

**Need and Demand Analysis For  
Waters at Gateway  
99 Gateway Boulevard West  
Savannah, Georgia 31419**

**Prepared For**  
Ms. Laurel Hart  
Office of Affordable Housing  
Georgia Department of Community Affairs  
60 Executive Park South Northeast, 2nd Floor  
Atlanta, Georgia 30329

**Effective Date**  
September 7, 2017

**Date of Report**  
September 22, 2017

**Prepared By**

The logo for Gill Group features the word "Gill" in a blue serif font above a large, stylized blue "G" that overlaps with the word "Group" below it. The "G" is significantly larger and more prominent than the other text.

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September 22, 2017

Ms. Laurel Hart  
Office of Affordable Housing  
Georgia Department of Community Affairs  
60 Executive Park South Northeast, 2nd Floor  
Atlanta, Georgia 30329

Dear Ms. Hart:

Following is a market study which was completed for Waters at Gateway according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by Atlantic Housing Foundation, Inc. The subject will be located along 99 Gateway Boulevard West, Savannah, Georgia. The site will be improved with 14 two-story walk-up buildings containing 270 Low Income Housing Tax Credit units and six market-rate units designed for families. The subject will also contain asphalt parking. The total site size is approximately 21.00 acres.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics, and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Samuel T. Gill while visiting the site. The site was inspected on September 7, 2017, by Samuel T. Gill. An attempt was made to survey 100 percent of all housing in the area. The intended users of the report are Georgia Department of Community Affairs, Atlantic Housing Foundation, Inc., and its affiliates or assigns.

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

The document is assignable to other lenders that are parties to the DCA loan transaction. In addition to this market study, Gill Group, Inc., has also completed an appraisal report.

A handwritten signature in black ink that reads "Samuel T. Gill".

---

Samuel T. Gill  
Market Analyst  
GA # 306823

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**CERTIFICATION**

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

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

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



---

Samuel T. Gill  
Market Analyst  
September 22, 2017

**IDENTITY OF INTEREST**

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

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

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

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



---

Samuel T. Gill  
Market Analyst

September 22, 2017



Formerly known as  
National Council of Affordable  
Housing Market Analysts

### **NCHMA MEMBER CERTIFICATION**

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

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

---

Samuel T. Gill  
Market Analyst  
September 22, 2017

**PART I:**

**EXECUTIVE SUMMARY**

**EXECUTIVE SUMMARY**

It is the opinion of the analyst that a market does exist for the proposed 276-unit development designed for families. The proposed development designed for families is viable within the market area. The report was prepared assuming that the project will be constructed as detailed in this report.

**Project Description**

The subject, Waters at Gateway, is a proposed 276-unit development designed for families. The site will be located along 99 Gateway Boulevard West, Savannah, Chatham County, Georgia, 31419. 99 Gateway Boulevard West is located west of Interstate 95.

The proposed development will contain 14 two-story walk-up buildings. The property will contain 90 one-bedroom/one-bath units with 751 square feet for a total of 67,590 square feet; 126 two-bedroom/two-bath units with 951 square feet for a total of 119,826 square feet; and 60 three-bedroom/two-bath units with 1,100 square feet for a total of 66,000 square feet. The total net rentable area will be 253,416 square feet.

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

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>							
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
1/1 @ 60%	88	751	60%	\$731	\$731	\$116	\$615
2/1 @ 60%	123	951	60%	\$877	\$877	\$141	\$736
3/2 @ 60%	59	1,100	60%	\$1,012	\$1,012	\$168	\$844
1/1 (Market)	2	751	Market	N/A	\$731	\$0	\$731
2/1 (Market)	3	951	Market	N/A	\$877	\$0	\$877
3/2 (Market)	1	1,100	Market	N/A	\$1,012	\$0	\$1,012

The subject will be Low Income Housing Tax Credit and market-rate with 270 units set at 60 percent of the area median income and six units that will be market rate. Unit amenities will include a refrigerator, range/oven, garbage disposal, dishwasher, microwave, carpet and hardwood floor coverings, blinds, ceiling fans, coat closets, balconies and patios. Project amenities will include a clubhouse, meeting room, swimming pool, exercise room, picnic area, playground, business center, service coordinator, computer room, laundry facility, on-site maintenance, on-site management and video surveillance. The subject's proposed unit mix and project amenities will be superior to most surveyed comparables.

The subject's unit mix of one-, two-, and three-bedroom units will be suitable in the market. The subject's unit are within range of the comparables. Therefore, the subject's unit sizes will not have a negative impact on the unit's marketability.

The subject property's proposed net rents are lower than the market rents of \$990 for the one-bedroom units; \$1,050 for the two-bedroom units; and \$1,250 for the three-bedroom units.

### **Site Description/Evaluation**

The subject will be located along 99 Gateway Boulevard West, and contains approximately 21.00 acres. The subject's property is currently zoned R-M-12, Multifamily Residential. The subject will be a legal, conforming use. 99 Gateway Boulevard West is located west of Interstate 95. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is average visibility/access to the site.

The subject neighborhood is comprised primarily of multi-family dwellings and commercial properties and is 80 percent built up. Approximately 40 percent of the land use is made up of commercial properties. About 25 percent is comprised of multifamily dwellings. Another 15 percent of the land use is made up of single-family residences. The remaining 20 percent is vacant land. The area is mostly suburban.

The site is located near a major thoroughfare which provides it with average visibility and access. The crime rate for the area is relatively low. The subject is located in close proximity to most major services. There are multiple pharmacies, convenience stores, department stores, banks and restaurants within two miles of the site. In addition schools and health care facilities are located within a reasonable distance from the subject. The subject is a proposed development designed for families. The subject will be 100 percent Low Income Housing Tax Credit, with 100 percent of units set at 60 percent of the area median income, which will provide affordable housing to residents in the area. The site has no apparent weaknesses.

### **Market Area Definition**

The market area for the subject consists of the following Census Tracts: 0043.00, 0105.01, 0105.02, 0108.01, 0108.02, 0108.03, 0108.06, 0108.08, 0108.09, 0108.04 and 0108.05. The primary market area has the following boundaries: North – CSXT Railroad, U.S. Highway 80 and Dean Forest Road; South – Ogeechee River; West – Effingham County Border; and East – Ogeechee River, Abercorn Street, Rio Road, Mohawk Street, Hunter Air Base, West Montgomery Road, Perimeter Road, White Bluff Road, Hampstead Avenue, Midred Street and Wm F Lynes Parkway.

### **Community Demographic Data**

In 2000, this geographic market area contained an estimated population of 39,213. By 2010, population in this market area had increased by 43.4 percent to 56,221. In 2017, the population in this market area had increased by 19.8 percent to 67,352. It is projected that between 2017 and 2019, population in the market area will increase 4.2 percent to 70,175. It is projected that between 2019 and 2022, population in the market area will increase 10.5 percent to 74,409.

Between 2000 and 2010, the market area gained approximately 704 households per year. The market area is projected to gain 1,027 households between 2017 and 2019. The market area is projected to continue to gain households between 2019 and 2022. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2022.

Of the surveyed comparables, one-bedroom units range from \$490 to \$1,102; two-bedroom units range from \$584 to \$1,345 per month; and three-bedroom units range from \$799 to \$1,795. These rental rates have increased within the past few years.

Households who have one to two person and annual incomes between \$25,063 and \$31,200 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately nine percent (8.9%) of the primary market area tenants are within this range.

Households who have one to two person and annual incomes between \$25,063 and \$41,550 are potential tenants for the market-rate one-bedroom units. Approximately twenty-three percent (23.1%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$30,069 and \$35,100 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately seven percent (6.9%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$30,069 and \$46,750 are potential tenants for the market-rate two-bedroom units. Approximately twenty-three percent (22.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$34,697 and \$42,060 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 10 percent (10.1%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$34,697 and \$56,100 are potential tenants for the market-rate three-bedroom units. Approximately twenty-nine percent (29.3%) of the primary market area tenants are within this range.

Data regarding foreclosures were unavailable for the subject's zip code. Therefore, data was retrieved and utilized for the City of Savannah. According to [www.realtytrac.com](http://www.realtytrac.com), there are 462 properties for sale that are foreclosures within the City of Savannah. In August, the number of properties that received a foreclosure filing in the city was 50 percent higher than the previous month and one percent higher than the prior year. The City of Savannah foreclosure rate is 1 in every 1,379 housing units. Chatham County foreclosure rate is 1 in 1,359. Therefore, it appears that the foreclosure rate in the city has been

increasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

**Economic Data**

The economy of the market area is based on manufacturing; retail trade; and education, health, and social services sectors. Each of these categories has experienced reasonable growth within the past few years.

Employment in the City of Savannah has been increasing an average of 0.5 percent per year since 2005. Employment in Chatham County has been increasing an average of 0.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2005. The unemployment rate for the City of Savannah has fluctuated from 5.8 percent to 11.2 percent over the past seven years. These fluctuations are in line with the unemployment rates for Chatham County and the State of Georgia.

There have been several new and expanding businesses within Chatham County in the last few years. JCB relocated to Savannah in 2015 creating over 600 jobs and in 2016 introduced a new production line that created an additional 50 jobs. Bryan Count’s Caesarstone Technologies USA launched mid-2015 creating 170 positions and plans an expansion that result in 320 positions overall. The Effingham County Industrial Development Authority announced four project in 2015, representing an \$82 million in direct capital investment. The company is on track to add an additional 150 to 200 positions. Overall, it is believed that the economy of Savannah will continue to grow.

**Project-Specific Affordability and Demand Analysis**

The following table uses a 35 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. For the purpose of this report, the 80 percent area median income was utilized for the market-rate units’ income limits. The following table lists the number of households within the required target income for each unit type.

INCOME ELIGIBLE HOUSEHOLDS					
Unit Type	Gross Rent	Lower Range	Upper Range	Percent Renter	Renter Households
1/1 @ 60%	\$731	\$25,063	\$31,200	8.9%	818
2/1 @ 60%	\$877	\$30,069	\$35,100	6.9%	636
3/2 @ 60%	\$1,012	\$34,697	\$42,060	10.1%	929
1/1 (Market)	\$731	\$25,063	\$41,550	23.1%	2,125
2/1 (Market)	\$877	\$30,069	\$46,750	22.9%	2,101
3/2 (Market)	\$1,012	\$34,697	\$56,100	29.3%	2,693
All LIHTC Units	\$731	\$25,063	\$42,060	23.8%	2,189
All Market Units	\$731	\$25,063	\$56,100	43.0%	3,954
<b>Total Units</b>		<b>\$25,063</b>	<b>\$56,100</b>	<b>43.0%</b>	<b>3,954</b>

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

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

AMI	Unit Size	Income Limits	Proposed Units	Total Demand	Supply	Net Demand	Net Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
<b>60% AMI</b>	1 BR/ 1 BA	\$25,063 to \$31,200	88	221	26	195	45.1%	10 Months	\$990	N/A	\$615
	2 BR/ 2 BA	\$30,069 to \$35,100	123	457	36	421	29.2%	10 Months	\$1,050	N/A	\$736
	3 BR/ 2 BA	\$34,697 to \$42,060	59	331	39	292	20.2%	10 Months	\$1,250	N/A	\$844
	All Units @ 60%	\$25,063 to \$42,060	270	1,010	101	909	29.7%	10 Months	\$990-\$1,250	N/A	\$615-\$844
<b>Market</b>	1 BR/ 1 BA	\$25,063 to \$41,550	2	285	37	248	0.8%	10 Months	\$990	N/A	\$615
	2 BR/ 2 BA	\$30,069 to \$46,750	3	590	37	553	0.5%	10 Months	\$1,050	N/A	\$736
	3 BR/ 2 BA	\$34,697 to \$56,100	1	428	30	398	0.3%	10 Months	\$1,250	N/A	\$844
	All Market Units	\$25,063 to \$56,100	6	1,303	104	1,199	0.5%	10 Months	\$990-\$1,250	N/A	\$615-\$844
<b>Total Units</b>	All Units	\$25,063 to \$56,100	276	1,303	205	1,098	25.1%	10 Months	\$990-\$1,250	N/A	\$615-\$844

The subject is applying for tax credits at 60 percent of the area median income for 270 units. In addition, the development will contain six market-rate units. There are two tax credit comparables located in the market area constructed within the past two years that compete with the subject. There are no new or planned market-rate developments in the primary market area. The subject would need to capture 29.7 percent of the demand in the market area for 270 units at 60 percent of the area median income, and 0.5 percent of the demand in the market rate for the six market-rate units. The subject will need to capture 25.1 percent of the demand in the market area for all units. The subject will be 98 percent Low Income Tax Credit and two percent market-rate. The capture rate for all proposed units are below the 30 percent threshold requirement. In addition, all unit types are well below the 70 percent threshold requirement for each unit type at each AMI. As a result, the analyst feels there is a need for affordable and market-rate housing, and the subject will help fill the need by offering affordable and market-rate units to the market area.

**Competitive Rental Analysis**

There were a total of 18 confirmed market-rate and restricted apartment complexes in and surrounding the market area. There were 118 vacant units at the time of the survey out of 3,573 surveyed, for an overall vacancy rate of 3.3 percent. The amenities of these comparables are relatively similar to inferior to the subject’s proposed amenities. Therefore, it is believed the subject will be competitive within the market area.

Market rental rate grids were completed for the subject. The subject property’s proposed net rents are lower than the market rents of \$1,005 for the one-bedroom units; \$1,070 for the two-bedroom units; and \$1,250 for the three-bedroom units. It is believed that the comparables used in the rent grid analysis were the best available. The proposed tax credit rents will be lower than the adjusted market rental rates. Therefore, it is believed that the proposed tax credit rents will be competitive with existing properties.

**Absorption/Stabilization Estimate**

The subject is a proposed development that will contain 276 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that the subject can achieve a 93+ percent occupancy in a ten month time frame. The interviews with apartment managers substantiate the absorption rate. It is believed that the proposed development will absorb 25 units per month; therefore, it will reach a stable occupancy level within ten months or earlier.

**Conclusion**

The overall capture rate for the proposed development is reasonable for tax credit units. There are few affordable housing developments within the market area. Additionally, the market area has a high occupancy rate and many developments maintain large waiting lists that the subject will draw tenants from. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by offering affordable units to the market area. The proposed property is currently applying for Low Income Housing Tax Credits. It is believed that the subject will be a viable development.



**PART II:**

**PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

Project Name: Waters at Gateway  
Location: 99 Gateway Boulevard West  
Savannah, Chatham County, Georgia 31419  
  
Project Type: Families  
  
Construction Type: Proposed New Construction  
  
Developer: Atlantic Housing Foundation, Inc.

The proposed development will contain 14 two-story walk-up buildings. The property will contain 90 one-bedroom/one-bath units with 751 square feet for a total of 67,590 square feet; 126 two-bedroom/two-bath units with 951 square feet for a total of 119,826 square feet; and 60 three-bedroom/two-bath units with 1,100 square feet for a total of 66,000 square feet. The total net rentable area will be 253,416 square feet.

**Project Design**

The subject will contain 14 two-story walk-up buildings containing 276 one-, two-, and three-bedroom units. The buildings will be of wood frame construction with brick, vinyl siding and hardi-plank exteriors. The property will be a new construction.

**Unit Features, Project Amenities and Services**

The subject will be Low Income Housing Tax Credit and market-rate with 270 units set at 60 percent of the area median income and six units that will be market-rate. Unit amenities will include a refrigerator, range/oven, garbage disposal, dishwasher, microwave, carpet and hardwood floor coverings, blinds, ceiling fans, coat closets, balconies and patios. Project amenities will include a clubhouse, meeting room, swimming pool, exercise room, picnic area, playground, business center, service coordinator, computer room, laundry facility, on-site maintenance, on-site management and video surveillance. The subject's proposed unit mix and project amenities will be superior to most surveyed comparables. The subject's unit mix and project amenities will be superior to most surveyed comparables.

**Parking**

The subject contains an open asphalt parking lot. The parking will be adequate for the subject's proposed development.

**Utilities**

The following table describes the project's utility combination.

UTILITY SCHEDULE		
Utility	Type	Who Pays
Heat	Central Electric	Tenant
Air Conditioning	Central Electric	Tenant
Hot Water	Electric	Tenant
Cooking	Electric	Tenant
Other Electric	N/A	Tenant
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord

**Unit Mix, Size and Rent Structure**

The subject will contain 276 total units. The following chart lists the subject's proposed unit distribution by unit type, size, income restriction and rent structure.

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
1/1 @ 60%	88	751	60%	\$731	\$731	\$116	\$615
2/1 @ 60%	123	951	60%	\$877	\$877	\$141	\$736
3/2 @ 60%	59	1,100	60%	\$1,012	\$1,012	\$168	\$844
1/1 (Market)	2	751	Market	N/A	\$731	\$0	\$731
2/1 (Market)	3	951	Market	N/A	\$877	\$0	\$877
3/2 (Market)	1	1,100	Market	N/A	\$1,012	\$0	\$1,012

The subject will be Low Income Housing Tax Credit and market-rate with 270 units set at 60 percent of the area median income and six units that will be market-rate.

**Proposed Construction**

The construction is to begin December 2018, and end in April 2020. The projected in-service date is February 2021.

**Eligibility**

Households who have one to two person and annual incomes between \$25,063 and \$31,200 are potential tenants for the one-bedroom units at 60 percent of the area median income. Approximately nine percent (8.9%) of the primary market area tenants are within this range.

Households who have one to two person and annual incomes between \$25,063 and \$41,550 are potential tenants for the market-rate one-bedroom units. Approximately twenty-three percent (23.1%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$30,069 and \$35,100 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately seven percent (6.9%) of the primary market area tenants are within this range.

Households who have between two and three persons and annual incomes between \$30,069 and \$46,750 are potential tenants for the market-rate two-bedroom units. Approximately twenty-three percent (22.9%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$34,697 and \$42,060 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately 10 percent (10.1%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$34,697 and \$56,100 are potential tenants for the market-rate three-bedroom units. Approximately twenty-nine percent (29.3%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS		
Person in Households	60%	80%
1	\$27,300	\$36,350
2	\$31,200	\$41,550
3	\$35,100	\$46,750
4	\$38,940	\$51,900
5	\$42,060	\$56,100
6	\$45,180	\$60,250

Source: HUD

*\*For the purpose of this report, the 80% area median income was utilized for the market-rate units' income limits.*

**PART III:**  
**SITE EVALUATION**

## **SITE EVALUATION**

**Site Inspector:** Samuel T. Gill

### **Project Location**

The subject will be located along 99 Gateway Boulevard West in the western portion of the City of Savannah, Georgia. 99 Gateway Boulevard West is located west of Interstate 95.

### **Site Characteristics**

The subject neighborhood is comprised primarily of multi-family dwellings and commercial properties and is 80 percent built up. Approximately 40 percent of the land use is made up of commercial properties. About 25 percent is comprised of multifamily dwellings. Another 15 percent of the land use is made up of single-family residences. The remaining 20 percent is vacant land. The area is mostly suburban.

### **Zoning**

According to Chatham County Building and Zoning Department, the subject is zoned R-M-12, Multifamily Residential. The subject will be a legal, conforming use. Therefore, it is unlikely that a zoning change will occur. The subject will meet site and setback requirements and will conform to the current zoning restrictions. The subject could be re-built if it were destroyed. Since there are no obvious conflicts between the subject property and the zoning of the property, there is no negative impact on the market value by the zoning classification.

### **Surrounding Land Uses**

The subject neighborhood is comprised primarily of multi-family dwellings and commercial properties and is 80 percent built up. Approximately 40 percent of the land use is made up of commercial properties. About 25 percent is comprised of multifamily dwellings. Another 15 percent of the land use is made up of single-family residences. The remaining 20 percent is vacant land. The area is mostly suburban.

### **Schools**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the subject will be served by the Chatham County School District. The district has 56 schools for grades pre-kindergarten through high school. There are 38,123 students enrolled in the district. Schools in the district that would serve residents of the subject include Bloomingdale Elementary School, West Chatham Middle School and New Hampstead High School.

### **Transportation**

Major highways in the County of Chatham include Interstates 16, 95, and 516, U.S. Routes 17 and 80, and State Routes 17, 21, 25, 26, 30, 204, 307, 404, 405, 421, and Savannah River Parkway. Savannah is home to the Savannah/Hilton Head International Airport. Amtrak is available in the area for passenger rail service.

### **Health Services**

Georgia Regional Hospital, St. Joseph's/Candler Hospital, and Memorial University Hospital are health care facilities in Savannah that serve the residents of the city and the surrounding area.

### **Parks and Recreational Opportunities**

Savannah and Chatham County offer several recreational opportunities, including several parks such as Alpine Park, Baldwin Park, Blackshear Park, Cann Park, Cloverdale Park, Dixon Park and Rivers End Park. Additionally, there are Community Centers such as Tompkins Center, Carver Heights Neighborhood Center, Eastside Regional Center and Tremont Center. There are also several bike and walking trails offered at parks such as Daffin Park, Bowles Ford Park and Tatenville Park.

### **Crime**

According to [www.neighborhoodscout.com](http://www.neighborhoodscout.com), the crime index for the subject neighborhood is 29. There are 280 total crimes annually in the neighborhood, 20 of which are violent crimes and 260 of which are property crimes. The annual violent crime rate is 2.77 per 1,000 residents, while the property crime rate is 36.04 per 1,000 residents. The total annual crime rate is 38.81 per 1,000 residents. The chances of becoming a victim of a violent crime are 1 in 361 which is lower than for the state which is 1 in 264. The chances of becoming a victim of a property crime are 1 in 28 which is lower than the rate for the state which is 1 in 33.

### **Visibility/Access**

The subject property will be located at 99 Gateway Boulevard West which connects to Fort Argyle Road. Fort Argyle then connects to Interstate 95. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is average visibility/access to the site.

### **Planned Road & Infrastructure Improvements**

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

**Environmental**

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

**Community and Site Strengths and Weaknesses**

Strengths – The site is located near a major thoroughfare which provides it with average visibility and access. The proposed development will provide affordable housing to residents in the area. Crime rates are low within the subject’s neighborhood. Additionally, the subject is located near all major services.

Weaknesses – The site has no apparent weaknesses.

**Subject Photos**



View of Site



View of Site



View of Site



View of Site



View of Site



View of Site



View to the East



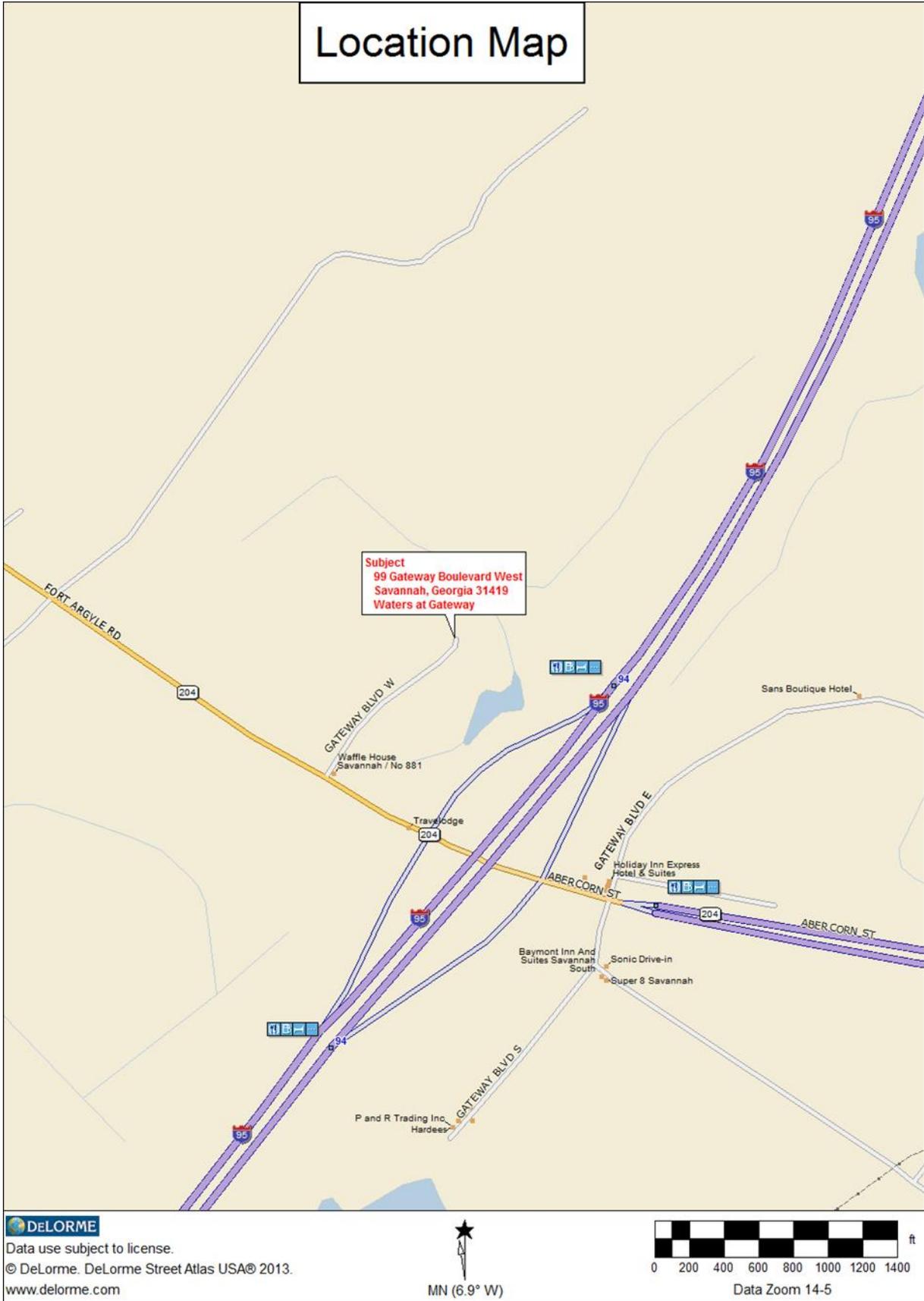
View to the West



View to the South



View to the North

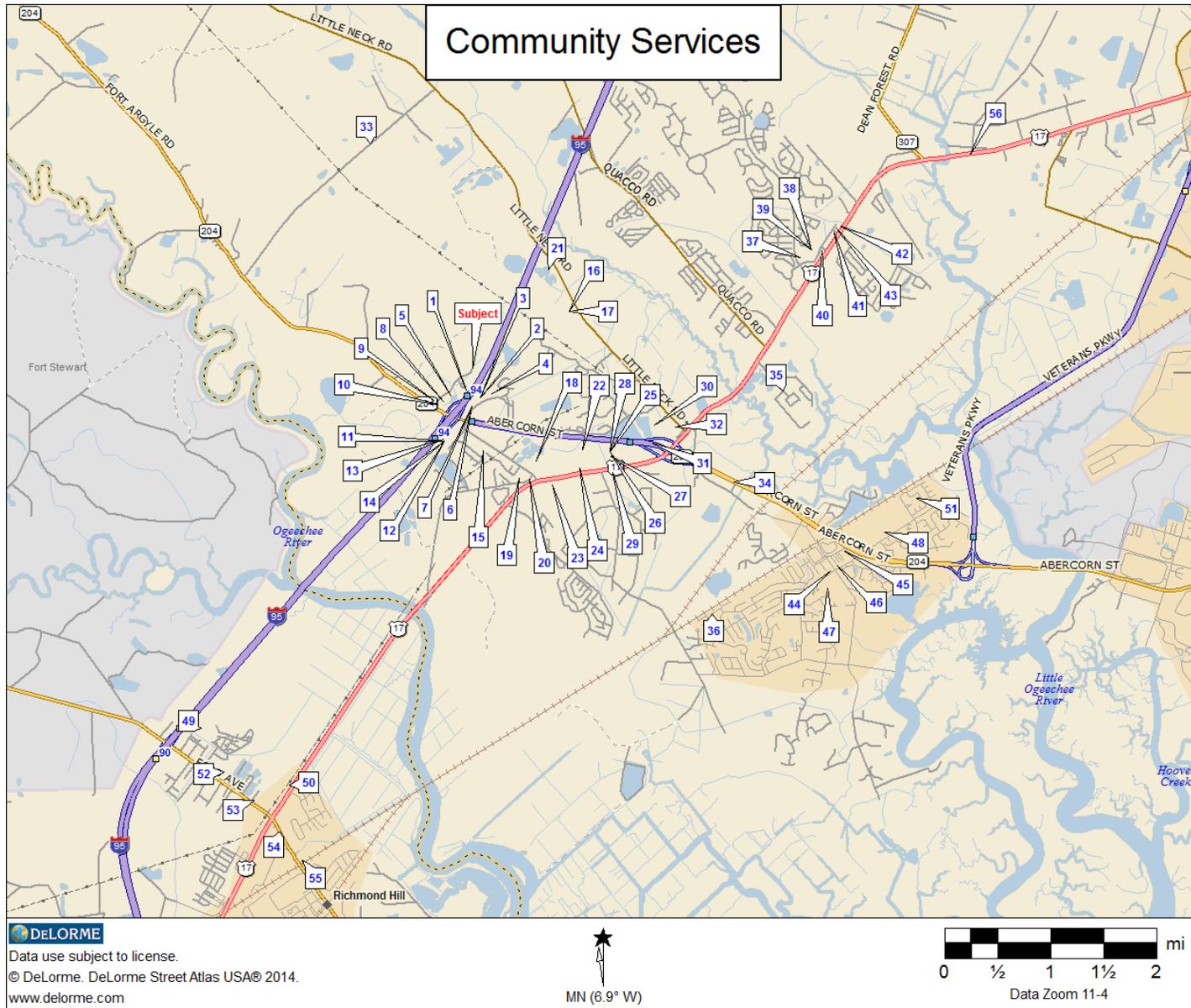




<b>BANKING SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
29	Colony Bank	1.64
40	Wells Fargo Bank	3.47
50	Southeastern Bank	4.28
52	The Heritage Bank	4.46
<b>GROCERY SUPERMARKET AND BAKERY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
11	Krishna Grocery	0.73
25	Walmart Supercenter	1.51
35	Twin Oaks Produce	2.93
38	Kroger	3.37
45	Food Lion	3.89
<b>PHARMACY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
26	Walmart Pharmacy	1.51
39	Kroger Pharmacy	3.37
41	Walgreens Pharmacy	3.66
42	CVS Pharmacy	3.67
46	Medicap Pharmacy	3.90
<b>RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
4	Ruby Tuesday	0.30
5	The Shell House Restaurant	0.33
6	Denny's	0.36
8	Hooters	0.41
34	Houlihan's	2.67
<b>CLOTHING,SHOE, DEPARTMENT STORES AND MALL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
2	Factory Brand Shoes	0.28
3	Bon Worth	0.28
12	dressbarn	0.73
13	Carter's	0.73
14	Rack Room Shoes	0.73

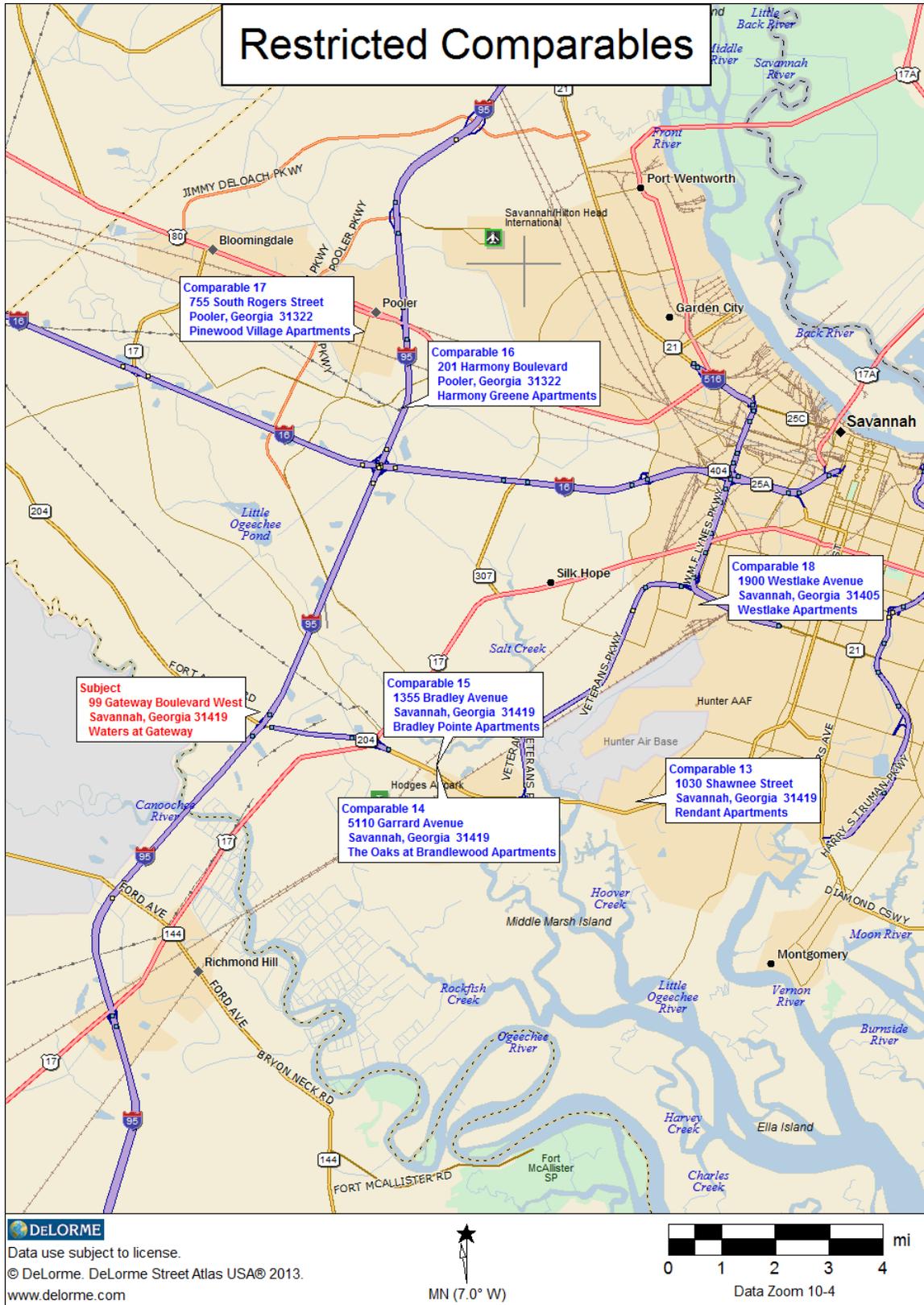
<b>SALON/BARBER FLORIST AND JEWELRY STORE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
20	Petra LLC	1.16
27	SmartStyle Hair Salon	1.51
28	Da-Vi Nails	1.51
36	GemStyle Jewelry	3.22
37	Snazzy Nail Bar	3.25
<b>HOSPITAL, DENTIST, DOCTOR, SPA, AND GYM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
32	24 Seven Family Fitness	1.98
43	MinuteClinic	3.67
44	PC Dentistry	3.86
49	YMCA	4.24
54	Urological Associates-Savannah	4.71
<b>LIBRARY,MUSEUM,ZOO, AND AQUARIUM SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
53	Richmond Hill Public Library	4.54
<b>PARK AND AMUSEMENT PARKSERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
18	Coastal Georgia Botanical Gardens at the Historic Bamboo Farm	1.06
33	L Scott Stell Park	2.32
51	Sugar Mills Neighborhood Park	4.35
56	Kings Ferry Park	5.09
<b>POST OFFICE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
48	US Post Office	4.16
<b>CONVENIENCE STORE GAS STATIONSERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
7	Shell	0.36
9	Sunoco Gas Station	0.47
10	BP	0.47
31	Chevron	1.83
57	Exxon	2.37

<b>CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
15	Grace Fellowship Church	0.78
16	Holy Church of God	1.05
19	Savannah Korean Baptist Church	1.12
21	Southwest Baptist Church	1.17
23	Holy Living Christian Center	1.32
<b>POLICE, CITY HALL, AND COURTHOUSE SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
55	Richmond Hill Police Department	4.89
<b>FIRE STATION SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
47	Southside Fire Department	3.92
<b>SCHOOL SERVICES</b>		
<b>Legend</b>	<b>Service</b>	<b>Distance From Site</b>
1	Strayer University Savannah Campus	0.21
17	Butler Academy	1.05
22	Southwest Elementary School	1.29
24	South West Middle School	1.37
30	Growing in the Son Preschool	1.79



**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Rendant Apartments	Section 8	08.2 Miles
The Oaks at Brandlewood Apartments	LIHTC	11.8 Miles
Bradley Pointe Apartments	LIHTC	03.0 Miles
Harmony Greene Apartments	Sec 8/LIHTC	09.9 Miles
Pinewood Village Apartments	LIHTC	11.2 Miles
Westlake Apartments	Section 8	12.4 Miles



**PART IV:**

**MARKET AREA**

## **MARKET AREA**

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

- Population and Households Counts: The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- General Demographics: The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- Demand: Too large of a market may result in overstating demand for a proposed development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- Supply Analysis: While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- Competitive Stock: The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- Attainable Rents: If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that area significantly higher or lower than the rents its micro location will support.
- Location of Competitive Properties: A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- Accessibility: Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- Natural Boundaries: Natural boundaries including rivers and mountains can restrict the mover-ship within a market due to a lack of accessibility.
- Housing Project Characteristics: The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- Market Perceptions: Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within sub-

markets, with residents from one side of a submarket may not move to a close by neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.

- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as seniors generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or co-sponsor.
- **Non-Geographic Factors:** Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

The determination of the market area is based on the boundaries between governmental units. In such a method, county, division or city boundaries become the boundaries of the market area. Apartment managers within the vicinity of the subject were interviewed to determine the area from which the majority of their tenant bases originate. The information obtained from the apartment managers was reconciled with the governmental boundaries in the city to determine an appropriate market area for the proposed subject.

The market area for the subject consists of the following Census Tracts: 0043.00, 0105.01, 0105.02, 0108.01, 0108.02, 0108.03, 0108.06, 0108.08, 0108.09, 0108.04 and 0108.05. The primary market area has the following boundaries: North – CSXT Railroad, U.S. Highway 80 and Dean Forest Road; South – Ogeechee River; West – Effingham County Border; and East – Ogeechee River, Abercorn Street, Rio Road, Mohawk Street, Hunter Air Base, West Montgomery Road, Perimeter Road, White Bluff Road, Hampstead Avenue, Midred Street and Wm F Lynes Parkway.



**COMMUNITY DEMOGRAPHIC DATA**

**COMMUNITY DEMOGRAPHIC DATA**

**Population Trends**

The subject is located in the City of Savannah, Georgia. The primary market area for the subject consists of the following Census Tracts: 0043.00, 0105.01, 0105.02, 0108.01, 0108.02, 0108.03, 0108.06, 0108.08, 0108.09, 0108.04 and 0108.05. The primary market area has the following boundaries: North – CSXT Railroad, U.S. Highway 80 and Dean Forest Road; South – Ogeechee River; West – Effingham County Border; and East – Ogeechee River, Abercorn Street, Rio Road, Mohawk Street, Hunter Air Base, West Montgomery Road, Perimeter Road, White Bluff Road, Hampstead Avenue, Midred Street and Wm F Lynes Parkway.

In 2000, this geographic market area contained an estimated population of 39,213. By 2010, population in this market area had increased by 43.4 percent to 56,221. In 2017, the population in this market area had increased by 19.8 percent to 67,352. It is projected that between 2017 and 2019, population in the market area will increase 4.2 percent to 70,175. It is projected that between 2019 and 2022, population in the market area will increase 10.5 percent to 74,409.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
<b>CHATHAM COUNTY</b>	2000	232,048				
Estimated Projected Projected Projected	2010	265,128	33,080	14.3%	3,308	1.4%
	2017	292,924	27,796	10.5%	4,633	1.7%
	2019	300,590	7,666	2.6%	3,833	1.3%
	2022	312,089	19,165	6.5%	3,833	1.3%
<b>MARKET AREA</b>	2000	39,213				
Estimated Projected Projected Projected	2010	56,221	17,008	43.4%	1,701	4.3%
	2017	67,352	11,131	19.8%	1,855	3.3%
	2019	70,175	2,823	4.2%	1,411	2.1%
	2022	74,409	7,057	10.5%	1,411	2.1%
<b>SAVANNAH</b>	2000	131,510				
Estimated Projected Projected Projected	2010	136,286	4,776	3.6%	478	0.4%
	2017	147,787	11,501	8.4%	1,917	1.4%
	2019	150,699	2,912	2.0%	1,456	1.0%
	2022	155,066	7,279	4.9%	1,456	1.0%

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

CHANGE IN POPULATION BY AGE GROUPS						
CHATHAM COUNTY						
AGE	2010	2017	CHANGE	2017	2022	CHANGE
0-4	18,045	19,693	9.1%	19,693	20,371	3.4%
5-9	15,861	18,982	19.7%	18,982	20,451	7.7%
10-14	15,073	17,503	16.1%	17,503	19,866	13.5%
15-17	10,050	10,318	2.7%	10,318	11,732	13.7%
18-20	13,493	14,079	4.3%	14,079	14,507	3.0%
21-24	19,203	17,635	-8.2%	17,635	16,128	-8.5%
25-34	38,685	48,148	24.5%	48,148	46,484	-3.5%
35-44	31,906	36,789	15.3%	36,789	43,219	17.5%
45-54	34,323	33,501	-2.4%	33,501	34,304	2.4%
55-64	28,171	34,007	20.7%	34,007	34,689	2.0%
65-74	16,871	25,073	48.6%	25,073	29,994	19.6%
75-84	10,284	12,161	18.3%	12,161	14,961	23.0%
85+	4,463	5,035	12.8%	5,035	5,383	6.9%
Total Population	265,128	292,924	10.5%	292,924	312,089	6.5%
Elderly % Population	11.9%	14.4%	1.7%	14.4%	16.1%	1.7%
MARKET AREA						
AGE	2010	2017	CHANGE	2017	2022	CHANGE
0-4	4,203	5,367	27.7%	5,367	5,635	5.0%
5-9	3,752	5,069	35.1%	5,069	5,631	11.1%
10-14	3,451	4,540	31.6%	4,540	5,376	18.4%
15-17	2,121	2,559	20.7%	2,559	3,051	19.2%
18-20	2,206	2,681	21.5%	2,681	2,964	10.6%
21-24	4,312	3,824	-11.3%	3,824	3,843	0.5%
25-34	9,289	11,998	29.2%	11,998	11,361	-5.3%
35-44	7,437	9,770	31.4%	9,770	11,359	16.3%
45-54	6,603	8,064	22.1%	8,064	9,024	11.9%
55-64	4,631	6,988	50.9%	6,988	7,686	10.0%
65-74	2,178	4,277	96.4%	4,277	5,455	27.5%
75-84	1,064	1,716	61.3%	1,716	2,430	41.6%
85+	480	499	4.0%	499	594	19.0%
Total Population	56,221	67,352	19.8%	67,352	74,409	10.5%
Elderly % Population	6.6%	9.6%	0.6%	9.6%	11.4%	1.8%
SAVANNAH						
AGE	2010	2017	CHANGE	2017	2022	CHANGE
0-4	9,517	10,237	7.6%	10,237	10,488	2.5%
5-9	7,733	9,717	25.7%	9,717	10,269	5.7%
10-14	7,960	8,611	8.2%	8,611	9,876	14.7%
15-17	5,487	5,271	-3.9%	5,271	5,873	11.4%
18-20	8,744	8,040	-8.1%	8,040	7,985	-0.7%
21-24	12,175	10,376	-14.8%	10,376	8,789	-15.3%
25-34	20,425	26,328	28.9%	26,328	25,481	-3.2%
35-44	15,616	18,203	16.6%	18,203	22,144	21.7%
45-54	17,156	15,655	-8.7%	15,655	15,906	1.6%
55-64	13,594	15,698	15.5%	15,698	15,623	-0.5%
65-74	7,847	11,152	42.1%	11,152	13,006	16.6%
75-84	5,256	5,719	8.8%	5,719	6,774	18.4%
85+	2,838	2,780	-2.0%	2,780	2,852	2.6%
Total Population	136,286	147,787	8.4%	147,787	155,066	4.9%
Elderly % Population	11.7%	13.3%	1.6%	13.3%	14.6%	1.3%

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

**Household Trends**

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

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

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

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

**Tenure**

The percentage of renters in Chatham County was 42.1 percent; 52.8 percent in the City of Savannah; and 37.7 percent in market area in 2017. According to the U.S. Census Bureau, the national rental percentage is 36.1 percent. This percentage is utilized to segment the number of existing households in the demand section of this report.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
<b>CHATHAM COUNTY</b>	2000	89,863	54,467	60.6%	35,396	39.4%
	2010	103,038	59,466	57.7%	43,572	42.3%
Estimated Projected	2017	114,860	66,550	57.9%	48,310	42.1%
	2019	118,197	68,529	58.0%	49,668	42.0%
	2022	123,203	71,497	58.0%	51,706	42.0%
<b>MARKET AREA</b>	2000	13,392	9,248	69.1%	4,144	30.9%
	2010	20,433	12,576	61.5%	7,857	38.5%
Estimated Projected	2017	24,355	15,167	62.3%	9,188	37.7%
	2019	25,382	15,835	62.4%	9,547	37.6%
	2022	26,922	16,836	62.5%	10,086	37.5%
<b>SAVANNAH</b>	2000	51,378	25,847	50.3%	25,531	49.7%
	2010	52,545	24,507	46.6%	28,038	53.4%
Estimated Projected	2017	58,487	27,603	47.2%	30,884	52.8%
	2019	59,925	28,264	47.2%	31,661	52.8%
	2022	62,083	29,256	47.1%	32,827	52.9%

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

TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
<b>CHATHAM COUNTY</b>	25-34	6,892	12,768	19,660
	35-44	9,359	7,592	16,951
	45-54	12,483	6,852	19,335
	55-64	13,151	4,716	17,867
	65-74	9,070	2,464	11,534
	75+	7,629	2,457	10,086
<b>MARKET AREA</b>	25-34	2,207	2,765	4,972
	35-44	2,642	1,508	4,150
	45-54	2,861	1,153	4,014
	55-64	2,452	680	3,132
	65-74	1,370	295	1,665
	75+	774	163	937
<b>SAVANNAH</b>	25-34	2,606	7,942	10,548
	35-44	3,402	4,613	8,015
	45-54	4,822	4,276	9,098
	55-64	5,503	3,108	8,611
	65-74	3,869	1,676	5,545
	75+	3,885	1,709	5,594

Source: U.S. Census Bureau

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	CHATHAM COUNTY	MARKET AREA	SAVANNAH
1 person	14,221	2,542	6,914
2 persons	22,559	4,341	8,730
3 persons	10,169	2,419	4,100
4 persons	7,487	1,967	2,614
5 persons	3,132	824	1,249
6 persons	1,174	311	509
7 or more persons	724	172	391
RENTER-OCCUPIED			
1 person	15,340	2,315	10,252
2 persons	12,238	2,245	7,608
3 persons	7,101	1,432	4,437
4 persons	4,605	994	2,890
5 persons	2,511	533	1,634
6 persons	1,028	204	691
7 or more persons	749	134	526

Source: U.S. Census Bureau

The subject's units are most suitable for households between one and five persons, who account for 95.7 percent of the market area renters.

<b>RENTER HOUSEHOLD SIZE IN THE MARKET AREA</b>		
<b>RENTER-OCCUPIED</b>	<b>NUMBER</b>	<b>PERCENT</b>
1 person	2,315	29.5%
2 persons	2,245	28.6%
3 persons	1,432	18.2%
4 persons	994	12.7%
5 persons	533	6.8%
6 persons	204	2.6%
7 or more persons	134	1.7%
<b>TOTAL</b>	<b>7,857</b>	<b>100.0%</b>

*Source: U.S. Census Bureau*

<b>CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK</b>			
	<b>CHATHAM COUNTY</b>	<b>MARKET AREA</b>	<b>SAVANNAH</b>
<b>TOTAL HOUSING UNITS</b>	119,323	23,014	61,883
<b>OCCUPANCY AND TENURE</b>			
Occupied Housing Units	103,038	20,433	52,545
Owner-Occupied	59,466	12,576	24,507
Percent Owner-Occupied	57.7%	61.5%	46.6%
Renter-Occupied	43,572	7,857	28,038
<b>VACANT HOUSING UNITS</b>			
For seasonal, recreational, etc.	2915	156	626
Persons per owner-occupied unit	2.49	2.22	2.43
Persons per renter-occupied unit	2.39	2.17	2.38
<b>TENURE BY YEAR STRUCTURE BUILT</b>			
<b>RENTER-OCCUPIED</b>			
2005 or later	3,689	1,503	1,939
2000-2004	4,172	1,647	1,469
1990-1999	5,571	1,522	2,231
1980-1989	5,806	770	3,748
1970-1979	6,575	327	5,114
1960-1969	4,552	154	3,518
1950-1959	4,097	319	3,369
1940-1949	2,031	90	1,713
1939 or earlier	4,968	132	4,561
<b>PERSONS PER ROOM: RENTER</b>			
0.50 or less	27,579	4,266	18,049
0.51-1.00	12,819	2,029	8,843
1.01-1.50	926	149	653
1.51-2.00	137	20	117
2.01 or more	0	0	0
<b>PLUMBING FACILITIES -</b>			
<b>PERSON/ROOM: RENTER-OCCUPIED</b>			
Lacking Complete Plumbing Facilities:			
1.00 or less	139	10	129
1.01-1.50	0	0	0
1.51 or more	0	0	0

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 169 renter households with more than 1.01 occupants per room in the market area. There are 10 renter households that are lacking complete plumbing facilities in the market area.

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<b>ADDITIONAL HOUSING STOCK CHARACTERISTICS</b>				
<b>HOUSING UNITS IN STRUCTURE</b>	<b>OWNER-OCCUPIED</b>		<b>RENTER-OCCUPIED</b>	
<b>CHATHAM COUNTY</b>	<b>NUMBER</b>	<b>PERCENT</b>	<b>NUMBER</b>	<b>PERCENT</b>
1, Detached	51,844	87.9%	13,554	32.7%
1, Attached	2,737	4.6%	2,692	6.5%
2	428	0.7%	2,869	6.9%
3 to 4	335	0.6%	5,542	13.4%
5 to 9	664	1.1%	6,902	16.6%
10 to 19	243	0.4%	3,739	9.0%
20 to 49	133	0.2%	1,735	4.2%
50 or more	130	0.2%	2,228	5.4%
Mobile Home, Trailer, Other	2,475	4.2%	2,200	5.3%
<b>TOTAL</b>	<b>58,989</b>	<b>100.0%</b>	<b>41,461</b>	<b>100.0%</b>
<b>MARKET AREA</b>				
1, Detached	10,240	81.9%	1,646	25.5%
1, Attached	544	4.4%	399	6.2%
2	0	0.0%	119	1.8%
3 to 4	95	0.8%	330	5.1%
5 to 9	108	0.9%	1,218	18.8%
10 to 19	0	0.0%	833	12.9%
20 to 49	0	0.0%	474	7.3%
50 or more	0	0.0%	173	2.7%
Mobile Home, Trailer, Other	1,516	12.1%	1,272	19.7%
<b>TOTAL</b>	<b>12,503</b>	<b>100.0%</b>	<b>6,464</b>	<b>100.0%</b>
<b>SAVANNAH</b>				
1, Detached	22,349	89.6%	8,559	30.9%
1, Attached	1,286	5.2%	2,129	7.7%
2	331	1.3%	2,471	8.9%
3 to 4	197	0.8%	4,538	16.4%
5 to 9	308	1.2%	4,780	17.3%
10 to 19	61	0.2%	1,933	7.0%
20 to 49	45	0.2%	922	3.3%
50 or more	12	0.0%	1,751	6.3%
Mobile Home, Trailer, Other	364	1.5%	579	2.1%
<b>TOTAL</b>	<b>24,953</b>	<b>100.0%</b>	<b>27,662</b>	<b>100.0%</b>

Source: U.S. Census Bureau

### **Households Income Trends and Analysis**

Households who have between one and two persons and annual incomes between \$25,063 and \$31,200 are potential tenants for the one-bedroom units at 60 percent of the area median income; approximately 8.9 percent of the primary market area tenants are within this range. Households who have between one and two persons and annual incomes between \$25,063 and \$41,550 are potential tenants for the market-rate one-bedroom units; approximately 23.1 percent of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes between \$30,069 and \$35,100 are potential tenants for the two-bedroom units at 60 percent of the area median income; approximately 6.9 percent of the primary market area tenants are within this range. Households who have between two and three persons and annual incomes between \$30,069 and \$46,750 are potential tenants for the market-rate two-bedroom units; approximately 22.9 percent of the primary market area tenants are within this range. Households who have between three and five persons and annual incomes between \$34,697 and \$42,060 are potential tenants for the three-bedroom units at 60 percent of the area median income; approximately 10.1 percent of the primary market area tenants are within this range. Households who have between three and five persons and annual incomes between \$34,697 and \$56,100 are potential tenants for the market-rate three-bedroom units; approximately 29.3 percent of the primary market area tenants are within this range.

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	279	120	305	33	67	804
\$10,000-20,000	437	99	146	132	13	827
\$20,000-30,000	409	129	207	166	189	1,100
\$30,000-40,000	273	163	181	240	153	1,010
\$40,000-50,000	168	303	400	173	41	1,085
\$50,000-60,000	146	191	36	104	69	546
\$60,000-75,000	7	245	193	79	119	643
\$75,000-100,000	191	164	53	89	218	715
\$100,000-125,000	88	125	12	70	54	349
\$125,000-150,000	2	63	5	15	5	90
\$150,000-200,000	32	35	34	4	3	108
\$200,000+	11	38	6	5	46	106
<b>Total</b>	<b>2,043</b>	<b>1,675</b>	<b>1,578</b>	<b>1,110</b>	<b>977</b>	<b>7,383</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	55	35	8	1	6	105
\$10,000-20,000	151	24	4	1	3	183
\$20,000-30,000	143	64	16	20	7	250
\$30,000-40,000	113	56	80	0	6	255
\$40,000-50,000	93	60	2	2	9	166
\$50,000-60,000	129	77	3	0	4	213
\$60,000-75,000	132	49	17	0	6	204
\$75,000-100,000	43	24	24	0	6	97
\$100,000-125,000	31	18	4	4	8	65
\$125,000-150,000	42	54	4	2	6	108
\$150,000-200,000	32	10	6	1	3	52
\$200,000+	58	39	5	1	4	107
<b>Total</b>	<b>1,022</b>	<b>510</b>	<b>173</b>	<b>32</b>	<b>68</b>	<b>1,805</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	40	12	1	1	5	59
\$10,000-20,000	93	9	2	1	2	107
\$20,000-30,000	83	21	3	1	6	114
\$30,000-40,000	52	30	77	0	5	164
\$40,000-50,000	83	37	2	2	8	132
\$50,000-60,000	32	42	3	0	3	80
\$60,000-75,000	41	31	16	0	5	93
\$75,000-100,000	41	10	21	0	5	77
\$100,000-125,000	31	2	2	0	3	38
\$125,000-150,000	40	1	3	2	4	50
\$150,000-200,000	16	3	5	1	2	27
\$200,000+	26	1	1	1	2	31
<b>Total</b>	<b>578</b>	<b>199</b>	<b>136</b>	<b>9</b>	<b>50</b>	<b>972</b>

<b>Renter Households</b>						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	334	155	313	34	73	909
\$10,000-20,000	588	123	150	133	16	1,010
\$20,000-30,000	552	193	223	186	196	1,350
\$30,000-40,000	386	219	261	240	159	1,265
\$40,000-50,000	261	363	402	175	50	1,251
\$50,000-60,000	275	268	39	104	73	759
\$60,000-75,000	139	294	210	79	125	847
\$75,000-100,000	234	188	77	89	224	812
\$100,000-125,000	119	143	16	74	62	414
\$125,000-150,000	44	117	9	17	11	198
\$150,000-200,000	64	45	40	5	6	160
\$200,000+	69	77	11	6	50	213
<b>Total</b>	<b>3,065</b>	<b>2,185</b>	<b>1,751</b>	<b>1,142</b>	<b>1,045</b>	<b>9,188</b>

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<b>Owner Households</b>						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	33	31	99	24	48	235
\$10,000-20,000	48	77	4	14	9	152
\$20,000-30,000	38	120	29	25	25	237
\$30,000-40,000	122	83	136	264	100	705
\$40,000-50,000	218	263	56	209	73	819
\$50,000-60,000	165	153	343	301	94	1,056
\$60,000-75,000	206	354	330	140	308	1,338
\$75,000-100,000	40	391	432	328	396	1,587
\$100,000-125,000	22	173	350	302	270	1,117
\$125,000-150,000	121	75	82	159	119	556
\$150,000-200,000	0	31	137	207	147	522
\$200,000+	1	229	210	253	5	698
<b>Total</b>	<b>1,014</b>	<b>1,980</b>	<b>2,208</b>	<b>2,226</b>	<b>1,594</b>	<b>9,022</b>

<b>Owner Households</b>						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	230	98	39	7	0	374
\$10,000-20,000	317	137	19	6	3	482
\$20,000-30,000	177	272	53	12	11	525
\$30,000-40,000	250	429	86	13	6	784
\$40,000-50,000	240	344	25	8	6	623
\$50,000-60,000	115	369	83	12	32	611
\$60,000-75,000	122	456	89	0	13	680
\$75,000-100,000	70	483	127	25	2	707
\$100,000-125,000	32	198	138	5	3	376
\$125,000-150,000	23	335	15	29	3	405
\$150,000-200,000	35	163	36	8	2	244
\$200,000+	53	251	6	18	6	334
<b>Total</b>	<b>1,664</b>	<b>3,535</b>	<b>716</b>	<b>143</b>	<b>87</b>	<b>6,145</b>

<b>Owner Households</b>						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	183	87	35	4	0	309
\$10,000-20,000	261	122	4	6	3	396
\$20,000-30,000	159	242	44	12	3	460
\$30,000-40,000	214	350	39	11	2	616
\$40,000-50,000	66	315	23	6	4	414
\$50,000-60,000	101	294	47	11	0	453
\$60,000-75,000	61	262	45	0	3	371
\$75,000-100,000	65	279	78	4	2	428
\$100,000-125,000	26	99	47	5	2	179
\$125,000-150,000	20	117	8	29	2	176
\$150,000-200,000	21	95	12	8	1	137
\$200,000+	29	88	3	15	1	136
<b>Total</b>	<b>1,206</b>	<b>2,350</b>	<b>385</b>	<b>111</b>	<b>23</b>	<b>4,075</b>

<b>Owner Households</b>						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	263	129	138	31	48	609
\$10,000-20,000	365	214	23	20	12	634
\$20,000-30,000	215	392	82	37	36	762
\$30,000-40,000	372	512	222	277	106	1,489
\$40,000-50,000	458	607	81	217	79	1,442
\$50,000-60,000	280	522	426	313	126	1,667
\$60,000-75,000	328	810	419	140	321	2,018
\$75,000-100,000	110	874	559	353	398	2,294
\$100,000-125,000	54	371	488	307	273	1,493
\$125,000-150,000	144	410	97	188	122	961
\$150,000-200,000	35	194	173	215	149	766
\$200,000+	54	480	216	271	11	1,032
<b>Total</b>	<b>2,678</b>	<b>5,515</b>	<b>2,924</b>	<b>2,369</b>	<b>1,681</b>	<b>15,167</b>

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	263	113	316	35	67	794
\$10,000-20,000	424	81	152	134	18	809
\$20,000-30,000	395	110	208	167	192	1,072
\$30,000-40,000	249	143	173	236	133	934
\$40,000-50,000	180	304	457	192	41	1,174
\$50,000-60,000	193	199	49	122	79	642
\$60,000-75,000	7	270	226	96	154	753
\$75,000-100,000	227	187	55	116	264	849
\$100,000-125,000	112	159	16	84	68	439
\$125,000-150,000	0	87	13	15	5	120
\$150,000-200,000	58	48	32	12	5	155
\$200,000+	12	44	8	5	60	129
<b>Total</b>	<b>2,120</b>	<b>1,745</b>	<b>1,705</b>	<b>1,214</b>	<b>1,086</b>	<b>7,870</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	65	44	12	1	10	132
\$10,000-20,000	177	31	4	3	6	221
\$20,000-30,000	158	63	16	23	9	269
\$30,000-40,000	122	67	85	0	9	283
\$40,000-50,000	111	76	4	0	11	202
\$50,000-60,000	158	102	2	3	8	273
\$60,000-75,000	156	61	22	2	6	247
\$75,000-100,000	59	30	38	0	8	135
\$100,000-125,000	43	22	2	5	7	79
\$125,000-150,000	62	72	6	1	8	149
\$150,000-200,000	48	17	12	0	4	81
\$200,000+	84	51	4	0	6	145
<b>Total</b>	<b>1,243</b>	<b>636</b>	<b>207</b>	<b>38</b>	<b>92</b>	<b>2,216</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	48	17	2	1	9	77
\$10,000-20,000	112	10	3	3	4	132
\$20,000-30,000	102	26	4	1	7	140
\$30,000-40,000	61	38	81	0	8	188
\$40,000-50,000	99	50	3	0	9	161
\$50,000-60,000	47	61	2	2	6	118
\$60,000-75,000	50	42	20	1	5	118
\$75,000-100,000	58	12	33	0	7	110
\$100,000-125,000	43	3	1	0	3	50
\$125,000-150,000	58	3	5	1	6	73
\$150,000-200,000	28	6	10	0	3	47
\$200,000+	39	0	0	0	4	43
<b>Total</b>	<b>745</b>	<b>268</b>	<b>164</b>	<b>9</b>	<b>71</b>	<b>1,257</b>

<b>Renter Households</b>						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	328	157	328	36	77	926
\$10,000-20,000	601	112	156	137	24	1,030
\$20,000-30,000	553	173	224	190	201	1,341
\$30,000-40,000	371	210	258	236	142	1,217
\$40,000-50,000	291	380	461	192	52	1,376
\$50,000-60,000	351	301	51	125	87	915
\$60,000-75,000	163	331	248	98	160	1,000
\$75,000-100,000	286	217	93	116	272	984
\$100,000-125,000	155	181	18	89	75	518
\$125,000-150,000	62	159	19	16	13	269
\$150,000-200,000	106	65	44	12	9	236
\$200,000+	96	95	12	5	66	274
<b>Total</b>	<b>3,363</b>	<b>2,381</b>	<b>1,912</b>	<b>1,252</b>	<b>1,178</b>	<b>10,086</b>

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<b>Owner Households</b>						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	25	95	22	43	215
\$10,000-20,000	41	64	0	17	8	130
\$20,000-30,000	35	91	15	20	22	183
\$30,000-40,000	88	53	106	243	86	576
\$40,000-50,000	223	232	52	205	63	775
\$50,000-60,000	161	135	325	322	98	1,041
\$60,000-75,000	199	337	332	136	330	1,334
\$75,000-100,000	49	387	486	355	463	1,740
\$100,000-125,000	18	189	436	341	325	1,309
\$125,000-150,000	163	84	105	165	173	690
\$150,000-200,000	0	34	163	283	181	661
\$200,000+	1	287	279	334	4	905
<b>Total</b>	<b>1,008</b>	<b>1,918</b>	<b>2,394</b>	<b>2,443</b>	<b>1,796</b>	<b>9,559</b>

<b>Owner Households</b>						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	265	105	47	7	0	424
\$10,000-20,000	367	150	13	7	1	538
\$20,000-30,000	198	305	66	19	12	600
\$30,000-40,000	285	454	85	11	4	839
\$40,000-50,000	254	414	31	9	5	713
\$50,000-60,000	151	423	106	8	31	719
\$60,000-75,000	152	508	100	1	16	777
\$75,000-100,000	100	588	169	27	5	889
\$100,000-125,000	41	236	187	8	4	476
\$125,000-150,000	30	405	20	42	6	503
\$150,000-200,000	54	233	47	14	5	353
\$200,000+	75	330	8	24	9	446
<b>Total</b>	<b>1,972</b>	<b>4,151</b>	<b>879</b>	<b>177</b>	<b>98</b>	<b>7,277</b>

<b>Owner Households</b>						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	218	96	46	4	0	364
\$10,000-20,000	318	139	5	7	1	470
\$20,000-30,000	185	279	57	19	2	542
\$30,000-40,000	254	382	44	10	1	691
\$40,000-50,000	88	383	29	9	3	512
\$50,000-60,000	136	352	70	8	0	566
\$60,000-75,000	79	314	60	1	4	458
\$75,000-100,000	94	353	117	4	5	573
\$100,000-125,000	35	122	75	7	4	243
\$125,000-150,000	26	157	14	41	5	243
\$150,000-200,000	34	149	16	13	2	214
\$200,000+	42	127	3	21	1	194
<b>Total</b>	<b>1,509</b>	<b>2,853</b>	<b>536</b>	<b>144</b>	<b>28</b>	<b>5,070</b>

<b>Owner Households</b>						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	295	130	142	29	43	639
\$10,000-20,000	408	214	13	24	9	668
\$20,000-30,000	233	396	81	39	34	783
\$30,000-40,000	373	507	191	254	90	1,415
\$40,000-50,000	477	646	83	214	68	1,488
\$50,000-60,000	312	558	431	330	129	1,760
\$60,000-75,000	351	845	432	137	346	2,111
\$75,000-100,000	149	975	655	382	468	2,629
\$100,000-125,000	59	425	623	349	329	1,785
\$125,000-150,000	193	489	125	207	179	1,193
\$150,000-200,000	54	267	210	297	186	1,014
\$200,000+	76	617	287	358	13	1,351
<b>Total</b>	<b>2,980</b>	<b>6,069</b>	<b>3,273</b>	<b>2,620</b>	<b>1,894</b>	<b>16,836</b>

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2017			2022		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
<b>CHATHAM COUNTY</b>									
Less than \$15,000	4,072	4,648	4,524	5,230	4,207	4,444	5,085	3,914	4,908
\$15,000 - \$24,999	4,289	3,581	3,140	4,287	3,465	3,202	4,166	3,246	3,600
\$25,000 - \$34,999	4,469	3,833	2,638	4,018	2,854	3,568	3,964	2,697	4,029
\$35,000 - \$49,999	6,186	5,010	2,382	7,128	4,701	3,885	7,178	4,464	4,438
\$50,000 - \$74,999	7,306	7,364	2,920	7,907	8,031	4,487	8,260	7,937	5,294
\$75,000 - \$99,999	4,681	4,442	1,713	5,313	4,303	2,675	5,921	4,526	3,344
\$100,000 - \$149,999	3,806	4,395	1,553	5,169	5,675	3,239	5,986	6,221	4,194
\$150,000 - \$199,999	1,131	1,749	544	1,513	2,287	1,077	1,908	2,650	1,498
\$200,000+	709	1,647	681	1,656	3,013	882	2,256	3,727	1,316
<b>TOTAL</b>	<b>93,413</b>			<b>108,216</b>			<b>116,727</b>		
<b>MARKET AREA</b>									
Less than \$15,000	698	437	476	854	549	544	778	552	663
\$15,000 - \$24,999	780	496	457	842	512	433	751	481	537
\$25,000 - \$34,999	1,025	691	333	893	418	623	804	400	730
\$35,000 - \$49,999	1,681	804	274	1,964	1,177	754	1,875	1,176	941
\$50,000 - \$74,999	2,073	1,393	325	2,318	2,102	707	2,404	2,247	952
\$75,000 - \$99,999	1,503	901	85	1,652	882	397	1,850	1,004	561
\$100,000 - \$149,999	863	1,010	220	1,282	1,502	277	1,564	1,778	415
\$150,000 - \$199,999	295	311	25	410	383	123	526	506	207
\$200,000+	166	237	41	326	835	82	427	1,068	125
<b>TOTAL</b>	<b>17,600</b>			<b>22,841</b>			<b>25,322</b>		
<b>SAVANNAH</b>									
Less than \$15,000	2,928	3,589	3,388	3,742	3,076	3,045	3,760	2,864	3,310
\$15,000 - \$24,999	2,885	2,419	1,909	2,873	2,257	2,006	2,910	2,124	2,211
\$25,000 - \$34,999	2,671	2,545	1,454	2,674	1,677	1,816	2,755	1,619	2,025
\$35,000 - \$49,999	3,141	2,513	1,295	4,234	2,387	1,920	4,415	2,261	2,145
\$50,000 - \$74,999	3,279	3,334	1,329	3,851	3,618	2,085	4,218	3,555	2,434
\$75,000 - \$99,999	1,504	1,829	758	1,994	1,774	983	2,318	1,929	1,236
\$100,000 - \$149,999	1,257	1,409	514	1,887	1,870	1,263	2,250	2,051	1,596
\$150,000 - \$199,999	340	549	171	520	762	312	665	907	449
\$200,000+	132	462	109	532	800	271	743	1,051	384
<b>TOTAL</b>	<b>47,713</b>			<b>54,229</b>			<b>58,185</b>		

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

**PART VI:**

**EMPLOYMENT TREND**

**Employment Trends**

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

Employment in the City of Savannah has been increasing an average of 0.5 percent per year since 2005. Employment in Chatham County has been increasing an average of 0.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2000.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,758,379	4,367,153	91.8%	391,226	8.2%
2014	4,757,073	4,418,480	92.9%	338,593	7.1%
2015	4,787,379	4,502,025	94.0%	285,354	6.0%
2016	4,920,464	4,656,255	94.6%	264,209	5.4%
2017**	5,077,131	4,820,019	94.9%	257,112	5.1%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through July 2017

Source: U.S. Bureau of Labor Statistics Data

The State of Georgia reached a high of 10.5 percent in 2010, and a low of 4.5 percent in 2007. The rate for the State of Georgia in July 2017 was 5.1 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR CHATHAM COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	124,569	118,847	95.4%	5,722	4.6%
2006	127,947	122,727	95.9%	5,220	4.1%
2007	133,680	128,394	96.0%	5,286	4.0%
2008	134,606	127,004	94.4%	7,602	5.6%
2009	131,170	119,831	91.4%	11,339	8.6%
2010	127,323	114,777	90.1%	12,546	9.9%
2011	129,639	116,650	90.0%	12,989	10.0%
2012	131,983	119,798	90.8%	12,185	9.2%
2013	131,422	120,520	91.7%	10,902	8.3%
2014	131,837	122,189	92.7%	9,648	7.3%
2015	133,224	125,450	94.2%	7,774	5.8%
2016	136,309	129,185	94.8%	7,124	5.2%
2017**	141,074	134,432	95.3%	6,642	4.7%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through July 2017

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the county reached a high of 10.0 percent in 2011 and a low of 4.0 percent in 2007. The annual rate for Chatham County in July 2017 was 4.7 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR SAVANNAH					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	62,292	58,969	94.7%	3,323	5.3%
2006	62,799	59,780	95.2%	3,019	4.8%
2007	64,908	61,870	95.3%	3,038	4.7%
2008	65,963	61,548	93.3%	4,415	6.7%
2009	64,032	57,695	90.1%	6,337	9.9%
2010	63,158	56,283	89.1%	6,875	10.9%
2011	64,445	57,252	88.8%	7,193	11.2%
2012	65,373	58,671	89.7%	6,702	10.3%
2013	64,909	58,854	90.7%	6,055	9.3%
2014	64,638	59,276	91.7%	5,362	8.3%
2015	64,911	60,650	93.4%	4,261	6.6%
2016	66,315	62,456	94.2%	3,859	5.8%
2017**	68,592	64,993	94.8%	3,599	5.2%

\* Data based on place of residence.

\*\*Preliminary - based on monthly data through July 2017

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the city reached a high of 11.2 percent in 2011 and a low of 4.7 percent in 2007. The annual rate for the city in July 2017 was 5.2 percent.

CHANGE IN TOTAL EMPLOYMENT FOR SAVANNAH				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(2,686)	(537)	-4.6%	-0.9%
2010-2015	4,367	873	7.8%	1.6%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in the City of Savannah remained similar between 2010 and 2016.

RECENT CHANGES IN EMPLOYMENT FOR SAVANNAH			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	56,283	(1,412)	10.9%
2011	57,252	969	11.2%
2012	58,671	1,419	10.3%
2013	58,854	183	9.3%
2014	59,276	422	8.3%
2015	60,650	1,374	6.6%
2016	62,456	1,806	5.8%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 5.8 percent to 11.2 percent over the past 10 years. These fluctuations are in line with the unemployment rates for the State of Georgia.

PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	CHATHAM COUNTY		MARKET AREA		SAVANNAH	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	310	0.3%	99	0.4%	192	0.3%
Construction	8,325	7.2%	1,830	7.6%	3,665	6.4%
Manufacturing	10,371	9.0%	2,618	10.9%	4,418	7.8%
Wholesale Trade	3,093	2.7%	751	3.1%	1,193	2.1%
Retail Trade	14,585	12.6%	3,182	13.2%	7,889	13.9%
Transportation, Communication & Utilities	7,857	6.8%	2,142	8.9%	3,424	6.0%
Information	1,767	1.5%	228	0.9%	967	1.7%
Finance, Insurance & Real Estate	6,445	5.6%	1,428	5.9%	2,573	4.5%
Professional & Related Services	10,557	9.1%	2,106	8.7%	5,083	8.9%
Educational, Health & Social Services	26,280	22.7%	4,625	19.2%	13,422	23.6%
Entertainment & Recreation Services	13,865	12.0%	2,353	9.8%	8,122	14.3%
Other	6,360	5.5%	1,214	5.0%	3,147	5.5%
Public Administration	5,928	5.1%	1,501	6.2%	2,751	4.8%

Source: U.S. Census Bureau

The above chart shows the number of people employed in different sectors of the Chatham County, Savannah and market area economy in 2010. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.

Major employers within Chatham County as of July 2017 are in the chart below:

<b>Employer</b>	<b>No. of Employees</b>
Savannah-Chatham County Board of Education	5,000-9,999
Memorial University Medical Center	1,000-4,999
St. Joseph's/Candler	1,000-4,999
Wal-Mart	1,000-4,999
Marine Terminals Corporation	1,000-4,999
SSA Cooper	1,000-4,999
Kroger	1,000-4,999
Ft. Stewart/Hunter Army Airfield	1,000-4,999
Savannah College of Art and Design	1,000-4,999
Chatham County	1,000-4,999
Georgia Ports Authority	500-999
Armstrong Atlantic State University	500-999
YMCA of Coastal Georgia	500-999
Savannah State University	500-999
U.S. Army Corps of Engineers	500-999
Snelling Staffing Services	500-999
Georgia Regional Hospital	500-999
UTC Overseas	500-999
Target	500-999
Schneider National Inc.	500-999
Colonial Group Inc.	500-999
Publix	500-999
McDonald's	500-999
Southcoast Medical Group	500-999
Ceres Marine Terminals	500-999
Coastal Home Care	500-999
Coastal Center for Developmental Services	500-999
Effingham County Hospital Authority	250-499
The Landings Club	250-499



There have been several new and expanding business within Chatham County in the last few years. JCB relocated to Savannah in 2015 creating over 600 jobs and in 2016 introduced a new production line that created an additional 50 jobs. Bryan Count’s Caesarstone Technologies USA launched mid-2015 creating 170 positions and plans an expansion that result in 320 positions overall. The Effingham County Industrial Development Authority announced four project in 2015, representing an \$82 million in direct capital investment. The company is on track to add an additional 150 to 200 positions. Overall, it is believed that the economy of Savannah will continue to grow.

**Wages**

The average annual wage of Chatham County employees was \$48,429 in 2016. Wages have been increasing 1.1 percent per year. Wages in construction; transportation and warehousing; retail trade; education and health services; professional and business services; information; other services; and public administration sectors are within the income limits of the proposed development.

<b>AVERAGE ANNUAL WAGE BY SECTOR</b>			
<b>INDUSTRY</b>	<b>2015</b>	<b>2016</b>	<b>ANNUAL</b>
Agriculture, Forestry, and Fisheries	*N/A	*N/A	*N/A
Mining	*N/A	*N/A	*N/A
Construction	\$47,896	\$49,575	3.5%
Manufacturing	\$85,314	\$86,149	1.0%
Transportation and Warehousing	\$37,960	\$37,713	-0.7%
Utilities	\$83,938	\$79,125	-5.7%
Wholesale Trade	\$62,130	\$63,605	2.4%
Retail Trade	\$27,492	\$27,528	0.1%
Leisure and Hospitality	\$18,617	\$19,018	2.2%
Education and Health Services	\$50,586	\$50,252	-0.7%
Professional and Business Services	\$40,693	\$40,097	-1.5%
Financial Activities	\$53,497	\$57,138	6.8%
Information	\$38,226	\$41,102	7.5%
Other Services	\$31,626	\$32,435	2.6%
Public Administration (Local Government)	\$44,519	\$45,843	3.0%

Source: U.S. Bureau of Labor Statistics

\*Data was not available.

**Employment Outside the County**

For residents employed in the market area, the travel time to work from the site will be less than 19 minutes. For the majority of those employed in other parts of the county, the travel time would be within 35 minutes. According to the chart below, 40.4 percent in the market area have a travel time of less than 19 minutes; 49.6 percent have a travel time of 20 to 34 minutes; and 9.9 percent have a travel time of over 35 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
5 or less	555	2.3%
5-9	1,222	5.0%
10-19	8,093	33.2%
20-24	6,533	26.8%
25-34	5,584	22.9%
35-44	1,018	4.2%
45-59	854	3.5%
60-89	291	1.2%
90+	263	1.1%
Total Commuters	24,413	

Source: U.S. Census Bureau

**PART VII:**

**PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

## **PROJECT-SPECIFIC DEMAND ANALYSIS**

### **Household Income Trends and Analysis**

Income is a key characteristic in analyzing housing markets. Renters within the target incomes from \$25,063 to \$31,200 or 8.9 percent, qualify for one-bedroom units at 60 percent of the area median income; renters within the target incomes from \$25,063 to \$41,550 or 23.1 percent, qualify for market-rate one-bedroom units; renters with incomes from \$30,069 to \$35,100, or 6.9 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes from \$30,069 to \$46,750, or 22.9 percent, qualify for market-rate two-bedroom units; renters with incomes from \$34,697 to \$42,060, or 10.1 percent, qualify for the three-bedroom units at 60 percent of the area median income; and renters with incomes from \$34,697 to \$56,100, or 29.3 percent, qualify for the market-rate three-bedroom units.

Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 35 percent. The resulting number is then multiplied by 12 to derive an annual income ( $\$731 / 35\% = \$2,088.57 \times 12 = \$25,063$ ). This process is based on the premise that a tenant should not pay more than 35 percent of his annual income on rent. For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 60% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (2 bedroom  $\times$  1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used). For the purpose of this report, the 80 percent area median income was utilized for the market-rate units' income limits.

### **Sources of Demand**

The potential tenants for the existing development include households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. The market area is gaining approximately 513 households per year.

### **Required Unit Mix**

The LIHTC program is based on the premise that two persons per bedroom will occupy rental units. We expect that 10 percent of one person households will occupy efficiency units; 50 percent of one person households and 25 percent of two person households will occupy one-bedroom units. Forty percent (40%) of one person households, 50 percent of two person households and 50 percent of three person households will occupy two-bedroom units. Fifty percent (50%) of three person households, 100 percent of four person households; and 90 percent of five person households will live in three-bedroom units. Ten percent (10%) of five person households and 100 percent of six and seven person households will occupy units with four or more bedrooms.

The following table illustrates the ratio of units required by each household size. These occupancy patterns suggest that efficiency units should account for 2.9 percent of the renter housing demand; one-bedroom units should account for 21.9 percent; two-bedroom units should account for 42.3 percent; three-bedroom units should account for 27.9 percent, and units with four or more bedrooms should account for 5.0 percent of the renter housing demand in the market area. The percentage of persons per household were determined based on the Bedrooms in Occupied Rental Units table located on Page 128.

<b>RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS</b>						
<b>HOUSEHOLD SIZE</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>TOTAL</b>
1 Person	232	1,158	926	0	0	2,315
2 Persons	0	561	1,684	0	0	2,245
3 Persons	0	0	716	716	0	1,432
4 Persons	0	0	0	994	0	994
5 Persons	0	0	0	480	53	533
6 Persons	0	0	0	0	204	204
7 or More Persons	0	0	0	0	134	134
<b>TOTAL</b>	<b>232</b>	<b>1,719</b>	<b>3,326</b>	<b>2,190</b>	<b>391</b>	<b>7,857</b>
<b>PERCENT</b>	<b>2.9%</b>	<b>21.9%</b>	<b>42.3%</b>	<b>27.9%</b>	<b>5.0%</b>	<b>100.0%</b>

**Eligible Households**

The following table uses a 35 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit. For the purpose of this report, the 80 percent area median income was utilized for the market-rate units' income limits. The following table lists the number of households within the required target income for each unit type.

<b>INCOME ELIGIBLE HOUSEHOLDS</b>					
<b>Unit Type</b>	<b>Gross Rent</b>	<b>Lower Range</b>	<b>Upper Range</b>	<b>Percent Renter</b>	<b>Renter Households</b>
1/1 @ 60%	\$731	\$25,063	\$31,200	8.9%	818
2/1 @ 60%	\$877	\$30,069	\$35,100	6.9%	636
3/2 @ 60%	\$1,012	\$34,697	\$42,060	10.1%	929
1/1 (Market)	\$731	\$25,063	\$41,550	23.1%	2,125
2/1 (Market)	\$877	\$30,069	\$46,750	22.9%	2,101
3/2 (Market)	\$1,012	\$34,697	\$56,100	29.3%	2,693
All LIHTC Units	\$731	\$25,063	\$42,060	23.8%	2,189
All Market Units	\$731	\$25,063	\$56,100	43.0%	3,954
<b>Total Units</b>		<b>\$25,063</b>	<b>\$56,100</b>	<b>43.0%</b>	<b>3,954</b>

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

**Penetration Rate**

There are three vacant LIHTC units and 104 market-rate units that would compete with the subject. There are 98 planned units in the primary market area that will directly compete with the subject. The subject will have 276 units; therefore, the inventory is 481 units. If the LIHTC and market-rate units attain full occupancy, it will have an aggregate penetration rate of 12.2 percent.

<b>REQUIRED PENETRATION RATE</b>	
Income Eligible Renter Households	3,954
Existing Vacant LIHTC/Market Units	107
Competing LIHTC/Market Units Planned	98
Planned Units in Subject	276
Total Inventory	481
Penetration Rate	12.2%

**Projects Under Construction**

According to the City of Savannah, there are currently no projects under construction in the market area.

**Planned Projects**

According to the City of Savannah, there are two planned projects in the market area that would compete with the proposed subject. Berwick Point is a proposed family development that will contain a total of 72 one-, two- and three-bedroom units. Of these 72 units, only 57 will be LIHTC, with 42 units set at 60 percent of the area median income and 15 set at 50 percent of the area median income. Therefore, only the 42 units set at 60 percent were considered competitive. Village Wellington Way is a proposed family development that will contain a total of 72 one-, two-, and three-bedroom units. Of the total 72 units, only 71 will be LIHTC, with 56 units set at 60 percent of the area median income and 15 set at 50 percent of the area median income. Therefore, only the 56 units set at 60 percent of the area median income were considered competitive. There are no planned market-rate developments in the market area.

**New & Pipeline Units**

There are currently no new developments in the market area.

The following tables contain the summary demand estimates in the primary market area for all units.

<b>REQUIRED DEMAND - ALL UNITS</b>			
	<b>All LIHTC Units</b>	<b>All Market Units</b>	<b>All Units</b>
<b>Demand from New Household Growth</b>			
Average Annual Household Growth (2017-2022)	1,026	1,026	1,026
Percent Income Qualified	23.9%	43.0%	43.0%
Percent Plan to Rent	37.7%	37.7%	37.7%
<b>Demand from New Household Growth</b>	<b>93</b>	<b>166</b>	<b>166</b>
<b>Demand from Renter Substandard Housing</b>			
Total Substandard Households	311	311	311
Percent Income Qualified	23.9%	43.0%	43.0%
Percent Appropriate Household Size	100.0%	100.0%	100.0%
<b>Demand from Substandard Housing</b>	<b>74</b>	<b>134</b>	<b>134</b>
<b>Demand from Rent Overburdened</b>			
Total Rent Overburdened Households	843	1,003	1,003
Percent Appropriate Household Size	100.0%	100.0%	100.0%
<b>Demand from Rent Overburdened</b>	<b>843</b>	<b>1,003</b>	<b>1,003</b>
<b>Total Demand</b>			
Demand from Household Growth	93	166	166
Demand from Substandard Housing	74	134	134
Demand from Rent Overburdened	843	1,003	1,003
<b>TOTAL</b>	<b>1,010</b>	<b>1,303</b>	<b>1,303</b>
Less Vacant Current Supply and Pipeline	<b>101</b>	<b>104</b>	<b>205</b>
<b>NET DEMAND</b>	<b>909</b>	<b>1,199</b>	<b>1,098</b>
Subject Units	270	6	276
<b>Capture Rate</b>	<b>29.7%</b>	<b>0.5%</b>	<b>25.1%</b>

The total demand for the subject's overall income band of \$25,063 through \$56,100 is 1,303 households. However, since the overall demand considers all households, it was broken down by number of bedrooms. As stated previously, industry standards indicate that 1.5 persons per bedroom will occupy rental units. We expect that 50 percent of the one person households and 25 percent of the two person households will occupy the one-bedroom units. Fifty percent of the one person households, 75 percent of the two person households and fifty percent of the three person households will occupy two-bedroom units. Fifty percent of the three person households, 100 percent of the four person households and 90 percent of the five person households will occupy the three-bedroom units. Ten percent of the five person households and 100 percent of the six person households and households with seven or more persons will occupy units with four or more bedrooms.

**LIHTC Units**

<b>INCOME-QUALIFIED RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS</b>						
<b>HOUSEHOLD SIZE</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>TOTAL</b>
1 Person	0	149	149	0	0	298
2 Persons	0	72	216	0	0	289
3 Persons	0	0	92	92	0	184
4 Persons	0	0	0	128	0	128
5 Persons	0	0	0	62	7	69
6 Persons	0	0	0	0	26	26
7 or More Persons	0	0	0	0	17	17
<b>TOTAL</b>	<b>0</b>	<b>221</b>	<b>457</b>	<b>281</b>	<b>50</b>	<b>1,010</b>
<b>PERCENT</b>	<b>0.0%</b>	<b>21.9%</b>	<b>45.3%</b>	<b>27.9%</b>	<b>5.0%</b>	<b>100.0%</b>

**Market-Rate Units**

<b>INCOME-QUALIFIED RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS</b>						
<b>HOUSEHOLD SIZE</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>TOTAL</b>
1 Person	0	192	192	0	0	384
2 Persons	0	93	279	0	0	372
3 Persons	0	0	119	119	0	237
4 Persons	0	0	0	165	0	165
5 Persons	0	0	0	80	9	88
6 Persons	0	0	0	0	34	34
7 or More Persons	0	0	0	0	22	22
<b>TOTAL</b>	<b>0</b>	<b>285</b>	<b>590</b>	<b>363</b>	<b>65</b>	<b>1,303</b>
<b>PERCENT</b>	<b>0.0%</b>	<b>21.9%</b>	<b>45.3%</b>	<b>27.9%</b>	<b>5.0%</b>	<b>100.0%</b>

The following table lists the capture rates per bedroom type as indicated in the tables below.

**Demand and Net Demand**

	1 BR HH at 60% AMI (\$25,063 to \$31,200)	2 BR HH at 60% AMI (\$30,069 to \$35,100)	3 BR HH at 60% AMI (\$34,697 to \$42,060)	All LIHTC Units (\$25,063 to \$42,060)	1 BR HH at Market (\$25,063 to \$41,550)	2 BR HH at Market (\$30,069 to \$46,750)	3 BR HH at Market (\$34,697 to \$56,100)	All Units at Market (\$25,063 to \$41,550)	All Units (\$25,063 to \$56,100)
Demand from New Household (age and income appropriate)	20	42	30	93	36	75	54	166	166
<b>Plus</b>									
Demand from Existing Renter Households - Existing and Substandard Housing	16	33	24	74	29	61	44	134	134
<b>Plus</b>									
Demand from Existing Renter Households - Rent Overburdened Households	185	382	277	843	220	454	330	1,003	1,003
<b>Equals Total Demand</b>	<b>221</b>	<b>457</b>	<b>331</b>	<b>1,010</b>	<b>285</b>	<b>590</b>	<b>428</b>	<b>1,303</b>	<b>1,303</b>
<b>Less</b>									
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	26	36	39	101	37	37	30	104	205
<b>Equals Net Demand</b>	<b>195</b>	<b>421</b>	<b>292</b>	<b>909</b>	<b>248</b>	<b>553</b>	<b>398</b>	<b>1,199</b>	<b>1,098</b>

**Required Capture Rate**

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

AMI	Unit Size	Income Limits	Proposed Units	Total Demand	Supply	Net Demand	NetCapture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
<b>60% AMI</b>	1 BR/ 1 BA	\$25,063 to \$31,200	88	221	26	195	45.1%	10 Months	\$990	N/A	\$615
	2 BR/ 2 BA	\$30,069 to \$35,100	123	457	36	421	29.2%	10 Months	\$1,050	N/A	\$736
	3 BR/ 2 BA	\$34,697 to \$42,060	59	331	39	292	20.2%	10 Months	\$1,250	N/A	\$844
	All Units @ 60%	\$25,063 to \$42,060	270	1,010	101	909	29.7%	10 Months	\$990-\$1,250	N/A	\$615-\$844
<b>Market</b>	1 BR/ 1 BA	\$25,063 to \$41,550	2	285	37	248	0.8%	10 Months	\$990	N/A	\$615
	2 BR/ 2 BA	\$30,069 to \$46,750	3	590	37	553	0.5%	10 Months	\$1,050	N/A	\$736
	3 BR/ 2 BA	\$34,697 to \$56,100	1	428	30	398	0.3%	10 Months	\$1,250	N/A	\$844
	All Market Units	\$25,063 to \$56,100	6	1,303	104	1,199	0.5%	10 Months	\$990-\$1,250	N/A	\$615-\$844
<b>Total Units</b>	<b>All Units</b>	<b>\$25,063 to \$56,100</b>	<b>276</b>	<b>1,303</b>	<b>205</b>	<b>1,098</b>	<b>25.1%</b>	<b>10 Months</b>	<b>\$990-\$1,250</b>	<b>N/A</b>	<b>\$615-\$844</b>

The subject is applying for tax credits at 60 percent of the area median income for 270 units. In addition, the development will contain six market-rate units. There are two tax credit comparables located in the market area constructed within the past two years that compete with the subject. There are no new or planned market-rate developments in the primary market area. The subject would need to capture 29.7 percent of the demand in the market area for 270 units at 60 percent of the area median income, and 0.5 percent of the demand in the market rate for the six market-rate units. The subject will need to capture 25.1 percent of the demand in the market area for all units. The subject will be 98 percent Low Income Tax Credit and two percent market-rate. The capture rate for all proposed units are below the 30 percent threshold requirement. In addition, all unit types are well below the 70 percent threshold requirement for each unit type at each AMI. As a result, the analyst feels there is a need for affordable and market-rate housing, and the subject will help fill the need by offering affordable and market-rate units to the market area.

**PART VIII:**

**COMPETITIVE RENTAL ANALYSIS**

**COMPARABLE RENTAL DEVELOPMENT ANALYSIS**

**Multi-Family Lease No. 1**



**Property Identification**

**Record ID** 4952  
**Property Type** Walk-Up  
**Property Name** Edgewater Trace Apartments  
**Address** 10714 Abercorn Street, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Talajah; 912-925-5519, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	744	\$710	\$0.95
2/1	Unknown	833	\$800	\$0.96
2/1	Unknown	833	\$885	\$1.06
3/1	Unknown	1,050	\$895	\$0.85
3/1	Unknown	1,050	\$1,010	\$0.96

**Occupancy** 96%  
**Rent Premiums** None  
**Total Units** 160

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

**Physical Data**

<b>No. of Buildings</b>	26
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1983
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Washer and Dryer (Select), Hardwood (Select), Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain an active waiting list. The annual turnover is 25 percent. The rental range is due to shorter lease terms having higher rental rates. The contact was unable to disclose the number of units of each unit type.

**Multi-Family Lease No. 2**



**Property Identification**

**Record ID** 4957  
**Property Type** Walk-Up  
**Property Name** Spanish Villa Apartments  
**Address** 10611 Abercorn Street, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Malicia; 912-925-9442, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	634	\$750	\$1.18
2/1.5	Unknown	1,200	\$850	\$0.71
3/2.5	Unknown	1,336	\$950	\$0.71

**Occupancy** 98%  
**Rent Premiums** None  
**Total Units** 232

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

**Physical Data**

<b>No. of Buildings</b>	21
<b>Construction Type</b>	Stucco
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1976
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blind, Ceiling Fans, Balcony, Patio, Swimming Pool, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate was not disclosed. The contact was unable to disclose the number of units of each unit type.

**Multi-Family Lease No. 3**



**Property Identification**

**Record ID** 13243  
**Property Type** Garden  
**Property Name** Olympus Fenwick Apartments  
**Address** 101 Fenwick Village Drive, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Sika; 866-669-7218, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	696	\$960	\$1.38
1/1	Unknown	783	\$1,015	\$1.30
1/1	Unknown	866	\$1,060	\$1.22
1/1	Unknown	891	\$1,100	\$1.23
2/2	Unknown	1,084	\$917	\$0.85
2/2	Unknown	1,133	\$942	\$0.83
2/2	Unknown	1,227	\$932	\$0.76
3/2	Unknown	1,305	\$1,237	\$0.95

**Occupancy** 98%  
**Rent Premiums** None  
**Total Units** 448

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

**Physical Data**

<b>No. of Buildings</b>	33
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/110
<b>Year Built</b>	2007
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Extra Storage (\$60), Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Dog Park,

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate is 20 percent. The contact was unable to disclose the number of units of each unit type.

**Multi-Family Lease No. 4**



**Property Identification**

**Record ID** 13244  
**Property Type** Walk-Up  
**Property Name** Timberland Apartments  
**Address** 10612, Savannah, Chatham County, Georgia 31419  
**Location** Abercorn Street  
**Market Type** Market  
**Verification** Andrea; 912-925-5475, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	560	\$770	\$1.38
2/1	Unknown	780	\$860	\$1.10
2/2	Unknown	780	\$900	\$1.15
3/2	Unknown	915	\$1,045	\$1.14

**Occupancy** 96%  
**Rent Premiums** None  
**Total Units** 176

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

**Physical Data**

<b>No. of Buildings</b>	14
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1987
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate was not disclosed. The contact was unable to disclose the number of units of each unit type.

**Multi-Family Lease No. 5**



**Property Identification**

**Record ID** 13245  
**Property Type** Walk-Up  
**Property Name** Georgetown Grove  
**Address** 1800 Grove Point Road, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Lashea; 912-920-2080, September 7, 2017

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
1/1	44	815	\$933	\$1.14
1/1		815	\$1,623	\$1.99
1/1	44	1,091	\$1,022	\$0.94
1/1		1,091	\$1,707	\$1.56
2/2	44	1,128	\$978	\$0.87
2/2		1,128	\$1,783	\$1.58
2/2	44	1,150	\$963	\$0.84
2/2		1,150	\$1,853	\$1.61
3/2	44	1,362	\$1,203	\$0.88
3/2		1,362	\$2,183	\$1.60

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

<b>Occupancy</b>	96%
<b>Rent Premiums</b>	None
<b>Total Units</b>	220
<b>Unit Size Range</b>	815 - 1362
<b>Avg. Unit Size</b>	1,109
<b>Avg. Rent/Unit</b>	\$1,020
<b>Avg. Rent/SF</b>	\$0.92
<b>SF</b>	244,024

**Physical Data**

<b>No. of Buildings</b>	20
<b>Construction Type</b>	Brick, Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1997
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, Playground, Volleyball Court, Basketball Court, Exterior Storage/\$65, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Dog Park

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate is 15 percent.

**Multi-Family Lease No. 6**



**Property Identification**

**Record ID** 4949  
**Property Type** Walk-Up  
**Property Name** Plantation Oaks Apartments  
**Address** 10875 Abercorn Street, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Jamie; 912-925-1117, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	104	1,029	\$895	\$0.87
3/2 (TH)	43	1,419	\$1,025	\$0.72

**Occupancy** 100%  
**Rent Premiums** None  
**Total Units** 147  
**Unit Size Range** 1,029 – 1,419  
**Avg. Unit Size** 1,143  
**Avg. Rent/Unit** \$933  
**Avg. Rent/SF** \$0.82  
**SF** 168,033

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

**Physical Data**

<b>No. of Buildings</b>	15
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	2000
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, and Ceiling Fans, Walk-In Closet, Balcony, Patio, Swimming Pool, Exercise Room, Playground, On-Site Management, On-Site Maintenance, Video Surveillance

**Remarks**

The property does maintain an active waiting list with 12 applicants. The annual turnover rate was not disclosed.

**Multi-Family Lease No. 7**



**Property Identification**

**Record ID** 4951  
**Property Type** Walk-Up  
**Property Name** Ramsey Run Apartments  
**Address** 1029 Shawnee Street, Savannah, Chatham County, Georgia  
31419  
**Market Type** Market  
**Verification** Erica; 912-330-2760, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	600	\$725	\$1.21
2/1	Unknown	900	\$810	\$0.90

**Occupancy** 99%  
**Rent Premiums** None  
**Total Units** 144

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

**Physical Data**

<b>No. of Buildings</b>	12
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1987
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Swimming Pool, Tennis Court, Laundry Facility, On-Site Management, On-Site Maintenance, Exercise Room

**Remarks**

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

**Multi-Family Lease No. 8**



**Property Identification**

**Record ID** 13246  
**Property Type** Garden/Townhouse  
**Property Name** Fords Pointe Apartments  
**Address** 1000 Fords Pointe Circle, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Caitlyn; 912-920-8900, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	24	790	\$890	\$1.13
1/1		790	\$1,790	\$2.27
2/2	48	1,081	\$990	\$0.92
2/2		1,081	\$1,650	\$1.53
2/1.5TH	50	1,154	\$945	\$0.82
2/1.5TH		1,154	\$1,415	\$1.23
2/2.5TH	90	1,181	\$965	\$0.82
2/2.5TH		1,181	\$1,415	\$1.20
3/2.5TH	48	1,491	\$1,180	\$0.79
3/2.5TH		1,491	\$2,035	\$1.36

**Occupancy** 91%  
**Rent Premiums** None  
**Total Units** 260  
**Unit Size Range** 790 – 1,491  
**Avg. Unit Size** 1,178

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

<b>Avg. Rent/Unit</b>	\$999
<b>Avg. Rent/SF</b>	\$0.85
<b>SF</b>	306,406

**Physical Data**

<b>No. of Buildings</b>	30
<b>Construction Type</b>	Brick, Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/0, G/85
<b>Year Built</b>	2002
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans (Select), Vaulted Ceilings, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Playground, Picnic Area, Volleyball Court, Laundry Facility, On-Site Management, On-Site Maintenance, Dog Park

**Remarks**

The property does not maintain an active waiting list. The rental range is due to daily pricing. The annual turnover rate was not disclosed.

**Multi-Family Lease No. 9**



**Property Identification**

**Record ID** 13247  
**Property Type** Garden  
**Property Name** The Cobblestone Apartments  
**Address** 101 Saint George Boulevard, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Shannon; 912-289-4832, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	36	539	\$750	\$1.39
1/1	66	713	\$800	\$1.12
2/1	30	895	\$885	\$0.99
2/2	88	1,000	\$920	\$0.92

**Occupancy** 96%  
**Rent Premiums** None  
**Total Units** 220  
**Unit Size Range** 539 – 1,000  
**Avg. Unit Size** 824  
**Avg. Rent/Unit** \$851  
**Avg. Rent/SF** \$1.03  
**SF** 181,312

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

**Physical Data**

<b>No. of Buildings</b>	12
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0
<b>Year Built</b>	1988
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Fireplace, Walk-In Closet, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, Tennis Court, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate is 25 percent.

**Multi-Family Lease No. 10**



**Property Identification**

**Record ID** 7886  
**Property Type** Walk-Up  
**Property Name** Walden at Chatham Center Apartments  
**Address** 100 Walden Lane, Savannah, Chatham County, Georgia 31405  
**Market Type** Market  
**Verification** Sam; 912-238-8596, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	24	642	\$1,053	\$1.64
1/1	44	797	\$1,102	\$1.38
1/1	8	883	\$1,051	\$1.19
1/1	16	1,013	\$1,036	\$1.02
2/2	120	1,131	\$1,345	\$1.19
3/2	24	1,358	\$1,795	\$1.32

**Occupancy** 97%  
**Rent Premiums** N  
**Total Units** 236  
**Unit Size Range** 642 – 1,358  
**Avg. Unit Size** 1,026  
**Avg. Rent/Unit** \$1,285  
**Avg. Rent/SF** \$1.25  
**SF** 242,060

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

**Physical Data**

<b>Construction Type</b>	Stone/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G./0
<b>Year Built</b>	2004
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Microwave, Dishwasher, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Vaulted Ceilings, Balcony, Patio, Clubhouse, Community Room, Swimming Pool, Exercise Room, Package Service, Computer Room, Car Wash Area, Laundry Facility, On-Site Management, Putting Green, Dog Park, Business Center, Walk-In Closet, Picnic Area

**Remarks**

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

**Multi-Family Lease No. 11**



**Property Identification**

**Record ID** 15640  
**Property Type** Walk-Up  
**Property Name** Legends at Chatham Apartments  
**Address** 1426 Chatham Parkway, Savannah, Chatham County, Georgia 31405  
**Market Type** Market  
**Verification** Ashley; 912-417-4788, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	651	\$865	\$1.33
1/1	Unknown	651	\$930	\$1.43
1/1	Unknown	726	\$880	\$1.21
1/1	Unknown	726	\$945	\$1.30
1/1	Unknown	792	\$945	\$1.19
1/1	Unknown	792	\$1,010	\$1.28
1/1	Unknown	802	\$935	\$1.17
1/1	Unknown	802	\$1,000	\$1.25
1/1	Unknown	920	\$985	\$1.07
1/1	Unknown	920	\$1,025	\$1.11
1/1	Unknown	943	\$1,180	\$1.25
2/2	Unknown	1,155	\$1,170	\$1.01

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

2/2	Unknown	1,155	\$1,235	\$1.07
2/2	Unknown	1,252	\$1,205	\$0.96
2/2	Unknown	1,252	\$1,250	\$1.00
3/2	Unknown	1,362	\$1,355	\$0.99
3/2	Unknown	1,479	\$1,390	\$0.94
3/2	Unknown	1,479	\$1,455	\$0.98

**Occupancy** 96%  
**Total Units** 255

**Physical Data**

**No. of Buildings** 10  
**Construction Type** Brick/Siding  
**HVAC** Central Elec/Central Elec  
**Stories** 3  
**Utilities with Rent** Water, Sewer, Trash Collection  
**Parking** L/0, G/120  
**Year Built** 2013  
**Condition** Average  
**Gas Utilities** None  
**Electric Utilities** All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Hardwood, Blinds, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Spa/Hot Tub, Exercise Room, Picnic Area, Playground, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate

**Remarks**

The property does not maintain an active waiting list. The annual turnover rate was not disclosed. The contact was unable to disclose the number of units of each unit type.

**Multi-Family Lease No. 12**



**Property Identification**

**Record ID** 13250  
**Property Type** Walk-Up  
**Property Name** The Trellis  
**Address** 15 Brasseler Boulevard, Savannah, Chatham County, Georgia 31419  
**Market Type** Market  
**Verification** Melissa; 912-961-5060, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	60	768	\$875	\$1.14
1/1		768	\$885	\$1.15
1/1	54	892	\$925	\$1.04
1/1		892	\$935	\$1.05
2/2	48	1,146	\$1,119	\$0.98
2/2		1,146	\$1,124	\$0.98
2/2	48	1,171	\$1,149	\$0.98
2/2		1,171	\$1,159	\$0.99
3/2	54	1,386	\$1,219	\$0.88
3/2		1,386	\$1,229	\$0.89

**Occupancy** 93%  
**Rent Premiums** None  
**Total Units** 264

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

<b>Unit Size Range</b>	768 - 1386
<b>Avg. Unit Size</b>	1,062
<b>Avg. Rent/Unit</b>	\$1,050
<b>Avg. Rent/SF</b>	\$0.99
<b>SF</b>	280,308

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	None
<b>Parking</b>	L/0, G/95
<b>Year Built</b>	2009
<b>Condition</b>	Good
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Business Center, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance, Video Surveillance, Library, Pet Park, Nature Trail, Tanning Salon

**Remarks**

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

**Multi-Family Lease No. 13**



**Property Identification**

**Record ID** 4947  
**Property Type** Elevator  
**Property Name** Rendant Apartments  
**Address** 1030 Shawnee Street, Savannah, Chatham County, Georgia  
 31419  
**Market Type** Section 8  
**Verification** Jaimie; 912-927-4679, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	40	540	\$730	\$1.35
1/1	45	560	\$730	\$1.30
2/1	44	720	\$810	\$1.13

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 129  
**Unit Size Range** 540 - 720  
**Avg. Unit Size** 608  
**Avg. Rent/Unit** \$757  
**Avg. Rent/SF** \$1.24  
**Net SF** 78,480

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

**Physical Data**

<b>No. of Buildings</b>	2
<b>Construction Type</b>	Stucco
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	1980
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Carpet, Blinds, Meeting Room, Playground, Laundry Facility, On-Site Management, and On-Site Maintenance

**Remarks**

The property targets both seniors and families. One building contains only one-bedroom senior/disabled units. The other building contain one- and two-bedroom family units. The property does maintain an active waiting list. There is a six-month wait for one-bedroom senior units, a one-year wait for one-bedroom family units, and a one-year wait for two-bedroom family units. The annual turnover rate was not disclosed. The property has subsidy for all units; therefore, will not directly compete with the subject. However, the property was utilized within this report for comparison purposes.

**Multi-Family Lease No. 14**



**Property Identification**

**Record ID** 4948  
**Property Type** Walk-Up  
**Property Name** The Oaks at Brandlewood Apartments  
**Address** 5110 Garrard Avenue, Savannah, Chatham County, Georgia 31419  
**Market Type** LIHTC/Market  
**Verification** Kenyetta; 912-232-9400, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 @60%	96	773	\$633	\$0.82
1/1		773	\$750	\$0.97
2/2 @60%	132	1,043	\$764	\$0.73
2/2		1,043	\$890	\$0.85
3/2 @60%	96	1,217	\$879	\$0.72
3/2		1,217	\$1,100	\$0.90

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 324  
**Unit Size Range** 773 – 1,217  
**Avg. Unit Size** 1,015  
**Avg. Rent/Unit** \$759  
**Avg. Rent/SF** \$0.75  
**Net SF** 328,716

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

**Physical Data**

<b>No. of Buildings</b>	20
<b>Construction Type</b>	Vinyl Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	3
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2003
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Car Wash Area, Laundry Facility, On-Site Management, On-Site Maintenance

**Remarks**

This complex has a waiting list of one year. The rental rent rage is due to the lower prices are LIHTC units set at 60 percent of the area median income, and the higher are the market rate units. The annual turnover rate is approximately 22 percent. Of the total 324 units, only 287 are LIHTC units.

**Multi-Family Lease No. 15**



**Property Identification**

**Record ID** 7983  
**Property Type** Townhouse  
**Property Name** Bradley Pointe Apartments  
**Address** 1355 Bradley Avenue, Savannah, Chatham County, Georgia 31419  
**Market Type** LIHTC  
**Verification** Sarah; 912-920-2151, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	16	718	\$703	\$0.98
2/2	64	1,079	\$839	\$0.78
3/2	32	1,167	\$959	\$0.82
4/3	32	1,430	\$1,058	\$0.74

**Occupancy** 98%  
**Rent Premiums** Y  
**Total Units** 144  
**Unit Size Range** 718 – 1,430  
**Avg. Unit Size** 1,136  
**Avg. Rent/Unit** \$899  
**Avg. Rent/SF** \$0.79  
**Net SF** 163,648

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

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer
<b>Parking</b>	L/O
<b>Year Built</b>	2004
<b>Condition</b>	Average
<b>Gas Utilities</b>	Heating
<b>Electric Utilities</b>	Cooling, Cooking, Hot Water, Other Electric

**Amenities**

Refrigerator Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Swimming Pool, Exercise Room, Picnic Area, Playground, Business Center, Sun Deck, Car Wash Area, On-Site Management, 24 Hour Maintenance On Call, Intercom/Electronic Entry, Cyber Cafe, Limited Access Gate

**Remarks**

The property maintains an active waiting list that is approximately one year long. The annual turnover rate is ten percent. The project is designed for families with rents set at 50 and 60 percent of the area median income.

**Multi-Family Lease No. 16**



**Property Identification**

**Record ID** 11343  
**Property Type** Townhouse  
**Property Name** Harmony Greene Apartments  
**Address** 201 Harmony Boulevard, Pooler, Chatham County, Georgia 31322  
**Market Type** Section 8/LIHTC  
**Verification** Management; 912-450-9400, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/1 (Handicap)	10	1,049	\$675	\$0.64
2/1		1,130	\$675	\$0.60
3/2 (Handicap)	30	1,389	\$799	\$0.58
3/2		1,405	\$799	\$0.57
4/2 (Handicap)	10	1,466	\$859	\$0.59
4/2		1,575	\$859	\$0.55

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 50  
**Unit Size Range** 1,049 – 1,575  
**Avg. Unit Size** 1,336  
**Avg. Rent/Unit** \$786  
**Avg. Rent/SF** \$0.59  
**Net SF** 66,820

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

**Physical Data**

<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/0
<b>Year Built</b>	2012
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Balcony, Patio, Clubhouse, Picnic Area, Playground, Laundry Facility, On-Site Management, Library

**Remarks**

The property maintains an active waiting list that is approximately six months long. The annual turnover rate is 12 percent. The project is designed for families with rents set at 50 and 60 percent of the area median income. In addition, all units receive subsidies; therefore, the development will not directly compete with the subject. However, the property was utilized within this report for comparison purposes.

**Multi-Family Lease No. 17**



**Property Identification**

**Record ID** 11449  
**Property Type** Garden  
**Property Name** Pinewood Village Apartments  
**Address** 755 South Rogers Street, Pooler, Chatham County, Georgia 31322  
**Market Type** LIHTC  
**Verification** Renee; 912-348-2281, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	32	830	\$490	\$0.59
2/1	32	1,100	\$584	\$0.53

**Occupancy** 100%  
**Rent Premiums** N  
**Total Units** 64  
**Unit Size Range** 830 – 1,100  
**Avg. Unit Size** 965  
**Avg. Rent/Unit** \$537  
**Avg. Rent/SF** \$0.56  
**Net SF** 61,760

**Multi-Family Lease No. 17 (Cont.)**

**Physical Data**

<b>No. of Buildings</b>	11
<b>Construction Type</b>	Brick/Siding
<b>HVAC</b>	Central Elec/Central Elec
<b>Stories</b>	1
<b>Utilities with Rent</b>	Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	2014
<b>Condition</b>	Average
<b>Gas Utilities</b>	None
<b>Electric Utilities</b>	All

**Amenities**

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Patio, Picnic Area, Computer Room, Laundry Facility, On-Site Management, On-Site Maintenance, Gazebo, Courtyard

**Remarks**

The property does maintain an active waiting list that is approximately six months long. The annual turnover rate is 20 percent. The property is designed for elderly occupants with rental rates set at 50 and 60 percent of the median area income; therefore, will not directly compete with the subject. However, the property was utilized within this report for comparison purposes.

**Multi-Family Lease No. 18**



**Property Identification**

**Record ID** 17517  
**Property Type** Garden/Walk-Up  
**Property Name** Westlake Apartments  
**Address** 1900 Westlake Avenue, Savannah, Chatham County, Georgia 31405  
**Market Type** Section 8  
**Verification** Patricia Ogden; 912-233-9709, September 7, 2017

**Unit Mix**

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	10	619	\$685	\$1.11
2/1	56	846	\$780	\$0.92
3/1	30	921	\$900	\$0.98
4/2	4	1,108	\$1,075	\$0.97

**Occupancy** 89%  
**Rent Premiums** None  
**Total Units** 100  
**Unit Size Range** 619 – 1,108  
**Avg. Unit Size** 856  
**Avg. Rent/Unit** \$818  
**Avg. Rent/SF** \$0.96  
**SF** 85,628

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

**Physical Data**

<b>No. of Buildings</b>	13
<b>HVAC</b>	Central Gas/Central Elec
<b>Stories</b>	1, 2
<b>Utilities with Rent</b>	Water, Sewer, Trash Collection
<b>Parking</b>	L/O
<b>Year Built</b>	1974/2016
<b>Condition</b>	Average
<b>Gas Utilities</b>	Cooking, Hot Water, Heating
<b>Electric Utilities</b>	Cooling, Other Elec

**Amenities**

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Pull Cords, Basketball Court, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Video Surveillance

**Remarks**

The property does maintain an active waiting list; however, the contact was unable to disclose the number of applicants. The annual turnover rate was not disclosed. The property has subsidies for all units; therefore, will not directly compete with the subject. However, the property was utilized within this report for comparison purposes.

**Market-Rate Vacancies**

The field survey was completed during the second week of September 2017. There were 104 vacant units at the time of the survey out of 2,762 surveyed, for an overall vacancy rate of 3.8 percent. The market-rate occupancy is 96.2 percent.

<b>MARKET VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Edgewater Trace Apartments	160	6	4.0%
Spanish Villa Apartments	232	5	2.0%
Olympus Fenwick Apartments	448	9	2.0%
Timberland Apartments	176	7	4.0%
Georgetown Grove	220	9	4.0%
Plantation Oaks Apartments	147	0	0.0%
Ramsey Run Apartments	144	1	1.0%
Fords Pointe Apartments	260	23	9.0%
The Cobblestone Apartments	220	9	4.0%
Walden at Chatham Center Apartments	236	7	3.0%
Legends at Chatham Apartments	255	10	4.0%
The Trellis	264	18	7.0%
<b>Totals</b>	<b>2,762</b>	<b>104</b>	<b>3.8%</b>

**Subsidized/Restricted Vacancies**

The field survey was completed during the second week of September 2017. There were 14 vacant units at the time of the survey out of 811 surveyed, for an overall vacancy rate of 1.7 percent. The subsidized/restricted occupancy is 98.3 percent.

<b>AFFORDABLE HOUSING VACANCIES</b>			
<b>Name of Property</b>	<b># of Units</b>	<b># of Vacant Units</b>	<b>Vacancy Rate</b>
Rendant Apartments	129	0	0.0%
The Oaks at Brandlewood Apartments	324	0	0.0%
Bradley Pointe Apartments	144	3	2.0%
Harmony Greene Apartments	50	0	0.0%
Pinewood Village Apartments	64	0	0.0%
Westlake Apartments	100	11	11.0%
<b>Totals</b>	<b>811</b>	<b>14</b>	<b>1.7%</b>

**Overall Vacancy**

The overall vacancy rate for the market area is 3.3 percent. Of the 3,573 market and rent restricted units surveyed, 118 units were vacant. The overall occupancy rate for the market area is 96.7 percent.

**EXISTING HOUSING MAP LEGEND**

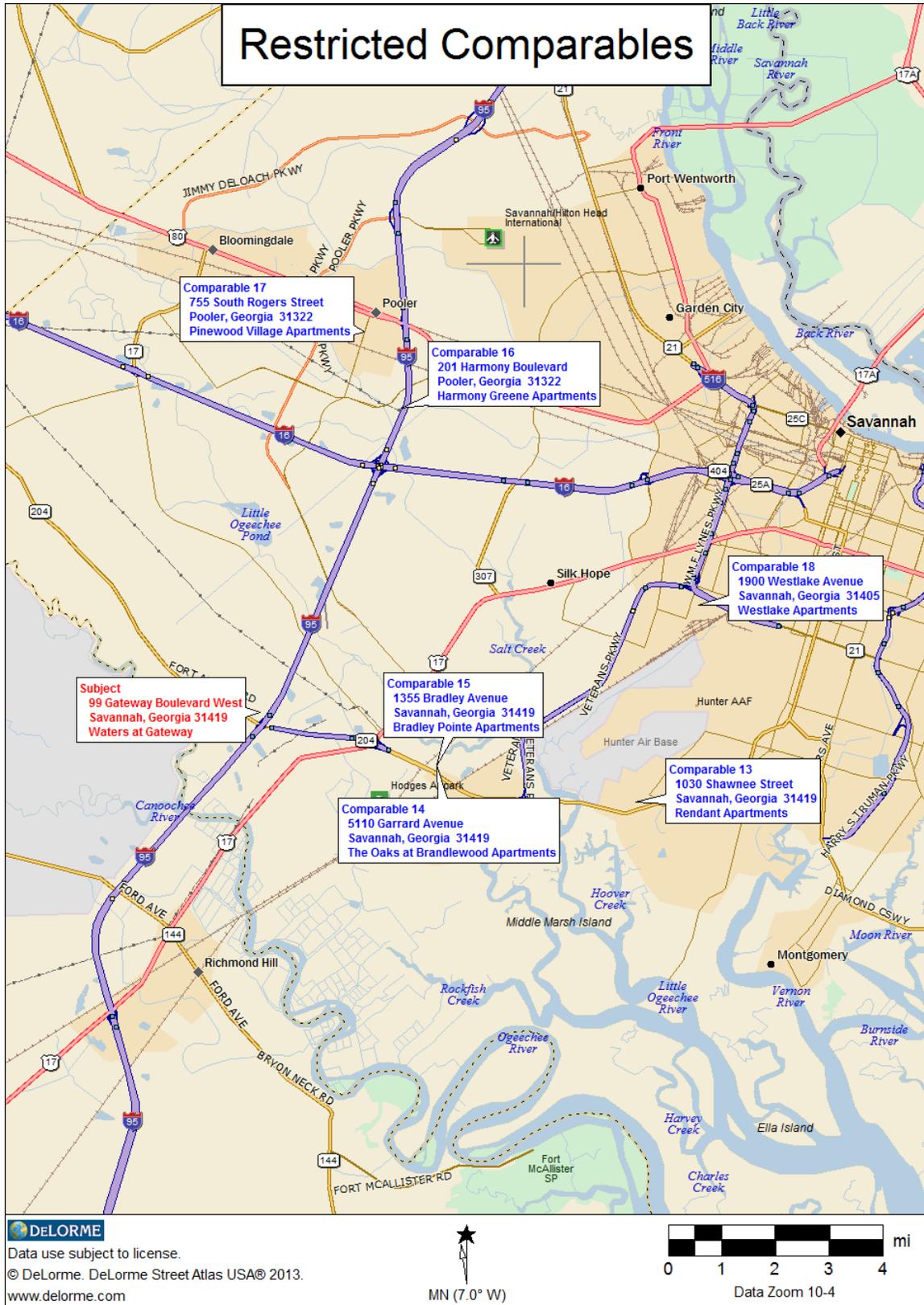
**MARKET-RATE MAP**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Edgewater Trace Apartments	Market Rate	10.0 Miles
Spanish Villa Apartments	Market Rate	10.5 Miles
Olympus Fenwick Apartments	Market Rate	05.1 Miles
Timberland Apartments	Market Rate	10.2 Miles
Georgetown Grove	Market Rate	05.8 Miles
Plantation Oaks Apartments	Market Rate	10.7 Miles
Ramsey Run Apartments	Market Rate	08.2 Miles
Fords Pointe Apartments	Market Rate	02.1 Miles
The Cobblestone Apartments	Market Rate	05.3 Miles
Walden at Chatham Center Apartments	Market Rate	10.7 Miles
Legends at Chatham Apartments	Market Rate	09.9 Miles
The Trellis	Market Rate	05.4 Miles

**SUBSIDIZED/RESTRICTED LEGEND**

<b><u>Name of Development</u></b>	<b><u>Type of Financing</u></b>	<b><u>Distance from Subject</u></b>
Rendant Apartments	Section 8	08.2 Miles
The Oaks at Brandlewood Apartments	LIHTC	11.8 Miles
Bradley Pointe Apartments	LIHTC	03.0 Miles
Harmony Greene Apartments	Sec 8/LIHTC	09.9 Miles
Pinewood Village Apartments	LIHTC	11.2 Miles
Westlake Apartments	Section 8	12.4 Miles





**Additional Developments**

There were no additional developments within the primary market area.

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Refrigerator	Stove	Disposal	Dish-washer	Micro-wave	Washer Dryer	Hook-Ups	Carpet	Blinds	Ceiling Fans	Balc / Patio	Pull Cords	Special Feature
Subject	LIHTC	Proposed	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Comp 1	Market	1983	Y	Y	Y	N	N	N	N	Y	Y	N	Y	N	N
Comp 2	Market	1976	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 3	Market	2007	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	N	N
Comp 4	Market	1987	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	N	N
Comp 5	Market	1997	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Comp 6	Market	2000	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Comp 7	Market	1987	Y	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N
Comp 8	Market	2002	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Comp 9	Market	1988	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	N	Y
Comp 10	Market	2004	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Comp 11	Market	2013	Y	Y	N	Y	Y	N	Y	Y	Y	N	Y	N	N
Comp 12	Market	2009	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Comp 13	Sec. 8	1980	Y	Y	N	N	N	N	N	Y	Y	N	N	N	N
Comp 14	LIHTC	2003	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 15	LIHTC	2004	Y	Y	N	Y	N	N	Y	Y	Y	Y	N	N	N
Comp 16	Sec. 8/LIHTC	2012	Y	Y	N	Y	Y	N	Y	Y	Y	N	Y	N	N
Comp 17	LIHTC	2014	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N
Comp 18	Sec. 8	1974/2016	Y	Y	N	N	N	N	N	Y	Y	N	N	Y	N

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Club-house	Pool	Meeting Room	Picnic Area	Exercise Room	Bus. Center	Carport Garage	Play Area	Sports Court	Central Laundry	Intercom Entry	Limited Access Gate	Other Security
Subject	LIHTC	Proposed	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	N	Y
Comp 1	Market	1983	N	Y	N	N	N	N	N	N	N	Y	N	N	N
Comp 2	Market	1976	N	Y	N	N	N	N	N	Y	N	Y	N	N	N
Comp 3	Market	2007	Y	Y	N	Y	Y	Y	Y	Y	N	Y	N	N	N
Comp 4	Market	1987	N	Y	N	N	N	N	N	Y	N	Y	N	N	N
Comp 5	Market	1997	N	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	N
Comp 6	Market	2000	N	Y	N	N	Y	N	N	Y	N	N	N	N	Y
Comp 7	Market	1987	N	Y	N	N	Y	N	N	N	Y	Y	N	N	N
Comp 8	Market	2002	N	Y	N	N	Y	N	Y	Y	Y	Y	N	N	N
Comp 9	Market	1988	N	Y	N	Y	Y	N	N	N	Y	Y	N	N	N
Comp 10	Market	2004	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	N
Comp 11	Market	2013	Y	Y	N	Y	Y	N	Y	Y	N	Y	N	Y	N
Comp 12	Market	2009	Y	Y	N	Y	Y	Y	Y	Y	N	Y	N	N	Y
Comp 13	Sec. 8	1980	N	N	Y	N	N	N	N	Y	N	Y	N	N	N
Comp 14	LIHTC	2003	Y	Y	N	N	Y	N	N	Y	N	Y	N	N	N
Comp 15	LIHTC	2004	N	Y	N	Y	Y	Y	N	Y	N	N	Y	N	N
Comp 16	Sec. 8/LIHTC	2012	Y	N	N	Y	N	N	N	Y	N	Y	N	N	N
Comp 17	LIHTC	2014	N	N	N	Y	N	N	N	N	N	Y	N	N	N
Comp 18	Sec. 8	1974/2016	N	N	N	N	N	Y	N	N	Y	Y	N	N	Y

## **Evaluation of the Proposed Development**

### **Location**

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

### **Project Design**

The subject will be improved with 14 two-story walk-up buildings containing 270 Low Income Housing Tax Credit units and six market-rate units designed for families.

### **Project Amenities**

Project amenities will include a clubhouse, meeting room, swimming pool, exercise room, picnic area, playground, business center, service coordinator, computer room, laundry facility, on-site maintenance, on-site management and video surveillance. The subject's proposed unit mix and project amenities will be superior to most surveyed comparables.

### **Unit Amenities**

Unit amenities will include a refrigerator, range/oven, garbage disposal, dishwasher, microwave, washer/dryer hook-ups, carpet and hardwood floor coverings, blinds, ceiling fans, coat closet, balconies and patios.

### **Tenant Services**

The subject does provide a Resident Services Coordinator that will be available 15 to 20 hours a week. The Service Coordinators will report to the Community Manager and serve as a liaison for the residents and management staff. Additionally the coordinator will provide high quality accommodations to make the residents experience comfortable and feel like home. The Service Coordinator will also provide fun events and activities to give residents a break from work and help them get to know their neighbors. The Service Coordinator will also provide residents with life skills and educational opportunities through the valuable programs implemented. None of the comparables offer any tenant services.

### **Parking**

The subject contains an open asphalt parking lot.

### **Unit Mix**

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

**Utilities**

Heating and cooling will be central electric and cooking and hot water are electric. The tenants pay electricity. The landlord provides water, sewer and trash collection. This arrangement is superior to similar to most apartment units in the market area.

**Unit Size**

The average size of the units in the surveyed developments is 707 square feet for one-bedroom units; 1,018 square feet for two-bedroom units; and 1,253 square feet for three-bedroom units. The subject's two- and three-bedroom unit sizes are smaller than the average unit size of the comparables surveyed; however, the subject's units are within range of the comparables. Therefore, the subject's unit sizes does not have a negative impact on the unit's marketability.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
	COMPARABLES				
Unit Type	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
1 BR	539	891	707	751	6.2%
2 BR	720	1,227	1,018	951	-6.6%
3 BR	915	1,491	1,253	1,100	-12.2%

*Source: Gill Group Field Survey*

**Vacancy Rates/Rental Trends**

There were a total of 18 confirmed market-rate and restricted apartment complexes in and surrounding the market area. There were 118 vacant units at the time of the survey out of 3,573 surveyed, for an overall vacancy rate of 3.3 percent. The amenities of these comparables are relatively similar to inferior to the subject's proposed amenities. Therefore, it is believed the subject will be competitive within the market area.

According to property managers in the area, rental rates have steadily increased within the past few years with small to medium rent increases each year.

Based on the information verified and included within this analysis, it appears that the occupancy rate will remain stable and rental rates will increase slightly within the next two years.

**Summary of Developments Strength and Weaknesses**

Strengths – The development will be located near a major thoroughfare which provides it with average visibility and access. In addition, the subject is a proposed development that can draw tenants from the large waiting list of the comparables. The subject's market area has very few affordable developments and it will be in superior condition when compared to the comparables in the market area. Additionally, the subject's amenities will be superior when compared to the majority of comparables and the market area's occupancy rates are very strong. The population and households are growing in the market area, indicating a need for new housing.

Weaknesses – The development has no apparent weaknesses.

HUD-Forms 92273 – As Complete  
One-Bedroom Units (751 SF) – As Complete

Estimates of Market Rent  
by Comparison - As Complete

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

OMB Approval No. 2502-0029  
(exp. 09/30/2016)

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)		B. Comparable Property No. 2 (address)		C. Comparable Property No. 3 (address)		D. Comparable Property No. 4 (address)		E. Comparable Property No. 5 (address)	
One-Bedroom	Waters at Gateway 99 Gateway Boulevard West Savannah, Chatham, GA	Edgewater Trace Apartments 10714 Abercorn Street Savannah, Chatham, GA		Spanish Villa Apartments 10611 Abercorn Street Savannah, Chatham, GA		Olympus Fenwick Apartments 101 Fenwick Village Drive Savannah, Chatham, GA		Timberland Apartments 10612 Abercorn Street Savannah, Chatham, GA		Georgetown Grove 1800 Grove Point Road Savannah, Chatham, GA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	09/2017	09/2017		09/2017		09/2017		09/2017		09/2017	
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/3		WU/2		WU/3	
5. Floor of Unit in Building	First	Varies		Varies		First		Varies		Varies	
6. Project Occupancy %	Proposed	96%		98%		98%		96%		96%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	2019	1983	\$75	1976	\$100	2007	\$25	1987	\$75	1997	\$50
9. Sq. Ft. Area	751	744		634	\$35	696	\$15	560	\$55	815	(\$20)
10. Number of Bedrooms	1	1		1		1		1		1	
11. Number of Baths	10	10		10		10		10		10	
12. Number of Rooms	3	3		3		3		3		3	
13. Balc./Terrace/Patio	Y	Y		Y		Y		Y		Y	
14. Garage or Carport	L/0	L/0		L/0		L/0, G/10		L/0		L/0	
15. Equipment a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	Y	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	MD	N	\$15	D	\$5	D	\$5	D	\$5	MD	
e. Washer/Dryer	HU	L	\$5	L	\$5	HU		HU		HU	
f. Carpet	C	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	PER	P	\$20	PR	\$10	PR	\$10	PR	\$10	PER	
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	N	\$37	N	\$37	N	\$37	N	\$37	N	\$37
g. Trash	Y	N	\$32	Y		N	\$32	Y		N	\$32
17. Storage	N	N		N		Y/60		N		Y/65	
18. Project Location	Average	Similar		Similar		Similar		Similar		Similar	
19. Security	Y	N	\$5	N	\$5	N	\$5	N	\$5	Y	(\$5)
20. Clubhouse/Meeting Room	CMR	N	\$10	N	\$10	C	\$5	N	\$10	N	\$10
21. Special Features	N	N		N		N		N		N	
22. Business Center / Nbdh Netwk	BC	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5
23. Unit Rent Per Month		\$710		\$750		\$960		\$770		\$933	
24. Total Adjustment			\$204		\$212		\$139		\$202		\$109
25. Indicated Rent		\$914		\$962		\$1099		\$972		\$1042	
26. Correlated Subject Rent	\$ 990	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1099	low rent	\$914	60% range	\$951	to	\$1062			

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

Appraiser's Signature

*Samuel J. Hill*

Date (mm/dd/yy)

09/12/17

Reviewer's Signature

Date (mm/dd/yyyy)

Two-Bedroom Units (951 SF) – As Complete

Estimates of Market Rent  
by Comparison - As Complete

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

OMB Approval No. 2502-0029  
(exp. 09/30/2016)

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1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)		B. Comparable Property No. 2 (address)		C. Comparable Property No. 3 (address)		D. Comparable Property No. 4 (address)		E. Comparable Property No. 5 (address)	
Two-Bedroom	Waters at Gateway 99 Gateway Boulevard West Savannah, Chatham, GA	Edgewater Trace Apartments 10714 Abercorn Street Savannah, Chatham, GA		Spanish Villa Apartments 10611 Abercorn Street Savannah, Chatham, GA		Olympus Fenwick Apartments 101 Fenwick Village Drive Savannah, Chatham, GA		Timberland Apartments 10612 Abercorn Street Savannah, Chatham, GA		Georgetown Grove 1800 Grove Point Road Savannah, Chatham, GA	
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	09/2017	09/2017		09/2017		09/2017		09/2017		09/2017	
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/3		WU/2		WU/3	
5. Floor of Unit in Building	First	Varies		Varies		First		Varies		Varies	
6. Project Occupancy %	Proposed	96%		98%		98%		96%		96%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	2019	1983	\$75	1976	\$100	2007	\$25	1987	\$75	1997	\$50
9. Sq. Ft. Area	951	833	\$25	1200	(\$55)	1084	(\$30)	780	\$35	1150	(\$40)
10. Number of Bedrooms	2	2		2		2		2		2	
11. Number of Baths	2.0	1.0	\$20	1.5	\$10	2.0	\$20	2.0	\$20	2.0	\$20
12. Number of Rooms	4	4		4		4		4		4	
13. Balc./Terrace/Patio	Y	Y		Y		Y		Y		Y	
14. Garage or Carport	L/0	L/0		L/0		L/0, G/10		L/0		L/0	
15. Equipment a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	Y	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	MD	N	\$15	D	\$5	D	\$5	D	\$5	MD	\$5
e. Washer/Dryer	HU	L	\$5	L	\$5	HU		HU		HU	
f. Carpet	C	C		C		C		C		C	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	PER	P	\$20	PR	\$10	PR	\$10	PR	\$10	PER	
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E	
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E	
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	N	\$46	N	\$46	N	\$46	N	\$46	N	\$46
g. Trash	Y	N	\$32	Y		N	\$32	Y		N	\$32
17. Storage	N	N		N		Y/60		N		Y/65	
18. Project Location	Average	Similar		Similar		Similar		Similar		Similar	
19. Security	Y	N	\$5	N	\$5	N	\$5	N	\$5	Y	(\$5)
20. Clubhouse/Meeting Room	CMR	N	\$10	N	\$10	C		N	\$10	N	\$10
21. Special Features	N	N		N		N		N		N	
22. Business Center / Nbd Netwk	BC	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5
23. Unit Rent Per Month		\$885		\$850		\$917		\$900		\$963	
24. Total Adjustment			\$258		\$141		\$18		\$211		\$123
25. Indicated Rent		\$1,143		\$991		\$1,035		\$1,111		\$1,086	
26. Correlated Subject Rent	\$1,050	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1,143	low rent	\$991	60% range	\$1,021	to	\$1,113			
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature <i>Samuel J. Ziel</i>		Date (mm/dd/yy) 09/12/17		Reviewer's Signature		Date (mm/dd/yyyy)	

Previous editions are obsolete

Form HUD-92273 (07/2003)

Three-Bedroom Units (1,100 SF) – As Complete

Estimates of Market Rent  
by Comparison - As Complete

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

OMB Approval No. 2502-0029  
(exp. 09/30/2016)

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

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)						
Three-Bedroom	Waters at Gateway 99 Gateway Boulevard West Savannah, Chatham, GA	Edgewater Trace Apartments 10714 Abercorn Street Savannah, Chatham, GA	Spanish Villa Apartments 10611 Abercorn Street Savannah, Chatham, GA	Olympus Fenwick Apartments 101 Fenwick Village Drive Savannah, Chatham, GA	Timberland Apartments 10612 Abercorn Street Savannah, Chatham, GA	Georgetown Grove 1800 Grove Point Road Savannah, Chatham, GA						
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	09/2017	09/2017		09/2017		09/2017		09/2017		09/2017		
4. Type of Project/Stories	WU/2	WU/2		WU/2		WU/3		WU/2		WU/3		
5. Floor of Unit in Building	First	Varies		Varies		First		Varies		Varies		
6. Project Occupancy %	Proposed	96%		98%		98%		96%		96%		
7. Concessions	N	N		N		N		N		N		
8. Year Built	2019	1983	\$75	1976	\$100	2007	\$25	1987	\$75	1997	\$50	
9. Sq. Ft. Area	1,100	1,050	\$10	1,336	(\$55)	1,305	(\$50)	915	\$45	1,362	(\$60)	
10. Number of Bedrooms	3	3		3		3		3		3		
11. Number of Baths	2.0	1.0	\$20	2.5	(\$10)	2.0		2.0		2.0		
12. Number of Rooms	5	5		5		5		5		5		
13. Balc./Terrace/Patio	Y	Y		Y		Y		Y		Y		
14. Garage or Carport	L/0	L/0		L/0		L/0, G/10		L/0		L/0		
15. Equipment a. A/C	C	C		C		C		C		C		
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF		
c. Disposal	Y	Y		Y		Y		Y		Y		
d. Microwave/Dishwasher	MD	N	\$15	D	\$5	D	\$5	D	\$5	MD	\$5	
e. Washer/Dryer	HU	L	\$5	L	\$5	HU		HU		HU		
f. Carpet	C	C		C		C		C		C		
g. Drapes	B	B		B		B		B		B		
h. Pool/Rec. Area	PER	P	\$20	PR	\$10	PR	\$10	PR	\$10	PER		
16. Services a. Heat/Type	N/E	N/E		N/E		N/E		N/E		N/E		
b. Cooling	N/E	N/E		N/E		N/E		N/E		N/E		
c. Cook/Type	N/E	N/E		N/E		N/E		N/E		N/E		
d. Electricity	N	N		N		N		N		N		
e. Hot Water	N/E	N/E		N/E		N/E		N/E		N/E		
f. Cold Water/Sewer	Y	N	\$63	N	\$63	N	\$63	N	\$63	N	\$63	
g. Trash	Y	N	\$32	Y		N	\$32	Y		N	\$32	
17. Storage	N	N		N		Y/60		N		Y/65		
18. Project Location	Average	Similar		Similar		Similar		Similar		Similar		
19. Security	Y	N	\$5	N	\$5	N	\$5	N	\$5	Y	(\$5)	
20. Clubhouse/Meeting Room	CMR	N	\$10	N	\$10	C		N	\$10	N	\$10	
21. Special Features	N	N		N		N		N		N		
22. Business Center / Nbhd Netwk	BC	N	\$5	N	\$5	N	\$5	N	\$5	N	\$5	
23. Unit Rent Per Month		\$1,010		\$950		\$1,237		\$1,045		\$1,203		
24. Total Adjustment			\$260		\$138		\$95		\$218		\$100	
25. Indicated Rent		\$1,270		\$1,088		\$1,332		\$1,263		\$1,303		
26. Correlated Subject Rent	\$1,250	If there are any Remarks, check here and add the remarks to the back of page.										
	high rent	\$1,332	low rent	\$1,088	60% range	\$1,137 to \$1,283						
Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.				Appraiser's Signature <i>Samuel J. Hill</i>		Date (mm/dd/yy) 09/12/17		Reviewer's Signature			Date (mm/dd/yyyy)	

Previous editions are obsolete

Form HUD-92273 (07/2003)

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

### **Waters at Gateway**

#### **Primary Unit Types – One-Bedroom Units (751 SF), Two-Bedroom Units (951 SF) and Three-Bedroom Units (1,100 SF)**

Rent comparability grids were prepared for the primary unit types with 658, 968 and 1,158 square feet. Comparable apartments used include the following: Edgewater Trace Apartments (Comparable 1), Spanish Villa Apartments (Comparable 2), Olympus Fenwick Village (Comparable 3), Timberland Apartments (Comparable 4) and Georgetown Grove (Comparable 5).

**Structure/Stories** – The subject will be located in 14 two-story walk-up buildings. All comparables are located in walk-up two- or three-story buildings. No adjustment was needed.

**Project Occupancy** – The subject is proposed. The occupancy rates of the comparables range from 96 to 98 percent. No adjustment was needed.

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

**Year Built/Year Renovated** – The subject is proposed. Comparable 1 was built in 1983, and Comparable 2 was constructed in 1976. Comparable 3 was built in 2007 and Comparable 4 was constructed in 1987. Comparable 5 was constructed in 1997. All comparables will be considered inferior to the subject in various degrees. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely in large part on opinions of area apartment managers and tenants. In addition, adjusted rents of the comparables were considered as the difference in rents of the comparables after everything else is factored out is assumed to be attributable to condition/street appeal. After considering all factors, all comparables were adjusted upward as follows: Comparable 1 - \$75; Comparable 2 - \$100; Comparable 3 - \$25; Comparable 4 - \$75; and Comparable 5 - \$50.

**SF Area** – For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined. This number was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The median dollar per square foot rental rate is determined. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the one-bedroom comparison is \$0.30; for the two-bedroom

comparison is \$0.21; and for the three-bedroom comparison is \$0.24. No adjustments were made to comparables within 25 square feet of the subject. The adjustments were rounded to the nearest \$5. These adjustments are reflected on the HUD-Forms 92273, which are attached.

**# of Bedrooms** – The subject will contain one-, two-, and three-bedroom units. All comparables are similar. No adjustment was needed.

**# of Baths** – The subject will contain one bath in the one-bedroom units and two baths in the two- and three-bedroom units. Each complex with a differing number of baths than the subject was adjusted \$20 per full bath and \$10 per half-bath. The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties containing two-bedroom units in this market contain similar number of baths. Therefore, \$20 per bath and \$10 per half-bath adjustments were selected.

**Balcony/Patio** – The subject will contains balconies and patios. All comparables are similar. No adjustment needed.

**Parking** – The subject will offer an open parking lot. All comparables are similar. Additionally, Comparable 3 offers garage parking for an additional fee of \$110 per month. No adjustments were needed.

**AC: Central/Wall** – The subject will contain central air conditioning. All comparables are similar. No adjustment needed.

**Range/Refrigerator** – The subject will contain both features in all units. All comparables contain these features in the units. No adjustment was needed.

**Garbage Disposal** – The subject will contain a garbage disposal in the units. All comparables contain these features in the units. No adjustment was needed

**Microwave/Dishwasher** – The subject will contain microwaves and dishwashers in the units. Comparable 5 is similar. Comparables 1 does not contain either amenity. Comparables 2, 3 and 4 contain dishwashers. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, comparables were adjusted upward \$10 per month for dishwashers and an additional \$5 per month for microwaves.

**Washer/Dryer** – The subject will contain washer/dryer hook-ups. Comparables 3, 4 and 5 are similar. Comparables 1 and 2 contain laundry facilities. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, Comparables 1 and 2 were adjusted upward \$5 per month.

**Carpet** – The subject will contain carpet floor coverings in the units. All comparables contain floor coverings. No adjustment was needed.

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

**Pool/Recreation Areas** – The subject will contain a swimming pool, exercise room, picnic area, and playground. Comparable 1 contains a swimming pool. Comparable 2 contains a swimming pool and a playground. Comparable 3 contains a swimming pool, exercise room, picnic area, dog park and playground. Comparable 4 contains a swimming pool and playground. Comparable 5 contains a swimming pool, exercise room, picnic area, playground, dog park, volleyball court and basketball court. No complex in the market area shows a rent differential based on this particular item; however, the added amenities are an enhancement. Therefore, Comparable 1 was adjusted upward \$20 per month, and Comparables 2, 3 and 4 were adjusted upward \$10 per month. Comparable 5 was considered similar and was not adjusted.

**Heat** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Cooling** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Cooking** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Electricity** – The subject will not have this utility provided. All comparables are similar. No adjustment needed.

**Hot Water** – The subject will not have this utility provided. All comparables are similar. No adjustment was needed.

**Cold Water/Sewer** – The subject will have this utility provided. None of the comparables provide this utility. Therefore, all comparable were adjusted upward \$32 per month for one-bedroom units, \$46 per

month for two-bedroom units, and \$63 per month for three-bedroom units. The adjustment were determined using the Allowances for Tenant-Furnished Utilities and Other Services published for the City of Savannah.

**Trash** – The subject will have this utility provided. Comparables 2 and 4 have this utility provided. Comparables 1, 3 and 5 do not have this utility provided by the landlord and were each adjusted upward \$32 per month for all unit types. The adjustment were determined using the Allowances for Tenant-Furnished Utilities and Other Services published for the City of Savannah.

**Extra Storage** – The subject will not contain extra storage. Comparables 1, 2 and 4 are similar. Comparable 3 contains extra storage for an additional fee of \$60 per month. Comparable 5 contains extra storage for an additional fee of \$65 per month. No adjustment was needed.

**Location** – The subject's will be located in the City of Savannah. All comparables are similar. No adjustment was needed.

**Security** – The subject will contain video surveillance. None of the comparables contain security except Comparable 5. Comparable 5 contains a limited access gate. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement, particularly security that limits access to the property. Therefore, Comparables 1, 2, 3 and 4 were adjusted upward \$5 per month, and Comparable 5 was adjusted downward \$5 per month.

**Clubhouse/Meeting Room** – The subject will contain a clubhouse and meeting room. Comparable 3 contains a clubhouse. The remaining comparables do not contain either feature. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, Comparables 1, 2, 4 and 5 were each adjusted upward \$10 per month, and Comparable 3 was adjusted upward \$5 per month.

**Special Features** – The subject will not contain special features the units. None of the comparables contain special features. No adjustment was needed.

**Business Center/Neighborhood Network** – The subject will contain a business center. None of the comparables contain this feature. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, each comparable was adjusted upward \$5 per month.

**Conclusion of Market Rents – As Complete**

The adjusted rents range from \$914 to \$1,099 for the one-bedroom comparison; from \$991 to \$1,143 for the two-bedroom comparison; and from \$1,088 to \$1,332 for the three-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **751 SF One-Bedroom Units**                    -                    **\$990**
- **951 SF Two-Bedroom Units**                    -                    **\$1,050**
- **1,100 SF Three-Bedroom Units**                    -                    **\$1,250**

The following table shows the proposed rents at the subject. The estimated “as complete” market rents are above the proposed rents for both the LIHTC units and market-rate units. In addition, the developer has selected to use the maximum LIHTC rents for the market-rate units; therefore, giving the units a large price point advantage. Therefore, the proposed rents were considered achievable.

<b>MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES</b>							
<b>Unit Type</b>	<b># of Units</b>	<b>Avg. Square Feet</b>	<b>% of Median Income</b>	<b>Maximum LIHTC Rent</b>	<b>Gross Rent</b>	<b>Utility Allowance</b>	<b>Net Rent</b>
1/1 @ 60%	88	751	60%	\$731	\$731	\$116	\$615
2/1 @ 60%	123	951	60%	\$877	\$877	\$141	\$736
3/2 @ 60%	59	1,100	60%	\$1,012	\$1,012	\$168	\$844
1/1 (Market)	2	751	Market	N/A	\$731	\$0	\$731
2/1 (Market)	3	951	Market	N/A	\$877	\$0	\$877
3/2 (Market)	1	1,100	Market	N/A	\$1,012	\$0	\$1,012

## HOUSING PROFILE

### Market Area Overview

The rental housing stock in the market area is comprised of market-rate and restricted apartment complexes. The majority of the housing stock was built in the 1980s and 2000s. The market-rate complexes were built between 1976 and 2013. The restricted apartment complexes were built between 1974 and 2014. The market area's rental units have average occupancy rates.

### Housing Inventory

#### Number of Units

According to the U.S. Census Bureau, from 2005 to July 2017, there have been 6,322 total single-family and multi-family building permits issued in Savannah. Multifamily permits accounted for 35.9 percent of all construction activity.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	178	77	255
2006	337	411	748
2007	624	533	1,157
2008	420	198	618
2009	330	326	656
2010	241	279	520
2011	197	250	447
2012	223	160	383
2013	265	18	283
2014	341	23	364
2015	328	0	328
2016	300	0	300
2017*	263	0	263
<b>TOTAL</b>	<b>4,047</b>	<b>2,275</b>	<b>6,322</b>

*\*Preliminary Numbers through July 2017*

*Source: SOCDS*

### Projects Under Construction

According to the City of Savannah, there are currently no projects under construction in the market area that would directly compete with the subject.

### Planned Projects

According to the City of Savannah, there are two planned projects in the market area that would compete with the proposed subject. Berwick Point is a proposed family development that will contain a total of 72 one-, two- and three-bedroom units. Of these 72 units, only 57 will be LIHTC, with 42 units set at 60 percent of the area median income and 15 set at 50 percent of the area median income. Therefore, only the 42 units set at 60 percent were considered competitive. Village Wellington Way is a proposed family development that will contain a total of 72 one-, two-, and three-bedroom units. Of the total 72 units, only 71 will be LIHTC, with 56 units set at 60 percent of the area median income and 15 set at 50 percent of

the area median income. Therefore, only the 56 units set at 60 percent of the area median income were considered competitive. There are no planned market-rate development in the market area.

**Age of Rental Units**

Rental housing construction in the market area has increased considerably since the 1980s.

<b>AGE OF RENTAL UNITS</b>		
<b>YEAR BUILT</b>	<b>NUMBER</b>	<b>PERCENT</b>
2005 or later	1,503	23.3%
2000-2004	1,647	25.5%
1990-1999	1,522	23.5%
1980-1989	770	11.9%
1970-1979	327	5.1%
1960-1969	154	2.4%
1950-1959	319	4.9%
1940-1949	90	1.4%
1939 or earlier	132	2.0%
<b>TOTAL</b>	<b>6,464</b>	<b>100.0%</b>

*Source: U.S. Census Bureau*

**Unit Condition**

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

**Bedroom Distribution**

In 2010, 1.2 percent of the market area’s rental units were efficiency units; 13.4 percent were one-bedroom units; 43.4 percent were two-bedroom units; and 37.3 percent were three-bedroom units. Dwellings with four bedrooms accounted for 4.8 percent of the market area’s rental housing.

<b>BEDROOMS IN OCCUPIED RENTAL UNITS</b>		
<b>TYPE</b>	<b>NUMBER</b>	<b>PERCENT</b>
No Bedrooms	75	1.2%
One-Bedrooms	863	13.4%
Two-Bedrooms	2,807	43.4%
Three-Bedrooms	2,410	37.3%
Four-Bedrooms	227	3.5%
Five or More Bedrooms	82	1.3%
<b>TOTAL</b>	<b>6,464</b>	<b>100.0%</b>

*Source: U.S. Census Bureau*

### Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rate for the second quarter 2017 were 7.3 percent for rental housing and 1.5 percent for homeowner housing. The rental vacancy rate of 7.3 percent was 0.6 percentage points higher than the rate in the second quarter 2016 (6.7 percent) and 0.3 percentage points higher than the rate in the first quarter 2017 (7.0 percent). The homeowner vacancy rate of 1.5 percent was 0.2 percentage points lower than the rates in the second quarter 2016 and the first quarter 2017 (1.7 percent each).

For rental housing by area, the second quarter 2017 rental vacancy rate was highest outside Metropolitan Statistical Areas (8.8 percent). The rates inside principal cities (7.2 percent) and in the suburbs (7.1 percent) were not statistically different from each other. The rental vacancy rate outside MSAs was lower than the second quarter 2016 rate, while the rates inside principal cities and in the suburbs were higher than the second quarter 2016 rates.

For the first quarter 2017, the rental vacancy rate was highest in the South (9.0 percent), followed by the Midwest (8.0 percent), West (6.0 percent) and Northeast (5.2 percent). The rental vacancy rate in the West was higher than the second quarter 2016 rate, while the rates in the Northeast, Midwest and South were not statistically different from the second quarter 2016 rates.

<b>RESIDENTIAL VACANCY RATES</b>				
<b>QUARTER</b>	<b>2nd Quarter 2017</b>	<b>2nd Quarter 2016</b>	<b>% of 2017 Rate</b>	<b>% of Difference</b>
United States	7.3%	6.7%	0.3%	0.3%
Inside MSAs	7.2%	6.3%	0.3%	0.4%
Outside MSAs	8.8%	10.0%	0.9%	1.1%
In Principal Cities	7.2%	6.4%	0.4%	0.5%
Not In Principal Cities	7.1%	6.3%	0.4%	0.5%
<b>2nd QUARTER 2017 VACANCY RATES BY REGION</b>				
<b>NORTHEAST</b>	<b>MIDWEST</b>	<b>SOUTH</b>	<b>WEST</b>	
5.2%	8.0%	9.0%	6.0%	

Source: U.S. Census Bureau

### Lease Terms and Concessions

The typical lease term is 12 months. At the time of the writing of this report, none of the surveyed comparables were offering concessions.

**Turnover Rates**

An estimated turnover rate of 18.4 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

<b>TURNOVER RATES</b>	
<b>Property Name</b>	<b>Avg. Annual</b>
Edgewater Trace Apartments	25.0%
Olympus Fenwick Apartments	20.0%
Georgetown Grove	15.0%
The Cobblestone Apartments	25.0%
The Oaks at Brandlewood Apartments	22.0%
Bradley Pointe	10.0%
Harmony Greene Apartments	12.0%
<b>Average Annual Turnover</b>	<b>18.4%</b>

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

The proposed development will not have an adverse impact on the market area. The subject is a proposed development targeted towards families. There are few affordable developments within the market area. All of the restricted and market-rate properties in the market area maintain stabilized occupancy rates. The subject's one-, two- and three-bedroom units will be suitable in the market area.

**Foreclosure/Abandoned/Vacant Housing**

Data regarding foreclosures were unavailable for the subject's zip code. Therefore, data was retrieved and utilized for the City of Savannah. According to [www.realtytrac.com](http://www.realtytrac.com), there are 462 properties for sale that are foreclosures within the City of Savannah. In August, the number of properties that received a foreclosure filing in the city was 50 percent higher than the previous month and one percent higher than the prior year. The City of Savannah foreclosure rate is 1 in every 1,379 housing units. Chatham County foreclosure rate is 1 in 1,359. Therefore, it appears that the foreclosure rate in the city has been increasing. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

**Primary Housing Voids**

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

**PART IX:**

**ABSORPTION & STABILIZATION RATES**

**Absorption Rates**

The subject is a proposed development that will contain 276 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that the subject can achieve a 93+ percent occupancy in a ten month time frame. The interviews with apartment managers substantiate the absorption rate. It is believed that the proposed development will absorb 25 units per month; therefore, it will reach a stable occupancy level within ten months or earlier.

**PART X:**

**INTERVIEWS**

## **INTERVIEWS**

### **Housing Interview**

Ms. Lynn Coleman, Section 8 Manager for the Savannah Housing Authority, was interviewed and she stated the Savannah Housing Authority covers the entire City of Savannah and ten miles outside the city limits which includes majority of Chatham County. She also stated that the Housing Authority has 2,837 vouchers with all being currently allocated. Additionally, Ms. Coleman stated that the Housing Authority does maintain a waiting list with 9,295 applicants; however, it is currently closed. Once an applicant is on the list, it can take anywhere from 12 months to 18 months to receive a voucher. Once the voucher is received, the applicant has up to 60 days with the possibility of two extensions to use it. Ms. Coleman stated that while there is a good amount of landlords who participate in the program, the city could always use more and that the current stock of affordable housing is not sufficient for the number of applicants who need it. The phone number for the Savannah Housing Authority is 912-235-5844, extension 109.

**PART XI:**

**RECOMMENDATIONS AND CONCLUSIONS**

## **RECOMMENDATIONS AND CONCLUSIONS**

### **Project Evaluation**

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

### **Site Evaluation**

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

### **Economic and Demographic Profile**

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

In 2000, this geographic market area contained an estimated population of 39,213. By 2010, population in this market area had increased by 43.4 percent to 56,221. In 2017, the population in this market area had increased by 19.8 percent to 67,352. It is projected that between 2017 and 2019, population in the market area will increase 4.2 percent to 70,175. It is projected that between 2019 and 2022, population in the market area will increase 10.5 percent to 74,409.

Between 2000 and 2010, the market area gained approximately 704 households per year. The market area is projected to gain 1,027 households between 2017 and 2019. The market area is projected to continue to gain households between 2019 and 2022. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2022.

Employment in the City of Savannah has been increasing an average of 0.5 percent per year since 2005. Employment in Chatham County has been increasing an average of 0.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.6 percent per year since 2005. The unemployment rate for the City of Savannah has fluctuated from 5.8 percent to 11.2 percent over the past six years. These fluctuations are in line with the unemployment rates for Chatham County and the State of Georgia.

**Existing Housing**

There were a total of 18 confirmed market-rate and restricted apartment complexes in and surrounding the market area. There were 118 vacant units at the time of the survey out of 3,573 surveyed, for an overall vacancy rate of 3.3 percent. The amenities of these comparables are relatively similar to inferior to the subject's proposed amenities. Therefore, it is believed the subject will be competitive within the market area.

**Adjusted Market Rental Rates**

Market rental rate grids were completed for the subject. The subject property's proposed net rents are lower than the market rents of \$990 for the one-bedroom units; \$1,050 for the two-bedroom units; and \$1,250 for the three-bedroom units. It is believed that the comparables used in the rent grid analysis were the best available. The proposed tax credit rents will be lower than the adjusted market rental rates. Therefore, it is believed that the proposed tax credit rents will be competitive with existing properties.

**Demand & Capture Rates**

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

AMI	Unit Size	Income Limits	Proposed Units	Total Demand	Supply	Net Demand	NetCapture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
<b>60% AMI</b>	1 BR/ 1 BA	\$25,063 to \$31,200	88	221	26	195	45.1%	10 Months	\$990	N/A	\$615
	2 BR/ 2 BA	\$30,069 to \$35,100	123	457	36	421	29.2%	10 Months	\$1,050	N/A	\$736
	3 BR/ 2 BA	\$34,697 to \$42,060	59	331	39	292	20.2%	10 Months	\$1,250	N/A	\$844
	All Units @ 60%	\$25,063 to \$42,060	270	1,010	101	909	29.7%	10 Months	\$990-\$1,250	N/A	\$615-\$844
<b>Market</b>	1 BR/ 1 BA	\$25,063 to \$41,550	2	285	37	248	0.8%	10 Months	\$990	N/A	\$615
	2 BR/ 2 BA	\$30,069 to \$46,750	3	590	37	553	0.5%	10 Months	\$1,050	N/A	\$736
	3 BR/ 2 BA	\$34,697 to \$56,100	1	428	30	398	0.3%	10 Months	\$1,250	N/A	\$844
	All Market Units	\$25,063 to \$56,100	6	1,303	104	1,199	0.5%	10 Months	\$990-\$1,250	N/A	\$615-\$844
<b>Total Units</b>	All Units	\$25,063 to \$56,100	276	1,303	205	1,098	25.1%	10 Months	\$990-\$1,250	N/A	\$615-\$844

The subject is applying for tax credits at 60 percent of the area median income for 270 units. In addition, the development will contain six market-rate units. There are two tax credit comparables located in the market area constructed within the past two years that compete with the subject. There are no new or planned market-rate developments in the primary market area. The subject would need to capture 29.7 percent of the demand in the market area for 270 units at 60 percent of the area median income, and 0.5 percent of the demand in the market rate for the six market-rate units. The subject will need to capture 25.1 percent of the demand in the market area for all units. The subject will be 98 percent Low Income Tax Credit and two percent market-rate. The capture rate for all proposed units are below the 30 percent threshold requirement. In addition, all unit types are well below the 70 percent threshold requirement for each unit type at each AMI. As a result, the analyst feels there is a need for affordable and market-rate housing, and the subject will help fill the need by offering affordable and market-rate units to the market area.

### **Absorption Rates**

The subject is a proposed development that will contain 276 one-, two- and three-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the proposed development will satisfy a portion of the continued demand for the units within the market. It is estimated that the subject can achieve a 93+ percent occupancy in a ten month time frame. The interviews with apartment managers substantiate the absorption rate. It is believed that the proposed development will absorb 25 units per month; therefore, it will reach a stable occupancy level within ten months or earlier.

### **Conclusion**

The overall capture rate for the proposed development is reasonable for tax credit units. There are few affordable housing developments within the market area. Additionally, the market area has a high occupancy rate and many developments maintain large waiting lists that the subject will draw tenants from. As a result, the analyst feels there is a need for affordable housing, and the subject will help fill the need by offering affordable units to the market area. The proposed property is currently applying for Low Income Housing Tax Credits. It is believed that the subject will be a viable development.

### **Data Sources**

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

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 up by DCA as a true assessment of the low-income housing rental market.

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



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Samuel T. Gill  
Market Analyst

## **ADDENDUM A**

## NCHMA Market Study Index

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

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## **ADDENDUM B**

## **MARKET STUDY TERMINOLOGY**

### **Absorption Period**

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

### **Absorption Rate**

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

### **Acceptable Rent Burden**

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

### **Affordable Housing**

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

### **Amenity**

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

### **Annual Demand**

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

### **Area Median Income (AMI)**

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

### **Assisted Housing**

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

### **Attached Housing**

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

**Basic Rent**

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

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

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

**Capture Rate**

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

**Census Tract**

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

**Central Business District (CBD)**

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

**Community Development Corporation (CDC)**

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

**Comparable Property**

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

**Competitive Property**

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

**Concession**

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

**Condominium**

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

**Contract Rent**

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

**Demand**

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

**Difficult Development Area (DDA)**

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

**Detached Housing**

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

**Effective Rents**

Contract Rent less concessions.

**Elderly or Senior Housing**

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

**Extremely Low Income**

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

**Fair Market Rent (FMR)**

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

**Garden Apartments**

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

**Gross Rent**

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

**High-rise**

A residential building having more than ten stories.

**Household**

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

**Household Trends**

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

**Housing Unit**

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

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

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

**Housing Finance Agency (HFA)**

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

**HUD Section 8 Program**

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

**HUD Section 202 Program**

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

**HUD Section 811 Program**

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

**HUD Section 236 Program**

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

**Income Band**

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

**Income Limits**

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

**Infrastructure**

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

**Low Income**

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

**Low Income Housing Tax Credit**

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

**Low Rise Building**

A building with one to three stories.

**Market Advantage**

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

**Market Analysis**

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

**Market Area or Primary Market Area**

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

**Market Demand**

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

**Market Rent**

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

**Market Study**

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

**Marketability**

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

**Market Vacancy Rate – Physical**

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

**Market Vacancy Rate – Economic**

Percentage of rent loss due to concessions and vacancies.

**Metropolitan Statistical Area (MSA)**

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

**Mid-rise**

A building with four to ten stories.

**Mixed Income Property**

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

**Mobility**

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

**Moderate Income**

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

**Move-up Demand**

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

**Multi-family**

Structures that contain more than two or more housing units.

**Neighborhood**

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

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

Gross Rent less Tenant Paid Utilities.

**Penetration Rate**

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

**Pent-up Demand**

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

**Population Trends**

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

**Primary Market Area**

See Market Area

**Programmatic Rents**

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

**Project Based Rent Assistance**

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

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

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

**Qualified Census Tract (QCT)**

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

**Rural Development (RD) Market Rent**

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

**Rural Development (RD) Program**

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

**Redevelopment**

The redesign or rehabilitation of existing properties.

**Rent Burden**

Gross rent divided by gross monthly household income.

**Rent Burdened Households**

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

**Restricted Rent**

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

**Saturation**

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

**Secondary Market Area**

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

**Single-Family Housing**

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

**Special Needs Population**

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

**Stabilized Level of Occupancy**

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

**State Data Center (SDC)**

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

**Subsidy**

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

**Substandard Conditions**

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

**Target Income Band**

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

**Target Population**

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

**Tenant**

One who rents real property from another.

**Tenant Paid Utilities**

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

**Tenure**

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

**Townhouse (or Row House)**

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

**Turnover**

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

**Unmet Housing Need**

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

**Unrestricted Rents**

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

**Vacancy Period**

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

**Vacancy Rate – Economic**

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

**Vacancy Rate – Physical**

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

**Very Low Income**

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

**Zoning**

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

**ADDENDUM C**

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT					Date	
SECTION 8 EXISTING HOUSING AND ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES					February 2016 (reviewed) 06/01/2016 (effective)	
LOCALITY			UNIT TYPE			
Savannah, Georgia (HAS)			Apartment/High Rise/Flat/Garden			
UTILITY OR SERVICE	Monthly Dollar Allowances					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
HEATING						
a. Natural Gas	5.00	6.00	7.00	8.00	10.00	12.00
b. Bottle Gas						
c. Oil/Electric	24.00	30.00	37.00	41.00	44.00	53.00
d. Coal/Other						
COOKING						
a. Natural Gas	1.00	1.00	1.00	1.00	1.00	1.00
b. Bottle Gas						
c. Oil/Electric	6.00	7.00	8.00	9.00	10.00	11.00
d. Coal/Other						
OTHER ELECTRIC	21.00	28.00	33.00	40.00	47.00	54.00
AIR CONDITIONING	10.00	13.00	16.00	19.00	23.00	31.00
WATER HEATING						
a. Natural Gas	3.00	4.00	5.00	6.00	8.00	9.00
b. Bottle Gas						
c. Oil/Electric	23.00	29.00	33.00	43.00	54.00	63.00
d. Coal/Other						
WATER	13.00	15.00	17.00	21.00	25.00	29.00
SEWER	16.00	22.00	29.00	42.00	55.00	68.00
TRASH COLLECTION	32.00	32.00	32.00	32.00	32.00	32.00
RANGE (Tenant Supplied)	5.00	5.00	5.00	5.00	6.00	6.00
REFRIGERATOR (Tenant Supplied)	3.00	3.00	3.00	3.00	4.00	4.00
OTHER:						
Base Charge - Electric	10.00	10.00	10.00	10.00	10.00	10.00
Base Charge - Natural Gas	30.00	30.00	30.00	30.00	30.00	30.00
<b>ACTUAL FAMILY ALLOWANCES</b>	<b>Utility or Service</b>					<b>Per Month Cost</b>
<i>(To be used by family to compute allowance. Complete below for Actual Unit Rented.)</i>						
NAME OF FAMILY	HEATING					\$
ADDRESS OF UNIT	COOKING					
	OTHER ELECTRIC					
	AIR CONDITIONING					
	WATER HEATING					
	WATER					
	SEWER					
	TRASH COLLECTION					
	RANGE					
	REFRIGERATOR					
	OTHER					
NUMBER OF BEDROOMS	TOTAL					\$

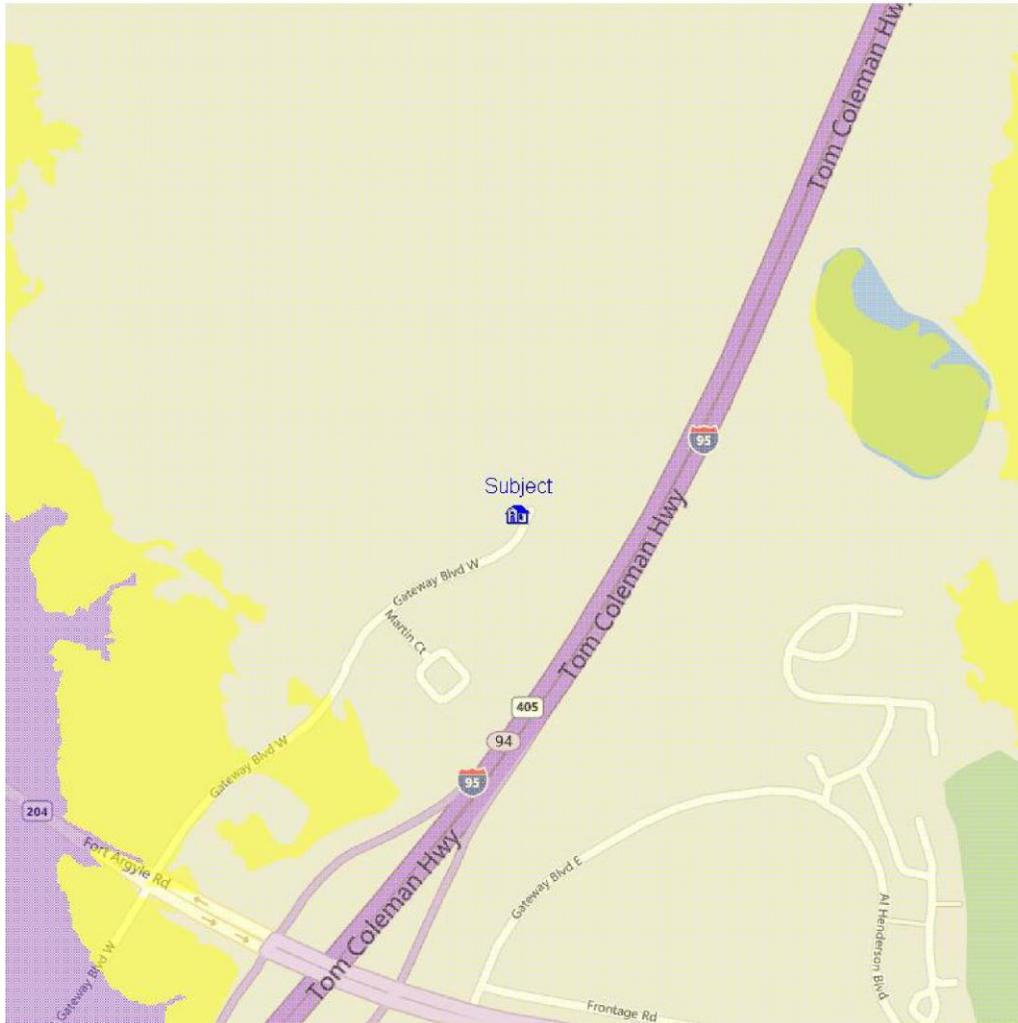
HAS 225A effective 06/01/2016

## **ADDENDUM D**

# STDB

You are currently logged in as: (Amy Earnheart) on 08-Aug-2016

99 Gateway Boulevard West, Savannah, GA  
99 GATEWAY BLVD W, SAVANNAH, GA



## MAP DATA

Map Number : **13051C0119F**

Panel Date : **September**

**26,2008**

FIPS Code : **13051**

Census Tract : **0108.02**

Geo Result : **S5 (Most Accurate) -**

**single close match, point located at  
the street address position**

## Flood

- X or C Zone
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Area Not Mapped

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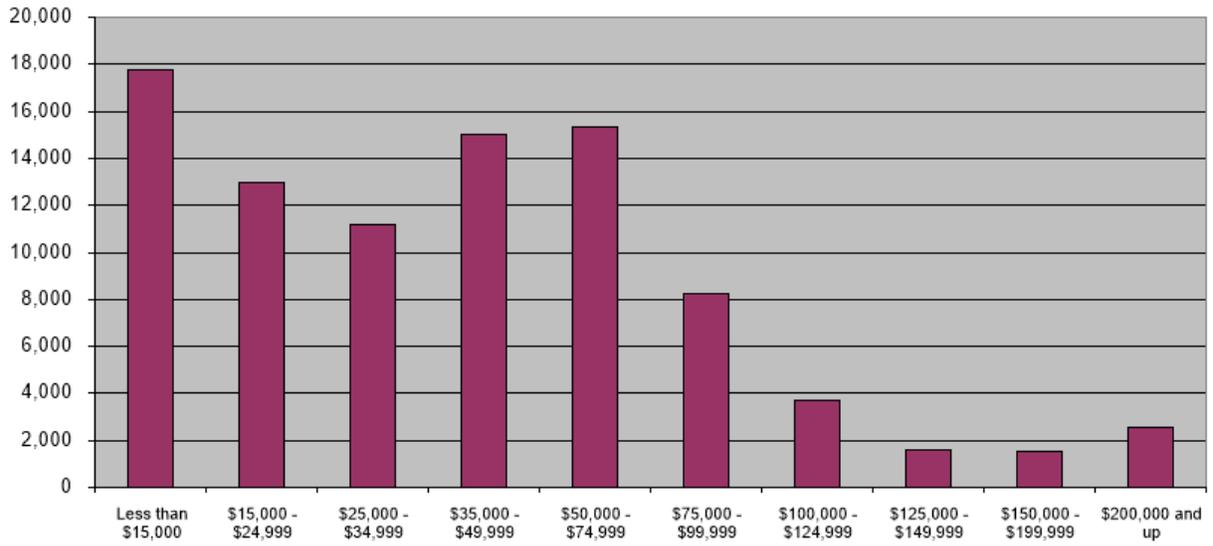
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## **ADDENDUM E**

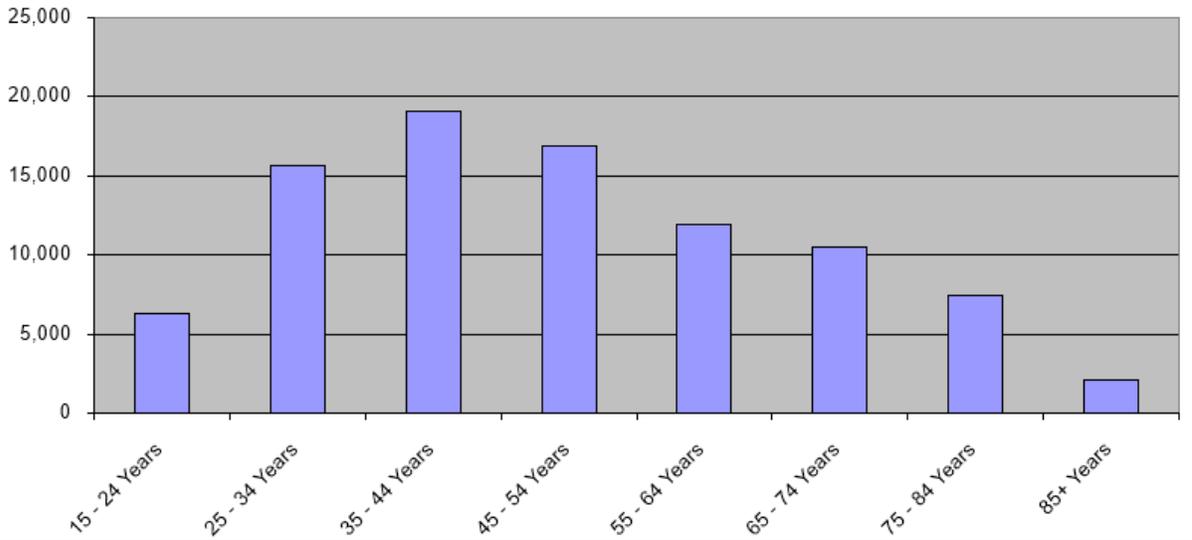


## **ADDENDUM F**

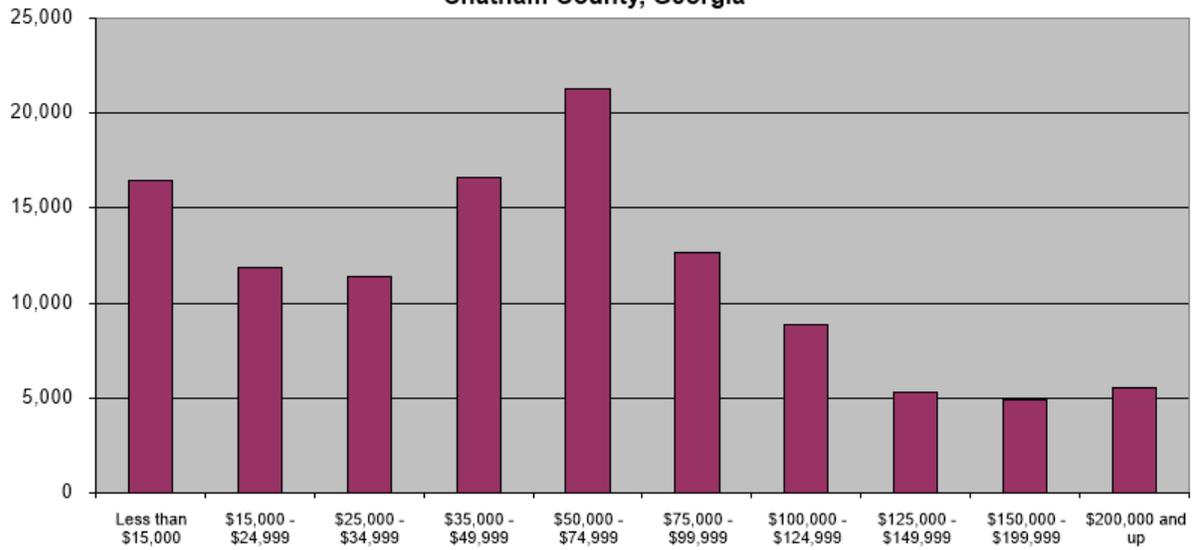
**Households by Income - Census 2000  
Chatham County, Georgia**



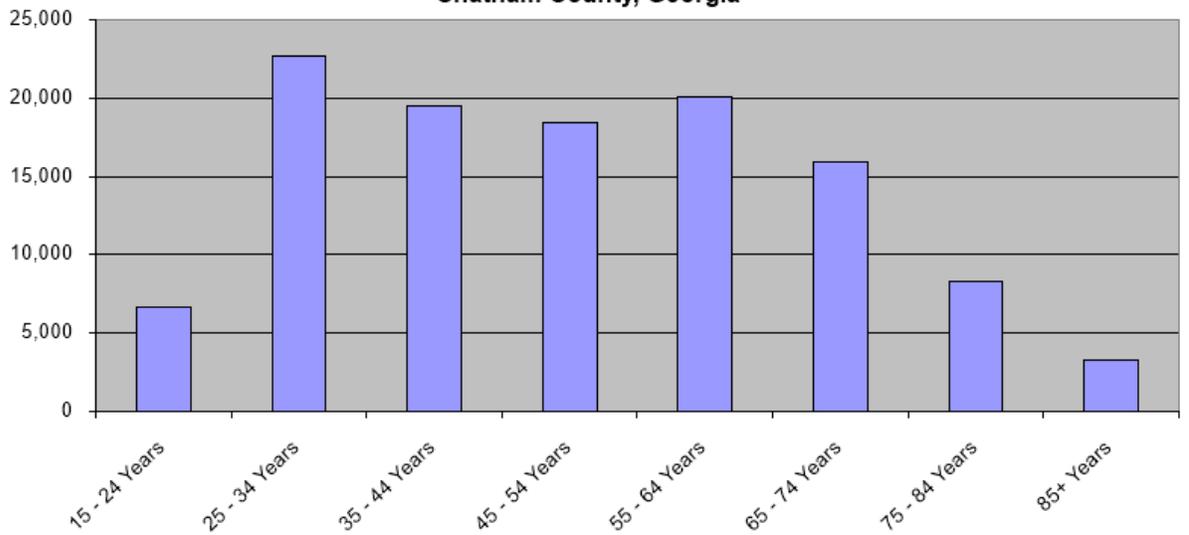
**Households by Age - Census 2000  
Chatham County, Georgia**



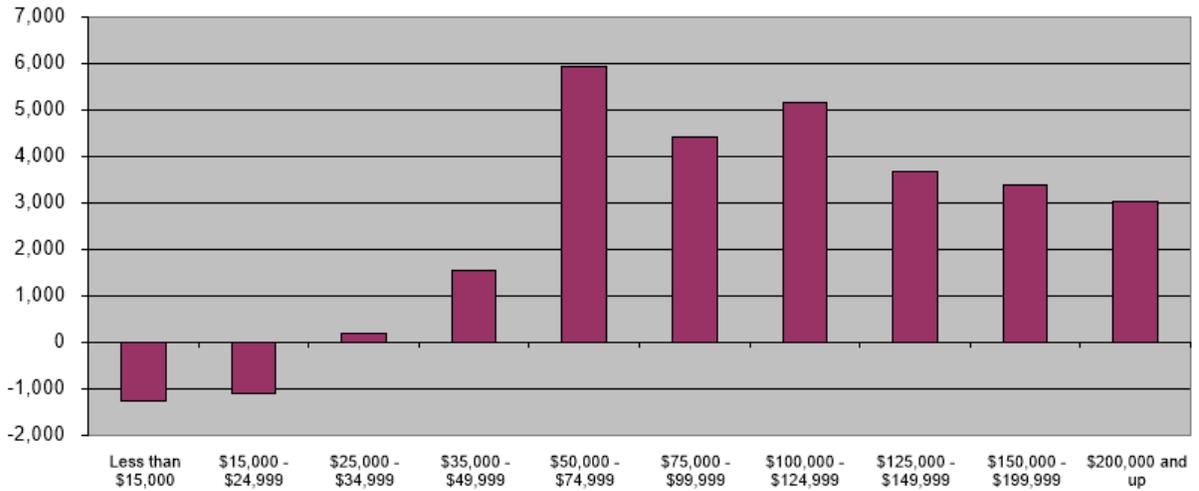
**Estimated Households by Income - 2017  
Chatham County, Georgia**



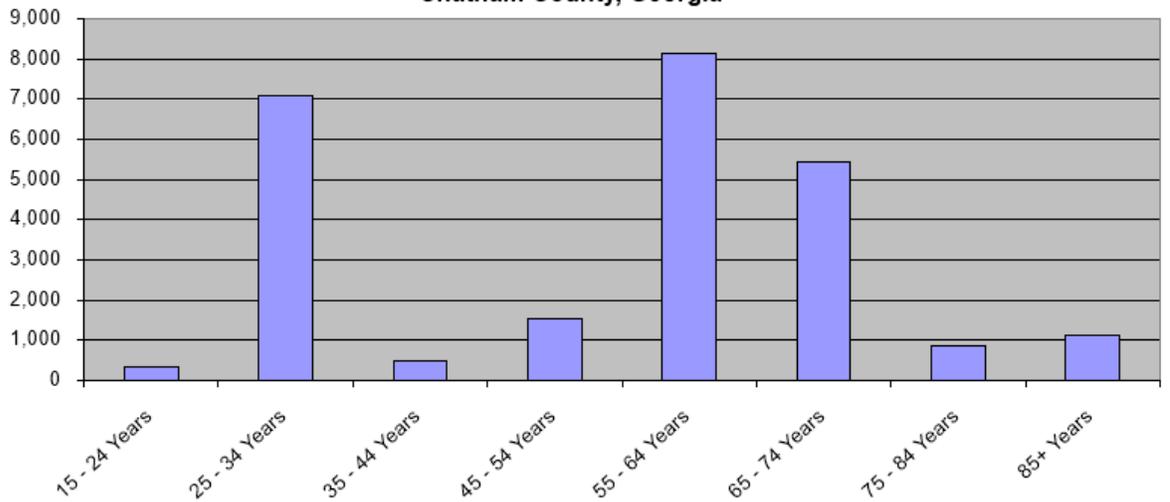
**Estimated Households by Age - 2017  
Chatham County, Georgia**



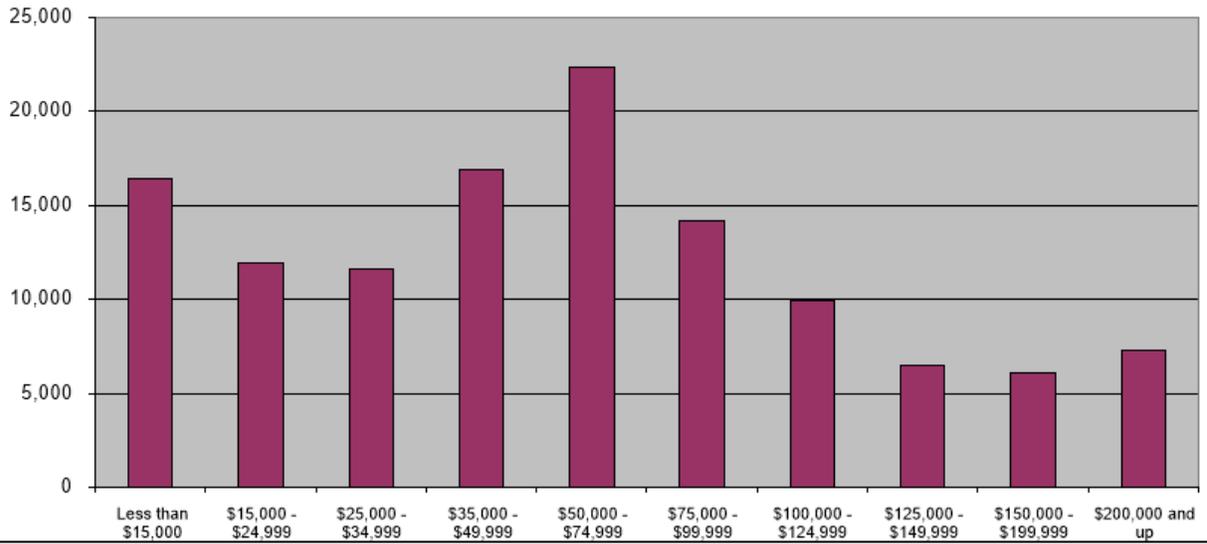
**Estimated Household Income Change 2000 - 2017  
Chatham County, Georgia**



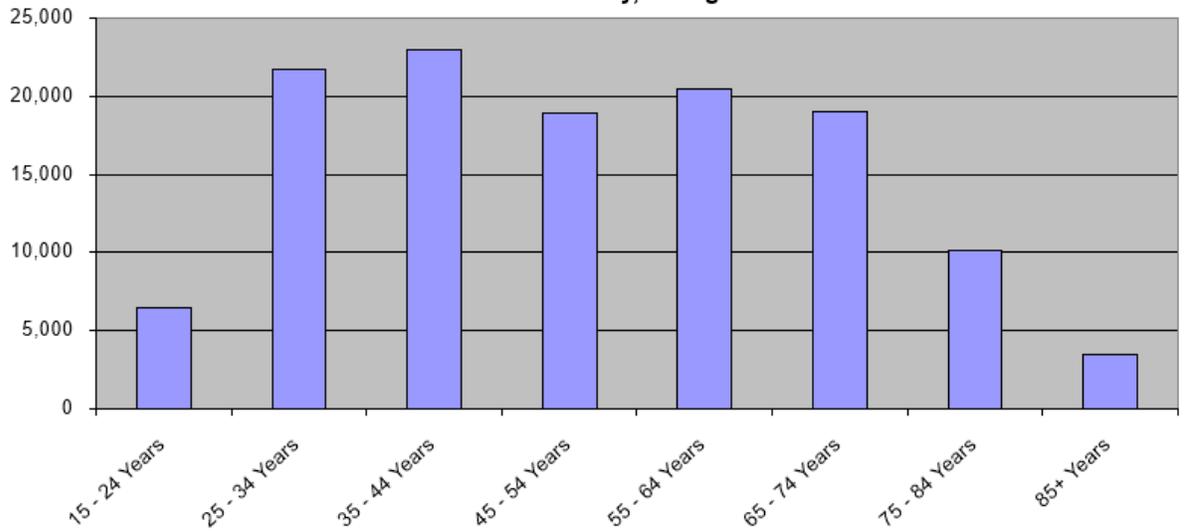
**Estimated Household Age Change 2000 - 2017  
Chatham County, Georgia**



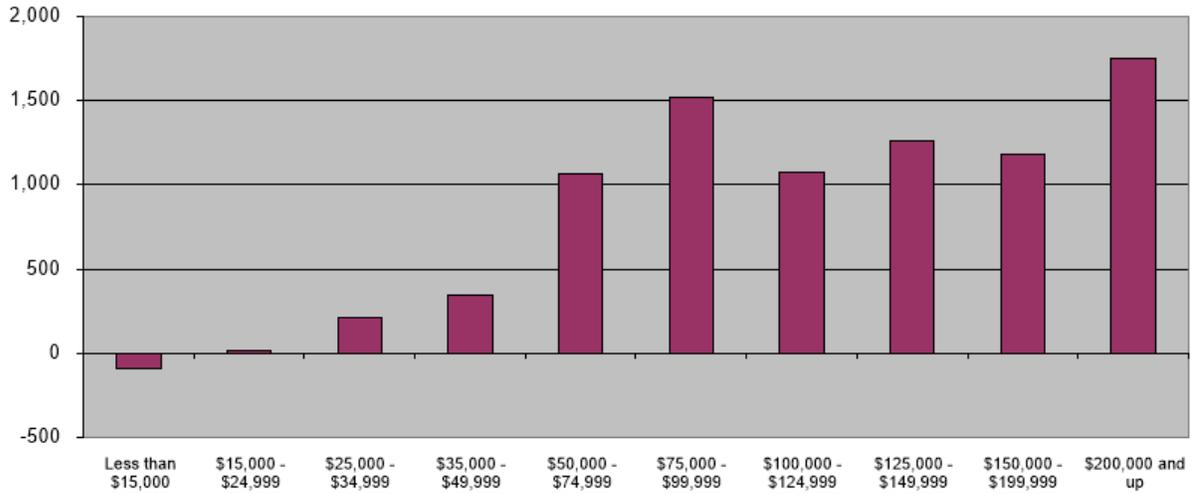
**Projected Households by Income - 2022  
Chatham County, Georgia**



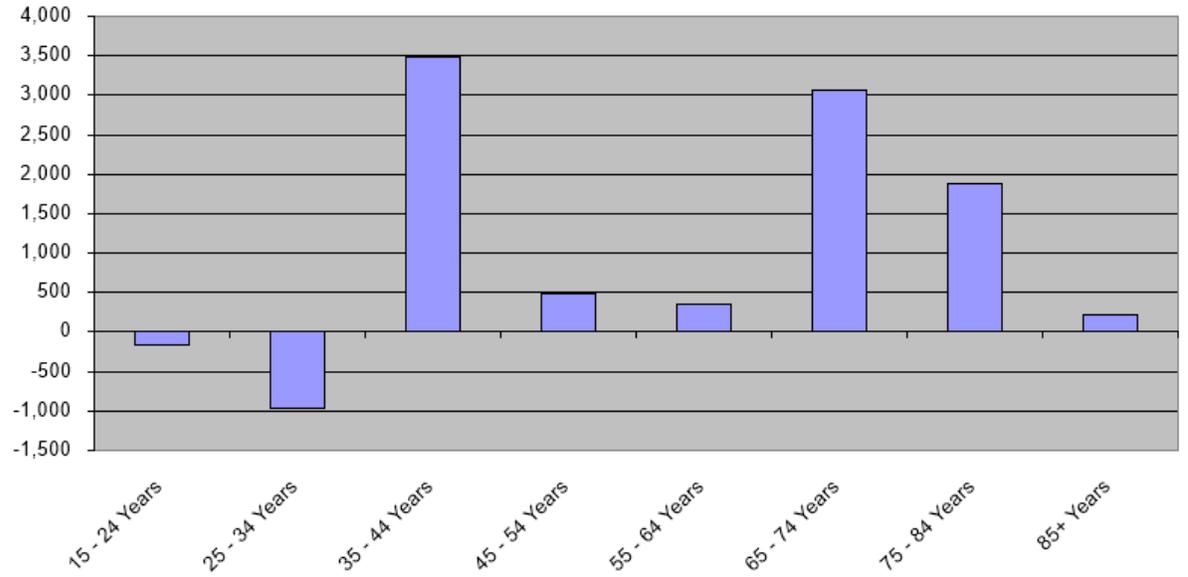
**Projected Households by Age - 2022  
Chatham County, Georgia**

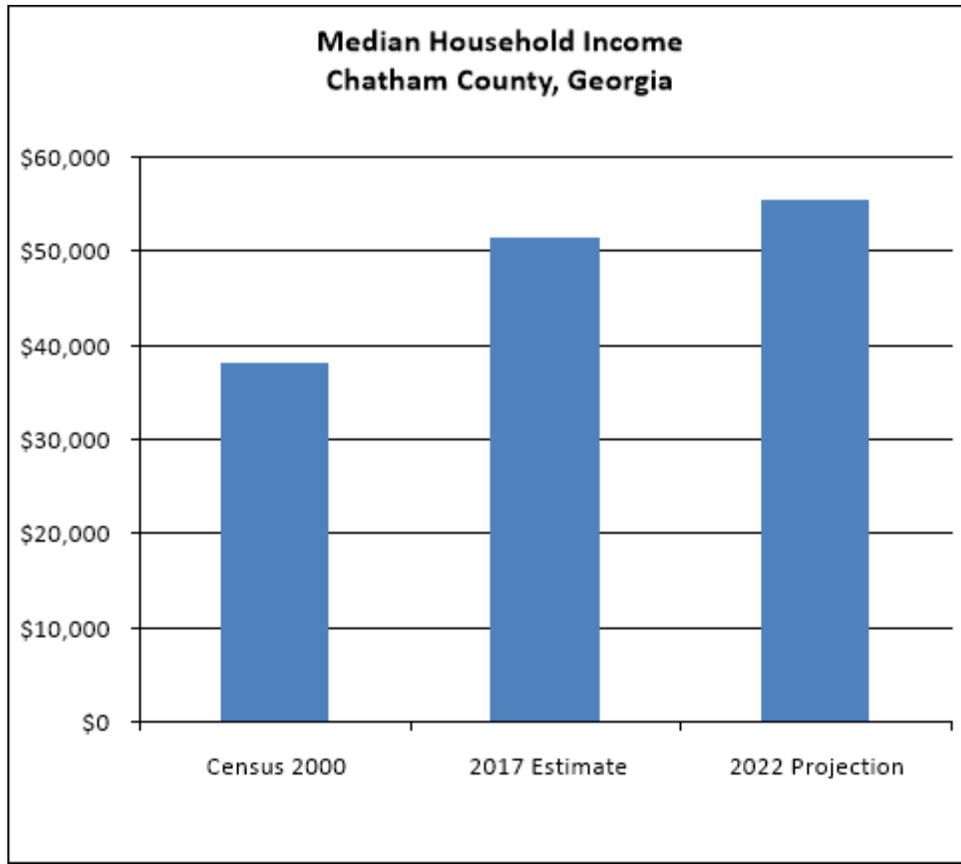


**Projected Household Income Change 2017 to 2022  
Chatham County, Georgia**



**Projected Household Age Change 2017 to 2022  
Chatham County, Georgia**





www.ribbondata.com

## HOUSEHOLD DATA

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Claritas

Households by Income and Age										
Chatham County, Georgia										
Census Data - 2000										
	Age	Age	Age	Age	Age	Age	Age	Age		
Income	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Total	Percent
	Years	Years	Years	Years	Years	Years	Years	Years		
Less than \$15,000	2,856	2,523	2,354	2,097	1,953	2,438	2,559	959	17,739	19.7%
\$15,000 - \$24,999	1,372	2,548	2,358	1,665	1,346	1,741	1,519	420	12,969	14.4%
\$25,000 - \$34,999	773	2,527	2,186	1,731	1,417	1,478	863	218	11,193	12.5%
\$35,000 - \$49,999	818	3,335	3,447	2,761	1,884	1,582	993	220	15,040	16.7%
\$50,000 - \$74,999	318	3,066	4,365	3,390	2,029	1,309	693	149	15,319	17.0%
\$75,000 - \$99,999	116	973	2,314	2,342	1,317	844	263	49	8,218	9.1%
\$100,000 - \$124,999	14	376	866	1,272	666	345	159	29	3,727	4.1%
\$125,000 - \$149,999	16	97	278	563	374	194	57	20	1,599	1.8%
\$150,000 - \$199,999	0	59	329	493	376	160	71	21	1,509	1.7%
\$200,000 and up	21	117	554	607	579	390	227	45	2,540	2.8%
<b>Total</b>	<b>6,304</b>	<b>15,621</b>	<b>19,051</b>	<b>16,921</b>	<b>11,941</b>	<b>10,481</b>	<b>7,404</b>	<b>2,130</b>	<b>89,853</b>	<b>100.0%</b>
<b>Percent</b>	<b>7.0%</b>	<b>17.4%</b>	<b>21.2%</b>	<b>18.8%</b>	<b>13.3%</b>	<b>11.7%</b>	<b>8.2%</b>	<b>2.4%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Claritas

Households by Income and Age										
Chatham County, Georgia										
Current Year Estimates - 2017										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	2,598	3,175	2,055	1,815	2,392	1,847	1,651	946	16,479	14.3%
\$15,000 - \$24,999	932	2,536	1,751	1,486	1,979	1,340	1,254	608	11,886	10.3%
\$25,000 - \$34,999	953	2,337	1,681	1,289	1,565	1,778	1,277	513	11,393	9.9%
\$35,000 - \$49,999	886	4,024	3,104	2,175	2,526	2,222	1,243	420	16,600	14.5%
\$50,000 - \$74,999	832	4,343	3,564	3,869	4,162	2,966	1,178	343	21,257	18.5%
\$75,000 - \$99,999	358	2,723	2,590	2,141	2,162	1,873	638	164	12,649	11.0%
\$100,000 - \$124,999	41	1,713	1,937	1,572	1,456	1,612	403	147	8,881	7.7%
\$125,000 - \$149,999	20	699	820	1,346	1,301	770	232	75	5,263	4.6%
\$150,000 - \$199,999	16	582	931	1,196	1,091	818	227	32	4,893	4.3%
\$200,000 and up	<u>8</u>	<u>560</u>	<u>1,096</u>	<u>1,557</u>	<u>1,456</u>	<u>679</u>	<u>181</u>	<u>22</u>	<u>5,559</u>	<u>4.8%</u>
<b>Total</b>	<b>6,644</b>	<b>22,692</b>	<b>19,529</b>	<b>18,446</b>	<b>20,090</b>	<b>15,905</b>	<b>8,284</b>	<b>3,270</b>	<b>114,860</b>	<b>100.0%</b>
<b>Percent</b>	<b>5.8%</b>	<b>19.8%</b>	<b>17.0%</b>	<b>16.1%</b>	<b>17.5%</b>	<b>13.8%</b>	<b>7.2%</b>	<b>2.8%</b>		

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age										
Chatham County, Georgia										
Estimated Change - 2000 to 2017										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-258	652	-299	-282	439	-591	-908	-13	-1,260	-7.1%
\$15,000 - \$24,999	-440	-12	-607	-179	633	-401	-265	188	-1,083	-8.4%
\$25,000 - \$34,999	180	-190	-505	-442	148	300	414	295	200	1.8%
\$35,000 - \$49,999	68	689	-343	-586	642	640	250	200	1,560	10.4%
\$50,000 - \$74,999	514	1,277	-801	479	2,133	1,657	485	194	5,938	38.8%
\$75,000 - \$99,999	242	1,750	276	-201	845	1,029	375	115	4,431	53.9%
\$100,000 - \$124,999	27	1,337	1,071	300	790	1,267	244	118	5,154	138.3%
\$125,000 - \$149,999	4	602	542	783	927	576	175	55	3,664	229.1%
\$150,000 - \$199,999	16	523	602	703	715	658	156	11	3,384	224.3%
\$200,000 and up	<u>-13</u>	<u>443</u>	<u>542</u>	<u>950</u>	<u>877</u>	<u>289</u>	<u>-46</u>	<u>-23</u>	<u>3,019</u>	<u>118.9%</u>
<b>Total</b>	<b>340</b>	<b>7,071</b>	<b>478</b>	<b>1,525</b>	<b>8,149</b>	<b>5,424</b>	<b>880</b>	<b>1,140</b>	<b>25,007</b>	<b>27.8%</b>
<b>Percent Change</b>	<b>5.4%</b>	<b>45.3%</b>	<b>2.5%</b>	<b>9.0%</b>	<b>68.2%</b>	<b>51.8%</b>	<b>11.9%</b>	<b>53.5%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Chatham County, Georgia										
Five Year Projections - 2022										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	2,480	2,849	2,236	1,688	2,226	2,030	1,912	966	16,387	13.3%
\$15,000 - \$24,999	893	2,282	1,884	1,392	1,854	1,484	1,476	640	11,905	9.7%
\$25,000 - \$34,999	914	2,118	1,846	1,216	1,481	1,981	1,509	539	11,604	9.4%
\$35,000 - \$49,999	864	3,721	3,457	2,068	2,396	2,509	1,484	445	16,944	13.8%
\$50,000 - \$74,999	833	4,152	4,108	3,818	4,119	3,463	1,456	375	22,324	18.1%
\$75,000 - \$99,999	382	2,758	3,163	2,248	2,278	2,322	838	184	14,173	11.5%
\$100,000 - \$124,999	45	1,724	2,347	1,633	1,519	1,987	528	169	9,952	8.1%
\$125,000 - \$149,999	34	794	1,121	1,564	1,505	1,070	342	98	6,528	5.3%
\$150,000 - \$199,999	19	650	1,258	1,387	1,263	1,126	332	40	6,075	4.9%
\$200,000 and up	<u>12</u>	<u>672</u>	<u>1,584</u>	<u>1,921</u>	<u>1,806</u>	<u>1,005</u>	<u>278</u>	<u>33</u>	<u>7,311</u>	<u>5.9%</u>
<b>Total</b>	<b>6,476</b>	<b>21,720</b>	<b>23,004</b>	<b>18,935</b>	<b>20,447</b>	<b>18,977</b>	<b>10,155</b>	<b>3,489</b>	<b>123,203</b>	<b>100.0%</b>
<b>Percent</b>	<b>5.3%</b>	<b>17.6%</b>	<b>18.7%</b>	<b>15.4%</b>	<b>16.6%</b>	<b>15.4%</b>	<b>8.2%</b>	<b>2.8%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Chatham County, Georgia										
Projected Change - 2017 to 2022										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-118	-326	181	-127	-166	183	261	20	-92	-0.6%
\$15,000 - \$24,999	-39	-254	133	-94	-125	144	222	32	19	0.2%
\$25,000 - \$34,999	-39	-219	165	-73	-84	203	232	26	211	1.9%
\$35,000 - \$49,999	-22	-303	353	-107	-130	287	241	25	344	2.1%
\$50,000 - \$74,999	1	-191	544	-51	-43	497	278	32	1,067	5.0%
\$75,000 - \$99,999	24	35	573	107	116	449	200	20	1,524	12.0%
\$100,000 - \$124,999	4	11	410	61	63	375	125	22	1,071	12.1%
\$125,000 - \$149,999	14	95	301	218	204	300	110	23	1,265	24.0%
\$150,000 - \$199,999	3	68	327	191	172	308	105	8	1,182	24.2%
\$200,000 and up	<u>4</u>	<u>112</u>	<u>488</u>	<u>364</u>	<u>350</u>	<u>326</u>	<u>97</u>	<u>11</u>	<u>1,752</u>	<u>31.5%</u>
<b>Total</b>	<b>-168</b>	<b>-972</b>	<b>3,475</b>	<b>489</b>	<b>357</b>	<b>3,072</b>	<b>1,871</b>	<b>219</b>	<b>8,343</b>	<b>7.3%</b>
<b>Percent Change</b>	<b>-2.5%</b>	<b>-4.3%</b>	<b>17.8%</b>	<b>2.7%</b>	<b>1.8%</b>	<b>19.3%</b>	<b>22.6%</b>	<b>6.7%</b>		

Source: Claritas; Ribbon Demographics



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# HOUSEHOLD DATA

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<b>Median Household Income Chatham County, Georgia</b>		
Census 2000	2017 Estimate	2022 Projection
\$38,017	\$51,261	\$55,332



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### HOUSEHOLD DATA

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Median Household Income by Area Chatham County, Georgia			
Geography ID	Census 2000	2017 Estimate	2022 Projection
13051	\$38,017	\$51,261	\$55,332

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2,007	1,137	934	351	484	4,913
\$10,000-20,000	1,870	1,069	1,071	488	300	4,798
\$20,000-30,000	2,121	1,334	1,002	523	641	5,621
\$30,000-40,000	1,130	1,087	905	744	566	4,432
\$40,000-50,000	819	1,054	607	685	328	3,493
\$50,000-60,000	665	1,096	377	340	317	2,795
\$60,000-75,000	340	1,069	573	186	381	2,549
\$75,000-100,000	524	652	329	158	461	2,124
\$100,000-125,000	230	298	167	209	103	1,007
\$125,000-150,000	87	227	65	76	36	491
\$150,000-200,000	116	117	130	54	26	443
\$200,000+	93	53	39	55	29	269
<b>Total</b>	<b>10,002</b>	<b>9,193</b>	<b>6,199</b>	<b>3,869</b>	<b>3,672</b>	<b>32,935</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,177	251	73	99	53	1,653
\$10,000-20,000	1,354	276	113	68	95	1,906
\$20,000-30,000	712	348	114	103	70	1,347
\$30,000-40,000	583	240	108	86	63	1,080
\$40,000-50,000	340	287	55	57	75	814
\$50,000-60,000	325	274	30	62	38	729
\$60,000-75,000	252	182	87	33	44	598
\$75,000-100,000	219	134	47	55	57	512
\$100,000-125,000	133	132	62	17	30	374
\$125,000-150,000	90	52	13	15	20	190
\$150,000-200,000	62	32	22	14	15	145
\$200,000+	79	81	12	13	25	210
<b>Total</b>	<b>5,326</b>	<b>2,289</b>	<b>736</b>	<b>622</b>	<b>585</b>	<b>9,558</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	683	159	63	61	44	1,010
\$10,000-20,000	985	188	79	46	34	1,332
\$20,000-30,000	480	209	44	50	55	838
\$30,000-40,000	393	145	57	61	44	700
\$40,000-50,000	233	138	27	29	35	462
\$50,000-60,000	188	128	23	37	25	401
\$60,000-75,000	132	106	30	22	34	324
\$75,000-100,000	141	93	23	24	46	327
\$100,000-125,000	58	54	49	8	20	189
\$125,000-150,000	66	13	9	14	13	115
\$150,000-200,000	34	17	10	6	9	76
\$200,000+	43	20	2	2	13	86
<b>Total</b>	<b>3,436</b>	<b>1,270</b>	<b>419</b>	<b>363</b>	<b>372</b>	<b>5,860</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3,184	1,388	1,007	450	537	6,566
\$10,000-20,000	3,224	1,345	1,184	556	395	6,704
\$20,000-30,000	2,833	1,682	1,116	626	711	6,968
\$30,000-40,000	1,713	1,327	1,013	830	629	5,512
\$40,000-50,000	1,159	1,341	662	742	403	4,307
\$50,000-60,000	990	1,370	407	402	355	3,524
\$60,000-75,000	592	1,251	660	219	425	3,147
\$75,000-100,000	743	786	376	213	518	2,636
\$100,000-125,000	363	430	229	226	133	1,381
\$125,000-150,000	177	279	78	91	56	681
\$150,000-200,000	178	149	152	68	41	588
\$200,000+	172	134	51	68	54	479
<b>Total</b>	<b>15,328</b>	<b>11,482</b>	<b>6,935</b>	<b>4,491</b>	<b>4,257</b>	<b>42,493</b>

HISTA 2.2 Summary Data Chatham County, Georgia

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.1%	3.5%	2.8%	1.1%	1.5%	14.9%
\$10,000-20,000	5.7%	3.2%	3.3%	1.5%	0.9%	14.6%
\$20,000-30,000	6.4%	4.1%	3.0%	1.6%	1.9%	17.1%
\$30,000-40,000	3.4%	3.3%	2.7%	2.3%	1.7%	13.5%
\$40,000-50,000	2.5%	3.2%	1.8%	2.1%	1.0%	10.6%
\$50,000-60,000	2.0%	3.3%	1.1%	1.0%	1.0%	8.5%
\$60,000-75,000	1.0%	3.2%	1.7%	0.6%	1.2%	7.7%
\$75,000-100,000	1.6%	2.0%	1.0%	0.5%	1.4%	6.4%
\$100,000-125,000	0.7%	0.9%	0.5%	0.6%	0.3%	3.1%
\$125,000-150,000	0.3%	0.7%	0.2%	0.2%	0.1%	1.5%
\$150,000-200,000	0.4%	0.4%	0.4%	0.2%	0.1%	1.3%
\$200,000+	0.3%	0.2%	0.1%	0.2%	0.1%	0.8%
<b>Total</b>	<b>30.4%</b>	<b>27.9%</b>	<b>18.8%</b>	<b>11.7%</b>	<b>11.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.3%	2.6%	0.8%	1.0%	0.6%	17.3%
\$10,000-20,000	14.2%	2.9%	1.2%	0.7%	1.0%	19.9%
\$20,000-30,000	7.4%	3.6%	1.2%	1.1%	0.7%	14.1%
\$30,000-40,000	6.1%	2.5%	1.1%	0.9%	0.7%	11.3%
\$40,000-50,000	3.6%	3.0%	0.6%	0.6%	0.8%	8.5%
\$50,000-60,000	3.4%	2.9%	0.3%	0.6%	0.4%	7.6%
\$60,000-75,000	2.6%	1.9%	0.9%	0.3%	0.5%	6.3%
\$75,000-100,000	2.3%	1.4%	0.5%	0.6%	0.6%	5.4%
\$100,000-125,000	1.4%	1.4%	0.6%	0.2%	0.3%	3.9%
\$125,000-150,000	0.9%	0.5%	0.1%	0.2%	0.2%	2.0%
\$150,000-200,000	0.6%	0.3%	0.2%	0.1%	0.2%	1.5%
\$200,000+	0.8%	0.8%	0.1%	0.1%	0.3%	2.2%
<b>Total</b>	<b>55.7%</b>	<b>23.9%</b>	<b>7.7%</b>	<b>6.5%</b>	<b>6.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	11.7%	2.7%	1.1%	1.0%	0.8%	17.2%
\$10,000-20,000	16.8%	3.2%	1.3%	0.8%	0.6%	22.7%
\$20,000-30,000	8.2%	3.6%	0.8%	0.9%	0.9%	14.3%
\$30,000-40,000	6.7%	2.5%	1.0%	1.0%	0.8%	11.9%
\$40,000-50,000	4.0%	2.4%	0.5%	0.5%	0.6%	7.9%
\$50,000-60,000	3.2%	2.2%	0.4%	0.6%	0.4%	6.8%
\$60,000-75,000	2.3%	1.8%	0.5%	0.4%	0.6%	5.5%
\$75,000-100,000	2.4%	1.6%	0.4%	0.4%	0.8%	5.6%
\$100,000-125,000	1.0%	0.9%	0.8%	0.1%	0.3%	3.2%
\$125,000-150,000	1.1%	0.2%	0.2%	0.2%	0.2%	2.0%
\$150,000-200,000	0.6%	0.3%	0.2%	0.1%	0.2%	1.3%
\$200,000+	0.7%	0.3%	0.1%	0.1%	0.2%	1.5%
<b>Total</b>	<b>58.6%</b>	<b>21.7%</b>	<b>7.2%</b>	<b>6.2%</b>	<b>6.3%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.5%	3.3%	2.4%	1.1%	1.3%	15.5%
\$10,000-20,000	7.6%	3.2%	2.8%	1.3%	0.9%	15.8%
\$20,000-30,000	6.7%	4.0%	2.6%	1.5%	1.7%	16.4%
\$30,000-40,000	4.0%	3.1%	2.4%	2.0%	1.5%	13.0%
\$40,000-50,000	2.7%	3.2%	1.6%	1.7%	0.9%	10.1%
\$50,000-60,000	2.3%	3.2%	1.0%	0.9%	0.8%	8.3%
\$60,000-75,000	1.4%	2.9%	1.6%	0.5%	1.0%	7.4%
\$75,000-100,000	1.7%	1.8%	0.9%	0.5%	1.2%	6.2%
\$100,000-125,000	0.9%	1.0%	0.5%	0.5%	0.3%	3.2%
\$125,000-150,000	0.4%	0.7%	0.2%	0.2%	0.1%	1.6%
\$150,000-200,000	0.4%	0.4%	0.4%	0.2%	0.1%	1.4%
\$200,000+	0.4%	0.3%	0.1%	0.2%	0.1%	1.1%
<b>Total</b>	<b>36.1%</b>	<b>27.0%</b>	<b>16.3%</b>	<b>10.6%</b>	<b>10.0%</b>	<b>100.0%</b>

### HISTA 2.2 Summary Data Chatham County, Georgia

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	434	273	210	64	102	1,083
\$10,000-20,000	384	449	245	183	105	1,366
\$20,000-30,000	564	638	274	248	103	1,827
\$30,000-40,000	720	673	573	530	429	2,925
\$40,000-50,000	719	988	502	645	225	3,079
\$50,000-60,000	477	767	821	611	416	3,092
\$60,000-75,000	491	1,222	945	502	593	3,753
\$75,000-100,000	408	1,987	1,329	976	786	5,486
\$100,000-125,000	137	955	872	817	492	3,273
\$125,000-150,000	150	514	299	537	226	1,726
\$150,000-200,000	58	344	495	569	152	1,618
\$200,000+	51	348	260	441	227	1,327
<b>Total</b>	<b>4,593</b>	<b>9,158</b>	<b>6,825</b>	<b>6,123</b>	<b>3,856</b>	<b>30,555</b>

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,137	664	135	68	54	2,058
\$10,000-20,000	2,059	934	306	105	118	3,522
\$20,000-30,000	1,485	1,485	321	106	136	3,533
\$30,000-40,000	814	1,233	323	155	77	2,602
\$40,000-50,000	875	1,146	162	80	105	2,368
\$50,000-60,000	634	1,334	302	94	71	2,435
\$60,000-75,000	586	1,425	325	70	96	2,502
\$75,000-100,000	541	1,777	517	223	126	3,184
\$100,000-125,000	279	1,032	320	86	87	1,804
\$125,000-150,000	179	667	116	55	56	1,073
\$150,000-200,000	153	744	167	56	51	1,171
\$200,000+	180	835	76	35	29	1,155
<b>Total</b>	<b>8,922</b>	<b>13,276</b>	<b>3,070</b>	<b>1,133</b>	<b>1,006</b>	<b>27,407</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	864	521	98	46	38	1,567
\$10,000-20,000	1,817	737	201	55	88	2,898
\$20,000-30,000	1,199	1,244	235	72	94	2,844
\$30,000-40,000	592	896	172	58	71	1,789
\$40,000-50,000	450	821	113	43	97	1,524
\$50,000-60,000	382	949	156	64	52	1,603
\$60,000-75,000	368	919	197	30	54	1,568
\$75,000-100,000	358	1,185	273	24	53	1,893
\$100,000-125,000	201	601	151	54	44	1,051
\$125,000-150,000	101	394	55	38	45	633
\$150,000-200,000	108	459	45	15	17	644
\$200,000+	114	541	48	14	22	739
<b>Total</b>	<b>6,554</b>	<b>9,267</b>	<b>1,744</b>	<b>513</b>	<b>675</b>	<b>18,753</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,571	937	345	132	156	3,141
\$10,000-20,000	2,443	1,383	551	288	223	4,888
\$20,000-30,000	2,049	2,123	595	354	239	5,360
\$30,000-40,000	1,534	1,906	896	685	506	5,527
\$40,000-50,000	1,594	2,134	664	725	330	5,447
\$50,000-60,000	1,111	2,101	1,123	705	487	5,527
\$60,000-75,000	1,077	2,647	1,270	572	689	6,255
\$75,000-100,000	949	3,764	1,846	1,199	912	8,670
\$100,000-125,000	416	1,987	1,192	903	579	5,077
\$125,000-150,000	329	1,181	415	592	282	2,799
\$150,000-200,000	211	1,088	662	625	203	2,789
\$200,000+	231	1,183	336	476	256	2,482
<b>Total</b>	<b>13,515</b>	<b>22,434</b>	<b>9,895</b>	<b>7,256</b>	<b>4,862</b>	<b>57,962</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	0.9%	0.7%	0.2%	0.3%	3.5%
\$10,000-20,000	1.3%	1.5%	0.8%	0.6%	0.3%	4.5%
\$20,000-30,000	1.8%	2.1%	0.9%	0.8%	0.3%	6.0%
\$30,000-40,000	2.4%	2.2%	1.9%	1.7%	1.4%	9.6%
\$40,000-50,000	2.4%	3.2%	1.6%	2.1%	0.7%	10.1%
\$50,000-60,000	1.6%	2.5%	2.7%	2.0%	1.4%	10.1%
\$60,000-75,000	1.6%	4.0%	3.1%	1.6%	1.9%	12.3%
\$75,000-100,000	1.3%	6.5%	4.3%	3.2%	2.6%	18.0%
\$100,000-125,000	0.4%	3.1%	2.9%	2.7%	1.6%	10.7%
\$125,000-150,000	0.5%	1.7%	1.0%	1.8%	0.7%	5.6%
\$150,000-200,000	0.2%	1.1%	1.6%	1.9%	0.5%	5.3%
\$200,000+	0.2%	1.1%	0.9%	1.4%	0.7%	4.3%
<b>Total</b>	<b>15.0%</b>	<b>30.0%</b>	<b>22.3%</b>	<b>20.0%</b>	<b>12.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.1%	2.4%	0.5%	0.2%	0.2%	7.5%
\$10,000-20,000	7.5%	3.4%	1.1%	0.4%	0.4%	12.9%
\$20,000-30,000	5.4%	5.4%	1.2%	0.4%	0.5%	12.9%
\$30,000-40,000	3.0%	4.5%	1.2%	0.6%	0.3%	9.5%
\$40,000-50,000	3.2%	4.2%	0.6%	0.3%	0.4%	8.6%
\$50,000-60,000	2.3%	4.9%	1.1%	0.3%	0.3%	8.9%
\$60,000-75,000	2.1%	5.2%	1.2%	0.3%	0.4%	9.1%
\$75,000-100,000	2.0%	6.5%	1.9%	0.8%	0.5%	11.6%
\$100,000-125,000	1.0%	3.8%	1.2%	0.3%	0.3%	6.6%
\$125,000-150,000	0.7%	2.4%	0.4%	0.2%	0.2%	3.9%
\$150,000-200,000	0.6%	2.7%	0.6%	0.2%	0.2%	4.3%
\$200,000+	0.7%	3.0%	0.3%	0.1%	0.1%	4.2%
<b>Total</b>	<b>32.6%</b>	<b>48.4%</b>	<b>11.2%</b>	<b>4.1%</b>	<b>3.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.6%	2.8%	0.5%	0.2%	0.2%	8.4%
\$10,000-20,000	9.7%	3.9%	1.1%	0.3%	0.5%	15.5%
\$20,000-30,000	6.4%	6.6%	1.3%	0.4%	0.5%	15.2%
\$30,000-40,000	3.2%	4.8%	0.9%	0.3%	0.4%	9.5%
\$40,000-50,000	2.4%	4.4%	0.6%	0.2%	0.5%	8.1%
\$50,000-60,000	2.0%	5.1%	0.8%	0.3%	0.3%	8.5%
\$60,000-75,000	2.0%	4.9%	1.1%	0.2%	0.3%	8.4%
\$75,000-100,000	1.9%	6.3%	1.5%	0.1%	0.3%	10.1%
\$100,000-125,000	1.1%	3.2%	0.8%	0.3%	0.2%	5.6%
\$125,000-150,000	0.5%	2.1%	0.3%	0.2%	0.2%	3.4%
\$150,000-200,000	0.6%	2.4%	0.2%	0.1%	0.1%	3.4%
\$200,000+	0.6%	2.9%	0.3%	0.1%	0.1%	3.9%
<b>Total</b>	<b>34.9%</b>	<b>49.4%</b>	<b>9.3%</b>	<b>2.7%</b>	<b>3.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.7%	1.6%	0.6%	0.2%	0.3%	5.4%
\$10,000-20,000	4.2%	2.4%	1.0%	0.5%	0.4%	8.4%
\$20,000-30,000	3.5%	3.7%	1.0%	0.6%	0.4%	9.2%
\$30,000-40,000	2.6%	3.3%	1.5%	1.2%	0.9%	9.5%
\$40,000-50,000	2.8%	3.7%	1.1%	1.3%	0.6%	9.4%
\$50,000-60,000	1.9%	3.6%	1.9%	1.2%	0.8%	9.5%
\$60,000-75,000	1.9%	4.6%	2.2%	1.0%	1.2%	10.8%
\$75,000-100,000	1.6%	6.5%	3.2%	2.1%	1.6%	15.0%
\$100,000-125,000	0.7%	3.4%	2.1%	1.6%	1.0%	8.8%
\$125,000-150,000	0.6%	2.0%	0.7%	1.0%	0.5%	4.8%
\$150,000-200,000	0.4%	1.9%	1.1%	1.1%	0.4%	4.8%
\$200,000+	0.4%	2.0%	0.6%	0.8%	0.4%	4.3%
<b>Total</b>	<b>23.3%</b>	<b>38.7%</b>	<b>17.1%</b>	<b>12.5%</b>	<b>8.4%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2,359	1,216	1,099	399	536	5,609
\$10,000-20,000	2,147	980	1,086	491	285	4,989
\$20,000-30,000	2,067	1,137	909	568	726	5,407
\$30,000-40,000	989	1,005	824	758	549	4,125
\$40,000-50,000	938	1,129	798	858	396	4,119
\$50,000-60,000	715	989	315	310	304	2,633
\$60,000-75,000	487	1,197	754	432	383	3,253
\$75,000-100,000	714	844	396	222	421	2,597
\$100,000-125,000	316	434	297	272	173	1,492
\$125,000-150,000	113	271	206	83	62	735
\$150,000-200,000	154	160	122	70	62	568
\$200,000+	209	168	46	77	76	576
<b>Total</b>	<b>11,208</b>	<b>9,530</b>	<b>6,852</b>	<b>4,540</b>	<b>3,973</b>	<b>36,103</b>

Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,150	208	65	91	48	1,562
\$10,000-20,000	1,720	333	112	65	94	2,324
\$20,000-30,000	828	424	108	110	77	1,547
\$30,000-40,000	776	285	165	84	92	1,402
\$40,000-50,000	513	375	94	70	78	1,130
\$50,000-60,000	424	308	33	57	34	856
\$60,000-75,000	397	362	105	49	33	946
\$75,000-100,000	283	190	74	51	58	656
\$100,000-125,000	300	196	115	34	51	696
\$125,000-150,000	195	121	27	27	33	403
\$150,000-200,000	143	60	28	15	18	264
\$200,000+	172	164	31	28	26	421
<b>Total</b>	<b>6,901</b>	<b>3,026</b>	<b>957</b>	<b>681</b>	<b>642</b>	<b>12,207</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	711	113	45	53	39	961
\$10,000-20,000	1,271	220	80	42	41	1,654
\$20,000-30,000	583	235	49	45	55	967
\$30,000-40,000	572	201	113	69	70	1,025
\$40,000-50,000	378	211	54	41	37	721
\$50,000-60,000	224	180	29	39	25	497
\$60,000-75,000	201	186	42	33	25	487
\$75,000-100,000	208	144	51	22	48	473
\$100,000-125,000	189	119	93	20	35	456
\$125,000-150,000	152	31	20	20	22	245
\$150,000-200,000	93	36	17	9	11	166
\$200,000+	109	35	22	20	14	200
<b>Total</b>	<b>4,691</b>	<b>1,711</b>	<b>615</b>	<b>413</b>	<b>422</b>	<b>7,852</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3,509	1,424	1,164	490	584	7,171
\$10,000-20,000	3,867	1,313	1,198	556	379	7,313
\$20,000-30,000	2,895	1,561	1,017	678	803	6,954
\$30,000-40,000	1,765	1,290	989	842	641	5,527
\$40,000-50,000	1,451	1,504	892	928	474	5,249
\$50,000-60,000	1,139	1,297	348	367	338	3,489
\$60,000-75,000	884	1,559	859	481	416	4,199
\$75,000-100,000	997	1,034	470	273	479	3,253
\$100,000-125,000	616	630	412	306	224	2,188
\$125,000-150,000	308	392	233	110	95	1,138
\$150,000-200,000	297	220	150	85	80	832
\$200,000+	381	332	77	105	102	997
<b>Total</b>	<b>18,109</b>	<b>12,556</b>	<b>7,809</b>	<b>5,221</b>	<b>4,615</b>	<b>48,310</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.5%	3.4%	3.0%	1.1%	1.5%	15.5%
\$10,000-20,000	5.9%	2.7%	3.0%	1.4%	0.8%	13.8%
\$20,000-30,000	5.7%	3.1%	2.5%	1.6%	2.0%	15.0%
\$30,000-40,000	2.7%	2.8%	2.3%	2.1%	1.5%	11.4%
\$40,000-50,000	2.6%	3.1%	2.2%	2.4%	1.1%	11.4%
\$50,000-60,000	2.0%	2.7%	0.9%	0.9%	0.8%	7.3%
\$60,000-75,000	1.3%	3.3%	2.1%	1.2%	1.1%	9.0%
\$75,000-100,000	2.0%	2.3%	1.1%	0.6%	1.2%	7.2%
\$100,000-125,000	0.9%	1.2%	0.8%	0.8%	0.5%	4.1%
\$125,000-150,000	0.3%	0.8%	0.6%	0.2%	0.2%	2.0%
\$150,000-200,000	0.4%	0.4%	0.3%	0.2%	0.2%	1.6%
\$200,000+	0.6%	0.5%	0.1%	0.2%	0.2%	1.6%
<b>Total</b>	<b>31.0%</b>	<b>26.4%</b>	<b>19.0%</b>	<b>12.6%</b>	<b>11.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.4%	1.7%	0.5%	0.7%	0.4%	12.8%
\$10,000-20,000	14.1%	2.7%	0.9%	0.5%	0.8%	19.0%
\$20,000-30,000	6.8%	3.5%	0.9%	0.9%	0.6%	12.7%
\$30,000-40,000	6.4%	2.3%	1.4%	0.7%	0.8%	11.5%
\$40,000-50,000	4.2%	3.1%	0.8%	0.6%	0.6%	9.3%
\$50,000-60,000	3.5%	2.5%	0.3%	0.5%	0.3%	7.0%
\$60,000-75,000	3.3%	3.0%	0.9%	0.4%	0.3%	7.7%
\$75,000-100,000	2.3%	1.6%	0.6%	0.4%	0.5%	5.4%
\$100,000-125,000	2.5%	1.6%	0.9%	0.3%	0.4%	5.7%
\$125,000-150,000	1.6%	1.0%	0.2%	0.2%	0.3%	3.3%
\$150,000-200,000	1.2%	0.5%	0.2%	0.1%	0.1%	2.2%
\$200,000+	1.4%	1.3%	0.3%	0.2%	0.2%	3.4%
<b>Total</b>	<b>56.5%</b>	<b>24.8%</b>	<b>7.8%</b>	<b>5.6%</b>	<b>5.3%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.1%	1.4%	0.6%	0.7%	0.5%	12.2%
\$10,000-20,000	16.2%	2.8%	1.0%	0.5%	0.5%	21.1%
\$20,000-30,000	7.4%	3.0%	0.6%	0.6%	0.7%	12.3%
\$30,000-40,000	7.3%	2.6%	1.4%	0.9%	0.9%	13.1%
\$40,000-50,000	4.8%	2.7%	0.7%	0.5%	0.5%	9.2%
\$50,000-60,000	2.9%	2.3%	0.4%	0.5%	0.3%	6.3%
\$60,000-75,000	2.6%	2.4%	0.5%	0.4%	0.3%	6.2%
\$75,000-100,000	2.6%	1.8%	0.6%	0.3%	0.6%	6.0%
\$100,000-125,000	2.4%	1.5%	1.2%	0.3%	0.4%	5.8%
\$125,000-150,000	1.9%	0.4%	0.3%	0.3%	0.3%	3.1%
\$150,000-200,000	1.2%	0.5%	0.2%	0.1%	0.1%	2.1%
\$200,000+	1.4%	0.4%	0.3%	0.3%	0.2%	2.5%
<b>Total</b>	<b>59.7%</b>	<b>21.8%</b>	<b>7.8%</b>	<b>5.3%</b>	<b>5.4%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.3%	2.9%	2.4%	1.0%	1.2%	14.8%
\$10,000-20,000	8.0%	2.7%	2.5%	1.2%	0.8%	15.1%
\$20,000-30,000	6.0%	3.2%	2.1%	1.4%	1.7%	14.4%
\$30,000-40,000	3.7%	2.7%	2.0%	1.7%	1.3%	11.4%
\$40,000-50,000	3.0%	3.1%	1.8%	1.9%	1.0%	10.9%
\$50,000-60,000	2.4%	2.7%	0.7%	0.8%	0.7%	7.2%
\$60,000-75,000	1.8%	3.2%	1.8%	1.0%	0.9%	8.7%
\$75,000-100,000	2.1%	2.1%	1.0%	0.6%	1.0%	6.7%
\$100,000-125,000	1.3%	1.3%	0.9%	0.6%	0.5%	4.5%
\$125,000-150,000	0.6%	0.8%	0.5%	0.2%	0.2%	2.4%
\$150,000-200,000	0.6%	0.5%	0.3%	0.2%	0.2%	1.7%
\$200,000+	0.8%	0.7%	0.2%	0.2%	0.2%	2.1%
<b>Total</b>	<b>37.5%</b>	<b>26.0%</b>	<b>16.2%</b>	<b>10.8%</b>	<b>9.6%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	482	164	274	67	83	1,070
\$10,000-20,000	312	305	196	126	85	1,024
\$20,000-30,000	376	440	195	217	92	1,320
\$30,000-40,000	579	460	462	444	410	2,355
\$40,000-50,000	715	856	437	568	203	2,779
\$50,000-60,000	459	599	821	553	367	2,799
\$60,000-75,000	582	1,134	956	562	689	3,923
\$75,000-100,000	400	1,648	1,380	967	820	5,215
\$100,000-125,000	205	943	1,143	824	656	3,771
\$125,000-150,000	212	550	388	769	231	2,150
\$150,000-200,000	102	496	655	660	244	2,157
\$200,000+	263	635	470	872	405	2,645
<b>Total</b>	<b>4,687</b>	<b>8,230</b>	<b>7,377</b>	<b>6,629</b>	<b>4,285</b>	<b>31,208</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,143	556	166	61	67	1,993
\$10,000-20,000	2,126	934	294	119	122	3,595
\$20,000-30,000	1,560	1,471	359	120	100	3,610
\$30,000-40,000	1,257	1,641	494	212	102	3,706
\$40,000-50,000	1,010	1,282	211	89	100	2,692
\$50,000-60,000	763	1,630	434	141	124	3,092
\$60,000-75,000	969	2,056	515	72	143	3,755
\$75,000-100,000	733	2,364	678	240	166	4,181
\$100,000-125,000	479	1,666	483	122	172	2,922
\$125,000-150,000	300	1,305	196	91	83	1,975
\$150,000-200,000	313	1,155	312	58	66	1,904
\$200,000+	290	1,401	112	79	35	1,917
<b>Total</b>	<b>10,943</b>	<b>17,461</b>	<b>4,254</b>	<b>1,404</b>	<b>1,280</b>	<b>35,342</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	928	439	126	38	56	1,587
\$10,000-20,000	1,845	714	184	51	76	2,870
\$20,000-30,000	1,271	1,272	291	73	70	2,977
\$30,000-40,000	1,039	1,345	323	102	92	2,901
\$40,000-50,000	617	1,059	161	62	82	1,981
\$50,000-60,000	560	1,273	273	111	84	2,301
\$60,000-75,000	581	1,405	311	33	73	2,403
\$75,000-100,000	518	1,733	406	41	72	2,770
\$100,000-125,000	404	1,202	260	78	118	2,062
\$125,000-150,000	213	719	86	68	61	1,147
\$150,000-200,000	244	791	88	26	19	1,168
\$200,000+	178	736	63	29	21	1,027
<b>Total</b>	<b>8,398</b>	<b>12,688</b>	<b>2,572</b>	<b>712</b>	<b>824</b>	<b>25,194</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,625	720	440	128	150	3,063
\$10,000-20,000	2,438	1,239	490	245	207	4,619
\$20,000-30,000	1,936	1,911	554	337	192	4,930
\$30,000-40,000	1,836	2,101	956	656	512	6,061
\$40,000-50,000	1,725	2,138	648	657	303	5,471
\$50,000-60,000	1,222	2,229	1,255	694	491	5,891
\$60,000-75,000	1,551	3,190	1,471	634	832	7,678
\$75,000-100,000	1,133	4,012	2,058	1,207	986	9,396
\$100,000-125,000	684	2,609	1,626	946	828	6,693
\$125,000-150,000	512	1,855	584	860	314	4,125
\$150,000-200,000	415	1,651	967	718	310	4,061
\$200,000+	553	2,036	582	951	440	4,562
<b>Total</b>	<b>15,630</b>	<b>25,691</b>	<b>11,631</b>	<b>8,033</b>	<b>5,565</b>	<b>66,550</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.5%	0.5%	0.9%	0.2%	0.3%	3.4%
\$10,000-20,000	1.0%	1.0%	0.6%	0.4%	0.3%	3.3%
\$20,000-30,000	1.2%	1.4%	0.6%	0.7%	0.3%	4.2%
\$30,000-40,000	1.9%	1.5%	1.5%	1.4%	1.3%	7.5%
\$40,000-50,000	2.3%	2.7%	1.4%	1.8%	0.7%	8.9%
\$50,000-60,000	1.5%	1.9%	2.6%	1.8%	1.2%	9.0%
\$60,000-75,000	1.9%	3.6%	3.1%	1.8%	2.2%	12.6%
\$75,000-100,000	1.3%	5.3%	4.4%	3.1%	2.6%	16.7%
\$100,000-125,000	0.7%	3.0%	3.7%	2.6%	2.1%	12.1%
\$125,000-150,000	0.7%	1.8%	1.2%	2.5%	0.7%	6.9%
\$150,000-200,000	0.3%	1.6%	2.1%	2.1%	0.8%	6.9%
\$200,000+	0.8%	2.0%	1.3%	2.8%	1.3%	8.5%
<b>Total</b>	<b>15.0%</b>	<b>26.4%</b>	<b>23.6%</b>	<b>21.2%</b>	<b>13.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.2%	1.6%	0.5%	0.2%	0.2%	5.6%
\$10,000-20,000	6.0%	2.6%	0.8%	0.3%	0.3%	10.2%
\$20,000-30,000	4.4%	4.2%	1.0%	0.3%	0.3%	10.2%
\$30,000-40,000	3.6%	4.6%	1.4%	0.6%	0.3%	10.5%
\$40,000-50,000	2.9%	3.6%	0.6%	0.3%	0.3%	7.6%
\$50,000-60,000	2.2%	4.6%	1.2%	0.4%	0.4%	8.7%
\$60,000-75,000	2.7%	5.8%	1.5%	0.2%	0.4%	10.6%
\$75,000-100,000	2.1%	6.7%	1.9%	0.7%	0.5%	11.8%
\$100,000-125,000	1.4%	4.7%	1.4%	0.3%	0.5%	8.3%
\$125,000-150,000	0.8%	3.7%	0.6%	0.3%	0.2%	5.6%
\$150,000-200,000	0.9%	3.3%	0.9%	0.2%	0.2%	5.4%
\$200,000+	0.8%	4.0%	0.3%	0.2%	0.1%	5.4%
<b>Total</b>	<b>31.0%</b>	<b>49.4%</b>	<b>12.0%</b>	<b>4.0%</b>	<b>3.6%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.7%	1.7%	0.5%	0.2%	0.2%	6.3%
\$10,000-20,000	7.3%	2.8%	0.7%	0.2%	0.3%	11.4%
\$20,000-30,000	5.0%	5.0%	1.2%	0.3%	0.3%	11.8%
\$30,000-40,000	4.1%	5.3%	1.3%	0.4%	0.4%	11.5%
\$40,000-50,000	2.4%	4.2%	0.6%	0.2%	0.3%	7.9%
\$50,000-60,000	2.2%	5.1%	1.1%	0.4%	0.3%	9.1%
\$60,000-75,000	2.3%	5.6%	1.2%	0.1%	0.3%	9.5%
\$75,000-100,000	2.1%	6.9%	1.6%	0.2%	0.3%	11.0%
\$100,000-125,000	1.6%	4.8%	1.0%	0.3%	0.5%	8.2%
\$125,000-150,000	0.8%	2.9%	0.3%	0.3%	0.2%	4.6%
\$150,000-200,000	1.0%	3.1%	0.3%	0.1%	0.1%	4.6%
\$200,000+	0.7%	2.9%	0.3%	0.1%	0.1%	4.1%
<b>Total</b>	<b>33.3%</b>	<b>50.4%</b>	<b>10.2%</b>	<b>2.8%</b>	<b>3.3%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.4%	1.1%	0.7%	0.2%	0.2%	4.6%
\$10,000-20,000	3.7%	1.9%	0.7%	0.4%	0.3%	6.9%
\$20,000-30,000	2.9%	2.9%	0.8%	0.5%	0.3%	7.4%
\$30,000-40,000	2.8%	3.2%	1.4%	1.0%	0.8%	9.1%
\$40,000-50,000	2.6%	3.2%	1.0%	1.0%	0.5%	8.2%
\$50,000-60,000	1.8%	3.3%	1.9%	1.0%	0.7%	8.9%
\$60,000-75,000	2.3%	4.8%	2.2%	1.0%	1.3%	11.5%
\$75,000-100,000	1.7%	6.0%	3.1%	1.8%	1.5%	14.1%
\$100,000-125,000	1.0%	3.9%	2.4%	1.4%	1.2%	10.1%
\$125,000-150,000	0.8%	2.8%	0.9%	1.3%	0.5%	6.2%
\$150,000-200,000	0.6%	2.5%	1.5%	1.1%	0.5%	6.1%
\$200,000+	0.8%	3.1%	0.9%	1.4%	0.7%	6.9%
<b>Total</b>	<b>23.5%</b>	<b>38.6%</b>	<b>17.5%</b>	<b>12.1%</b>	<b>8.4%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2,310	1,163	1,103	400	543	5,519
\$10,000-20,000	2,103	909	1,108	499	274	4,893
\$20,000-30,000	2,021	1,086	892	581	763	5,343
\$30,000-40,000	952	930	834	793	528	4,037
\$40,000-50,000	1,025	1,182	868	890	413	4,378
\$50,000-60,000	789	1,035	343	342	315	2,824
\$60,000-75,000	536	1,301	806	472	476	3,591
\$75,000-100,000	932	917	455	303	488	3,095
\$100,000-125,000	402	508	356	351	190	1,807
\$125,000-150,000	138	338	324	110	78	988
\$150,000-200,000	213	214	141	79	59	706
\$200,000+	295	256	81	96	93	821
<b>Total</b>	<b>11,716</b>	<b>9,839</b>	<b>7,311</b>	<b>4,916</b>	<b>4,220</b>	<b>38,002</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,256	224	56	73	59	1,668
\$10,000-20,000	1,841	361	116	57	95	2,470
\$20,000-30,000	904	442	108	122	70	1,646
\$30,000-40,000	845	300	169	78	90	1,482
\$40,000-50,000	596	414	101	71	74	1,256
\$50,000-60,000	486	334	36	63	47	966
\$60,000-75,000	447	397	116	55	51	1,066
\$75,000-100,000	346	242	99	59	77	823
\$100,000-125,000	401	230	130	41	42	844
\$125,000-150,000	264	155	43	27	37	526
\$150,000-200,000	195	89	38	29	19	370
\$200,000+	263	221	44	34	25	587
<b>Total</b>	<b>7,844</b>	<b>3,409</b>	<b>1,056</b>	<b>709</b>	<b>686</b>	<b>13,704</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	820	128	41	36	47	1,072
\$10,000-20,000	1,416	248	94	35	42	1,835
\$20,000-30,000	669	262	55	53	47	1,086
\$30,000-40,000	658	206	116	66	73	1,119
\$40,000-50,000	454	249	62	42	35	842
\$50,000-60,000	266	225	31	45	35	602
\$60,000-75,000	238	228	55	35	39	595
\$75,000-100,000	263	183	72	26	67	611
\$100,000-125,000	264	142	110	25	31	572
\$125,000-150,000	209	47	35	20	25	336
\$150,000-200,000	133	55	26	18	15	247
\$200,000+	175	46	30	27	16	294
<b>Total</b>	<b>5,565</b>	<b>2,019</b>	<b>727</b>	<b>428</b>	<b>472</b>	<b>9,211</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3,566	1,387	1,159	473	602	7,187
\$10,000-20,000	3,944	1,270	1,224	556	369	7,363
\$20,000-30,000	2,925	1,528	1,000	703	833	6,989
\$30,000-40,000	1,797	1,230	1,003	871	618	5,519
\$40,000-50,000	1,621	1,596	969	961	487	5,634
\$50,000-60,000	1,275	1,369	379	405	362	3,790
\$60,000-75,000	983	1,698	922	527	527	4,657
\$75,000-100,000	1,278	1,159	554	362	565	3,918
\$100,000-125,000	803	738	486	392	232	2,651
\$125,000-150,000	402	493	367	137	115	1,514
\$150,000-200,000	408	303	179	108	78	1,076
\$200,000+	558	477	125	130	118	1,408
<b>Total</b>	<b>19,560</b>	<b>13,248</b>	<b>8,367</b>	<b>5,625</b>	<b>4,906</b>	<b>51,706</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.1%	3.1%	2.9%	1.1%	1.4%	14.5%
\$10,000-20,000	5.5%	2.4%	2.9%	1.3%	0.7%	12.9%
\$20,000-30,000	5.3%	2.9%	2.3%	1.5%	2.0%	14.1%
\$30,000-40,000	2.5%	2.4%	2.2%	2.1%	1.4%	10.6%
\$40,000-50,000	2.7%	3.1%	2.3%	2.3%	1.1%	11.5%
\$50,000-60,000	2.1%	2.7%	0.9%	0.9%	0.8%	7.4%
\$60,000-75,000	1.4%	3.4%	2.1%	1.2%	1.3%	9.4%
\$75,000-100,000	2.5%	2.4%	1.2%	0.8%	1.3%	8.1%
\$100,000-125,000	1.1%	1.3%	0.9%	0.9%	0.5%	4.8%
\$125,000-150,000	0.4%	0.9%	0.9%	0.3%	0.2%	2.6%
\$150,000-200,000	0.6%	0.6%	0.4%	0.2%	0.2%	1.9%
\$200,000+	0.8%	0.7%	0.2%	0.3%	0.2%	2.2%
<b>Total</b>	<b>30.8%</b>	<b>25.9%</b>	<b>19.2%</b>	<b>12.9%</b>	<b>11.1%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.2%	1.6%	0.4%	0.5%	0.4%	12.2%
\$10,000-20,000	13.4%	2.6%	0.8%	0.4%	0.7%	18.0%
\$20,000-30,000	6.6%	3.2%	0.8%	0.9%	0.5%	12.0%
\$30,000-40,000	6.2%	2.2%	1.2%	0.6%	0.7%	10.8%
\$40,000-50,000	4.3%	3.0%	0.7%	0.5%	0.5%	9.2%
\$50,000-60,000	3.5%	2.4%	0.3%	0.5%	0.3%	7.0%
\$60,000-75,000	3.3%	2.9%	0.8%	0.4%	0.4%	7.8%
\$75,000-100,000	2.5%	1.8%	0.7%	0.4%	0.6%	6.0%
\$100,000-125,000	2.9%	1.7%	0.9%	0.3%	0.3%	6.2%
\$125,000-150,000	1.9%	1.1%	0.3%	0.2%	0.3%	3.8%
\$150,000-200,000	1.4%	0.6%	0.3%	0.2%	0.1%	2.7%
\$200,000+	1.9%	1.6%	0.3%	0.2%	0.2%	4.3%
<b>Total</b>	<b>57.2%</b>	<b>24.9%</b>	<b>7.7%</b>	<b>5.2%</b>	<b>5.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.9%	1.4%	0.4%	0.4%	0.5%	11.6%
\$10,000-20,000	15.4%	2.7%	1.0%	0.4%	0.5%	19.9%
\$20,000-30,000	7.3%	2.8%	0.6%	0.6%	0.5%	11.8%
\$30,000-40,000	7.1%	2.2%	1.3%	0.7%	0.8%	12.1%
\$40,000-50,000	4.9%	2.7%	0.7%	0.5%	0.4%	9.1%
\$50,000-60,000	2.9%	2.4%	0.3%	0.5%	0.4%	6.5%
\$60,000-75,000	2.6%	2.5%	0.6%	0.4%	0.4%	6.5%
\$75,000-100,000	2.9%	2.0%	0.8%	0.3%	0.7%	6.6%
\$100,000-125,000	2.9%	1.5%	1.2%	0.3%	0.3%	6.2%
\$125,000-150,000	2.3%	0.5%	0.4%	0.2%	0.3%	3.6%
\$150,000-200,000	1.4%	0.6%	0.3%	0.2%	0.2%	2.7%
\$200,000+	1.9%	0.5%	0.3%	0.3%	0.2%	3.2%
<b>Total</b>	<b>60.4%</b>	<b>21.9%</b>	<b>7.9%</b>	<b>4.6%</b>	<b>5.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.9%	2.7%	2.2%	0.9%	1.2%	13.9%
\$10,000-20,000	7.6%	2.5%	2.4%	1.1%	0.7%	14.2%
\$20,000-30,000	5.7%	3.0%	1.9%	1.4%	1.6%	13.5%
\$30,000-40,000	3.5%	2.4%	1.9%	1.7%	1.2%	10.7%
\$40,000-50,000	3.1%	3.1%	1.9%	1.9%	0.9%	10.9%
\$50,000-60,000	2.5%	2.6%	0.7%	0.8%	0.7%	7.3%
\$60,000-75,000	1.9%	3.3%	1.8%	1.0%	1.0%	9.0%
\$75,000-100,000	2.5%	2.2%	1.1%	0.7%	1.1%	7.6%
\$100,000-125,000	1.6%	1.4%	0.9%	0.8%	0.4%	5.1%
\$125,000-150,000	0.8%	1.0%	0.7%	0.3%	0.2%	2.9%
\$150,000-200,000	0.8%	0.6%	0.3%	0.2%	0.2%	2.1%
\$200,000+	1.1%	0.9%	0.2%	0.3%	0.2%	2.7%
<b>Total</b>	<b>37.8%</b>	<b>25.6%</b>	<b>16.2%</b>	<b>10.9%</b>	<b>9.5%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	453	131	243	61	80	968
\$10,000-20,000	266	281	157	110	53	867
\$20,000-30,000	329	394	148	203	82	1,156
\$30,000-40,000	537	385	427	399	390	2,138
\$40,000-50,000	710	757	411	544	187	2,609
\$50,000-60,000	434	572	756	553	355	2,670
\$60,000-75,000	580	1,046	922	575	703	3,826
\$75,000-100,000	445	1,587	1,511	1,006	907	5,456
\$100,000-125,000	204	886	1,266	872	714	3,942
\$125,000-150,000	273	621	502	828	301	2,525
\$150,000-200,000	117	584	851	783	273	2,608
\$200,000+	380	810	584	1,069	325	3,368
<b>Total</b>	<b>4,728</b>	<b>8,054</b>	<b>7,778</b>	<b>7,003</b>	<b>4,570</b>	<b>32,133</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,238	590	168	55	67	2,118
\$10,000-20,000	2,252	968	275	109	104	3,708
\$20,000-30,000	1,700	1,532	361	120	107	3,820
\$30,000-40,000	1,371	1,717	483	216	95	3,882
\$40,000-50,000	1,081	1,394	229	80	98	2,882
\$50,000-60,000	858	1,752	478	142	108	3,338
\$60,000-75,000	1,081	2,197	544	68	153	4,043
\$75,000-100,000	872	2,685	784	257	201	4,799
\$100,000-125,000	587	1,876	569	142	185	3,359
\$125,000-150,000	406	1,628	250	111	94	2,489
\$150,000-200,000	426	1,410	402	66	87	2,391
\$200,000+	421	1,788	165	112	49	2,535
<b>Total</b>	<b>12,293</b>	<b>19,537</b>	<b>4,708</b>	<b>1,478</b>	<b>1,348</b>	<b>39,364</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,034	484	139	40	57	1,754
\$10,000-20,000	1,991	768	180	46	63	3,048
\$20,000-30,000	1,432	1,366	294	79	80	3,251
\$30,000-40,000	1,166	1,443	340	120	85	3,154
\$40,000-50,000	707	1,185	175	63	81	2,211
\$50,000-60,000	650	1,412	324	115	70	2,571
\$60,000-75,000	675	1,578	353	29	74	2,709
\$75,000-100,000	643	2,031	504	47	104	3,329
\$100,000-125,000	507	1,426	323	96	133	2,485
\$125,000-150,000	312	955	124	84	62	1,537
\$150,000-200,000	348	1,024	115	32	29	1,548
\$200,000+	265	1,008	104	45	27	1,449
<b>Total</b>	<b>9,730</b>	<b>14,680</b>	<b>2,975</b>	<b>796</b>	<b>865</b>	<b>29,046</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,691	721	411	116	147	3,086
\$10,000-20,000	2,518	1,249	432	219	157	4,575
\$20,000-30,000	2,029	1,926	509	323	189	4,976
\$30,000-40,000	1,908	2,102	910	615	485	6,020
\$40,000-50,000	1,791	2,151	640	624	285	5,491
\$50,000-60,000	1,292	2,324	1,234	695	463	6,008
\$60,000-75,000	1,661	3,243	1,466	643	856	7,869
\$75,000-100,000	1,317	4,272	2,295	1,263	1,108	10,255
\$100,000-125,000	791	2,762	1,835	1,014	899	7,301
\$125,000-150,000	679	2,249	752	939	395	5,014
\$150,000-200,000	543	1,994	1,253	849	360	4,999
\$200,000+	801	2,598	749	1,181	574	5,903
<b>Total</b>	<b>17,021</b>	<b>27,591</b>	<b>12,486</b>	<b>8,481</b>	<b>5,918</b>	<b>71,497</b>

HISTA 2.2 Summary Data Chatham County, Georgia

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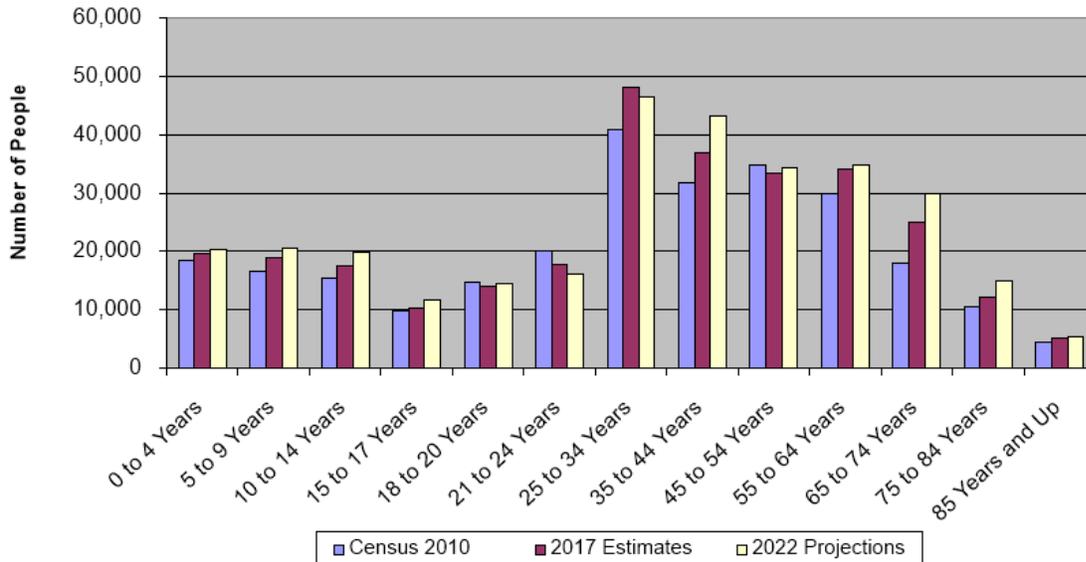
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.4%	0.4%	0.8%	0.2%	0.2%	3.0%
\$10,000-20,000	0.8%	0.9%	0.5%	0.3%	0.2%	2.7%
\$20,000-30,000	1.0%	1.2%	0.5%	0.6%	0.3%	3.6%
\$30,000-40,000	1.7%	1.2%	1.3%	1.2%	1.2%	6.7%
\$40,000-50,000	2.2%	2.4%	1.3%	1.7%	0.6%	8.1%
\$50,000-60,000	1.4%	1.8%	2.4%	1.7%	1.1%	8.3%
\$60,000-75,000	1.8%	3.3%	2.9%	1.8%	2.2%	11.9%
\$75,000-100,000	1.4%	4.9%	4.7%	3.1%	2.8%	17.0%
\$100,000-125,000	0.6%	2.8%	3.9%	2.7%	2.2%	12.3%
\$125,000-150,000	0.8%	1.9%	1.6%	2.6%	0.9%	7.9%
\$150,000-200,000	0.4%	1.8%	2.6%	2.4%	0.8%	8.1%
\$200,000+	1.2%	2.5%	1.8%	3.3%	1.6%	10.5%
<b>Total</b>	<b>14.7%</b>	<b>25.1%</b>	<b>24.2%</b>	<b>21.8%</b>	<b>14.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.1%	1.5%	0.4%	0.1%	0.2%	5.4%
\$10,000-20,000	5.7%	2.5%	0.7%	0.3%	0.3%	9.4%
\$20,000-30,000	4.3%	3.9%	0.9%	0.3%	0.3%	9.7%
\$30,000-40,000	3.5%	4.4%	1.2%	0.5%	0.2%	9.9%
\$40,000-50,000	2.7%	3.5%	0.6%	0.2%	0.2%	7.3%
\$50,000-60,000	2.2%	4.5%	1.2%	0.4%	0.3%	8.5%
\$60,000-75,000	2.7%	5.6%	1.4%	0.2%	0.4%	10.3%
\$75,000-100,000	2.2%	6.8%	2.0%	0.7%	0.5%	12.2%
\$100,000-125,000	1.5%	4.8%	1.4%	0.4%	0.5%	8.5%
\$125,000-150,000	1.0%	4.1%	0.6%	0.3%	0.2%	6.3%
\$150,000-200,000	1.1%	3.6%	1.0%	0.2%	0.2%	6.1%
\$200,000+	1.1%	4.5%	0.4%	0.3%	0.1%	6.4%
<b>Total</b>	<b>31.2%</b>	<b>49.6%</b>	<b>12.0%</b>	<b>3.8%</b>	<b>3.4%</b>	<b>100.0%</b>

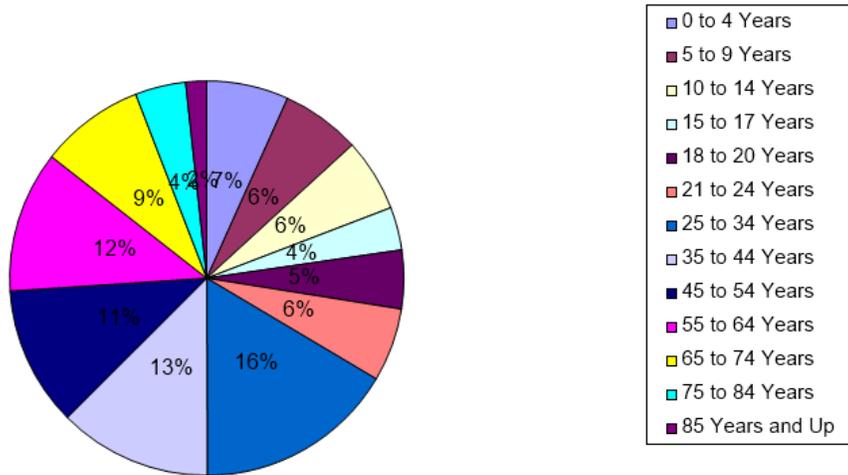
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.6%	1.7%	0.5%	0.1%	0.2%	6.0%
\$10,000-20,000	6.9%	2.6%	0.6%	0.2%	0.2%	10.5%
\$20,000-30,000	4.9%	4.7%	1.0%	0.3%	0.3%	11.2%
\$30,000-40,000	4.0%	5.0%	1.2%	0.4%	0.3%	10.9%
\$40,000-50,000	2.4%	4.1%	0.6%	0.2%	0.3%	7.6%
\$50,000-60,000	2.2%	4.9%	1.1%	0.4%	0.2%	8.9%
\$60,000-75,000	2.3%	5.4%	1.2%	0.1%	0.3%	9.3%
\$75,000-100,000	2.2%	7.0%	1.7%	0.2%	0.4%	11.5%
\$100,000-125,000	1.7%	4.9%	1.1%	0.3%	0.5%	8.6%
\$125,000-150,000	1.1%	3.3%	0.4%	0.3%	0.2%	5.3%
\$150,000-200,000	1.2%	3.5%	0.4%	0.1%	0.1%	5.3%
\$200,000+	0.9%	3.5%	0.4%	0.2%	0.1%	5.0%
<b>Total</b>	<b>33.5%</b>	<b>50.5%</b>	<b>10.2%</b>	<b>2.7%</b>	<b>3.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.4%	1.0%	0.6%	0.2%	0.2%	4.3%
\$10,000-20,000	3.5%	1.7%	0.6%	0.3%	0.2%	6.4%
\$20,000-30,000	2.8%	2.7%	0.7%	0.5%	0.3%	7.0%
\$30,000-40,000	2.7%	2.9%	1.3%	0.9%	0.7%	8.4%
\$40,000-50,000	2.5%	3.0%	0.9%	0.9%	0.4%	7.7%
\$50,000-60,000	1.8%	3.3%	1.7%	1.0%	0.6%	8.4%
\$60,000-75,000	2.3%	4.5%	2.1%	0.9%	1.2%	11.0%
\$75,000-100,000	1.8%	6.0%	3.2%	1.8%	1.5%	14.3%
\$100,000-125,000	1.1%	3.9%	2.6%	1.4%	1.3%	10.2%
\$125,000-150,000	0.9%	3.1%	1.1%	1.3%	0.6%	7.0%
\$150,000-200,000	0.8%	2.8%	1.8%	1.2%	0.5%	7.0%
\$200,000+	1.1%	3.6%	1.0%	1.7%	0.8%	8.3%
<b>Total</b>	<b>23.8%</b>	<b>38.6%</b>	<b>17.5%</b>	<b>11.9%</b>	<b>8.3%</b>	<b>100.0%</b>

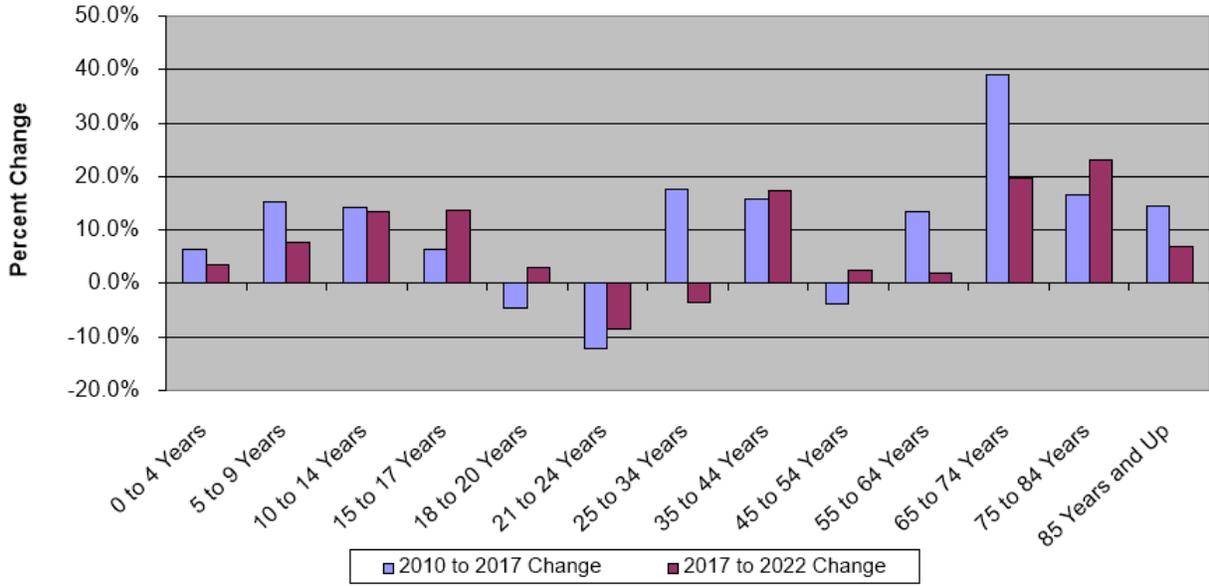
### Population by Age Chatham County, Georgia



### 2017 Population by Age Chatham County, Georgia



### Population Change by Age Chatham County, Georgia



www.ribbondata.com

### POPULATION DATA

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Population by Age & Sex Chatham County, Georgia											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	9,505	9,021	<b>18,526</b>	0 to 4 Years	10,023	9,670	<b>19,693</b>	0 to 4 Years	10,408	9,963	<b>20,371</b>
5 to 9 Years	8,318	8,157	<b>16,475</b>	5 to 9 Years	9,692	9,290	<b>18,982</b>	5 to 9 Years	10,405	10,046	<b>20,451</b>
10 to 14 Years	7,856	7,452	<b>15,308</b>	10 to 14 Years	8,950	8,553	<b>17,503</b>	10 to 14 Years	10,161	9,705	<b>19,866</b>
15 to 17 Years	4,941	4,757	<b>9,698</b>	15 to 17 Years	5,206	5,112	<b>10,318</b>	15 to 17 Years	6,022	5,710	<b>11,732</b>
18 to 20 Years	7,039	7,708	<b>14,747</b>	18 to 20 Years	6,854	7,225	<b>14,079</b>	18 to 20 Years	7,190	7,317	<b>14,507</b>
21 to 24 Years	9,839	10,229	<b>20,068</b>	21 to 24 Years	8,980	8,655	<b>17,635</b>	21 to 24 Years	8,430	7,698	<b>16,128</b>
25 to 34 Years	20,253	20,666	<b>40,919</b>	25 to 34 Years	24,143	24,005	<b>48,148</b>	25 to 34 Years	23,153	23,331	<b>46,484</b>
35 to 44 Years	15,735	16,031	<b>31,766</b>	35 to 44 Years	17,965	18,824	<b>36,789</b>	35 to 44 Years	21,368	21,851	<b>43,219</b>
45 to 54 Years	16,608	18,201	<b>34,809</b>	45 to 54 Years	16,042	17,459	<b>33,501</b>	45 to 54 Years	16,480	17,824	<b>34,304</b>
55 to 64 Years	13,768	16,180	<b>29,948</b>	55 to 64 Years	15,546	18,461	<b>34,007</b>	55 to 64 Years	16,000	18,689	<b>34,689</b>
65 to 74 Years	8,268	9,760	<b>18,028</b>	65 to 74 Years	11,270	13,803	<b>25,073</b>	65 to 74 Years	13,098	16,896	<b>29,994</b>
75 to 84 Years	4,238	6,203	<b>10,441</b>	75 to 84 Years	5,175	6,986	<b>12,161</b>	75 to 84 Years	6,398	8,563	<b>14,961</b>
85 Years and Up	<u>1,336</u>	<u>3,059</u>	<u>4,395</u>	85 Years and Up	<u>1,658</u>	<u>3,377</u>	<u>5,035</u>	85 Years and Up	<u>1,840</u>	<u>3,543</u>	<u>5,383</u>
<b>Total</b>	<b>127,704</b>	<b>137,424</b>	<b>265,128</b>	<b>Total</b>	<b>141,504</b>	<b>151,420</b>	<b>292,924</b>	<b>Total</b>	<b>150,953</b>	<b>161,136</b>	<b>312,089</b>
62+ Years	n/a	n/a	41,083	62+ Years	n/a	n/a	51,721	62+ Years	n/a	n/a	60,435
<b>Median Age:</b>			<b>34.2</b>	<b>Median Age:</b>			<b>35.0</b>	<b>Median Age:</b>			<b>36.5</b>

Source: Claritas; Ribbon Demographics

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

**POPULATION DATA**

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Claritas

Percent Population by Age & Sex												
Chatham County, Georgia												
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.6%	3.4%	<b>7.0%</b>	0 to 4 Years	3.4%	3.3%	<b>6.7%</b>	0 to 4 Years	3.3%	3.2%	<b>6.5%</b>	
5 to 9 Years	3.1%	3.1%	<b>6.2%</b>	5 to 9 Years	3.3%	3.2%	<b>6.5%</b>	5 to 9 Years	3.3%	3.2%	<b>6.6%</b>	
10 to 14 Years	3.0%	2.8%	<b>5.8%</b>	10 to 14 Years	3.1%	2.9%	<b>6.0%</b>	10 to 14 Years	3.3%	3.1%	<b>6.4%</b>	
15 to 17 Years	1.9%	1.8%	<b>3.7%</b>	15 to 17 Years	1.8%	1.7%	<b>3.5%</b>	15 to 17 Years	1.9%	1.8%	<b>3.8%</b>	
18 to 20 Years	2.7%	2.9%	<b>5.6%</b>	18 to 20 Years	2.3%	2.5%	<b>4.8%</b>	18 to 20 Years	2.3%	2.3%	<b>4.6%</b>	
21 to 24 Years	3.7%	3.9%	<b>7.6%</b>	21 to 24 Years	3.1%	3.0%	<b>6.0%</b>	21 to 24 Years	2.7%	2.5%	<b>5.2%</b>	
25 to 34 Years	7.6%	7.8%	<b>15.4%</b>	25 to 34 Years	8.2%	8.2%	<b>16.4%</b>	25 to 34 Years	7.4%	7.5%	<b>14.9%</b>	
35 to 44 Years	5.9%	6.0%	<b>12.0%</b>	35 to 44 Years	6.1%	6.4%	<b>12.6%</b>	35 to 44 Years	6.8%	7.0%	<b>13.8%</b>	
45 to 54 Years	6.3%	6.9%	<b>13.1%</b>	45 to 54 Years	5.5%	6.0%	<b>11.4%</b>	45 to 54 Years	5.3%	5.7%	<b>11.0%</b>	
55 to 64 Years	5.2%	6.1%	<b>11.3%</b>	55 to 64 Years	5.3%	6.3%	<b>11.6%</b>	55 to 64 Years	5.1%	6.0%	<b>11.1%</b>	
65 to 74 Years	3.1%	3.7%	<b>6.8%</b>	65 to 74 Years	3.8%	4.7%	<b>8.6%</b>	65 to 74 Years	4.2%	5.4%	<b>9.6%</b>	
75 to 84 Years	1.6%	2.3%	<b>3.9%</b>	75 to 84 Years	1.8%	2.4%	<b>4.2%</b>	75 to 84 Years	2.1%	2.7%	<b>4.8%</b>	
85 Years and Up	0.5%	1.2%	<b>1.7%</b>	85 Years and Up	0.6%	1.2%	<b>1.7%</b>	85 Years and Up	0.6%	1.1%	<b>1.7%</b>	
<b>Total</b>	<b>48.2%</b>	<b>51.8%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.3%</b>	<b>51.7%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.4%</b>	<b>51.6%</b>	<b>100.0%</b>	
62+ Years	n/a	n/a	15.5%	62+ Years	n/a	n/a	17.7%	62+ Years	n/a	n/a	19.4%	

Source: Claritas; Ribbon Demographics

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

**POPULATION DATA**

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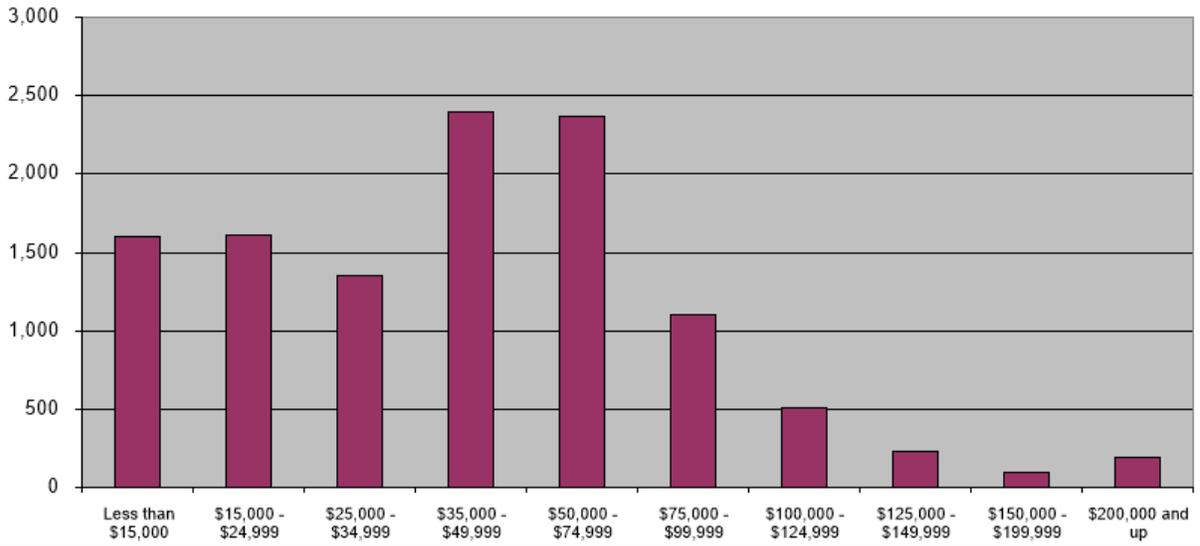
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Changes in Population by Age & Sex										
Chatham County, Georgia										
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022					
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change	
0 to 4 Years	518	649	<b>1,167</b>	<b>6.3%</b>	0 to 4 Years	385	293	<b>678</b>	<b>3.4%</b>	
5 to 9 Years	1,374	1,133	<b>2,507</b>	<b>15.2%</b>	5 to 9 Years	713	756	<b>1,469</b>	<b>7.7%</b>	
10 to 14 Years	1,094	1,101	<b>2,195</b>	<b>14.3%</b>	10 to 14 Years	1,211	1,152	<b>2,363</b>	<b>13.5%</b>	
15 to 17 Years	265	355	<b>620</b>	<b>6.4%</b>	15 to 17 Years	816	598	<b>1,414</b>	<b>13.7%</b>	
18 to 20 Years	-185	-483	<b>-668</b>	<b>-4.5%</b>	18 to 20 Years	336	92	<b>428</b>	<b>3.0%</b>	
21 to 24 Years	-859	-1,574	<b>-2,433</b>	<b>-12.1%</b>	21 to 24 Years	-550	-957	<b>-1,507</b>	<b>-8.5%</b>	
25 to 34 Years	3,890	3,339	<b>7,229</b>	<b>17.7%</b>	25 to 34 Years	-990	-674	<b>-1,664</b>	<b>-3.5%</b>	
35 to 44 Years	2,230	2,793	<b>5,023</b>	<b>15.8%</b>	35 to 44 Years	3,403	3,027	<b>6,430</b>	<b>17.5%</b>	
45 to 54 Years	-566	-742	<b>-1,308</b>	<b>-3.8%</b>	45 to 54 Years	438	365	<b>803</b>	<b>2.4%</b>	
55 to 64 Years	1,778	2,281	<b>4,059</b>	<b>13.6%</b>	55 to 64 Years	454	228	<b>682</b>	<b>2.0%</b>	
65 to 74 Years	3,002	4,043	<b>7,045</b>	<b>39.1%</b>	65 to 74 Years	1,828	3,093	<b>4,921</b>	<b>19.6%</b>	
75 to 84 Years	937	783	<b>1,720</b>	<b>16.5%</b>	75 to 84 Years	1,223	1,577	<b>2,800</b>	<b>23.0%</b>	
85 Years and Up	<u>322</u>	<u>318</u>	<b>640</b>	<b>14.6%</b>	85 Years and Up	<u>182</u>	<u>166</u>	<b>348</b>	<b>6.9%</b>	
<b>Total</b>	<b>13,800</b>	<b>13,996</b>	<b>27,796</b>	<b>10.5%</b>	<b>Total</b>	<b>9,449</b>	<b>9,716</b>	<b>19,165</b>	<b>6.5%</b>	
62+ Years	n/a	n/a	10,638	<b>25.9%</b>	62+ Years	n/a	n/a	8,714	<b>16.8%</b>	

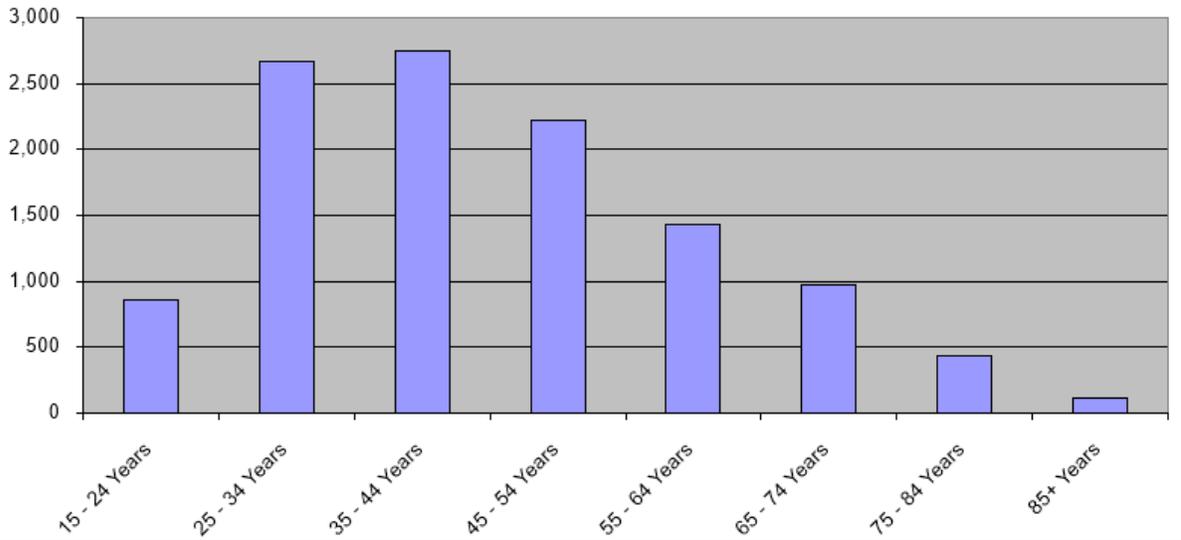
Source: Claritas; Ribbon Demographics

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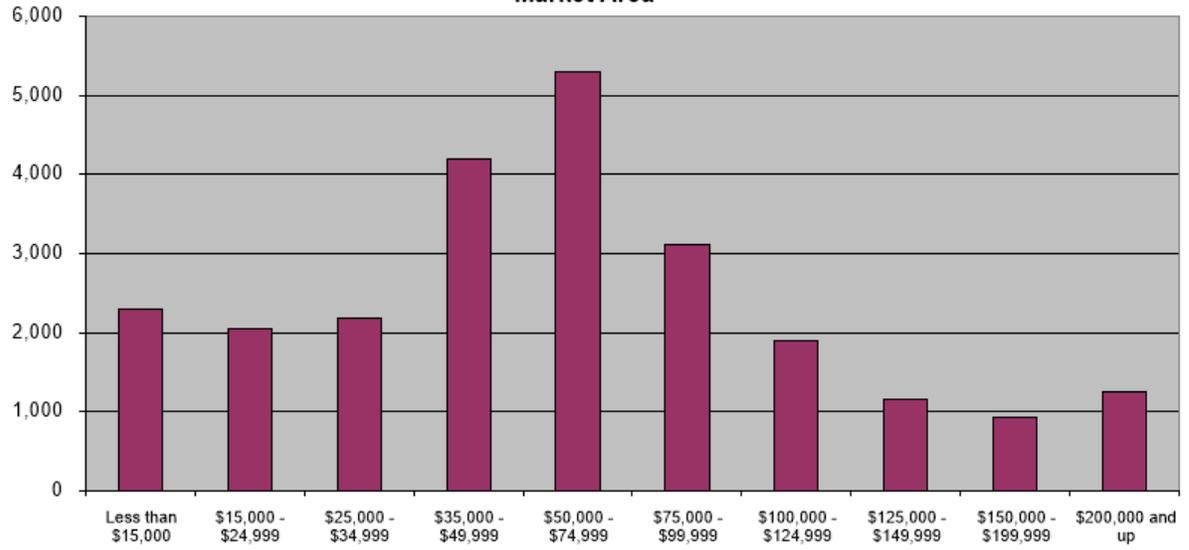
**Households by Income - Census 2000  
Market Area**



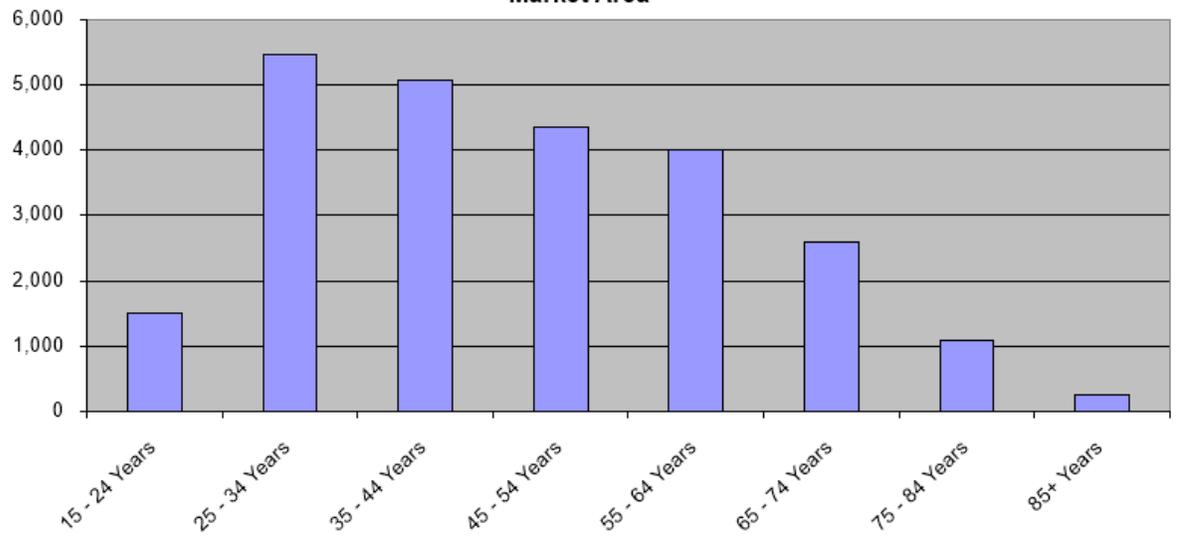
**Households by Age - Census 2000  
Market Area**



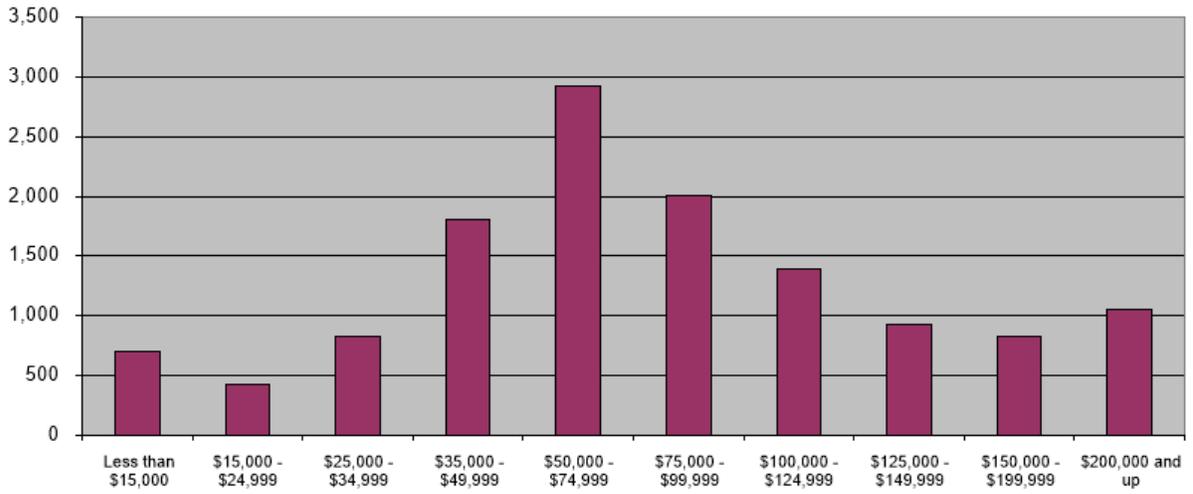
**Estimated Households by Income - 2017  
Market Area**



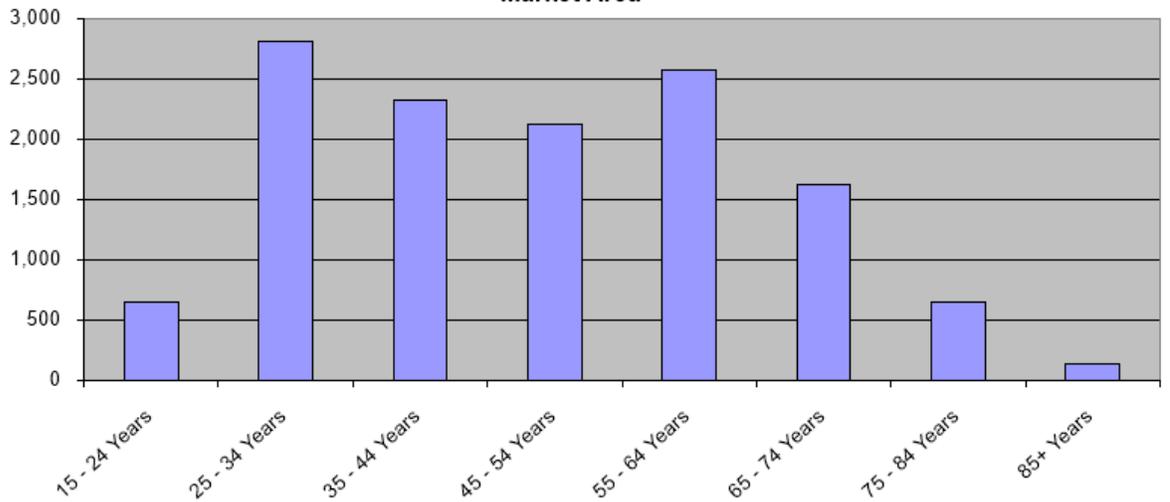
**Estimated Households by Age - 2017  
Market Area**



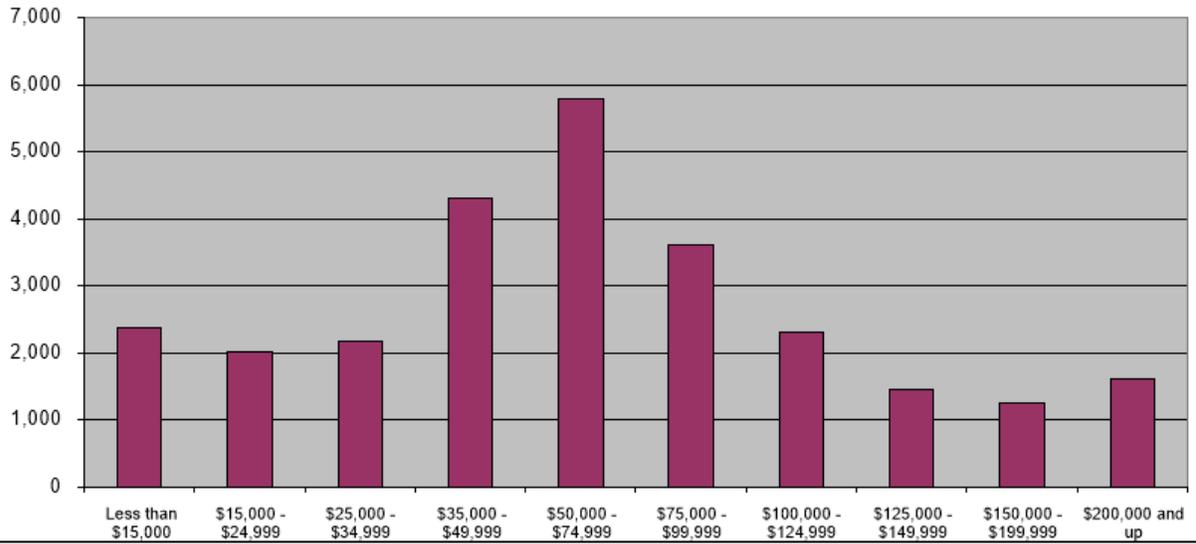
**Estimated Household Income Change 2000 - 2017  
Market Area**



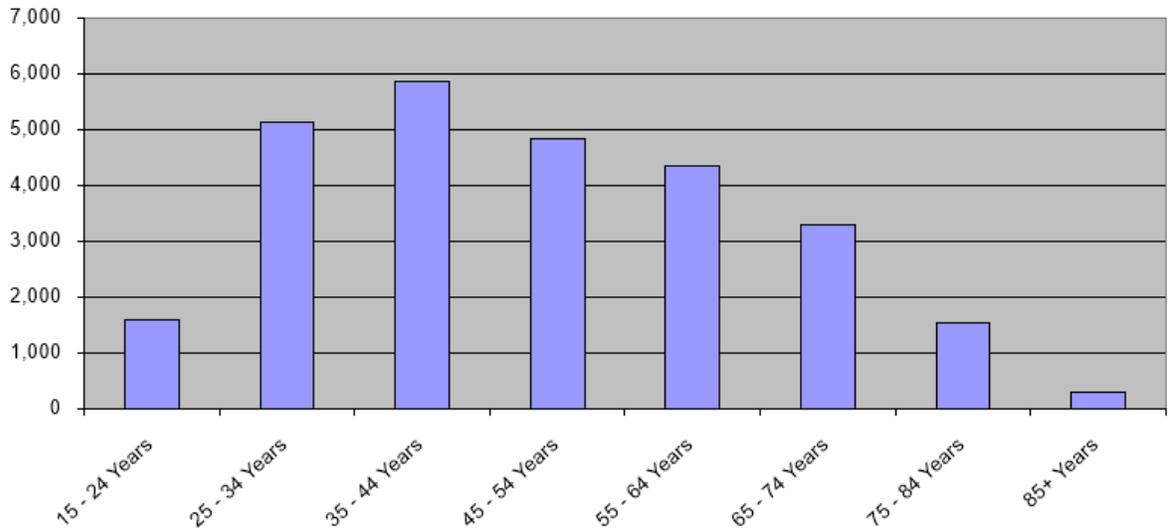
**Estimated Household Age Change 2000 - 2017  
Market Area**



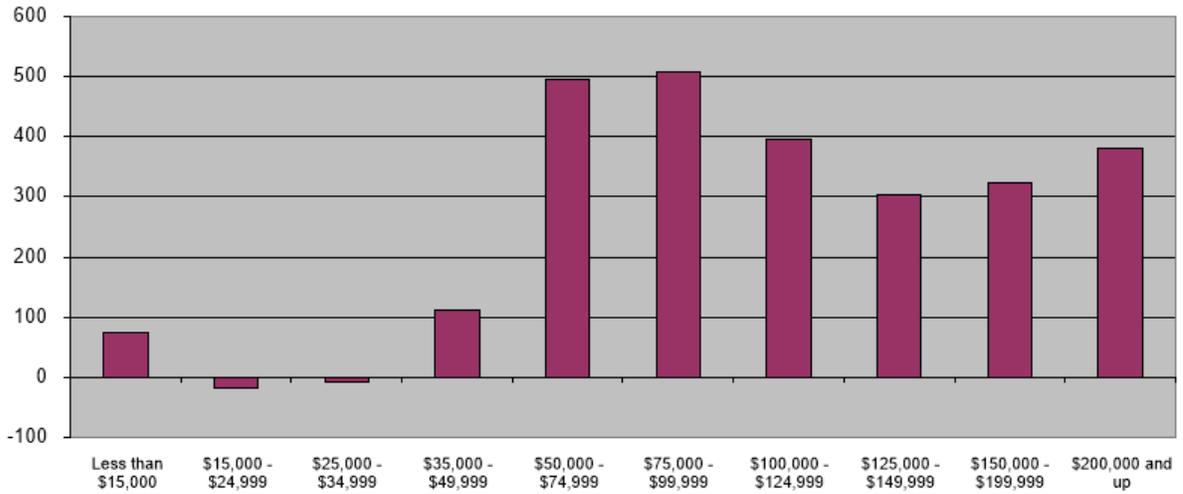
**Projected Households by Income - 2022  
Market Area**



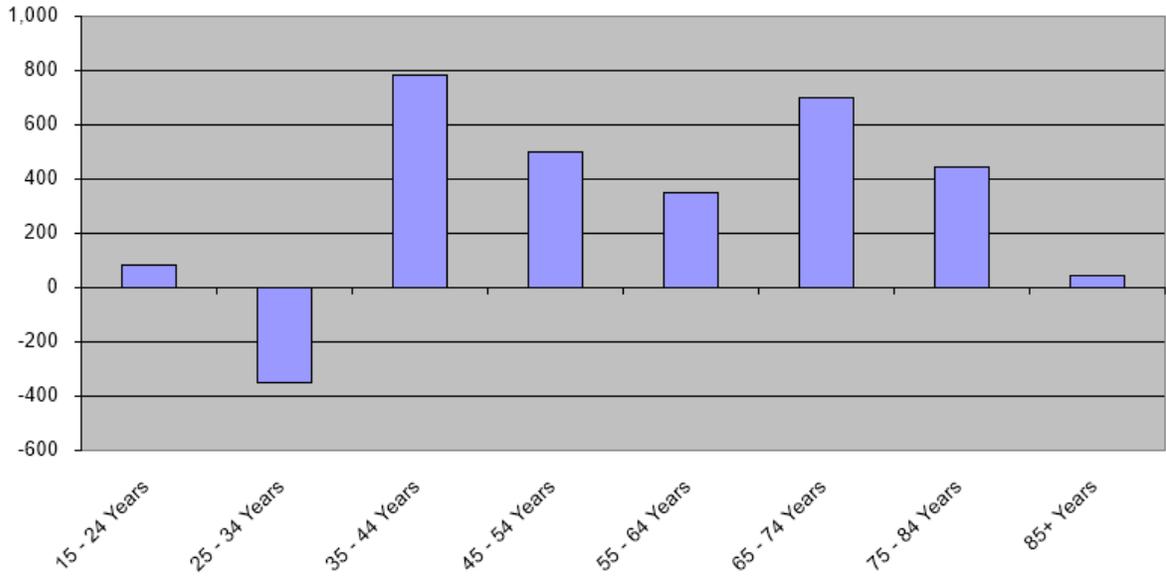
**Projected Households by Age - 2022  
Market Area**

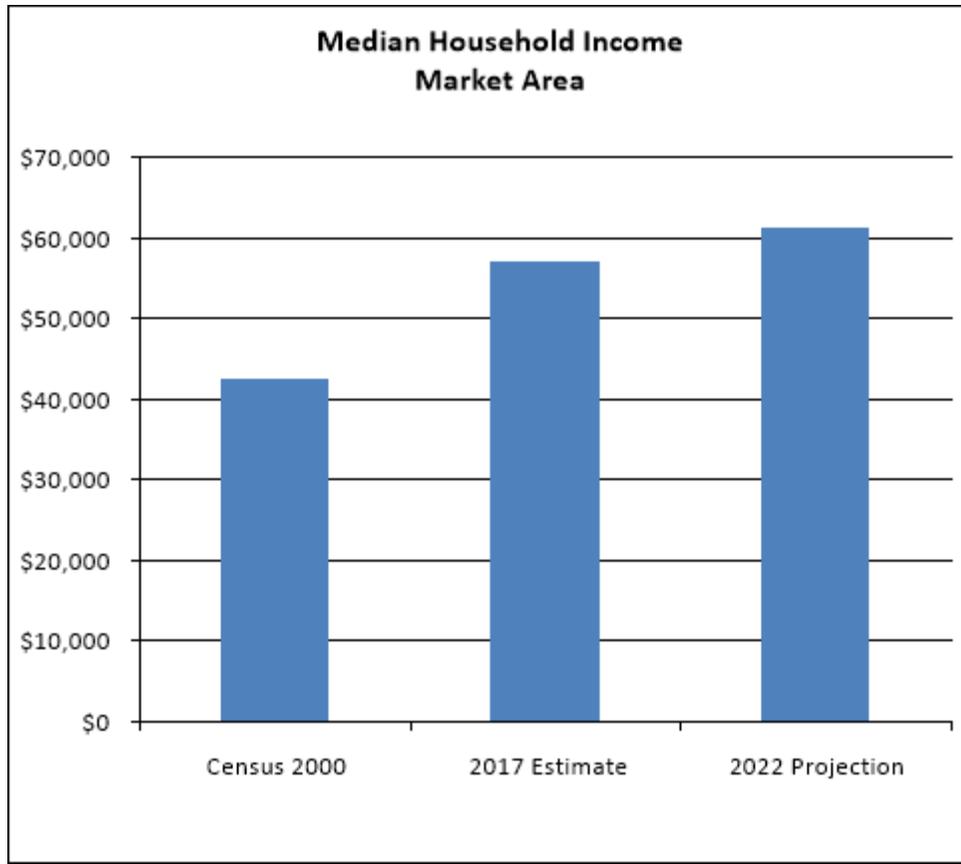


**Projected Household Income Change 2017 to 2022  
Market Area**



**Projected Household Age Change 2017 to 2022  
Market Area**





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Households by Income and Age Market Area										
Census Data - 2000										
	Age	Age								
Income	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years	Total	Percent
Less than \$15,000	181	284	210	236	245	215	168	59	1,598	13.9%
\$15,000 - \$24,999	300	313	308	159	171	245	93	23	1,612	14.1%
\$25,000 - \$34,999	114	423	289	196	104	182	36	7	1,351	11.8%
\$35,000 - \$49,999	165	687	568	415	292	181	73	18	2,399	20.9%
\$50,000 - \$74,999	61	659	805	429	319	59	30	5	2,367	20.7%
\$75,000 - \$99,999	31	149	349	372	131	52	13	3	1,100	9.6%
\$100,000 - \$124,999	0	94	101	203	78	18	13	2	509	4.4%
\$125,000 - \$149,999	11	21	38	109	34	11	4	1	229	2.0%
\$150,000 - \$199,999	0	1	50	27	20	0	0	0	98	0.9%
\$200,000 and up	1	37	25	79	36	13	2	0	193	1.7%
<b>Total</b>	<b>864</b>	<b>2,668</b>	<b>2,743</b>	<b>2,225</b>	<b>1,430</b>	<b>976</b>	<b>432</b>	<b>118</b>	<b>11,456</b>	<b>100.0%</b>
<b>Percent</b>	<b>7.5%</b>	<b>23.3%</b>	<b>23.9%</b>	<b>19.4%</b>	<b>12.5%</b>	<b>8.5%</b>	<b>3.8%</b>	<b>1.0%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Current Year Estimates - 2017										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	350	518	336	249	300	268	204	72	2,297	9.4%
\$15,000 - \$24,999	255	499	343	232	280	214	169	50	2,042	8.4%
\$25,000 - \$34,999	244	522	371	208	210	359	213	51	2,178	8.9%
\$35,000 - \$49,999	309	1,104	860	574	603	509	213	32	4,204	17.3%
\$50,000 - \$74,999	164	1,221	1,097	1,101	1,001	530	149	28	5,291	21.7%
\$75,000 - \$99,999	175	795	857	475	407	317	71	9	3,106	12.8%
\$100,000 - \$124,999	2	484	596	384	297	115	25	4	1,907	7.8%
\$125,000 - \$149,999	3	90	112	441	380	115	17	1	1,159	4.8%
\$150,000 - \$199,999	10	146	264	210	173	107	14	2	926	3.8%
\$200,000 and up	2	96	230	476	359	70	10	2	1,245	5.1%
<b>Total</b>	<b>1,514</b>	<b>5,475</b>	<b>5,066</b>	<b>4,350</b>	<b>4,010</b>	<b>2,604</b>	<b>1,085</b>	<b>251</b>	<b>24,355</b>	<b>100.0%</b>
<b>Percent</b>	<b>6.2%</b>	<b>22.5%</b>	<b>20.8%</b>	<b>17.9%</b>	<b>16.5%</b>	<b>10.7%</b>	<b>4.5%</b>	<b>1.0%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2017										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	169	234	126	13	55	53	36	13	699	43.7%
\$15,000 - \$24,999	-45	186	35	73	109	-31	76	27	430	26.7%
\$25,000 - \$34,999	130	99	82	12	106	177	177	44	827	61.2%
\$35,000 - \$49,999	144	417	292	159	311	328	140	14	1,805	75.2%
\$50,000 - \$74,999	103	562	292	672	682	471	119	23	2,924	123.5%
\$75,000 - \$99,999	144	646	508	103	276	265	58	6	2,006	182.4%
\$100,000 - \$124,999	2	390	495	181	219	97	12	2	1,398	274.7%
\$125,000 - \$149,999	-8	69	74	332	346	104	13	0	930	406.1%
\$150,000 - \$199,999	10	145	214	183	153	107	14	2	828	844.9%
\$200,000 and up	1	59	205	397	323	57	8	2	1,052	545.1%
<b>Total</b>	<b>650</b>	<b>2,807</b>	<b>2,323</b>	<b>2,125</b>	<b>2,580</b>	<b>1,628</b>	<b>653</b>	<b>133</b>	<b>12,899</b>	<b>112.6%</b>
<b>Percent Change</b>	<b>75.2%</b>	<b>105.2%</b>	<b>84.7%</b>	<b>95.5%</b>	<b>180.4%</b>	<b>166.8%</b>	<b>151.2%</b>	<b>112.7%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Five Year Projections - 2022										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	379	442	336	250	302	317	267	79	2,372	8.8%
\$15,000 - \$24,999	256	423	328	224	257	249	227	61	2,025	7.5%
\$25,000 - \$34,999	237	440	364	201	199	395	274	61	2,171	8.1%
\$35,000 - \$49,999	323	974	901	584	592	607	296	38	4,315	16.0%
\$50,000 - \$74,999	183	1,166	1,238	1,183	1,064	685	233	34	5,786	21.5%
\$75,000 - \$99,999	198	803	1,047	541	463	433	116	12	3,613	13.4%
\$100,000 - \$124,999	3	506	784	455	348	163	38	6	2,303	8.6%
\$125,000 - \$149,999	5	107	167	531	444	174	33	1	1,462	5.4%
\$150,000 - \$199,999	11	162	364	279	227	176	28	3	1,250	4.6%
\$200,000 and up	<u>5</u>	<u>104</u>	<u>323</u>	<u>602</u>	<u>466</u>	<u>105</u>	<u>18</u>	<u>2</u>	<u>1,625</u>	<u>6.0%</u>
<b>Total</b>	<b>1,600</b>	<b>5,127</b>	<b>5,852</b>	<b>4,850</b>	<b>4,362</b>	<b>3,304</b>	<b>1,530</b>	<b>297</b>	<b>26,922</b>	<b>100.0%</b>
<b>Percent</b>	<b>5.9%</b>	<b>19.0%</b>	<b>21.7%</b>	<b>18.0%</b>	<b>16.2%</b>	<b>12.3%</b>	<b>5.7%</b>	<b>1.1%</b>	<b>100.0%</b>	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Projected Change - 2017 to 2022										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	29	-76	0	1	2	49	63	7	75	3.3%
\$15,000 - \$24,999	1	-76	-15	-8	-23	35	58	11	-17	-0.8%
\$25,000 - \$34,999	-7	-82	-7	-7	-11	36	61	10	-7	-0.3%
\$35,000 - \$49,999	14	-130	41	10	-11	98	83	6	111	2.6%
\$50,000 - \$74,999	19	-55	141	82	63	155	84	6	495	9.4%
\$75,000 - \$99,999	23	8	190	66	56	116	45	3	507	16.3%
\$100,000 - \$124,999	1	22	188	71	51	48	13	2	396	20.8%
\$125,000 - \$149,999	2	17	55	90	64	59	16	0	303	26.1%
\$150,000 - \$199,999	1	16	100	69	54	69	14	1	324	35.0%
\$200,000 and up	<u>3</u>	<u>8</u>	<u>93</u>	<u>126</u>	<u>107</u>	<u>35</u>	<u>8</u>	<u>0</u>	<u>380</u>	<u>30.5%</u>
<b>Total</b>	<b>86</b>	<b>-348</b>	<b>786</b>	<b>500</b>	<b>352</b>	<b>700</b>	<b>445</b>	<b>46</b>	<b>2,567</b>	<b>10.5%</b>
<b>Percent Change</b>	<b>5.7%</b>	<b>-6.4%</b>	<b>15.5%</b>	<b>11.5%</b>	<b>8.8%</b>	<b>26.9%</b>	<b>41.0%</b>	<b>18.3%</b>	<b>10.5%</b>	

Source: Claritas; Ribbon Demographics



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# HOUSEHOLD DATA

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Median Household Income Market Area		
Census 2000	2017 Estimate	2022 Projection
\$42,297	\$56,882	\$61,139

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Median Household Income by Area Market Area			
Geography ID	Census 2000	2017 Estimate	2022 Projection
13051004300	\$27,561	\$43,864	\$46,737
13051010501	\$28,790	\$34,627	\$36,343
13051010502	\$38,442	\$34,523	\$35,470
13051010801	\$42,855	\$58,744	\$66,550
13051010802	\$40,965	\$70,605	\$76,593
13051010803	\$47,614	\$62,372	\$63,704
13051010806	\$53,662	\$49,272	\$53,512
13051010808	\$35,862	\$53,003	\$58,405
13051010809	\$57,581	\$68,327	\$73,753

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	109	91	182	29	32	443
\$10,000-20,000	383	89	144	103	12	731
\$20,000-30,000	361	92	181	119	166	919
\$30,000-40,000	272	170	166	188	118	914
\$40,000-50,000	99	200	293	110	7	709
\$50,000-60,000	104	160	40	96	41	441
\$60,000-75,000	18	298	195	29	120	660
\$75,000-100,000	182	183	72	67	204	708
\$100,000-125,000	103	113	1	61	16	294
\$125,000-150,000	0	76	0	24	1	101
\$150,000-200,000	31	39	39	1	1	111
\$200,000+	11	8	4	2	11	36
<b>Total</b>	<b>1,673</b>	<b>1,519</b>	<b>1,317</b>	<b>829</b>	<b>729</b>	<b>6,067</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	50	20	5	8	5	88
\$10,000-20,000	130	18	2	5	7	162
\$20,000-30,000	151	56	20	20	10	257
\$30,000-40,000	92	34	34	10	9	179
\$40,000-50,000	67	32	1	3	6	109
\$50,000-60,000	56	52	6	3	4	121
\$60,000-75,000	71	25	6	2	5	109
\$75,000-100,000	21	18	10	3	5	57
\$100,000-125,000	19	21	5	2	6	53
\$125,000-150,000	8	18	2	0	1	29
\$150,000-200,000	14	7	3	1	1	26
\$200,000+	14	11	2	1	1	29
<b>Total</b>	<b>693</b>	<b>312</b>	<b>96</b>	<b>58</b>	<b>60</b>	<b>1,219</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	30	8	1	7	4	50
\$10,000-20,000	86	11	2	4	6	109
\$20,000-30,000	99	23	3	4	7	136
\$30,000-40,000	43	13	28	5	8	97
\$40,000-50,000	60	9	1	2	5	77
\$50,000-60,000	26	11	5	1	2	45
\$60,000-75,000	21	8	2	2	4	37
\$75,000-100,000	21	5	4	2	4	36
\$100,000-125,000	19	1	2	1	3	26
\$125,000-150,000	7	2	2	0	0	11
\$150,000-200,000	7	0	1	0	0	8
\$200,000+	4	0	0	0	0	4
<b>Total</b>	<b>423</b>	<b>91</b>	<b>51</b>	<b>28</b>	<b>43</b>	<b>636</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	159	111	187	37	37	531
\$10,000-20,000	513	107	146	108	19	893
\$20,000-30,000	512	148	201	139	176	1,176
\$30,000-40,000	364	204	200	198	127	1,093
\$40,000-50,000	166	232	294	113	13	818
\$50,000-60,000	160	212	46	99	45	562
\$60,000-75,000	89	323	201	31	125	769
\$75,000-100,000	203	201	82	70	209	765
\$100,000-125,000	122	134	6	63	22	347
\$125,000-150,000	8	94	2	24	2	130
\$150,000-200,000	45	46	42	2	2	137
\$200,000+	25	19	6	2	12	65
<b>Total</b>	<b>2,366</b>	<b>1,831</b>	<b>1,413</b>	<b>887</b>	<b>789</b>	<b>7,286</b>

HISTA 2.2 Summary Data

Market Area

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.8%	1.5%	3.0%	0.5%	0.5%	7.3%
\$10,000-20,000	6.3%	1.5%	2.4%	1.7%	0.2%	12.0%
\$20,000-30,000	6.0%	1.5%	3.0%	2.0%	2.7%	15.1%
\$30,000-40,000	4.5%	2.8%	2.7%	3.1%	1.9%	15.1%
\$40,000-50,000	1.6%	3.3%	4.8%	1.8%	0.1%	11.7%
\$50,000-60,000	1.7%	2.6%	0.7%	1.6%	0.7%	7.3%
\$60,000-75,000	0.3%	4.9%	3.2%	0.5%	2.0%	10.9%
\$75,000-100,000	3.0%	3.0%	1.2%	1.1%	3.4%	11.7%
\$100,000-125,000	1.7%	1.9%	0.0%	1.0%	0.3%	4.8%
\$125,000-150,000	0.0%	1.3%	0.0%	0.4%	0.0%	1.7%
\$150,000-200,000	0.5%	0.6%	0.6%	0.0%	0.0%	1.8%
\$200,000+	0.2%	0.1%	0.1%	0.0%	0.2%	0.6%
<b>Total</b>	<b>27.6%</b>	<b>25.0%</b>	<b>21.7%</b>	<b>13.7%</b>	<b>12.0%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	1.6%	0.4%	0.7%	0.4%	7.2%
\$10,000-20,000	10.7%	1.5%	0.2%	0.4%	0.6%	13.3%
\$20,000-30,000	12.4%	4.6%	1.6%	1.6%	0.8%	21.1%
\$30,000-40,000	7.5%	2.8%	2.8%	0.8%	0.7%	14.7%
\$40,000-50,000	5.5%	2.6%	0.1%	0.2%	0.5%	8.9%
\$50,000-60,000	4.6%	4.3%	0.5%	0.2%	0.3%	9.9%
\$60,000-75,000	5.8%	2.1%	0.5%	0.2%	0.4%	8.9%
\$75,000-100,000	1.7%	1.5%	0.8%	0.2%	0.4%	4.7%
\$100,000-125,000	1.6%	1.7%	0.4%	0.2%	0.5%	4.3%
\$125,000-150,000	0.7%	1.5%	0.2%	0.0%	0.1%	2.4%
\$150,000-200,000	1.1%	0.6%	0.2%	0.1%	0.1%	2.1%
\$200,000+	1.1%	0.9%	0.2%	0.1%	0.1%	2.4%
<b>Total</b>	<b>56.8%</b>	<b>25.6%</b>	<b>7.9%</b>	<b>4.8%</b>	<b>4.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.7%	1.3%	0.2%	1.1%	0.6%	7.9%
\$10,000-20,000	13.5%	1.7%	0.3%	0.6%	0.9%	17.1%
\$20,000-30,000	15.6%	3.6%	0.5%	0.6%	1.1%	21.4%
\$30,000-40,000	6.8%	2.0%	4.4%	0.8%	1.3%	15.3%
\$40,000-50,000	9.4%	1.4%	0.2%	0.3%	0.8%	12.1%
\$50,000-60,000	4.1%	1.7%	0.8%	0.2%	0.3%	7.1%
\$60,000-75,000	3.3%	1.3%	0.3%	0.3%	0.6%	5.8%
\$75,000-100,000	3.3%	0.8%	0.6%	0.3%	0.6%	5.7%
\$100,000-125,000	3.0%	0.2%	0.3%	0.2%	0.5%	4.1%
\$125,000-150,000	1.1%	0.3%	0.3%	0.0%	0.0%	1.7%
\$150,000-200,000	1.1%	0.0%	0.2%	0.0%	0.0%	1.3%
\$200,000+	0.6%	0.0%	0.0%	0.0%	0.0%	0.6%
<b>Total</b>	<b>66.5%</b>	<b>14.3%</b>	<b>8.0%</b>	<b>4.4%</b>	<b>6.8%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2.2%	1.5%	2.6%	0.5%	0.5%	7.3%
\$10,000-20,000	7.0%	1.5%	2.0%	1.5%	0.3%	12.3%
\$20,000-30,000	7.0%	2.0%	2.8%	1.9%	2.4%	16.1%
\$30,000-40,000	5.0%	2.8%	2.7%	2.7%	1.7%	15.0%
\$40,000-50,000	2.3%	3.2%	4.0%	1.6%	0.2%	11.2%
\$50,000-60,000	2.2%	2.9%	0.6%	1.4%	0.6%	7.7%
\$60,000-75,000	1.2%	4.4%	2.8%	0.4%	1.7%	10.6%
\$75,000-100,000	2.8%	2.8%	1.1%	1.0%	2.9%	10.5%
\$100,000-125,000	1.7%	1.8%	0.1%	0.9%	0.3%	4.8%
\$125,000-150,000	0.1%	1.3%	0.0%	0.3%	0.0%	1.8%
\$150,000-200,000	0.6%	0.6%	0.6%	0.0%	0.0%	1.9%
\$200,000+	0.3%	0.3%	0.1%	0.0%	0.2%	0.9%
<b>Total</b>	<b>32.5%</b>	<b>25.1%</b>	<b>19.4%</b>	<b>12.2%</b>	<b>10.8%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	32	72	11	54	198
\$10,000-20,000	46	101	3	18	16	184
\$20,000-30,000	37	199	37	34	17	324
\$30,000-40,000	190	146	171	284	80	871
\$40,000-50,000	206	276	36	188	59	765
\$50,000-60,000	156	150	265	243	101	915
\$60,000-75,000	177	369	242	123	198	1,109
\$75,000-100,000	50	515	426	279	310	1,580
\$100,000-125,000	26	128	190	197	159	700
\$125,000-150,000	88	69	63	121	111	452
\$150,000-200,000	0	28	120	167	75	390
\$200,000+	0	94	93	83	1	271
<b>Total</b>	<b>1,005</b>	<b>2,107</b>	<b>1,718</b>	<b>1,748</b>	<b>1,181</b>	<b>7,759</b>

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	181	89	24	12	1	307
\$10,000-20,000	315	132	12	12	1	472
\$20,000-30,000	133	237	27	8	7	412
\$30,000-40,000	111	241	58	9	2	421
\$40,000-50,000	151	189	15	3	2	360
\$50,000-60,000	63	173	45	5	13	299
\$60,000-75,000	60	308	46	1	10	425
\$75,000-100,000	30	324	75	20	2	451
\$100,000-125,000	30	207	121	7	2	367
\$125,000-150,000	19	124	6	15	1	165
\$150,000-200,000	20	84	17	6	2	129
\$200,000+	23	81	5	4	1	114
<b>Total</b>	<b>1,136</b>	<b>2,189</b>	<b>451</b>	<b>102</b>	<b>44</b>	<b>3,922</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	104	82	18	6	1	211
\$10,000-20,000	260	112	5	12	1	390
\$20,000-30,000	112	205	23	8	1	349
\$30,000-40,000	87	178	12	8	1	286
\$40,000-50,000	28	152	13	1	1	195
\$50,000-60,000	38	120	25	5	0	188
\$60,000-75,000	34	169	24	1	2	230
\$75,000-100,000	22	126	31	1	2	182
\$100,000-125,000	25	109	54	7	2	197
\$125,000-150,000	14	40	5	14	1	74
\$150,000-200,000	7	28	2	6	1	44
\$200,000+	17	40	4	4	0	65
<b>Total</b>	<b>748</b>	<b>1,361</b>	<b>216</b>	<b>73</b>	<b>13</b>	<b>2,411</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	210	121	96	23	55	505
\$10,000-20,000	361	233	15	30	17	656
\$20,000-30,000	170	436	64	42	24	736
\$30,000-40,000	301	387	229	293	82	1,292
\$40,000-50,000	357	465	51	191	61	1,125
\$50,000-60,000	219	323	310	248	114	1,214
\$60,000-75,000	237	677	288	124	208	1,534
\$75,000-100,000	80	839	501	299	312	2,031
\$100,000-125,000	56	335	311	204	161	1,067
\$125,000-150,000	107	193	69	136	112	617
\$150,000-200,000	20	112	137	173	77	519
\$200,000+	23	175	98	87	2	385
<b>Total</b>	<b>2,141</b>	<b>4,296</b>	<b>2,169</b>	<b>1,850</b>	<b>1,225</b>	<b>11,681</b>

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.4%	0.4%	0.9%	0.1%	0.7%	2.6%
\$10,000-20,000	0.6%	1.3%	0.0%	0.2%	0.2%	2.4%
\$20,000-30,000	0.5%	2.6%	0.5%	0.4%	0.2%	4.2%
\$30,000-40,000	2.4%	1.9%	2.2%	3.7%	1.0%	11.2%
\$40,000-50,000	2.7%	3.6%	0.5%	2.4%	0.8%	9.9%
\$50,000-60,000	2.0%	1.9%	3.4%	3.1%	1.3%	11.8%
\$60,000-75,000	2.3%	4.8%	3.1%	1.6%	2.6%	14.3%
\$75,000-100,000	0.6%	6.6%	5.5%	3.6%	4.0%	20.4%
\$100,000-125,000	0.3%	1.6%	2.4%	2.5%	2.0%	9.0%
\$125,000-150,000	1.1%	0.9%	0.8%	1.6%	1.4%	5.8%
\$150,000-200,000	0.0%	0.4%	1.5%	2.2%	1.0%	5.0%
\$200,000+	0.0%	1.2%	1.2%	1.1%	0.0%	3.5%
<b>Total</b>	<b>13.0%</b>	<b>27.2%</b>	<b>22.1%</b>	<b>22.5%</b>	<b>15.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.6%	2.3%	0.6%	0.3%	0.0%	7.8%
\$10,000-20,000	8.0%	3.4%	0.3%	0.3%	0.0%	12.0%
\$20,000-30,000	3.4%	6.0%	0.7%	0.2%	0.2%	10.5%
\$30,000-40,000	2.8%	6.1%	1.5%	0.2%	0.1%	10.7%
\$40,000-50,000	3.9%	4.8%	0.4%	0.1%	0.1%	9.2%
\$50,000-60,000	1.6%	4.4%	1.1%	0.1%	0.3%	7.6%
\$60,000-75,000	1.5%	7.9%	1.2%	0.0%	0.3%	10.8%
\$75,000-100,000	0.8%	8.3%	1.9%	0.5%	0.1%	11.5%
\$100,000-125,000	0.8%	5.3%	3.1%	0.2%	0.1%	9.4%
\$125,000-150,000	0.5%	3.2%	0.2%	0.4%	0.0%	4.2%
\$150,000-200,000	0.5%	2.1%	0.4%	0.2%	0.1%	3.3%
\$200,000+	0.6%	2.1%	0.1%	0.1%	0.0%	2.9%
<b>Total</b>	<b>29.0%</b>	<b>55.8%</b>	<b>11.5%</b>	<b>2.6%</b>	<b>1.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.3%	3.4%	0.7%	0.2%	0.0%	8.8%
\$10,000-20,000	10.8%	4.6%	0.2%	0.5%	0.0%	16.2%
\$20,000-30,000	4.6%	8.5%	1.0%	0.3%	0.0%	14.5%
\$30,000-40,000	3.6%	7.4%	0.5%	0.3%	0.0%	11.9%
\$40,000-50,000	1.2%	6.3%	0.5%	0.0%	0.0%	8.1%
\$50,000-60,000	1.6%	5.0%	1.0%	0.2%	0.0%	7.8%
\$60,000-75,000	1.4%	7.0%	1.0%	0.0%	0.1%	9.5%
\$75,000-100,000	0.9%	5.2%	1.3%	0.0%	0.1%	7.5%
\$100,000-125,000	1.0%	4.5%	2.2%	0.3%	0.1%	8.2%
\$125,000-150,000	0.6%	1.7%	0.2%	0.6%	0.0%	3.1%
\$150,000-200,000	0.3%	1.2%	0.1%	0.2%	0.0%	1.8%
\$200,000+	0.7%	1.7%	0.2%	0.2%	0.0%	2.7%
<b>Total</b>	<b>31.0%</b>	<b>56.4%</b>	<b>9.0%</b>	<b>3.0%</b>	<b>0.5%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.8%	1.0%	0.8%	0.2%	0.5%	4.3%
\$10,000-20,000	3.1%	2.0%	0.1%	0.3%	0.1%	5.6%
\$20,000-30,000	1.5%	3.7%	0.5%	0.4%	0.2%	6.3%
\$30,000-40,000	2.6%	3.3%	2.0%	2.5%	0.7%	11.1%
\$40,000-50,000	3.1%	4.0%	0.4%	1.6%	0.5%	9.6%
\$50,000-60,000	1.9%	2.8%	2.7%	2.1%	1.0%	10.4%
\$60,000-75,000	2.0%	5.8%	2.5%	1.1%	1.8%	13.1%
\$75,000-100,000	0.7%	7.2%	4.3%	2.6%	2.7%	17.4%
\$100,000-125,000	0.5%	2.9%	2.7%	1.7%	1.4%	9.1%
\$125,000-150,000	0.9%	1.7%	0.6%	1.2%	1.0%	5.3%
\$150,000-200,000	0.2%	1.0%	1.2%	1.5%	0.7%	4.4%
\$200,000+	0.2%	1.5%	0.8%	0.7%	0.0%	3.3%
<b>Total</b>	<b>18.3%</b>	<b>36.8%</b>	<b>18.6%</b>	<b>15.8%</b>	<b>10.5%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	279	120	305	33	67	804
\$10,000-20,000	437	99	146	132	13	827
\$20,000-30,000	409	129	207	166	189	1,100
\$30,000-40,000	273	163	181	240	153	1,010
\$40,000-50,000	168	303	400	173	41	1,085
\$50,000-60,000	146	191	36	104	69	546
\$60,000-75,000	7	245	193	79	119	643
\$75,000-100,000	191	164	53	89	218	715
\$100,000-125,000	88	125	12	70	54	349
\$125,000-150,000	2	63	5	15	5	90
\$150,000-200,000	32	35	34	4	3	108
\$200,000+	11	38	6	5	46	106
<b>Total</b>	<b>2,043</b>	<b>1,675</b>	<b>1,578</b>	<b>1,110</b>	<b>977</b>	<b>7,383</b>

Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	55	35	8	1	6	105
\$10,000-20,000	151	24	4	1	3	183
\$20,000-30,000	143	64	16	20	7	250
\$30,000-40,000	113	56	80	0	6	255
\$40,000-50,000	93	60	2	2	9	166
\$50,000-60,000	129	77	3	0	4	213
\$60,000-75,000	132	49	17	0	6	204
\$75,000-100,000	43	24	24	0	6	97
\$100,000-125,000	31	18	4	4	8	65
\$125,000-150,000	42	54	4	2	6	108
\$150,000-200,000	32	10	6	1	3	52
\$200,000+	58	39	5	1	4	107
<b>Total</b>	<b>1,022</b>	<b>510</b>	<b>173</b>	<b>32</b>	<b>68</b>	<b>1,805</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	40	12	1	1	5	59
\$10,000-20,000	93	9	2	1	2	107
\$20,000-30,000	83	21	3	1	6	114
\$30,000-40,000	52	30	77	0	5	164
\$40,000-50,000	83	37	2	2	8	132
\$50,000-60,000	32	42	3	0	3	80
\$60,000-75,000	41	31	16	0	5	93
\$75,000-100,000	41	10	21	0	5	77
\$100,000-125,000	31	2	2	0	3	38
\$125,000-150,000	40	1	3	2	4	50
\$150,000-200,000	16	3	5	1	2	27
\$200,000+	26	1	1	1	2	31
<b>Total</b>	<b>578</b>	<b>199</b>	<b>136</b>	<b>9</b>	<b>50</b>	<b>972</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	334	155	313	34	73	909
\$10,000-20,000	588	123	150	133	16	1,010
\$20,000-30,000	552	193	223	186	196	1,350
\$30,000-40,000	386	219	261	240	159	1,265
\$40,000-50,000	261	363	402	175	50	1,251
\$50,000-60,000	275	268	39	104	73	759
\$60,000-75,000	139	294	210	79	125	847
\$75,000-100,000	234	188	77	89	224	812
\$100,000-125,000	119	143	16	74	62	414
\$125,000-150,000	44	117	9	17	11	198
\$150,000-200,000	64	45	40	5	6	160
\$200,000+	69	77	11	6	50	213
<b>Total</b>	<b>3,065</b>	<b>2,185</b>	<b>1,751</b>	<b>1,142</b>	<b>1,045</b>	<b>9,188</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.8%	1.6%	4.1%	0.4%	0.9%	10.9%
\$10,000-20,000	5.9%	1.3%	2.0%	1.8%	0.2%	11.2%
\$20,000-30,000	5.5%	1.7%	2.8%	2.2%	2.6%	14.9%
\$30,000-40,000	3.7%	2.2%	2.5%	3.3%	2.1%	13.7%
\$40,000-50,000	2.3%	4.1%	5.4%	2.3%	0.6%	14.7%
\$50,000-60,000	2.0%	2.6%	0.5%	1.4%	0.9%	7.4%
\$60,000-75,000	0.1%	3.3%	2.6%	1.1%	1.6%	8.7%
\$75,000-100,000	2.6%	2.2%	0.7%	1.2%	3.0%	9.7%
\$100,000-125,000	1.2%	1.7%	0.2%	0.9%	0.7%	4.7%
\$125,000-150,000	0.0%	0.9%	0.1%	0.2%	0.1%	1.2%
\$150,000-200,000	0.4%	0.5%	0.5%	0.1%	0.0%	1.5%
\$200,000+	0.1%	0.5%	0.1%	0.1%	0.6%	1.4%
<b>Total</b>	<b>27.7%</b>	<b>22.7%</b>	<b>21.4%</b>	<b>15.0%</b>	<b>13.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.0%	1.9%	0.4%	0.1%	0.3%	5.8%
\$10,000-20,000	8.4%	1.3%	0.2%	0.1%	0.2%	10.1%
\$20,000-30,000	7.9%	3.5%	0.9%	1.1%	0.4%	13.9%
\$30,000-40,000	6.3%	3.1%	4.4%	0.0%	0.3%	14.1%
\$40,000-50,000	5.2%	3.3%	0.1%	0.1%	0.5%	9.2%
\$50,000-60,000	7.1%	4.3%	0.2%	0.0%	0.2%	11.8%
\$60,000-75,000	7.3%	2.7%	0.9%	0.0%	0.3%	11.3%
\$75,000-100,000	2.4%	1.3%	1.3%	0.0%	0.3%	5.4%
\$100,000-125,000	1.7%	1.0%	0.2%	0.2%	0.4%	3.6%
\$125,000-150,000	2.3%	3.0%	0.2%	0.1%	0.3%	6.0%
\$150,000-200,000	1.8%	0.6%	0.3%	0.1%	0.2%	2.9%
\$200,000+	3.2%	2.2%	0.3%	0.1%	0.2%	5.9%
<b>Total</b>	<b>56.6%</b>	<b>28.3%</b>	<b>9.6%</b>	<b>1.8%</b>	<b>3.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	1.2%	0.1%	0.1%	0.5%	6.1%
\$10,000-20,000	9.6%	0.9%	0.2%	0.1%	0.2%	11.0%
\$20,000-30,000	8.5%	2.2%	0.3%	0.1%	0.6%	11.7%
\$30,000-40,000	5.3%	3.1%	7.9%	0.0%	0.5%	16.9%
\$40,000-50,000	8.5%	3.8%	0.2%	0.2%	0.8%	13.6%
\$50,000-60,000	3.3%	4.3%	0.3%	0.0%	0.3%	8.2%
\$60,000-75,000	4.2%	3.2%	1.6%	0.0%	0.5%	9.6%
\$75,000-100,000	4.2%	1.0%	2.2%	0.0%	0.5%	7.9%
\$100,000-125,000	3.2%	0.2%	0.2%	0.0%	0.3%	3.9%
\$125,000-150,000	4.1%	0.1%	0.3%	0.2%	0.4%	5.1%
\$150,000-200,000	1.6%	0.3%	0.5%	0.1%	0.2%	2.8%
\$200,000+	2.7%	0.1%	0.1%	0.1%	0.2%	3.2%
<b>Total</b>	<b>59.5%</b>	<b>20.5%</b>	<b>14.0%</b>	<b>0.9%</b>	<b>5.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.6%	1.7%	3.4%	0.4%	0.8%	9.9%
\$10,000-20,000	6.4%	1.3%	1.6%	1.4%	0.2%	11.0%
\$20,000-30,000	6.0%	2.1%	2.4%	2.0%	2.1%	14.7%
\$30,000-40,000	4.2%	2.4%	2.8%	2.6%	1.7%	13.8%
\$40,000-50,000	2.8%	4.0%	4.4%	1.9%	0.5%	13.6%
\$50,000-60,000	3.0%	2.9%	0.4%	1.1%	0.8%	8.3%
\$60,000-75,000	1.5%	3.2%	2.3%	0.9%	1.4%	9.2%
\$75,000-100,000	2.5%	2.0%	0.8%	1.0%	2.4%	8.8%
\$100,000-125,000	1.3%	1.6%	0.2%	0.8%	0.7%	4.5%
\$125,000-150,000	0.5%	1.3%	0.1%	0.2%	0.1%	2.2%
\$150,000-200,000	0.7%	0.5%	0.4%	0.1%	0.1%	1.7%
\$200,000+	0.8%	0.8%	0.1%	0.1%	0.5%	2.3%
<b>Total</b>	<b>33.4%</b>	<b>23.8%</b>	<b>19.1%</b>	<b>12.4%</b>	<b>11.4%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	33	31	99	24	48	235
\$10,000-20,000	48	77	4	14	9	152
\$20,000-30,000	38	120	29	25	25	237
\$30,000-40,000	122	83	136	264	100	705
\$40,000-50,000	218	263	56	209	73	819
\$50,000-60,000	165	153	343	301	94	1,056
\$60,000-75,000	206	354	330	140	308	1,338
\$75,000-100,000	40	391	432	328	396	1,587
\$100,000-125,000	22	173	350	302	270	1,117
\$125,000-150,000	121	75	82	159	119	556
\$150,000-200,000	0	31	137	207	147	522
\$200,000+	1	229	210	253	5	698
<b>Total</b>	<b>1,014</b>	<b>1,980</b>	<b>2,208</b>	<b>2,226</b>	<b>1,594</b>	<b>9,022</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	230	98	39	7	0	374
\$10,000-20,000	317	137	19	6	3	482
\$20,000-30,000	177	272	53	12	11	525
\$30,000-40,000	250	429	86	13	6	784
\$40,000-50,000	240	344	25	8	6	623
\$50,000-60,000	115	369	83	12	32	611
\$60,000-75,000	122	456	89	0	13	680
\$75,000-100,000	70	483	127	25	2	707
\$100,000-125,000	32	198	138	5	3	376
\$125,000-150,000	23	335	15	29	3	405
\$150,000-200,000	35	163	36	8	2	244
\$200,000+	53	251	6	18	6	334
<b>Total</b>	<b>1,664</b>	<b>3,535</b>	<b>716</b>	<b>143</b>	<b>87</b>	<b>6,145</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	183	87	35	4	0	309
\$10,000-20,000	261	122	4	6	3	396
\$20,000-30,000	159	242	44	12	3	460
\$30,000-40,000	214	350	39	11	2	616
\$40,000-50,000	66	315	23	6	4	414
\$50,000-60,000	101	294	47	11	0	453
\$60,000-75,000	61	262	45	0	3	371
\$75,000-100,000	65	279	78	4	2	428
\$100,000-125,000	26	99	47	5	2	179
\$125,000-150,000	20	117	8	29	2	176
\$150,000-200,000	21	95	12	8	1	137
\$200,000+	29	88	3	15	1	136
<b>Total</b>	<b>1,206</b>	<b>2,350</b>	<b>385</b>	<b>111</b>	<b>23</b>	<b>4,075</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	263	129	138	31	48	609
\$10,000-20,000	365	214	23	20	12	634
\$20,000-30,000	215	392	82	37	36	762
\$30,000-40,000	372	512	222	277	106	1,489
\$40,000-50,000	458	607	81	217	79	1,442
\$50,000-60,000	280	522	426	313	126	1,667
\$60,000-75,000	328	810	419	140	321	2,018
\$75,000-100,000	110	874	559	353	398	2,294
\$100,000-125,000	54	371	488	307	273	1,493
\$125,000-150,000	144	410	97	188	122	961
\$150,000-200,000	35	194	173	215	149	766
\$200,000+	54	480	216	271	11	1,032
<b>Total</b>	<b>2,678</b>	<b>5,515</b>	<b>2,924</b>	<b>2,369</b>	<b>1,681</b>	<b>15,167</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.4%	0.3%	1.1%	0.3%	0.5%	2.6%
\$10,000-20,000	0.5%	0.9%	0.0%	0.2%	0.1%	1.7%
\$20,000-30,000	0.4%	1.3%	0.3%	0.3%	0.3%	2.6%
\$30,000-40,000	1.4%	0.9%	1.5%	2.9%	1.1%	7.8%
\$40,000-50,000	2.4%	2.9%	0.6%	2.3%	0.8%	9.1%
\$50,000-60,000	1.8%	1.7%	3.8%	3.3%	1.0%	11.7%
\$60,000-75,000	2.3%	3.9%	3.7%	1.6%	3.4%	14.8%
\$75,000-100,000	0.4%	4.3%	4.8%	3.6%	4.4%	17.6%
\$100,000-125,000	0.2%	1.9%	3.9%	3.3%	3.0%	12.4%
\$125,000-150,000	1.3%	0.8%	0.9%	1.8%	1.3%	6.2%
\$150,000-200,000	0.0%	0.3%	1.5%	2.3%	1.6%	5.8%
\$200,000+	0.0%	2.5%	2.3%	2.8%	0.1%	7.7%
<b>Total</b>	<b>11.2%</b>	<b>21.9%</b>	<b>24.5%</b>	<b>24.7%</b>	<b>17.7%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.7%	1.6%	0.6%	0.1%	0.0%	6.1%
\$10,000-20,000	5.2%	2.2%	0.3%	0.1%	0.0%	7.8%
\$20,000-30,000	2.9%	4.4%	0.9%	0.2%	0.2%	8.5%
\$30,000-40,000	4.1%	7.0%	1.4%	0.2%	0.1%	12.8%
\$40,000-50,000	3.9%	5.6%	0.4%	0.1%	0.1%	10.1%
\$50,000-60,000	1.9%	6.0%	1.4%	0.2%	0.5%	9.9%
\$60,000-75,000	2.0%	7.4%	1.4%	0.0%	0.2%	11.1%
\$75,000-100,000	1.1%	7.9%	2.1%	0.4%	0.0%	11.5%
\$100,000-125,000	0.5%	3.2%	2.2%	0.1%	0.0%	6.1%
\$125,000-150,000	0.4%	5.5%	0.2%	0.5%	0.0%	6.6%
\$150,000-200,000	0.6%	2.7%	0.6%	0.1%	0.0%	4.0%
\$200,000+	0.9%	4.1%	0.1%	0.3%	0.1%	5.4%
<b>Total</b>	<b>27.1%</b>	<b>57.5%</b>	<b>11.7%</b>	<b>2.3%</b>	<b>1.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.5%	2.1%	0.9%	0.1%	0.0%	7.6%
\$10,000-20,000	6.4%	3.0%	0.1%	0.1%	0.1%	9.7%
\$20,000-30,000	3.9%	5.9%	1.1%	0.3%	0.1%	11.3%
\$30,000-40,000	5.3%	8.6%	1.0%	0.3%	0.0%	15.1%
\$40,000-50,000	1.6%	7.7%	0.6%	0.1%	0.1%	10.2%
\$50,000-60,000	2.5%	7.2%	1.2%	0.3%	0.0%	11.1%
\$60,000-75,000	1.5%	6.4%	1.1%	0.0%	0.1%	9.1%
\$75,000-100,000	1.6%	6.8%	1.9%	0.1%	0.0%	10.5%
\$100,000-125,000	0.6%	2.4%	1.2%	0.1%	0.0%	4.4%
\$125,000-150,000	0.5%	2.9%	0.2%	0.7%	0.0%	4.3%
\$150,000-200,000	0.5%	2.3%	0.3%	0.2%	0.0%	3.4%
\$200,000+	0.7%	2.2%	0.1%	0.4%	0.0%	3.3%
<b>Total</b>	<b>29.6%</b>	<b>57.7%</b>	<b>9.4%</b>	<b>2.7%</b>	<b>0.6%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.7%	0.9%	0.9%	0.2%	0.3%	4.0%
\$10,000-20,000	2.4%	1.4%	0.2%	0.1%	0.1%	4.2%
\$20,000-30,000	1.4%	2.6%	0.5%	0.2%	0.2%	5.0%
\$30,000-40,000	2.5%	3.4%	1.5%	1.8%	0.7%	9.8%
\$40,000-50,000	3.0%	4.0%	0.5%	1.4%	0.5%	9.5%
\$50,000-60,000	1.8%	3.4%	2.8%	2.1%	0.8%	11.0%
\$60,000-75,000	2.2%	5.3%	2.8%	0.9%	2.1%	13.3%
\$75,000-100,000	0.7%	5.8%	3.7%	2.3%	2.6%	15.1%
\$100,000-125,000	0.4%	2.4%	3.2%	2.0%	1.8%	9.8%
\$125,000-150,000	0.9%	2.7%	0.6%	1.2%	0.8%	6.3%
\$150,000-200,000	0.2%	1.3%	1.1%	1.4%	1.0%	5.1%
\$200,000+	0.4%	3.2%	1.4%	1.8%	0.1%	6.8%
<b>Total</b>	<b>17.7%</b>	<b>36.4%</b>	<b>19.3%</b>	<b>15.6%</b>	<b>11.1%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	263	113	316	35	67	794
\$10,000-20,000	424	81	152	134	18	809
\$20,000-30,000	395	110	208	167	192	1,072
\$30,000-40,000	249	143	173	236	133	934
\$40,000-50,000	180	304	457	192	41	1,174
\$50,000-60,000	193	199	49	122	79	642
\$60,000-75,000	7	270	226	96	154	753
\$75,000-100,000	227	187	55	116	264	849
\$100,000-125,000	112	159	16	84	68	439
\$125,000-150,000	0	87	13	15	5	120
\$150,000-200,000	58	48	32	12	5	155
\$200,000+	12	44	8	2	60	129
<b>Total</b>	<b>2,120</b>	<b>1,745</b>	<b>1,705</b>	<b>1,214</b>	<b>1,086</b>	<b>7,870</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	65	44	12	1	10	132
\$10,000-20,000	177	31	4	3	6	221
\$20,000-30,000	158	63	16	23	9	269
\$30,000-40,000	122	67	85	0	9	283
\$40,000-50,000	111	76	4	0	11	202
\$50,000-60,000	158	102	2	3	8	273
\$60,000-75,000	156	61	22	2	6	247
\$75,000-100,000	59	30	38	0	8	135
\$100,000-125,000	43	22	2	5	7	79
\$125,000-150,000	62	72	6	1	8	149
\$150,000-200,000	48	17	12	0	4	81
\$200,000+	84	51	4	0	6	145
<b>Total</b>	<b>1,243</b>	<b>636</b>	<b>207</b>	<b>38</b>	<b>92</b>	<b>2,216</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	48	17	2	1	9	77
\$10,000-20,000	112	10	3	3	4	132
\$20,000-30,000	102	26	4	1	7	140
\$30,000-40,000	61	38	81	0	8	188
\$40,000-50,000	99	50	3	0	9	161
\$50,000-60,000	47	61	2	2	6	118
\$60,000-75,000	50	42	20	1	5	118
\$75,000-100,000	58	12	33	0	7	110
\$100,000-125,000	43	3	1	0	3	50
\$125,000-150,000	58	3	5	1	6	73
\$150,000-200,000	28	6	10	0	3	47
\$200,000+	39	0	0	0	4	43
<b>Total</b>	<b>745</b>	<b>268</b>	<b>164</b>	<b>9</b>	<b>71</b>	<b>1,257</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	328	157	328	36	77	926
\$10,000-20,000	601	112	156	137	24	1,030
\$20,000-30,000	553	173	224	190	201	1,341
\$30,000-40,000	371	210	258	236	142	1,217
\$40,000-50,000	291	380	461	192	52	1,376
\$50,000-60,000	351	301	51	125	87	915
\$60,000-75,000	163	331	248	98	160	1,000
\$75,000-100,000	286	217	93	116	272	984
\$100,000-125,000	155	181	18	89	75	518
\$125,000-150,000	62	159	19	16	13	269
\$150,000-200,000	106	65	44	12	9	236
\$200,000+	96	95	12	2	66	274
<b>Total</b>	<b>3,363</b>	<b>2,381</b>	<b>1,912</b>	<b>1,252</b>	<b>1,178</b>	<b>10,086</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	1.4%	4.0%	0.4%	0.9%	10.1%
\$10,000-20,000	5.4%	1.0%	1.9%	1.7%	0.2%	10.3%
\$20,000-30,000	5.0%	1.4%	2.6%	2.1%	2.4%	13.6%
\$30,000-40,000	3.2%	1.8%	2.2%	3.0%	1.7%	11.9%
\$40,000-50,000	2.3%	3.9%	5.8%	2.4%	0.5%	14.9%
\$50,000-60,000	2.5%	2.5%	0.6%	1.6%	1.0%	8.2%
\$60,000-75,000	0.1%	3.4%	2.9%	1.2%	2.0%	9.6%
\$75,000-100,000	2.9%	2.4%	0.7%	1.5%	3.4%	10.8%
\$100,000-125,000	1.4%	2.0%	0.2%	1.1%	0.9%	5.6%
\$125,000-150,000	0.0%	1.1%	0.2%	0.2%	0.1%	1.5%
\$150,000-200,000	0.7%	0.6%	0.4%	0.2%	0.1%	2.0%
\$200,000+	0.2%	0.6%	0.1%	0.1%	0.8%	1.6%
<b>Total</b>	<b>26.9%</b>	<b>22.2%</b>	<b>21.7%</b>	<b>15.4%</b>	<b>13.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.9%	2.0%	0.5%	0.0%	0.5%	6.0%
\$10,000-20,000	8.0%	1.4%	0.2%	0.1%	0.3%	10.0%
\$20,000-30,000	7.1%	2.8%	0.7%	1.0%	0.4%	12.1%
\$30,000-40,000	5.5%	3.0%	3.8%	0.0%	0.4%	12.8%
\$40,000-50,000	5.0%	3.4%	0.2%	0.0%	0.5%	9.1%
\$50,000-60,000	7.1%	4.6%	0.1%	0.1%	0.4%	12.3%
\$60,000-75,000	7.0%	2.8%	1.0%	0.1%	0.3%	11.1%
\$75,000-100,000	2.7%	1.4%	1.7%	0.0%	0.4%	6.1%
\$100,000-125,000	1.9%	1.0%	0.1%	0.2%	0.3%	3.6%
\$125,000-150,000	2.8%	3.2%	0.3%	0.0%	0.4%	6.7%
\$150,000-200,000	2.2%	0.8%	0.5%	0.0%	0.2%	3.7%
\$200,000+	3.8%	2.3%	0.2%	0.0%	0.3%	6.5%
<b>Total</b>	<b>56.1%</b>	<b>28.7%</b>	<b>9.3%</b>	<b>1.7%</b>	<b>4.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.8%	1.4%	0.2%	0.1%	0.7%	6.1%
\$10,000-20,000	8.9%	0.8%	0.2%	0.2%	0.3%	10.5%
\$20,000-30,000	8.1%	2.1%	0.3%	0.1%	0.6%	11.1%
\$30,000-40,000	4.9%	3.0%	6.4%	0.0%	0.6%	15.0%
\$40,000-50,000	7.9%	4.0%	0.2%	0.0%	0.7%	12.8%
\$50,000-60,000	3.7%	4.9%	0.2%	0.2%	0.5%	9.4%
\$60,000-75,000	4.0%	3.3%	1.6%	0.1%	0.4%	9.4%
\$75,000-100,000	4.6%	1.0%	2.6%	0.0%	0.6%	8.8%
\$100,000-125,000	3.4%	0.2%	0.1%	0.0%	0.2%	4.0%
\$125,000-150,000	4.6%	0.2%	0.4%	0.1%	0.5%	5.8%
\$150,000-200,000	2.2%	0.5%	0.8%	0.0%	0.2%	3.7%
\$200,000+	3.1%	0.0%	0.0%	0.0%	0.3%	3.4%
<b>Total</b>	<b>59.3%</b>	<b>21.3%</b>	<b>13.0%</b>	<b>0.7%</b>	<b>5.6%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.3%	1.6%	3.3%	0.4%	0.8%	9.2%
\$10,000-20,000	6.0%	1.1%	1.5%	1.4%	0.2%	10.2%
\$20,000-30,000	5.5%	1.7%	2.2%	1.9%	2.0%	13.3%
\$30,000-40,000	3.7%	2.1%	2.6%	2.3%	1.4%	12.1%
\$40,000-50,000	2.9%	3.8%	4.6%	1.9%	0.5%	13.6%
\$50,000-60,000	3.5%	3.0%	0.5%	1.2%	0.9%	9.1%
\$60,000-75,000	1.6%	3.3%	2.5%	1.0%	1.6%	9.9%
\$75,000-100,000	2.8%	2.2%	0.9%	1.2%	2.7%	9.8%
\$100,000-125,000	1.5%	1.8%	0.2%	0.9%	0.7%	5.1%
\$125,000-150,000	0.6%	1.6%	0.2%	0.2%	0.1%	2.7%
\$150,000-200,000	1.1%	0.6%	0.4%	0.1%	0.1%	2.3%
\$200,000+	1.0%	0.9%	0.1%	0.0%	0.7%	2.7%
<b>Total</b>	<b>33.3%</b>	<b>23.6%</b>	<b>19.0%</b>	<b>12.4%</b>	<b>11.7%</b>	<b>100.0%</b>

HISTA 2.2 Summary Data

Market Area

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Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	25	95	22	43	215
\$10,000-20,000	41	64	0	17	8	130
\$20,000-30,000	35	91	15	20	22	183
\$30,000-40,000	88	53	106	243	86	576
\$40,000-50,000	223	232	52	205	63	775
\$50,000-60,000	161	135	325	322	98	1,041
\$60,000-75,000	199	337	332	136	330	1,334
\$75,000-100,000	49	387	486	355	463	1,740
\$100,000-125,000	18	189	436	341	325	1,309
\$125,000-150,000	163	84	105	165	173	690
\$150,000-200,000	0	34	163	283	181	661
\$200,000+	1	287	279	334	4	905
<b>Total</b>	<b>1,008</b>	<b>1,918</b>	<b>2,394</b>	<b>2,443</b>	<b>1,796</b>	<b>9,559</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	265	105	47	7	0	424
\$10,000-20,000	367	150	13	7	1	538
\$20,000-30,000	198	305	66	19	12	600
\$30,000-40,000	285	454	85	11	4	839
\$40,000-50,000	254	414	31	9	5	713
\$50,000-60,000	151	423	106	8	31	719
\$60,000-75,000	152	508	100	1	16	777
\$75,000-100,000	100	588	169	27	5	889
\$100,000-125,000	41	236	187	8	4	476
\$125,000-150,000	30	405	20	42	6	503
\$150,000-200,000	54	233	47	14	5	353
\$200,000+	75	330	8	24	9	446
<b>Total</b>	<b>1,972</b>	<b>4,151</b>	<b>879</b>	<b>177</b>	<b>98</b>	<b>7,277</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	218	96	46	4	0	364
\$10,000-20,000	318	139	5	7	1	470
\$20,000-30,000	185	279	57	19	2	542
\$30,000-40,000	254	382	44	10	1	691
\$40,000-50,000	88	383	29	9	3	512
\$50,000-60,000	136	352	70	8	0	566
\$60,000-75,000	79	314	60	1	4	458
\$75,000-100,000	94	353	117	4	5	573
\$100,000-125,000	35	122	75	7	4	243
\$125,000-150,000	26	157	14	41	5	243
\$150,000-200,000	34	149	16	13	2	214
\$200,000+	42	127	3	21	1	194
<b>Total</b>	<b>1,509</b>	<b>2,853</b>	<b>536</b>	<b>144</b>	<b>28</b>	<b>5,070</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	295	130	142	29	43	639
\$10,000-20,000	408	214	13	24	9	668
\$20,000-30,000	233	396	81	39	34	783
\$30,000-40,000	373	507	191	254	90	1,415
\$40,000-50,000	477	646	83	214	68	1,488
\$50,000-60,000	312	558	431	330	129	1,760
\$60,000-75,000	351	845	432	137	346	2,111
\$75,000-100,000	149	975	655	382	468	2,629
\$100,000-125,000	59	425	623	349	329	1,785
\$125,000-150,000	193	489	125	207	179	1,193
\$150,000-200,000	54	267	210	297	186	1,014
\$200,000+	76	617	287	358	13	1,351
<b>Total</b>	<b>2,980</b>	<b>6,069</b>	<b>3,273</b>	<b>2,620</b>	<b>1,894</b>	<b>16,836</b>

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Market Area

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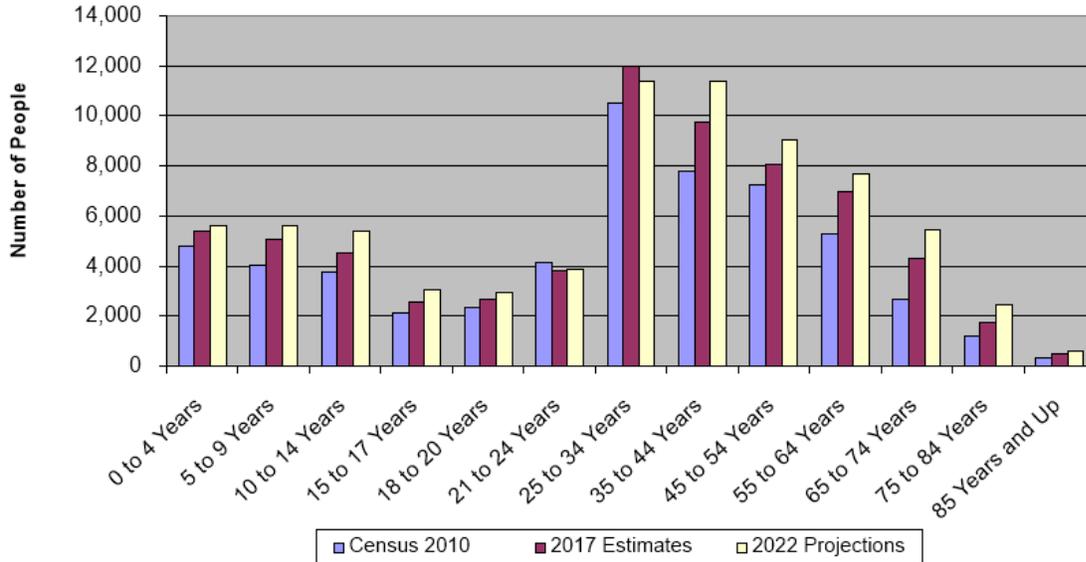
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.3%	0.3%	1.0%	0.2%	0.4%	2.2%
\$10,000-20,000	0.4%	0.7%	0.0%	0.2%	0.1%	1.4%
\$20,000-30,000	0.4%	1.0%	0.2%	0.2%	0.2%	1.9%
\$30,000-40,000	0.9%	0.6%	1.1%	2.5%	0.9%	6.0%
\$40,000-50,000	2.3%	2.4%	0.5%	2.1%	0.7%	8.1%
\$50,000-60,000	1.7%	1.4%	3.4%	3.4%	1.0%	10.9%
\$60,000-75,000	2.1%	3.5%	3.5%	1.4%	3.5%	14.0%
\$75,000-100,000	0.5%	4.0%	5.1%	3.7%	4.8%	18.2%
\$100,000-125,000	0.2%	2.0%	4.6%	3.6%	3.4%	13.7%
\$125,000-150,000	1.7%	0.9%	1.1%	1.7%	1.8%	7.2%
\$150,000-200,000	0.0%	0.4%	1.7%	3.0%	1.9%	6.9%
\$200,000+	0.0%	3.0%	2.9%	3.5%	0.0%	9.5%
<b>Total</b>	<b>10.5%</b>	<b>20.1%</b>	<b>25.0%</b>	<b>25.6%</b>	<b>18.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.6%	1.4%	0.6%	0.1%	0.0%	5.8%
\$10,000-20,000	5.0%	2.1%	0.2%	0.1%	0.0%	7.4%
\$20,000-30,000	2.7%	4.2%	0.9%	0.3%	0.2%	8.2%
\$30,000-40,000	3.9%	6.2%	1.2%	0.2%	0.1%	11.5%
\$40,000-50,000	3.5%	5.7%	0.4%	0.1%	0.1%	9.8%
\$50,000-60,000	2.1%	5.8%	1.5%	0.1%	0.4%	9.9%
\$60,000-75,000	2.1%	7.0%	1.4%	0.0%	0.2%	10.7%
\$75,000-100,000	1.4%	8.1%	2.3%	0.4%	0.1%	12.2%
\$100,000-125,000	0.6%	3.2%	2.6%	0.1%	0.1%	6.5%
\$125,000-150,000	0.4%	5.6%	0.3%	0.6%	0.1%	6.9%
\$150,000-200,000	0.7%	3.2%	0.6%	0.2%	0.1%	4.9%
\$200,000+	1.0%	4.5%	0.1%	0.3%	0.1%	6.1%
<b>Total</b>	<b>27.1%</b>	<b>57.0%</b>	<b>12.1%</b>	<b>2.4%</b>	<b>1.3%</b>	<b>100.0%</b>

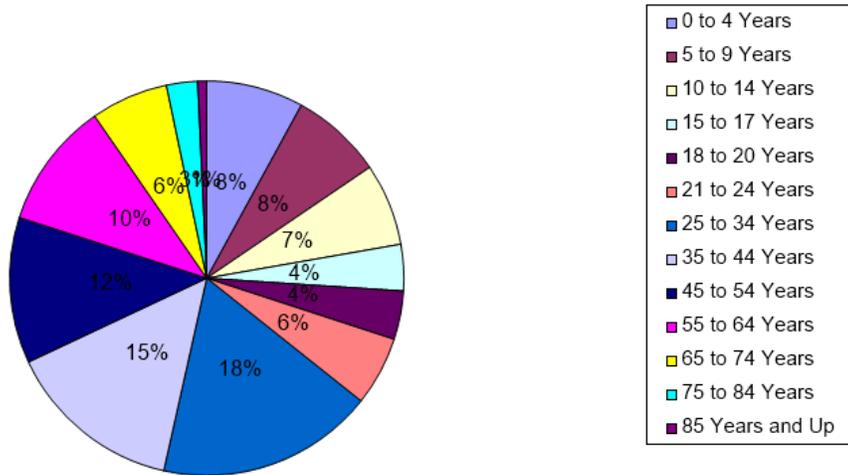
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.3%	1.9%	0.9%	0.1%	0.0%	7.2%
\$10,000-20,000	6.3%	2.7%	0.1%	0.1%	0.0%	9.3%
\$20,000-30,000	3.6%	5.5%	1.1%	0.4%	0.0%	10.7%
\$30,000-40,000	5.0%	7.5%	0.9%	0.2%	0.0%	13.6%
\$40,000-50,000	1.7%	7.6%	0.6%	0.2%	0.1%	10.1%
\$50,000-60,000	2.7%	6.9%	1.4%	0.2%	0.0%	11.2%
\$60,000-75,000	1.6%	6.2%	1.2%	0.0%	0.1%	9.0%
\$75,000-100,000	1.9%	7.0%	2.3%	0.1%	0.1%	11.3%
\$100,000-125,000	0.7%	2.4%	1.5%	0.1%	0.1%	4.8%
\$125,000-150,000	0.5%	3.1%	0.3%	0.8%	0.1%	4.8%
\$150,000-200,000	0.7%	2.9%	0.3%	0.3%	0.0%	4.2%
\$200,000+	0.8%	2.5%	0.1%	0.4%	0.0%	3.8%
<b>Total</b>	<b>29.8%</b>	<b>56.3%</b>	<b>10.6%</b>	<b>2.8%</b>	<b>0.6%</b>	<b>100.0%</b>

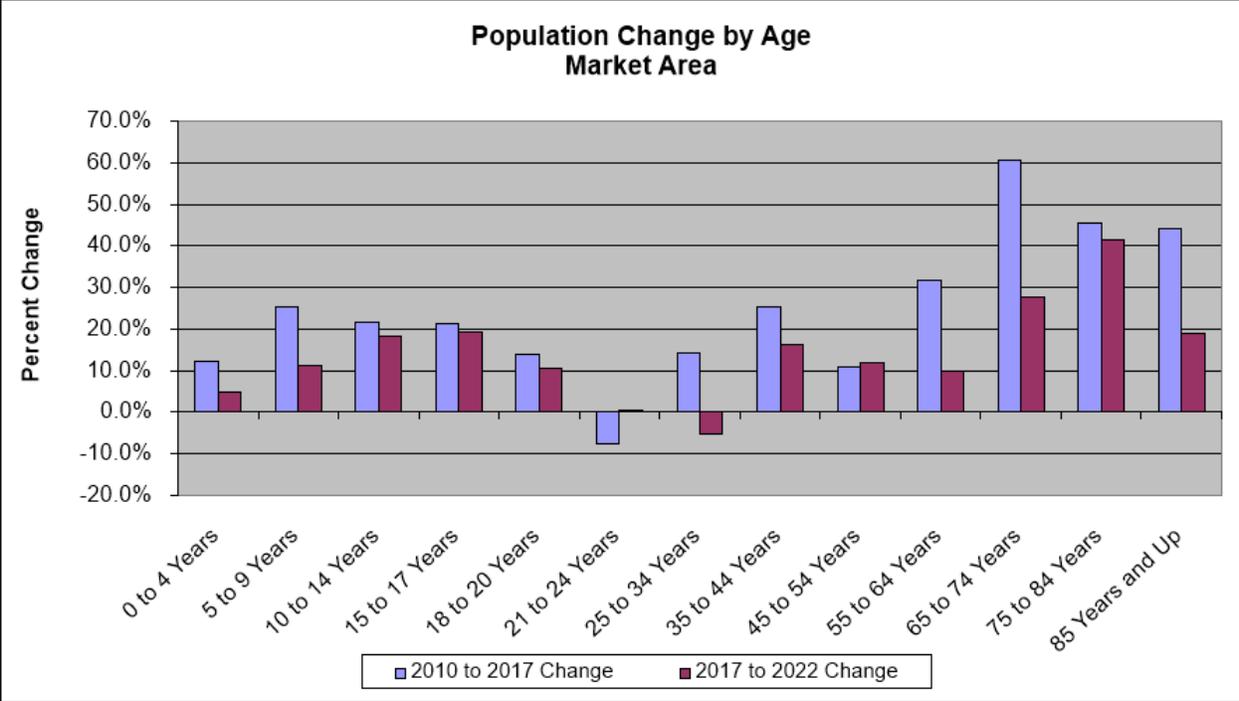
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.8%	0.8%	0.8%	0.2%	0.3%	3.8%
\$10,000-20,000	2.4%	1.3%	0.1%	0.1%	0.1%	4.0%
\$20,000-30,000	1.4%	2.4%	0.5%	0.2%	0.2%	4.7%
\$30,000-40,000	2.2%	3.0%	1.1%	1.5%	0.5%	8.4%
\$40,000-50,000	2.8%	3.8%	0.5%	1.3%	0.4%	8.8%
\$50,000-60,000	1.9%	3.3%	2.6%	2.0%	0.8%	10.5%
\$60,000-75,000	2.1%	5.0%	2.6%	0.8%	2.1%	12.5%
\$75,000-100,000	0.9%	5.8%	3.9%	2.3%	2.8%	15.6%
\$100,000-125,000	0.4%	2.5%	3.7%	2.1%	2.0%	10.6%
\$125,000-150,000	1.1%	2.9%	0.7%	1.2%	1.1%	7.1%
\$150,000-200,000	0.3%	1.6%	1.2%	1.8%	1.1%	6.0%
\$200,000+	0.5%	3.7%	1.7%	2.1%	0.1%	8.0%
<b>Total</b>	<b>17.7%</b>	<b>36.0%</b>	<b>19.4%</b>	<b>15.6%</b>	<b>11.2%</b>	<b>100.0%</b>

**Population by Age Market Area**



**2017 Population by Age Market Area**





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Population by Age & Sex Market Area											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2,456	2,323	<b>4,779</b>	0 to 4 Years	2,755	2,612	<b>5,367</b>	0 to 4 Years	2,891	2,744	<b>5,635</b>
5 to 9 Years	2,068	1,976	<b>4,044</b>	5 to 9 Years	2,579	2,490	<b>5,069</b>	5 to 9 Years	2,882	2,749	<b>5,631</b>
10 to 14 Years	1,932	1,804	<b>3,736</b>	10 to 14 Years	2,327	2,213	<b>4,540</b>	10 to 14 Years	2,740	2,636	<b>5,376</b>
15 to 17 Years	1,077	1,030	<b>2,107</b>	15 to 17 Years	1,335	1,224	<b>2,559</b>	15 to 17 Years	1,597	1,454	<b>3,051</b>
18 to 20 Years	1,385	970	<b>2,355</b>	18 to 20 Years	1,531	1,150	<b>2,681</b>	18 to 20 Years	1,696	1,268	<b>2,964</b>
21 to 24 Years	2,193	1,945	<b>4,138</b>	21 to 24 Years	2,158	1,666	<b>3,824</b>	21 to 24 Years	2,216	1,627	<b>3,843</b>
25 to 34 Years	5,239	5,271	<b>10,510</b>	25 to 34 Years	6,021	5,977	<b>11,998</b>	25 to 34 Years	5,709	5,652	<b>11,361</b>
35 to 44 Years	3,948	3,841	<b>7,789</b>	35 to 44 Years	4,836	4,934	<b>9,770</b>	35 to 44 Years	5,620	5,739	<b>11,359</b>
45 to 54 Years	3,554	3,711	<b>7,265</b>	45 to 54 Years	3,934	4,130	<b>8,064</b>	45 to 54 Years	4,387	4,637	<b>9,024</b>
55 to 64 Years	2,543	2,767	<b>5,310</b>	55 to 64 Years	3,251	3,737	<b>6,988</b>	55 to 64 Years	3,608	4,078	<b>7,686</b>
65 to 74 Years	1,282	1,381	<b>2,663</b>	65 to 74 Years	1,996	2,281	<b>4,277</b>	65 to 74 Years	2,444	3,011	<b>5,455</b>
75 to 84 Years	509	670	<b>1,179</b>	75 to 84 Years	782	934	<b>1,716</b>	75 to 84 Years	1,084	1,346	<b>2,430</b>
85 Years and Up	92	254	<b>346</b>	85 Years and Up	173	326	<b>499</b>	85 Years and Up	224	370	<b>594</b>
<b>Total</b>	<b>28,278</b>	<b>27,943</b>	<b>56,221</b>	<b>Total</b>	<b>33,678</b>	<b>33,674</b>	<b>67,352</b>	<b>Total</b>	<b>37,098</b>	<b>37,311</b>	<b>74,409</b>
62+ Years	n/a	n/a	5,598	62+ Years	n/a	n/a	8,347	62+ Years	n/a	n/a	10,629
<b>Median Age:</b>			<b>31.0</b>	<b>Median Age:</b>			<b>32.2</b>	<b>Median Age:</b>			<b>33.5</b>

Source: Claritas; Ribbon Demographics

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

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Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	4.4%	4.1%	<b>8.5%</b>	0 to 4 Years	4.1%	3.9%	<b>8.0%</b>	0 to 4 Years	3.9%	3.7%	<b>7.6%</b>
5 to 9 Years	3.7%	3.5%	<b>7.2%</b>	5 to 9 Years	3.8%	3.7%	<b>7.5%</b>	5 to 9 Years	3.9%	3.7%	<b>7.6%</b>
10 to 14 Years	3.4%	3.2%	<b>6.6%</b>	10 to 14 Years	3.5%	3.3%	<b>6.7%</b>	10 to 14 Years	3.7%	3.5%	<b>7.2%</b>
15 to 17 Years	1.9%	1.8%	<b>3.7%</b>	15 to 17 Years	2.0%	1.8%	<b>3.8%</b>	15 to 17 Years	2.1%	2.0%	<b>4.1%</b>
18 to 20 Years	2.5%	1.7%	<b>4.2%</b>	18 to 20 Years	2.3%	1.7%	<b>4.0%</b>	18 to 20 Years	2.3%	1.7%	<b>4.0%</b>
21 to 24 Years	3.9%	3.5%	<b>7.4%</b>	21 to 24 Years	3.2%	2.5%	<b>5.7%</b>	21 to 24 Years	3.0%	2.2%	<b>5.2%</b>
25 to 34 Years	9.3%	9.4%	<b>18.7%</b>	25 to 34 Years	8.9%	8.9%	<b>17.8%</b>	25 to 34 Years	7.7%	7.6%	<b>15.3%</b>
35 to 44 Years	7.0%	6.8%	<b>13.9%</b>	35 to 44 Years	7.2%	7.3%	<b>14.5%</b>	35 to 44 Years	7.6%	7.7%	<b>15.3%</b>
45 to 54 Years	6.3%	6.6%	<b>12.9%</b>	45 to 54 Years	5.8%	6.1%	<b>12.0%</b>	45 to 54 Years	5.9%	6.2%	<b>12.1%</b>
55 to 64 Years	4.5%	4.9%	<b>9.4%</b>	55 to 64 Years	4.8%	5.5%	<b>10.4%</b>	55 to 64 Years	4.8%	5.5%	<b>10.3%</b>
65 to 74 Years	2.3%	2.5%	<b>4.7%</b>	65 to 74 Years	3.0%	3.4%	<b>6.4%</b>	65 to 74 Years	3.3%	4.0%	<b>7.3%</b>
75 to 84 Years	0.9%	1.2%	<b>2.1%</b>	75 to 84 Years	1.2%	1.4%	<b>2.5%</b>	75 to 84 Years	1.5%	1.8%	<b>3.3%</b>
85 Years and Up	0.2%	0.5%	<b>0.6%</b>	85 Years and Up	0.3%	0.5%	<b>0.7%</b>	85 Years and Up	0.3%	0.5%	<b>0.8%</b>
<b>Total</b>	<b>50.3%</b>	<b>49.7%</b>	<b>100.0%</b>	<b>Total</b>	<b>50.0%</b>	<b>50.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>49.9%</b>	<b>50.1%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	10.0%	62+ Years	n/a	n/a	12.4%	62+ Years	n/a	n/a	14.3%

Source: Claritas; Ribbon Demographics

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

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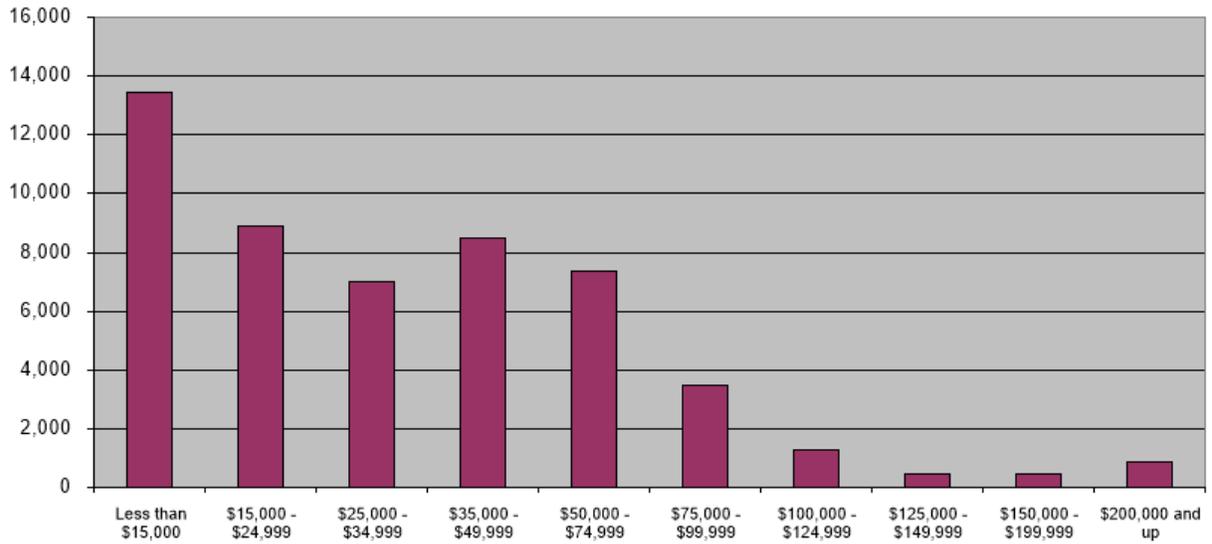
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Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	299	289	<b>588</b>	<b>12.3%</b>	0 to 4 Years	136	132	<b>268</b>	<b>5.0%</b>
5 to 9 Years	511	514	<b>1,025</b>	<b>25.3%</b>	5 to 9 Years	303	259	<b>562</b>	<b>11.1%</b>
10 to 14 Years	395	409	<b>804</b>	<b>21.5%</b>	10 to 14 Years	413	423	<b>836</b>	<b>18.4%</b>
15 to 17 Years	258	194	<b>452</b>	<b>21.5%</b>	15 to 17 Years	262	230	<b>492</b>	<b>19.2%</b>
18 to 20 Years	146	180	<b>326</b>	<b>13.8%</b>	18 to 20 Years	165	118	<b>283</b>	<b>10.6%</b>
21 to 24 Years	-35	-279	<b>-314</b>	<b>-7.6%</b>	21 to 24 Years	58	-39	<b>19</b>	<b>0.5%</b>
25 to 34 Years	782	706	<b>1,488</b>	<b>14.2%</b>	25 to 34 Years	-312	-325	<b>-637</b>	<b>-5.3%</b>
35 to 44 Years	888	1,093	<b>1,981</b>	<b>25.4%</b>	35 to 44 Years	784	805	<b>1,589</b>	<b>16.3%</b>
45 to 54 Years	380	419	<b>799</b>	<b>11.0%</b>	45 to 54 Years	453	507	<b>960</b>	<b>11.9%</b>
55 to 64 Years	708	970	<b>1,678</b>	<b>31.6%</b>	55 to 64 Years	357	341	<b>698</b>	<b>10.0%</b>
65 to 74 Years	714	900	<b>1,614</b>	<b>60.6%</b>	65 to 74 Years	448	730	<b>1,178</b>	<b>27.5%</b>
75 to 84 Years	273	264	<b>537</b>	<b>45.5%</b>	75 to 84 Years	302	412	<b>714</b>	<b>41.6%</b>
85 Years and Up	<b>81</b>	<b>72</b>	<b>153</b>	<b>44.2%</b>	85 Years and Up	<b>51</b>	<b>44</b>	<b>95</b>	<b>19.0%</b>
<b>Total</b>	<b>5,400</b>	<b>5,731</b>	<b>11,131</b>	<b>19.8%</b>	<b>Total</b>	<b>3,420</b>	<b>3,637</b>	<b>7,057</b>	<b>10.5%</b>
62+ Years	n/a	n/a	2,749	<b>49.1%</b>	62+ Years	n/a	n/a	2,282	<b>27.3%</b>

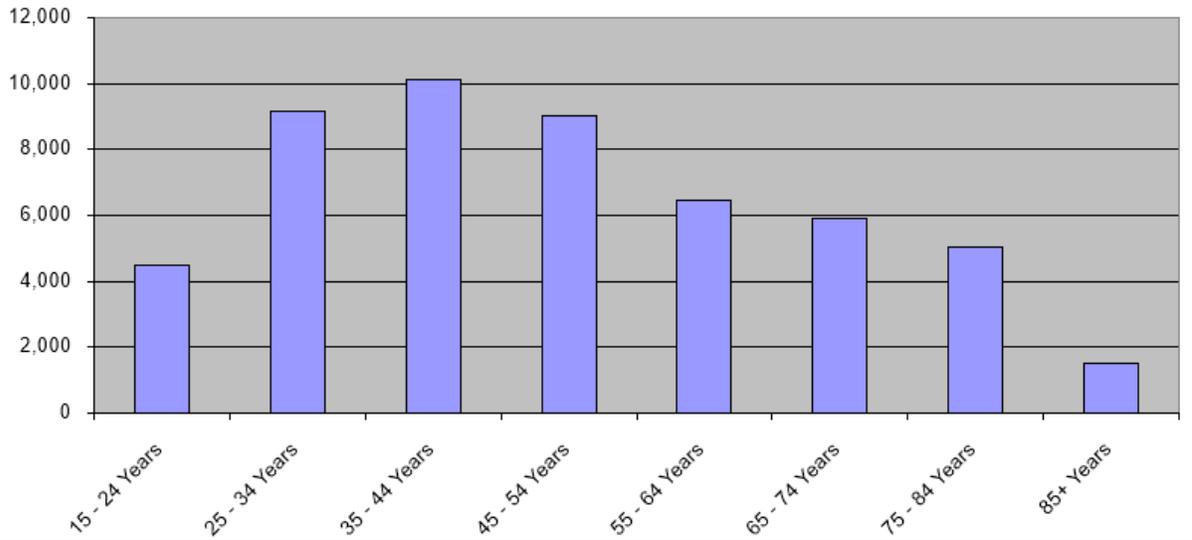
Source: Claritas; Ribbon Demographics

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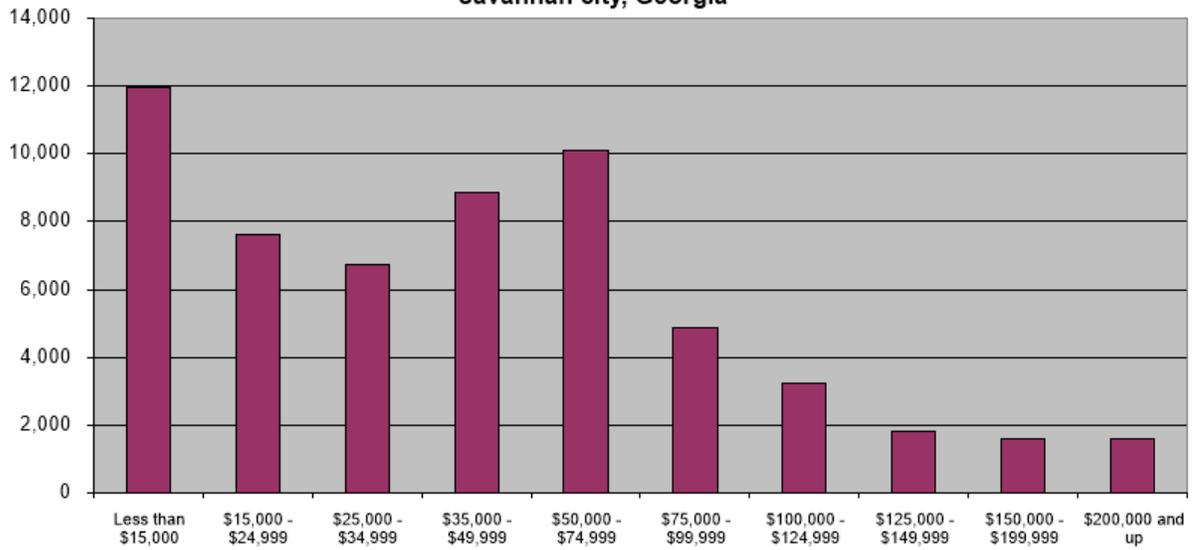
**Households by Income - Census 2000  
Savannah city, Georgia**



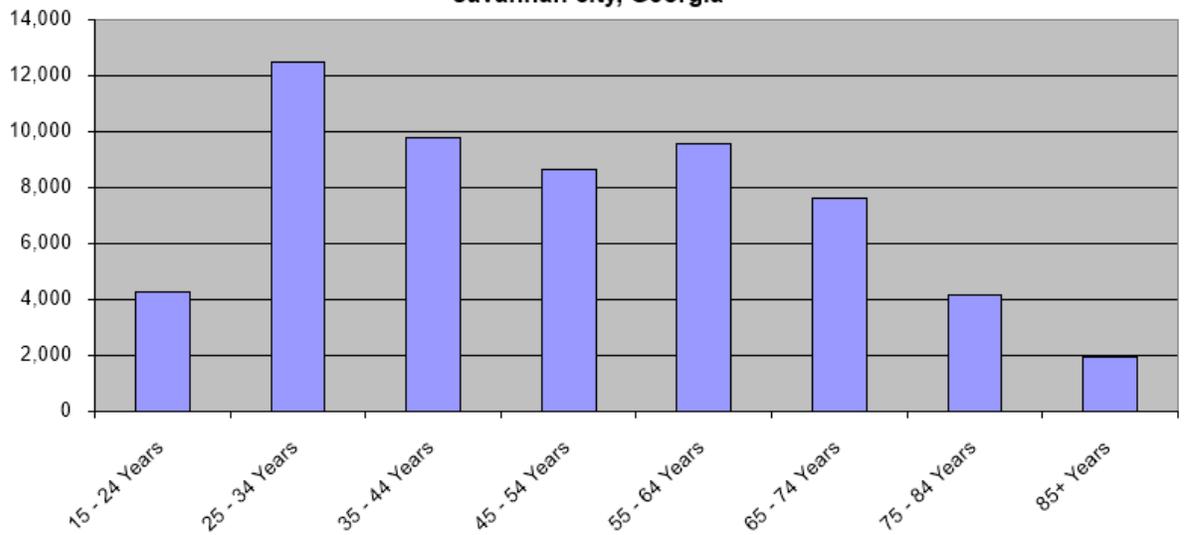
**Households by Age - Census 2000  
Savannah city, Georgia**



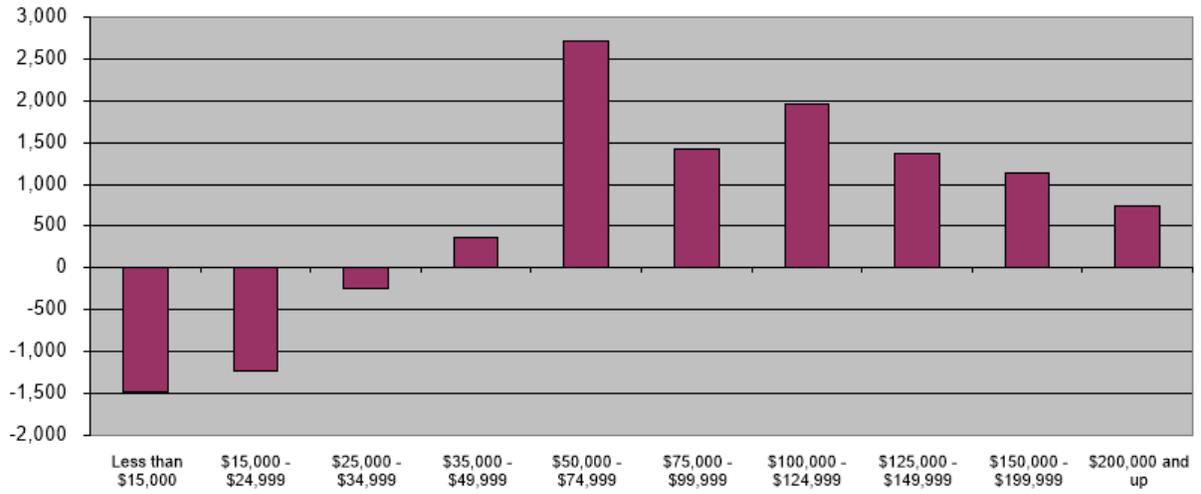
**Estimated Households by Income - 2017  
Savannah city, Georgia**



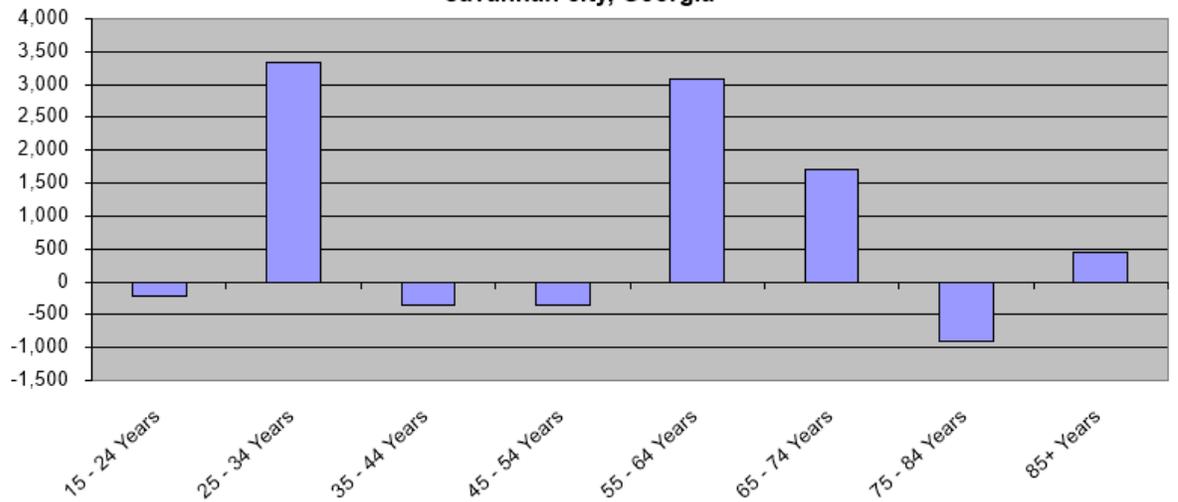
**Estimated Households by Age - 2017  
Savannah city, Georgia**



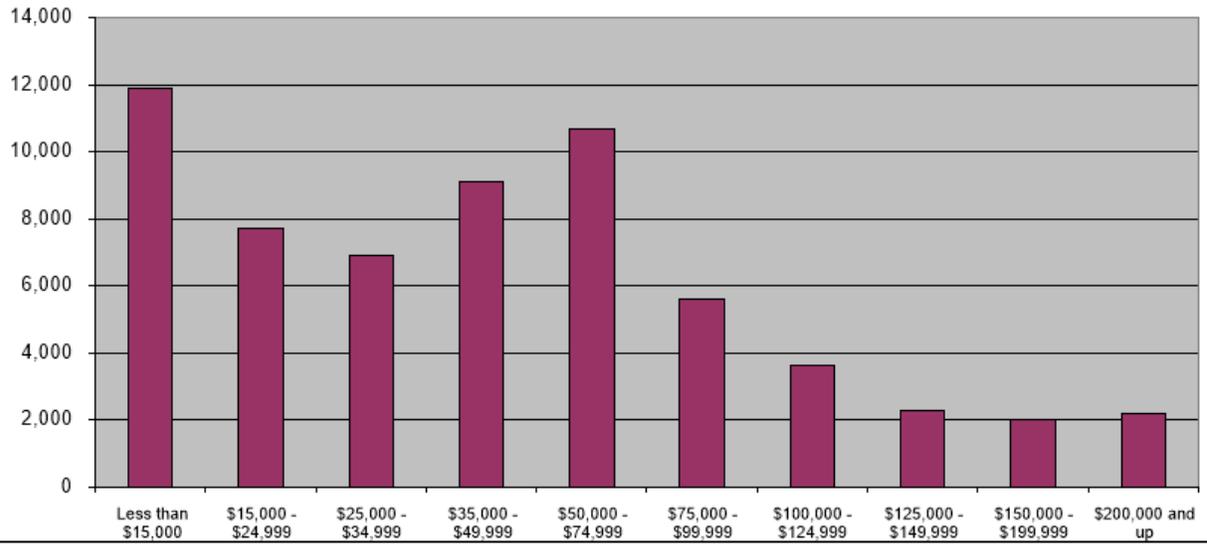
**Estimated Household Income Change 2000 - 2017  
Savannah city, Georgia**



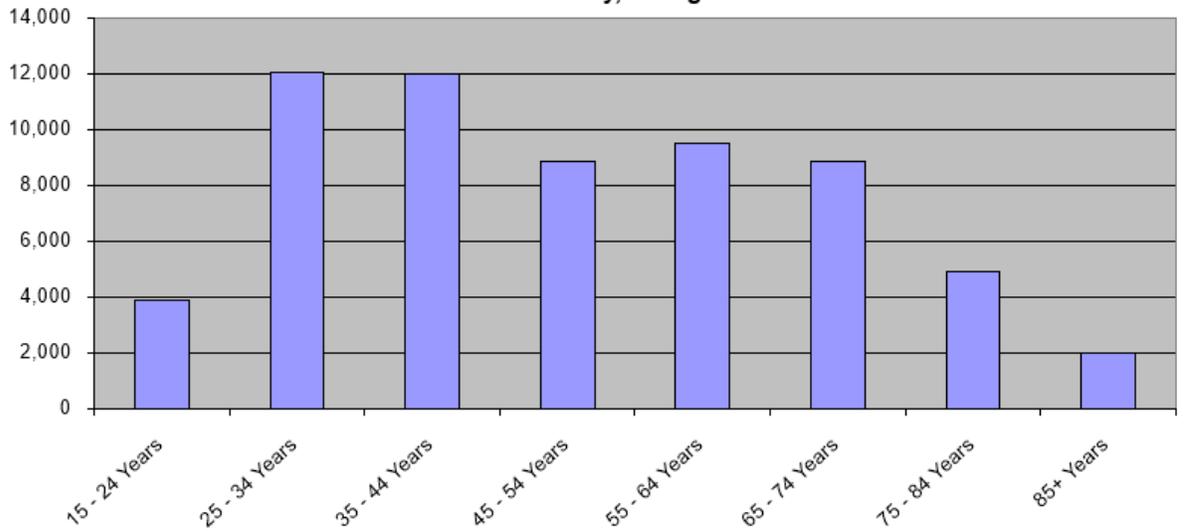
**Estimated Household Age Change 2000 - 2017  
Savannah city, Georgia**



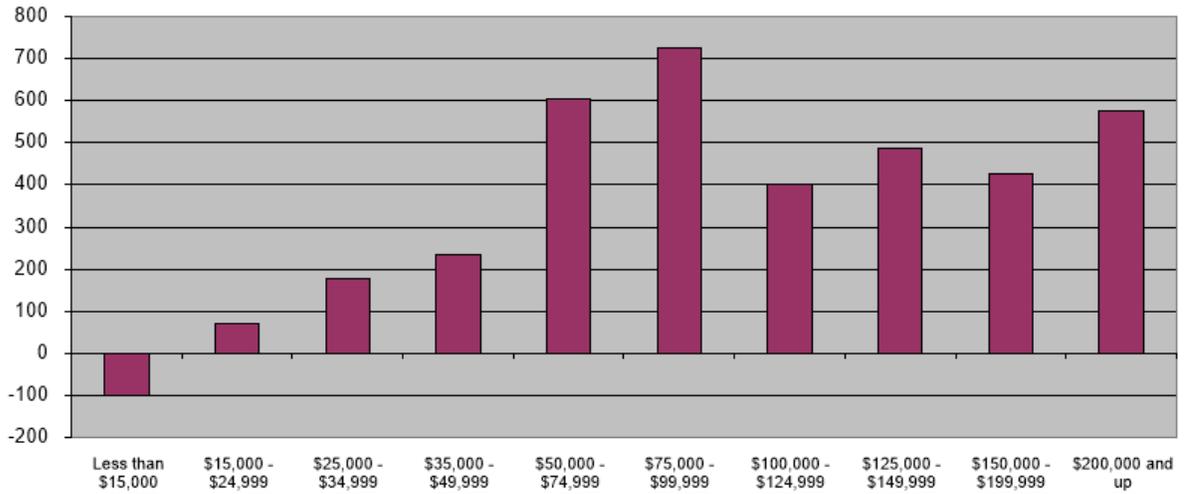
**Projected Households by Income - 2022  
Savannah city, Georgia**



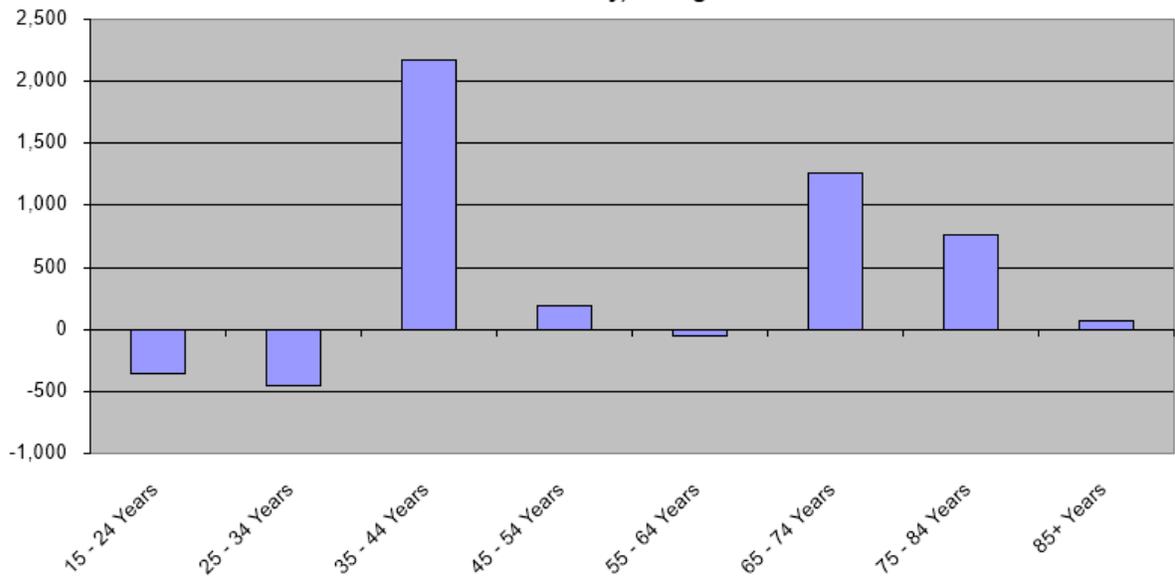
**Projected Households by Age - 2022  
Savannah city, Georgia**

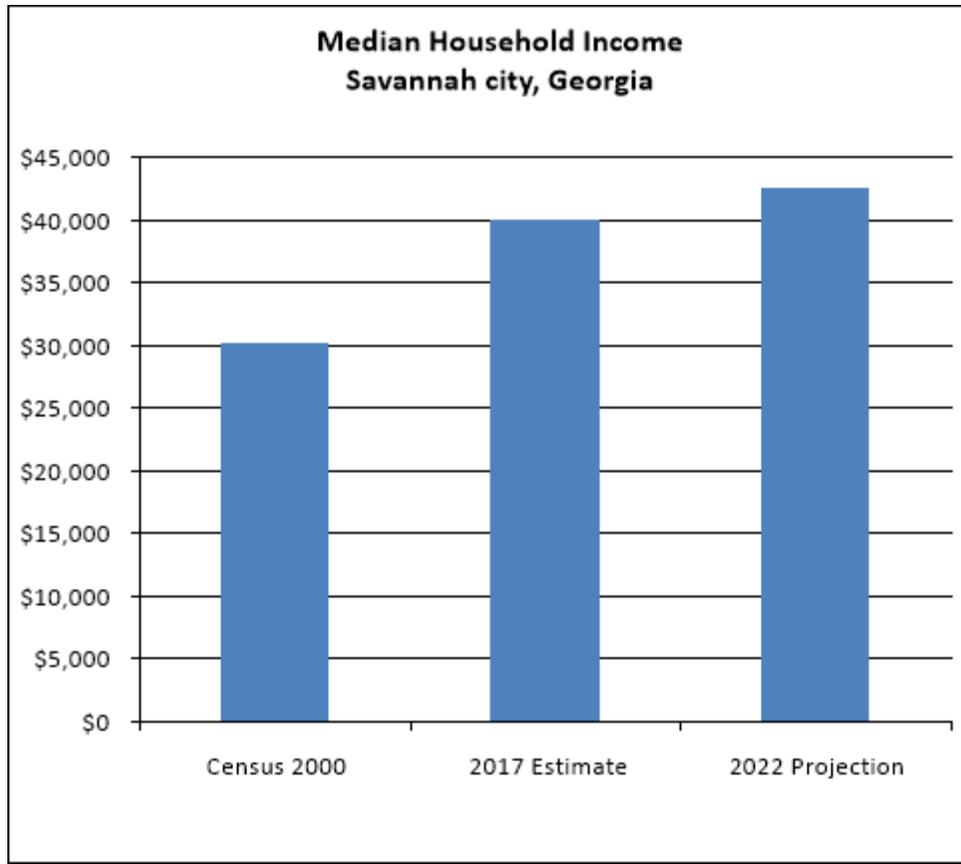


**Projected Household Income Change 2017 to 2022**  
Savannah city, Georgia



**Projected Household Age Change 2017 to 2022**  
Savannah city, Georgia





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Households by Income and Age Savannah city, Georgia Census Data - 2000										
	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	2,365	1,873	1,783	1,506	1,317	1,836	2,023	758	13,461	26.0%
\$15,000 - \$24,999	884	1,866	1,579	1,188	968	1,077	1,024	290	8,876	17.2%
\$25,000 - \$34,999	537	1,601	1,350	1,103	880	833	545	141	6,990	13.5%
\$35,000 - \$49,999	483	1,763	1,925	1,670	1,002	843	668	149	8,503	16.4%
\$50,000 - \$74,999	146	1,378	2,061	1,744	941	638	385	85	7,378	14.3%
\$75,000 - \$99,999	47	434	825	948	667	365	152	28	3,466	6.7%
\$100,000 - \$124,999	14	144	278	307	288	162	81	14	1,288	2.5%
\$125,000 - \$149,999	5	17	87	177	103	16	26	9	440	0.9%
\$150,000 - \$199,999	0	34	84	159	101	50	28	9	465	0.9%
\$200,000 and up	1	55	171	214	209	80	111	23	864	1.7%
<b>Total</b>	<b>4,482</b>	<b>9,165</b>	<b>10,143</b>	<b>9,016</b>	<b>6,476</b>	<b>5,900</b>	<b>5,043</b>	<b>1,506</b>	<b>51,731</b>	<b>100.0%</b>
<b>Percent</b>	<b>8.7%</b>	<b>17.7%</b>	<b>19.6%</b>	<b>17.4%</b>	<b>12.5%</b>	<b>11.4%</b>	<b>9.7%</b>	<b>2.9%</b>		<b>100.0%</b>

Source: Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Savannah city, Georgia										
Current Year Estimates - 2017										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	2,113	2,295	1,447	1,335	1,741	1,269	1,103	673	11,976	20.5%
\$15,000 - \$24,999	504	1,706	1,167	970	1,287	847	760	399	7,640	13.1%
\$25,000 - \$34,999	583	1,566	1,108	759	918	903	621	292	6,750	11.5%
\$35,000 - \$49,999	336	2,424	1,810	1,114	1,273	1,074	604	242	8,877	15.2%
\$50,000 - \$74,999	537	2,144	1,707	1,752	1,866	1,388	522	175	10,091	17.3%
\$75,000 - \$99,999	129	1,072	922	894	880	700	219	64	4,880	8.3%
\$100,000 - \$124,999	26	592	605	573	517	727	148	63	3,251	5.6%
\$125,000 - \$149,999	13	318	372	403	377	231	69	25	1,808	3.1%
\$150,000 - \$199,999	12	204	316	418	344	245	55	12	1,606	2.7%
\$200,000 and up	<u>5</u>	<u>189</u>	<u>343</u>	<u>439</u>	<u>361</u>	<u>218</u>	<u>48</u>	<u>5</u>	<u>1,608</u>	<u>2.7%</u>
<b>Total</b>	<b>4,258</b>	<b>12,510</b>	<b>9,797</b>	<b>8,657</b>	<b>9,564</b>	<b>7,602</b>	<b>4,149</b>	<b>1,950</b>	<b>58,487</b>	<b>100.0%</b>
<b>Percent</b>	<b>7.3%</b>	<b>21.4%</b>	<b>16.8%</b>	<b>14.8%</b>	<b>16.4%</b>	<b>13.0%</b>	<b>7.1%</b>	<b>3.3%</b>		

Source: Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Households by Income and Age										
Savannah city, Georgia										
Estimated Change - 2000 to 2017										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-252	422	-336	-171	424	-567	-920	-85	-1,485	-11.0%
\$15,000 - \$24,999	-380	-160	-412	-218	319	-230	-264	109	-1,236	-13.9%
\$25,000 - \$34,999	46	-35	-242	-344	38	70	76	151	-240	-3.4%
\$35,000 - \$49,999	-147	661	-115	-556	271	231	-64	93	374	4.4%
\$50,000 - \$74,999	391	766	-354	8	925	750	137	90	2,713	36.8%
\$75,000 - \$99,999	82	638	97	-54	213	335	67	36	1,414	40.8%
\$100,000 - \$124,999	12	448	327	266	229	565	67	49	1,963	152.4%
\$125,000 - \$149,999	8	301	285	226	274	215	43	16	1,368	310.9%
\$150,000 - \$199,999	12	170	232	259	243	195	27	3	1,141	245.4%
\$200,000 and up	<u>4</u>	<u>134</u>	<u>172</u>	<u>225</u>	<u>152</u>	<u>138</u>	<u>-63</u>	<u>-18</u>	<u>744</u>	<u>86.1%</u>
<b>Total</b>	<b>-224</b>	<b>3,345</b>	<b>-346</b>	<b>-359</b>	<b>3,088</b>	<b>1,702</b>	<b>-894</b>	<b>444</b>	<b>6,756</b>	<b>13.1%</b>
<b>Percent Change</b>	<b>-5.0%</b>	<b>36.5%</b>	<b>-3.4%</b>	<b>-4.0%</b>	<b>47.7%</b>	<b>28.8%</b>	<b>-17.7%</b>	<b>29.5%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Savannah city, Georgia										
Five Year Projections - 2022										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	1,941	2121	1639	1256	1608	1383	1247	680	11,875	19.1%
\$15,000 - \$24,999	465	1,591	1,319	920	1,204	935	873	403	7,710	12.4%
\$25,000 - \$34,999	528	1,477	1,278	738	881	1,017	717	291	6,927	11.2%
\$35,000 - \$49,999	289	2,289	2,126	1,060	1,201	1,207	689	249	9,110	14.7%
\$50,000 - \$74,999	488	2,119	2,099	1,732	1,823	1,612	633	189	10,695	17.2%
\$75,000 - \$99,999	121	1,100	1,218	981	948	874	289	73	5,604	9.0%
\$100,000 - \$124,999	26	576	777	595	532	878	197	71	3,652	5.9%
\$125,000 - \$149,999	23	356	541	483	441	313	108	29	2,294	3.7%
\$150,000 - \$199,999	12	216	449	508	399	343	87	19	2,033	3.3%
\$200,000 and up	<u>5</u>	<u>216</u>	<u>527</u>	<u>577</u>	<u>474</u>	<u>300</u>	<u>71</u>	<u>13</u>	<u>2,183</u>	<u>3.5%</u>
<b>Total</b>	<b>3,898</b>	<b>12,061</b>	<b>11,973</b>	<b>8,850</b>	<b>9,511</b>	<b>8,862</b>	<b>4,911</b>	<b>2,017</b>	<b>62,083</b>	<b>100.0%</b>
<b>Percent</b>	<b>6.3%</b>	<b>19.4%</b>	<b>19.3%</b>	<b>14.3%</b>	<b>15.3%</b>	<b>14.3%</b>	<b>7.9%</b>	<b>3.2%</b>		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Savannah city, Georgia										
Projected Change - 2017 to 2022										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-172	-174	192	-79	-133	114	144	7	-101	-0.8%
\$15,000 - \$24,999	-39	-115	152	-50	-83	88	113	4	70	0.9%
\$25,000 - \$34,999	-55	-89	170	-21	-37	114	96	-1	177	2.6%
\$35,000 - \$49,999	-47	-135	316	-54	-72	133	85	7	233	2.6%
\$50,000 - \$74,999	-49	-25	392	-20	-43	224	111	14	604	6.0%
\$75,000 - \$99,999	-8	28	296	87	68	174	70	9	724	14.8%
\$100,000 - \$124,999	0	-16	172	22	15	151	49	8	401	12.3%
\$125,000 - \$149,999	10	38	169	80	64	82	39	4	486	26.9%
\$150,000 - \$199,999	0	12	133	90	55	98	32	7	427	26.6%
\$200,000 and up	<u>0</u>	<u>27</u>	<u>184</u>	<u>138</u>	<u>113</u>	<u>82</u>	<u>23</u>	<u>8</u>	<u>575</u>	<u>35.8%</u>
<b>Total</b>	<b>-360</b>	<b>-449</b>	<b>2,176</b>	<b>193</b>	<b>-53</b>	<b>1,260</b>	<b>762</b>	<b>67</b>	<b>3,596</b>	<b>6.1%</b>
<b>Percent Change</b>	<b>-8.5%</b>	<b>-3.6%</b>	<b>22.2%</b>	<b>2.2%</b>	<b>-0.6%</b>	<b>16.6%</b>	<b>18.4%</b>	<b>3.4%</b>		

Source: Claritas; Ribbon Demographics



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# HOUSEHOLD DATA

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<b>Median Household Income Savannah city, Georgia</b>		
Census 2000	2017 Estimate	2022 Projection
\$30,048	\$39,862	\$42,458



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### HOUSEHOLD DATA

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Median Household Income by Area			
Savannah city, Georgia			
Geography ID	Census 2000	2017 Estimate	2022 Projection
1369000	\$30,048	\$39,862	\$42,458

HISTA 2.2 Summary Data Savannah city, Georgia

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,742	928	725	277	405	4,077
\$10,000-20,000	1,186	889	850	382	270	3,577
\$20,000-30,000	1,479	1,007	643	323	396	3,848
\$30,000-40,000	670	757	507	475	454	2,863
\$40,000-50,000	507	610	273	397	224	2,011
\$50,000-60,000	316	652	222	271	229	1,690
\$60,000-75,000	210	479	237	95	190	1,211
\$75,000-100,000	201	322	212	52	266	1,053
\$100,000-125,000	44	140	93	54	40	371
\$125,000-150,000	70	113	43	23	30	279
\$150,000-200,000	40	66	31	22	19	178
\$200,000+	29	33	27	12	13	114
<b>Total</b>	<b>6,494</b>	<b>5,996</b>	<b>3,863</b>	<b>2,383</b>	<b>2,536</b>	<b>21,272</b>

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,078	211	67	79	42	1,477
\$10,000-20,000	1,093	218	85	50	87	1,533
\$20,000-30,000	453	238	104	82	62	939
\$30,000-40,000	335	156	77	60	50	678
\$40,000-50,000	221	155	45	50	51	522
\$50,000-60,000	222	184	29	44	27	506
\$60,000-75,000	135	81	71	27	34	348
\$75,000-100,000	166	74	38	21	49	348
\$100,000-125,000	80	48	26	13	20	187
\$125,000-150,000	61	29	10	9	10	119
\$150,000-200,000	40	13	16	12	9	90
\$200,000+	39	38	7	10	14	108
<b>Total</b>	<b>3,923</b>	<b>1,445</b>	<b>575</b>	<b>457</b>	<b>455</b>	<b>6,855</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	618	141	59	55	34	907
\$10,000-20,000	763	157	74	39	28	1,061
\$20,000-30,000	292	171	42	43	48	596
\$30,000-40,000	247	86	35	38	32	438
\$40,000-50,000	147	68	24	23	28	290
\$50,000-60,000	118	81	22	31	14	266
\$60,000-75,000	97	40	26	18	25	206
\$75,000-100,000	98	47	21	18	39	223
\$100,000-125,000	29	20	16	7	14	86
\$125,000-150,000	42	7	6	9	7	71
\$150,000-200,000	23	5	7	6	5	46
\$200,000+	17	8	3	2	7	37
<b>Total</b>	<b>2,491</b>	<b>831</b>	<b>335</b>	<b>289</b>	<b>281</b>	<b>4,227</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2,820	1,139	792	356	447	5,554
\$10,000-20,000	2,279	1,107	935	432	357	5,110
\$20,000-30,000	1,932	1,245	747	405	458	4,787
\$30,000-40,000	1,005	913	584	535	504	3,541
\$40,000-50,000	728	765	318	447	275	2,533
\$50,000-60,000	538	836	251	315	256	2,196
\$60,000-75,000	345	560	308	122	224	1,559
\$75,000-100,000	367	396	250	73	315	1,401
\$100,000-125,000	124	188	119	67	60	558
\$125,000-150,000	131	142	53	32	40	398
\$150,000-200,000	80	79	47	34	28	268
\$200,000+	68	71	34	22	27	222
<b>Total</b>	<b>10,417</b>	<b>7,441</b>	<b>4,438</b>	<b>2,840</b>	<b>2,991</b>	<b>28,127</b>

HISTA 2.2 Summary Data Savannah city, Georgia

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.2%	4.4%	3.4%	1.3%	1.9%	19.2%
\$10,000-20,000	5.6%	4.2%	4.0%	1.8%	1.3%	16.8%
\$20,000-30,000	7.0%	4.7%	3.0%	1.5%	1.9%	18.1%
\$30,000-40,000	3.1%	3.6%	2.4%	2.2%	2.1%	13.5%
\$40,000-50,000	2.4%	2.9%	1.3%	1.9%	1.1%	9.5%
\$50,000-60,000	1.5%	3.1%	1.0%	1.3%	1.1%	7.9%
\$60,000-75,000	1.0%	2.3%	1.1%	0.4%	0.9%	5.7%
\$75,000-100,000	0.9%	1.5%	1.0%	0.2%	1.3%	5.0%
\$100,000-125,000	0.2%	0.7%	0.4%	0.3%	0.2%	1.7%
\$125,000-150,000	0.3%	0.5%	0.2%	0.1%	0.1%	1.3%
\$150,000-200,000	0.2%	0.3%	0.1%	0.1%	0.1%	0.8%
\$200,000+	0.1%	0.2%	0.1%	0.1%	0.1%	0.5%
<b>Total</b>	<b>30.5%</b>	<b>28.2%</b>	<b>18.2%</b>	<b>11.2%</b>	<b>11.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	15.7%	3.1%	1.0%	1.2%	0.6%	21.5%
\$10,000-20,000	15.9%	3.2%	1.2%	0.7%	1.3%	22.4%
\$20,000-30,000	6.6%	3.5%	1.5%	1.2%	0.9%	13.7%
\$30,000-40,000	4.9%	2.3%	1.1%	0.9%	0.7%	9.9%
\$40,000-50,000	3.2%	2.3%	0.7%	0.7%	0.7%	7.6%
\$50,000-60,000	3.2%	2.7%	0.4%	0.6%	0.4%	7.4%
\$60,000-75,000	2.0%	1.2%	1.0%	0.4%	0.5%	5.1%
\$75,000-100,000	2.4%	1.1%	0.6%	0.3%	0.7%	5.1%
\$100,000-125,000	1.2%	0.7%	0.4%	0.2%	0.3%	2.7%
\$125,000-150,000	0.9%	0.4%	0.1%	0.1%	0.1%	1.7%
\$150,000-200,000	0.6%	0.2%	0.2%	0.2%	0.1%	1.3%
\$200,000+	0.6%	0.6%	0.1%	0.1%	0.2%	1.6%
<b>Total</b>	<b>57.2%</b>	<b>21.1%</b>	<b>8.4%</b>	<b>6.7%</b>	<b>6.6%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14.6%	3.3%	1.4%	1.3%	0.8%	21.5%
\$10,000-20,000	18.1%	3.7%	1.8%	0.9%	0.7%	25.1%
\$20,000-30,000	6.9%	4.0%	1.0%	1.0%	1.1%	14.1%
\$30,000-40,000	5.8%	2.0%	0.8%	0.9%	0.8%	10.4%
\$40,000-50,000	3.5%	1.6%	0.6%	0.5%	0.7%	6.9%
\$50,000-60,000	2.8%	1.9%	0.5%	0.7%	0.3%	6.3%
\$60,000-75,000	2.3%	0.9%	0.6%	0.4%	0.6%	4.9%
\$75,000-100,000	2.3%	1.1%	0.5%	0.4%	0.9%	5.3%
\$100,000-125,000	0.7%	0.5%	0.4%	0.2%	0.3%	2.0%
\$125,000-150,000	1.0%	0.2%	0.1%	0.2%	0.2%	1.7%
\$150,000-200,000	0.5%	0.1%	0.2%	0.1%	0.1%	1.1%
\$200,000+	0.4%	0.2%	0.1%	0.0%	0.2%	0.9%
<b>Total</b>	<b>58.9%</b>	<b>19.7%</b>	<b>7.9%</b>	<b>6.8%</b>	<b>6.6%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10.0%	4.0%	2.8%	1.3%	1.6%	19.7%
\$10,000-20,000	8.1%	3.9%	3.3%	1.5%	1.3%	18.2%
\$20,000-30,000	6.9%	4.4%	2.7%	1.4%	1.6%	17.0%
\$30,000-40,000	3.6%	3.2%	2.1%	1.9%	1.8%	12.6%
\$40,000-50,000	2.6%	2.7%	1.1%	1.6%	1.0%	9.0%
\$50,000-60,000	1.9%	3.0%	0.9%	1.1%	0.9%	7.8%
\$60,000-75,000	1.2%	2.0%	1.1%	0.4%	0.8%	5.5%
\$75,000-100,000	1.3%	1.4%	0.9%	0.3%	1.1%	5.0%
\$100,000-125,000	0.4%	0.7%	0.4%	0.2%	0.2%	2.0%
\$125,000-150,000	0.5%	0.5%	0.2%	0.1%	0.1%	1.4%
\$150,000-200,000	0.3%	0.3%	0.2%	0.1%	0.1%	1.0%
\$200,000+	0.2%	0.3%	0.1%	0.1%	0.1%	0.8%
<b>Total</b>	<b>37.0%</b>	<b>26.5%</b>	<b>15.8%</b>	<b>10.1%</b>	<b>10.6%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	236	208	61	34	50	589
\$10,000-20,000	190	319	157	94	58	818
\$20,000-30,000	370	383	201	151	52	1,157
\$30,000-40,000	408	408	297	133	204	1,450
\$40,000-50,000	245	476	246	334	139	1,440
\$50,000-60,000	200	416	320	213	112	1,261
\$60,000-75,000	184	500	360	214	301	1,559
\$75,000-100,000	102	608	455	358	302	1,825
\$100,000-125,000	39	256	352	327	173	1,147
\$125,000-150,000	32	150	116	143	74	515
\$150,000-200,000	16	157	145	138	36	492
\$200,000+	22	66	88	96	42	314
<b>Total</b>	<b>2,044</b>	<b>3,947</b>	<b>2,798</b>	<b>2,235</b>	<b>1,543</b>	<b>12,567</b>

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	748	407	86	45	36	1,322
\$10,000-20,000	1,218	575	254	83	105	2,235
\$20,000-30,000	1,001	818	231	69	98	2,217
\$30,000-40,000	421	584	161	126	68	1,360
\$40,000-50,000	433	596	105	46	92	1,272
\$50,000-60,000	379	559	155	67	36	1,196
\$60,000-75,000	223	492	198	39	58	1,010
\$75,000-100,000	257	622	226	111	63	1,279
\$100,000-125,000	93	266	91	36	57	543
\$125,000-150,000	85	202	59	20	39	405
\$150,000-200,000	63	191	69	23	14	360
\$200,000+	48	136	22	16	21	243
<b>Total</b>	<b>4,969</b>	<b>5,448</b>	<b>1,657</b>	<b>681</b>	<b>687</b>	<b>13,442</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	604	312	62	33	33	1,044
\$10,000-20,000	1,095	467	164	39	80	1,845
\$20,000-30,000	783	665	155	54	74	1,731
\$30,000-40,000	291	426	92	31	64	904
\$40,000-50,000	251	409	72	31	88	851
\$50,000-60,000	250	370	77	40	33	770
\$60,000-75,000	141	324	124	22	46	657
\$75,000-100,000	138	420	166	17	47	788
\$100,000-125,000	60	135	55	20	34	304
\$125,000-150,000	48	139	40	15	36	278
\$150,000-200,000	46	130	21	2	13	212
\$200,000+	34	70	14	8	17	143
<b>Total</b>	<b>3,741</b>	<b>3,867</b>	<b>1,042</b>	<b>312</b>	<b>565</b>	<b>9,527</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	984	615	147	79	86	1,911
\$10,000-20,000	1,408	894	411	177	163	3,053
\$20,000-30,000	1,371	1,201	432	220	150	3,374
\$30,000-40,000	829	992	458	259	272	2,810
\$40,000-50,000	678	1,072	351	380	231	2,712
\$50,000-60,000	579	975	475	280	148	2,457
\$60,000-75,000	407	992	558	253	359	2,569
\$75,000-100,000	359	1,230	681	469	365	3,104
\$100,000-125,000	132	522	443	363	230	1,690
\$125,000-150,000	117	352	175	163	113	920
\$150,000-200,000	79	348	214	161	50	852
\$200,000+	70	202	110	112	63	557
<b>Total</b>	<b>7,013</b>	<b>9,395</b>	<b>4,455</b>	<b>2,916</b>	<b>2,230</b>	<b>26,009</b>

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<b>Percent Owner Households</b>						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.9%	1.7%	0.5%	0.3%	0.4%	4.7%
\$10,000-20,000	1.5%	2.5%	1.2%	0.7%	0.5%	6.5%
\$20,000-30,000	2.9%	3.0%	1.6%	1.2%	0.4%	9.2%
\$30,000-40,000	3.2%	3.2%	2.4%	1.1%	1.6%	11.5%
\$40,000-50,000	1.9%	3.8%	2.0%	2.7%	1.1%	11.5%
\$50,000-60,000	1.6%	3.3%	2.5%	1.7%	0.9%	10.0%
\$60,000-75,000	1.5%	4.0%	2.9%	1.7%	2.4%	12.4%
\$75,000-100,000	0.8%	4.8%	3.6%	2.8%	2.4%	14.5%
\$100,000-125,000	0.3%	2.0%	2.8%	2.6%	1.4%	9.1%
\$125,000-150,000	0.3%	1.2%	0.9%	1.1%	0.6%	4.1%
\$150,000-200,000	0.1%	1.2%	1.2%	1.1%	0.3%	3.9%
\$200,000+	0.2%	0.5%	0.7%	0.8%	0.3%	2.5%
<b>Total</b>	<b>16.3%</b>	<b>31.4%</b>	<b>22.3%</b>	<b>17.8%</b>	<b>12.3%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5.6%	3.0%	0.6%	0.3%	0.3%	9.8%
\$10,000-20,000	9.1%	4.3%	1.9%	0.6%	0.8%	16.6%
\$20,000-30,000	7.4%	6.1%	1.7%	0.5%	0.7%	16.5%
\$30,000-40,000	3.1%	4.3%	1.2%	0.9%	0.5%	10.1%
\$40,000-50,000	3.2%	4.4%	0.8%	0.3%	0.7%	9.5%
\$50,000-60,000	2.8%	4.2%	1.2%	0.5%	0.3%	8.9%
\$60,000-75,000	1.7%	3.7%	1.5%	0.3%	0.4%	7.5%
\$75,000-100,000	1.9%	4.6%	1.7%	0.8%	0.5%	9.5%
\$100,000-125,000	0.7%	2.0%	0.7%	0.3%	0.4%	4.0%
\$125,000-150,000	0.6%	1.5%	0.4%	0.1%	0.3%	3.0%
\$150,000-200,000	0.5%	1.4%	0.5%	0.2%	0.1%	2.7%
\$200,000+	0.4%	1.0%	0.2%	0.1%	0.2%	1.8%
<b>Total</b>	<b>37.0%</b>	<b>40.5%</b>	<b>12.3%</b>	<b>5.1%</b>	<b>5.1%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.3%	3.3%	0.7%	0.3%	0.3%	11.0%
\$10,000-20,000	11.5%	4.9%	1.7%	0.4%	0.8%	19.4%
\$20,000-30,000	8.2%	7.0%	1.6%	0.6%	0.8%	18.2%
\$30,000-40,000	3.1%	4.5%	1.0%	0.3%	0.7%	9.5%
\$40,000-50,000	2.6%	4.3%	0.8%	0.3%	0.9%	8.9%
\$50,000-60,000	2.6%	3.9%	0.8%	0.4%	0.3%	8.1%
\$60,000-75,000	1.5%	3.4%	1.3%	0.2%	0.5%	6.9%
\$75,000-100,000	1.4%	4.4%	1.7%	0.2%	0.5%	8.3%
\$100,000-125,000	0.6%	1.4%	0.6%	0.2%	0.4%	3.2%
\$125,000-150,000	0.5%	1.5%	0.4%	0.2%	0.4%	2.9%
\$150,000-200,000	0.5%	1.4%	0.2%	0.0%	0.1%	2.2%
\$200,000+	0.4%	0.7%	0.1%	0.1%	0.2%	1.5%
<b>Total</b>	<b>39.3%</b>	<b>40.6%</b>	<b>10.9%</b>	<b>3.3%</b>	<b>5.9%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.8%	2.4%	0.6%	0.3%	0.3%	7.3%
\$10,000-20,000	5.4%	3.4%	1.6%	0.7%	0.6%	11.7%
\$20,000-30,000	5.3%	4.6%	1.7%	0.8%	0.6%	13.0%
\$30,000-40,000	3.2%	3.8%	1.8%	1.0%	1.0%	10.8%
\$40,000-50,000	2.6%	4.1%	1.3%	1.5%	0.9%	10.4%
\$50,000-60,000	2.2%	3.7%	1.8%	1.1%	0.6%	9.4%
\$60,000-75,000	1.6%	3.8%	2.1%	1.0%	1.4%	9.9%
\$75,000-100,000	1.4%	4.7%	2.6%	1.8%	1.4%	11.9%
\$100,000-125,000	0.5%	2.0%	1.7%	1.4%	0.9%	6.5%
\$125,000-150,000	0.4%	1.4%	0.7%	0.6%	0.4%	3.5%
\$150,000-200,000	0.3%	1.3%	0.8%	0.6%	0.2%	3.3%
\$200,000+	0.3%	0.8%	0.4%	0.4%	0.2%	2.1%
<b>Total</b>	<b>27.0%</b>	<b>36.1%</b>	<b>17.1%</b>	<b>11.2%</b>	<b>8.6%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	2,006	1,004	826	327	444	4,607
\$10,000-20,000	1,377	772	876	365	234	3,624
\$20,000-30,000	1,385	849	520	341	389	3,484
\$30,000-40,000	632	755	447	471	446	2,751
\$40,000-50,000	595	702	392	477	294	2,460
\$50,000-60,000	344	632	168	239	210	1,593
\$60,000-75,000	320	611	356	196	160	1,643
\$75,000-100,000	276	462	250	75	219	1,282
\$100,000-125,000	89	202	181	90	58	620
\$125,000-150,000	105	144	112	26	54	441
\$150,000-200,000	66	95	41	26	52	280
\$200,000+	80	76	28	18	27	229
<b>Total</b>	<b>7,275</b>	<b>6,304</b>	<b>4,197</b>	<b>2,651</b>	<b>2,587</b>	<b>23,014</b>

<b>Renter Households</b>						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,003	157	46	73	37	1,316
\$10,000-20,000	1,356	255	84	51	75	1,821
\$20,000-30,000	536	244	83	87	56	1,006
\$30,000-40,000	416	159	86	55	72	788
\$40,000-50,000	309	163	69	55	44	640
\$50,000-60,000	234	217	26	43	21	541
\$60,000-75,000	207	148	69	28	21	473
\$75,000-100,000	172	93	51	23	36	375
\$100,000-125,000	193	84	38	23	34	372
\$125,000-150,000	106	58	15	14	15	208
\$150,000-200,000	85	28	16	11	5	145
\$200,000+	69	75	16	11	14	185
<b>Total</b>	<b>4,686</b>	<b>1,681</b>	<b>599</b>	<b>474</b>	<b>430</b>	<b>7,870</b>

<b>Renter Households</b>						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	616	89	34	44	31	814
\$10,000-20,000	967	185	74	33	27	1,286
\$20,000-30,000	366	169	39	39	39	652
\$30,000-40,000	316	109	48	42	53	568
\$40,000-50,000	210	77	46	32	21	386
\$50,000-60,000	141	122	23	30	14	330
\$60,000-75,000	140	69	26	19	15	269
\$75,000-100,000	108	67	31	17	31	254
\$100,000-125,000	126	63	23	13	25	250
\$125,000-150,000	69	17	10	9	8	113
\$150,000-200,000	56	16	10	7	2	91
\$200,000+	43	17	11	2	7	83
<b>Total</b>	<b>3,158</b>	<b>1,000</b>	<b>375</b>	<b>290</b>	<b>273</b>	<b>5,096</b>

<b>Renter Households</b>						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3,009	1,161	872	400	481	5,923
\$10,000-20,000	2,733	1,027	960	416	309	5,445
\$20,000-30,000	1,921	1,093	603	428	445	4,490
\$30,000-40,000	1,048	914	533	526	518	3,539
\$40,000-50,000	904	865	461	532	338	3,100
\$50,000-60,000	578	849	194	282	231	2,134
\$60,000-75,000	527	759	425	224	181	2,116
\$75,000-100,000	448	555	301	98	255	1,657
\$100,000-125,000	282	286	219	113	92	992
\$125,000-150,000	211	202	127	40	69	649
\$150,000-200,000	151	123	57	37	57	425
\$200,000+	149	151	44	29	41	414
<b>Total</b>	<b>11,961</b>	<b>7,985</b>	<b>4,796</b>	<b>3,125</b>	<b>3,017</b>	<b>30,884</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.7%	4.4%	3.6%	1.4%	1.9%	20.0%
\$10,000-20,000	6.0%	3.4%	3.8%	1.6%	1.0%	15.7%
\$20,000-30,000	6.0%	3.7%	2.3%	1.5%	1.7%	15.1%
\$30,000-40,000	2.7%	3.3%	1.9%	2.0%	1.9%	12.0%
\$40,000-50,000	2.6%	3.1%	1.7%	2.1%	1.3%	10.7%
\$50,000-60,000	1.5%	2.7%	0.7%	1.0%	0.9%	6.9%
\$60,000-75,000	1.4%	2.7%	1.5%	0.9%	0.7%	7.1%
\$75,000-100,000	1.2%	2.0%	1.1%	0.3%	1.0%	5.6%
\$100,000-125,000	0.4%	0.9%	0.8%	0.4%	0.3%	2.7%
\$125,000-150,000	0.5%	0.6%	0.5%	0.1%	0.2%	1.9%
\$150,000-200,000	0.3%	0.4%	0.2%	0.1%	0.2%	1.2%
\$200,000+	0.3%	0.3%	0.1%	0.1%	0.1%	1.0%
<b>Total</b>	<b>31.6%</b>	<b>27.4%</b>	<b>18.2%</b>	<b>11.5%</b>	<b>11.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.7%	2.0%	0.6%	0.9%	0.5%	16.7%
\$10,000-20,000	17.2%	3.2%	1.1%	0.6%	1.0%	23.1%
\$20,000-30,000	6.8%	3.1%	1.1%	1.1%	0.7%	12.8%
\$30,000-40,000	5.3%	2.0%	1.1%	0.7%	0.9%	10.0%
\$40,000-50,000	3.9%	2.1%	0.9%	0.7%	0.6%	8.1%
\$50,000-60,000	3.0%	2.8%	0.3%	0.5%	0.3%	6.9%
\$60,000-75,000	2.6%	1.9%	0.9%	0.4%	0.3%	6.0%
\$75,000-100,000	2.2%	1.2%	0.6%	0.3%	0.5%	4.8%
\$100,000-125,000	2.5%	1.1%	0.5%	0.3%	0.4%	4.7%
\$125,000-150,000	1.3%	0.7%	0.2%	0.2%	0.2%	2.6%
\$150,000-200,000	1.1%	0.4%	0.2%	0.1%	0.1%	1.8%
\$200,000+	0.9%	1.0%	0.2%	0.1%	0.2%	2.4%
<b>Total</b>	<b>59.5%</b>	<b>21.4%</b>	<b>7.6%</b>	<b>6.0%</b>	<b>5.5%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.1%	1.7%	0.7%	0.9%	0.6%	16.0%
\$10,000-20,000	19.0%	3.6%	1.5%	0.6%	0.5%	25.2%
\$20,000-30,000	7.2%	3.3%	0.8%	0.8%	0.8%	12.8%
\$30,000-40,000	6.2%	2.1%	0.9%	0.8%	1.0%	11.1%
\$40,000-50,000	4.1%	1.5%	0.9%	0.6%	0.4%	7.6%
\$50,000-60,000	2.8%	2.4%	0.5%	0.6%	0.3%	6.5%
\$60,000-75,000	2.7%	1.4%	0.5%	0.4%	0.3%	5.3%
\$75,000-100,000	2.1%	1.3%	0.6%	0.3%	0.6%	5.0%
\$100,000-125,000	2.5%	1.2%	0.5%	0.3%	0.5%	4.9%
\$125,000-150,000	1.4%	0.3%	0.2%	0.2%	0.2%	2.2%
\$150,000-200,000	1.1%	0.3%	0.2%	0.1%	0.0%	1.8%
\$200,000+	0.8%	0.3%	0.2%	0.1%	0.1%	1.6%
<b>Total</b>	<b>62.0%</b>	<b>19.6%</b>	<b>7.4%</b>	<b>5.7%</b>	<b>5.4%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.7%	3.8%	2.8%	1.3%	1.6%	19.2%
\$10,000-20,000	8.8%	3.3%	3.1%	1.3%	1.0%	17.6%
\$20,000-30,000	6.2%	3.5%	2.0%	1.4%	1.4%	14.5%
\$30,000-40,000	3.4%	3.0%	1.7%	1.7%	1.7%	11.5%
\$40,000-50,000	2.9%	2.8%	1.5%	1.7%	1.1%	10.0%
\$50,000-60,000	1.9%	2.7%	0.6%	0.9%	0.7%	6.9%
\$60,000-75,000	1.7%	2.5%	1.4%	0.7%	0.6%	6.9%
\$75,000-100,000	1.5%	1.8%	1.0%	0.3%	0.8%	5.4%
\$100,000-125,000	0.9%	0.9%	0.7%	0.4%	0.3%	3.2%
\$125,000-150,000	0.7%	0.7%	0.4%	0.1%	0.2%	2.1%
\$150,000-200,000	0.5%	0.4%	0.2%	0.1%	0.2%	1.4%
\$200,000+	0.5%	0.5%	0.1%	0.1%	0.1%	1.3%
<b>Total</b>	<b>38.7%</b>	<b>25.9%</b>	<b>15.5%</b>	<b>10.1%</b>	<b>9.8%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	206	112	49	38	36	441
\$10,000-20,000	127	207	113	74	41	562
\$20,000-30,000	220	245	121	155	37	778
\$30,000-40,000	361	329	250	118	196	1,254
\$40,000-50,000	251	434	199	285	107	1,276
\$50,000-60,000	183	337	313	197	119	1,149
\$60,000-75,000	262	579	364	254	296	1,755
\$75,000-100,000	142	583	484	308	218	1,735
\$100,000-125,000	68	288	372	246	202	1,176
\$125,000-150,000	51	204	153	197	60	665
\$150,000-200,000	38	255	176	156	45	670
\$200,000+	110	176	191	189	81	747
<b>Total</b>	<b>2,019</b>	<b>3,749</b>	<b>2,785</b>	<b>2,217</b>	<b>1,438</b>	<b>12,208</b>

Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	652	307	85	44	53	1,141
\$10,000-20,000	1,258	539	218	94	99	2,208
\$20,000-30,000	959	780	222	57	73	2,091
\$30,000-40,000	606	707	218	136	82	1,749
\$40,000-50,000	461	556	113	46	70	1,246
\$50,000-60,000	451	679	208	82	60	1,480
\$60,000-75,000	375	673	285	36	88	1,457
\$75,000-100,000	315	705	264	119	85	1,488
\$100,000-125,000	216	538	159	48	122	1,083
\$125,000-150,000	102	256	75	25	36	494
\$150,000-200,000	121	239	107	27	17	511
\$200,000+	80	299	28	22	18	447
<b>Total</b>	<b>5,596</b>	<b>6,278</b>	<b>1,982</b>	<b>736</b>	<b>803</b>	<b>15,395</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	517	233	59	29	49	887
\$10,000-20,000	1,117	407	140	35	60	1,759
\$20,000-30,000	757	683	179	45	56	1,720
\$30,000-40,000	487	586	149	31	79	1,332
\$40,000-50,000	314	444	89	33	67	947
\$50,000-60,000	334	491	140	60	54	1,079
\$60,000-75,000	229	476	166	18	57	946
\$75,000-100,000	188	491	195	25	61	960
\$100,000-125,000	175	400	115	27	99	816
\$125,000-150,000	64	131	54	20	35	304
\$150,000-200,000	91	155	34	11	12	303
\$200,000+	61	165	20	14	14	274
<b>Total</b>	<b>4,334</b>	<b>4,662</b>	<b>1,340</b>	<b>348</b>	<b>643</b>	<b>11,327</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	858	419	134	82	89	1,582
\$10,000-20,000	1,385	746	331	168	140	2,770
\$20,000-30,000	1,179	1,025	343	212	110	2,869
\$30,000-40,000	967	1,036	468	254	278	3,003
\$40,000-50,000	712	990	312	331	177	2,522
\$50,000-60,000	634	1,016	521	279	179	2,629
\$60,000-75,000	637	1,252	649	290	384	3,212
\$75,000-100,000	457	1,288	748	427	303	3,223
\$100,000-125,000	284	826	531	294	324	2,259
\$125,000-150,000	153	460	228	222	96	1,159
\$150,000-200,000	159	494	283	183	62	1,181
\$200,000+	190	475	219	211	99	1,194
<b>Total</b>	<b>7,615</b>	<b>10,027</b>	<b>4,767</b>	<b>2,953</b>	<b>2,241</b>	<b>27,603</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.7%	0.9%	0.4%	0.3%	0.3%	3.6%
\$10,000-20,000	1.0%	1.7%	0.9%	0.6%	0.3%	4.6%
\$20,000-30,000	1.8%	2.0%	1.0%	1.3%	0.3%	6.4%
\$30,000-40,000	3.0%	2.7%	2.0%	1.0%	1.6%	10.3%
\$40,000-50,000	2.1%	3.6%	1.6%	2.3%	0.9%	10.5%
\$50,000-60,000	1.5%	2.8%	2.6%	1.6%	1.0%	9.4%
\$60,000-75,000	2.1%	4.7%	3.0%	2.1%	2.4%	14.4%
\$75,000-100,000	1.2%	4.8%	4.0%	2.5%	1.8%	14.2%
\$100,000-125,000	0.6%	2.4%	3.0%	2.0%	1.7%	9.6%
\$125,000-150,000	0.4%	1.7%	1.3%	1.6%	0.5%	5.4%
\$150,000-200,000	0.3%	2.1%	1.4%	1.3%	0.4%	5.5%
\$200,000+	0.9%	1.4%	1.6%	1.3%	0.7%	6.1%
<b>Total</b>	<b>16.5%</b>	<b>30.7%</b>	<b>22.8%</b>	<b>18.2%</b>	<b>11.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.2%	2.0%	0.6%	0.3%	0.3%	7.4%
\$10,000-20,000	8.2%	3.5%	1.4%	0.6%	0.6%	14.3%
\$20,000-30,000	6.2%	5.1%	1.4%	0.4%	0.5%	13.6%
\$30,000-40,000	3.9%	4.6%	1.4%	0.9%	0.5%	11.4%
\$40,000-50,000	3.0%	3.6%	0.7%	0.3%	0.5%	8.1%
\$50,000-60,000	2.9%	4.4%	1.4%	0.5%	0.4%	9.6%
\$60,000-75,000	2.4%	4.4%	1.9%	0.2%	0.6%	9.5%
\$75,000-100,000	2.0%	4.6%	1.7%	0.8%	0.6%	9.7%
\$100,000-125,000	1.4%	3.5%	1.0%	0.3%	0.8%	7.0%
\$125,000-150,000	0.7%	1.7%	0.5%	0.2%	0.2%	3.2%
\$150,000-200,000	0.8%	1.6%	0.7%	0.2%	0.1%	3.3%
\$200,000+	0.5%	1.9%	0.2%	0.1%	0.1%	2.9%
<b>Total</b>	<b>36.3%</b>	<b>40.8%</b>	<b>12.9%</b>	<b>4.8%</b>	<b>5.2%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.6%	2.1%	0.5%	0.3%	0.4%	7.8%
\$10,000-20,000	9.9%	3.6%	1.2%	0.3%	0.5%	15.5%
\$20,000-30,000	6.7%	6.0%	1.6%	0.4%	0.5%	15.2%
\$30,000-40,000	4.3%	5.2%	1.3%	0.3%	0.7%	11.8%
\$40,000-50,000	2.8%	3.9%	0.8%	0.3%	0.6%	8.4%
\$50,000-60,000	2.9%	4.3%	1.2%	0.5%	0.5%	9.5%
\$60,000-75,000	2.0%	4.2%	1.5%	0.2%	0.5%	8.4%
\$75,000-100,000	1.7%	4.3%	1.7%	0.2%	0.5%	8.5%
\$100,000-125,000	1.5%	3.5%	1.0%	0.2%	0.9%	7.2%
\$125,000-150,000	0.6%	1.2%	0.5%	0.2%	0.3%	2.7%
\$150,000-200,000	0.8%	1.4%	0.3%	0.1%	0.1%	2.7%
\$200,000+	0.5%	1.5%	0.2%	0.1%	0.1%	2.4%
<b>Total</b>	<b>38.3%</b>	<b>41.2%</b>	<b>11.8%</b>	<b>3.1%</b>	<b>5.7%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.1%	1.5%	0.5%	0.3%	0.3%	5.7%
\$10,000-20,000	5.0%	2.7%	1.2%	0.6%	0.5%	10.0%
\$20,000-30,000	4.3%	3.7%	1.2%	0.8%	0.4%	10.4%
\$30,000-40,000	3.5%	3.8%	1.7%	0.9%	1.0%	10.9%
\$40,000-50,000	2.6%	3.6%	1.1%	1.2%	0.6%	9.1%
\$50,000-60,000	2.3%	3.7%	1.9%	1.0%	0.6%	9.5%
\$60,000-75,000	2.3%	4.5%	2.4%	1.1%	1.4%	11.6%
\$75,000-100,000	1.7%	4.7%	2.7%	1.5%	1.1%	11.7%
\$100,000-125,000	1.0%	3.0%	1.9%	1.1%	1.2%	8.2%
\$125,000-150,000	0.6%	1.7%	0.8%	0.8%	0.3%	4.2%
\$150,000-200,000	0.6%	1.8%	1.0%	0.7%	0.2%	4.3%
\$200,000+	0.7%	1.7%	0.8%	0.8%	0.4%	4.3%
<b>Total</b>	<b>27.6%</b>	<b>36.3%</b>	<b>17.3%</b>	<b>10.7%</b>	<b>8.1%</b>	<b>100.0%</b>

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Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,975	965	822	334	449	4,545
\$10,000-20,000	1,382	740	899	377	227	3,625
\$20,000-30,000	1,400	821	532	355	410	3,518
\$30,000-40,000	645	713	439	482	433	2,712
\$40,000-50,000	673	758	417	514	301	2,663
\$50,000-60,000	373	673	180	265	211	1,702
\$60,000-75,000	364	700	372	196	206	1,838
\$75,000-100,000	380	510	281	103	251	1,525
\$100,000-125,000	118	232	212	115	66	743
\$125,000-150,000	128	170	182	48	68	596
\$150,000-200,000	109	125	49	36	49	368
\$200,000+	130	118	50	30	29	357
<b>Total</b>	<b>7,677</b>	<b>6,525</b>	<b>4,435</b>	<b>2,855</b>	<b>2,700</b>	<b>24,192</b>

Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,092	164	40	57	38	1,391
\$10,000-20,000	1,427	268	92	41	71	1,899
\$20,000-30,000	587	254	82	93	48	1,064
\$30,000-40,000	449	163	94	47	66	819
\$40,000-50,000	351	186	68	55	41	701
\$50,000-60,000	263	219	32	43	27	584
\$60,000-75,000	235	165	71	31	29	531
\$75,000-100,000	202	125	63	29	60	479
\$100,000-125,000	256	99	39	30	26	450
\$125,000-150,000	134	66	28	10	21	259
\$150,000-200,000	110	43	23	18	4	198
\$200,000+	103	103	24	16	14	260
<b>Total</b>	<b>5,209</b>	<b>1,855</b>	<b>656</b>	<b>470</b>	<b>445</b>	<b>8,635</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	708	99	32	31	32	902
\$10,000-20,000	1,070	202	84	27	23	1,406
\$20,000-30,000	419	182	41	44	31	717
\$30,000-40,000	358	107	53	36	54	608
\$40,000-50,000	250	96	50	33	19	448
\$50,000-60,000	167	147	29	32	18	393
\$60,000-75,000	167	87	29	21	22	326
\$75,000-100,000	131	91	42	22	52	338
\$100,000-125,000	176	73	24	19	20	312
\$125,000-150,000	91	20	21	7	13	152
\$150,000-200,000	75	26	16	11	4	132
\$200,000+	69	22	16	10	8	125
<b>Total</b>	<b>3,681</b>	<b>1,152</b>	<b>437</b>	<b>293</b>	<b>296</b>	<b>5,859</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3,067	1,129	862	391	487	5,936
\$10,000-20,000	2,809	1,008	991	418	298	5,524
\$20,000-30,000	1,987	1,075	614	448	458	4,582
\$30,000-40,000	1,094	876	533	529	499	3,531
\$40,000-50,000	1,024	944	485	569	342	3,364
\$50,000-60,000	636	892	212	308	238	2,286
\$60,000-75,000	599	865	443	227	235	2,369
\$75,000-100,000	582	635	344	132	311	2,004
\$100,000-125,000	374	331	251	145	92	1,193
\$125,000-150,000	262	236	210	58	89	855
\$150,000-200,000	219	168	72	54	53	566
\$200,000+	233	221	74	46	43	617
<b>Total</b>	<b>12,886</b>	<b>8,380</b>	<b>5,091</b>	<b>3,325</b>	<b>3,145</b>	<b>32,827</b>

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Percent Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.2%	4.0%	3.4%	1.4%	1.9%	18.8%
\$10,000-20,000	5.7%	3.1%	3.7%	1.6%	0.9%	15.0%
\$20,000-30,000	5.8%	3.4%	2.2%	1.5%	1.7%	14.5%
\$30,000-40,000	2.7%	2.9%	1.8%	2.0%	1.8%	11.2%
\$40,000-50,000	2.8%	3.1%	1.7%	2.1%	1.2%	11.0%
\$50,000-60,000	1.5%	2.8%	0.7%	1.1%	0.9%	7.0%
\$60,000-75,000	1.5%	2.9%	1.5%	0.8%	0.9%	7.6%
\$75,000-100,000	1.6%	2.1%	1.2%	0.4%	1.0%	6.3%
\$100,000-125,000	0.5%	1.0%	0.9%	0.5%	0.3%	3.1%
\$125,000-150,000	0.5%	0.7%	0.8%	0.2%	0.3%	2.5%
\$150,000-200,000	0.5%	0.5%	0.2%	0.1%	0.2%	1.5%
\$200,000+	0.5%	0.5%	0.2%	0.1%	0.1%	1.5%
<b>Total</b>	<b>31.7%</b>	<b>27.0%</b>	<b>18.3%</b>	<b>11.8%</b>	<b>11.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	12.6%	1.9%	0.5%	0.7%	0.4%	16.1%
\$10,000-20,000	16.5%	3.1%	1.1%	0.5%	0.8%	22.0%
\$20,000-30,000	6.8%	2.9%	0.9%	1.1%	0.6%	12.3%
\$30,000-40,000	5.2%	1.9%	1.1%	0.5%	0.8%	9.5%
\$40,000-50,000	4.1%	2.2%	0.8%	0.6%	0.5%	8.1%
\$50,000-60,000	3.0%	2.5%	0.4%	0.5%	0.3%	6.8%
\$60,000-75,000	2.7%	1.9%	0.8%	0.4%	0.3%	6.1%
\$75,000-100,000	2.3%	1.4%	0.7%	0.3%	0.7%	5.5%
\$100,000-125,000	3.0%	1.1%	0.5%	0.3%	0.3%	5.2%
\$125,000-150,000	1.6%	0.8%	0.3%	0.1%	0.2%	3.0%
\$150,000-200,000	1.3%	0.5%	0.3%	0.2%	0.0%	2.3%
\$200,000+	1.2%	1.2%	0.3%	0.2%	0.2%	3.0%
<b>Total</b>	<b>60.3%</b>	<b>21.5%</b>	<b>7.6%</b>	<b>5.4%</b>	<b>5.2%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	12.1%	1.7%	0.5%	0.5%	0.5%	15.4%
\$10,000-20,000	18.3%	3.4%	1.4%	0.5%	0.4%	24.0%
\$20,000-30,000	7.2%	3.1%	0.7%	0.8%	0.5%	12.2%
\$30,000-40,000	6.1%	1.8%	0.9%	0.6%	0.9%	10.4%
\$40,000-50,000	4.3%	1.6%	0.9%	0.6%	0.3%	7.6%
\$50,000-60,000	2.9%	2.5%	0.5%	0.5%	0.3%	6.7%
\$60,000-75,000	2.9%	1.5%	0.5%	0.4%	0.4%	5.6%
\$75,000-100,000	2.2%	1.6%	0.7%	0.4%	0.9%	5.8%
\$100,000-125,000	3.0%	1.2%	0.4%	0.3%	0.3%	5.3%
\$125,000-150,000	1.6%	0.3%	0.4%	0.1%	0.2%	2.6%
\$150,000-200,000	1.3%	0.4%	0.3%	0.2%	0.1%	2.3%
\$200,000+	1.2%	0.4%	0.3%	0.2%	0.1%	2.1%
<b>Total</b>	<b>62.8%</b>	<b>19.7%</b>	<b>7.5%</b>	<b>5.0%</b>	<b>5.1%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.3%	3.4%	2.6%	1.2%	1.5%	18.1%
\$10,000-20,000	8.6%	3.1%	3.0%	1.3%	0.9%	16.8%
\$20,000-30,000	6.1%	3.3%	1.9%	1.4%	1.4%	14.0%
\$30,000-40,000	3.3%	2.7%	1.6%	1.6%	1.5%	10.8%
\$40,000-50,000	3.1%	2.9%	1.5%	1.7%	1.0%	10.2%
\$50,000-60,000	1.9%	2.7%	0.6%	0.9%	0.7%	7.0%
\$60,000-75,000	1.8%	2.6%	1.3%	0.7%	0.7%	7.2%
\$75,000-100,000	1.8%	1.9%	1.0%	0.4%	0.9%	6.1%
\$100,000-125,000	1.1%	1.0%	0.8%	0.4%	0.3%	3.6%
\$125,000-150,000	0.8%	0.7%	0.6%	0.2%	0.3%	2.6%
\$150,000-200,000	0.7%	0.5%	0.2%	0.2%	0.2%	1.7%
\$200,000+	0.7%	0.7%	0.2%	0.1%	0.1%	1.9%
<b>Total</b>	<b>39.3%</b>	<b>25.5%</b>	<b>15.5%</b>	<b>10.1%</b>	<b>9.6%</b>	<b>100.0%</b>

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Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	203	89	30	28	36	386
\$10,000-20,000	114	191	82	58	24	469
\$20,000-30,000	182	242	102	136	33	695
\$30,000-40,000	350	293	258	105	192	1,198
\$40,000-50,000	244	381	211	281	109	1,226
\$50,000-60,000	178	352	271	191	127	1,119
\$60,000-75,000	276	565	351	285	302	1,779
\$75,000-100,000	170	595	566	330	234	1,895
\$100,000-125,000	72	282	391	265	221	1,231
\$125,000-150,000	67	249	216	215	60	807
\$150,000-200,000	39	300	250	189	39	817
\$200,000+	156	241	231	219	121	968
<b>Total</b>	<b>2,051</b>	<b>3,780</b>	<b>2,959</b>	<b>2,302</b>	<b>1,498</b>	<b>12,590</b>

Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	686	324	75	38	53	1,176
\$10,000-20,000	1,319	563	189	82	87	2,240
\$20,000-30,000	1,040	823	207	56	68	2,194
\$30,000-40,000	642	735	205	131	76	1,789
\$40,000-50,000	514	575	110	42	71	1,312
\$50,000-60,000	494	716	226	81	51	1,568
\$60,000-75,000	420	733	293	36	92	1,574
\$75,000-100,000	367	800	300	135	103	1,705
\$100,000-125,000	262	611	176	49	130	1,228
\$125,000-150,000	145	333	86	29	39	632
\$150,000-200,000	167	289	145	28	21	650
\$200,000+	129	376	44	28	21	598
<b>Total</b>	<b>6,185</b>	<b>6,878</b>	<b>2,056</b>	<b>735</b>	<b>812</b>	<b>16,666</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	563	258	52	28	48	949
\$10,000-20,000	1,186	441	122	29	51	1,829
\$20,000-30,000	844	738	165	44	62	1,853
\$30,000-40,000	533	625	150	38	72	1,418
\$40,000-50,000	375	470	84	32	67	1,028
\$50,000-60,000	374	543	158	60	49	1,184
\$60,000-75,000	267	540	176	16	58	1,057
\$75,000-100,000	233	582	224	28	80	1,147
\$100,000-125,000	223	475	130	29	109	966
\$125,000-150,000	101	187	64	20	34	406
\$150,000-200,000	139	199	45	12	17	412
\$200,000+	94	208	36	16	18	372
<b>Total</b>	<b>4,932</b>	<b>5,266</b>	<b>1,406</b>	<b>352</b>	<b>665</b>	<b>12,621</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	889	413	105	66	89	1,562
\$10,000-20,000	1,433	754	271	140	111	2,709
\$20,000-30,000	1,222	1,065	309	192	101	2,889
\$30,000-40,000	992	1,028	463	236	268	2,987
\$40,000-50,000	758	956	321	323	180	2,538
\$50,000-60,000	672	1,068	497	272	178	2,687
\$60,000-75,000	696	1,298	644	321	394	3,353
\$75,000-100,000	537	1,395	866	465	337	3,600
\$100,000-125,000	334	893	567	314	351	2,459
\$125,000-150,000	212	582	302	244	99	1,439
\$150,000-200,000	206	589	395	217	60	1,467
\$200,000+	285	617	275	247	142	1,566
<b>Total</b>	<b>8,236</b>	<b>10,658</b>	<b>5,015</b>	<b>3,037</b>	<b>2,310</b>	<b>29,256</b>

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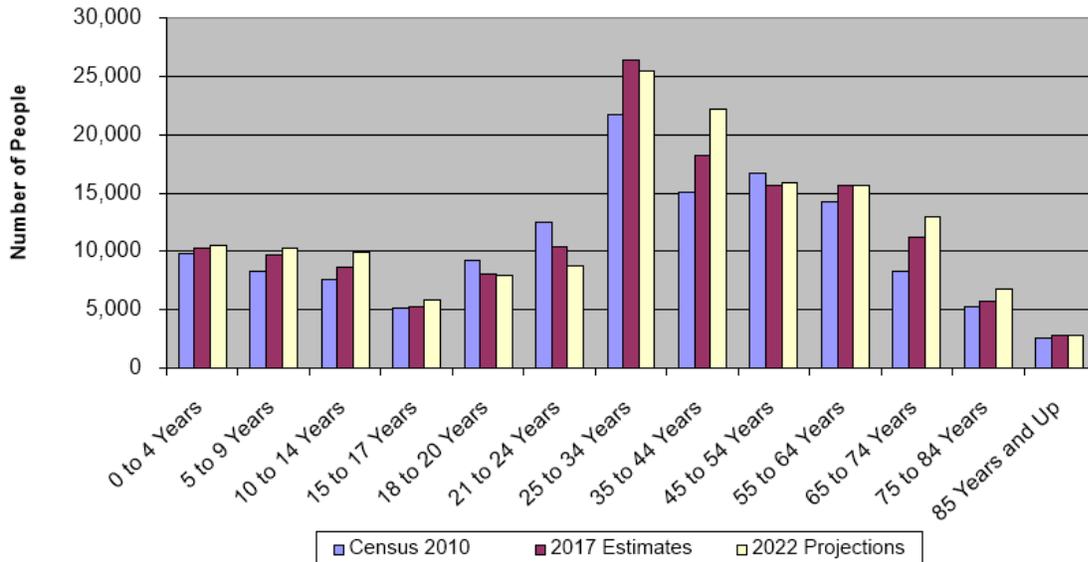
Percent Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.6%	0.7%	0.2%	0.2%	0.3%	3.1%
\$10,000-20,000	0.9%	1.5%	0.7%	0.5%	0.2%	3.7%
\$20,000-30,000	1.4%	1.9%	0.8%	1.1%	0.3%	5.5%
\$30,000-40,000	2.8%	2.3%	2.0%	0.8%	1.5%	9.5%
\$40,000-50,000	1.9%	3.0%	1.7%	2.2%	0.9%	9.7%
\$50,000-60,000	1.4%	2.8%	2.2%	1.5%	1.0%	8.9%
\$60,000-75,000	2.2%	4.5%	2.8%	2.3%	2.4%	14.1%
\$75,000-100,000	1.4%	4.7%	4.5%	2.6%	1.9%	15.1%
\$100,000-125,000	0.6%	2.2%	3.1%	2.1%	1.8%	9.8%
\$125,000-150,000	0.5%	2.0%	1.7%	1.7%	0.5%	6.4%
\$150,000-200,000	0.3%	2.4%	2.0%	1.5%	0.3%	6.5%
\$200,000+	1.2%	1.9%	1.8%	1.7%	1.0%	7.7%
<b>Total</b>	<b>16.3%</b>	<b>30.0%</b>	<b>23.5%</b>	<b>18.3%</b>	<b>11.9%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.1%	1.9%	0.5%	0.2%	0.3%	7.1%
\$10,000-20,000	7.9%	3.4%	1.1%	0.5%	0.5%	13.4%
\$20,000-30,000	6.2%	4.9%	1.2%	0.3%	0.4%	13.2%
\$30,000-40,000	3.9%	4.4%	1.2%	0.8%	0.5%	10.7%
\$40,000-50,000	3.1%	3.5%	0.7%	0.3%	0.4%	7.9%
\$50,000-60,000	3.0%	4.3%	1.4%	0.5%	0.3%	9.4%
\$60,000-75,000	2.5%	4.4%	1.8%	0.2%	0.6%	9.4%
\$75,000-100,000	2.2%	4.8%	1.8%	0.8%	0.6%	10.2%
\$100,000-125,000	1.6%	3.7%	1.1%	0.3%	0.8%	7.4%
\$125,000-150,000	0.9%	2.0%	0.5%	0.2%	0.2%	3.8%
\$150,000-200,000	1.0%	1.7%	0.9%	0.2%	0.1%	3.9%
\$200,000+	0.8%	2.3%	0.3%	0.2%	0.1%	3.6%
<b>Total</b>	<b>37.1%</b>	<b>41.3%</b>	<b>12.3%</b>	<b>4.4%</b>	<b>4.9%</b>	<b>100.0%</b>

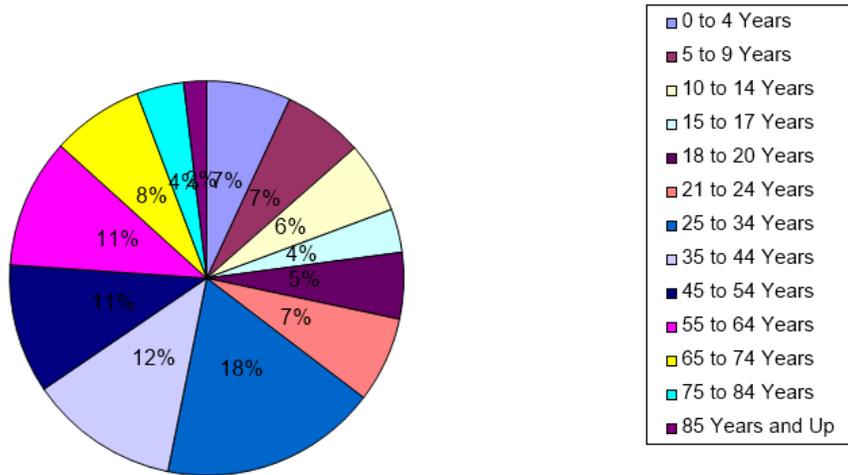
Percent Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.5%	2.0%	0.4%	0.2%	0.4%	7.5%
\$10,000-20,000	9.4%	3.5%	1.0%	0.2%	0.4%	14.5%
\$20,000-30,000	6.7%	5.8%	1.3%	0.3%	0.5%	14.7%
\$30,000-40,000	4.2%	5.0%	1.2%	0.3%	0.6%	11.2%
\$40,000-50,000	3.0%	3.7%	0.7%	0.3%	0.5%	8.1%
\$50,000-60,000	3.0%	4.3%	1.3%	0.5%	0.4%	9.4%
\$60,000-75,000	2.1%	4.3%	1.4%	0.1%	0.5%	8.4%
\$75,000-100,000	1.8%	4.6%	1.8%	0.2%	0.6%	9.1%
\$100,000-125,000	1.8%	3.8%	1.0%	0.2%	0.9%	7.7%
\$125,000-150,000	0.8%	1.5%	0.5%	0.2%	0.3%	3.2%
\$150,000-200,000	1.1%	1.6%	0.4%	0.1%	0.1%	3.3%
\$200,000+	0.7%	1.6%	0.3%	0.1%	0.1%	2.9%
<b>Total</b>	<b>39.1%</b>	<b>41.7%</b>	<b>11.1%</b>	<b>2.8%</b>	<b>5.3%</b>	<b>100.0%</b>

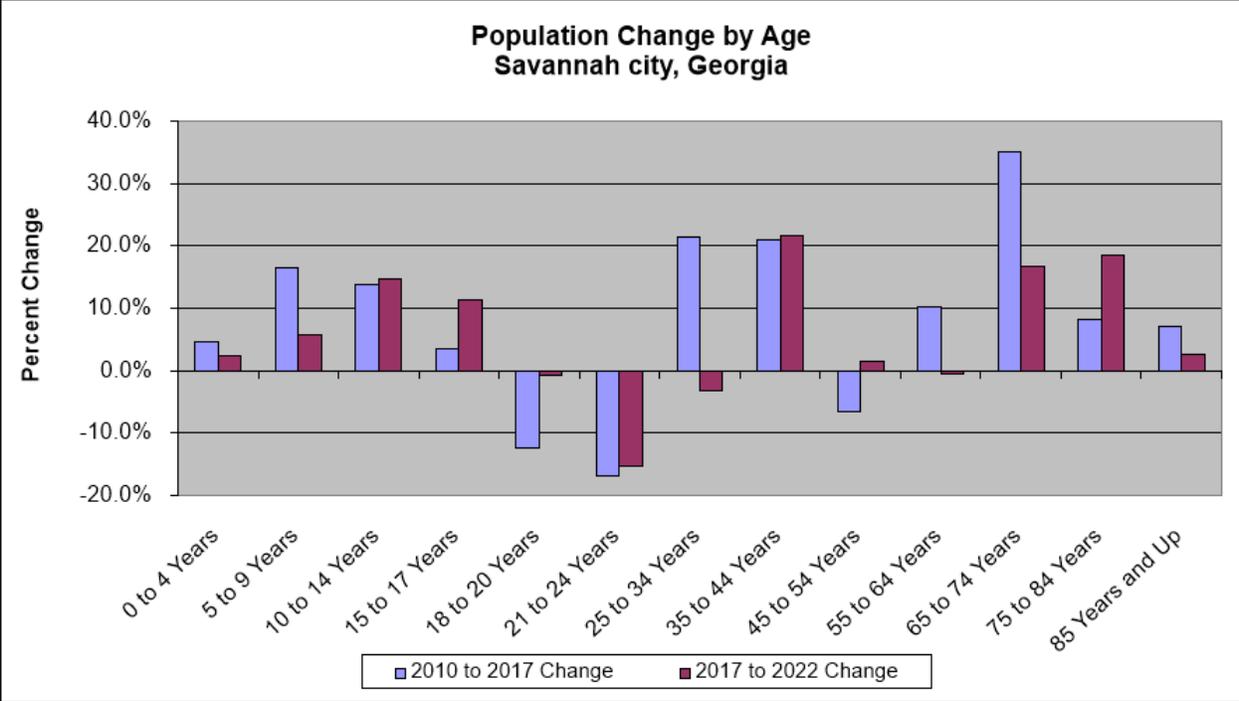
Percent Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.0%	1.4%	0.4%	0.2%	0.3%	5.3%
\$10,000-20,000	4.9%	2.6%	0.9%	0.5%	0.4%	9.3%
\$20,000-30,000	4.2%	3.6%	1.1%	0.7%	0.3%	9.9%
\$30,000-40,000	3.4%	3.5%	1.6%	0.8%	0.9%	10.2%
\$40,000-50,000	2.6%	3.3%	1.1%	1.1%	0.6%	8.7%
\$50,000-60,000	2.3%	3.7%	1.7%	0.9%	0.6%	9.2%
\$60,000-75,000	2.4%	4.4%	2.2%	1.1%	1.3%	11.5%
\$75,000-100,000	1.8%	4.8%	3.0%	1.6%	1.2%	12.3%
\$100,000-125,000	1.1%	3.1%	1.9%	1.1%	1.2%	8.4%
\$125,000-150,000	0.7%	2.0%	1.0%	0.8%	0.3%	4.9%
\$150,000-200,000	0.7%	2.0%	1.4%	0.7%	0.2%	5.0%
\$200,000+	1.0%	2.1%	0.9%	0.8%	0.5%	5.4%
<b>Total</b>	<b>28.2%</b>	<b>36.4%</b>	<b>17.1%</b>	<b>10.4%</b>	<b>7.9%</b>	<b>100.0%</b>

### Population by Age Savannah city, Georgia



### 2017 Population by Age Savannah city, Georgia





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### POPULATION DATA

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Population by Age & Sex Savannah city, Georgia											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	4,983	4,806	<b>9,789</b>	0 to 4 Years	5,182	5,055	<b>10,237</b>	0 to 4 Years	5,332	5,156	<b>10,488</b>
5 to 9 Years	4,202	4,137	<b>8,339</b>	5 to 9 Years	4,964	4,753	<b>9,717</b>	5 to 9 Years	5,233	5,036	<b>10,269</b>
10 to 14 Years	3,895	3,667	<b>7,562</b>	10 to 14 Years	4,388	4,223	<b>8,611</b>	10 to 14 Years	5,043	4,833	<b>9,876</b>
15 to 17 Years	2,612	2,484	<b>5,096</b>	15 to 17 Years	2,657	2,614	<b>5,271</b>	15 to 17 Years	3,009	2,864	<b>5,873</b>
18 to 20 Years	4,281	4,895	<b>9,176</b>	18 to 20 Years	3,776	4,264	<b>8,040</b>	18 to 20 Years	3,814	4,171	<b>7,985</b>
21 to 24 Years	6,068	6,408	<b>12,476</b>	21 to 24 Years	5,255	5,121	<b>10,376</b>	21 to 24 Years	4,589	4,200	<b>8,789</b>
25 to 34 Years	10,698	11,004	<b>21,702</b>	25 to 34 Years	13,318	13,010	<b>26,328</b>	25 to 34 Years	12,777	12,704	<b>25,481</b>
35 to 44 Years	7,395	7,644	<b>15,039</b>	35 to 44 Years	8,858	9,345	<b>18,203</b>	35 to 44 Years	10,935	11,209	<b>22,144</b>
45 to 54 Years	7,961	8,777	<b>16,738</b>	45 to 54 Years	7,505	8,150	<b>15,655</b>	45 to 54 Years	7,667	8,239	<b>15,906</b>
55 to 64 Years	6,387	7,852	<b>14,239</b>	55 to 64 Years	7,125	8,573	<b>15,698</b>	55 to 64 Years	7,198	8,425	<b>15,623</b>
65 to 74 Years	3,549	4,706	<b>8,255</b>	65 to 74 Years	4,744	6,408	<b>11,152</b>	65 to 74 Years	5,396	7,610	<b>13,006</b>
75 to 84 Years	1,947	3,334	<b>5,281</b>	75 to 84 Years	2,202	3,517	<b>5,719</b>	75 to 84 Years	2,654	4,120	<b>6,774</b>
85 Years and Up	<u>721</u>	<u>1,873</u>	<u>2,594</u>	85 Years and Up	<u>824</u>	<u>1,956</u>	<u>2,780</u>	85 Years and Up	<u>864</u>	<u>1,988</u>	<u>2,852</u>
<b>Total</b>	<b>64,699</b>	<b>71,587</b>	<b>136,286</b>	<b>Total</b>	<b>70,798</b>	<b>76,989</b>	<b>147,787</b>	<b>Total</b>	<b>74,511</b>	<b>80,555</b>	<b>155,066</b>
62+ Years	n/a	n/a	19,923	62+ Years	n/a	n/a	23,972	62+ Years	n/a	n/a	27,125
<b>Median Age:</b>			<b>32.2</b>	<b>Median Age:</b>			<b>33.2</b>	<b>Median Age:</b>			<b>34.5</b>

Source: Claritas; Ribbon Demographics

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

**POPULATION DATA**

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Claritas

Percent Population by Age & Sex											
Savannah city, Georgia											
Census 2010				Current Year Estimates - 2017				Five-Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.7%	3.5%	<b>7.2%</b>	0 to 4 Years	3.5%	3.4%	<b>6.9%</b>	0 to 4 Years	3.4%	3.3%	<b>6.8%</b>
5 to 9 Years	3.1%	3.0%	<b>6.1%</b>	5 to 9 Years	3.4%	3.2%	<b>6.6%</b>	5 to 9 Years	3.4%	3.2%	<b>6.6%</b>
10 to 14 Years	2.9%	2.7%	<b>5.5%</b>	10 to 14 Years	3.0%	2.9%	<b>5.8%</b>	10 to 14 Years	3.3%	3.1%	<b>6.4%</b>
15 to 17 Years	1.9%	1.8%	<b>3.7%</b>	15 to 17 Years	1.8%	1.8%	<b>3.6%</b>	15 to 17 Years	1.9%	1.8%	<b>3.8%</b>
18 to 20 Years	3.1%	3.6%	<b>6.7%</b>	18 to 20 Years	2.6%	2.9%	<b>5.4%</b>	18 to 20 Years	2.5%	2.7%	<b>5.1%</b>
21 to 24 Years	4.5%	4.7%	<b>9.2%</b>	21 to 24 Years	3.6%	3.5%	<b>7.0%</b>	21 to 24 Years	3.0%	2.7%	<b>5.7%</b>
25 to 34 Years	7.8%	8.1%	<b>15.9%</b>	25 to 34 Years	9.0%	8.8%	<b>17.8%</b>	25 to 34 Years	8.2%	8.2%	<b>16.4%</b>
35 to 44 Years	5.4%	5.6%	<b>11.0%</b>	35 to 44 Years	6.0%	6.3%	<b>12.3%</b>	35 to 44 Years	7.1%	7.2%	<b>14.3%</b>
45 to 54 Years	5.8%	6.4%	<b>12.3%</b>	45 to 54 Years	5.1%	5.5%	<b>10.6%</b>	45 to 54 Years	4.9%	5.3%	<b>10.3%</b>
55 to 64 Years	4.7%	5.8%	<b>10.4%</b>	55 to 64 Years	4.8%	5.8%	<b>10.6%</b>	55 to 64 Years	4.6%	5.4%	<b>10.1%</b>
65 to 74 Years	2.6%	3.5%	<b>6.1%</b>	65 to 74 Years	3.2%	4.3%	<b>7.5%</b>	65 to 74 Years	3.5%	4.9%	<b>8.4%</b>
75 to 84 Years	1.4%	2.4%	<b>3.9%</b>	75 to 84 Years	1.5%	2.4%	<b>3.9%</b>	75 to 84 Years	1.7%	2.7%	<b>4.4%</b>
85 Years and Up	0.5%	1.4%	<b>1.9%</b>	85 Years and Up	0.6%	1.3%	<b>1.9%</b>	85 Years and Up	0.6%	1.3%	<b>1.8%</b>
<b>Total</b>	<b>47.5%</b>	<b>52.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>47.9%</b>	<b>52.1%</b>	<b>100.0%</b>	<b>Total</b>	<b>48.1%</b>	<b>51.9%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	14.6%	62+ Years	n/a	n/a	16.2%	62+ Years	n/a	n/a	17.5%

Source: Claritas; Ribbon Demographics

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**POPULATION DATA**

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Claritas

Changes in Population by Age & Sex									
Savannah city, Georgia									
Estimated Change - 2010 to 2017					Projected Change - 2017 to 2022				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	199	249	<b>448</b>	<b>4.6%</b>	0 to 4 Years	150	101	<b>251</b>	<b>2.5%</b>
5 to 9 Years	762	616	<b>1,378</b>	<b>16.5%</b>	5 to 9 Years	269	283	<b>552</b>	<b>5.7%</b>
10 to 14 Years	493	556	<b>1,049</b>	<b>13.9%</b>	10 to 14 Years	655	610	<b>1,265</b>	<b>14.7%</b>
15 to 17 Years	45	130	<b>175</b>	<b>3.4%</b>	15 to 17 Years	352	250	<b>602</b>	<b>11.4%</b>
18 to 20 Years	-505	-631	<b>-1,136</b>	<b>-12.4%</b>	18 to 20 Years	38	-93	<b>-55</b>	<b>-0.7%</b>
21 to 24 Years	-813	-1,287	<b>-2,100</b>	<b>-16.8%</b>	21 to 24 Years	-666	-921	<b>-1,587</b>	<b>-15.3%</b>
25 to 34 Years	2,620	2,006	<b>4,626</b>	<b>21.3%</b>	25 to 34 Years	-541	-306	<b>-847</b>	<b>-3.2%</b>
35 to 44 Years	1,463	1,701	<b>3,164</b>	<b>21.0%</b>	35 to 44 Years	2,077	1,864	<b>3,941</b>	<b>21.7%</b>
45 to 54 Years	-456	-627	<b>-1,083</b>	<b>-6.5%</b>	45 to 54 Years	162	89	<b>251</b>	<b>1.6%</b>
55 to 64 Years	738	721	<b>1,459</b>	<b>10.2%</b>	55 to 64 Years	73	-148	<b>-75</b>	<b>-0.5%</b>
65 to 74 Years	1,195	1,702	<b>2,897</b>	<b>35.1%</b>	65 to 74 Years	652	1,202	<b>1,854</b>	<b>16.6%</b>
75 to 84 Years	255	183	<b>438</b>	<b>8.3%</b>	75 to 84 Years	452	603	<b>1,055</b>	<b>18.4%</b>
85 Years and Up	<u>103</u>	<u>83</u>	<u>186</u>	<u>7.2%</u>	85 Years and Up	<u>40</u>	<u>32</u>	<u>72</u>	<u>2.6%</u>
<b>Total</b>	<b>6,099</b>	<b>5,402</b>	<b>11,501</b>	<b>8.4%</b>	<b>Total</b>	<b>3,713</b>	<b>3,566</b>	<b>7,279</b>	<b>4.9%</b>
62+ Years	n/a	n/a	4,049	20.3%	62+ Years	n/a	n/a	3,153	13.2%

Source: Claritas; Ribbon Demographics

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

**ADDENDUM G**

**Samuel T. Gill**  
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**P. O. Box 784**  
**Dexter, Missouri 63841**  
**573-624-6614 (phone)**  
**573-624-2942 (fax)**  
**to dd.gill@gillgroup.com**

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**OVERVIEW**

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)(3), 221(d)(4) and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

**ACCREDITATIONS**

**State Certified General Real Estate Appraiser**

Alabama State License Number: G00548  
Arizona State License Number: 31453  
Colorado State License Number: CG40024048  
Connecticut State License Number: RCG.0001276  
District of Columbia License Number: GA11630  
Georgia State License Number: 258907  
Hawaii State License Number: CG A1096  
Idaho State License Number: CGA-3101  
Illinois State License Number: 153.0001384  
Indiana State License Number: CG40200270  
Iowa State License Number: CG02426  
Kansas State License Number: G-1783  
Louisiana State License Number: G1126  
Maine State License Number: CG3635  
Maryland State License Number: 32017  
Michigan State License Number: 1201068069  
Minnesota State License Number: 40186198  
Mississippi State License Number: GA-624  
Missouri State License Number: RA002563  
Montana State License Number: REA-RAG-LIC-8530  
Nebraska State License Number: CG2000046R  
New York State License Number: 46000039864  
North Carolina State License Number: A5519  
North Dakota State License Number: CG-2601  
Ohio State License Number: 448306  
Oklahoma State License Number: 12524CGA  
Oregon State License Number: C000793  
Pennsylvania State License Number: GA001813R  
South Carolina State License Number: 3976  
Tennessee State License Number: 00003478  
Texas State License Number: 1329698-G  
Utah State License Number: 5510040-CG00  
Virginia State License Number: 4001 015446  
Washington State License Number: 1101018  
West Virginia State License Number: CG358  
Wisconsin State License Number: 1078-10  
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.

**EXPERIENCE  
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

**DEVELOPMENT/OWNERSHIP/  
MANAGEMENT EXPERIENCE  
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

**EDUCATION**

**Bachelor of Arts Degree**

*Southeast Missouri State University*

**Associate of Arts Degree**

*Three Rivers Community College*

**HUD/FHA Appraiser Training**

*Arkansas State Office*

**Multifamily Accelerated Processing Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

**2<sup>nd</sup> Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)**

*U.S. Department of Housing and Urban Development*

**FHA Appraising Today**

*McKissock, Inc.*

**Texas USDA Rural Development Multifamily Housing Appraiser Training**

*Texas Rural Development*

**Kentucky USDA Rural Development Multifamily Housing Appraiser Training**

*Kentucky Rural Development*

**Financial Analysis of Income Properties**

*National Association of Independent Fee Appraisers*

**Income Capitalization**

*McKissock, Inc.*

**Introduction to Income Property Appraising**

*National Association of Independent Fee Appraisers*

**Concepts, Terminology & Techniques**

*National Association of Independent Fee Appraisers*

**Uniform Standards of Professional Appraisal Practice**

*Central Missouri State University*

**Appraisal of Scenic, Recreational and Forest Properties**

*University of Missouri-Columbia*

**Appraiser Liability**

*McKissock, Inc.*

**Appraisal Trends**

*McKissock, Inc.*

**Sales Comparison Approach**

*Honáros College*

**Even Odder: More Oddball Appraisals**

*McKissock, Inc.*

**Mortgage Fraud: A Dangerous Business**

*Honáros College*

**Private Appraisal Assignments**

*McKissock, Inc.*

**Construction Details & Trends**

*McKissock, Inc.*

**Condemnation Appraising Principles & Applications**

*Appraisal Institute*

**Michigan Law**

*McKissock, Inc.*

**Pennsylvania State Mandated Law**

*McKissock, Inc.*

**Valuing Real Estate in a Changing Market**

*National Association of Independent Fee Appraisers*

**Principles of Residential Real Estate Appraising**

*National Association of Independent Fee Appraisers*

**Real Estate Appraisal Methods**

*Southeast Missouri State University*

**Lead Inspector Training**

*The University of Kansas*

**Lead Inspector Refresher**

*Safety Support Services, Incorporated*

**Home Inspections: Common Defects in Homes**

*National Association of Independent Fee Appraisers*

**Heating and Air Conditioning Review**

*National Association of Independent Fee Appraisers*

**Professional Standards of Practice**

*National Association of Independent Fee Appraisers*

**Developing & Growing an Appraisal Practice – Virtual Classroom**

*McKissock, Inc.*

**The Appraiser as Expert Witness**

*McKissock, Inc.*

**Current Issues in Appraising**

*McKissock, Inc.*

**2011 ValExpo: Keynote-Valuation Visionaries**

*Van Education Center/Real Estate*

**Residential Report Writing**

*McKissock, Inc.*

**The Dirty Dozen**

*McKissock, Inc.*

**Risky Business: Ways to Minimize Your Liability**

*McKissock, Inc.*

**Introduction to Legal Descriptions**

*McKissock, Inc.*

**Introduction to the Uniform Appraisal Dataset**

*McKissock, Inc.*

**Mold Pollution and the Appraiser**

*McKissock, Inc.*

**Appraising Apartments: The Basics**

*McKissock, Inc.*

**Foundations in Sustainability: Greening the Real Estate and Appraisal Industries**

*McKissock, Inc.*

**Mortgage Fraud**

*McKissock, Inc.*

**The Nuts and Bolts of Green Building for Appraisers**

*McKissock, Inc.*

**The Cost Approach**

*McKissock, Inc.*

**Pennsylvania State Mandated Law for Appraisers**

*McKissock, Inc.*

**Michigan Appraisal Law**

*McKissock, Inc.*

**Modern Green Building Concepts**

*McKissock, Inc.*

**Residential Appraisal Review**

*McKissock, Inc.*

**Residential Report Writing More Than Forms**

*McKissock, Inc.*

**2-4 Family Finesse**

*McKissock, Inc.*

**Appraisal Applications of Regression Analysis**

*McKissock, Inc.*

**Appraisal of Self-Storage Facilities**

*McKissock, Inc.*

**Supervisor-Trainee Course for Missouri**

*McKissock, Inc.*

**The Thermal Shell**

*McKissock, Inc.*

**Even Odder - More Oddball Appraisals**

*McKissock, Inc.*

**Online Data Verification Methods**

*Appraisal Institute*

**Online Comparative Analysis**

*Appraisal Institute*

**Advanced Hotel Appraising - Full Service Hotels**

*McKissock, Inc.*

**Appraisal of Fast Food Facilities**

*McKissock, Inc.*

**Appraisal Review for Commercial Appraisers**

*McKissock, Inc.*

**Exploring Appraiser Liability**

*McKissock, Inc.*