

REPORT

**MARKET STUDY**

**July 13, 2021**

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**Lakeview Terrace  
2470 Gordon Highway  
Augusta, GA 30909**

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*For*

**Brian Parent  
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Suite 206  
Jacksonville, FL 32216**

**And**

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

**1. Description**

The project is a new construction development of general occupancy rental housing that will be built with LIHTC financing.

1. The site is located on the south side of Gordon Hwy, approximately one-half mile east of Jimmie Dyess Parkway in Augusta, Richmond County, GA
2. Project Construction Type: New Construction
3. Occupancy Type: general occupancy
4. Special Population Target: none
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	18	60%
2	2	106	60%
3	2	76	60%
TOTAL		200	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	18	780
2	2	106	1075
3	2	76	1240
TOTAL		200	
STRUCTURE TYPE: walk-up 3 story			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	18	60%	780	664	113	777
2	2	106	60%	1075	791	142	933
3	2	76	60%	1240	896	182	1078
TOTAL		200					

**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:

Range ( X )		W/D Hookups ( X )	Swimming Pool ( )	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 ( )
Microwave Oven ( X )		Basement ( )	Community Facility ( )	Business Center ( )
Carpet ( )		Intercom ( )	Fitness Center ( )	Computer Center ( )
A/C-Wall ( )		Security Syst. ( )	Jacuzzi/Sauna ( )	Car Wash Area ( )
A/C-Central ( X )		Furnishings ( )	Playground ( X )	Picnic Area ( X )
Window Blinds ( X )		E-Call Button ( )	Tennis Court ( )	Craft Room ( )
Wash/Dryer ( )		Cable Sat Provided ( )	Sports Court ( )	Library ( )
Wheelchair ramps ( )		Internet Provided ( )	Vaulted Ceilings ( )	Storage ( )
Safety bars ( )		Cable Sat Wired ( X )	Internet Wired ( x )	View ( )
Pets Allowed ( X )		Hardwood Flooring ( )	Vinyl Flooring ( X )LVP	Other* ( )
Pet Fee ( X )		*Detail "Other" Amenities:		
Pet Rent ( )				

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 7-1-2023

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

## 2. Site Description

The site is vacant wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining to the west is vacant land and south is vacant land and a lake. Adjoining to the north is Gordon Highway followed by residential and adjacent to the east is vacant land and residential.

The site will have frontage access on Gordon Highway.

From the location access to the north-south I-520 is approximately 2 miles away.

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

### 3. Market Area Definition

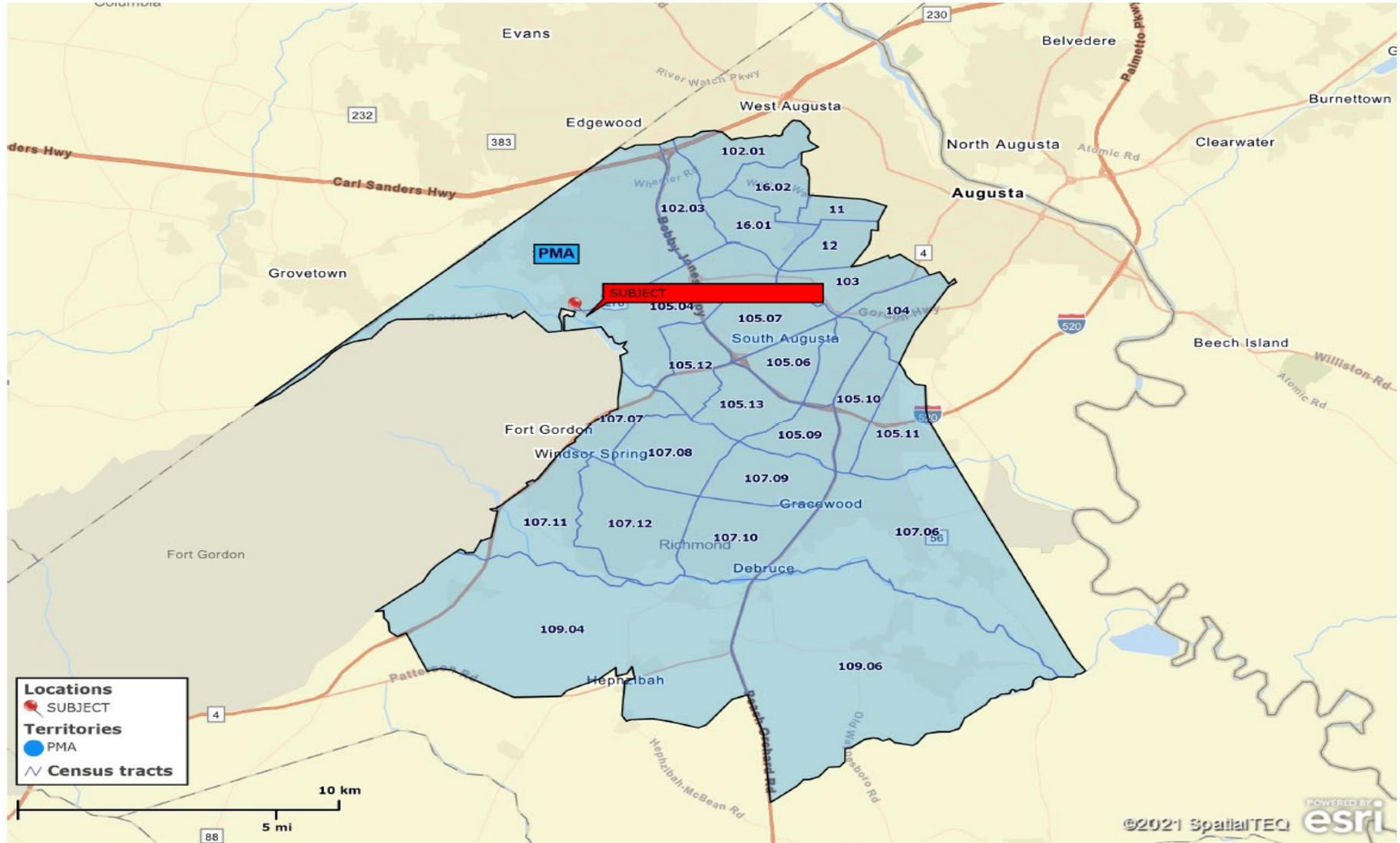
The Primary Market Area (PMA) is the geographic area from which the property is expected to draw 85% of its residents. We determined the PMA for the project to be an area encompassed by the boundaries of the following census tracts:

Tract	County	FIPS code	Tract	County	FIPS code
11	Richmond County	13245001100	105.1	Richmond County	13245010510
12	Richmond County	13245001200	105.11	Richmond County	13245010511
16.01	Richmond County	13245001601	105.12	Richmond County	13245010512
16.02	Richmond County	13245001602	105.13	Richmond County	13245010513
102.01	Richmond County	13245010201	107.06	Richmond County	13245010706
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102.04	Richmond County	13245010204	107.08	Richmond County	13245010708
103	Richmond County	13245010300	107.09	Richmond County	13245010709
104	Richmond County	13245010400	107.1	Richmond County	13245010710
105.04	Richmond County	13245010504	107.11	Richmond County	13245010711
105.06	Richmond County	13245010506	107.12	Richmond County	13245010712
105.07	Richmond County	13245010507	109.04	Richmond County	13245010904
105.08	Richmond County	13245010508	109.06	Richmond County	13245010906
105.09	Richmond County	13245010509			

The map below shows the boundaries of the PMA. The site is approximately 12.2 miles from the farthest boundary of the PMA. The use of these census tracts as the boundary is appropriate for this type of housing in an urban area. The site is located on the northern part of the PMA and is expected to attract applicants from the entire county.

Primary Market Area Map

PMA MAP



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

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

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

The County unemployment rate declined to 5% in May 2021, from 7.4% in 2020. The annualized total employment increased by 2.2% in 2017, by 0.4% in 2018, 0.3% in 2019 and decreased 5.3% in 2020. The annualized unemployment rate decreased 0.8% in 2017, 0.7% in 2018, 0.7% in 2019 and increased 2.9% in 2020. Total employment in May 2021 has increased by 4,672 over annualized 2020. The decrease in employment in 2020 was due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the military sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 59.3% of those working in Richmond County do not live in Richmond 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 40.99% which is lower than many urban areas. One-unit detached homes make up 66.78% of the housing units, while units while structures with 5 or more units make up 13.77% of the housing units. Mobile Homes or Trailers make up 8.48% of the units.

We surveyed 12 complexes with a total of 2,198 units. This include 7 reported LIHTC projects with a total of 1,088 units and 5 market rate and other subsidized units with a total of 1,110 units. The LIHTC complexes had occupancy of 98.90%, while the other units had occupancy of 93.69%. The overall occupancy rate is 96.27%. The amenities in the majority of the market rate units surveyed are inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are several market rate multifamily units that are comparable to the subject. In order to establish the market rates, we used the surveyed complexes plus looked at rental rates in single family units in the PMA. This conservative method led us to conclude that the average market rent (adjusted for utilities) for one-bedroom units is \$1,230 for one-bedroom units, \$1,389 for two-bedroom units and \$1,427 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 \$1,200 for one-bedroom units, \$1,350 for two-bedroom units and \$1,550 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	777	\$113	664	\$664	1200	80.7%
2 Bedroom-60% AMI	933	\$142	791	\$791	1350	70.7%
3 Bedroom-Market	1078	\$182	896	\$896	1550	73.0%

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 1-3% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are two housing voids in the PMA. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been insufficient development in the last several years. The second is affordable housing for families. 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	50	25%
30 Days Post Completion	74	37%
60 Days Post Completion	98	49%
90 Days Post Completion	122	61%
120 Days Post Completion	146	73%
150 Days Post Completion	170	85%
180 Days Post Completion	194	97%
210 Days Post Completion	200	100%

The absorption rate is estimated to be 24 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 50 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

**9. Overall Conclusion**

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

The site has no adverse conditions and is marketable. The complex will be able to operate as one the nicest affordable rental complex in the area. 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 210 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

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

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking

affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.



**C. PROJECT DESCRIPTION**

The project is a new construction development of general occupancy rental housing that will be built with LIHTC financing.

1. The site is located on the south side of Gordon Hwy, approximately one-half mile east of Jimmie Dyess Parkway in Augusta, Richmond County, GA
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**UTILITY RESPONSIBILITY**

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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:

Range ( X )		W/D Hookups ( X )	Swimming Pool ( )	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 ( )
Microwave Oven ( X )		Basement ( )	Community Facility ( )	Business Center ( )
Carpet ( )		Intercom ( )	Fitness Center ( )	Computer Center ( )
A/C-Wall ( )		Security Syst. ( )	Jacuzzi/Sauna ( )	Car Wash Area ( )
A/C-Central ( X )		Furnishings ( )	Playground ( X )	Picnic Area ( X )
Window Blinds ( X )		E-Call Button ( )	Tennis Court ( )	Craft Room ( )
Wash/Dryer ( )		Cable Sat Provided ( )	Sports Court ( )	Library ( )
Wheelchair ramps ( )		Internet Provided ( )	Vaulted Ceilings ( )	Storage ( )
Safety bars ( )		Cable Sat Wired ( X )	Internet Wired ( x )	View ( )
Pets Allowed ( X )		Hardwood Flooring ( )	Vinyl Flooring ( X )LVP	Other* ( )
Pet Fee ( X )		*Detail "Other" Amenities:		
Pet Rent ( )				

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date: 7-1-2023

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

**D. Site Evaluation**

1. The site visit including comparable market area developments was made on June 10, 2021. by Debbie Amox.
2. The site is vacant wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining to the west is vacant land and south is vacant land and a lake. Adjoining to the north is Gordon Highway followed by residential and adjacent to the east is vacant land and residential.
3. The site will have frontage access on Gordon Highway.
4. From the location access to the north-south I-520 is approximately 2 miles away.
5. The site will make a good location for affordable rental housing. The site will have frontage access on Gordon Highway.

**2. Site and Neighborhood Photos**

All photographs were taken June 10, 2021.



View across west to east



View across east to west



View from SW corner to north



View across from north to south



View north to south



Neighborhood view west



Neighborhood view adjacent east



Neighborhood view North



Neighborhood view south



Belfair Lakes north to south



Gordon Highway east to west

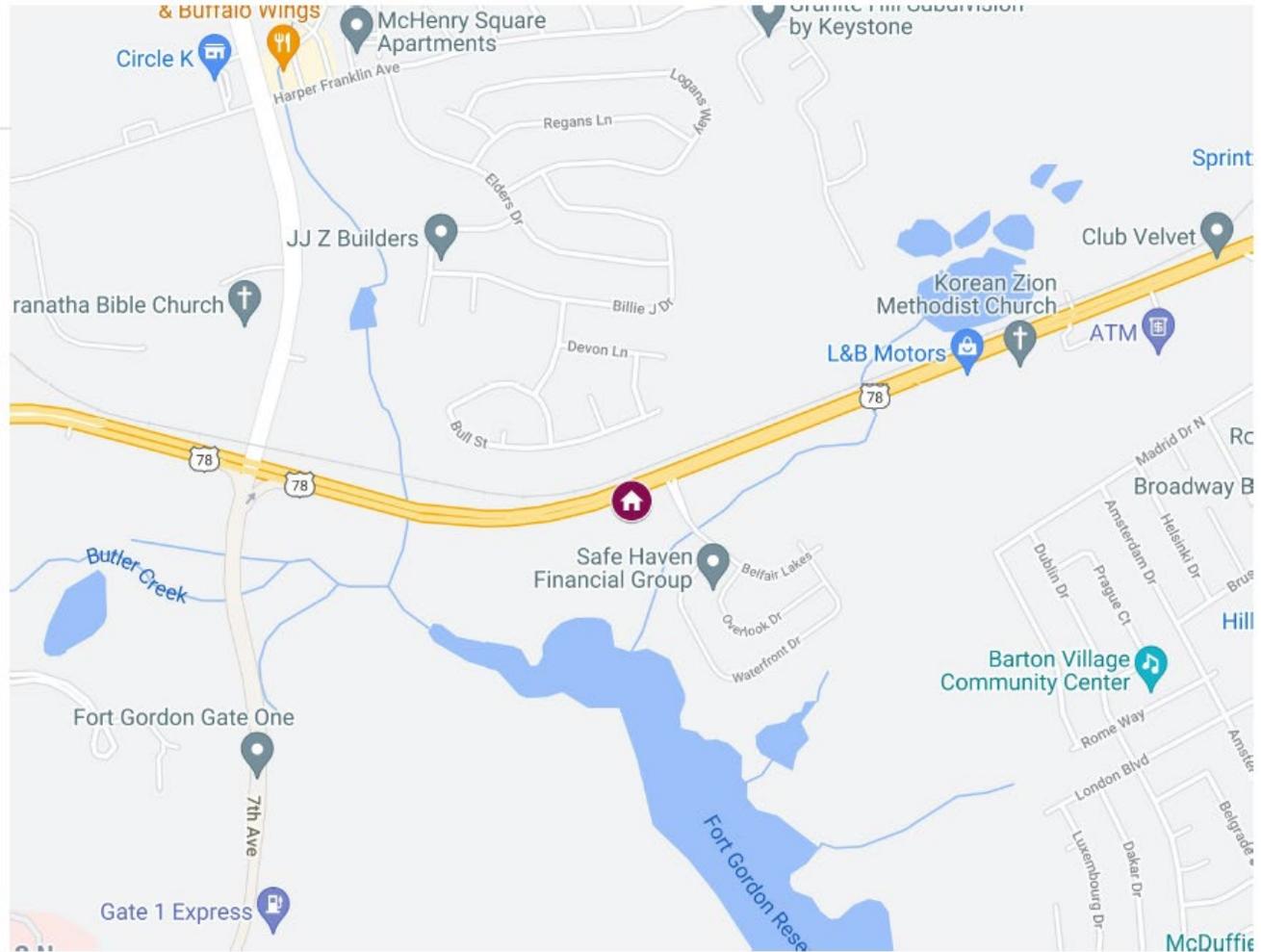
**3. Maps and services.**

Location Map

# Lakeview Terrace

LOCATION

 SUBJECT

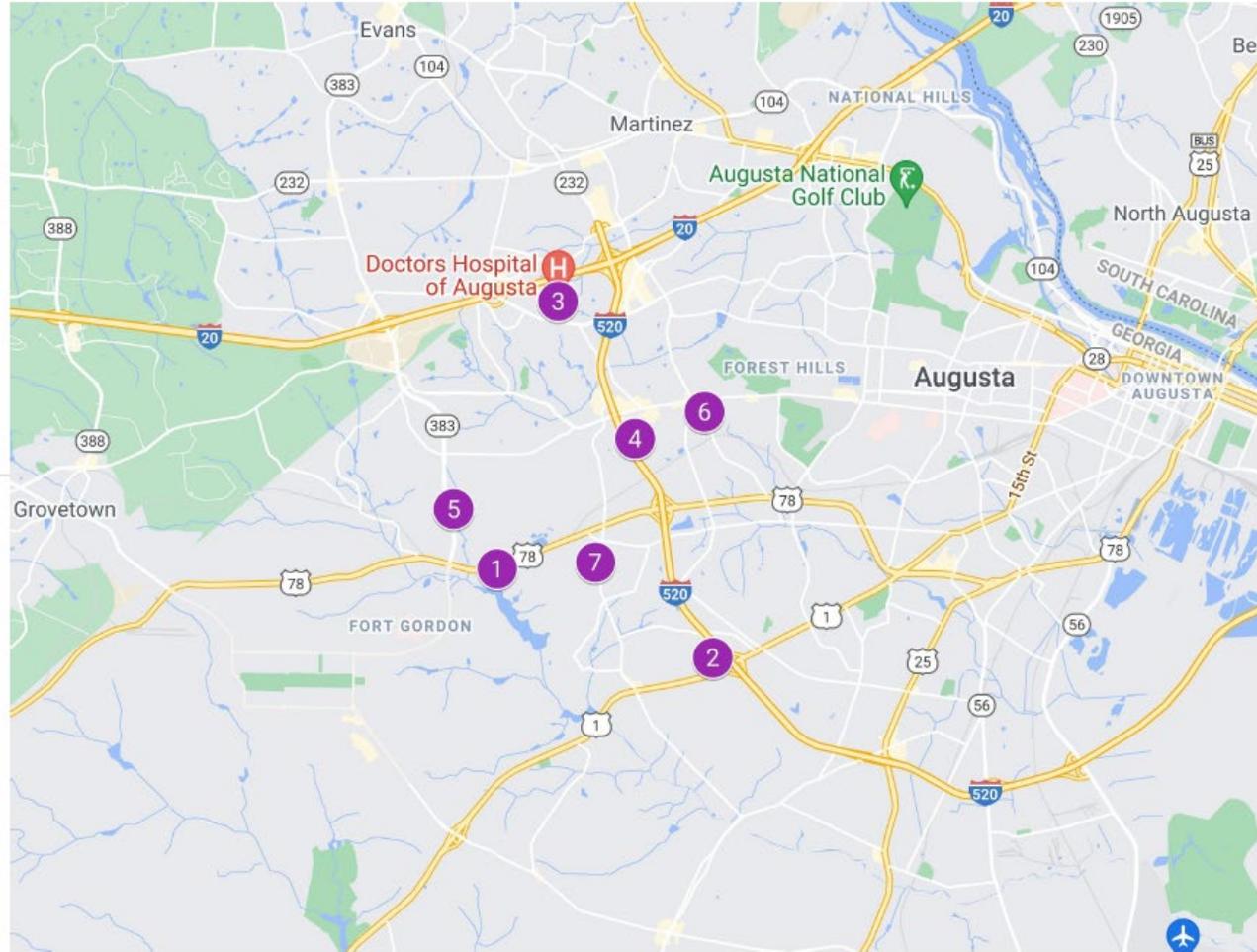


Services Map

# Lakeview Terrace

Amenities

- 1 2470 Gordon Hwy
- 2 Walmart Supercenter
- 3 Doctors Hospital of Augusta
- 4 Augusta Mall
- 5 Dollar General
- 6
- 7 Gracy Elite Fitness Studio LLC
- Barton Chapel Road Elementary

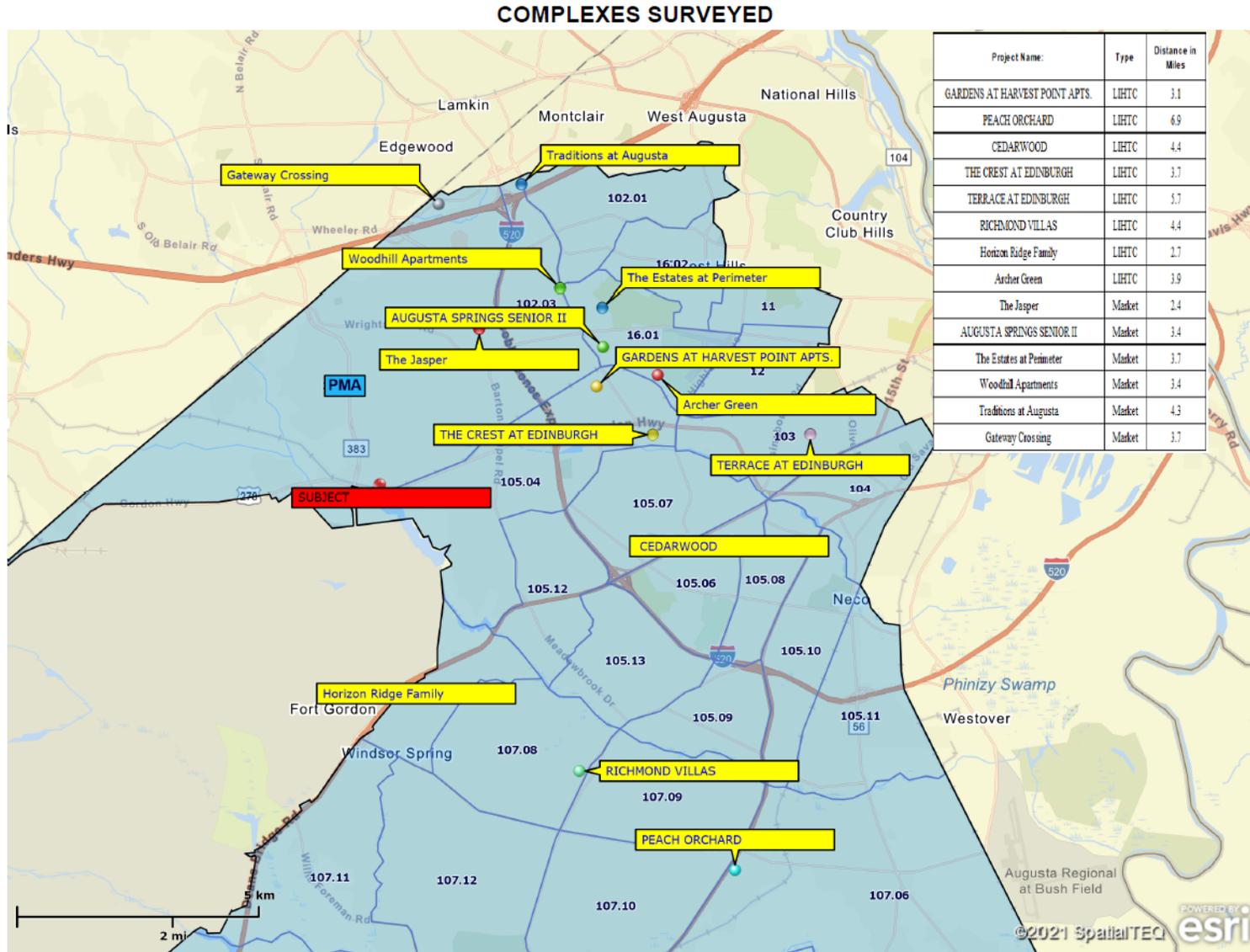


Service	Name/Address	Distance
<b>Full-Service Grocery Store</b>	Walmart Supercenter 3209 Deans Bridge Road Augusta, GA	2.7
<b>Pharmacy/Drug Store</b>	Walmart Supercenter 3209 Deans Bridge Road Augusta, GA	2.7
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Doctors Hospital of Augusta 3651 Wheeler Road Augusta, GA	3.2
<b>Shopping Center</b>	Dollar General 4107 Madeline Dr Augusta, GA	0.8
<b>Activities</b>	Gracey Elite Fitness 3254 Wrightsboro RD Augusta, GA	2.9
<b>Public School</b>	Barton Chapel Road Elementary 2329 Barton Chapel Rd. Augusta, GA	0.9

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

1. The site is vacant wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjoining to the west is vacant land and south is vacant land and a lake. Adjoining to the north is Gordon Highway followed by residential and adjacent to the east is vacant land and residential. From the location access to the north-south I-520 is approximately 2 miles away. The development is consistent with the mixed uses of the land within one mile of the site.
2. According to information from neighborhoodscout.com, the crime index is 19. Smaller areas sometimes have worse crime scores due to the small population relative to the number of crimes.
3. See map below that shows existing low-income housing.

Surveyed Complexes Map Including Low Income



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

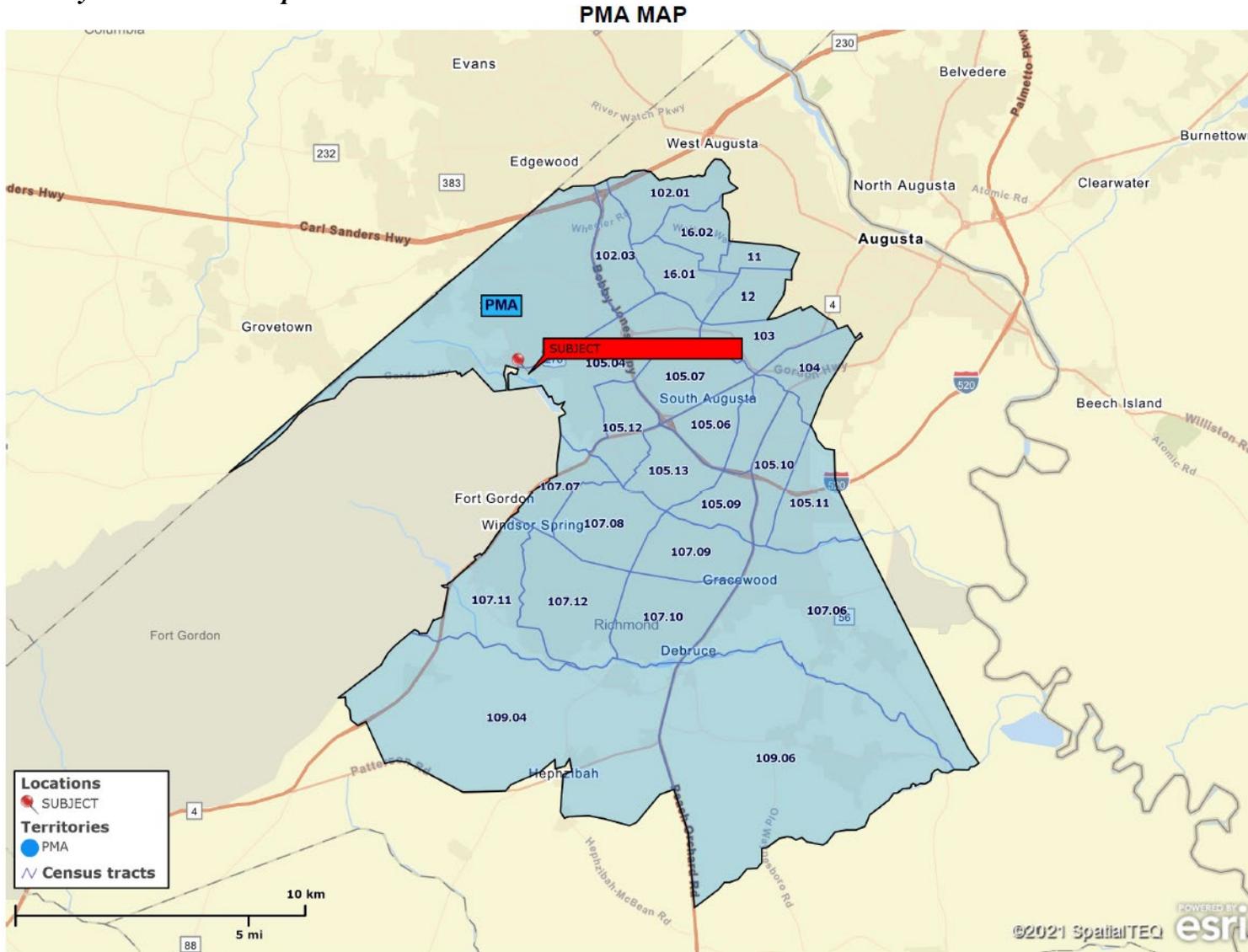
**E. MARKET AREA**

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	Tract	County	FIPS code
11	Richmond County	13245001100	105.1	Richmond County	13245010510
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105.08	Richmond County	13245010508	109.06	Richmond County	13245010906
105.09	Richmond County	13245010509			

The map below shows the boundaries of the PMA. The site is approximately 12.2 miles from the farthest boundary of the PMA. The use of these census tracts as the boundary is appropriate for this type of housing in an urban area. The site is located on the northern 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

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



Trade Area: PMAAUGUSTA

**POPULATION**

The population in this area is estimated to change from **133,983** to **136,553**, resulting in a growth of **1.9%** between 2010 and the current year. Over the next five years, the population is projected to grow by **2.7%**.

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 **35.6**, while the average age is **38.0**. Five years from now, the median age is projected to be **36.8**.

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:**

**29.9%** are White Alone, **63.3%** are Black or African American Alone, **0.3%** are American Indian and Alaska Nat. Alone, **1.4%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **1.7%** are Some Other Race, and **3.1%** 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 **5.1%**, 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 **51,020** to **52,747**, resulting in an increase of **3.4%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.3%**.

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



Trade Area: PMAAUGUSTA

**EDUCATION**

Currently, it is estimated that **4.8%** of the population age 25 and over in this area had earned a Master's Degree, **1.5%** had earned a Professional School Degree, **0.9%** had earned a Doctorate Degree and **12.2%** 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 **\$58,650.264** 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 **\$58,650.264** to **\$63,379.751**.

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 (**59.0%**) 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 (**66.8%**) 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 (**17.3%**) are estimated to have been **Built 1980 to 1989** 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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## Pop-Facts® Executive Summary | Labor



Trade Area: PMAAUGUSTA



## LABOR

For this area, **PMA AUGUSTA, 91.2%** of the labor force is estimated to be employed for the current year.

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

**0.3%** are in the Armed Forces, **54.0%** are employed civilians, **5.2%** are unemployed civilians, and **40.4%** are not in the labor force.

The occupational classification for this area are as follows:

**25.9%** hold blue collar occupations, **53.9%** hold white collar occupations, and **20.2%** are occupied as service & farmworkers.

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

**1.1%** are in Architecture and Engineering, **1.1%** are in Arts, Entertainment and Sports, **4.1%** are in Business and Financial Operations, **2.2%** are in Computers and Mathematics, **6.3%** are in Education, Training and Libraries, **7.4%** are in Healthcare Practitioners and Technicians, **3.2%** are in Healthcare Support, **0.3%** are in Life, Physical and Social Sciences, **4.9%** are in Management, **13.2%** are in Office and Administrative Support.

**1.9%** are in Community and Social Services, **6.3%** are in Food Preparation and Serving, **0.4%** are in Legal Services, **2.8%** are in Protective Services, **10.9%** are in Sales and Related Services, **2.2%** are in Personal Care Services.

**5.6%** are in Building and Grounds Maintenance, **4.4%** are in Construction and Extraction, **0.1%** are in Farming, Fishing and Forestry, **2.8%** are in Maintenance and Repair, **9.1%** are in Production, **9.6%** 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.

Benchmark: USA

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Source: Environics Analytics

## 1. POPULATION TRENDS

### a. Total Population

#### TOTAL POPULATION

#### PMA

Population	
2000 Census	126,029
2010 Census	133,983
2021 Estimate	136,553
2024 Projection	138,759
2026 Projection	140,230
Percent Change: 2000 to 2010	6.31%
Percent Change: 2010 to 2021	1.92%
Percent Change: 2020 to 2024	1.62%
Percent Change: 2021 to 2026	2.69%
Annualized change: 2000-2010	0.63%
Annualized change: 2010-2021	0.17%
Annualized change: 2021-2024	0.54%
Annualized change: 2021-2026	0.54%
Change 2000-2010	7954
Change 2010-2021	2570
Change 2021-2024	2206
Change 2021-2026	3677

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

## b. Population by age group

**POPULATION DETAILS****PMA**

	<b>EST 2021</b>		<b>Proj. 2024</b>
<b>Population by Age</b>	136,553		138,759
Age 0 - 4	9,153	6.7%	9,301
Age 5 - 9	9,068	6.6%	9,215
Age 10 - 14	8,809	6.5%	8,951
Age 15 - 17	5,507	4.0%	5,596
Age 18 - 20	5,220	3.8%	5,304
Age 21 - 24	7,437	5.4%	7,557
Age 25 - 34	21,866	16.0%	22,219
Age 35 - 44	16,794	12.3%	17,065
Age 45 - 54	14,882	10.9%	15,122
Age 55 - 64	16,936	12.4%	17,210
Age 65 - 74	13,000	9.5%	13,210
Age 75 - 84	5,881	4.3%	5,976
Age 85 and over	2,000	1.5%	2,032
Age 16 and over	107,713	78.9%	109,453
Age 18 and over	104,016	76.2%	105,697
Age 21 and over	98,796	72.3%	100,392
Age 65 and over	20,881	15.3%	21,218
Age 55 and over	37,817	35.11%	38,428

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

\*Persons age 55+ are 35.11% of the total number of persons age 16+.

<b>2010 Population by Age</b>		
Age 0 - 4	10,111	7.55
Age 5 - 9	9,568	7.14
Age 10 - 14	9,344	6.97
Age 15 - 17	6,168	4.60
Age 18 - 20	5,930	4.43
Age 21 - 24	8,152	6.08
Age 25 - 34	19,154	14.30
Age 35 - 44	15,898	11.87
Age 45 - 54	19,289	14.40
Age 55 - 64	15,475	11.55
Age 65 - 74	8,549	6.38
Age 75 - 84	4,776	3.56
Age 85+	1,569	1.17
Age 15+	104,960	78.34
Age 16+	102,936	76.83
Age 18+	98,792	73.73
Age 21+	92,862	69.31
Age 25+	84,710	63.22
Age 65+	14,894	11.12

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

## 2. Household Trends

- a. Total number of households and average household size

### PERSONS PER HOUSEHOLD PMA

2000 Census	2.75
2010 Census	2.63
2021 Estimate	2.59
2024 Projection	2.58
2026 Projection	2.57

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

**HOUSEHOLD GROWTH****PMA**

<b>Households</b>	
2000 Census	45,824
2010 Census	51,020
2021 Estimate	52,747
2024 Projection	53,793
2026 Projection	54,490
Percent Change: 2000 to 2010	11.34%
Percent Change: 2010 to 2021	3.38%
Percent Change: 2020 to 2024	1.98%
Percent Change: 2021 to 2026	3.30%
Annualized change: 2000-2010	1.13%
Annualized change: 2010-2021	0.38%
Annualized change: 2021-2024	0.66%
Annualized change: 2021-2026	0.66%
Change 2000-2010	5,196
Change 2010-2021	1,727
Change 2021-2024	1,046
Change 2021-2026	1,743

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

## b. Household by tenure

**PMA**

	2010		2021		2024
Total Households	51,020		52,747		53,793
Renter Occupied	21,028	41.22%	21,623	40.99%	22050
Owner Occupied	29,992	58.78%	31,124	59.01%	31743

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

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

<b>PMA</b>	2019	%	2021
Total:	24,701		52,747
Owner occupied:	15,371		31,124
Less than \$5,000	294	1.91%	595
\$5,000 to \$9,999	374	2.43%	757
\$10,000 to \$14,999	703	4.57%	1423
\$15,000 to \$19,999	531	3.45%	1075
\$20,000 to \$24,999	720	4.68%	1458
\$25,000 to \$34,999	1,508	9.81%	3053
\$35,000 to \$49,999	2,536	16.50%	5135
\$50,000 to \$74,999	3,786	24.63%	7666
\$75,000 to \$99,999	2,231	14.51%	4517
\$100,000 to \$149,999	2,032	13.22%	4114
\$150,000 or more	656	4.27%	1328
Renter occupied:	9,330		21,623
Less than \$5,000	875	9.38%	2028
\$5,000 to \$9,999	589	6.31%	1365
\$10,000 to \$14,999	776	8.32%	1798
\$15,000 to \$19,999	806	8.64%	1868
\$20,000 to \$24,999	716	7.67%	1659
\$25,000 to \$34,999	1,537	16.47%	3562
\$35,000 to \$49,999	1,393	14.93%	3228
\$50,000 to \$74,999	1,483	15.89%	3437
\$75,000 to \$99,999	540	5.79%	1251
\$100,000 to \$149,999	416	4.46%	964
\$150,000 or more	199	2.13%	461

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

<b>Households by HH Income</b>	<b>2010</b>	
Total:	<b>24,790</b>	
Owner occupied:	<b>17,744</b>	71.58%
Less than \$5,000	<b>247</b>	1.39%
\$5,000 to \$9,999	<b>457</b>	2.58%
\$10,000 to \$14,999	<b>1,017</b>	5.73%
\$15,000 to \$19,999	<b>901</b>	5.08%
\$20,000 to \$24,999	<b>653</b>	3.68%
\$25,000 to \$34,999	<b>1,881</b>	10.60%
\$35,000 to \$49,999	<b>3,121</b>	17.59%
\$50,000 to \$74,999	<b>4,768</b>	26.87%
\$75,000 to \$99,999	<b>2,626</b>	14.80%
\$100,000 to \$149,999	<b>1,502</b>	8.46%
\$150,000 or more	<b>571</b>	3.22%
Renter occupied:	<b>7,046</b>	28.42%
Less than \$5,000	<b>572</b>	8.12%
\$5,000 to \$9,999	<b>566</b>	8.03%
\$10,000 to \$14,999	<b>571</b>	8.10%
\$15,000 to \$19,999	<b>632</b>	8.97%
\$20,000 to \$24,999	<b>575</b>	8.16%
\$25,000 to \$34,999	<b>1,207</b>	17.13%
\$35,000 to \$49,999	<b>1,446</b>	20.52%
\$50,000 to \$74,999	<b>1,059</b>	15.03%
\$75,000 to \$99,999	<b>326</b>	4.63%
\$100,000 to \$149,999	<b>67</b>	0.95%
\$150,000 or more	<b>25</b>	0.35%

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:	24,701		52747
Owner occupied:	15,371		31124
1-person household	4,265	27.75%	8636
2-person household	5,714	37.17%	11570
3-person household	2,787	18.13%	5643
4-person household	1,685	10.96%	3412
5-person household	565	3.68%	1144
6-person household	293	1.91%	593
7-or-more person household	62	0.40%	126
Renter occupied:	9,330		21623
1-person household	2,269	24.32%	5259
2-person household	2,109	22.60%	4888
3-person household	1,731	18.55%	4012
4-person household	1,808	19.38%	4190
5-person household	850	9.11%	1970
6-person household	431	4.62%	999
7-or-more person household	132	1.41%	306

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**

<b>2021 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	3,792	6.43
Built 2010 to 2013	1,314	2.23
Built 2000 to 2009	6,884	11.67
Built 1990 to 1999	8,318	14.10
Built 1980 to 1989	10,213	17.31
Built 1970 to 1979	9,431	15.98
Built 1960 to 1969	8,518	14.44
Built 1950 to 1959	6,231	10.56
Built 1940 to 1949	1,979	3.35
Built 1939 or Earlier	2,331	3.95
<b>2021 Est. Median Year Structure Built</b>		1981

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

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

### HOUSING UNIT CHARACTERISTICS

#### PMA

<b>2021 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	1,969	3.34
1 Unit Detached	39,407	66.78
2 Units	1,214	2.06
3 or 4 Units	3,261	5.53
5 to 19 Units	7,066	11.97
20 to 49 Units	553	0.94
50 or More Units	508	0.86
Mobile Home or Trailer	5,003	8.48
Boat, RV, Van, etc.	30	0.05

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

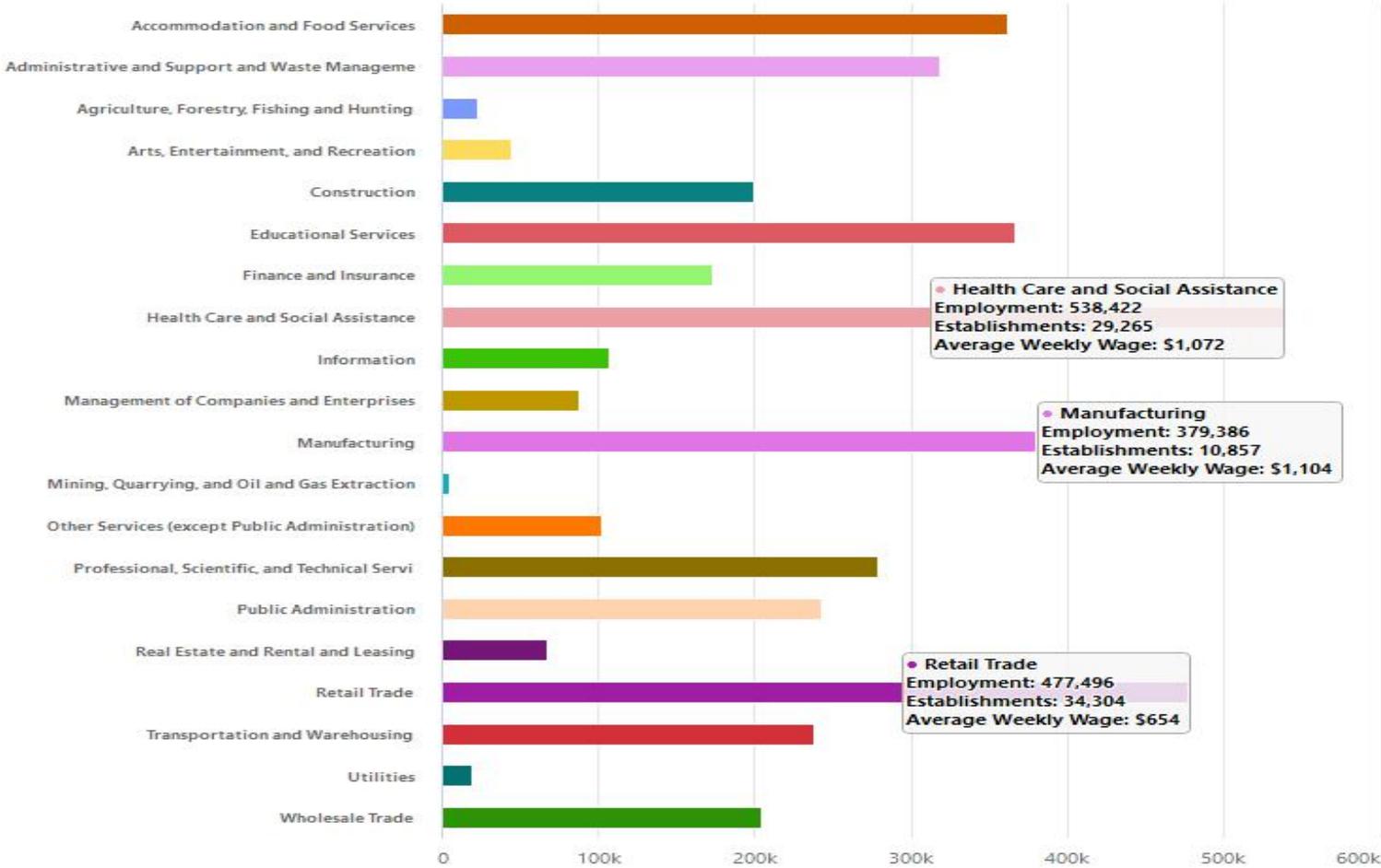
**G. Employment Trend**1. Total Jobs:  
Richmond County

Year	Total Employed
2010	78208
2011	78559
2012	79050
2013	78191
2014	77083
2015	77701
2016	78975
2017	80713
2018	81021
2019	81242
2020	76961

Source: Bureau of Labor Statistics (BLS)

2. **Total Jobs by Industry:**

The graph below shows the q3 2020 data for Georgia for Multiple Industries, aggregate of all types ownership. Employment



Source: Georgia Dept. of Labor Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program  
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Quarterly Census of Employment and Wages (QCEW)									
Downloaded: Tue Jul 13 2021 17:40:56 GMT-0500 (Central Daylight Time)									
Area	Time Period	Industry	Industry Code	Establishments	Month 1	Month 2	Month 3	Average	Average W
Richmond County	Q4 2020	Accommodation and Food Services	72	504	9,635	9,792	9,761	9,729	\$354.00
Richmond County	Q4 2020	Administrative and Support and Waste Manageme	56	284	7,941	7,998	8,086	8,008	\$620.00
Richmond County	Q4 2020	Agriculture, Forestry, Fishing and Hunting	11	8	27	37	29	31	\$1,018.00
Richmond County	Q4 2020	Arts, Entertainment, and Recreation	71	73	1,479	2,100	1,477	1,685	\$796.00
Richmond County	Q4 2020	Construction	23	337	3,536	3,433	3,376	3,448	\$1,115.00
Richmond County	Q4 2020	Educational Services	61	109	10,946	10,924	10,866	10,912	\$1,287.00
Richmond County	Q4 2020	Finance and Insurance	52	209	1,516	1,505	1,519	1,513	\$1,647.00
Richmond County	Q4 2020	Health Care and Social Assistance	62	691	24,342	24,528	24,572	24,481	\$1,276.00
Richmond County	Q4 2020	Information	51	59	1,298	1,289	1,285	1,291	\$1,101.00
Richmond County	Q4 2020	Management of Companies and Enterprises	55	15	147	144	152	148	\$1,818.00
Richmond County	Q4 2020	Manufacturing	31-33	145	8,103	8,126	8,277	8,169	\$1,328.00
Richmond County	Q4 2020	Mining, Quarrying, and Oil and Gas Extraction	21	3	86	83	80	83	\$1,491.00
Richmond County	Q4 2020	Other Services (except Public Administration)	81	353	2,499	2,477	2,545	2,507	\$716.00
Richmond County	Q4 2020	Professional, Scientific, and Technical Servi	54	519	4,887	4,906	4,980	4,924	\$1,610.00
Richmond County	Q4 2020	Public Administration	92	48	6,838	6,763	6,701	6,767	\$1,118.00
Richmond County	Q4 2020	Real Estate and Rental and Leasing	53	200	1,178	1,172	1,168	1,173	\$1,015.00
Richmond County	Q4 2020	Retail Trade	44-45	759	10,550	10,677	10,880	10,702	\$619.00
Richmond County	Q4 2020	Transportation and Warehousing	48-49	121	2,938	3,155	3,304	3,132	\$1,050.00
Richmond County	Q4 2020	Utilities	22	6	222	223	221	222	\$1,765.00
Richmond County	Q4 2020	Wholesale Trade	42	187	2,810	2,823	2,858	2,830	\$1,225.00

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

### 3. Major Employers:

The major employers in Augusta are provided

- Savannah River Site
- U.S. Army Signal Center & Ft. Gordon
- Medical College of Georgia
- Richmond County School System
- University Hospital
- Columbia County School System
- Augusta Richmond County
- VA Medical Center
- E-Z-GO Textron
- Gracewood State School & Hospital
- CareSouth
- T-Mobile
- Automatic Data Processing
- Solo Cup Company
- NutraSweet
- International Paper
- Club Car
- Elanco
- Procter & Gamble
- John Deere
- Kellogg's
- Thermal Ceramics
- PCS Nitrogen
- General Chemical
- Solway Advanced Polymers
- Monsanto
- Weychem
- CRL Warehouse & Logistics
- Finnchem
- DSM

## 4. Unemployment Trends:

**Employment Trends**

## Richmond County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2010	78208	-4.7	11.0	0.9
2011	78559	0.5	11.2	0.2
2012	79050	0.6	10.6	-0.6
2013	78191	-1.1	9.8	-0.8
2014	77083	-1.4	8.7	-1.2
2015	77701	0.8	7.4	-1.2
2016	78975	1.6	6.8	-0.7
2017	80713	2.2	5.9	-0.8
2018	81021	0.4	5.2	-0.7
2019	81242	0.3	4.5	-0.7
2020	76961	-5.3	7.4	2.9

Source: Bureau of Labor Statistics

## Richmond County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-19	80161	-1.9	6.1	-0.1
Feb-19	80478	-2.4	5.0	-0.6
Mar-19	80893	-2.1	4.8	-0.6
Apr-19	81909	-1.9	4.2	-0.6
May-19	81235	-0.8	4.5	-0.3
Jun-19	81264	-0.4	5.0	-0.6
Jul-19	81119	0.1	5.2	-0.7
Aug-19	80555	0.8	5.0	-0.7
Sep-19	81830	1.5	4.2	-0.6
Oct-19	82181	1.4	4.2	-0.7
Nov-19	82314	1.7	4.0	-0.6
Dec-19	82737	1.6	3.9	-1.1
Jan-20	82671	3.1	4.9	-1.2
Feb-20	83222	3.4	4.3	-0.6
Mar-20	82813	2.4	4.4	-0.3
Apr-20	72466	-11.5	12.3	8.1
May-20	75438	-7.1	10.0	5.5
Jun-20	76000	-6.5	9.5	4.4
Jul-20	76048	-6.3	9.6	4.4
Aug-20	75784	-5.9	8.5	3.6
Sep-20	77032	-5.9	7.8	3.6
Oct-20	80479	-2.1	6.7	2.5
Nov-20	80685	-2.0	6.6	2.7
Dec-20	81148	-1.9	7.0	3.1

Jan-21	80709	-2.4	6.4	1.5
Feb-21	81824	-1.7	5.6	1.3
Mar-21	82380	-0.5	5.3	0.9
Apr-21	82642	14.0	5.2	-7.1
May-21	81633	8.2	5.0	-5.0

Commute Patterns:

**PMA**

<b>2021 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	12,662	23.27
15 - 29 Minutes	26,685	49.05
30 - 44 Minutes	10,590	19.47
45 - 59 Minutes	2,303	4.23
60 or more Minutes	2,161	3.97
2021 Est. Avg Travel Time to Work in Minutes	--	25.06
<b>2021 Est. Workers Age 16+ by Transp. to Work</b>		
2021 Est. Workers Age 16+ by Transp. to Work	55,123	100.00
Drove Alone	47,192	85.61
Carpooled	5,313	9.64
Public Transport	316	0.57
Walked	339	0.61
Bicycle	154	0.28
Other Means	1,220	2.21
Worked at Home	589	1.07

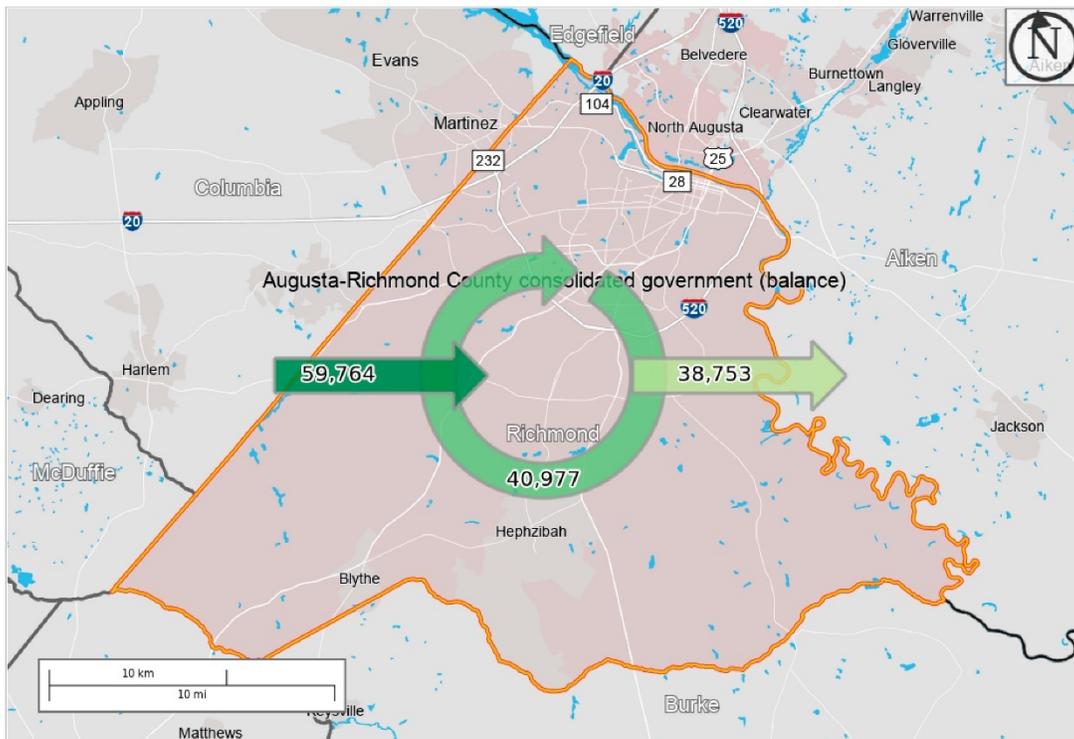
Source: Environics Analytics

United States Census Bureau **OnTheMap**

**Inflow/Outflow Report**  
All Jobs for All Workers in 2018

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 07/13/2021

**Inflow/Outflow Counts of All Jobs for Selection Area in 2018**  
All Workers



**Map Legend**

**Selection Areas**

- Analysis Selection

**Inflow/Outflow**

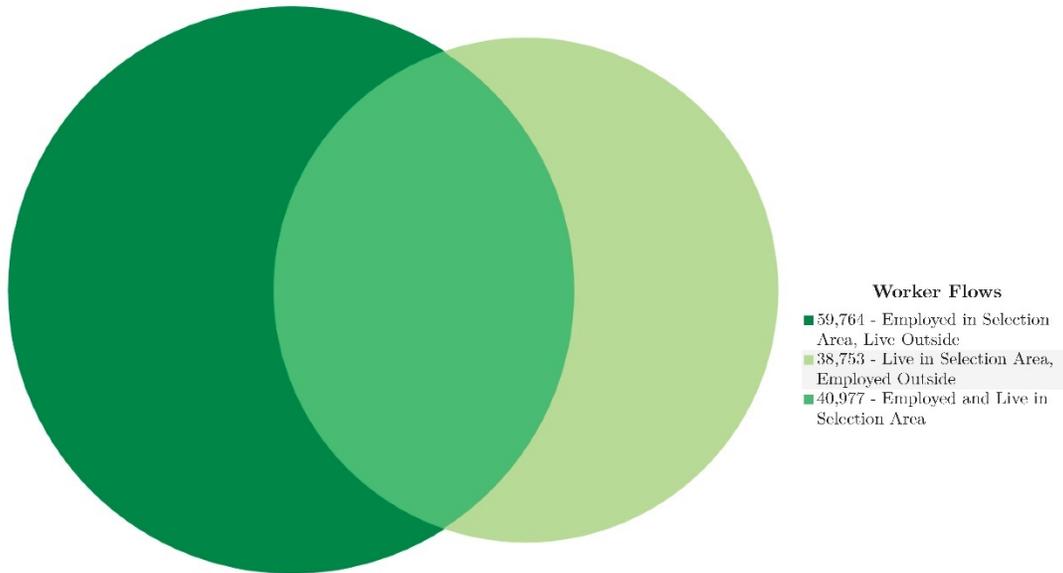
- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

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 2018

All Workers



Inflow/Outflow Counts of All Jobs for Selection Area in 2018

All Workers

Worker Totals and Flows	2018	
	Count	Share
Employed in the Selection Area	100,741	100.0
Employed in the Selection Area but Living Outside	59,764	59.3
Employed and Living in the Selection Area	40,977	40.7
Living in the Selection Area	79,730	100.0
Living in the Selection Area but Employed Outside	38,753	48.6
Living and Employed in the Selection Area	40,977	51.4

**Additional Information**

**Analysis Settings**

<b>Analysis Type</b>	Inflow/Outflow
<b>Selection area as</b>	N/A
<b>Year(s)</b>	2018
<b>Job Type</b>	All Jobs
<b>Selection Area</b>	Richmond County, GA from Counties
<b>Selected Census Blocks</b>	5,787
<b>Analysis Generation Date</b>	07/13/2021 17:32 - OnTheMap 6.8
<b>Code Revision</b>	5dc8c60cc2609d78cbfa7d4b188db13aacbb1ba6
<b>LODES Data Version</b>	20201117_1559

**Data Sources**

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2018).

**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 and in 2018.

## Inflow/Outflow Report

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

	2018	
	Count	Share
Employed in the Selection Area	100,741	100.0%
Living in the Selection Area	79,730	79.1%
Net Job Inflow (+) or Outflow (-)	21,011	-

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

	2018	
	Count	Share
Living in the Selection Area	79,730	100.0%
Living and Employed in the Selection Area	40,977	51.4%
Living in the Selection Area but Employed Outside	38,753	48.6%

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

	2018	
	Count	Share
Employed in the Selection Area	100,741	100.0%
Employed and Living in the Selection Area	40,977	40.7%
Employed in the Selection Area but Living Outside	59,764	59.3%

### Outflow Job Characteristics (All Jobs)

	2018	
	Count	Share
External Jobs Filled by Residents	38,753	100.0%
Workers Aged 29 or younger	10,730	27.7%
Workers Aged 30 to 54	20,383	52.6%
Workers Aged 55 or older	7,640	19.7%
Workers Earning \$1,250 per month or less	11,350	29.3%
Workers Earning \$1,251 to \$3,333 per month	14,160	36.5%
Workers Earning More than \$3,333 per month	13,243	34.2%
Workers in the "Goods Producing" Industry Class	6,625	17.1%
Workers in the "Trade, Transportation, and Utilities" Industry Class	9,649	24.9%
Workers in the "All Other Services" Industry Class	22,479	58.0%

### Inflow Job Characteristics (All Jobs)

	2018	
	Count	Share
Internal Jobs Filled by Outside Workers	59,764	100.0%
Workers Aged 29 or younger	13,109	21.9%
Workers Aged 30 to 54	33,419	55.9%
Workers Aged 55 or older	13,236	22.1%
Workers Earning \$1,250 per month or less	12,976	21.7%

Workers Earning \$1,251 to \$3,333 per month	19,615	32.8%
Workers Earning More than \$3,333 per month	27,173	45.5%
Workers in the "Goods Producing" Industry Class	6,817	11.4%
Workers in the "Trade, Transportation, and Utilities" Industry Class	9,776	16.4%
Workers in the "All Other Services" Industry Class	43,171	72.2%

### Interior Flow Job Characteristics (All Jobs)

	2018	
	Count	Share
Internal Jobs Filled by Residents	40,977	100.0%
Workers Aged 29 or younger	9,393	22.9%
Workers Aged 30 to 54	21,646	52.8%
Workers Aged 55 or older	9,938	24.3%
Workers Earning \$1,250 per month or less	10,822	26.4%
Workers Earning \$1,251 to \$3,333 per month	17,261	42.1%
Workers Earning More than \$3,333 per month	12,894	31.5%
Workers in the "Goods Producing" Industry Class	4,375	10.7%
Workers in the "Trade, Transportation, and Utilities" Industry Class	4,857	11.9%
Workers in the "All Other Services" Industry Class	31,745	77.5%

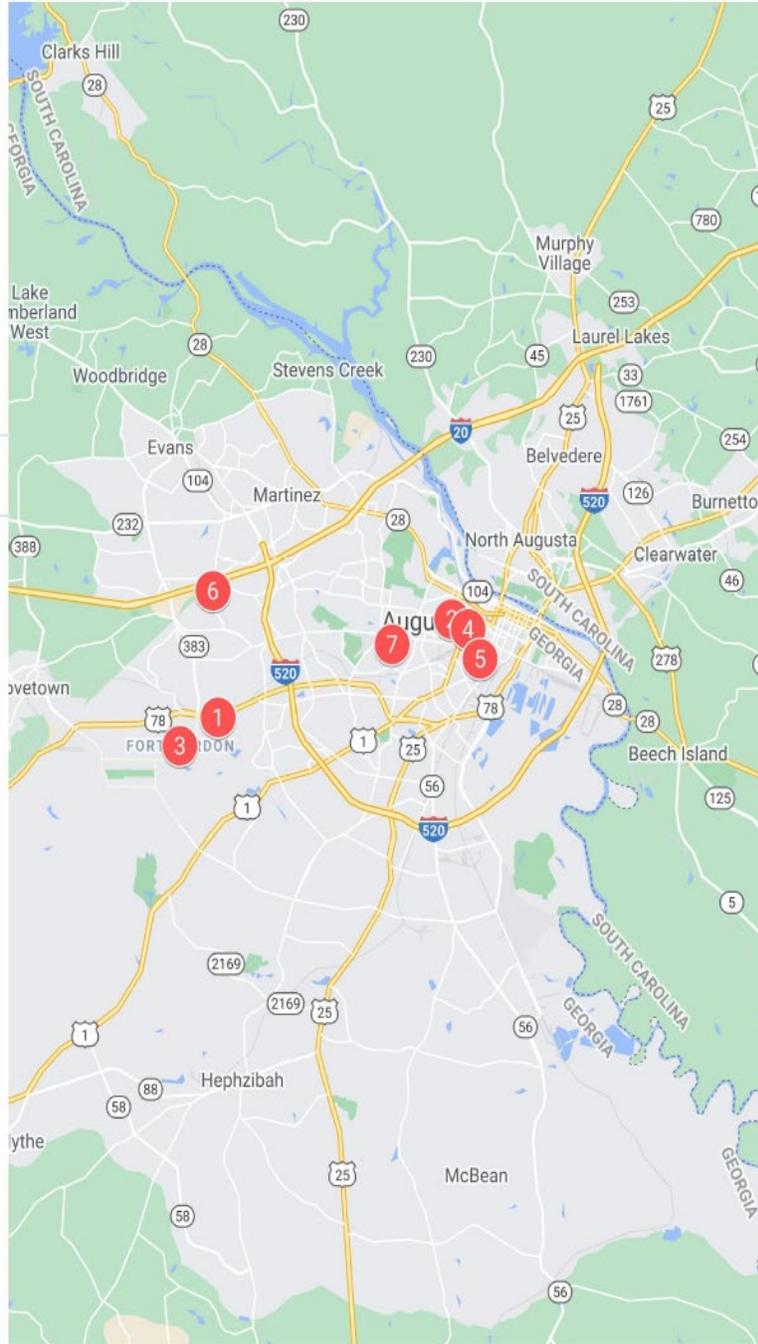
5. Site Location and Major Employers:

# Lakeview Terrace

LOCATION

- 1 SUBJECT
- 2 Richmond County Schools
- 3 Fort Gordon
- 4 Medical College of Georgia
- 5 Augusta University Medical Center
- 6 ADP Augusta
- 7 VA Medical Center-Uptown

EMPLOYER



## 6. Analysis and Conclusions:

The County unemployment rate declined to 5% in May 2021, from 7.4% in 2020. The annualized total employment increased by 2.2% in 2017, by 0.4% in 2018, 0.3% in 2019 and decreased 5.3% in 2020. The annualized unemployment rate decreased 0.8% in 2017, 0.7% in 2018, 0.7% in 2019 and increased 2.9% in 2020. Total employment in May 2021 has increased by 4,672 over annualized 2020. The decrease in employment in 2020 was due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the military sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 59.3% of those working in Richmond County do not live in Richmond 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

## **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% and 50% of the area median income, as determined by the Department of Housing and Urban Development, adjusted for family size. The charts below summarize these limits for the market area.

#### **Maximum Rents**

<b>Bedrooms (People)</b>	<b>60.00%</b>	<b>FMR</b>
<b>Efficiency (1.0)</b>	726	636
<b>1 Bedroom (1.5)</b>	777	708
<b>2 Bedrooms (3.0)</b>	933	815
<b>3 Bedrooms (4.5)</b>	1,078	1,108
<b>4 Bedrooms (6.0)</b>	1,203	1,411

Source: HUD 2021 Income Limits, Gibson Consulting, LLC

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

<b>LIHTC Income Limits for 2021 (Based on 2021 MTSP/VLI Income Limits)</b>	
	<b>60.00%</b>
<b>1 Person</b>	29,040
<b>2 Person</b>	33,180
<b>3 Person</b>	37,320
<b>4 Person</b>	41,460
<b>5 Person</b>	44,820
<b>6 Person</b>	48,120
<b>7 Person</b>	51,420
<b>8 Person</b>	54,780

Source: U. S. Department of HUD, 2021

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 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	200	18	106	76	
		1BR	2BR	3BR	TOTAL
	%	60% AMI	60% AMI	60% AMI	LIHTC
MINIMUM INCOME		26640	31989	36960	26640
MAXIMUM INCOME		33,180	37,320	44,820	44,820
Less than \$5,000	9.38%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.31%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	8.32%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	8.64%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	7.67%	0.00%	0.00%	0.00%	0.00%
\$25,000 to \$34,999	16.47%	10.77%	4.96%	0.00%	13.77%
\$35,000 to \$49,999	14.93%	0.00%	5.31%	7.82%	9.77%
\$50,000 to \$74,999	15.89%	0.00%	0.00%	0.00%	0.00%
\$75,000 to \$99,999	5.79%	0.00%	0.00%	0.00%	0.00%
<b>Income Eligible %</b>		10.77%	10.27%	7.82%	23.54%
Proposed Rent )		\$664	\$791	\$896	
Utility Allowance		\$113	\$142	\$182	
Total Housing Cost		\$777	\$933	\$1,078	
Divided by 35%		\$2,220	\$2,666	\$3,080	
Multiply by 12		12	12	12	
Minimum Income to Afford rent		\$26,640	\$31,989	\$36,960	
Maximum Income Limit		33,180	37,320	44,820	

3. Demand

a. Demand from New Household Growth

	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	60% AMI	LIHTC
Households-2024	53,793	53,793	53,793	53,793
Households-2021	52,747	52,747	52,747	52,747
New Households	1,046	1,046	1,046	1,046
% Income Eligible	10.77%	10.27%	7.82%	23.54%
% age eligible	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	113	107	82	246
Renter %	40.99%	40.99%	40.99%	40.99%
Demand from new Households	46	44	34	101

b. Demand from Existing Households

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

**Substandard Housing Data:**

<b>SELECTED CHARACTERISTICS</b>	
Occupied housing units	24,701
Lacking complete plumbing facilities	66
Lacking complete kitchen facilities	173
No telephone service available	372
<b>OCCUPANTS PER ROOM</b>	
Occupied housing units	24,701
1.00 or less	24,479
1.01 to 1.50	151
1.51 or more	71

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

As shown on the chart above 66 units lack complete plumbing facilities, 173 units lack complete kitchen facilities and 222 units are overcrowded; therefore, substandard units total 288.

	1BR	2BR	3BR	TOTAL
	60% AMI	60% AMI	60% AMI	LIHTC
<b>Total Substandard units</b>	<b>288</b>	<b>288</b>	<b>288</b>	<b>288</b>
<b>% Income Eligible</b>	<b>10.77%</b>	<b>10.27%</b>	<b>7.82%</b>	<b>23.54%</b>
<b>% age eligible</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>
<b>Demand From Substandard Units</b>	<b>31</b>	<b>30</b>	<b>23</b>	<b>68</b>

**Rent Overburden Information:**

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	8,565	
Less than 15.0 percent	928	10.83%
15.0 to 19.9 percent	792	9.25%
20.0 to 24.9 percent	1,206	14.08%
25.0 to 29.9 percent	497	5.80%
30.0 to 34.9 percent	850	9.92%
35.0 percent or more	4,292	50.11%

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

The chart above indicates that 50.11% 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	53,793	53,793	53,793	53,793
% Income Eligible	10.77%	10.27%	7.82%	23.54%
% age eligible	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	5,796	5,522	4,208	12,665
Renter %	40.99%	40.99%	40.99%	40.99%
Income and age Eligible renters	2376	2264	1725	5192
% of Rent Overburdened	50.1%	50.1%	50.1%	50.1%
<b>Demand from Rent Overburdened</b>	<b>1,190</b>	<b>1,134</b>	<b>864</b>	<b>2,602</b>

c. Elderly Homeowners likely to convert to rentership

Not applicable for this project.

4. Net Demand, Capture Rate and Stabilization Calculations

Number of units	200	18	106	76	0
		1BR	2BR	3BR	TOTAL
	%	60% AMI	60% AMI	60% AMI	LIHTC
MINIMUM INCOME		26640	31989	36960	26640
MAXIMUM INCOME		33180	37320	44820	44820
Less than \$5,000	9.38%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.31%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	8.32%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	8.64%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	7.67%	0.00%	0.00%	0.00%	0.00%
\$25,000 to \$34,999	16.47%	10.77%	4.96%	0.00%	13.77%
\$35,000 to \$49,999	14.93%	0.00%	5.31%	7.82%	9.77%
\$50,000 to \$74,999	15.89%	0.00%	0.00%	0.00%	0.00%
\$75,000 to \$99,999	5.79%	0.00%	0.00%	0.00%	0.00%
Income Eligible		10.77%	10.27%	7.82%	23.54%
<b>Demand from New Hous eholds (to 2024):</b>					
Rent		\$664	\$791	\$896	\$0
Utility Allowance		\$113	\$142	\$182	\$0
Total Housing Cost		\$777	\$933	\$1,078	\$0
Divided by 35%		\$2,220	\$2,666	\$3,080	\$0
Multiply by 12		12	12	12	0
Minimum Income to Afford rent		\$26,640	\$31,989	\$36,960	\$0
Maximum Income Limit		\$33,180	\$37,320	\$44,820	\$0
Household Growth Total 2020-2023		1,046	1,046	1,046	1,046
% Income Eligible		10.77%	10.27%	7.82%	23.54%
% age eligible		100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		113	107	82	246
Renter %		40.99%	40.99%	40.99%	40.99%
<b>DEMAND FROM NEW HOUSEHOLDS</b>		46	44	34	101
<b>Plus</b>					
<b>Demand from Subs tandard units</b>		31	30	23	68
<b>Plus</b>					
<b>DEMAND from RENT OVERBURDENED</b>		1,190	1,134	864	2,602
<b>Plus</b>					
<b>Demand from Elderly Homeowner Turnover (5% )</b>		0	0	0	0
<b>Equals</b>					
<b>Total Demand</b>		1,268	1,208	921	2,770
<b>Less</b>					
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>		24	120	96	240
<b>Equals Net Demand</b>		1,244	1,088	825	2,530
<b>Proposed Subject Units</b>		18	106	76	200
<b>Proposed Subject Units Divided by Net Demand</b>					
<b>Capture Rate</b>		1.45%	9.74%	9.22%	7.90%

	HH at 60% AMI	LIHTC
<b>MINIMUM INCOME</b>	<b>26,640</b>	<b>26,640</b>
<b>MAXIMUM INCOME</b>	<b>44,820</b>	<b>44,820</b>
<b>DEMAND FROM NEW HOUSEHOLDS</b>	<b>101</b>	<b>101</b>
<b>Plus</b>		
<b>Demand from Substandard units</b>	<b>68</b>	<b>68</b>
<b>Plus</b>		
<b>DEMAND from RENT OVERBURDENED</b>	<b>2602</b>	<b>2602</b>
<b>Plus</b>		
<b>Demand from Elderly Homeowner Turnover (5%)</b>	<b>0</b>	<b>0</b>
<b>Equals</b>		
<b>Total Demand</b>	<b>2,770</b>	<b>2,770</b>
<b>Less</b>		
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>	<b>240</b>	<b>240</b>
<b>Equals Net Demand</b>	<b>2,530</b>	<b>2,530</b>
<b>Proposed Subject Units</b>	<b>200</b>	<b>200</b>
<b>Proposed Subject Units Divided by Net Demand</b>		
<b>Capture Rate</b>	<b>7.90%</b>	<b>7.90%</b>



**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 40.99% which is lower than many urban areas. One-unit detached homes make up 66.78% of the housing units, while units while structures with 5 or more units make up 13.77% of the housing units. Mobile Homes or Trailers make up 8.48% of the units.

We surveyed 12 complexes with a total of 2,198 units. This include 7 reported LIHTC projects with a total of 1,088 units and 5 market rate and other subsidized units with a total of 1,110 units. The LIHTC complexes had occupancy of 98.90%, while the other units had occupancy of 93.69%. The overall occupancy rate is 96.27%. The amenities in the majority of the market rate units surveyed are inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are several market rate multifamily units that are comparable to the subject. In order to establish the market rates, we used the surveyed complexes plus looked at rental rates in single family units in the PMA. This conservative method led us to conclude that the average market rent (adjusted for utilities) for one-bedroom units is \$1,230 for one-bedroom units, \$1,389 for two-bedroom units and \$1,427 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 \$1,200 for one-bedroom units, \$1,350 for two-bedroom units and \$1,550 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	777	\$113	664	\$664	1200	80.7%
2 Bedroom-60% AMI	933	\$142	791	\$791	1350	70.7%
3 Bedroom-Market	1078	\$182	896	\$896	1550	73.0%

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

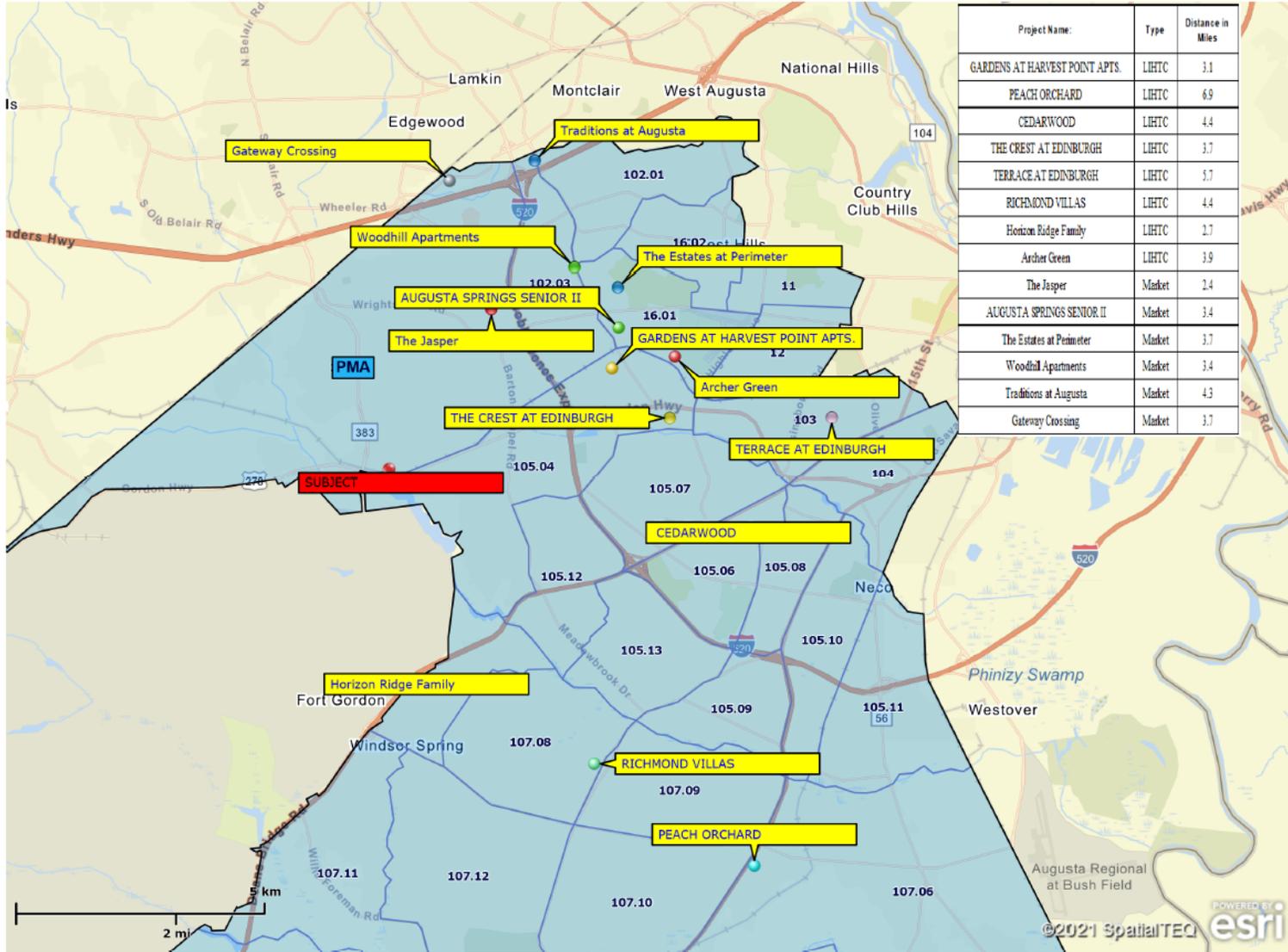
In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 1-3% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are two housing voids in the PMA. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been insufficient

development in the last several years. The second is affordable housing for families. 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

COMPLEXES SURVEYED



**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.
Gardens at Harvest Point	LIHTC	256	7	97.27%				674	788	\$ 0.86	806	1140	\$ 0.71	922	1385	\$ 0.67			
Augusta Springs Seniors II	LIHTC	200	5	97.50%				675	660	\$ 1.02	860	840	\$ 1.02						
Peach Orchard	LIHTC	240	0	100.00%				651	850	\$ 0.77	776	1085	\$ 0.72	886	1257	\$ 0.70			
Cedarwood Apts	LIHTC	184	0	100.00%				635	850	\$ 0.75	785	1050	\$ 0.75	601	1200	\$ 0.50			
The Crest at Edinburgh	LIHTC	40	0	100.00%										691	1200	\$ 0.58	726	1400	\$ 0.52
Terrace at Edinburgh	LIHTC	72	0	100.00%				542	1000	\$ 0.54	610	1150	\$ 0.53						
Richmond Villas	LIHTC	96	0	100.00%				BOI	736		BOI	1044		BOI	1326				
<b>LIHTC Totals</b>		<b>1088</b>	<b>12</b>	<b>98.90%</b>															
The Jasper	Market	192	24	87.50%				999	820	\$ 1.22	1199	1080	\$ 1.11	1399	1266	\$ 1.11	1499	1466	\$ 1.02
The Estates at Perimeter	Market	240	7	97.08%				1150	912	\$ 1.26	1435	1337	\$ 1.07	1610	1439	\$ 1.12			
Woodhill Apts	Market	182	10	94.51%				909	775	\$ 1.17	1049	1000	\$ 1.05	1229	1235	\$ 1.00			
Traditions at Augusta	Market	256	14	94.53%				1813	809	\$ 2.24	1782	1044	\$ 1.71	1300	1236	\$ 1.05			
Gateway Crossing	Market	240	15	93.75%				1281	975	\$ 1.31	1484	1094	\$ 1.36	1598	1296	\$ 1.23			
<b>Market Totals/AVG</b>		<b>1110</b>	<b>70</b>	<b>93.69%</b>				<b>1230</b>	<b>858</b>	<b>\$ 1.43</b>	<b>1390</b>	<b>1111</b>	<b>\$ 1.25</b>	<b>1427</b>	<b>1294</b>	<b>\$ 1.10</b>			
<b>Other Subsidized</b>		<b>0</b>	<b>0</b>	<b>0.00%</b>															
<b>Totals-All units</b>		<b>2198</b>	<b>82</b>	<b>96.27%</b>															
<b>SUBJECT</b>	LIHTC	<b>64</b>	<b>0</b>	<b>100.00%</b>				<b>664</b>	<b>780</b>	<b>\$ 0.85</b>	<b>791</b>	<b>1075</b>	<b>\$ 0.74</b>	<b>896</b>	<b>1240</b>	<b>\$ 0.72</b>			
<b>Not placed in service</b>																			
Horizon Ridge	LIHTC	240						660	850	\$ 0.78	796	1075	\$ 0.74	912	1200	\$ 0.76			
Archer Green	LIHTC	240	information not found																

Name	Type	AMENITIES											pool	clubhouse	
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds			storage
Gardens at Harvest Point	LIHTC	X	X	X	X		X	X	X	X	X	X		X	X
Augusta Springs Seniors II	LIHTC	X	X	X	X	X	X	X	X	X	X	X			X
Peach Orchard	LIHTC	X	X	X	X	X	X	X	X	X	X	X		X	X
Cedarwood Apts	LIHTC	X	X	X	X		X	X		X	X	X			
The Crest at Edinburgh	LIHTC	X	X	X	X		X	X	X	X	X	X	X		X
Terrace at Edinburgh	LIHTC	X	X	X	X		X	X	X	X	X	X	X		X
Richmond Villas	LIHTC	X	X	X	X	X	X	X	X	X	X	X	X		X
The Jasper	Market	X	X	X	X		X	X		X	X	X	X	X	X
The Estates at Perimeter	Market	X	X	X	X	X	X	X		X	X	X	X	X	X
Woodhill Apts	Market	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Traditions at Augusta	Market	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Gateway Crossing	Market		X	X	X		X	X	X	X	X	X	X	X	
#REF!	#REF!	X	X	X	X	X	X	X	X	X	X	X		X	
<b>SUBJECT</b>	<b>LIHTC</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

## J. Absorption and Stabilization Rates

### ABSORPTION ANALYSIS

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

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

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

<b>Date</b>	<b>Total # Leased</b>	<b>%</b>
Construction Completion	50	25%
30 Days Post Completion	74	37%
60 Days Post Completion	98	49%
90 Days Post Completion	122	61%
120 Days Post Completion	146	73%
150 Days Post Completion	170	85%
180 Days Post Completion	194	97%
210 Days Post Completion	200	100%

The absorption rate is estimated to be 24 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 50 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

**MARKET IMPACT STATEMENT**

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

**K. INTERVIEWS**

Carla, the manager of Peach Orchard reported that occupancy generally stays full and vacancies are rented quickly.

Robin, the manager of The Crest at Edinburgh reported that occupancy generally stays full and vacancies are rented quickly.

Carla of Horizon Ridge reported a great need for more affordable housing. Her complex has just started to rent 2 of the buildings and she expects the entire complex to be fully rented by the end of the year.

## **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. 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 210 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

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

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

**M. Signed Statement Requirements**

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

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

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

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

**Gibson Consulting, LLC**

By: 

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



By: 

**Debbie J. Amox**  
**Market Analyst**

## **DATA SOURCES**

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

**APPENDICES**

**Complexes Surveyed**

# Gardens At Harvest Point

1901 Harvest Point Way  
Augusta, GA 30909

706-869-5525

Contact: Anessa  
6/10/2021



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	\$674	2	64	788	60%		
2BR								
2BR	2	\$806	2	128	1140	60%		
3 BR	2	\$922	3	64	1385	60%		
4 BR								
<b>Design/Location/Condition</b>					<b>Site Info:</b>			
Structure/Stories		Brick, Vinyl / 3 Story			Total Units	256	Total Vacant	7
Year Built/Year Renovated		2018			<b>Section 8</b>			Yes No
Condition/Street Appeal		Good/Good			Accepts:	✓		
Neighborhood Condition		Good			# of Vouchers:	10%		
<b>Unit Equipment/Amenities</b>		Yes	No	Type	<b>Type of Financing:</b>			
Balcony/Patio	✓		Both	LIHTC		✓		
AC: Central/Wall	✓		Central	RD				
Range/Refrigerator	✓		Both	RD R/A				
Microwave/Dishwasher	✓		D.W	Market				
Washer/Dryer Included		✓		HOME				
Washer/Dryer Connections	✓			Bonds				
Floor Coverings	✓		Carpet, tile	Section 8				
Window Coverings	✓			Other:				
Cable/Satellite/Internet READY	✓			<b>Type of Structure:</b>				
Special Features		✓		Low Rise				
<b>Site Equipment/Amenities</b>		Yes	No	Type	High Rise			
Parking (\$ _____ (Fee)	✓		Surface Lot	Garden				
Extra Storage		✓		Walk-up		✓		
Security	✓		Gated	SF				
Clubhouse/Meeting Room	✓		Clubhouse	Duplex				
Pool	✓			Triplex				
Recreation Areas	✓		Fitness ctr	Quadplex				
Playground		✓		Townhome				
Laundry Facility(ies)	✓			Other:				
Bus. Center/Nghbrhd Network		✓		<b>Type of Occupancy:</b>				
Service Coordinations		✓		Multifamily		✓		
<b>Utilities Included In Rent</b>		Yes	No	Type	Elderly (55+)			
Heat		✓	Electric	Elderly (62+)				
Cooling		✓	Electric	Other:				
Cooking		✓	Electric	<b>Notes:</b>				
Hot Water		✓	Electric	Property Managed by MVAH Partners.				
Other Electric		✓	Electric	All rents were just increased as of May1st 2021. Property Offers theater & Media room with high speed internet.				
Cold Water/Sewer	✓		Included					
Trash/Recycle	✓		Included					
Pest Control	✓		Included					

# Augusta Spring Senior II

1730 Sibley Rd  
Augusta, GA 30909

706-426-8151

Contact: Ashley  
6/10/2021



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	\$581-\$675	5	200	660	50-60%		
2BR	1	\$860			840	50-60%		
2BR								
3 BR								
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick, Vinyl / 1 Story			Total Units	200	Total Vacant	5
Year Built/Year Renovated		2001			<b>Section 8</b>	Yes	No	
Condition/Street Appeal		Good/Good			Accepts:	✓		
Neighborhood Condition		Good			# of Vouchers:	20%		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			Patio&porches	LIHTC		✓	
AC: Central/Wall	✓			Central	RD			
Range/Refrigerator	✓			Both	RD R/A			
Microwave/Dishwasher	✓			DW in some	Market			
Washer/Dryer Included		✓			HOME			
Washer/Dryer Connections	✓				Bonds			
Floor Coverings	✓			Carpet, Vinyl	Section 8			
Window Coverings	✓			Blinds	Other:			
Cable/Satellite/Internet READY	✓				Type of Structure:			
Special Features		✓			Low Rise			
Site Equipment/Amenities		Yes	No	Type	High Rise			
Parking (\$ _____ (Fee)	✓			Surface lot	Garden		✓	
Extra Storage		✓			Walk-up			
Security		✓			SF		✓	
Clubhouse/Meeting Room	✓			Clubhouse	Duplex			
Pool		✓			Triplex			
Recreation Areas		✓			Quadplex			
Playground		✓			Townhome			
Laundry Facility(ies)	✓				Other:			
Bus. Center/Nghbrhd Network		✓			Type of Occupancy:			
Service Coordinations	✓			Activities	Multifamily			
Utilities Included In Rent		Yes	No	Type	Elderly (55+)			
Heat		✓		Electric	Elderly (62+)		✓	
Cooling		✓		Electric	Other:			
Cooking		✓		Electric	Notes:			
Hot Water		✓		Electric	Property Managed by Broad Mgmt. Group.			
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

# The Jasper

1020 Amli Way  
Augusta, GA 30909

706-210-0057

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				192			
1 BR	1	\$708-999	7		820	MRKT	
2BR							
2BR	2	\$815-1199	8		1080	MRKT	
3 BR	2	\$1219-1399	5		1266	MRKT	
4 BR	3	\$1399-1499	4		1466	MRKT	
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories					Total Units		
Brick, Vinyl / 3 Story					Total Vacant		
Year Built/Year Renovated					24		
2004					<b>Section 8</b>		
Condition/Street Appeal					Yes		
Good/Good					No		
Neighborhood Condition					Accepts:		
Good					# of Vouchers:		
<b>Unit Equipment/Amenities</b>					<b>Type of Financing:</b>		
	Yes	No	Type	LIHTC			
Balcony/Patio		✓		RD			
AC: Central/Wall	✓		Central	RD R/A			
Range/Refrigerator	✓		Both	Market			
Microwave/Dishwasher	✓		D.W	HOME			
Washer/Dryer Included	✓			Bonds			
Washer/Dryer Connections	✓			Section 8			
Floor Coverings	✓		Carpet, Tile	Other:			
Window Coverings	✓		Blinds	<b>Type of Structure:</b>			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features		✓		High Rise			
<b>Site Equipment/Amenities</b>					Garden		
	Yes	No	Type	Walk-up			
Parking (\$ _____ (Fee)	✓		Surface lot	SF			
Extra Storage	✓		Oversize Closets	Duplex			
Security	✓		Gated	Triplex			
Clubhouse/Meeting Room	✓		Clubhouse	Quadplex			
Pool	✓			Townhome			
Recreation Areas	✓		Fitness Ctr	Other:			
Playground	✓			<b>Type of Occupancy:</b>			
Laundry Facility(ies)	✓			Multifamily			
Bus. Center/Nghbrhd Network	✓		Computers	Elderly (55+)			
Service Coordinations		✓		Elderly (62+)			
<b>Utilities Included In Rent</b>					Other:		
	Yes	No	Type	<b>Notes:</b>			
Heat		✓	Electric	Property Managed by Audubon Mgmt.			
Cooling		✓	Electric	Property offers car wash area, Picnic area with grilling stations, and laundry services.			
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

# Peach Orchard

3630 Peach Orchard Rd  
Augusta, GA 30906

706-432-2121

706-607-5984

Contact: Carla

6/11/2021



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	\$651	0	24	765-850	60%		
2BR								
2BR	2	\$776	0	132	950-1085	60%		
3 BR	2	\$886	0	84	1160-1257	60%		
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick, Vinyl / 3 Story			Total Units	240	Total Vacant	0
Year Built/Year Renovated		2017			<b>Section 8</b>			Yes No
Condition/Street Appeal		Good/Good			Accepts:	✓		
Neighborhood Condition		Good			# of Vouchers:	0		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			Both	LIHTC		✓	
AC: Central/Wall	✓			Central	RD			
Range/Refrigerator	✓			both	RD R/A			
Microwave/Dishwasher	✓			Both	Market			
Washer/Dryer Included		✓			HOME			
Washer/Dryer Connections	✓				Bonds			
Floor Coverings	✓			Carpet, Wood plank	Section 8			
Window Coverings	✓			Blinds	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	✓			Clubhouse	Duplex			
Pool	✓				Triplex			
Recreation Areas	✓			Fitness Ctr	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			✓	Gas	Elderly (62+)			
Cooling			✓	Electric	Other:			
Cooking			✓	Electric	Notes:			
Hot Water			✓	Electric	Property Managed by Gateway Mgmt. Property offers picnic area with grilling stations, and dog park. Carla states housing vouchers won't reach their rent amounts is why there is no voucher holders on property.			
Other Electric			✓	Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

# Cedarwood Apartments

527 Richmond Hill  
Augusta, GA 30906

706-790-1003

Contact:

Camdian  
6/11/2021



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	\$344-\$586-\$635	?	56	850	30%-50%-60%	
2BR	1	\$385-\$632-\$785	?	104	1050	30%-50%-60%	
2BR							
3 BR	2	\$601	?	24	1200	30%-50%-60%	
4 BR							
<b>Design/Location/Condition</b>							
Structure/Stories		Vinyl / 2 Story					
Year Built/Year Renovated		1973/2007					
Condition/Street Appeal		Good/Good					
Neighborhood Condition		Good					
<b>Unit Equipment/Amenities</b>		<b>Yes</b>	<b>No</b>	<b>Type</b>			
Balcony/Patio		✓		Both			
AC: Central/Wall		✓		Central			
Range/Refrigerator		✓		Both			
Microwave/Dishwasher		✓		DW			
Washer/Dryer Included			✓				
Washer/Dryer Connections		✓					
Floor Coverings		✓					
Window Coverings		✓					
Cable/Satellite/Internet READY		✓					
Special Features			✓				
<b>Site Equipment/Amenities</b>		<b>Yes</b>	<b>No</b>	<b>Type</b>			
Parking (\$ _____ (Fee)		✓					
Extra Storage			✓				
Security			✓				
Clubhouse/Meeting Room			✓				
Pool			✓				
Recreation Areas			✓				
Playground		✓					
Laundry Facility(ies)							
Bus. Center/Nghbrhd Network			✓				
Service Coordinations			✓				
<b>Utilities Included In Rent</b>		<b>Yes</b>	<b>No</b>	<b>Type</b>			
Heat			✓	Electric			
Cooling			✓	Electric			
Cooking			✓	Electric			
Hot Water			✓	Electric			
Other Electric			✓	Electric			
Cold Water/Sewer		✓		Included			
Trash/Recycle		✓		Included			
Pest Control		✓		Included			
<b>Site Info:</b>		<b>Total Units</b>		<b>Total Vacant</b>			
Total Units		184		0			
<b>Section 8</b>		<b>Yes</b>		<b>No</b>			
Accepts:		✓					
# of Vouchers:							
<b>Type of Financing:</b>							
LIHTC		✓					
RD							
RD R/A							
Market							
HOME							
Bonds							
Section 8							
Other:							
<b>Type of Structure:</b>							
Low Rise							
High Rise							
Garden							
Walk-up		✓					
SF							
Duplex							
Triplex							
Quadplex							
Townhome							
Other:							
<b>Type of Occupancy:</b>							
Multifamily		✓					
Elderly (55+)							
Elderly (62+)							
Other:							
<b>Notes:</b>							
Property Managed by Kittle Property.							
Gave some info and then refused to provide any more information for survey. All other information gathered from internet.							

# The Crest at Edinburgh

3227 Milledgeville Rd  
Augusta, GA 30906

706-504-9114

Contact: Robin  
6/10/2021



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	2.5	\$543-\$691	0	30	1200	50-60%	
4 BR	2	\$570-\$726	0	10	1400	50-60%	
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Accepts:		
<b>Unit Equipment/Amenities</b>					# of Vouchers:		
Balcony/Patio					<b>Type of Financing:</b>		
AC: Central/Wall					LIHTC		
Range/Refrigerator					RD		
Microwave/Dishwasher					RD R/A		
Washer/Dryer Included					Market		
Washer/Dryer Connections					HOME		
Floor Coverings					Bonds		
Window Coverings					Section 8		
Cable/Satellite/Internet READY					Other:		
Special Features					<b>Type of Structure:</b>		
<b>Site Equipment/Amenities</b>					Low Rise		
Parking (\$ _____ (Fee)					High Rise		
Extra Storage					Garden		
Security					Walk-up		
Clubhouse/Meeting Room					SF		
Pool					Duplex		
Recreation Areas					Triplex		
Playground					Quadplex		
Laundry Facility(ies)					Townhome		
Bus. Center/Nghbrhd Network					Other:		
Service Coordinations					<b>Type of Occupancy:</b>		
<b>Utilities Included In Rent</b>					Multifamily		
Heat					Elderly (55+)		
Cooling					Elderly (62+)		
Cooking					Other:		
Hot Water					<b>Notes:</b>		
Other Electric					Property Managed by Vantage Group.		
Cold Water/Sewer					Property offers horse shoe pit, covered picnic area with grills. Sister property Terrace at Edinburgh		
Trash/Recycle							
Pest Control							

# Terrace at Edinburgh

2515 Kennedy Circle  
Augusta, Ga 30909

706-504-9114

Contact: Robin  
6/10/2021



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	\$435-\$542	0	18	1000	50-60%	
2BR							
2BR	2	\$506-\$610	0	54	1150	50-60%	
3 BR							
4 BR							
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Accepts:		
<b>Unit Equipment/Amenities</b>					# of Vouchers:		
					<b>Type of Financing:</b>		
					LIHTC		
					RD		
					RD R/A		
					Market		
					HOME		
					Bonds		
					Section 8		
					Other:		
					<b>Type of Structure:</b>		
					Low Rise		
					High Rise		
					Garden		
					Walk-up		
					SF		
					Duplex		
					Triplex		
					Quadplex		
					Townhome		
					Other:		
					<b>Type of Occupancy:</b>		
					Multifamily		
					Elderly (55+)		
					Elderly (62+)		
					Other:		
					<b>Notes:</b>		

# Richmond Villas

3551 Windsor Springs Rd  
 Hephzibah, Ga 30815

706-790-0399

Contact: Ashley  
 6/11/2021



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	BOI	0	16	736	30%		
2BR	1	BOI	0	64	1044	30%		
2BR								
3 BR	2	BOI	0	16	1326	30%		
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick, Vinyl / 2 Story			Total Units	96	Total Vacant	0
Year Built/Year Renovated		2018			<b>Section 8</b>	Yes	No	
Condition/Street Appeal		Good/Good			Accepts:			✓
Neighborhood Condition		Good			# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio			✓		LIHTC			✓
AC: Central/Wall	✓			Central	RD			
Range/Refrigerator	✓			Both	RD R/A			
Microwave/Dishwasher	✓			Both	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		Yes	No	Type	High Rise			
Parking (\$ _____ (Fee))	✓				Garden			
Extra Storage			✓		Walk-up			✓
Security			✓		SF			
Clubhouse/Meeting Room	✓			Clubhouse	Duplex			
Pool			✓		Triplex			
Recreation Areas	✓			Picnic Area	Quadplex			
Playground	✓				Townhome			
Laundry Facility(ies)	✓				Other:			
Bus. Center/Nghbrhd Network			✓		Type of Occupancy:			
Service Coordinations			✓		Multifamily			✓
Utilities Included In Rent		Yes	No	Type	Elderly (55+)			
Heat			✓	Gas	Elderly (62+)			
Cooling			✓	Electric	Other:			
Cooking			✓	Electric	Notes:			
Hot Water			✓	Gas	Property Managed by Gateway Mgmt.			
Other Electric			✓	Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

# Horizon Ridge

2832 Old Hwy 1  
Hephzibah, Ga 30815

706-528-6604

Contact:

Carla  
6/10/2021



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio			240				
1 BR	1	\$660		24	850	60%	
2BR							
2BR	2	\$796		120	1075	60%	
3 BR	2	\$912		96	1200	60%	
4 BR							
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories		Brick, Vinyl / 2 Story			Total Units	240	Total Vacant
Year Built/Year Renovated		2021/ In lease up			Total Units	240	240
Condition/Street Appeal		New/New			<b>Section 8</b>	Yes	No
Neighborhood Condition		Good			Accepts:	✓	
<b>Unit Equipment/Amenities</b>		Yes	No	Type	# of Vouchers:		
Balcony/Patio	✓			Both	<b>Type of Financing:</b>		
AC: Central/Wall	✓			Central	LIHTC		✓
Range/Refrigerator	✓			Both	RD		
Microwave/Dishwasher	✓			Both	RD R/A		
Washer/Dryer Included		✓			Market		
Washer/Dryer Connections	✓				HOME		
Floor Coverings	✓			Carpet, Wood plank	Bonds		
Window Coverings	✓			Blinds	Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features		✓			<b>Type of Structure:</b>		
<b>Site Equipment/Amenities</b>		Yes	No	Type	Low Rise		
Parking (\$ _____ (Fee)	✓			Surface lot	High Rise		
Extra Storage					Garden		
Security	✓			Gated	Walk-up		✓
Clubhouse/Meeting Room	✓			Clubhouse	SF		
Pool	✓				Duplex		
Recreation Areas	✓			Fitness Ctr	Triplex		
Playground	✓				Quadplex		
Laundry Facility(ies)	✓				Townhome		
Bus. Center/Nghbrhd Network	✓			Computers	Other:		
Service Coordinations		✓			<b>Type of Occupancy:</b>		
<b>Utilities Included In Rent</b>		Yes	No	Type	Multifamily		✓
Heat		✓		Gas	Elderly (55+)		
Cooling		✓		Electric	Elderly (62+)		
Cooking		✓		Electric	Other:		
Hot Water		✓		Electric	<b>Notes:</b>		
Other Electric		✓		Electric	Property Managed by Gateway Mgmt.		
Cold Water/Sewer	✓			Included	They start renting 2 building July 2021		
Trash/Recycle	✓			Included	and expect to be full by end of 2021.		
Pest Control	✓			Included			

# Archer Green

3110 Damascus Rd  
Augusta, Ga 30909

Telephone: 706-736-1031

Contact: Listing Broker Tripp Wilson  
Emailed Broker 06-10-2021  
PENDING CONSTRUCTION



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								
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories					Total Units	0	Total Vacant	0
Year Built/Year Renovated					Pending Construction			
Condition/Street Appeal					Section 8			
Neighborhood Condition					Accepts:	Yes	No	
					# of Vouchers:			
Unit Equipment/Amenities					Type of Financing:			
Balcony/Patio	Yes	No	Type	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			
Parking (\$ _____ (Fee))	✓			Garden				
Extra Storage				Walk-up				
Security				SF				
Clubhouse/Meeting Room				Duplex				
Pool				Triplex				
Recreation Areas				Quadplex				
Playground				Townhome				
Laundry Facility(ies)				Other:				
Bus. Center/Nghbrhd Network				Type of Occupancy:				
Service Coordinations				Multifamily				
Utilities Included In Rent					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 Estates at Perimeter

50 St. Andrews Rd  
Augusta, Ga 30909

706-873-9780

Contact: Rachel  
6/10/2021



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	\$1083- \$1150	1	84	660-912	MRKT	
2BR							
2BR	2	\$1218- \$1435	4	120	1060-1337	MRKT	
3 BR	2	\$1460- \$1610	2	36	1366-1439	MRKT	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Vinyl / 3 Story		Total Units	240	Total Vacant	
Year Built/Year Renovated		2007		Total Units	240	7	
Condition/Street Appeal		Good/Good		Section 8	Yes	No	
Neighborhood Condition		Good		Accepts:		✓	
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓		Both	LIHTC			
AC: Central/Wall	✓		Central	RD			
Range/Refrigerator	✓		Stainless Steel	RD R/A			
Microwave/Dishwasher	✓		Both	Market		✓	
Washer/Dryer Included	✓			HOME			
Washer/Dryer Connections	✓			Bonds			
Floor Coverings	✓		Carpet, Wood plank	Section 8			
Window Coverings	✓		Blinds	Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features		✓		Low Rise			
Site Equipment/Amenities				High Rise			
	Yes	No	Type	Garden			
Parking (\$ _____ (Fee)	✓		Detached Garages	Walk-up		✓	
Extra Storage	✓		Outdoor	SF			
Security	✓		Alarms	Duplex			
Clubhouse/Meeting Room	✓		Clubhouse	Triplex			
Pool	✓			Quadplex			
Recreation Areas	✓		Fitness Ctr	Townhome			
Playground	✓			Other:			
Laundry Facility(ies)		✓		Type of Occupancy:			
Bus. Center/Nghbrhd Network	✓		Computers	Multifamily		✓	
Service Coordinations	✓		Mthly Events	Elderly (55+)			
Utilities Included In Rent				Elderly (62+)			
	Yes	No	Type	Other:			
Heat		✓	Electric	Notes:			
Cooling		✓	Electric	Property Managed by Stonemark Mgmt. Property offers Furniture pkg, has 9 ft ceilings, wood style plank floors, private outdoor space. Courtyard has Gazebo grilling station. Some units has Sunrooms with Computer desk.			
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer		✓	Included				
Trash/Recycle		✓	Included				
Pest Control	✓		Included				

# Woodhill Apartments

1355 Jackson Rd  
Augusta, Ga 30909

706-955-4803 or 706-993-4146

Contact: Jordon  
6/10/2021



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	\$879-\$909	4	60	775	MRKT	
2BR							
2BR	2	\$1009-\$1049	6	102	1000	MRKT	
3 BR	2	\$1,229	0	20	1235	MRKT	
4 BR							
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					<b>Section 8</b>		
Neighborhood Condition					Accepts:		
<b>Unit Equipment/Amenities</b>					# of Vouchers:		
Balcony/Patio					<b>Type of Financing:</b>		
AC: Central/Wall					LIHTC		
Range/Refrigerator					RD		
Microwave/Dishwasher					RD R/A		
Washer/Dryer Included					Market		
Washer/Dryer Connections					HOME		
Floor Coverings					Bonds		
Window Coverings					Section 8		
Cable/Satellite/Internet READY					Other:		
Special Features					<b>Type of Structure:</b>		
<b>Site Equipment/Amenities</b>					Low Rise		
Parking (\$ _____ (Fee))					High Rise		
Extra Storage					Garden		
Security					Walk-up		
Clubhouse/Meeting Room					SF		
Pool					Duplex		
Recreation Areas					Triplex		
Playground					Quadplex		
Laundry Facility(ies)					Townhome		
Bus. Center/Nghbrhd Network					Other:		
Service Coordinations					<b>Type of Occupancy:</b>		
<b>Utilities Included In Rent</b>					Multifamily		
Heat					Elderly (55+)		
Cooling					Elderly (62+)		
Cooking					Other:		
Hot Water					<b>Notes:</b>		
Other Electric					Property Managed by Sunhurst Apt. Mgmt.		
Cold Water/Sewer					Property offers Picnic area with grilling, and Tennis court. Residents are charged additional 70.00 mth to cover Liability ins. Water, sewage, pest control.		
Trash/Recycle							
Pest Control							

# Traditions at Augusta

3722 Walton Way EXT  
Augusta, Ga 30907

706-860-4874 or 762-233-1037

Contact: Marvin & Dana  
6/10/2021



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	\$850-\$1813	4	88	809	MRKT	
2BR	1	\$1040-\$1782	10	84	1044	MRKT	
2BR	2	\$980-\$1826		44	1044	MRKT	
3 BR	2	\$1200-1300	0	40	1236	MRKT	
4 BR							
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Accepts:		
<b>Unit Equipment/Amenities</b>					# of Vouchers:		
Balcony/Patio					<b>Type of Financing:</b>		
AC: Central/Wall					LIHTC		
Range/Refrigerator					RD		
Microwave/Dishwasher					RD R/A		
Washer/Dryer Included					Market		
Washer/Dryer Connections					HOME		
Floor Coverings					Bonds		
Window Coverings					Section 8		
Cable/Satellite/Internet READY					Other:		
Special Features					<b>Type of Structure:</b>		
<b>Site Equipment/Amenities</b>					Low Rise		
Parking (\$ _____ (Fee))					High Rise		
Extra Storage					Garden		
Security					Walk-up		
Clubhouse/Meeting Room					SF		
Pool					Duplex		
Recreation Areas					Triplex		
Playground					Quadplex		
Laundry Facility(ies)					Townhome		
Bus. Center/Nghbrhd Network					Other:		
Service Coordinations					<b>Type of Occupancy:</b>		
<b>Utilities Included In Rent</b>					Multifamily		
Heat					Elderly (55+)		
Cooling					Elderly (62+)		
Cooking					Other:		
Hot Water					<b>Notes:</b>		
Other Electric					Property Managed by Morgan Properties. Rent prices change daily		
Cold Water/Sewer							
Trash/Recycle							
Pest Control							

# Gateway Crossing

601 Giddings Ct.  
Augusta, Ga 30907

706-514-4096

Contact: Tracy  
6/11/2021



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	\$1110- \$1281	10	96	642-975	MRKT	
2BR							
2BR	2	\$1391- \$1484	4	108	1025-1094	MRKT	
3 BR	2	\$1,598	1	36	1296	MRKT	
4 BR							
<b>Design/Location/Condition</b>					<b>Site Info:</b>		
Structure/Stories					Total Units		
Year Built/Year Renovated					Total Vacant		
Condition/Street Appeal					Section 8		
Neighborhood Condition					Accepts:		
<b>Unit Equipment/Amenities</b>					# of Vouchers:		
					<b>Type of Financing:</b>		
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					<b>Type of Structure:</b>		
Special Features					Low Rise		
<b>Site Equipment/Amenities</b>					High Rise		
Parking (\$ 75.00__ (Fee)					Garden		
Extra Storage					Walk-up		
Security					SF		
Clubhouse/Meeting Room					Duplex		
Pool					Triplex		
Recreation Areas					Quadplex		
Playground					Townhome		
Laundry Facility(ies)					Other:		
Bus. Center/Nghbrhd Network					<b>Type of Occupancy:</b>		
Service Coordinations					Multifamily		
<b>Utilities Included In Rent</b>					Elderly (55+)		
Heat					Elderly (62+)		
Cooling					Other:		
Cooking					<b>Notes:</b>		
Hot Water					Property Managed by LMS Mgmt. Property Offers pet park, car care ctr, valet trash, grilling stations, garden ctr, massage Rm. Drycleaning and laundry service. Optional Sunroom, W/D extra \$50.00 Mth.		
Other Electric							
Cold Water/Sewer							
Trash/Recycle							
Pest Control							

## Market Study Terminology



1400 16<sup>th</sup> Street, NW  
 Suite #420  
 Washington, DC 20036  
 P: (202) 939-1750  
 F: (202) 265-4435  
[www.housingonline.com](http://www.housingonline.com)

## Market Study Terminology

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

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

### I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

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

units in all proposals / households in market \* 100

See also: capture rate.

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

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

## II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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

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

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

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

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

**Demographic Data**

Trade Area: PMAAUGUSTA

	Total	%
<b>Population</b>		
2000 Census	126,029	100.00
2010 Census	133,983	100.00
2021 Estimate	136,553	100.00
2026 Projection	140,230	100.00
<b>Population Growth</b>		
Percent Change: 2000 to 2010	--	6.31
Percent Change: 2010 to 2021	--	1.92
Percent Change: 2021 to 2026	--	2.69
<b>Households</b>		
2000 Census	45,824	100.00
2010 Census	51,020	100.00
2021 Estimate	52,747	100.00
2026 Projection	54,490	100.00
<b>Household Growth</b>		
Percent Change: 2000 to 2010	--	11.34
Percent Change: 2010 to 2021	--	3.38
Percent Change: 2021 to 2026	--	3.30
<b>Family Households</b>		
2000 Census	32,645	100.00
2010 Census	34,202	100.00
2021 Estimate	35,313	100.00
2026 Projection	36,472	100.00
<b>Family Household Growth</b>		
Percent Change: 2000 to 2010	--	4.77
Percent Change: 2010 to 2021	--	3.25
Percent Change: 2021 to 2026	--	3.28

Benchmark: USA

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Trade Area: PMAAUGUSTA

Total Population: 136,553

	Count	%
<b>2010 Population by Single Race Classification</b>		
White Alone	46,039	34.36
Black/African American Alone	80,273	59.91
American Indian/Alaskan Native Alone	418	0.31
Asian Alone	1,880	1.40
Native Hawaiian/Pacific Islander Alone	266	0.20
Some Other Race Alone	1,721	1.28
Two or More Races	3,386	2.53
<b>2010 Population by Ethnicity</b>		
Hispanic/Latino	5,164	3.85
Not Hispanic/Latino	128,819	96.15
<b>2010 Hispanic/Latino Population by Single-Classification Race</b>		
White Alone	1,985	1.48
Black/African American Alone	919	0.69
American Indian/Alaskan Native Alone	71	0.05
Asian Alone	29	0.02
Native Hawaiian/Pacific Islander Alone	13	0.01
Some Other Race Alone	1,524	1.14
Two or More Races	623	0.47
<b>2010 Population by Sex</b>		
Male	63,104	47.10
Female	70,879	52.90
Male to Female Ratio	-	0.89
<b>2010 Population by Age</b>		
Age 0 - 4	10,111	7.55
Age 5 - 9	9,568	7.14
Age 10 - 14	9,344	6.97
Age 15 - 17	6,168	4.60
Age 18 - 20	5,930	4.43
Age 21 - 24	8,152	6.08
Age 25 - 34	19,154	14.30
Age 35 - 44	15,898	11.87
Age 45 - 54	19,289	14.40
Age 55 - 64	15,475	11.55
Age 65 - 74	8,549	6.38
Age 75 - 84	4,776	3.56
Age 85+	1,569	1.17
Age 15+	104,960	78.34
Age 16+	102,936	76.83
Age 18+	98,792	73.73
Age 21+	92,862	69.31
Age 25+	84,710	63.22
Age 65+	14,894	11.12
Median Age	-	34.20
<b>2010 Male Population by Age</b>		
Age 0 - 4	5,145	3.84
Age 5 - 9	4,862	3.63
Age 10 - 14	4,676	3.49
Age 15 - 17	3,153	2.35
Age 18 - 20	2,831	2.11
Age 21 - 24	3,794	2.83
Age 25 - 34	9,129	6.81
Age 35 - 44	7,504	5.60
Age 45 - 54	8,918	6.66
Age 55 - 64	7,082	5.29
Age 65 - 74	3,739	2.79
Age 75 - 84	1,819	1.36
Age 85+	452	0.34
Median Age, Male	-	32.64
<b>2010 Female Population by Age</b>		
Age 0 - 4	4,966	3.71
Age 5 - 9	4,706	3.51
Age 10 - 14	4,668	3.48
Age 15 - 17	3,015	2.25
Age 18 - 20	3,099	2.31
Age 21 - 24	4,358	3.25
Age 25 - 34	10,025	7.48
Age 35 - 44	8,394	6.26
Age 45 - 54	10,371	7.74
Age 55 - 64	8,393	6.26
Age 65 - 74	4,810	3.59
Age 75 - 84	2,957	2.21
Age 85+	1,117	0.83
Median Age, Female	-	35.69

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Trade Area: PMAAUGUSTA

Total Households: 52,747

	Count	%
<b>2010 Households by Household Type</b>		
Family Households	34,202	67.04
NonFamily Households	16,818	32.96
<b>2010 Group Quarters Population</b>		
Group Quarters Population	3,124	2.33
<b>2010 Hispanic or Latino Households</b>		
Hispanic/Latino Households	1,591	3.12
<b>2010 Households by Household Size</b>		
1-Person Household	13,951	27.34
2-Person Household	15,827	31.02
3-Person Household	9,242	18.11
4-Person Household	6,449	12.64
5-Person Household	3,285	6.44
6-Person Household	1,331	2.61
7+ Person Household	935	1.83
<b>2010 Family Households by Type by Presence of Children</b>		
Married Couple Family, With Own Kids	6,932	20.27
Married Couple Family, Without Own Kids	12,105	35.39
Male Householder, With Own Kids	1,155	3.38
Male Householder, Without Own Kids	1,573	4.60
Female Householder, With Own Kids	7,130	20.85
Female Householder, Without Own Kids	5,307	15.52
<b>2010 Households by Presence of People Under Age 18</b>		
Households with People Under 18 Years old	18,396	36.06
Married Couple Family	8,046	15.77
Other Family Household, Male Householder	1,499	2.94
Other Family Household, Female Householder	8,688	17.03
NonFamily Household, Male Householder	99	0.19
NonFamily Household, Female Householder	64	0.13
<b>2010 Occupied Housing Units by Tenure</b>		
Renter-Occupied	21,028	41.22
Owner-Occupied	29,992	58.78

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Trade Area: PMAAUGUSTA

Population	
2000 Census	126,029
2010 Census	133,983
2021 Estimate	136,553
2026 Projection	140,230
Population Growth	
Percent Change: 2000 to 2010	6.31
Percent Change: 2010 to 2021	1.92
Percent Change: 2021 to 2026	2.69
Households	
2000 Census	45,824
2010 Census	51,020
2021 Estimate	52,747
2026 Projection	54,490
Household Growth	
Percent Change: 2000 to 2010	11.34
Percent Change: 2010 to 2021	3.38
Percent Change: 2021 to 2026	3.30
Family Households	
2000 Census	32,645
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2026 Projection	36,472
Family Household Growth	
Percent Change: 2000 to 2010	4.77
Percent Change: 2010 to 2021	3.25
Percent Change: 2021 to 2026	3.28

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Trade Area: PMAUGUSTA

Total Population: 136,553 | Total Households: 52,747

	Count	%
<b>2021 Est. Population by Single-Classification Race</b>		
White Alone	40,833	29.90
Black/African American Alone	86,437	63.30
American Indian/Alaskan Native Alone	476	0.35
Asian Alone	1,962	1.44
Native Hawaiian/Pacific Islander Alone	303	0.22
Some Other Race Alone	2,360	1.73
Two or More Races	4,182	3.06
<b>2021 Est. Population by Hispanic or Latino Origin</b>		
Not Hispanic or Latino	129,565	94.88
Hispanic or Latino	6,988	5.12
Mexican Origin	2,557	36.59
Puerto Rican Origin	2,575	36.85
Cuban Origin	224	3.21
All Other Hispanic or Latino	1,632	23.35
<b>2021 Est. Pop by Race, Asian Alone, by Category</b>		
Chinese, except Taiwanese	365	18.60
Filipino	584	29.77
Japanese	24	1.22
Asian Indian	269	13.71
Korean	396	20.18
Vietnamese	153	7.80
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	29	1.48
All Other Asian Races Including 2+ Category	142	7.24
<b>2021 Est. Population by Ancestry</b>		
Arab	104	0.08
Czech	56	0.04
Danish	98	0.07
Dutch	428	0.31
English	4,027	2.95
French (Excluding Basque)	843	0.62
French Canadian	261	0.19
German	5,443	3.99
Greek	266	0.20
Hungarian	108	0.08
Irish	4,144	3.04
Italian	1,139	0.83
Lithuanian	16	0.01
Norwegian	183	0.13
Polish	756	0.55
Portuguese	101	0.07
Russian	197	0.14
Scotch-Irish	841	0.62
Scottish	1,217	0.89
Slovak	6	0.00
Sub-Saharan African	2,350	1.72
Swedish	174	0.13
Swiss	123	0.09
Ukrainian	4	0.00
United States or American	18,009	13.19
Welsh	289	0.21
West Indian (Excluding Hispanic groups)	653	0.48
Other ancestries	77,084	56.45
Ancestries Unclassified	17,633	12.91
<b>2021 Est. Pop Age 5+ by Language Spoken At Home</b>		
Speak Only English at Home	114,999	90.27
Speak Asian/Pacific Isl. Lang. at Home	1,722	1.35
Speak Indo-European Language at Home	2,002	1.57
Speak Spanish at Home	7,378	5.79
Speak Other Language at Home	1,299	1.02
<b>2021 Est. Hisp. or Latino Pop by Single-Class. Race</b>		
White Alone	2,623	37.54
Black/African American Alone	1,225	17.53
American Indian/Alaskan Native Alone	100	1.43
Asian Alone	41	0.59
Native Hawaiian/Pacific Islander Alone	20	0.29
Some Other Race Alone	2,163	30.95
Two or More Races	816	11.68

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Trade Area: PMAUGUSTA

Total Population: 136,553 | Total Households: 52,747

	Count	%
<b>2021 Est. Population by Sex</b>		
Male	64,795	47.45
Female	71,758	52.55
<b>2021 Est. Population by Age</b>		
Age 0 - 4	9,153	6.70
Age 5 - 9	9,068	6.64
Age 10 - 14	8,809	6.45
Age 15 - 17	5,507	4.03
Age 18 - 20	5,220	3.82
Age 21 - 24	7,437	5.45
Age 25 - 34	21,866	16.01
Age 35 - 44	16,794	12.30
Age 45 - 54	14,882	10.90
Age 55 - 64	16,936	12.40
Age 65 - 74	13,000	9.52
Age 75 - 84	5,881	4.31
Age 85 and over	2,000	1.47
Age 16 and over	107,713	78.88
Age 18 and over	104,016	76.17
Age 21 and over	98,796	72.35
Age 65 and over	20,881	15.29
Median Age	-	35.65
Average Age	-	38.05
<b>2021 Est. Pop Age 15+ by Marital Status</b>		
Total, Never Married	46,535	42.49
Male, Never Married	23,467	21.43
Female, Never Married	23,068	21.06
Married, Spouse Present	32,479	29.66
Married, Spouse Absent	7,611	6.95
Widowed	7,581	6.92
Male, Widowed	1,925	1.76
Female, Widowed	5,656	5.16
Divorced	15,317	13.98
Male, Divorced	6,225	5.68
Female, Divorced	9,092	8.30
<b>2021 Est. Male Population by Age</b>		
Male: Age 0 - 4	4,682	7.23
Male: Age 5 - 9	4,665	7.20
Male: Age 10 - 14	4,529	6.99
Male: Age 15 - 17	2,822	4.36
Male: Age 18 - 20	2,719	4.20
Male: Age 21 - 24	3,745	5.78
Male: Age 25 - 34	10,744	16.58
Male: Age 35 - 44	7,902	12.20
Male: Age 45 - 54	6,771	10.45
Male: Age 55 - 64	7,606	11.74
Male: Age 65 - 74	5,606	8.65
Male: Age 75 - 84	2,393	3.69
Male: Age 85 and over	611	0.94
Median Age, Male	-	33.51
Average Age, Male	-	36.33
<b>2021 Est. Female Population by Age</b>		
Female: Age 0 - 4	4,471	6.23
Female: Age 5 - 9	4,403	6.14
Female: Age 10 - 14	4,280	5.96
Female: Age 15 - 17	2,685	3.74
Female: Age 18 - 20	2,501	3.48
Female: Age 21 - 24	3,692	5.14
Female: Age 25 - 34	11,122	15.50
Female: Age 35 - 44	8,892	12.39
Female: Age 45 - 54	8,111	11.30
Female: Age 55 - 64	9,330	13.00
Female: Age 65 - 74	7,394	10.30
Female: Age 75 - 84	3,488	4.86
Female: Age 85 and over	1,389	1.94
Median Age, Female	-	37.87
Average Age, Female	-	39.63

Benchmark: USA

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Trade Area: PMAUGUSTA

Total Population: 136,553 | Total Households: 52,747

	Count	%
<b>2021 Est. Households by Household Type</b>		
Family Households	35,313	66.95
NonFamily Households	17,434	33.05
<b>2021 Est. Group Quarters Population</b>		
2021 Est. Group Quarters Population	3,914	2.87
<b>2021 HHs By Ethnicity, Hispanic/Latino</b>		
2021 HHs By Ethnicity, Hispanic/Latino	2,249	4.26
<b>2021 Est. Family HH Type by Presence of Own Child.</b>		
Married Couple Family, own children	7,266	20.58
Married Couple Family, no own children	12,550	35.54
Male Householder, own children	1,203	3.41
Male Householder, no own children	1,604	4.54
Female Householder, own children	7,288	20.64
Female Householder, no own children	5,402	15.30
<b>2021 Est. Households by Household Size</b>		
1-Person Household	15,036	28.51
2-Person Household	16,472	31.23
3-Person Household	9,430	17.88
4-Person Household	6,347	12.03
5-Person Household	3,221	6.11
6-Person Household	1,398	2.65
7-or-more-person	843	1.60
2021 Est. Average Household Size	-	2.52
<b>2021 Est. Households by Number of Vehicles</b>		
No Vehicles	3,802	7.21
1 Vehicle	22,098	41.89
2 Vehicles	16,434	31.16
3 Vehicles	7,609	14.43
4 Vehicles	1,810	3.43
5 or more Vehicles	994	1.89
2021 Est. Average Number of Vehicles	-	1.72
<b>2021 Est. Occupied Housing Units by Tenure</b>		
Housing Units, Owner-Occupied	31,124	59.01
Housing Units, Renter-Occupied	21,623	40.99
<b>2021 Owner Occ. HUs: Avg. Length of Residence</b>		
2021 Owner Occ. HUs: Avg. Length of Residence	-	18.67
<b>2021 Renter Occ. HUs: Avg. Length of Residence</b>		
2021 Renter Occ. HUs: Avg. Length of Residence	-	6.46
<b>2021 Est. Owner-Occupied Housing Units by Value</b>		
Value Less Than \$20,000	919	2.95
Value \$20,000 - \$39,999	962	3.09
Value \$40,000 - \$59,999	1,626	5.22
Value \$60,000 - \$79,999	2,600	8.35
Value \$80,000 - \$99,999	5,153	16.56
Value \$100,000 - \$149,999	8,377	26.91
Value \$150,000 - \$199,999	5,062	16.26
Value \$200,000 - \$299,999	3,738	12.01
Value \$300,000 - \$399,999	1,225	3.94
Value \$400,000 - \$499,999	502	1.61
Value \$500,000 - \$749,999	515	1.66
Value \$750,000 - \$999,999	256	0.82
Value \$1,000,000 - \$1,499,999	93	0.30
Value \$1,500,000 - \$1,999,999	43	0.14
Value \$2,000,000 or more	53	0.17
2021 Est. Median All Owner-Occupied Housing Value	-	122,134.38

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Trade Area: PMAAUGUSTA

Total Population: 136,553 | Total Households: 52,747

	Count	%
<b>2021 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	1,969	3.34
1 Unit Detached	39,407	66.78
2 Units	1,214	2.06
3 to 4 Units	3,261	5.53
5 to 19 Units	7,066	11.97
20 to 49 Units	553	0.94
50 or More Units	508	0.86
Mobile Home or Trailer	5,003	8.48
Boat, RV, Van, etc.	30	0.05
<b>2021 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	3,792	6.43
Built 2010 to 2013	1,314	2.23
Built 2000 to 2009	6,884	11.67
Built 1990 to 1999	8,318	14.10
Built 1980 to 1989	10,213	17.31
Built 1970 to 1979	9,431	15.98
Built 1960 to 1969	8,518	14.44
Built 1950 to 1959	6,231	10.56
Built 1940 to 1949	1,979	3.35
Built 1939 or Earlier	2,331	3.95
<b>2021 Housing Units by Year Structure Built</b>		
2021 Est. Median Year Structure Built	-	1,981.00
<b>2021 Est. Households by Presence of People Under 18</b>		
2021 Est. Households by Presence of People Under 18	18,990	36.00
<b>Households with 1 or More People under Age 18</b>		
Married Couple Family	8,403	44.25
Other Family, Male Householder	1,543	8.13
Other Family, Female Householder	8,871	46.71
NonFamily Household, Male Householder	103	0.54
NonFamily Household, Female Householder	70	0.37
<b>2021 Est. Households with No People under Age 18</b>		
Households with No People under Age 18	33,757	64.00
<b>Households with No People under Age 18</b>		
Married Couple Family	11,412	33.81
Other Family, Male Householder	1,258	3.73
Other Family, Female Householder	3,827	11.34
NonFamily, Male Householder	7,800	23.11
NonFamily, Female Householder	9,460	28.02

Benchmark: USA

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Trade Area: PMA AUGUSTA

Total Population: 136,553 | Total Households: 52,747

	Count	%
<b>2021 Est. Pop Age 25+ by Edu. Attainment</b>		
Less than 9th Grade	3,478	3.81
Some High School, No Diploma	11,501	12.59
High School Graduate (or GED)	29,500	32.29
Some College, No Degree	20,738	22.70
Associate's Degree	8,412	9.21
Bachelor's Degree	11,126	12.18
Master's Degree	4,414	4.83
Professional Degree	1,389	1.52
Doctorate Degree	801	0.88
<b>2021 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>		
High School Diploma	535	13.73
High School Graduate	1,347	34.56
Some College or Associate's Degree	940	24.12
Bachelor's Degree or Higher	1,075	27.59
<b>2021 Est. Households by HH Income</b>		
Income < \$15,000	8,728	16.55
Income \$15,000 - \$24,999	6,757	12.81
Income \$25,000 - \$34,999	6,687	12.68
Income \$35,000 - \$49,999	7,913	15.00
Income \$50,000 - \$74,999	8,615	16.33
Income \$75,000 - \$99,999	6,078	11.52
Income \$100,000 - \$124,999	3,417	6.48
Income \$125,000 - \$149,999	1,896	3.59
Income \$150,000 - \$199,999	1,440	2.73
Income \$200,000 - \$249,999	543	1.03
Income \$250,000 - \$499,999	511	0.97
Income \$500,000+	162	0.31
2021 Est. Average Household Income	--	58,650.26
2021 Est. Median Household Income	--	42,423.16
<b>2021 Median HH Inc. by Single-Class. Race or Eth.</b>		
White Alone	--	49,962.39
Black or African American Alone	--	37,761.30
American Indian and Alaskan Native Alone	--	42,727.74
Asian Alone	--	42,453.56
Native Hawaiian and Other Pacific Islander Alone	--	42,055.50
Some Other Race Alone	--	65,286.64
Two or More Races	--	40,102.05
Hispanic or Latino	--	46,562.59
Not Hispanic or Latino	--	42,199.51
<b>2021 Est. Families by Poverty Status</b>		
2021 Families at or Above Poverty	29,415	83.30
2021 Families at or Above Poverty with children	11,782	33.37
2021 Families Below Poverty	5,898	16.70
2021 Families Below Poverty with children	4,821	13.65

Benchmark: USA

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Trade Area: PMAUGUSTA

Total Population: 126,029 | Total Households: 52,747

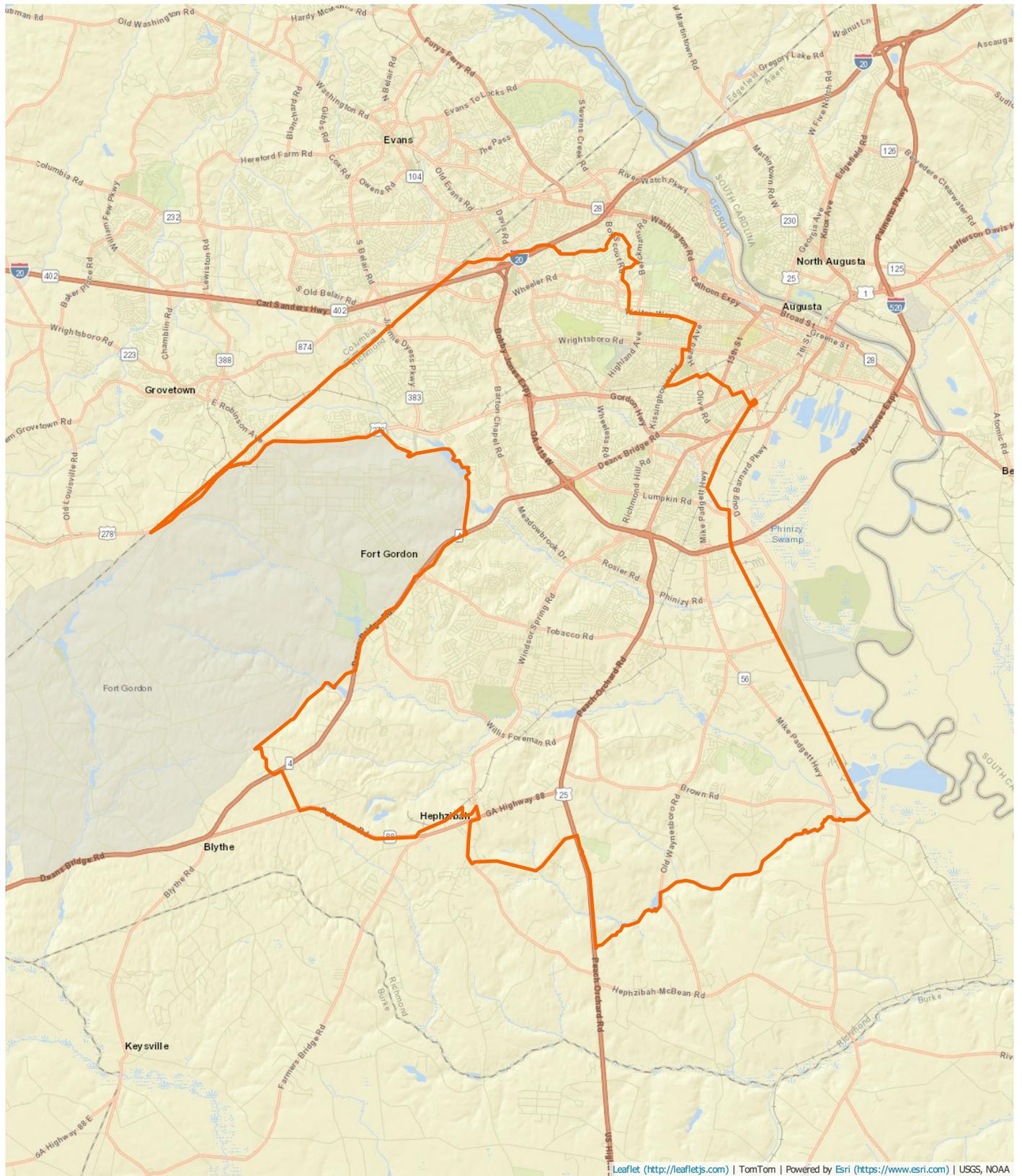
	Count	%
<b>2021 Est. Employed Civilian Population 16+ by Occupation Classification</b>		
White Collar	29,936	53.95
Blue Collar	14,374	25.90
Service and Farming	11,183	20.15
<b>2021 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	12,662	23.27
15 - 29 Minutes	26,685	49.05
30 - 44 Minutes	10,590	19.47
45 - 59 Minutes	2,303	4.23
60 or more Minutes	2,161	3.97
2021 Est. Avg Travel Time to Work in Minutes	-	25.06
<b>2021 Est. Workers Age 16+ by Transp. to Work</b>		
2021 Est. Workers Age 16+ by Transp. to Work	55,123	100.00
Drove Alone	47,192	85.61
Carpooled	5,313	9.64
Public Transport	316	0.57
Walked	339	0.61
Bicycle	154	0.28
Other Means	1,220	2.21
Worked at Home	589	1.07
<b>2021 Est. Civ. Employed Pop 16+ by Class of Worker</b>		
2021 Est. Civ. Employed Pop 16+ by Class of Worker	55,493	100.00
For-Profit Private Workers	38,621	69.60
Non-Profit Private Workers)	3,196	5.76
Local Government Workers	3,763	6.78
State Government Workers	4,854	8.75
Federal Government Workers	3,156	5.69
Self-Employed Workers	1,882	3.39
Unpaid Family Workers	21	0.04
<b>2021 Est. Civ. Employed Pop 16+ by Occupation</b>		
Architecture/Engineering	595	1.07
Arts/Design/Entertainment/Sports/Media	606	1.09
Building/Grounds Cleaning/Maintenance	3,094	5.58
Business/Financial Operations	2,291	4.13
Community/Social Services	1,082	1.95
Computer/Mathematical	1,240	2.23
Construction/Extraction	2,444	4.40
Education/Training/Library	3,508	6.32
Farming/Fishing/Forestry	42	0.08
Food Preparation/Serving Related	3,487	6.28
Healthcare Practitioner/Technician	4,083	7.36
Healthcare Support	1,788	3.22
Installation/Maintenance/Repair	1,558	2.81
Legal	240	0.43
Life/Physical/Social Science	179	0.32
Management	2,728	4.92
Office/Administrative Support	7,347	13.24
Production	5,044	9.09
Protective Services	1,531	2.76
Sales/Related	6,037	10.88
Personal Care/Service	1,241	2.24
Transportation/Material Moving	5,328	9.60
<b>2021 Est. Pop Age 16+ by Employment Status</b>		
In Armed Forces	370	0.34
Civilian - Employed	58,194	54.03
Civilian - Unemployed	5,605	5.20
Not in Labor Force	43,544	40.43

Benchmark: USA

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Trade Area: PMAAUGUSTA

Total Population: 136,553 | Total Households: 52,747



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# Report Details

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**Name:** Executive Dashboard  
**Date / Time:** 7/13/2021 3:09:06 PM  
**Workspace Vintage:** 2021

## Trade Area

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Name	Level	Geographies
PMA AUGUSTA	Census Tract	13245-001100; 13245-001200; 13245-001601; 13245-001602; 13245-010201; 13245-010203; 13245-010204; 13245-010300; 13245-010400; 13245-010504; 13245-010506; 13245-010507; 13245-010508; 13245-010509; 13245-010510; 13245-010511; 13245-010512; 13245-010513; 13245-010706; 13245-010707; 13245-010708; 13245-010709; 13245-010710; 13245-010711; 13245-010712; 13245-010904; 13245-010906

## Benchmark

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Name	Level	Geographies
USA	Entire US	United States

## DataSource

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Product	Provider	Copyright
Claritas Pop-Facts® Premier 2021	Claritas	©Claritas, LLC 2021 ( <a href="https://claritas.easpotlight.com/Spotlight/About">https://claritas.easpotlight.com/Spotlight/About</a> )
SPOTLIGHT Pop-Facts® Premier 2021, including 2000 and 2010 US Census, 2021 estimates and 2025 projections	Claritas	©Claritas, LLC 2021 ( <a href="https://claritas.easpotlight.com/Spotlight/About">https://claritas.easpotlight.com/Spotlight/About</a> )

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