✓				Other:			
Cable/Satellite/Internet READY	✓				Type of Structure:			
Special Features					Low Rise			
Site Equipment/Amenities		Yes	No	Type	High Rise			
Parking (\$ _____ (Fee))	✓				Garden			
Extra Storage		✓			Walk-up			
Security					SF			
Clubhouse/Meeting Room		✓			Duplex			
Pool		✓			Triplex			
Recreation Areas	✓			fitness	Quadplex			
Playground		✓			Townhome		✓	
Laundry Facility(ies)	✓				Other:			
Bus. Center/Nghbrhd Network		✓			Type of Occupancy:			
Service Coordinations					Multifamily		✓	
Utilities Included In Rent		Yes	No	Type	Elderly (55+)			
Heat		✓		Electric	Elderly (62+)			
Cooling		✓		Electric	Other:			
Cooking		✓		Electric	Notes:			
Hot Water		✓		Electric	94% occupied; 97% leased			
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

Parkway Grand

100 Woodberry Place
Decatur, GA 30034

Telephone: 770-741-2812

Contact:

Anthony
1/8/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions	
Studio								
1 BR	1	\$1168-1248	1	313	808-810	MRKT		
2BR	2	\$1263-1768	4		1165-1520	MRKT		
2BR								
3 BR	2	\$1393-1943	2		1405	MRKT		
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick/Vinyl - 4 story			Total Units	313	Total Vacant	
Year Built/Year Renovated		2001			Total Units	313	7	
Condition/Street Appeal		Good			Section 8			
Neighborhood Condition		Good			Yes	No		
Unit Equipment/Amenities					Type of Financing:			
	Yes	No	Type	LIHTC				
Balcony/Patio	✓			RD				
AC: Central/Wall	✓			RD R/A				
Range/Refrigerator	✓			Market	✓			
Microwave/Dishwasher	✓			HOME				
Washer/Dryer Included				Bonds				
Washer/Dryer Connections	✓			Section 8				
Floor Coverings	✓		carpet, vinyl	Other:				
Window Coverings	✓			Type of Structure:				
Cable/Satellite/Internet READY	✓			Low Rise				
Special Features				High Rise				
Site Equipment/Amenities					Garden			
	Yes	No	Type	Walk-up	✓			
Parking (\$ _____ (Fee))	✓		garages avail	SF				
Extra Storage	✓			Duplex				
Security	✓		gated	Triplex				
Clubhouse/Meeting Room	✓			Quadplex				
Pool	✓			Townhome				
Recreation Areas	✓			Other:				
Playground	✓			Type of Occupancy:				
Laundry Facility(ies)	✓			Multifamily	✓			
Bus. Center/Nghbrhd Network	✓			Elderly (55+)				
Service Coordinations				Elderly (62+)				
Utilities Included In Rent					Notes:			
	Yes	No	Type	rents updated daily on line				
Heat		✓	Electric					
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Electric					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		tenant					
Trash/Recycle	✓		Included					
Pest Control	✓		Included					

Orchard Walk

3800 Flat Shoals Pkwy
Decatur, GA 30034

Telephone: (404) 243-8585

Contact:

Kason
1/8/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions		
Studio									
1 BR									
2BR TH	1.5	\$900-980	14	32	1218	60%, MRKT			
2BR	2	\$900-1218		96	1245	60%, MRKT			
3 BR TH	2.5	\$1020-1328		23	1425	60%, MRKT			
3 BR	2	\$1020-1328		53	1522	60%, MRKT			
Design/Location/Condition					Site Info:			Total Units	Total Vacant
Structure/Stories		Stucco/Vinyl - 2 story			Total Units	204	14		
Year Built/Year Renovated		1970			Section 8				
Condition/Street Appeal		Good			Yes No				
Neighborhood Condition		Good			Accepts: ✓				
					# of Vouchers:				
Unit Equipment/Amenities					Type of Financing:				
	Yes	No	Type	LIHTC ✓					
Balcony/Patio	✓			RD					
AC: Central/Wall	✓			RD R/A					
Range/Refrigerator	✓			Market ✓					
Microwave/Dishwasher	✓			HOME					
Washer/Dryer Included		✓		Bonds					
Washer/Dryer Connections	✓			Section 8					
Floor Coverings	✓		carpet, vinyl	Other:					
Window Coverings	✓			Type of Structure:					
Cable/Satellite/Internet READY	✓			Low Rise					
Special Features				High Rise					
Site Equipment/Amenities					Garden				
Parking (\$ _____ (Fee))	✓			Walk-up ✓					
Extra Storage				SF					
	✓		gated, courtesy patrol	Duplex					
Security				Triplex					
Clubhouse/Meeting Room				Quadplex					
Pool	✓			Townhome					
Recreation Areas	✓			Other:					
Playground		✓		Type of Occupancy:					
Laundry Facility(ies)	✓			Multifamily ✓					
Bus. Center/Nghbrhd Network	✓			Elderly (55+)					
Service Coordinations				Elderly (62+)					
Utilities Included In Rent					Other:				
Heat		✓	Electric	Notes:					
Cooling		✓	Electric	93% Occupancy Rate - said working on updating some of units					
Cooking		✓	Electric						
Hot Water		✓	Electric						
Other Electric		✓	Electric						
Cold Water/Sewer	✓		Included						
Trash/Recycle	✓		Included						
Pest Control	✓		Included						

Life at Glen Hollow

(FKA Serenade, Highland Landing)

3859 Flat Shoals Pkwy
Decatur, GA 30034

Telephone: 470-330-8527

Contact:

Jennifer
 1/8/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$873-1023	0	96	747	MRKT	
2BR	2	\$1249-1271	2	204	1060-1260	MRKT	
2BR							
3 BR	2.5	\$1264-1448	0	36	1340	MRKT	
4 BR							
Design/Location/Condition							
Structure/Stories	Brick/vinyl - 2 story						
Year Built/Year Renovated	1978						
Condition/Street Appeal	Good						
Neighborhood Condition	Good						
Unit Equipment/Amenities	Yes	No	Type				
Balcony/Patio	✓						
AC: Central/Wall	✓						
Range/Refrigerator	✓						
Microwave/Dishwasher	✓		DW				
Washer/Dryer Included		✓					
Washer/Dryer Connections	✓		not avail in 1BR				
Floor Coverings	✓		carpet, vinyl plank				
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features							
Site Equipment/Amenities	Yes	No	Type				
Parking (\$ _____ (Fee)	✓						
Extra Storage	✓		avail in some				
Security							
Clubhouse/Meeting Room	✓						
Pool	✓						
Recreation Areas	✓						
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network							
Service Coordinations							
Utilities Included In Rent	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				
Site Info:				Total Units	Total Vacant		
Total Units				336	2		
Section 8				Yes	No		
Accepts:					✓		
# of Vouchers:							
Type of Financing:							
LIHTC							
RD							
RD R/A							
Market				✓			
HOME							
Bonds							
Section 8							
Other:							
Type of Structure:							
Low Rise							
High Rise							
Garden							
Walk-up				✓			
SF							
Duplex							
Triplex							
Quadplex							
Townhome							
Other:							
Type of Occupancy:							
Multifamily				✓			
Elderly (55+)							
Elderly (62+)							
Other:							
Notes:							

Hidden Valley

(FKA Spring Valley)

2823 Misty Waters Dr
Decatur, GA 30032

Telephone: 678-802-8419

Contact:

Fiona (corp office)
1/9/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$980	1	128	975	MRKT	
2BR	1.5	\$1,100	1	112	1175	MRKT	
2BR							
3 BR	2	\$1,250	0	10	1300	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories					Total Units		
Brick/Vinyl - 3 story					Total Vacant		
Year Built/Year Renovated					250		
1970/ Recently Reonovated					2		
Condition/Street Appeal					Section 8		
Good					Yes		
Neighborhood Condition					No		
Good					Accepts:		
					✓		
					# of Vouchers:		
Unit Equipment/Amenities					Type of Financing:		
	Yes	No	Type		LIHTC		
Balcony/Patio	✓				RD		
AC: Central/Wall	✓				RD R/A		
Range/Refrigerator	✓				Market		
Microwave/Dishwasher	✓				HOME		
Washer/Dryer Included		✓			Bonds		
Washer/Dryer Connections	✓		in 2 & 3 BR carpet, vinyl plank		Section 8		
Floor Coverings	✓				Other:		
Window Coverings	✓				Type of Structure:		
Cable/Satellite/Internet READY	✓				Low Rise		
Special Features					High Rise		
Site Equipment/Amenities					Garden		
	Yes	No	Type		Walk-up		
Parking (\$ _____ (Fee)	✓				SF		
Extra Storage	✓				Duplex		
Security					Triplex		
Clubhouse/Meeting Room	✓				Quadplex		
Pool	✓				Townhome		
Recreation Areas	✓		game room		Other:		
Playground	✓				Type of Occupancy:		
Laundry Facility(ies)					Multifamily		
Bus. Center/Nghbrhd Network	✓				Elderly (55+)		
Service Coordinations					Elderly (62+)		
Utilities Included In Rent					Other:		
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Gas				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				
					Notes:		

Sterling at Candler Village

1955 Candler Road
Decatur, GA 30032

Telephone: 404-963-2763

Contact:

Toni
1/15/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions		
Studio									
1 BR	1	BOI/\$700	0	111	708	50-60%			
2BR	1	BOI/\$800	0	59	939	50-60%			
2BR									
3 BR									
4 BR									
Design/Location/Condition					Site Info:				
Structure/Stories		Brick/Vinyl - 3 story			Total Units	170	Total Vacant	0	
Year Built/Year Renovated		2019			Section 8			Yes No	
Condition/Street Appeal		Excellent			Accepts:	✓			
Neighborhood Condition		Excellent			# of Vouchers:				
Unit Equipment/Amenities				Yes	No	Type	Type of Financing:		
Balcony/Patio			✓	congregate		LIHTC		✓	
AC: Central/Wall		✓				RD			
Range/Refrigerator		✓				RD R/A			
Microwave/Dishwasher		✓				Market			
Washer/Dryer Included		✓				HOME		✓	
Washer/Dryer Connections		✓				Bonds		✓	
Floor Coverings		✓		carpet, vinyl plank		Section 8			
Window Coverings		✓				Other:			
Cable/Satellite/Internet READY		✓				Type of Structure:			
Special Features						Low Rise		✓	
Site Equipment/Amenities				Yes	No	Type	High Rise		
Parking (\$ _____ (Fee)		✓				Garden			
Extra Storage						Walk-up			
Security		✓		cameras, controlled access		SF			
Clubhouse/Meeting Room		✓				Duplex			
Pool			✓			Triplex			
Recreation Areas		✓		fitness		Quadplex			
Playground			✓			Townhome			
Laundry Facility(ies)		✓				Other:			
Bus. Center/Nghbrhd Network		✓		computers		Type of Occupancy:			
Service Coordinations						Multifamily			
Utilities Included In Rent				Yes	No	Type	Elderly (55+)		
Heat			✓	Electric		Elderly (62+)		✓	
Cooling			✓	Electric		Other:			
Cooking			✓	Electric		Notes:			
Hot Water			✓	Electric		Working from wait list (at least 4 years long)			
Other Electric			✓	Electric					
Cold Water/Sewer		✓		Included					
Trash/Recycle		✓		Included					
Pest Control		✓		Included					

Swift Creek

2591 Whites Mill Rd
Decatur, GA 30034

Telephone: 678-389-7272

Contact:

Sonya
1/14/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR							
2BR							
2BR							
3 BR	2	\$972	0	60	1145-1160	40, 60%	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick/Vinyl- 3 story			Total Units	60	Total Vacant
Year Built/Year Renovated		2019			Total Units	60	0
Condition/Street Appeal		Good			Section 8	Yes	No
Neighborhood Condition		Good			Accepts:	✓	
Unit Equipment/Amenities					# of Vouchers:		
	Yes	No	Type		Type of Financing:		
Balcony/Patio	✓				LIHTC		✓
AC: Central/Wall	✓				RD		
Range/Refrigerator	✓				RD R/A		
Microwave/Dishwasher	✓				Market		
Washer/Dryer Included					HOME		
Washer/Dryer Connections	✓				Bonds		
Floor Coverings	✓				Section 8		
Window Coverings	✓				Other:		
Cable/Satellite/Internet READY	✓				Type of Structure:		
Special Features					Low Rise		
Site Equipment/Amenities					High Rise		
	Yes	No	Type		Garden		✓
Parking (\$ _____ (Fee)	✓				Walk-up		✓
Extra Storage	✓				SF		
Security		✓			Duplex		
Clubhouse/Meeting Room	✓				Triplex		
Pool		✓			Quadplex		
Recreation Areas	✓		fitness		Townhome		
Playground	✓				Other:		
Laundry Facility(ies)	✓				Type of Occupancy:		
Bus. Center/Nghbrhd Network	✓				Multifamily		✓
Service Coordinations					Elderly (55+)		
Utilities Included In Rent					Elderly (62+)		
	Yes	No	Type		Other:		
Heat		✓	Electric		Notes:		
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Thornberry Apartments

2435 Aylesbury Loop
Decatur, GA 30034

Telephone: (404) 212-0310

Contact:

Shanel
1/11/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$715-770	1	144	600-736	MRKT	
2BR	1	\$825	0	48	1000	MRKT	
2BR	2	\$880	0	16	1100	MRKT	
3 BR	2	\$1,015	1	72	1236	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Yes		
					No		
Unit Equipment/Amenities					Accepts:		
Yes					# of Vouchers:		
No							
Type					Type of Financing:		
Balcony/Patio					LIHTC		
AC: Central/Wall					RD		
Range/Refrigerator					RD R/A		
Microwave/Dishwasher					Market		
Washer/Dryer Included					HOME		
Washer/Dryer Connections					Bonds		
Floor Coverings					Section 8		
Window Coverings					Other:		
Cable/Satellite/Internet READY					Type of Structure:		
Special Features					Low Rise		
					High Rise		
Site Equipment/Amenities					Garden		
Yes					Walk-up		
No					SF		
Type					Duplex		
Parking (\$ _____ (Fee))					Triplex		
Extra Storage					Quadplex		
Security					Townhome		
Clubhouse/Meeting Room					Other:		
Pool					Type of Occupancy:		
					Multifamily		
Recreation Areas					Elderly (55+)		
Playground					Elderly (62+)		
Laundry Facility(ies)					Other:		
Bus. Center/Nghbrhd Network							
Service Coordinations							
Utilities Included In Rent							
Yes							
No							
Type							
Heat					Electric		
Cooling					Electric		
Cooking					Electric		
Hot Water					Electric		
Other Electric					Electric		
Cold Water/Sewer					Included		
Trash/Recycle					Included		
Pest Control					Included		
					Notes:		

Village at Wesley Chapel

4336 Pleasant Point Dr
Decatur, GA 30034

Telephone: 404-284-5535; 888-656-0332

Contact:

Jaisa
1/14/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions			
Studio				218						
1 BR	1	\$775	0		745	MRKT				
2BR	2	\$900-949	2		983	MRKT				
3BR	2	\$980	0		1276	MRKT				
3 BR	2.5	\$1050-1200	2		1320-1699	MRKT				
4 BR										
Design/Location/Condition				Site Info:						
Structure/Stories				Vinyl - 2 story		Total Units		218	Total Vacant	4
Year Built/Year Renovated				1969-70		Section 8		Yes	No	
Condition/Street Appeal				Good		Accepts:			✓	
Neighborhood Condition				Good		# of Vouchers:				
Unit Equipment/Amenities		Yes	No	Type		Type of Financing:				
Balcony/Patio		✓				LIHTC				
AC: Central/Wall		✓				RD				
Range/Refrigerator		✓				RD R/A				
Microwave/Dishwasher		✓				Market			✓	
Washer/Dryer Included			✓			HOME				
Washer/Dryer Connections		✓				Bonds				
Floor Coverings		✓		vinyl, carpet		Section 8				
Window Coverings		✓				Other:				
Cable/Satellite/Internet READY		✓				Type of Structure:				
Special Features						Low Rise				
Site Equipment/Amenities		Yes	No	Type		High Rise				
Parking (\$ _____ (Fee)		✓				Garden				
Extra Storage						Walk-up			✓	
Security						SF				
Clubhouse/Meeting Room		✓				Duplex				
Pool		✓				Triplex				
Recreation Areas		✓		fitness center		Quadplex				
Playground		✓				Townhome				
Laundry Facility(ies)		✓				Other:				
Bus. Center/Nghbrhd Network		✓		computer center		Type of Occupancy:				
Service Coordinations						Multifamily			✓	
Utilities Included In Rent		Yes	No	Type		Elderly (55+)				
Heat			✓	Electric		Elderly (62+)				
Cooling			✓	Electric		Other:				
Cooking			✓	Electric						
Hot Water			✓	Electric						
Other Electric			✓	Electric						
Cold Water/Sewer		✓		Included						
Trash/Recycle		✓		Included						
Pest Control		✓		Included						
				Notes:						

Wesley Club Apartments

4103 Wesley Club Dr
Decatur, GA 30034

Telephone: (404) 284-4660

Contact:

Raesha
1/13/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions		
Studio									
1 BR									
2BR	2	\$950	0	257	1166	60%			
2BR TH	1.5	\$960	0		1468	60%			
3 BR	1.5-2	\$1,105	0		1335-1468	60%			
4 BR	2.5	\$1,217	0		1944	60%			
Design/Location/Condition				Site Info:				Total Units	Total Vacant
Structure/Stories		Brick, Vinyl - 2 & 3 story		Total Units		257	0		
Year Built/Year Renovated		1973/1993, rehab 2004		Section 8		Yes	No		
Condition/Street Appeal		Good		Accepts:		✓			
Neighborhood Condition		Good		# of Vouchers:					
Unit Equipment/Amenities				Type of Financing:					
	Yes	No	Type	LIHTC		✓			
Balcony/Patio	✓			RD					
AC: Central/Wall	✓			RD R/A					
Range/Refrigerator	✓			Market					
Microwave/Dishwasher	✓			HOME					
Washer/Dryer Included	✓		in some	Bonds					
Washer/Dryer Connections	✓			Section 8					
Floor Coverings	✓		vinyl, carpet	Other:					
Window Coverings	✓			Type of Structure:					
Cable/Satellite/Internet READY	✓			Low Rise					
Special Features				High Rise					
Site Equipment/Amenities				Garden					
	Yes	No	Type	Walk-up		✓			
Parking (\$ _____ (Fee))	✓			SF					
Extra Storage		✓		Duplex					
Security		✓		Triplex					
Clubhouse/Meeting Room		✓		Quadplex					
Pool	✓			Townhome					
Recreation Areas	✓			Other:					
Playground	✓			Type of Occupancy:					
Laundry Facility(ies)	✓			Multifamily		✓			
Bus. Center/Nghbrhd Network		✓		Elderly (55+)					
Service Coordinations				Elderly (62+)					
Utilities Included In Rent				Other:					
	Yes	No	Type						
Heat		✓	Electric						
Cooling		✓	Electric						
Cooking		✓	Electric						
Hot Water		✓	Electric						
Other Electric		✓	Electric						
Cold Water/Sewer	✓		Included						
Trash/Recycle	✓		Included						
Pest Control	✓		Included						
				Notes:					

Whispering Pines

2784 Kelly Lake Rd
Decatur, GA 30032

Telephone: (404) 244-6352

Contact:

No Response



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$630		8	772		
2BR	1.5	\$758		32	970		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick - 2 story		Total Units	40	Total Vacant	
Year Built/Year Renovated		1965		Section 8	Yes	No	
Condition/Street Appeal		Good		Accepts:	✓		
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type of Financing:			
Balcony/Patio	✓			LIHTC		✓	
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market			
Washer/Dryer Included	✓		avail	HOME			
Washer/Dryer Connections	✓			Bonds			
Floor Coverings	✓		carpet	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities		Yes	No	Type of Occupancy:			
Parking (\$ _____ (Fee)	✓			Multifamily		✓	
Extra Storage		✓		Elderly (55+)			
Security		✓		Elderly (62+)			
Clubhouse/Meeting Room	✓			Other:			
Pool		✓		Notes:			
Recreation Areas	✓		fitness	office hours limited or closed due to Covid 19			
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network	✓						
Service Coordinations							
Utilities Included In Rent		Yes	No				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Market Study Terminology



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

Market Study Terminology

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

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

I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

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

units in all proposals / households in market * 100

See also: capture rate.

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

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

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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

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

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

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

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

Demographic Data

Pop-Facts® Census Demographics | Summary

Trade Area: DECATUR, GAPMA

	Total	%
Population		
2000 Census	86,151	100.00
2010 Census	90,309	100.00
2021 Estimate	99,707	100.00
2026 Projection	104,280	100.00
Population Growth		
Percent Change: 2000 to 2010	--	4.83
Percent Change: 2010 to 2021	--	10.41
Percent Change: 2021 to 2026	--	4.59
Households		
2000 Census	28,022	100.00
2010 Census	32,440	100.00
2021 Estimate	36,457	100.00
2026 Projection	38,297	100.00
Household Growth		
Percent Change: 2000 to 2010	--	15.77
Percent Change: 2010 to 2021	--	12.38
Percent Change: 2021 to 2026	--	5.05
Family Households		
2000 Census	21,675	100.00
2010 Census	22,565	100.00
2021 Estimate	25,356	100.00
2026 Projection	26,633	100.00
Family Household Growth		
Percent Change: 2000 to 2010	--	4.11
Percent Change: 2010 to 2021	--	12.37
Percent Change: 2021 to 2026	--	5.04

Benchmark: USA

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Pop-Facts® Census Demographics | Population & Race

Trade Area: DECATUR, GAPMA

Total Population: 99,707

	Count	%
2010 Population by Single Race Classification		
White Alone	3,629	4.02
Black/African American Alone	84,560	93.63
American Indian/Alaskan Native Alone	136	0.15
Asian Alone	273	0.30
Native Hawaiian/Pacific Islander Alone	20	0.02
Some Other Race Alone	531	0.59
Two or More Races	1,160	1.28
2010 Population by Ethnicity		
Hispanic/Latino	1,390	1.54
Not Hispanic/Latino	88,919	98.46
2010 Hispanic/Latino Population by Single-Classification Race		
White Alone	225	0.25
Black/African American Alone	564	0.62
American Indian/Alaskan Native Alone	20	0.02
Asian Alone	3	0.00
Native Hawaiian/Pacific Islander Alone	1	0.00
Some Other Race Alone	401	0.44
Two or More Races	176	0.20
2010 Population by Sex		
Male	41,105	45.52
Female	49,204	54.48
Male to Female Ratio	-	0.83
2010 Population by Age		
Age 0 - 4	5,953	6.59
Age 5 - 9	5,954	6.59
Age 10 - 14	6,620	7.33
Age 15 - 17	4,768	5.28
Age 18 - 20	3,788	4.20
Age 21 - 24	4,535	5.02
Age 25 - 34	12,180	13.49
Age 35 - 44	12,786	14.16
Age 45 - 54	13,539	14.99
Age 55 - 64	12,159	13.46
Age 65 - 74	5,548	6.14
Age 75 - 84	1,945	2.15
Age 85+	534	0.59
Age 15+	71,782	79.48
Age 16+	70,196	77.73
Age 18+	67,014	74.20
Age 21+	63,226	70.01
Age 25+	58,691	64.99
Age 65+	8,027	8.89
Median Age	-	36.09
2010 Male Population by Age		
Age 0 - 4	3,017	3.34
Age 5 - 9	3,003	3.33
Age 10 - 14	3,404	3.77
Age 15 - 17	2,493	2.76
Age 18 - 20	1,894	2.10
Age 21 - 24	2,093	2.32
Age 25 - 34	5,410	5.99
Age 35 - 44	5,600	6.20
Age 45 - 54	5,786	6.41
Age 55 - 64	5,073	5.62
Age 65 - 74	2,486	2.75
Age 75 - 84	698	0.77
Age 85+	148	0.16
Median Age, Male	-	33.62
2010 Female Population by Age		
Age 0 - 4	2,936	3.25
Age 5 - 9	2,951	3.27
Age 10 - 14	3,216	3.56
Age 15 - 17	2,275	2.52
Age 18 - 20	1,894	2.10
Age 21 - 24	2,442	2.70
Age 25 - 34	6,770	7.50
Age 35 - 44	7,186	7.96
Age 45 - 54	7,753	8.59
Age 55 - 64	7,086	7.85
Age 65 - 74	3,062	3.39
Age 75 - 84	1,247	1.38
Age 85+	386	0.43
Median Age, Female	-	38.02

Benchmark: USA

Pop-Facts® Census Demographics | Housing & Households

Trade Area: DECATUR, GAPMA

Total Households: 36,457

	Count	%
2010 Households by Household Type		
Family Households	22,565	69.56
NonFamily Households	9,875	30.44
2010 Group Quarters Population		
Group Quarters Population	1,634	1.81
2010 Hispanic or Latino Households		
Hispanic/Latino Households	404	1.25
2010 Households by Household Size		
1-Person Household	8,160	25.15
2-Person Household	9,217	28.41
3-Person Household	6,260	19.30
4-Person Household	4,418	13.62
5-Person Household	2,390	7.37
6-Person Household	1,115	3.44
7+ Person Household	880	2.71
2010 Family Households by Type by Presence of Children		
Married Couple Family, With Own Kids	4,268	18.91
Married Couple Family, Without Own Kids	7,163	31.74
Male Householder, With Own Kids	815	3.61
Male Householder, Without Own Kids	1,203	5.33
Female Householder, With Own Kids	4,417	19.57
Female Householder, Without Own Kids	4,699	20.82
2010 Households by Presence of People Under Age 18		
Households with People Under 18 Years old	12,217	37.66
Married Couple Family	5,201	16.03
Other Family Household, Male Householder	1,058	3.26
Other Family Household, Female Householder	5,862	18.07
NonFamily Household, Male Householder	59	0.18
NonFamily Household, Female Householder	37	0.11
2010 Occupied Housing Units by Tenure		
Renter-Occupied	9,684	29.85
Owner-Occupied	22,756	70.15

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Summary

Trade Area: DECATUR, GAPMA

Population	
2000 Census	86,151
2010 Census	90,309
2021 Estimate	99,707
2026 Projection	104,280
Population Growth	
Percent Change: 2000 to 2010	4.83
Percent Change: 2010 to 2021	10.41
Percent Change: 2021 to 2026	4.59
Households	
2000 Census	28,022
2010 Census	32,440
2021 Estimate	36,457
2026 Projection	38,297
Household Growth	
Percent Change: 2000 to 2010	15.77
Percent Change: 2010 to 2021	12.38
Percent Change: 2021 to 2026	5.05
Family Households	
2000 Census	21,675
2010 Census	22,565
2021 Estimate	25,356
2026 Projection	26,633
Family Household Growth	
Percent Change: 2000 to 2010	4.11
Percent Change: 2010 to 2021	12.37
Percent Change: 2021 to 2026	5.04

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: DECATUR, GAPMA

Total Population: 99,707 | Total Households: 36,457

	Count	%
2021 Est. Population by Single-Classification Race		
White Alone	4,815	4.83
Black/African American Alone	92,059	92.33
American Indian/Alaskan Native Alone	116	0.12
Asian Alone	486	0.49
Native Hawaiian/Pacific Islander Alone	22	0.02
Some Other Race Alone	512	0.51
Two or More Races	1,697	1.70
2021 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	98,469	98.76
Hispanic or Latino	1,238	1.24
Mexican Origin	393	31.75
Puerto Rican Origin	324	26.17
Cuban Origin	91	7.35
All Other Hispanic or Latino	430	34.73
2021 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	51	10.49
Filipino	44	9.05
Japanese	6	1.24
Asian Indian	119	24.49
Korean	104	21.40
Vietnamese	25	5.14
Cambodian	1	0.21
Hmong	0	0.00
Laotian	1	0.21
Thai	10	2.06
All Other Asian Races Including 2+ Category	125	25.72
2021 Est. Population by Ancestry		
Arab	37	0.04
Czech	6	0.01
Danish	3	0.00
Dutch	81	0.08
English	920	0.92
French (Excluding Basque)	71	0.07
French Canadian	10	0.01
German	841	0.84
Greek	0	0.00
Hungarian	3	0.00
Irish	869	0.87
Italian	316	0.32
Lithuanian	24	0.02
Norwegian	9	0.01
Polish	23	0.02
Portuguese	24	0.02
Russian	19	0.02
Scotch-Irish	153	0.15
Scottish	220	0.22
Slovak	0	0.00
Sub-Saharan African	3,741	3.75
Swedish	27	0.03
Swiss	22	0.02
Ukrainian	8	0.01
United States or American	4,324	4.34
Welsh	32	0.03
West Indian (Excluding Hispanic groups)	2,859	2.87
Other ancestries	70,453	70.66
Ancestries Unclassified	14,612	14.65
2021 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	86,882	93.10
Speak Asian/Pacific Isl. Lang. at Home	688	0.74
Speak Indo-European Language at Home	1,483	1.59
Speak Spanish at Home	2,028	2.17
Speak Other Language at Home	2,240	2.40
2021 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	214	17.29
Black/African American Alone	473	38.21
American Indian/Alaskan Native Alone	17	1.37
Asian Alone	8	0.65
Native Hawaiian/Pacific Islander Alone	0	0.00
Some Other Race Alone	376	30.37
Two or More Races	150	12.12

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race

Trade Area: DECATUR, GAPMA

Total Population: 99,707 | Total Households: 36,457

	Count	%
2021 Est. Population by Sex		
Male	45,097	45.23
Female	54,610	54.77
2021 Est. Population by Age		
Age 0 - 4	6,386	6.41
Age 5 - 9	6,367	6.39
Age 10 - 14	5,911	5.93
Age 15 - 17	3,660	3.67
Age 18 - 20	3,398	3.41
Age 21 - 24	4,733	4.75
Age 25 - 34	15,262	15.31
Age 35 - 44	13,232	13.27
Age 45 - 54	12,284	12.32
Age 55 - 64	13,032	13.07
Age 65 - 74	10,409	10.44
Age 75 - 84	4,092	4.10
Age 85 and over	941	0.94
Age 16 and over	79,836	80.07
Age 18 and over	77,383	77.61
Age 21 and over	73,985	74.20
Age 65 and over	15,442	15.49
Median Age	-	38.00
Average Age	-	38.98
2021 Est. Pop Age 15+ by Marital Status		
Total, Never Married	37,614	46.41
Male, Never Married	17,194	21.22
Female, Never Married	20,420	25.20
Married, Spouse Present	24,179	29.84
Married, Spouse Absent	4,585	5.66
Widowed	4,569	5.64
Male, Widowed	1,184	1.46
Female, Widowed	3,385	4.18
Divorced	10,096	12.46
Male, Divorced	3,424	4.22
Female, Divorced	6,672	8.23
2021 Est. Male Population by Age		
Male: Age 0 - 4	3,195	7.08
Male: Age 5 - 9	3,242	7.19
Male: Age 10 - 14	3,019	6.70
Male: Age 15 - 17	1,822	4.04
Male: Age 18 - 20	1,713	3.80
Male: Age 21 - 24	2,295	5.09
Male: Age 25 - 34	6,907	15.32
Male: Age 35 - 44	5,888	13.06
Male: Age 45 - 54	5,347	11.86
Male: Age 55 - 64	5,355	11.87
Male: Age 65 - 74	4,272	9.47
Male: Age 75 - 84	1,745	3.87
Male: Age 85 and over	297	0.66
Median Age, Male	-	35.56
Average Age, Male	-	37.17
2021 Est. Female Population by Age		
Female: Age 0 - 4	3,191	5.84
Female: Age 5 - 9	3,125	5.72
Female: Age 10 - 14	2,892	5.30
Female: Age 15 - 17	1,838	3.37
Female: Age 18 - 20	1,685	3.09
Female: Age 21 - 24	2,438	4.46
Female: Age 25 - 34	8,355	15.30
Female: Age 35 - 44	7,344	13.45
Female: Age 45 - 54	6,937	12.70
Female: Age 55 - 64	7,677	14.06
Female: Age 65 - 74	6,137	11.24
Female: Age 75 - 84	2,347	4.30
Female: Age 85 and over	644	1.18
Median Age, Female	-	40.03
Average Age, Female	-	40.46

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: DECATUR, GAPMA

Total Population: 99,707 | Total Households: 36,457

	Count	%
2021 Est. Households by Household Type		
Family Households	25,356	69.55
NonFamily Households	11,101	30.45
2021 Est. Group Quarters Population		
2021 Est. Group Quarters Population	1,502	1.51
2021 HHs By Ethnicity, Hispanic/Latino		
2021 HHs By Ethnicity, Hispanic/Latino	372	1.02
2021 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	4,850	19.13
Married Couple Family, no own children	8,008	31.58
Male Householder, own children	919	3.62
Male Householder, no own children	1,336	5.27
Female Householder, own children	5,002	19.73
Female Householder, no own children	5,241	20.67
2021 Est. Households by Household Size		
1-Person Household	9,578	26.27
2-Person Household	10,266	28.16
3-Person Household	6,995	19.19
4-Person Household	4,807	13.19
5-Person Household	2,628	7.21
6-Person Household	1,319	3.62
7-or-more-person	864	2.37
2021 Est. Average Household Size	-	2.69
2021 Est. Households by Number of Vehicles		
No Vehicles	2,525	6.93
1 Vehicle	12,852	35.25
2 Vehicles	12,551	34.43
3 Vehicles	5,352	14.68
4 Vehicles	1,951	5.35
5 or more Vehicles	1,226	3.36
2021 Est. Average Number of Vehicles	-	1.91
2021 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	25,554	70.09
Housing Units, Renter-Occupied	10,903	29.91
2021 Owner Occ. HUs: Avg. Length of Residence		
2021 Owner Occ. HUs: Avg. Length of Residence	-	18.17
2021 Renter Occ. HUs: Avg. Length of Residence		
2021 Renter Occ. HUs: Avg. Length of Residence	-	6.80
2021 Est. Owner-Occupied Housing Units by Value		
Value Less Than \$20,000	321	1.26
Value \$20,000 - \$39,999	379	1.48
Value \$40,000 - \$59,999	524	2.05
Value \$60,000 - \$79,999	836	3.27
Value \$80,000 - \$99,999	1,534	6.00
Value \$100,000 - \$149,999	5,649	22.11
Value \$150,000 - \$199,999	6,060	23.71
Value \$200,000 - \$299,999	6,172	24.15
Value \$300,000 - \$399,999	1,899	7.43
Value \$400,000 - \$499,999	1,126	4.41
Value \$500,000 - \$749,999	625	2.45
Value \$750,000 - \$999,999	221	0.86
Value \$1,000,000 - \$1,499,999	121	0.47
Value \$1,500,000 - \$1,999,999	35	0.14
Value \$2,000,000 or more	52	0.20
2021 Est. Median All Owner-Occupied Housing Value	-	178,175.62

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households

Trade Area: DECATUR, GAPMA

Total Population: 99,707 | Total Households: 36,457

	Count	%
2021 Est. Housing Units by Units in Structure		
1 Unit Attached	2,897	7.03
1 Unit Detached	30,259	73.42
2 Units	104	0.25
3 to 4 Units	1,214	2.95
5 to 19 Units	5,017	12.17
20 to 49 Units	1,026	2.49
50 or More Units	488	1.18
Mobile Home or Trailer	207	0.50
Boat, RV, Van, etc.	0	0.00
2021 Est. Housing Units by Year Structure Built		
Built 2014 or Later	3,862	9.37
Built 2010 to 2013	179	0.43
Built 2000 to 2009	8,635	20.95
Built 1990 to 1999	6,567	15.94
Built 1980 to 1989	4,686	11.37
Built 1970 to 1979	6,299	15.28
Built 1960 to 1969	6,423	15.59
Built 1950 to 1959	3,555	8.63
Built 1940 to 1949	757	1.84
Built 1939 or Earlier	249	0.60
2021 Housing Units by Year Structure Built		
2021 Est. Median Year Structure Built	-	1,987.22
2021 Est. Households by Presence of People Under 18		
2021 Est. Households by Presence of People Under 18	13,796	37.84
Households with 1 or More People under Age 18		
Married Couple Family	5,891	42.70
Other Family, Male Householder	1,188	8.61
Other Family, Female Householder	6,612	47.93
NonFamily Household, Male Householder	63	0.46
NonFamily Household, Female Householder	42	0.30
2021 Est. Households with No People under Age 18		
Households with No People under Age 18	22,661	62.16
Households with No People under Age 18		
Married Couple Family	6,963	30.73
Other Family, Male Householder	1,065	4.70
Other Family, Female Householder	3,634	16.04
NonFamily, Male Householder	4,810	21.23
NonFamily, Female Householder	6,189	27.31

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education

Trade Area: DECATUR, GAPMA

Total Population: 99,707 | Total Households: 36,457

	Count	%
2021 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	1,964	2.84
Some High School, No Diploma	4,577	6.61
High School Graduate (or GED)	20,434	29.51
Some College, No Degree	15,414	22.26
Associate's Degree	6,463	9.33
Bachelor's Degree	12,921	18.66
Master's Degree	5,409	7.81
Professional Degree	1,046	1.51
Doctorate Degree	1,024	1.48
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
High School Diploma	146	19.84
High School Graduate	177	24.05
Some College or Associate's Degree	212	28.80
Bachelor's Degree or Higher	201	27.31
2021 Est. Households by HH Income		
Income < \$15,000	3,052	8.37
Income \$15,000 - \$24,999	2,957	8.11
Income \$25,000 - \$34,999	3,138	8.61
Income \$35,000 - \$49,999	5,248	14.39
Income \$50,000 - \$74,999	6,756	18.53
Income \$75,000 - \$99,999	5,194	14.25
Income \$100,000 - \$124,999	3,876	10.63
Income \$125,000 - \$149,999	2,652	7.27
Income \$150,000 - \$199,999	2,091	5.74
Income \$200,000 - \$249,999	769	2.11
Income \$250,000 - \$499,999	573	1.57
Income \$500,000+	151	0.41
2021 Est. Average Household Income	--	79,482.95
2021 Est. Median Household Income	--	63,280.50
2021 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	--	73,700.42
Black or African American Alone	--	62,904.80
American Indian and Alaskan Native Alone	--	35,776.04
Asian Alone	--	49,504.67
Native Hawaiian and Other Pacific Islander Alone	--	8,543.56
Some Other Race Alone	--	40,934.80
Two or More Races	--	62,282.40
Hispanic or Latino	--	59,141.11
Not Hispanic or Latino	--	63,321.29
2021 Est. Families by Poverty Status		
2021 Families at or Above Poverty	22,561	88.98
2021 Families at or Above Poverty with children	9,528	37.58
2021 Families Below Poverty	2,795	11.02
2021 Families Below Poverty with children	2,151	8.48

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Education & Occupation

ENVIRONICS
ANALYTICS

Trade Area: DECATUR, GAPMA

Total Population: 86,151 | Total Households: 36,457

	Count	%
2021 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	28,277	61.42
Blue Collar	10,016	21.76
Service and Farming	7,744	16.82
2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	3,313	7.87
15 - 29 Minutes	13,853	32.89
30 - 44 Minutes	12,514	29.71
45 - 59 Minutes	5,791	13.75
60 or more Minutes	6,649	15.79
2021 Est. Avg Travel Time to Work in Minutes	-	38.51
2021 Est. Workers Age 16+ by Transp. to Work		
2021 Est. Workers Age 16+ by Transp. to Work	44,949	100.00
Drove Alone	33,787	75.17
Carpooled	4,097	9.12
Public Transport	2,953	6.57
Walked	424	0.94
Bicycle	6	0.01
Other Means	595	1.32
Worked at Home	3,087	6.87
2021 Est. Civ. Employed Pop 16+ by Class of Worker		
2021 Est. Civ. Employed Pop 16+ by Class of Worker	46,037	100.00
For-Profit Private Workers	31,702	68.86
Non-Profit Private Workers)	3,107	6.75
Local Government Workers	4,397	9.55
State Government Workers	1,964	4.27
Federal Government Workers	1,543	3.35
Self-Employed Workers	3,257	7.08
Unpaid Family Workers	67	0.15
2021 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	305	0.66
Arts/Design/Entertainment/Sports/Media	682	1.48
Building/Grounds Cleaning/Maintenance	1,715	3.73
Business/Financial Operations	2,616	5.68
Community/Social Services	897	1.95
Computer/Mathematical	1,286	2.79
Construction/Extraction	1,250	2.71
Education/Training/Library	3,390	7.36
Farming/Fishing/Forestry	20	0.04
Food Preparation/Serving Related	2,481	5.39
Healthcare Practitioner/Technician	2,386	5.18
Healthcare Support	1,345	2.92
Installation/Maintenance/Repair	1,269	2.76
Legal	264	0.57
Life/Physical/Social Science	250	0.54
Management	3,772	8.19
Office/Administrative Support	7,796	16.93
Production	1,554	3.38
Protective Services	1,380	3.00
Sales/Related	4,633	10.06
Personal Care/Service	803	1.74
Transportation/Material Moving	5,943	12.91
2021 Est. Pop Age 16+ by Employment Status		
In Armed Forces	32	0.04
Civilian - Employed	47,782	59.85
Civilian - Unemployed	4,321	5.41
Not in Labor Force	27,701	34.70

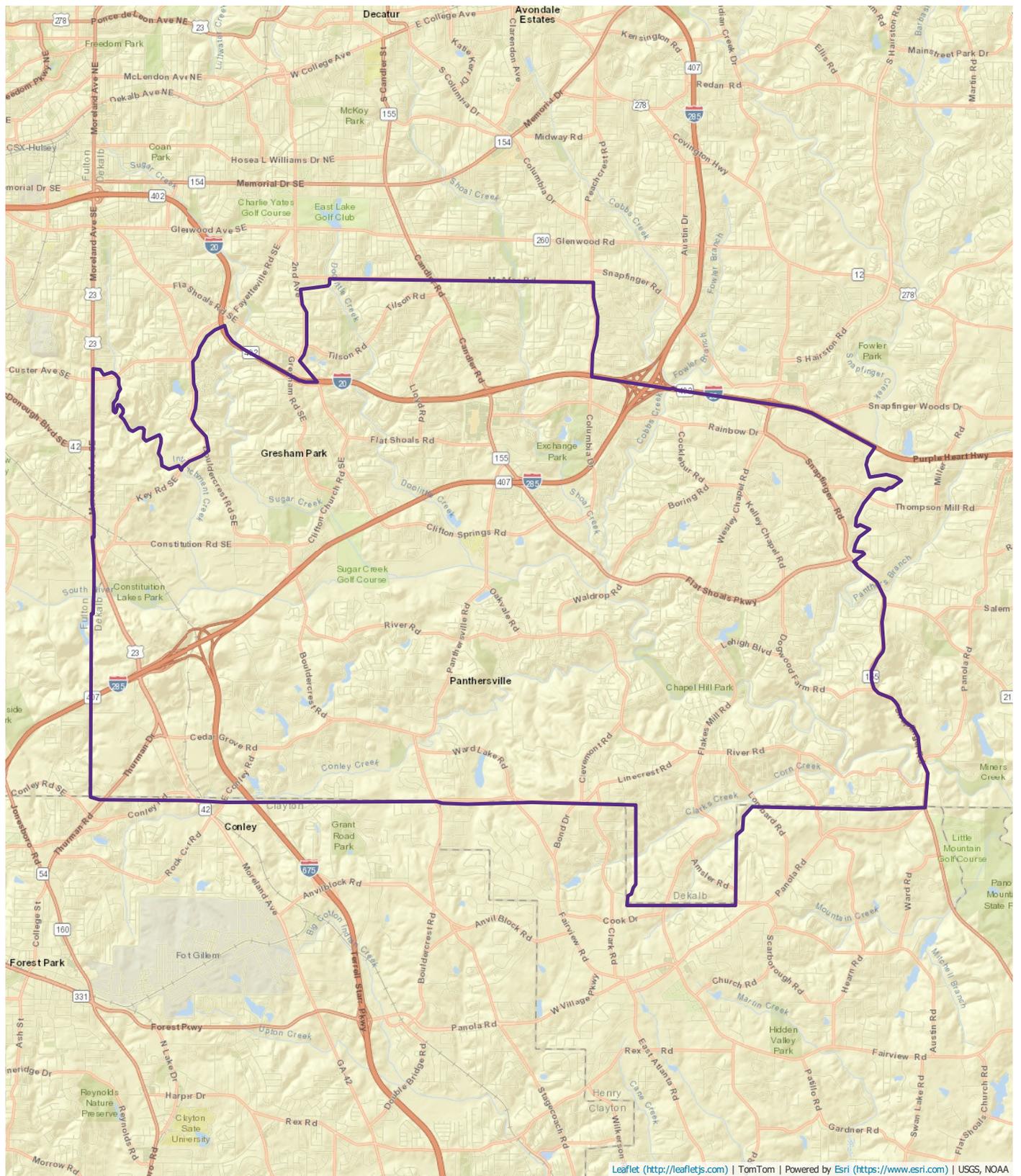
Benchmark: USA

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Pop-Facts® Demographic Snapshot | Map

Trade Area: DECATUR, GAPMA

Total Population: 99,707 | Total Households: 36,457



Trade Area: DECATUR, GAPMA



POPULATION

The population in this area is estimated to change from **90,309** to **99,707**, resulting in a growth of **10.4%** between 2010 and the current year. Over the next five years, the population is projected to grow by **4.6%**.

The population in the base area is estimated to change from **308,745,538** to **330,946,040**, resulting in a growth of **7.2%** between 2010 and the current year. Over the next five years, the population is projected to grow by **2.9%**.

The current year median age for this area is **38.0**, while the average age is **39.0**. Five years from now, the median age is projected to be **39.5**.

The current year median age for the base area is **38.8**, while the average age is **39.8**. Five years from now, the median age is projected to be **39.8**.

Of this area's current year estimated population:

4.8% are White Alone, **92.3%** are Black or African American Alone, **0.1%** are American Indian and Alaska Nat. Alone, **0.5%** are Asian Alone, **0.0%** are Nat. Hawaiian and Other Pacific Isl. Alone, **0.5%** are Some Other Race, and **1.7%** are Two or More Races.

Of the base area's current year estimated population:

69.2% are White Alone, **12.9%** are Black or African American Alone, **1.0%** are American Indian and Alaska Nat. Alone, **5.9%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **7.2%** are Some Other Race, and **3.6%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **1.2%**, while the base area's current estimated Hispanic or Latino population is **19.2%**.



HOUSEHOLD

The number of households in this area is estimated to change from **32,440** to **36,457**, resulting in an increase of **12.4%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **5.0%**.

The number of household in the base area is estimated to change from **116,716,292** to **125,732,798**, resulting in an increase of **7.7%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.1%**.

Benchmark: USA

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Trade Area: DECATUR, GAPMA



EDUCATION

Currently, it is estimated that **7.8%** of the population age 25 and over in this area had earned a Master's Degree, **1.5%** had earned a Professional School Degree, **1.5%** had earned a Doctorate Degree and **18.7%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **8.9%** had earned a Master's Degree, **2.1%** had earned a Professional School Degree, **1.4%** had earned a Doctorate Degree and **19.8%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$79,482.95** for the current year, while the average household income for the base area is estimated to be **\$96,765** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$79,482.95** to **\$91,447.02**.

The average household income in the base area is projected to change over the next five years, from **\$96,765** to **\$107,191**.



HOUSING

Most of the dwellings in this area (**70.1%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied (65.2%)**.

The majority of dwellings in this area (**73.4%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.5%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**21.0%**) are estimated to have been **Built 2000 to 2009** for the current year.

The majority of housing units in the base area (**14.3%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: DECATUR, GAPMA



LABOR

For this area, **DECATUR, GA PMA**, **91.7%** of the labor force is estimated to be employed for the current year.

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

0.0% are in the Armed Forces, **59.9%** are employed civilians, **5.4%** are unemployed civilians, and **34.7%** are not in the labor force.

The occupational classification for this area are as follows:

21.8% hold blue collar occupations, **61.4%** hold white collar occupations, and **16.8%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories: **0.7%** are in Architecture and Engineering, **1.5%** are in Arts, Entertainment and Sports, **5.7%** are in Business and Financial Operations, **2.8%** are in Computers and Mathematics, **7.4%** are in Education, Training and Libraries, **5.2%** are in Healthcare Practitioners and Technicians, **2.9%** are in Healthcare Support, **0.5%** are in Life, Physical and Social Sciences, **8.2%** are in Management, **16.9%** are in Office and Administrative Support.

1.9% are in Community and Social Services, **5.4%** are in Food Preparation and Serving, **0.6%** are in Legal Services, **3.0%** are in Protective Services, **10.1%** are in Sales and Related Services, **1.7%** are in Personal Care Services.

3.7% are in Building and Grounds Maintenance, **2.7%** are in Construction and Extraction, **0.0%** are in Farming, Fishing and Forestry, **2.8%** are in Maintenance and Repair, **3.4%** are in Production, **12.9%** are in Transportation and Moving.

For the base area, **USA**, **94.9%** of the labor force is estimated to be employed for the current year.

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

0.4% are in the Armed Forces, **59.6%** are employed civilians, **3.2%** are unemployed civilians, and **36.8%** are not in the labor force.

The occupational classification for the base area are as follows:

21.5% hold blue collar occupations, **60.0%** hold white collar occupations, and **18.5%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories: **1.9%** are in Architecture and Engineering, **2.0%** are in Arts, Entertainment and Sports, **5.4%** are in Business and Financial Operations, **3.1%** are in Computers and Mathematics, **6.0%** are in Education, Training and Libraries, **6.0%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **0.9%** are in Life, Physical and Social Sciences, **10.1%** are in Management, **11.5%** are in Office and Administrative Support.

1.7% are in Community and Social Services, **5.7%** are in Food Preparation and Serving, **1.1%** are in Legal Services, **2.1%** are in Protective Services, **10.3%** are in Sales and Related Services, **2.8%** are in Personal Care Services.

3.9% are in Building and Grounds Maintenance, **5.1%** are in Construction and Extraction, **0.7%** are in Farming, Fishing and Forestry, **3.0%** are in Maintenance and Repair, **5.7%** are in Production, **7.6%** are in Transportation and Moving.

Report Details

Name: Executive Dashboard
Date / Time: 1/26/2021 3:42:43 PM
Workspace Vintage: 2021

Trade Area

Name	Level	Geographies
DECATUR, GA PMA	Census Tract	13089-023410; 13089-023411; 13089-023412; 13089-023413; 13089-023414; 13089-023419; 13089-023421; 13089-023422; 13089-023423; 13089-023424; 13089-023425; 13089-023426; 13089-023504; 13089-023505; 13089-023602; 13089-023603; 13089-023802; 13089-023803

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
Claritas Pop-Facts® Premier 2021	Claritas	©Claritas, LLC 2021 (https://en.environicsanalytics.ca/Spotlight/Abo)
SPOTLIGHT Pop-Facts® Premier 2021, including 2000 and 2010 US Census, 2021 estimates and 2025 projections	Claritas	©Claritas, LLC 2021 (https://en.environicsanalytics.ca/Spotlight/Abo)
